

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 3: NEW JERSEY-WYOMING

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  
Library*

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PHILIP M. HAUSER, *Assistant Director*

**Population**—LEÓN E. TRUESDELL, *Chief Statistician.*

A. ROSS ECKLER, *Assistant Chief Statistician.*

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Occupation Statistics—Alba M. Edwards.

Economic Statistics—William H. Mautz.

General Population Statistics—Henry S. Shryock, Jr.

Mathematical Adviser—W. Edwards Deming.

Technical Operations—Robert B. Voight.

Housing Analyst—Edward P. Staudt.

Mortgage Finance Analyst—Dave Lowery.

Mortgage Finance Tabulations—Ralph S. Weese.

Housing Analyst—Claire F. Cahill.

Farm Housing—Dorothy S. Martin.

Housing Tabulations—Ralph Mullendore.

Tabulation Expert—James L. McPherson.

Technical Editing—Bruce L. Jenkinson.

Technical Instructions—Jack B. Robertson.

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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:

### Part 1:

United States Summary.

### Part 2:

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

### Part 2.—Continued.

Kentucky.  
Louisiana.  
Maine.  
Maryland.  
Massachusetts.  
Michigan.  
Minnesota.  
Mississippi.  
Missouri.  
Montana.  
Nebraska.  
Nevada.  
New Hampshire.

### Part 3:

New Jersey.  
New Mexico.  
New York.

### Part 3.—Continued.

North Carolina.  
North Dakota.  
Ohio.  
Oklahoma.  
Oregon.  
Pennsylvania.  
Rhode Island.  
South Carolina.  
South Dakota.  
Tennessee.  
Texas.  
Utah.  
Vermont.  
Virginia.  
Washington.  
West Virginia.  
Wisconsin.  
Wyoming.

## FOREWORD

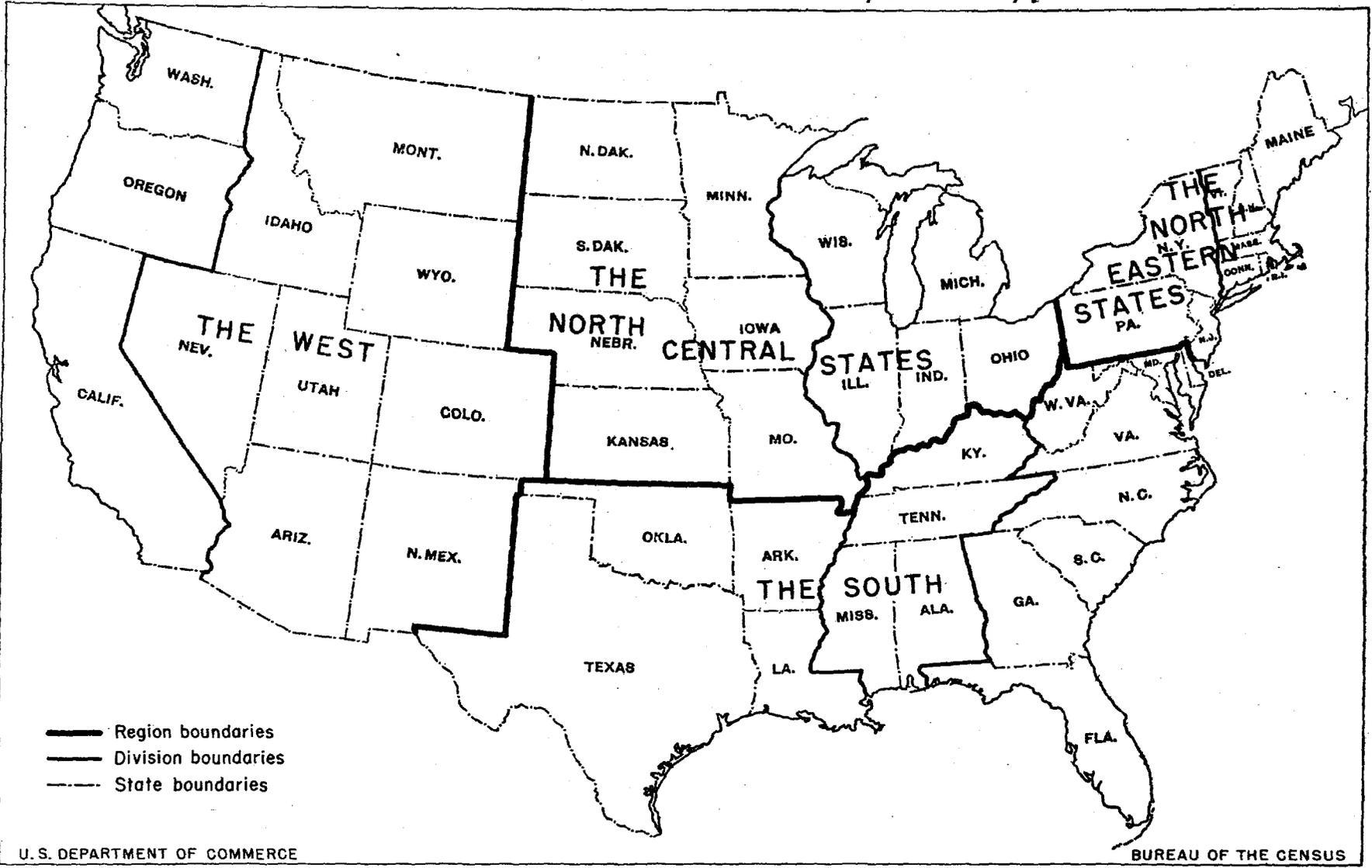
The statistics presented in Volume III of the Reports on Housing are based on data from the Census of Housing, taken as of April 1, 1940, as part of the Sixteenth Decennial Census.

