SIXTEENTH CENSUS OF THE UNITED STATES: 1940

POPULATION and HOUSING

FAMILIES

INCOME AND RENT

NOTE: Subtitle should read:

For Regions and for Metropolitan Districts of 1,000,000 or More

Statistics for cities of 1,000,000 or more are not shown in this report. Tables 4, 8, 11, and 14 present figures for the respective metropolitan districts only

Dr. LEON E. TRUESDELL
Chief Statistician for Population

UNITED STATES
GOVERNMENT PRINTING OFFICE
WASHINGTON: 1943
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REPORTS ON POPULATION

Volume
I Number of Inhabitants, by States.
II Characteristics of the Population, 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, Parenthood, Mother Tongue, Further Statistics on the Labor Force, etc.
Special Reports.

REPORTS ON HOUSING

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.
FOREWORD

Sampling techniques were utilized in the Sixteenth Decennial Census for the first time in the history of the Population Census. The use of sampling methods permitted the collection of statistics on a larger number of inquiries than has heretofore been possible, the release of preliminary population statistics at an early date, and the tabulation of a great many social and economic characteristics of the population at a relatively low cost.

This report is based on tabulations of a sample of the census returns and presents statistics on the characteristics of urban and rural-nonfarm families and heads of families in relation to monthly rent, family wage or salary income, and receipt of other income. The data provide a basis for the analysis of the characteristics of families at different economic levels as measured by income and monthly rent, and for the analysis of the relation of family income to monthly rent. The report was prepared under the supervision of Dr. Leon E. Truesdell, Chief Statistician for Population, and Dr. A. Ross Eckler, Assistant Chief Statistician, by Howard G. Brunsman, Chief of Housing Statistics, Dr. Selma Fine Goldsmith, Income Analyst, and Edward P. Staudt, Housing Analyst. The sampling procedures were under the direction of Dr. W. Edwards Deming, Mathematical Adviser.
FAMILIES, 1940

INCOME AND RENT

INTRODUCTION

GENERAL

This report presents statistics on the characteristics of urban and rural-nonfarm families and heads of families in relation to monthly rent and family wage or salary income and receipt of other income in 1939. The statistics are based on the tabulation of a sample of the returns of the Population and Housing Censuses taken as of April 1, 1940. Heads of families are shown by sex, marital status (of male head), employment status, and major occupation group. Families are classified by size, number of children under 16 years old, and number of persons in the labor force. Dwelling units are classified by number of rooms and state of repair and plumbing equipment. Statistics are presented for the United States, for the four regions, for the urban and rural-nonfarm parts of the United States and regions, and for metropolitan districts of 1,000,000 inhabitants or more.

Related reports on families. — This is one of a series of reports presenting statistics for families, based on the tabulation of a sample of the returns of the 1940 Census of Housing and Population. The specific titles of other reports in the series, and a brief summary of the subjects covered, are given below.

Tenure and Rent. Data for urban and rural-nonfarm families classified by tenure and rent and cross-classified by family characteristics and characteristics of the head, are presented in this report for regions, cities of 1,000,000 or more and metropolitan districts of 200,000 or more, are presented in this report. Heads of families are shown by race, nativity, parentage, citizenship, sex, marital status, age, highest grade of school completed, migration status, employment status, and major occupation group. Families are classified according to tenure, size, number of children, labor force status of children 14 to 17 years old, number of lodgers and subfamilies, family employment status, class of worker composition and family wage or salary income in 1939. Statistics for quasi households, such as institutions, hotels and lodgings, are also shown in this report.

Characteristics of Rural-Farm Families. Rural-farm families are classified by tenure, occupation of the head, and in some cases by value or rent, and cross-classified by selected housing characteristics, family characteristics and characteristics of the head. Statistics are presented for regions and geographic divisions.

Types of Families. Characteristics of families by family type, that is, by sex and marital status of head, and number of children, are presented in this report by age of head and other characteristics of the head and/or the families. Statistics are shown for regions and for cities of 1,000,000 or more.

