

## 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 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

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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:**  
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**Part 2:**  
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Arizona.  
Arkansas.  
California.  
Colorado.  
Connecticut.  
Delaware.  
District of Columbia.  
Florida.  
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North Carolina.  
North Dakota.  
Ohio.  
Oklahoma.  
Oregon.  
Pennsylvania.  
Rhode Island.  
South Carolina.  
South Dakota.  
Tennessee.  
Texas.  
Utah.  
Vermont.  
Virginia.  
Washington.  
West Virginia.  
Wisconsin.  
Wyoming.

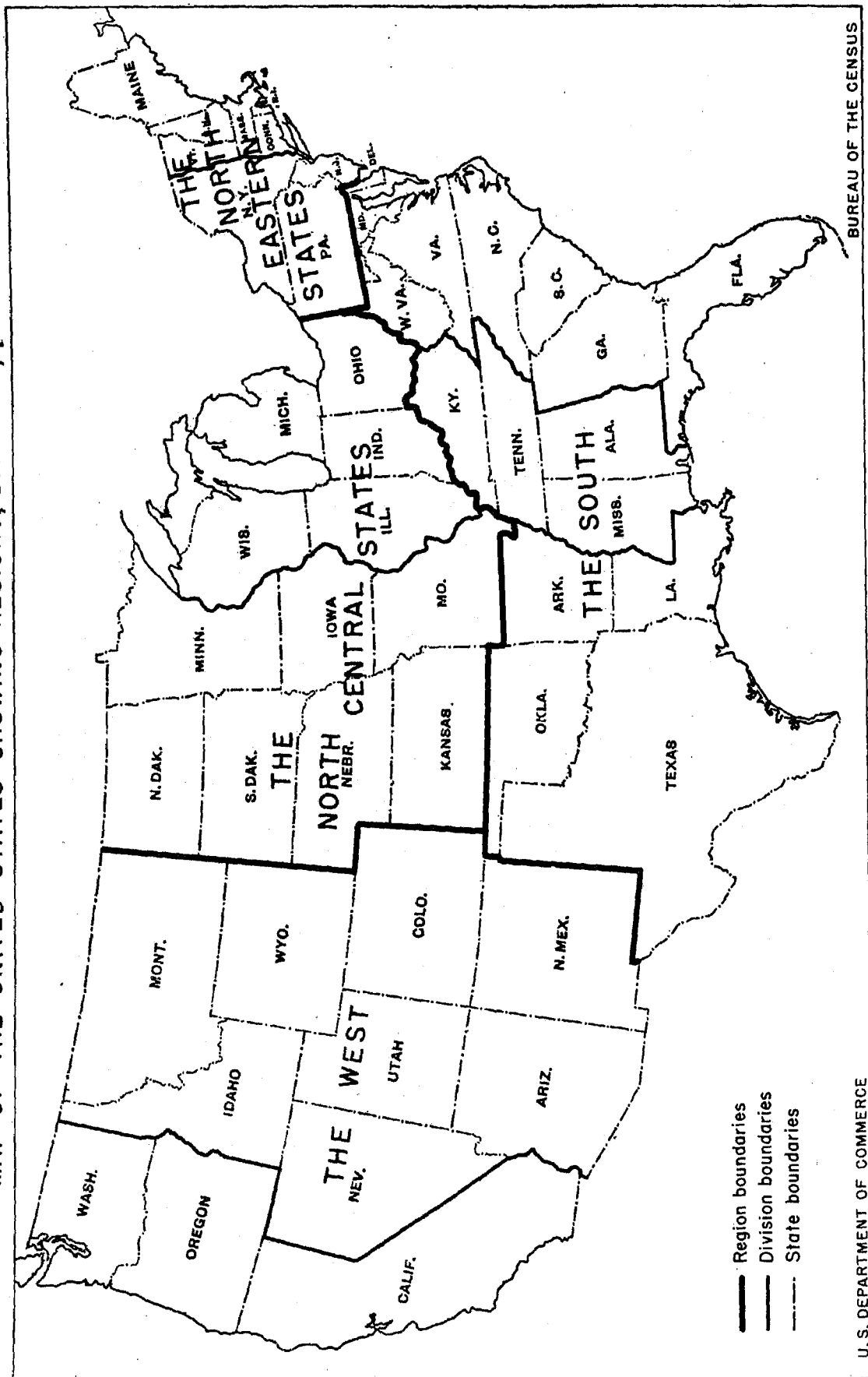
## FOREWORD

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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<sup>1</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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Tulsa Metro. Dist.....	E	371	372	-----	373	374	375	-----	Corpus Christi*.....	E	628	629	-----	-----	-----	-----	-----
<b>Oregon:</b>									Dallas.....	F	630	631	-----	632	633	634	635
Portland.....	B	387	388	-----	389	390	391	-----	Dallas Metro. Dist.....	G	636	637	-----	638	639	640	-----
Portland Metro. Dist.....	C	392	393	-----	394	395	396	-----	El Paso*.....	H	641	642	-----	-----	-----	-----	-----
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Altoona*.....	D	414	415	-----	-----	-----	-----	-----	Houston.....	L	657	658	-----	659	660	661	662
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Upper Darby township*.....	W	490	491	-----	-----	-----	-----	-----	Spokane.....	D	777	778	-----	779	780	781	-----
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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>								
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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.