

UNITED STATES DEPARTMENT OF COMMERCE

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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 2: ALABAMA-NEW HAMPSHIRE

Comprising the Third Series of Housing Bulletins for the States

Prepared under the supervision of

Dr. LEON E. TRUESDELL

Chief Statistician for Population

BUREAU OF THE CENSUS

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UNITED STATES

GOVERNMENT PRINTING OFFICE

WASHINGTON : 1943

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# 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*

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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.

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## HOUSING VOLUME III

This volume is comprised of 3 parts with the States arranged alphabetically as follows:

<b>Part 1:</b> United States Summary.	<b>Part 2.—Continued.</b> Kentucky. Louisiana. Maine. Maryland. Massachusetts. Michigan. Minnesota. Mississippi. Missouri. Montana. Nebraska. Nevada. New Hampshire.	<b>Part 3.—Continued.</b> North Carolina. North Dakota. Ohio. Oklahoma. Oregon. Pennsylvania. Rhode Island. South Carolina. South Dakota. Tennessee. Texas. Utah. Vermont. Virginia. Washington. West Virginia. Wisconsin. Wyoming.
<b>Part 2:</b> Alabama. Arizona. Arkansas. California. Colorado. Connecticut. Delaware. District of Columbia. Florida. Georgia. Idaho. Illinois. Indiana. Iowa. Kansas.	<b>Part 3:</b> New Jersey. New Mexico. New York.	

## FOREWORD

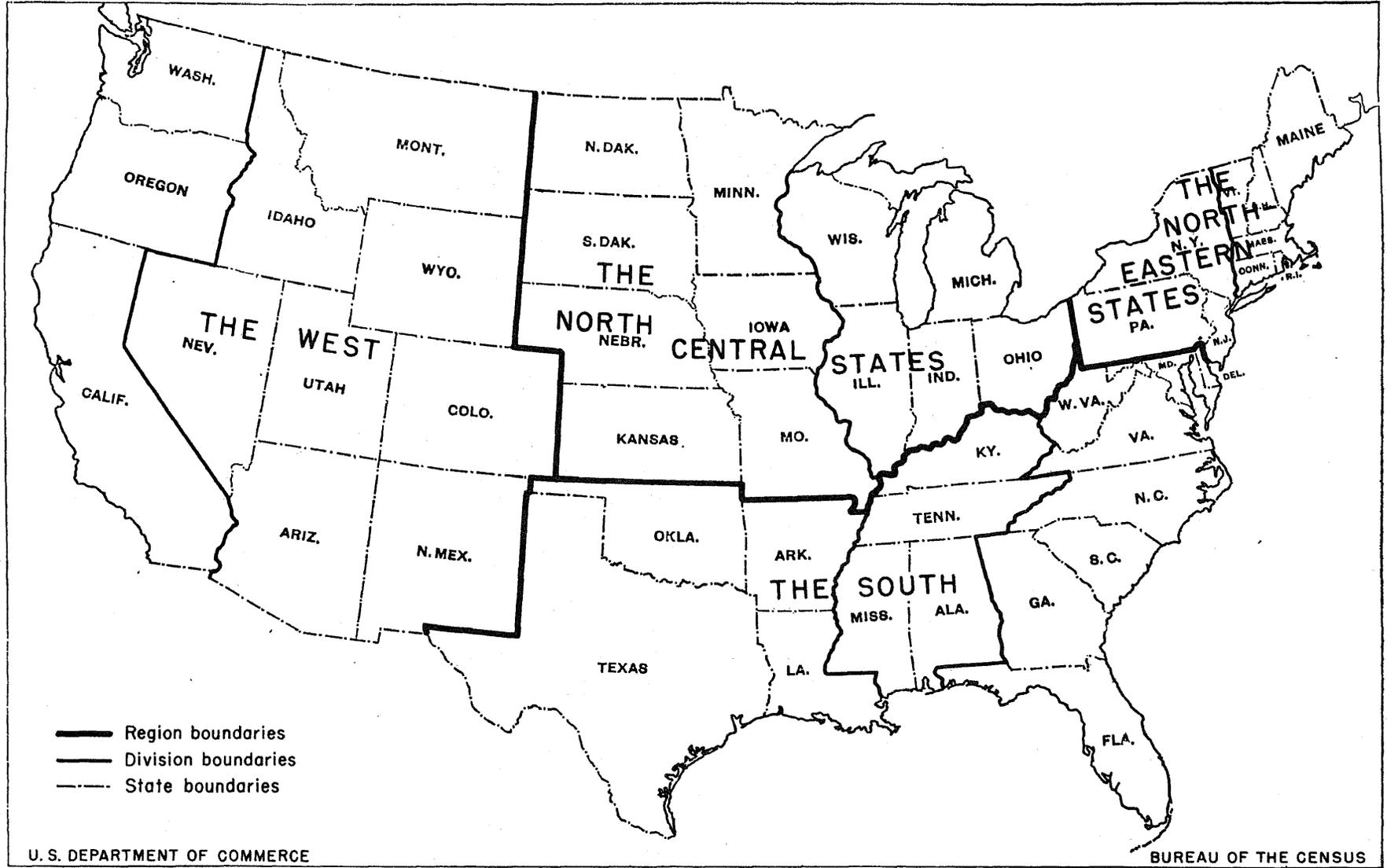
The statistics presented in Volume III of the Reports on Housing are based on data from the Census of Housing, taken as of April 1, 1940, as part of the Sixteenth Decennial Census.