Employment Status: Data for families by number and employment status of persons in the labor force, by characteristics of the family and of the family head, are presented in this report for regions and for cities of 1,000,000 or more.

Size of Family and Age of Head: Characteristics of families and of family heads, by type and size of family and age of head, are presented in this report for regions and for cities of 1,000,000 or more.

Related reports on population and housing. — Volumes II, III, and IV of the Reports on Population show for individuals many of the characteristics given in the present report for families and family heads. Volume II, entitled "Characteristics of the Population," presents data on general population characteristics and condensed labor force statistics for States, counties, all urban places, and metropolitan districts. Volume III, entitled "The Labor Force—Occupation, Industry, Employment, and Income," gives more detailed data on the labor force for States and cities of 100,000 or more. Volume IV, entitled "Characteristics by Age—Marital Status, Relationship, Education, and Citizenship," deals with general population characteristics for States and cities of 50,000 or more, and presents data on marital status and relationship to head of household as well as other data less closely related to the labor force. Volume I of the Reports on Housing, entitled "Data for Small Areas" presents limited data on tenure, age of dwelling, and state of repair, for States, counties, incorporated places of 1,000 or more, minor civil divisions, and metropolitan districts. Volume II, entitled "General Characteristics," presents statistics on tenure, value or monthly rent, size of household, race of head, number of rooms, housing facilities and equipment, and other characteristics, for States, counties, urban places, and metropolitan districts. Volume III, entitled "Characteristics by Monthly Rent or Value," presents statistics showing the relationship between rent or value and housing characteristics such as type of structure, age of dwelling unit, state of repair and plumbing equipment, number of rooms, size of household, race of head, persons per room, and housing characteristics. Statistics in Volume III are presented for States, cities of 50,000 inhabitants or more, and metropolitan districts having a central city of 100,000 or more or a gross population of 150,000 or more.

Data from previous censuses. — The number of nonfarm families classified by tenure and rent was first published by the Bureau of the Census in Volume VI of the 1936 Population Reports. The data in this report were based on the 1939 Census of Housing and included statistics on characteristics of families and heads of families classified by tenure but not by value or rent. Family statistics were presented for each State by counties and for all incorporated places of 2,500 or more. No data on family income are available from any census prior to 1940.

Arrangement of tables. — Tables are arranged by subject and area; for each subject the table or tables presenting data for the United States are followed by a table for regions and for metropolitan districts.

Availability of unpublished data. — Statistics for regions, cities of 1,000,000 or more and metropolitan districts of
DEFINITIONS OF TERMS AND EXPLANATIONS

Urban and rural areas.—Urban population, as defined by the Bureau of the Census, is in general that residing in cities and other incorporated places having 2,500 inhabitants or more. The remainder of the population is classified as rural, and is subdivided into the rural-farm population, which comprises all rural residents living on farms, and the rural-nonfarm population, which comprises the remaining rural population. In the present report figures are restricted to families in urban and rural nonfarm areas for further details on the urban and rural classification, see Population, Volume I, entitled "Number of Inhabitants."

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 being in one district. The general plan is to include in the district, in addition to the 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 population groups of the same metropolitan districts are excluded on the basis of special qualifications. A metropolitan district is thus not a political unit but rather an area including all the thinly settled territory in and around a city. It tends to be a more or less integrated area with common economic, social, and, often, administrative interests. In the present report, statistics are shown for urban and rural-nonfarm areas in each of all metropolitan districts of 1,000,000 inhabitants or more.

Family, private household, and occupied dwelling unit.—The term "family," as defined in the 1920, 1930, and 1940 censuses, is limited to private families and excludes the small number (about 60,000) of institutions and other quasi households, the total number of persons in private households since 1850. A private family comprises a family head and all other persons in the home who are related to the head by blood, marriage, or adoption, and who live together and share common household arrangements. A person living alone is counted as a one-person private family. A head sharing his living accommodations with one or more unrelated persons is also counted as a one-person private family. A group of related persons residing permanently or for an extended period in an apartment house is counted as a private family. The term "private household" is used in the 1940 Population Census to include the related private households (constitute the private family) and the lodgers, servants, or roomers, if any, who regularly live in the home. Thus, the number of private households is the same as the number of private families, but the total number of persons in private households includes some individuals who are not members of private families. A family group reporting more than 10 lodgers is classified as a private household (specifically, as a lodging house) rather than as a private family or private household. Statistics on the number of private households for States and cities of 50,000 or more are shown in the tables on relationship to head of household in Volume IV of the Reports on Population.

