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Housing the Urban Non-White Population
in the United States



HOUSING THE URBAN NON-WHITE POPULATION IN THE UNITED STATES



A Report Submitted by

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HOUSING THE URBAN NON-WHITE POPULATION IN THE UNITED STATES

I

A. Introduction

1. Purpose of Study

The purpose of this study is twofold: I, to summarize relevant information and point up pertinent factors underlying the conditions of housing available to racial minority groups in 1940, and to present whatever reliable data are available to indicate how these conditions have since changed as a result of the impact of our war economy; II, to recommend steps to be taken by the federal agencies to bring about the necessary improvement in the housing of racial minority groups to achieve an acceptable standard of health and safety.

2. Number and Distribution of Non-white Population

According to the U. S. Census of 1940, the population of the non-white¹ racial groups, slightly more than 13,455,000, represented about 10 per cent of the total population, 131,669,275, reported in 1940. The Negro group comprises the vast majority of the non-white population; it was 12,866,000, and represented over 95 per cent of the non-white and nearly 10 per cent of the total population in 1940.

¹ The color classification used in the 1940 U. S. Census data involves two major categories, white and non-white. Persons of Mexican birth or ancestry who were not definitely Indian or of other non-white races were returned as white in 1940. The non-white category includes Negroes and other non-white races such as Indians, Chinese, and Japanese. The great majority - over 95 per cent - of the non-white population consists of Negroes, except in the Pacific States where there are many Chinese and Japanese, and in Oklahoma and certain Mountain States, where many of the non-whites are Indians. U. S. 16th Census (1940) Population. Vols. I, II, III; U. S. Statistical Abstract (1942), p. 18.

The proportion of Negro to total population declined steadily until 1920 when, following our severely restricted immigration policy, it leveled off at slightly less than 10 per cent. This ratio was 19.3 per cent when the first census was taken in 1790; 14.1 per cent just before the Civil War in 1860; 11.9 per cent at the end of the Post-Civil War period of industrial expansion in 1890; and was 9.9, 9.7, and 9.8 per cents, respectively, in 1920, 1930, and 1940.^{2/}

Broadly, the population distribution by regions and race for the United States in 1940 is summarized in Table 1. The racial proportions in the total population in 1940 were a little less than 90 per cent for whites, a little less than 10 per cent for Negroes, and .4 per cent for other races. The regional distribution for the total population was nearly 58 per cent in the North, over 31 per cent in the South, and more than 10 per cent in the West; for whites, 62 per cent, 27 per cent, and 11 per cent, respectively; for Negroes, nearly 22 per cent, 77 per cent, and over 1 per cent, respectively, and for other races it was 21 per cent, 17 per cent, and 62 per cent, respectively, for the North, South, and West.

The white population living in the North was over 55 per cent, in the South over 24 per cent, and in the West over 10 per cent of the total population. The Negro proportions were 2 per cent, 7.8 per cent, and .1 per cent, respectively, and for other races, .1 per cent, .1 per cent, and .3 per cent, respectively, for the North, South, and West.

^{2/} U. S. 16th Census (1940) Population; U. S. Statistical Abstract; and Embree, American Negroes - A Handbook, p. 19.

Table 1.

RACIAL COMPOSITION OF THE U. S. POPULATION BY REGIONS, 1940

(units in thousands)

Region	All Classes		White		Negro		Other Races		Per Cent in Total Population		
	No.	Per Cent	No.	Per Cent	No.	Per Cent	No.	Per Cent	White	Negro	Other
United States	(131,659)	(100.0)	(118,215)	(100.0)	(12,866)	(100.0)	(589)	(100.0)	(59.3)	(9.8)	(0.4)
The North:	(76,120)	(57.9)	(73,207)	(61.9)	(2,790)	(21.7)	(123)	(20.2)	(55.6)	(2.1)	(0.1)
New England	9,437	6.4	8,329	7.0	102	0.8	7	1.2	6.3	0.1	a/
Middle Atlantic	27,539	20.9	26,236	22.2	1,268	9.9	33	5.6	19.9	1.0	a/
E. S. Atlantic	26,626	20.2	25,628	21.6	1,069	8.3	29	4.9	19.4	0.8	a/
W. S. Atlantic	13,517	10.3	13,112	11.1	351	2.7	54	9.2	10.0	0.3	a/
The South:	(41,666)	(31.6)	(31,659)	(26.8)	(9,905)	(77.0)	(103)	(17.6)	(24.1)	(7.9)	(0.1)
South Atlantic	17,823	13.5	13,095	11.1	4,699	36.5	29	4.9	10.0	3.6	a/
E. S. Atlantic	10,778	8.2	7,994	6.8	2,761	21.6	4	0.7	6.1	2.1	a/
W. S. Central	13,065	9.9	10,570	8.9	2,425	18.9	70	11.9	8.0	1.8	0.1
The West:	(13,883)	(10.6)	(13,350)	(11.3)	(171)	(1.3)	(363)	(61.6)	(10.1)	(0.1)	(0.3)
Mountain	4,150	3.2	3,979	3.4	36	0.3	136	22.9	3.0	a/	0.1
Pacific	9,733	7.4	9,371	7.9	134	1.0	228	38.7	7.1	0.1	0.2