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

An outline of the statistics presented in each State section is provided in the "Introduction" which precedes the section for the first State shown in this part of Volume II. These introductory materials, consisting largely of definitions of terms and explanations, are reproduced here exactly as they appeared in the individual State bulletins. A somewhat more extensive discussion is presented in Part 1 of this volume.

# MAP OF THE UNITED STATES SHOWING REGIONS, DIVISIONS, AND STATES

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The statistics for the State as a whole are presented in a series of 9 standard tables in each State section, identified by the prefix letter "A." The subjects covered by the State tables are indicated by the list of titles immediately following, and the page on which each table is to be found for any given State in this part is shown in the tabular statement below. There is some variation in the subjects covered by the tables for the District of Columbia, by reason of differing local conditions. Three additional tables, tables 5a, 10, and 11, shown only for Southern States, present separate statistics for dwelling units occupied by nonwhite households.

- Table A-1.—Urban and rural-nonfarm dwelling units, for the State: 1940.
- Table A-2.—Owner-occupied urban and rural-nonfarm dwelling units, for the State: 1940.
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Arkansas.....	49	50	51	52	53	54	55	56	57	57	58	59
California.....	65	66	67	68	69	70	71	72	72	72	72	72
Colorado.....	141	142	143	144	145	146	147	148	148	148	148	148
Connecticut.....	163	164	165	166	167	168	169	170	170	170	170	170
Delaware.....	207	208	209	210	211	212	213	214	215	215	216	217
District of Columbia <sup>1</sup> .....	231	232	233	234	235	236	237	238	239	240	241	242
Florida.....	245	246	247	248	249	250	251	252	253	253	254	255
Georgia.....	295	296	297	298	299	300	301	302	303	303	304	305
Idaho.....	331	332	333	334	335	336	337	338	338	338	338	338
Illinois.....	341	342	343	344	345	346	347	348	348	348	348	348
Indiana.....	391	392	393	394	395	396	397	398	398	398	398	398
Iowa.....	447	448	449	450	451	452	453	454	454	454	454	454
Kansas.....	481	482	483	484	485	486	487	488	488	488	488	488
Kentucky.....	509	510	511	512	513	514	515	516	517	517	518	519
Louisiana.....	535	536	537	538	539	540	541	542	543	543	544	545
Maine.....	563	564	565	566	567	568	569	570	570	570	570	570
Maryland.....	575	576	577	578	579	580	581	582	583	583	584	585
Massachusetts.....	599	600	601	602	603	604	605	606	606	606	606	606
Michigan.....	691	692	693	694	695	696	697	698	698	698	698	698
Minnesota.....	749	750	751	752	753	754	755	756	756	756	756	756
Mississippi.....	785	786	787	788	789	790	791	792	793	793	794	795
Missouri.....	801	802	803	804	805	806	807	808	808	808	808	808
Montana.....	837	838	839	840	841	842	843	844	844	844	844	844
Nebraska.....	847	848	849	850	851	852	853	854	854	854	854	854
Nevada.....	869	870	871	872	873	874	875	876	876	876	876	876
New Hampshire.....	879	880	881	882	883	884	885	886	886	886	886	886

<sup>1</sup> Because of differing local conditions, the tables for the District of Columbia do not conform in numbering to the standard list; tables have therefore been indexed under the number of the standard table having approximately the same data.