An "occupied dwelling unit," as the term is used in the 1940 Housing Census, is the living quarters occupied by one household. An occupied 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 to transient use; a room in a structure primarily devoted to business or nonresidential purposes; or a tourist cabin, trailer, railroad car, boat, tent, etc., if occupied by persons having no other place of residence.

The number of occupied dwelling units obtained from the Housing census is approximately the same as the number of private families obtained from the Population census. About 110,000 families were enumerated at some place other than their usual place of residence; these were counted as private families, though their living quarters were not included in the classification of occupied dwelling units. On the other hand, there were about 20,000 households with more than 10 lodgers whose quarters were included as occupied dwelling units, though the households were not classified as private families, but as lodging houses (quasi households). The living quarters of all other classes of quasi households, such as institutions, schools, labor camps, military or naval posts, and the transient population of hotels were excluded from the count of occupied dwelling units. These differences between the number of private families and the occupied units are numerically minor and partly offsetting.

Tenure.—Families are classified by tenure into two groups: Owner and tenant. A family is classified as an owner family if the dwelling unit occupied was owned wholly or in part by the head of the family or by some related member of his family living in the household. A family is classified as a tenant family whether or not each rent was actually paid for the living quarters. Families residing in rent-free quarters or in living accommodations which were received in payment for services performed are thus included with the tenant families.

Rent.—The rent data represent the reported contract rent of tenant-occupied dwelling units, and the estimated rental value of owner-occupied units for which no money rent was paid, the estimated monthly rental value based on the monthly rental paid for similar dwelling units in the neighborhood was reported.

Family wage or salary income and receipt of other income in 1939.—All persons 14 years old and over (except inmates of institutions) were asked to report (1) the amount of money wage or salary income received in 1939 and (2) whether income amounting to $50 or more was received in 1939 from sources other than money wages or salaries. The second question was included in order to identify those persons or families whose income from money wages or salaries represented all or nearly all of their income. Wage or salary income, as defined for the purpose of the 1940 census, includes all money received by persons in compensation for work or services performed as employees, including commissions, tips, piece-rate payments, bonuses, etc., as well as receipts commonly referred to as wages or salaries. Emplees were instructed not to consider as wages or salary income receipts from business profits, fees, travel reimbursements, sale of crops, unemployment compensation, etc., nor compensation in forms other than money, such as meals, lodging, clothing, and fuel.

Family wage or salary income was obtained by combining the wages and salaries reported by all related persons 14 years old and over in the family. Families were classified as having wage or salary income not reported when no report on wage or salary income was obtained for one or more members who were (1) in the labor force and classified as wage or salary workers, or (2) not in the labor force but reported one or more persons who worked in 1939. When the question on wage or salary income was not answered by employers, own-account workers, unpaid family workers, new workers, or for persons not in the labor force whose usual work in 1939 was in agriculture, it was assumed they had no wage or salary income. This was done because relatively few of these groups of persons worked for wages or salaries in 1939, and the enumerator left the column blank in most cases because he believed that the question on wage or salary income was inapplicable.

"Other income," as defined in the 1940 census, includes all income other than money wages or salaries, such as income from sources other than money wages or salaries, receipts from the sale of farm products, rents, interest, dividends, unemployment compensation, direct relief, old-age assistance, public assistance, annuities, military and naval pensions, and any other contributions from persons other than members of the immediate family, and income received in kind from sources other than the immediate family. "Other income" does not include receipts in the form of lump-sum insurance settlements or compensation payments, occasional gifts of goods or money, inheritances, receipts or profits from the sale of properties (unless the person earned his living by buying and selling such properties), or reimbursements for travel expenses.

