

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

BUREAU OF THE CENSUS
LIBRARY

Volume I

DATA FOR SMALL AREAS

Selected Housing Statistics for States, Counties, and Minor Civil
Divisions; for Urban and Rural Areas; for Incorporated
Places; and for Metropolitan Districts

PART 1: UNITED STATES SUMMARY AND
ALABAMA-NEBRASKA*Bureau of the Census
Library*

Comprising the First Series of Housing Bulletins for the States

Prepared under the supervision of

Dr. LEON E. TRUESDELL

Chief Statistician for Population

UNITED STATES
GOVERNMENT PRINTING OFFICE
WASHINGTON : 1943

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*

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

A. ROSS ECKLER, *Assistant Chief Statistician.*

Housing Statistics—Howard G. Brunsman.

Occupation Statistics—Alba M. Edwards.

Economic Statistics—William H. Mautz.

General Population Statistics—Glen S. Taylor.

Mathematical Adviser—W. Edwards Deming.

Technical Operations—Robert B. Voight.

Mortgage Finance Analyst—Dave Lowery.

Housing Tabulations—Joseph A. Zettler.

Housing Analyst—Edward P. Staudt.

Farm Housing—Dorothy S. Martin.

Housing Analyst—Claire F. Cahill.

Tabulation Expert—James L. McPherson.

Technical Editing—Bruce L. Jenkinson.

Technical Instructions—Jack B. Robertson.

Administrative Service—F. R. PITMAN, *Acting Chief.*

Agriculture—ZELMER R. PETTET, *Chief Statistician.*

Business—JOHN ALBRIGHT, *Chief Statistician.*

Geography—CLARENCE E. BATSCHELET, *Geographer.*

Information and Publications—A. W. VON STRUNE, *Acting Chief.*

Machine Tabulation—RALPH E. GALLOWAY, *Chief.*

Manufactures—THOMAS J. FITZGERALD, *Chief Statistician.*

State and Local Government—EDWARD R. GRAY, *Chief Statistician.*

Vital Statistics—HALBERT L. DUNN, *Chief Statistician.*

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 I

This volume is comprised of 2 parts with the States arranged alphabetically as follows:

Part 1:

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

Part 1—Continued.

Louisiana.
Maine.
Maryland.
Massachusetts.
Michigan.
Minnesota.
Mississippi.
Missouri.
Montana.
Nebraska.

Part 2:

Nevada.
New Hampshire.
New Jersey.
New Mexico.
New York.
North Carolina.

Part 2—Continued.

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

LETTER OF TRANSMITTAL

DEPARTMENT OF COMMERCE,
BUREAU OF THE CENSUS,
Washington, D. C., July 7, 1943.

SIR:

I transmit herewith Volume I 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 two parts, presents limited tabulations of housing data for small areas and a summary of the data for large areas. Part 1 presents a summary for the United States and statistics for the several States, arranged alphabetically, from Alabama to Nebraska. Part 2 presents statistics for the States from Nevada 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 Dave Lowery, Joseph A. Zettler, Edward P. Staudt, Dorothy S. Martin, and Claire F. Cahill, 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 acknowledgment 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.

CONTENTS

GENERAL INTRODUCTION

| | | |
|--|------|---|
| Maps..... | Page | 1 |
| Arrangement of tables in State sections..... | 1 | |
| Schedules and instructions to enumerators..... | 1 | |
| Definitions of terms..... | 1 | |
| Minor civil divisions..... | 2 | |
| Availability of unpublished data..... | 2 | |
| Use of the data for small areas..... | 2 | |
| Map of the United States showing geographic divisions..... | VIII | |
| Map of the United States showing principal and secondary metropolitan districts: 1940..... | 11 | |

UNITED STATES SUMMARY

INTRODUCTION

| | Page | | Page |
|---------------------------------------|------|---|------|
| General..... | 5 | Statistics for the United States—Continued. | |
| Arrangement of tables..... | 5 | Occupied units or households..... | 8 |
| Related reports..... | 5 | Tenure..... | 8 |
| Data from previous censuses..... | 5 | Color of occupants..... | 8 |
| Urban and rural areas..... | 6 | Dwelling units reporting..... | 8 |
| Rural-nonfarm dwelling units..... | 6 | State of repair and plumbing equipment..... | 8 |
| Rural-farm dwelling units..... | 6 | Persons per room..... | 9 |
| Metropolitan districts..... | 6 | Residential structures..... | 9 |
| Statistics for the United States..... | 7 | Contract or estimated rent..... | 9 |
| Number of dwelling units..... | 7 | Mortgage status..... | 9 |
| Occupancy status..... | 7 | Electric lighting, water supply, and toilet facilities..... | 10 |