Sources: U. S. Bureau of Census, Population - Racial Composition of the Population, 1940, Series P-10, No. 1 (February 2, 1943) Table 2, p. 3.

a/ Less than one-tenth of one per cent.

B. Housing Demand Factors

1. Major Shifts in the Negro Population

Since 1900, the two most significant trends in the shift of Negro population have been (a) cityward, away from the farm and (b) North and Westward, away from the Old South. The shift in Negro population is partially reflected in Tables 2 and 3 below.

Table 2.

RACIAL COMPOSITION OF THE URBAN AND RURAL POPULATION
FOR THE UNITED STATES; 1940, 1930, 1920, AND 1910

Class and Year	Population		Per Cent of Total Population		Per Cent Distribution	
	Urban	Rural	Urban	Rural	Urban	Rural
All Classes:						
1940	74,423,702	57,245,573	56.5	43.5	100.0	100.0
1930	68,984,823	53,820,323	56.2	43.8	100.0	100.0
1920	54,304,603	51,552,647	51.2	48.4	100.0	100.0
1910	42,633,383	49,834,654	45.7	54.3	100.0	100.0
Negro:						
1940	6,253,588	6,811,930	48.6	51.4	8.4	11.6
1930	5,193,913	6,697,230	43.7	56.3	7.5	12.4
1920	3,559,473	6,903,658	34.0	66.0	6.6	13.4
1910	2,634,797	7,124,986	27.3	72.7	6.4	14.3

Source: Compiled from U. S. 16th Census, Negroes in U. S. 1920-1932, and Population, Vol. II, Pt. 1 (1940).

In 1910, a little over 54 per cent of the total population lived in rural^{3/} communities, and nearly 46 per cent in urban communities. By 1940, the ratios had changed and over 56 per cent of the population were then living in urban localities, and only a little over 43 per cent in rural communities. An even more substantial, but similar,

^{3/} Includes both rural farm and rural non-farm.

change occurred in the shift of Negro population. For example, in 1910, about 73 per cent of this population was rural, and only 27 per cent urban, while in 1940, the rural Negro population had dropped to 51 per cent and the urban had risen to roughly 49 per cent. In 1910, the proportion of rural Negro population in the total population was about 14 per cent, and the urban about 6 per cent, while in 1940, the two ratios had shifted so that the rural had fallen below 12 per cent and the urban had risen above 8 per cent.

Table 3.

PER CENT URBAN AND RURAL IN THE NEGRO POPULATION
BY SECTIONS; 1940, 1930, 1920, AND 1910

Section and Division	Per Cent Urban				Per Cent Rural			
	1940	1930	1920	1910	1940	1930	1920	1910
United States	48.7	43.7	34.0	27.3	51.4	56.3	66.0	72.7
The South	36.5	31.7	25.3	21.2	63.7	68.3	74.7	78.6
South Atlantic		33.1	26.5	22.1		66.9	73.5	77.9
East South Central		28.6	22.6	19.2		71.4	77.4	80.8
West South Central		32.6	25.9	22.0		67.4	74.1	78.0
The North	89.4	88.3	84.9	76.9	10.6	11.7	15.1	23.1
The West	83.1	82.5	74.0	78.6	16.9	17.5	26.0	21.4

Source: Compiled from U. S. 16th Census, Negroes in the U. S., 1922-1923, and Population, Vol. II, Part 1 (1940).

Over one-half of the non-white, and nearly one-half of the Negro population were urban dwellers in 1940, i.e., living in localities of 2,500 or more inhabitants. About 87 per cent of the Negro population in the South, nearly 90 per cent in the North, and 83 per cent in the West then lived in urban localities. Between 1910 and 1940 the rural

Negro population declined from about 73 per cent to 51 per cent, and the urban Negro population rose from 27 per cent to about 49 per cent of the Negro population. This trend was reflected in the shift of Negro population of every section of the country.