Families were classified as "with other income" if any related person 14 years old or over reported the receipt of $50 or more from sources other than money wages or salaries. Families were classified as "without other income" if all members 14 years old and over reported that they had not received other income amounting to $50 or more. Persons engaged in home homework or in school who failed to report on the receipt or
nonreceipt of other income were considered to have received no other income. Families were classified in the category "other income not shown" if any other member or members engaged in home work or in school, failed to report on the receipt or nonreceipt of other income, and no other member reported that he had received other income. Since relatively few persons engaged in home work or in school, it is probable that many enumerators assumed that the question on the receipt of other income was inapplicable and accordingly made no entries for such persons.

In this report statistics for families with no report on the receipt of other income are combined with those for families with other income, in spite of the fact that the majority of the families with no report on other income probably had no other income. The number of families in the family's income was used in computing the statistics on wage or salary income for families primarily dependent upon such income from being distorted by the inclusion of families which may have had $500 or more of income from non-wage sources.

Head of family.--One person in each family was designated in the 1940 census as the family head, being usually the person regarded as head by the members of the family. The number of heads of families is, therefore, equal to the number of families. The head of a private family is usually a married man and the "chief breadwinner" in the family. In some cases, however, the head is a parent of the chief earner or is the only adult member of the household.

Race.--For the South separate statistics are presented for nonwhite families. Families are classified as white or nonwhites in accordance with the race of the head of the family. Persons of Mexican birth or ancestry who were not definitely Indian or of other nonwhite race were returned as white in 1940.

Sex and marital status of head.--Data are presented by sex of head and by marital status of male heads. The statistics on marital status of the family head refer to the marital status at the time the census was taken. Heads of families classified as married consist both of those who have been married only once, and those who remarried after having been divorced or widowed.

A male head was classified as "married, wife present," if his wife was reported as a member of the household in which he was enumerated. Females were not classified as heads of families if their husbands were living in the household at the time the census was taken. A family with a male head, married, wife present is regarded as a "normal" family.

The group "male head, other marital status" consists of married male heads whose wives were not living in the same household at the time of the census and male heads who were single, widowed, or divorced. The group of married male heads with wife absent includes heads whose families had been broken by separation (often preceding divorce), immigrants whose wives were abroad, husbands of persons enumerated in institutions, and heads whose usual place of residence was not the same as that of their wives, including soldiers, sailors, and men in labor camps.

Children under 21 years old.--The count of children under 21 years old in the families includes all unmarriage children within this age class who are related to the head of the family either by blood or by adoption. Stepchildren are included but not foster children or wards. Grandchildren, nephews, nieces, and other related children not sons or daughters of the head are included but the number is relatively small.

Size of family.--In the classification of families according to size, only the head of the family and persons related to the head by blood, marriage, or adoption are counted. Lodgers, resident servants, guests, and foster children or wards are omitted from the number of persons in the family but are included in the number of persons in the household, as shown in Volume II of the report issued by the Bureau of the Census. All the one-person families shown in the classification represent persons living alone. A number of so-called partnership families, however, are not included in this group; in such families one person is classified as the head, and the others have been counted as lodgers.

Persons in the labor force.--In some of the tables in this report, families are classified according to the number of related persons 14 years old and over who were in the labor force during the week of March 24 to 30, 1940. The labor force consists of persons 14 years old and over who were employed for pay or profit or engaged in unpaid family work, or who were on furlough from a regular emergency work or seeking work during the census week. (For definitions of these and other status categories, see "Employment Status of Head," below.)

The classification of families by number of persons in the labor force provides an indication of the number of workers normally contributing to the support of the family. In many cases, however, the members of the family are financially more or less independent of one another, so that the family does not function as a single economic unit. It should also be borne in mind that many persons not in the labor force derive income from sources such as pensions, investments, and public assistance payments, which often provide a large part, and sometimes all, of the means of support. Most of the families with no members in the labor force presumably derive their support from such sources; the heads of such families are in large part widows and elderly men who have retired from the labor force.

