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SIXTEENTH CENSUS OF THE UNITED STATES : 1940

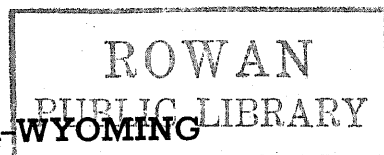
HOUSING

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 2: NEVADA-WYOMING



Comprising the First Series of Housing Bulletins for the States

Prepared under the supervision of

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Chief Statistician for Population

Bureau of the Census
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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 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.

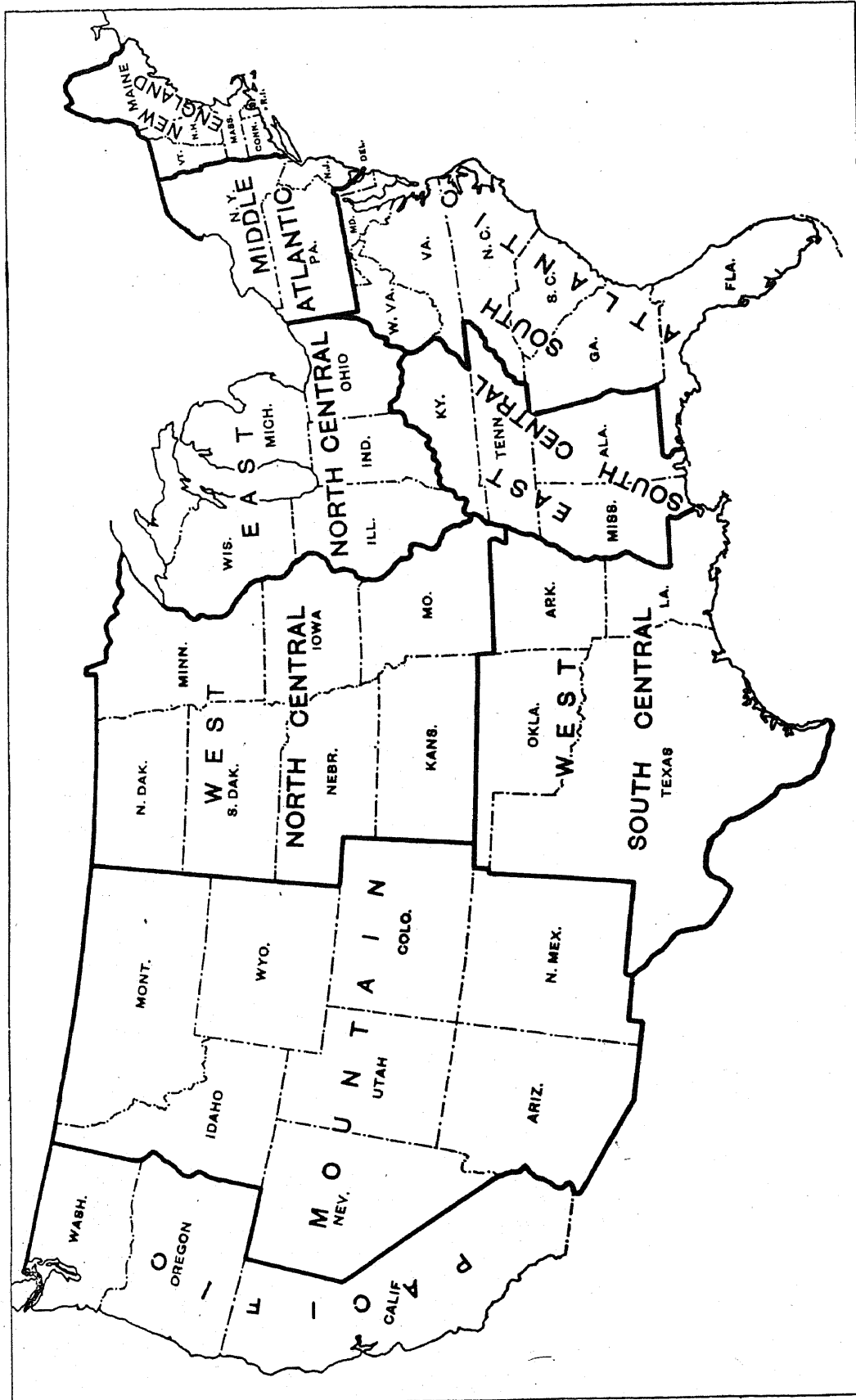
Part 2—Continued.