## TABLES FOR CITIES AND METROPOLITAN DISTRICTS

The statistics for cities of 50,000 to 100,000 inhabitants are presented in two standard tables in each State section, of which table 1 corresponds to table 1 for the State and table 2 presents city figures for items selected from those appearing in State tables 2, 3, and 5. The statistics for cities of 100,000 or more, and for the principal metropolitan districts, are presented in a series of 5 standard tables corresponding to tables 1 to 5 for the State.

Statistics for nonwhite households are presented in supplementary tables; table 2a for selected cities of 50,000 to 100,000 inhabitants in the South; and table 5a for each city of 100,000 inhabitants or more in the South; and selected cities in the North and West.

The tables are arranged by areas with all tables for any given area presented together. A single alphabetical arrangement is followed; hence the tables for any given metropolitan district appear immediately after the tables for its largest central city. In numbering the tables, all tables for a given area have been assigned a common prefix letter. Thus "A" has been assigned to tables for the State (see previous page), "B" to tables for the first city presented, etc. The standard table titles are shown below.

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Table 2.—Dwelling units by occupancy and tenure: 1940.

Table 2a.—Dwelling units occupied by nonwhite households: 1940.

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Table 4.—Dwelling units in 1-family structures: 1940.

Table 5.—Dwelling units in converted structures, dwelling units needing major repairs or without private bath, and vacant dwelling units: 1940.

Table 5a.—Dwelling units occupied by nonwhite households: 1940.

## PRINCIPAL METROPOLITAN DISTRICTS

Table 1.—Urban and rural-nonfarm dwelling units: 1940.

Table 2.—Owner-occupied urban and rural-nonfarm dwelling units: 1940.

Table 3.—Tenant-occupied urban and rural-nonfarm dwelling units: 1940.

Table 4.—Urban and rural-nonfarm dwelling units in 1-family structures: 1940.

Table 5.—Urban and rural-nonfarm dwelling units in converted structures, dwelling units needing major repairs or without private bath, and vacant dwelling units: 1940.

## INDEX OF TABLES FOR CITIES AND PRINCIPAL METROPOLITAN DISTRICTS

[Cities of 50,000 to 100,000 inhabitants are denoted by an asterisk (\*)]