TEXT TABLES

| | |
|--|----|
| Table | |
| 1. Dwelling units by occupancy status, for the United States, urban and rural: 1940..... | 7 |
| 2. Occupied dwelling units by tenure, and increase in number of families, for the United States, urban and rural: 1940 and 1930..... | 8 |
| 3. Occupied dwelling units by color of occupants, for the United States, urban and rural: 1940 and 1930..... | 8 |
| 4. Dwelling units by state of repair and plumbing equipment, for the United States, urban and rural: 1940..... | 8 |
| 5. Occupied dwelling units by persons per room, for the United States, urban and rural: 1940..... | 9 |
| 6. Urban and rural-nonfarm dwelling units and residential structures, for the United States: 1940..... | 9 |
| 7. Average monthly rent of urban and rural-nonfarm dwelling units, for the United States: 1940..... | 9 |
| 8. Mortgage status of owner-occupied urban and rural-nonfarm dwelling units, for the United States: 1940..... | 10 |
| 9. Rural-farm dwelling units by lighting equipment, running water, and toilet facilities, for the United States: 1940..... | 10 |

SUMMARY TABLES FOR THE UNITED STATES

| | |
|--|----|
| 10. Dwelling units by occupancy and tenure, by divisions and States, urban and rural: 1940..... | 12 |
| 11. Percent of all dwelling units in urban and rural areas, with percentages for owner occupied and vacant, for divisions and States, urban and rural: 1940..... | 14 |
| 12. All dwelling units by state of repair and plumbing equipment, by divisions and States: 1940..... | 15 |
| 13. Urban dwelling units by state of repair and plumbing equipment, by divisions and States: 1940..... | 16 |
| 14. Rural-nonfarm dwelling units by state of repair and plumbing equipment, by divisions and States: 1940..... | 17 |
| 15. Rural-farm dwelling units by state of repair and plumbing equipment, by divisions and States: 1940..... | 18 |
| 16. Occupied dwelling units by color of occupants, by divisions and States, urban and rural: 1940..... | 19 |
| 17. Occupied dwelling units by persons per room, by divisions and States, urban and rural: 1940..... | 20 |
| 18. Urban and rural-nonfarm dwelling units and residential structures, with units per structure, by divisions and States: 1940..... | 21 |
| 19. Average monthly rent of urban and rural-nonfarm dwelling units, by divisions and States: 1940..... | 22 |
| 20. Urban and rural-nonfarm owner-occupied dwelling units by mortgage status, by divisions and States: 1940..... | 23 |
| 21. Rural-farm dwelling units by lighting equipment and running water, by divisions and States: 1940..... | 24 |
| 22. Rural-farm dwelling units by toilet facilities, by divisions and States: 1940..... | 25 |

CONTENTS

VII

UNITED STATES SUMMARY—Continued

CITIES OF 50,000 OR MORE

| | |
|--|---------|
| 23. Occupancy, tenure, color of occupants, and persons per room, for cities of 50,000 inhabitants or more: 1940..... | Page 26 |
| 24. State of repair and plumbing, for cities of 50,000 inhabitants or more: 1940..... | 29 |
| 25. Dwelling units per structure, average monthly rent, and mortgage status, for cities of 50,000 inhabitants or more: 1940..... | 33 |

METROPOLITAN DISTRICTS

| | |
|--|----|
| 26. Occupancy, tenure, color of occupants, and persons per room, for metropolitan districts: 1940..... | 36 |
| 27. State of repair and plumbing equipment, for metropolitan districts: 1940..... | 38 |
| 28. Dwelling units per structure, average monthly rent, and mortgage status of urban and rural-nonfarm dwelling units, for metropolitan districts: 1940..... | 41 |

TABLES FOR INDIVIDUAL STATES

The statistics for each State are presented in a series of 7 standard tables. Table 7 presents statistics for metropolitan districts and for smaller areas within the districts. This table appears only in the sections for those States which contain the principal central city of a metropolitan district. 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 Part I 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.