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

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MAP OF THE UNITED STATES SHOWING GEOGRAPHIC DIVISIONS



BUREAU OF THE CENSUS

U. S. DEPARTMENT OF COMMERCE

FOREWORD

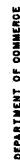
The statistics presented in Volume I of the Reports on Housing are based on data from the Census of Housing, taken as of April 1, 1940. The Census of Housing was authorized by Act of Congress on August 11, 1939, which provided that it be taken "in conjunction with, at the same time, and as part of the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

This volume (Volume I), printed in two parts, presents limited tabulations of housing data for small areas and a summary of 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 material was first published in a series of State bulletins, one for each State, each entitled "Housing, First Series, Data for Small Areas," and comprising the first series of Housing bulletins for States. These bulletins, with minor corrections, have been 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 Nevada. 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 the introduction to the United States Summary appearing in Part 1 of this volume.

[Names of principal metropolitan districts shown in capitals, as DENVER; names of secondary metropolitan districts shown in lower case, as Pueblo.]



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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 2 is shown in the tabular statement below.

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.

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HOUSING

DATA FOR SMALL AREAS

INTRODUCTION

GENERAL

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.

The first series of Housing bulletins includes a separate bulletin for each State. Each bulletin presents limited tabulations of the housing data for the State, counties, incorporated places of 1,000 inhabitants or more, and minor civil divisions. Subjects presented for all areas are the total number of dwelling units classified by occupancy and tenure, color of occupants, number of persons per room, state of repair, and plumbing equipment; additional subjects shown for urban and rural-nonfarm areas include the number of residential structures, the average monthly rent or rental value of dwelling units, and the mortgage status of owner-occupied nonfarm units; and for rural-farm areas additional information is shown concerning electric lighting, running water, and toilet facilities.

Arrangement of tables.—The tables of the present bulletin 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 bulletins for States which contain the principal central city of a metropolitan

district; data for the entire district are shown in one bulletin, even though parts of the district may be located in another State.

Related reports.—Supplements to the first series of Housing bulletins present similar statistics for blocks in each city that in 1930 had 50,000 inhabitants or more. In the supplementary reports for cities, the block data are summarized for census tracts in tracted cities and for wards, or equivalent subdivisions, in untracted cities.

The second series of Housing bulletins will contain more detailed statistics for the State, for urban, rural-nonfarm, and rural-farm areas in the State, for counties, for rural-nonfarm and rural-farm parts of counties, for urban places, and for metropolitan districts. Additional topics covered by the second series will include size of household, value or rent of farm dwelling units as well as nonfarm dwelling units, type of structure, exterior material, year built, number of rooms, lighting equipment, water supply, toilet facilities, bathtub or shower, radio, refrigeration equipment, cooking fuel, heating equipment, heating fuel; and for tenant-occupied nonfarm dwelling units, gross monthly rent and inclusion of furniture in rent. The more significant items will be shown separately for the various occupancy, tenure, and color groups.

The first series of Population bulletins shows 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 inhabitants 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, 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.

Maps.—Maps showing the minor civil divisions and urban places appear in the first series of Population bulletins. Maps of the metropolitan districts have been distributed, in the form of processed releases, one for each district, and will also be published in the second

series of Population bulletins. Maps showing the census tracts for tracted cities and wards for untraced cities appear in the supplements to the first series of Housing bulletins.

DEFINITIONS OF TERMS AND EXPLANATIONS

Urban and rural areas.—Housing characteristics for the State are presented separately for the urban, rural-nonfarm, and rural-farm areas which have been established for the 1940 Census of Population.