CITY OR METROPOLITAN DISTRICT	Area prefix	Table 1	Table 2	Table 2a <sup>1</sup>	Table 3	Table 4	Table 5	Table 5a <sup>2</sup>	CITY OR METROPOLITAN DISTRICT	Area prefix	Table 1	Table 2	Table 2a <sup>1</sup>	Table 3	Table 4	Table 5	Table 5a <sup>2</sup>
<b>Alabama:</b>		<i>Page</i>	<i>Page</i>	<i>Page</i>	<i>Page</i>	<i>Page</i>	<i>Page</i>	<i>Page</i>	<b>Connecticut:</b>		<i>Page</i>	<i>Page</i>	<i>Page</i>	<i>Page</i>	<i>Page</i>	<i>Page</i>	<i>Page</i>
Birmingham.....	B	18	19	-----	20	21	22	23	Bridgeport.....	B	171	172	-----	173	174	175	-----
Birmingham Metro. Dist.....	C	24	25	-----	26	27	28	-----	Bridgeport Metro. Dist.....	C	176	177	-----	178	179	180	-----
Mobile*.....	D	29	30	31	-----	-----	-----	-----	Hartford.....	D	181	182	-----	183	184	185	-----
Montgomery*.....	E	32	33	34	-----	-----	-----	-----	Hartford-New Britain Metro. Dist.....	E	186	187	-----	188	189	190	-----
<b>Arizona:</b>									New Britain*.....	F	191	192	-----	-----	-----	-----	-----
Phoenix*.....	B	45	46	-----	-----	-----	-----	-----	New Haven.....	G	193	194	-----	195	196	197	-----
<b>Arkansas:</b>									New Haven Metro. Dist.....	H	198	199	-----	200	201	202	-----
Little Rock*.....	B	60	61	62	-----	-----	-----	-----	Waterbury*.....	I	203	204	-----	-----	-----	-----	-----
<b>California:</b>									<b>Delaware:</b>								
Berkeley*.....	B	73	74	-----	-----	-----	-----	-----	Wilmington.....	B	218	921	-----	220	221	222	223
Fresno*.....	C	75	76	-----	-----	-----	-----	-----	Wilmington Metro. Dist.....	C	224	225	-----	226	227	228	-----
Glendale*.....	D	77	78	-----	-----	-----	-----	-----	<b>District of Columbia:</b>								
Long Beach.....	E	79	80	-----	81	82	83	-----	Washington, D. C. <sup>3</sup> .....	A	231	232	-----	233	234	235	236
Los Angeles.....	F	84	85	-----	86	87	88	89	Washington Metro. Dist.....	B	237	238	-----	239	240	241	-----
Los Angeles Metro. Dist.....	G	90	91	-----	92	93	94	-----	<b>Florida:</b>								
Oakland.....	H	95	96	-----	97	98	99	-----	Jacksonville.....	B	256	257	-----	258	259	260	261
Pasadena*.....	I	100	101	-----	-----	-----	-----	-----	Jacksonville Metro. Dist.....	C	262	263	-----	264	265	266	-----
Sacramento.....	J	102	103	-----	104	105	106	-----	Miami.....	D	267	268	-----	269	270	271	272
Sacramento Metro. Dist.....	K	107	108	-----	109	110	111	-----	Miami Metro. Dist.....	E	273	274	-----	275	276	277	-----
San Diego.....	L	112	113	-----	114	115	116	-----	St. Petersburg*.....	F	278	279	280	-----	-----	-----	-----
San Diego Metro. Dist.....	M	117	118	-----	119	120	121	-----	Tampa.....	G	281	282	-----	283	284	285	286
San Francisco.....	N	122	123	-----	124	125	126	-----	Tampa-St. Petersburg Metro. Dist.....	H	287	288	-----	289	290	291	-----
San Francisco-Oakland Metro. Dist.....	O	127	128	-----	129	130	131	-----	<b>Georgia:</b>								
San Jose*.....	P	132	133	-----	-----	-----	-----	-----	Atlanta.....	B	306	307	-----	308	309	310	311
Santa Monica*.....	Q	134	135	-----	-----	-----	-----	-----	Atlanta Metro. Dist.....	C	312	313	-----	314	315	316	-----
Stockton*.....	R	136	137	-----	-----	-----	-----	-----	Augusta*.....	D	317	318	319	-----	-----	-----	-----
<b>Colorado:</b>									Columbus*.....	E	320	321	322	-----	-----	-----	-----
Denver.....	B	149	150	-----	151	152	153	-----	Macon*.....	F	323	324	325	-----	-----	-----	-----
Denver Metro. Dist.....	C	154	155	-----	156	157	158	-----	Savannah*.....	G	326	327	328	-----	-----	-----	-----
Pueblo*.....	D	159	160	-----	-----	-----	-----	-----									

<sup>1</sup> Table 2a (for nonwhite households) shown only for selected cities of 50,000 to 100,000 inhabitants in the South.

<sup>2</sup> Table 5a (for nonwhite households) shown for all cities of 100,000 inhabitants or more in the South and for selected areas in this size group in the North and West.

<sup>3</sup> Because of differing local conditions, the tables for the city of Washington, D. C., and for the Washington (D. C.) Metropolitan District do not conform in numbering to the standard list; tables have therefore been indexed under the number of the standard table having approximately the same data.

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## INDEX OF TABLES FOR CITIES AND PRINCIPAL METROPOLITAN DISTRICTS—Continued

[Cities of 50,000 to 100,000 inhabitants are denoted by an asterisk (\*) ]