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. Three additional tables, tables 5a, 10, and 11, shown only for Southern States, present separate statistics for dwelling units occupied by nonwhite households.

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- Table A-2.—Owner-occupied urban and rural-nonfarm dwelling units, for the State: 1940.
- Table A-3.—Tenant-occupied urban and rural-nonfarm dwelling units, for the State: 1940.
- Table A-4.—Urban and rural-nonfarm dwelling units in 1-family structures, for the State: 1940.
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- Table A-9.—Rural-farm tenant-occupied dwelling units in converted structures, tenant-occupied units needing major repairs or without private bath, and vacant dwelling units, for the State: 1940.
- Table A-10.—Rural-farm dwelling units occupied by nonwhite owners, for the State: 1940.
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New Mexico.....	69	70	71	72	73		74	75	76	76		
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North Carolina.....	195	196	197	198	199	200	201	202	203	203	204	205
North Dakota.....	231	232	233	234	235		236	237	238	238		
Ohio.....	241	242	243	244	245		246	247	248	248		
Oklahoma.....	343	344	345	346	347	348	349	350	351	351	352	353
Oregon.....	379	380	381	382	383		384	385	386	386		
Pennsylvania.....	399	400	401	402	403		404	405	406	406		
Rhode Island.....	499	500	501	502	503		504	505	506	506		
South Carolina.....	521	522	523	524	525	526	527	528	529	529	530	531
South Dakota.....	541	542	543	544	545		546	547	548	548		
Tennessee.....	551	552	553	554	555	556	557	558	559	559	560	561
Texas.....	609	610	611	612	613	614	615	616	617	617	618	619
Utah.....	685	686	687	688	689		690	691	692	692		
Vermont.....	705	706	707	708	709		710	711	712	712		
Virginia.....	715	716	717	718	719	720	721	722	723	723	724	725
Washington.....	759	760	761	762	763		764	765	766	766		
West Virginia.....	799	800	801	802	803	804	805	806	807	807	808	809
Wisconsin.....	829	830	831	832	833		834	835	836	836		
Wyoming.....	853	854	855	856	857		858	859	860	860		