The urban area is made up for the most part of cities and other incorporated places having 2,500 inhabitants or more, places of this type constituting about 96 percent of the urban places in the United States. A second type is limited to the States of New Hampshire, Massachusetts, and Rhode Island, in which States it is not the practice to incorporate as municipalities places of less than 10,000. This type is made up of towns (townships) in which there is a village or thickly settled area having more than 2,500 inhabitants and comprising, either by itself or when combined with other villages within the same town, more than 50 percent of the total population of the town. This type of urban places comprised, in 1940, 7 towns in New Hampshire, 83 towns in Massachusetts, and 12 towns in Rhode Island. A third type of urban places is made up of townships and other political subdivisions (not incorporated as municipalities; nor containing any areas so incorporated) with a total population of 10,000 or more and a population density of 1,000 or more per square mile. Under the special rule establishing this type, urban classification was given in 1940 to places distributed as follows: 4 towns in Connecticut, 1 town in New York, 12 townships in New Jersey, 11 townships in Pennsylvania, 2 election districts in Maryland, 1 county (which had no minor civil divisions) in Virginia, 1 militia district in Georgia, and 1 township in California.

Rural-nonfarm dwelling units.—Rural-nonfarm dwelling units are those located outside the boundaries of urban places but not on farms. They are found in a wide variety of locations, ranging from isolated non-farm homes in the open country to unincorporated areas suburban to a large city. Furthermore, as between one section of the country and another, the general characteristics of this area are much less uniform than are those of either the urban or the rural-farm area. In some States the rural-nonfarm area consists mainly of small manufacturing villages or of unincorporated suburban areas; in other States it may consist mainly of mining settlements; and in still other States, especially some agricultural States, it is made up largely of small trade centers.

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.

Rural-farm dwelling units, however, represent about 99 percent of all farm dwelling units, the number of farms located in urban territory being, in most States, very small. In a few States, however, especially in New Hampshire, Massachusetts, and Rhode Island, a considerable fraction of the total number of urban places consists of entire towns (townships) classified as urban (type 2, as indicated above); these urban places contain more territory not thickly settled (and therefore available for farming) than do the urban places in most other States. There are also decided differences among the States with respect to the amount of open country included within the boundaries of cities.

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 first series Population bulletin for the State.

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 bulletin. 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.

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 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. 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. In such cases, the unit considered is not the minor civil division but component enumeration districts. 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.

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 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 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 lodgings; 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 multifamily structure containing no persons enumerated as part of the institutional population. In the case of government-owned dwelling units in 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.

The fact that the premises occupied by institutional groups are excluded from the statistics presented for occupied dwelling units should be considered in comparisons of the statistics on population and housing for a given area. The population in institutions may account for a large proportion of the total population of a township or other small area.

Residential structure.—A residential structure is a building that contains one or more dwelling units. Each single-family or two-family house, apartment

house, or other residential building with open space on all sides constitutes a separate structure. Each house in a block of three or more "row" houses is counted as a separate structure, but two attached dwelling units constitute one two-family structure. A building designed primarily for business or other nonresidential use was not enumerated unless it contained one or more dwelling units.

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 in the Population census at their usual place of residence. A dwelling unit is owner-occupied if it is 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 is actually paid for the living quarters. Rent-free quarters and living accommodations received in payment for services performed are thus included with the tenant-occupied units.

The group "vacant, for sale or rent" includes all vacant dwelling units available for occupancy, even though not actually offered in the housing market at the time of enumeration. Dwelling units in "boarded-up" structures are excluded if they are beyond repair. The percentage of all dwelling units in the State that were vacant and for sale or rent on April 1, 1940, as shown in table 1, represents what is commonly referred to as the vacancy ratio. The relatively small group classified as "vacant, not for sale or rent" represents chiefly dwelling units neither occupied nor available for sale or rent at the time of enumeration because they were being held for absent households. While many of these are for seasonal use only, others are the usual place of residence of households for which population data were enumerated elsewhere and reallocated to the home district. Dwelling units occupied temporarily by nonresident households are also included in this category.

Color of occupants.—Occupied dwelling units are classified by color of head of household, according to the definition used in the 1940 Census of Population. In this bulletin two categories are presented, "white" and "nonwhite." The classification "white" includes persons of Mexican birth or ancestry who were not definitely Indian or of other nonwhite race. "Nonwhite" comprises Negro, Indian, Chinese, Japanese, Filipino, Hindu, Korean, or other nonwhite race, and persons of mixed white and nonwhite parentage.