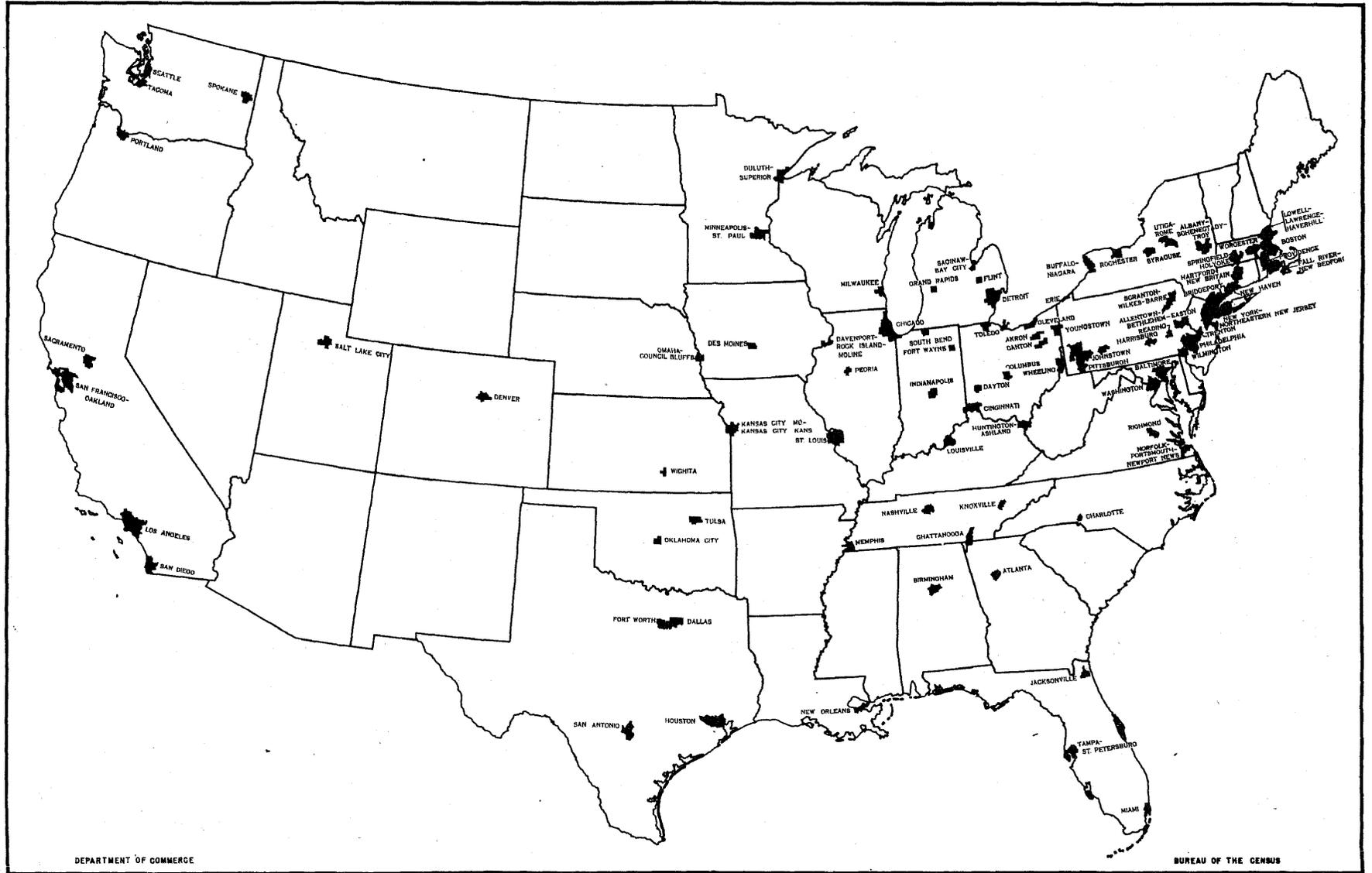
CITY OR METROPOLITAN DISTRICT	Area prefix	Table 1	Table 2	Table 2a <sup>1</sup>	Table 3	Table 4	Table 5	Table 5a <sup>2</sup>	CITY OR METROPOLITAN DISTRICT	Area prefix	Table 1	Table 2	Table 2a <sup>1</sup>	Table 3	Table 4	Table 5	Table 5a <sup>2</sup>
<b>Illinois:</b>		<i>Page</i>	<i>Page</i>	<i>Page</i>	<i>Page</i>	<i>Page</i>	<i>Page</i>	<i>Page</i>	<b>Massachusetts—Continued.</b>		<i>Page</i>	<i>Page</i>	<i>Page</i>	<i>Page</i>	<i>Page</i>	<i>Page</i>	<i>Page</i>
Chicago.....	B	349	350		351	352	353	354	Fall River—New Bedford Metro. Dist.....	G	629	630		631	632	633	
Chicago Metro. Dist.....	C	355	356		357	358	359		Holyoke*.....	H	634	635					
Cicero town*.....	D	360	361						Lawrence*.....	I	636	637					
Davenport—Rock Island—Moline Metro. Dist.....	E	362	363		364	365	366		Lowell.....	J	638	639		640	641	642	
Decatur*.....	F	367	368						Lowell—Lawrence—Haverhill Metro. Dist.....	K	643	644		645	646	647	
East St. Louis*.....	G	369	370						Lynn*.....	L	648	649					
Evanston*.....	H	371	372						Malden*.....	M	650	651					
Oak Park village*.....	I	373	374						Medford*.....	N	652	653					
Peoria.....	J	375	376		377	378	379		New Bedford.....	O	654	655		656	657	658	
Peoria Metro. Dist.....	K	380	381		382	383	384		Newton*.....	P	659	660					
Rockford*.....	L	385	386						Quincy*.....	Q	661	662					
Springfield*.....	M	387	388						Somerville.....	R	663	664		665	666	667	
<b>Indiana:</b>									Springfield Metro. Dist.....	S	668	669		670	671	672	
East Chicago*.....	B	399	400						Springfield—Holyoke Metro. Dist.....	T	673	674		675	676	677	
Evansville*.....	C	401	402						Worcester.....	U	678	679		680	681	682	
Fort Wayne.....	D	403	404		405	406	407		Worcester Metro. Dist.....	V	683	684		685	686	687	
Fort Wayne Metro. Dist.....	E	408	409		410	411	412		<b>Michigan:</b>								
Gary.....	F	413	414		415	416	417	418	Dearborn*.....	B	699	700					
Hammond*.....	G	419	420						Detroit.....	C	701	702		703	704	705	706
Indianapolis.....	H	421	422		423	424	425	426	Detroit Metro. Dist.....	D	707	708		709	710	711	
Indianapolis Metro. Dist.....	I	427	428		429	430	431		Flint.....	E	712	713		714	715	716	
South Bend.....	J	432	433		434	435	436		Flint Metro. Dist.....	F	717	718		719	720	721	
South Bend Metro. Dist.....	K	437	438		439	440	441		Grand Rapids.....	G	722	723		724	725	726	