Table 1.—Characteristics of housing for the State, urban and rural: 1940.

Table 2.—Urban and rural-nonfarm housing, by contract or estimated monthly rent and mortgage status, for the State: 1940.

Table 3.—Rural-farm housing, by lighting equipment, running water, and toilet facilities, for the State: 1940.

Table 4.—Characteristics of housing for urban places, and for wards of cities of 10,000 inhabitants or more: 1940.

Table 5.—Characteristics of housing for counties by minor civil divisions and incorporated places of 1,000 inhabitants or more: 1940.

Table 6.—Characteristics of rural-farm housing for counties, by minor civil divisions: 1940.

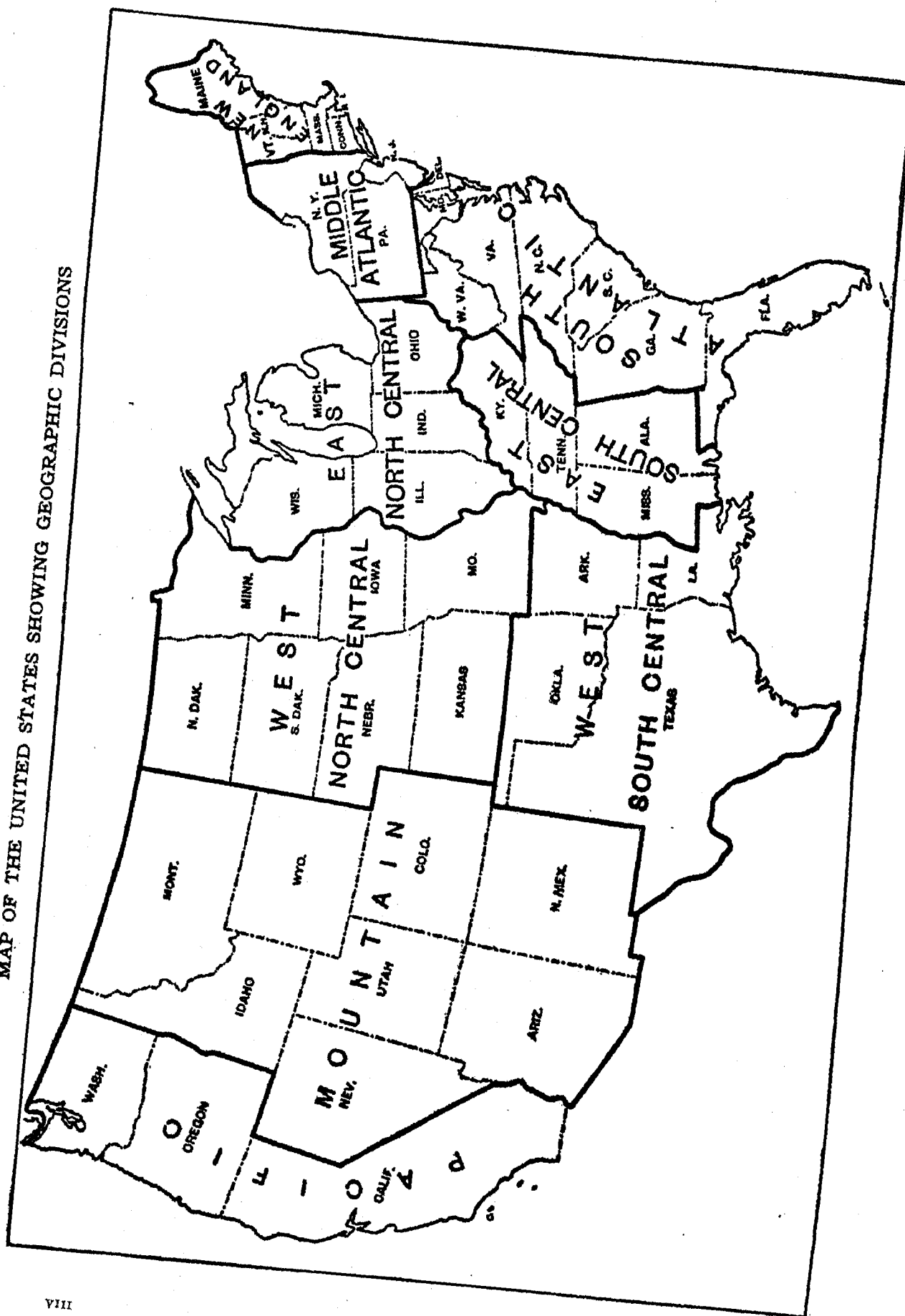
Table 7.—Characteristics of housing for metropolitan districts, by minor civil divisions: 1940.