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

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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>New Jersey:</b>		Page	Page	Page	Page	Page	Page	Page	<b>New York—Continued.</b>		Page	Page	Page	Page	Page	Page	Page
Atlantic City*	B	15	16						Schenectady*	S	163	164					
Bayonne*	C	17	18						Syracuse	T	165	166		167	168	169	
Camden	D	19	20		21	22	23	24	Syracuse Metro. Dist.	U	170	171		172	173	174	
East Orange*	E	25	26						Troy*	V	175	176					
Elizabeth	F	27	28		29	30	31		Utica	W	177	178		179	180	181	
Hoboken*	G	32	33						Utica-Rome Metro. Dist.	X	182	183		184	185	186	
Irvington*	H	34	35						Yonkers	Y	187	188		189	190	191	
Jersey City	I	36	37		38	39	40		<b>North Carolina:</b>								
Newark	J	41	42		43	44	45	46	Asheville*	B	206	207	208				
Passaic*	K	47	48						Charlotte	C	209	210		211	212	213	214
Paterson	L	49	50		51	52	53		Charlotte Metro. Dist.	D	215	216		217	218	219	
Trenton	M	54	55		56	57	58		Durham*	E	220	221	222				
Trenton Metro. Dist.	N	59	60		61	62	63		Greensboro*	F	223	224	225				
Union City*	O	64	65						Winston-Salem*	G	226	227	228				
<b>New York:</b>									<b>Ohio:</b>								
Albany	B	87	88		89	90	91		Akron	B	249	250		251	252	253	
Albany-Schenectady-Troy Metro. Dist.	C	92	93		94	95	96		Akron Metro. Dist.	C	254	255		256	257	258	
Binghamton*	D	97	98						Canton	D	259	260		261	262	263	
Buffalo	E	99	100		101	102	103		Canton Metro. Dist.	E	264	265		266	267	268	
Buffalo - Niagara Metro. Dist.	F	104	105		106	107	108		Cincinnati	F	269	270		271	272	273	274
Mount Vernon*	G	109	110						Cincinnati Metro. Dist.	G	275	276		277	278	279	
New Rochelle*	H	111	112						Cleveland	H	280	281		282	283	284	285
New York City	I	113	114		115	116	117	118	Cleveland Metro. Dist.	I	286	287		288	289	290	
Bronx Borough	J	119	120		121	122	123		Cleveland Heights*	J	291	292					
Brooklyn Borough	K	124	125		126	127	128	129	Columbus	K	293	294		295	296	297	298
Manhattan Borough	L	130	131		132	133	134	135	Columbus Metro. Dist.	L	299	300		301	302	303	
Queens Borough	M	136	137		138	139	140		Dayton	M	304	305		306	307	308	
Richmond Borough	N	141	142		143	144	145		Dayton Metro. Dist.	N	309	310		311	312	313	
<b>New York - Northeastern</b>									Hamilton*	O	314	315					
New Jersey Metro. Dist.	O	146	147		148	149	150		Lakewood*	P	316	317					
Niagara Falls*	P	151	152						Springfield*	Q	318	319					
Rochester	Q	153	154		155	156	157		Toledo	R	320	321		322	323	324	
Rochester Metro. Dist.	R	158	159		160	161	162		Toledo Metro. Dist.	S	325	326		327	328	329	
									Youngstown	T	330	331		332	333	334	
									Youngstown Metro. Dist.	U	335	336		337	338	339	

<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 cities in this size group in the North and West.