Terre Haute*.....	L	442	443						Grand Rapids Metro. Dist.....	H	727	728		729	730	731	
<b>Iowa:</b>									Highland Park*.....	I	732	733					
Cedar Rapids*.....	B	455	456						Kalamazoo*.....	J	734	735					
Davenport*.....	C	457	458						Lansing*.....	K	736	737					
Davenport—Rock Island—Moline Metro. Dist.....	D	459	460		461	462	463		Pontiac*.....	L	738	739					
Des Moines.....	E	464	465		466	467	468		Saginaw*.....	M	740	741					
Des Moines Metro. Dist.....	F	469	470		471	472	473		Saginaw—Bay City Metro. Dist.....	N	742	743		744	745	746	
Sioux City*.....	G	474	475						<b>Minnesota:</b>								
Waterloo*.....	H	476	477						Duluth.....	B	757	758		759	760	761	
<b>Kansas:</b>									Duluth—Superior Metro. Dist.....	C	762	763		764	765	766	
Kansas City.....	B	489	490		491	492	493	494	Minneapolis.....	D	767	768		769	770	771	
Topeka*.....	C	495	496						Minneapolis—St. Paul Metro. Dist.....	E	772	773		774	775	776	
Wichita.....	D	497	498		499	500	501		St. Paul.....	F	777	778		779	780	781	
Wichita Metro. Dist.....	E	502	503		504	505	506		<b>Mississippi:</b>								
<b>Kentucky:</b>									Jackson*.....	B	796	797	798				
Covington*.....	B	520	521						<b>Missouri:</b>								
Louisville.....	C	522	523		524	525	526	527	Kansas City.....	B	809	810		811	812	813	814
Louisville Metro. Dist.....	D	528	529		530	531	532		Kansas City, Mo.—Kansas City, Kans. Metro. Dist.....	C	815	816		817	818	819	
<b>Louisiana:</b>									St. Joseph*.....	D	820	821					
New Orleans.....	B	546	547		548	549	550	551	St. Louis.....	E	822	823		824	825	826	827
New Orleans Metro. Dist.....	C	552	553		554	555	556		St. Louis Metro. Dist.....	F	828	829		830	831	832	
Shreveport*.....	D	557	558	559					Springfield*.....	G	833	834					
<b>Maine:</b>									<b>Nebraska:</b>								
Portland*.....	B	571	572						Lincoln*.....	B	855	856					
<b>Maryland:</b>									Omaha.....	C	857	858		859	860	861	
Baltimore.....	B	586	587		588	589	590	591	Omaha—Council Bluffs Metro. Dist.....	D	862	863		864	865	866	
Baltimore Metro. Dist.....	C	592	593		594	595	596		<b>New Hampshire:</b>								
<b>Massachusetts:</b>									Manchester*.....	B	887	888					
Boston.....	B	607	608		609	610	611										
Boston Metro. Dist.....	C	612	613		614	615	616										
Brockton*.....	D	617	618														
Cambridge.....	E	619	620		621	622	623										
Fall River.....	F	624	625		626	627	628										