Employment status of head.--Families are classified according to the employment status of the family head, showing separately families in which the head was employed, on public emergency work, seeking work, or not in the labor force during the census week. Since the family head is usually the principal wage earner, this classification is useful as an indication of the economic impact of unemployment upon families.

In some families, however, the head was a dependent, such as an aged father or mother supported by the children.

The classification according to the employment status of the head is based on the employment status classification for individuals in the labor force, in which the following categories are distinguished:

Employed.--The group classified as employed includes persons who worked for pay or profit at any time during the week of March 24 to 30, 1940, in private work or nonemergency Federal, State, or local government work, or assisted without pay on a family farm or in a family business; and persons not actually at work and not seeking work during the week of March 24 to 30, 1940, but with jobs, businesses, or professional enterprises which they are ready to return to work on a specific date. For convenience in terminology, the term "Employed" is used in this report to refer to the group designated "Employed (except on public emergency work)" in the publications presenting data for individuals.

Public emergency work.--This category includes persons who, during the week of March 24 to 30, 1940, were at work on, or assigned to, public emergency work projects conducted by the Works Projects Administration (WPA), Federal Youth Administration (NYA), the Civilian Conservation Corps (CCC), or State or local public relief agencies.

Seeking work.--This category represents persons without work of any kind for the week of March 24 to 30, 1940, who were actively seeking work during that week.

Major occupation group of head.--For families with employed heads, the classification according to the current major occupation group of the family head gives an indication of the general economic and social status of the family, which tends to be closely associated with the occupation of the head. Data on the occupational characteristics of all family heads in the labor force are not shown in this report because of the difficulty of interpreting an aggregate consisting of (i) current occupations (for employed heads); (2) occupations pursued on emergency work projects (for heads on public emergency work); and (3) latest occupations (for heads seeking work), which may represent work that ended a week before the census date or many years in the past.

In classifying occupation returns for 1940, the Bureau of the Census used a classification system with 401 occupation titles. For a list of the occupations included in each major group, see Part 1 of Volume II of the Reports on Population.
State of repair and plumbing equipment. — Instructions to enumerators specified that a structure was to be reported as "needed major repairs" when parts of the structure such as floors, roof, plaster, walls, or foundations required repairs or replacement. 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 presented in combination with data for selected types of plumbing equipment and are, therefore, limited to dwelling units for which all of the various items in the combination were reported. A dwelling unit was reported as having running water if the principal source of water available for household purposes (not necessarily drinking water) is piped into the dwelling unit from either a pressure or a gravity system. A dwelling unit was reported as having a private flush toilet if a toilet supplied with running water was located in the structure and was available for the exclusive use of the occupants of the dwelling unit. A dwelling was reported as having a private bath if a bathtub or shower supplied with running water (not necessarily hot water), was available in the structure for the exclusive use of the occupants of the dwelling unit.

Number of rooms. — All rooms that were used or available for use as living quarters for the household were counted in determining the number of rooms in each dwelling unit. Bathrooms, closets, pantries, halls, screened porches, or unfinished rooms in the basement or attic were not counted as rooms. A kitchen was reported as a separate room if it was partitioned off from floor to ceiling; a kitchenette and a dinette separated only by shelves or cabinets were counted as one room. Rooms used for office purposes by a person, such as a doctor or a lawyer, who lived in the dwelling unit were included, but rooms used as a store or shop for business were excluded.

Comparison between results of sample tabulation and complete count.

The statistics shown in this report are based on the tabulation of a sample of families, identified as Sample P. The data presented for dwelling units are for the dwelling units occupied by private families in the sample, and were obtained from the entries on the Housing schedule. The characteristics of private families in the sample were obtained from the entries on the Population schedule. Sample P was designed so that in certain portions of the areas shown, a 25-percent sample was used (multiplied by a uniform factor of 40), and elsewhere a 5-percent sample was used (multiplied by a uniform factor of 20). Exact agreement is not to be expected between tabulations of Sample P and the corresponding tabulations or a complete count, but the sample data nevertheless indicate the relationships among the various characteristics involved. With regard to the individual numbers in the tables, comparison thus far made indicate that 95 percent of the numbers above 25,000 will differ from those given by the complete count by less than 5 percent, 95 percent of those between 10,000 and 24,999 will differ by less than 10 percent, and 95 percent of those between 1,000 and 9,999 will differ by less than 15 percent. Somewhat larger variations may occur in the case of numbers below 2,500 but even here the majority of the differences are less than 15 percent.