INDEX OF TABLES BY STATES

| STATE | Table 1 | Table 2 | Table 3 | Table 4 | Table 5 | Table 6 | Table 7 | STATE | Table 1 | Table 2 | Table 3 | Table 4 | Table 5 | Table 6 | Table 7 |
|---|---------|---------|---------|---------|---------|---------|---------|--------------------|---------|---------|---------|---------|---------|---------|---------|
| | Page | Page | Page | Page | Page | Page | Page | | Page | Page | Page | Page | Page | Page | Page |
| Alabama..... | 47 | 47 | 47 | 48 | 49 | 68 | 85 | Iowa..... | 455 | 455 | 455 | 456 | 458 | 482 | 502 |
| Arizona..... | 89 | 89 | 89 | 90 | 90 | 92 | 93 | Kansas..... | 507 | 507 | 507 | 508 | 510 | 531 | 551 |
| Arkansas..... | 97 | 97 | 97 | 98 | 99 | 118 | 136 | Kentucky..... | 555 | 555 | 555 | 556 | 557 | 571 | 581 |
| California..... | 139 | 139 | 139 | 140 | 143 | 153 | 159 | Louisiana..... | 585 | 585 | 585 | 586 | 587 | 595 | 603 |
| Colorado..... | 187 | 187 | 187 | 188 | 188 | 187 | 199 | Maine..... | 607 | 607 | 607 | 608 | 609 | 618 | 625 |
| Connecticut..... | 205 | 205 | 205 | 206 | 208 | 210 | 212 | Maryland..... | 629 | 629 | 629 | 630 | 631 | 636 | 640 |
| Delaware..... | 217 | 217 | 217 | 218 | 218 | 219 | 220 | Massachusetts..... | 643 | 643 | 643 | 644 | 649 | 653 | 656 |
| District of Columbia ¹ | 223 | ----- | ----- | 223 | ----- | ----- | 223 | Michigan..... | 663 | 663 | 663 | 664 | 667 | 687 | 703 |
| Florida..... | 227 | 227 | 227 | 228 | 229 | 256 | 269 | Minnesota..... | 709 | 709 | 709 | 710 | 712 | 746 | 778 |
| Georgia..... | 273 | 273 | 273 | 274 | 275 | 300 | 322 | Mississippi..... | 783 | 783 | 783 | 784 | 785 | 793 | 800 |
| Idaho..... | 327 | 327 | 327 | 328 | 328 | 342 | ----- | Missouri..... | 803 | 803 | 803 | 804 | 807 | 826 | 843 |
| Illinois..... | 355 | 355 | 355 | 356 | 362 | 391 | 410 | Montana..... | 849 | 849 | 849 | 850 | 850 | 873 | ----- |
| Indiana..... | 417 | 417 | 417 | 418 | 421 | 437 | 450 | Nebraska..... | 897 | 897 | 897 | 898 | 899 | 918 | 936 |

¹ 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.

MAP OF THE UNITED STATES SHOWING GEOGRAPHIC DIVISIONS



HOUSING

DATA FOR SMALL AREAS

GENERAL INTRODUCTION

The 1940 Census of Housing was authorized by act of Congress on August 11, 1939, "to provide information concerning the number, characteristics (including utilities and equipment), and geographical distribution of dwelling structures and dwelling units in the United States . . ." The law further specified that the housing census be taken "in conjunction with, at the same time, and as part of the population inquiry of the sixteenth decennial census . . ." Accordingly, the Bureau of the Census is presenting for the first time a separate group of reports on housing, as part of the Sixteenth Decennial Census, taken as of April 1, 1940.

In this volume (Volume I of the Reports on Housing) are presented the first series of housing tabulations. Part 1 contains a summary for the United States as a whole and separate sections for the States, arranged alphabetically, from Alabama to Nebraska. The statistics for the States from Nevada to Wyoming are shown in Part 2. The material was first published in a United States Summary bulletin, and in a series of State bulletins, one for each State, entitled "Housing, First Series, Data for Small Areas." These bulletins, with minor corrections, have been bound together as sections of the present volume.