<sup>1</sup> Table 2a (for nonwhite households) shown only for selected cities of 50,000 to 100,000 inhabitants in the South.

<sup>2</sup> Table 5a (for nonwhite households) shown for all cities of 100,000 inhabitants or more in the South and for selected areas in this size group in the North and West.

MAP OF THE UNITED STATES SHOWING PRINCIPAL METROPOLITAN DISTRICTS: 1940

X



# HOUSING

## CHARACTERISTICS BY MONTHLY RENT OR VALUE

### INTRODUCTION

#### GENERAL

The third series of Housing bulletins presents for each State cross-classifications of the housing data with monthly rent or value of home. These 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 data were obtained in the Census of Housing taken as of April 1, 1940, as part of the Sixteenth Decennial Census of Population. Subjects to be presented in later publications include the characteristics of mortgages on owner-occupied nonfarm homes.

**Related reports.**—The first series of Housing bulletins presents limited tabulations of the housing data 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.

In the second series of Housing bulletins basic statistics relating to practically all subjects for which information was collected are presented 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.

The first series of Population bulletins gives the total population 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. The second series of Population bulletins presents, for areas similar to those outlined above for the second series Housing bulletins, 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 the third series of Population bulletins.

**Maps.**—Maps showing the minor civil divisions, urban places, and census tracts appear in the first series of Population bulletins, and maps showing counties and places of 10,000 or more are included in the second series of Population bulletins. Maps of the metropolitan districts, showing the central cities and minor civil divisions, also appear in the second series of Population bulletins.

**Arrangement of tables.**—In the present bulletin, tables are presented for the State, for cities of 50,000 inhabitants or more, and for the larger, or "principal," metropolitan districts.<sup>1</sup> The tables for each area are presented together as one series identified by a common prefix letter. Thus "A" is affixed to all tables for the State; "B" to tables for the first city presented, etc. The tables for the State are shown first, followed by those for the cities in alphabetical order, irrespective of the city size. The tables for a metropolitan district appear immediately after those for its central city (or largest central city).

Tables 1 to 5 for the State present figures for urban and rural-nonfarm dwelling units. Table 1 shows figures for all dwelling units; table 2, for owner-occupied units; table 3, for tenant-occupied units; table 4, for all dwelling units in one-family structures; and table 5, for vacant dwelling units and for two special analysis groups—dwelling units in converted structures and dwelling units in need of major repairs or without a private bath. These five tables, as shown for the State, also are presented for each city of 100,000 inhabitants or more and for each principal metropolitan district. Two tables are shown for each city of 50,000 to 100,000 inhabitants. Of these, table 1 is identical in form with table 1 for the State, while table 2 presents city figures for items selected from those appearing in tables 2, 3, and 5 of the State series.

<sup>1</sup> 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.

The statistics for rural-farm dwelling units in the State are presented in tables A-6 to A-9. Tables A-6 and A-8 show figures for owner-occupied farm dwelling units, while the figures in tables A-7 and A-9 relate to tenant-occupied and vacant units.

Supplementary tables which show separate figures for dwelling units occupied by nonwhite households are presented in the bulletins for the 16 Southern States, and for a few selected cities in other States. In the bulletins for Southern States, figures for nonwhite households are shown for the State and for each city of 100,000 inhabitants or more; also, for each city of 50,000 to 100,000 which contains 10,000 or more nonwhite inhabitants. Separate figures for nonwhites are presented for cities of 100,000 or more in the North and West, if the nonwhite population of the city is 50,000 or more or comprises 10 percent or more of the total population.