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[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>Oklahoma:</b>									<b>Texas:</b>								
Oklahoma City.....	B	Page 354	Page 355		Page 356	Page 357	Page 358	Page 359	Amarillo*.....	B	Page 620	Page 621					
Oklahoma City Metro. Dist.....	C	360	361		362	363	364		Austin*.....	C	622	623	624				
Tulsa.....	D	365	366		367	368	369	370	Beaumont*.....	D	625	626	627				
Tulsa Metro. Dist.....	E	371	372		373	374	375		Corpus Christi*.....	E	628	629					
<b>Oregon:</b>									Dallas.....								
Portland.....	B	387	388		389	390	391		Dallas Metro. Dist.....	G	636	637		632	633	634	635
Portland Metro. Dist.....	C	392	393		394	395	396		El Paso*.....	H	641	642					
<b>Pennsylvania:</b>									Fort Worth.....								
Allentown*.....	B	407	408						Fort Worth Metro. Dist.....	J	649	650		645	646	647	648
Allentown-Bethlehem-Easton Metro. Dist.....	C	409	410		411	412	413		Galveston*.....	K	654	655	656				
Altoona*.....	D	414	415						Houston.....	L	657	658		659	660	661	662
Bethlehem*.....	E	416	417						Houston Metro. Dist.....	M	663	664		665	666	667	
Chester*.....	F	418	419						San Antonio.....	N	668	669		670	671	672	673
Erie.....	G	420	421		422	423	424		San Antonio Metro. Dist.....	O	674	675		676	677	678	
Erie Metro. Dist.....	H	425	426		427	428	429		Waco*.....	P	679	680	681				
Harrisburg*.....	I	430	431						<b>Utah:</b>								
Harrisburg Metro. Dist.....	J	432	433		434	435	436		Salt Lake City.....	B	693	694		695	696	697	
Johnstown*.....	K	437	438						Salt Lake City Metro. Dist.....	C	698	699		700	701	702	
Johnstown Metro. Dist.....	L	439	440		441	442	443		<b>Virginia:</b>								
Lancaster*.....	M	444	445						Arlington County*.....	B	726	727					
McKeesport*.....	N	446	447						Norfolk.....	C	728	729		730	731	732	733
Philadelphia.....	O	448	449		450	451	452	453	Norfolk-Portsmouth-Newport News Metro. Dist.....	D	734	735		736	737	738	
Philadelphia Metro. Dist.....	P	454	455		456	457	458		Portsmouth*.....	E	739	740	741				
Pittsburgh.....	Q	459	460		461	462	463	464	Richmond.....	F	742	743		744	745	746	747
Pittsburgh Metro. Dist.....	R	465	466		467	468	469		Richmond Metro. Dist.....	G	748	749		750	751	752	
Reading.....	S	470	471		472	473	474		Roanoke*.....	H	753	754	755				
Reading Metro. Dist.....	T	475	476		477	478	479		<b>Washington:</b>								
Scranton.....	U	480	481		482	483	484		Seattle.....	B	767	768		769	770	771	
Scranton-Wilkes-Barre Metro. Dist.....	V	485	486		487	488	489		Seattle Metro. Dist.....	C	772	773		774	775	776	
Upper Darby township*.....	W	490	491						Spokane.....	D	777	778		779	780	781	
Wilkes-Barre*.....	X	492	493						Spokane Metro. Dist.....	E	782	783		784	785	786	
York*.....	Y	494	495						Tacoma.....	F	787	788		789	790	791	
<b>Rhode Island:</b>									Tacoma Metro. Dist.....	G	792	793		794	795	796	
Pawtucket*.....	B	507	508						<b>West Virginia:</b>								
Providence.....	C	509	510		511	512	513		Charleston*.....	B	810	811					
Providence Metro. Dist.....	D	514	515		516	517	518		Huntington.....	C	812	813					
<b>South Carolina:</b>									Huntington-Ashland Metro. Dist.....	D	814	815		816	817	818	
Charleston*.....	B	532	533	534					Wheeling*.....	E	819	820					
Columbia*.....	C	535	536	537					Wheeling Metro. Dist.....	F	821	822		823	824	825	
<b>Tennessee:</b>									<b>Wisconsin:</b>								
Chattanooga.....	B	562	563		564	565	566	567	Madison*.....	B	837	838					
Chattanooga Metro. Dist.....	C	568	569		570	571	572		Milwaukee.....	C	839	840		841	842	843	
Knoxville.....	D	573	574		575	576	577	578	Milwaukee Metro. Dist.....	D	844	845		846	847	848	
Knoxville Metro. Dist.....	E	579	580		581	582	583		Racine*.....	E	849	850					
Memphis.....	F	584	585		586	587	588	589									
Memphis Metro. Dist.....	G	590	591		592	593	594										
Nashville.....	H	595	596		597	598	599	600									
Nashville Metro. Dist.....	I	601	602		603	604	605										

<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 cities in this size group in the North and West.



# 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.