Statistics on tenure and on monthly contract or estimated rent based on Sample P and on the complete count are shown in Table A. A complete count of family wage or salary income is not available. The differences shown in Table A are due partly to sampling variations and partly to errors or biases in coding, card-punching, and machine tabulation. The differences are also due in part to the enumeration of the dwelling units of families absent from their usual place of residence as vacant dwelling units, and the inclusion of the tenure and rent data reported on the Population schedule in the tabulations for families. Difficulties in matching the housing data with the family data were the major source of the differences and account for a relatively large difference in the number of families not reporting contract or estimated monthly rent of dwelling unit. Such differences, however, do not affect the relationship of tenure and rent to household characteristics and should not affect the general conclusions that may be drawn from the statistics presented in this report.

### Table A

<table>
<thead>
<tr>
<th>TENURE AND CONTRACT OR ESTIMATED MONTHLY RENT</th>
<th>OCCUPIED DWELLING UNITS, BASED ON COMPLETE COUNT</th>
<th>FAMILIES, BASED ON SAMPLE P</th>
<th>PERCENT OF COMPLETE COUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>All families</td>
<td>27,747,973</td>
<td>27,946,320</td>
<td>100.0%</td>
</tr>
<tr>
<td>Owner</td>
<td>21,613,088</td>
<td>21,697,164</td>
<td>100.2%</td>
</tr>
<tr>
<td>Tenant</td>
<td>6,134,885</td>
<td>6,249,156</td>
<td>101.2%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MONTHLY RENT</th>
<th>OCCUPIED DWELLING UNITS, BASED ON COMPLETE COUNT</th>
<th>FAMILIES, BASED ON SAMPLE P</th>
<th>PERCENT OF COMPLETE COUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number reporting</td>
<td>27,707,118</td>
<td>27,909,650</td>
<td>99.8%</td>
</tr>
<tr>
<td>Under $10</td>
<td>4,354,964</td>
<td>4,345,500</td>
<td>99.8%</td>
</tr>
<tr>
<td>$10 to $99</td>
<td>6,682,881</td>
<td>6,536,700</td>
<td>99.9%</td>
</tr>
<tr>
<td>$100 to $999</td>
<td>6,547,214</td>
<td>6,785,100</td>
<td>100.0%</td>
</tr>
<tr>
<td>$1,000 to $4,999</td>
<td>4,445,057</td>
<td>4,414,900</td>
<td>99.8%</td>
</tr>
<tr>
<td>$5,000 to $9,999</td>
<td>2,019,260</td>
<td>2,020,700</td>
<td>99.9%</td>
</tr>
<tr>
<td>$10,000 to $94,999</td>
<td>1,529,373</td>
<td>1,526,760</td>
<td>99.9%</td>
</tr>
<tr>
<td>$95,000 to $974,999</td>
<td>960,145</td>
<td>957,180</td>
<td>99.9%</td>
</tr>
<tr>
<td>$750,000 and over</td>
<td>955,043</td>
<td>956,650</td>
<td>99.9%</td>
</tr>
<tr>
<td>Not reporting</td>
<td>440,770</td>
<td>408,650</td>
<td>95.8%</td>
</tr>
</tbody>
</table>

The statistics shown in some of the other reports on families are based on tabulations of Sample D and will differ slightly from the statistics shown in this bulletin. For a description of Samples D and P and a comparison of the two samples see the Appendix to the report entitled "Families—General Characteristics." In a forthcoming technical bulletin there will be a detailed exposition of the sampling method, descriptions of the various samples that were taken, and comparisons between the samples and complete count. The purpose of the bulletin will be to assist in evaluating the data that are published on the basis of the samples.