**Availability of unpublished data.**—The detailed classifications shown in table 1 have been tabulated separately for the four occupancy and tenure groups within each area for which statistics are presented in this bulletin. These tabulations also have been made separately for the urban and the rural-nonfarm areas of the State that are outside cities of 50,000 or more and outside the principal metropolitan districts. Statistics for the urban total and the rural-nonfarm total of the State are available only for States that do not contain a principal metropolitan district. The tabulations for metropolitan districts include separate figures for central cities of 50,000 or more, for the combined urban and rural-nonfarm area outside the central cities, and for the segment in each State of the metropolitan districts that extend into two or more States.

Although it is not possible, because of space limitations, to publish all of the tabulations in complete detail, they can be made available, upon request, for the nominal cost of transcribing or reproducing them. 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.

#### DEFINITIONS OF TERMS AND EXPLANATIONS

Brief definitions or explanations of the principal terms used in this bulletin are presented in the following paragraphs. More complete explanations of these terms may be found in the second series of Housing bulletins for States.

**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.

In this series of reports figures for the State are presented for the urban and rural-nonfarm areas combined, and for the rural-farm area separately. The statistics for these two areas represent nonfarm and farm dwelling units, respectively, except that urban-farm units (if any) are included in the "urban and rural-nonfarm" figures rather than in the rural-farm. Although the rural-farm dwelling units represent about 99 percent of all farm dwelling units in the United States, there are a few States, especially in New England, where the farms in urban places account for a considerable fraction of the total number of farms. In such cases the statistics for rural-farm homes do not adequately represent all farm homes in the State.

**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 adjacent and contiguous minor civil divisions or incorporated places having a population of 150 or more per square mile. 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.

The statistics presented in this series of bulletins have been tabulated only for the urban and rural-nonfarm dwelling units in the "principal" metropolitan districts. These are districts with a central city of 100,000 inhabitants or more, or a gross population of 150,000 or more. Statistics for a metropolitan district appear only in the bulletin for the State which contains the central city (or largest central city) of the district, even though parts of the district may be located in another State.

**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; or a room in a structure used primarily for business or other nonresidential purposes. It may be a tourist cabin, trailer, railroad car, boat, etc., if occupied by persons having no other place of residence.

**Occupancy and tenure.**—Dwelling units are classified by occupancy and tenure into four groups: Owner-occupied; tenant-occupied; vacant, for sale or rent; and vacant, not for sale or rent. Dwelling units are classified as occupied if occupied at the time of enumeration by households enumerated at their usual place of residence. The relatively small group classified as "vacant, not for sale or rent" includes dwelling units that were neither occupied nor available for sale or rent at the time of enumeration because they were being held for absent households, and dwelling units that were occupied by nonresident households.

**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 data obtained for farm homes are probably less satisfactory than those obtained 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. Instructions to the enumerators specified that the estimated rent of a tenant-occupied or vacant farm dwelling unit should be based, if possible, on the rent actually paid for similar dwelling units nearby, with allowance for the fact that rents are usually lower in the open country than in town.

**Gross rent.**—Gross monthly rent, computed for tenant-occupied nonfarm dwelling units, 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.

**Type of structure.**—Dwelling units are classified into 11 groups, 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 either one or two sides built directly against an adjoining structure or structures. 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. "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.**—This refers to the calendar year in which the building was first completed, not to any later remodeling, additions, 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.

**State of repair.**—Instructions specified that a structure was to be reported as "needing major repairs" when repairs were needed on such parts of the structure as floors, roof, plaster, walls, or foundations, the continued neglect of which would impair the soundness of the structure and create a hazard to its safety as a place of residence.

**Number of rooms.**—The number of rooms reported for a dwelling unit includes all rooms used or available for use as living quarters for the household. Bathrooms, closets, pantries, halls, screened porches, and unfinished rooms in the basement or attic are not counted as rooms.

**Size of household.**—All persons enumerated in the Population census as members of the household (including lodgers, servants, and other unrelated persons) are counted in determining the number of persons who occupy each dwelling unit.

**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.

**Central heating.**—Steam or hot water systems, piped warm air systems, and pipeless warm air furnaces are classified as central heating equipment.

**Mortgage status.**—The mortgage data presented in this report relate to owner-occupied nonfarm dwelling units in 1-family structures without business. 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.

**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.