Persons per room.—The number of persons per room, used as an index of crowding, has been computed for each occupied unit. The number of dwelling units classified as having more than one and one-half persons per room is shown for each area. All persons enumer-

ated in the Population census as members of the household, including lodgers, servants, and other nonrelated persons, are counted in determining the number of persons that occupy each dwelling unit. The number of rooms in the dwelling unit includes all rooms available for use throughout the year. Bathrooms, closets, pantries, halls, screened porches, and unfinished rooms in the basement and attic are not counted as rooms.

State of repair and plumbing equipment.—Instructions to enumerators specified that dwelling units were to be classified 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. The data on state of repair are tabulated in combination with selected types of plumbing equipment and are therefore limited to dwelling units for which all of the various items in the combination were reported.

Contract or estimated rent.—The average monthly rent or rental value of all dwelling units in urban and rural-nonfarm areas is obtained by dividing the total amount of rent or estimated rental value reported by the number of dwelling units for which these items were reported. The enumerator was instructed to report for each tenant-occupied nonfarm 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; for each owner-occupied nonfarm dwelling unit, the owner's estimate of its monthly rental value; and for each vacant unit, the rent asked or the estimated rental value. The rental reported for a vacant seasonal dwelling unit represents the actual or estimated monthly amount charged for the unit during the portion of the year it is generally occupied; in resort areas, therefore, the average rent may be considerably higher than in areas where dwelling units are customarily occupied for the entire year.

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 included in the Census of Agriculture.

Dwelling units reporting.—All dwelling units are classified by occupancy and tenure, and all occupied units are classified by color of occupants. The corresponding percentage distributions shown for these items in table 1 therefore, are based on all dwelling units and all occupied units, respectively. For other subjects, such as state of repair and plumbing equipment, the percentages shown are based on the dwelling units for which specific characteristics are reported,

that is, the total shown as "number reporting." The number of dwelling units for which the enumerator obtained no report on a particular item is shown for the State totals only; however, the corresponding figures can easily be derived for each area presented in other tables by subtracting the number reporting from the total number of dwelling units (or total occupied) shown for the area.

Data from previous censuses.—Several of the subjects covered in this bulletin have been presented in publications of earlier censuses, although the data were not presented for many areas as small as minor civil divisions. The number of "occupied dwelling units" in 1940 is roughly comparable with the number of "private families" or "homes" shown in the report on families for the 1930 Census of Population. The number of families, on a slightly broader basis (including what were termed quasi-family groups in 1930) but still reasonably comparable, has been presented for each census since 1850. The term "dwelling" as used in 1930 (and earlier) is comparable with the term "residential structure," as used in the 1940 census, though the number of structures shown in 1940 includes entirely vacant structures, which were not included in the earlier censuses.

The classification of homes by tenure is available for 1890 and succeeding census years. The number of owner-occupied homes that were enumerated was shown for each census from 1890 to 1920. Statistics of families classified by color of head have been published for each census year from 1890 to the present, except for 1910. However, for many States, the 1930 classification (as published in 1930) is not strictly comparable with the 1940 statistics given in this bulletin because the figures for white families for 1930 excluded Mexicans. The 1930 figures have been revised in accordance with the 1940 definition, however, and will be presented in the second series of Housing bulletins.

Reports of the Census of Agriculture for 1920 and 1930 indicate the number of farm operators' dwellings that were lighted by electricity and the number with water piped into the dwelling; the 1930 reports also show the number with water piped into a bathroom. These figures are only roughly comparable with the corresponding figures for rural-farm dwelling units in 1940 because the statistics for earlier years represent the homes of farm operators only, whereas the 1940 figures include all dwelling units on farms, that is, the homes of farm laborers and persons engaged in nonfarm occupations, as well as those of farm operators. Moreover, the statistics for 1920 and 1930 include urban-farm dwelling units while the 1940 data are limited to rural-farm dwelling units, those on farms within the boundaries of urban places being included in the urban totals.

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.

Availability of unpublished data.—Housing characteristics of the type presented in table 4 have been tabulated for all dwelling units in each enumeration district in urban places and for the nonfarm dwelling units in each rural enumeration district. The data presented in table 6 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.