Statistics are presented for continental United States, for regions and geographical divisions, for each State and for the urban, rural-nonfarm, and rural-farm areas of each State, for counties, for incorporated places of 1,000 inhabitants or more, for wards of cities of 10,000 or more, for minor civil divisions, and for metropolitan districts. The subjects presented for all areas are the total number of dwelling units classified by occupancy and tenure, color of occupants, number of units having more than 1.50 persons per room, state of repair, and plumbing equipment. Additional subjects shown for urban and rural-nonfarm areas include number of residential structures, average monthly rent or rental value of dwelling units, and mortgage status of owner-occupied nonfarm units; and for rural-farm areas additional information is shown concerning electric lighting, running water, and toilet facilities.

The more detailed statistics shown in other publications on Housing are described in the Introduction to the United States Summary.

Maps.—Maps showing minor civil divisions and urban places appear in Volume I of the Sixteenth Census Reports on Population. Maps showing counties and places of 10,000 or more are included in Volume II of the Reports on Population. Maps of the metropolitan districts, showing the central cities and minor civil divisions, also appear in Population Volume II.

Arrangement of tables in State sections.—A description of the arrangement of tables in the United States Summary may be found in that section. The present discussion is confined to a description of the arrangement of materials in the State sections of this volume. The tables in the State sections are arranged on the basis of the areas for which figures are presented. Tables 1, 2, and 3 show summary figures for the State and for urban, rural-nonfarm, and rural-farm areas. Table 4 contains the basic statistics for urban places having 2,500 inhabitants or more and for wards of cities of 10,000 or more. Table 5 shows similar data for counties by minor civil divisions (townships, etc.) and incorporated places of 1,000 or more. In table 6, statistics for rural-farm dwelling units are shown for counties and minor civil divisions. Table 7 presents the statistics for metropolitan districts and for urban and rural areas, minor civil divisions, and urban places of 2,500 or more within the districts. This table appears only in the sections for States which contain the principal central city of a metropolitan district; data for the entire district are shown in one section, even though parts of the district may be located in another State.

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.

Definition of terms.—Definitions of the terms used in classifying the housing data are given in the Introduction to the United States Summary.

Minor civil divisions.—The Census Bureau applies the general term "minor civil divisions" to the primary political divisions into which counties are divided (townships, districts, precincts, etc.). The designation of these divisions varies from State to State, and a few States have more than one type. Ordinarily, incorporated places form secondary divisions of the minor civil divisions in which they are located. In some States, however, all or some of the incorporated places themselves constitute primary divisions of the counties; and the larger cities often contain all or part of several minor civil divisions. For the situation in a particular State, see the appropriate State section in Volume I of the Reports on Population.

Where an incorporated place is located in two or more minor civil divisions in the same county, housing data for the place are shown in connection with the presentation for the first division. When the place is situated in two or more counties, the data are shown in connection with each county.

Any minor civil division that contained no dwelling units in 1940 is omitted from the present volume. It will be noted, also, that detailed data are not shown for divisions containing fewer than three dwelling units, although the dwelling units in such places are included in the totals for larger areas.

Availability of unpublished data.—Housing characteristics of the type presented in table 4 of the State sections have been tabulated for all dwelling units in each enumeration district in urban places and for the nonfarm dwelling units in each rural enumeration dis-

trict. The data presented in table 6 of the State sections have been tabulated for the farm dwelling units in each rural enumeration district. Although it has not been practicable to publish the data for enumeration districts, the statistics can be made available, upon request, for the nominal cost of transcribing or reproducing them. Copies of maps showing enumeration district boundaries can also be furnished, usually at nominal cost. 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.

Use of the data for small areas.—The tabulation of housing characteristics for areas as small as minor civil divisions or incorporated places of less than 2,500 inhabitants provides descriptive material of considerable value for small communities. The statistics will also be useful in compiling totals for various other areas that may be defined to meet the special requirements of individual investigators. In using the data it should be recognized that the figures for many of these small areas represent the work of only one or two enumerators and that, consequently, the qualitative housing characteristics are subject to a wider margin of error than is to be expected in the figures for counties and cities, which represent returns made by a larger number of enumerators. This qualification applies particularly to the number of dwelling units reported as needing major repairs, since the enumeration of this item depended to a considerable extent upon the judgment of individual enumerators.