Nearly 79 per cent of all Negroes living in the South in 1910 resided in rural communities, and 21 per cent in urban localities. In 1940, the ratios had shifted to less than 54 per cent rural, and over 36 per cent urban. There were similar shifts in the North and in the West. The corresponding ratios for the North were, in 1910, 23 per cent rural, and 79 per cent urban, and for the West, 51 per cent rural, and 49 per cent urban. In 1940, the ratios had shifted so that for the North the rural was 11 per cent, and the urban 89 per cent, and for the West 17 per cent and 83 per cent.

Forty per cent of the total Negro population in 1940 resided in 315 urban places with 2,500 or more Negro inhabitants, which accounted for over 5 million Negroes or four-fifths of the total urban Negro population, and two-fifths of the total Negro population.^{4/} Between 1930 and 1940 the number of urban places with 2,500 or more Negroes increased from 263 to 315, and the number of Negroes living in such places increased by 23 per cent or nearly a million. Roughly, 35 per cent of the total Negro population in 1930, and 40 per cent in 1940, were living in cities with 2,500 or more Negro inhabitants. The general picture is summarized in table 4.

^{4/} U. S. 16th Census, Population - Urban Places with 2,500 Negro Inhabitants or More (1940) Series MP No. 10, August 11, 1943.

Table 4.

NEGRO POPULATION IN GROUPS OF URBAN PLACES,
CLASSIFIED ACCORDING TO SIZE OF NEGRO POPULATION,
FOR THE UNITED STATES, 1940 AND 1930

(Includes urban places which had 2,500 Negro inhabitants or more)

Groups of Urban Places by Number of Negroes	1940			1930		
	Number of Places	Negro Population	Per Cent of total Negro Population of the U.S.	Number of Places	Negro Population	Per Cent of total Negro Population of the U.S.
Total	315	5,152,149	40.0	283	4,185,283	35.2
100,000 or more	11	2,082,051	16.2	7	1,305,080	11.0
50,000 to 100,000	9	576,971	4.5	8	622,489	5.2
25,000 to 50,000	18	656,570	5.1	19	702,268	5.9
10,000 to 25,000	38	844,666	6.6	45	706,122	5.9
5,000 to 10,000	70	477,541	3.7	87	455,253	3.8
2,500 to 5,000	151	514,360	4.0	116	394,081	3.3
Cumulative summary:						
100,000 or more	11	2,082,051	16.2	7	1,305,080	11.0
25,000 or more	38	3,315,592	25.8	34	3,629,827	22.1
10,000 or more	94	4,160,268	32.3	80	3,336,349	28.1

Sources: U. S. 16th Census, Population - Urban Places with 2,500 Negro Inhabitants or More (1940) Series WP No. 10, August 11, 1943.

There were 11 cities in 1940, each of which had more than 100,000 Negro inhabitants, 20 with more than 50,000 Negroes and 38 with more than 25,000 Negroes. Six of these 11 cities are located in the North and 5 in the South. They are listed below with the Negro population and its per cent to the total local population.

North			South		
City	Negro Population	Per Cent of Total Local Population	City	Negro Population	Per Cent of Total Local Population
New York City	458,000	(6.1)	Washington	187,000	(28.3)
Chicago	378,000	(8.2)	Baltimore	166,000	(19.3)
Philadelphia	251,000	(13.0)	New Orleans	149,000	(30.1)
Detroit	149,000	(9.2)	Memphis	121,000	(41.5)
St. Louis	109,000	(13.3)	Birmingham	109,000	(40.7)
			Atlanta	105,000	(34.6)
Total	1,248,000		Total	837,000	

The aggregate Negro population for the 11 cities was over 2 million, or more than one-sixth of the total Negro population, and about one-third of the urban Negro population; for the 20 cities it was over 2,659,000, or more than one-fifth of the total Negro population, and over two-fifths of the urban Negro population; and for the 38 cities it was over 3,315,000, or more than one-fourth of the total Negro population, and over one-half of the urban Negro population.

2. Non-white Families, 1940

a. Number and Distribution. Consonant with the trend to urbanization, the number of urban Negro families increased by 26 per cent from 1930-1940, while farm Negro families decreased by 2 per cent, and rural non-farm Negro families increased less than 1 per cent.^{5/} While the Negro population was 9.8 per cent of the total population, the number of Negro families in 1940 was 9 per cent of all the 35,087,440 families in the United States. There were 3,151,000 Negro families, of which 1,655,000 or 53 per cent were urban, and 1,486,000 or 47 per cent rural

^{5/} U. S. Statistical Abstract (1942) p. 44.

dwellers, whereas the 12,866,000 Negro population was little over 51 per cent rural and little less than 49 per cent urban. In 1940, 2.4 million or 76 per cent of all Negro families lived in the South, nearly 700,000 or 22 per cent in the North, and less than 2 per cent in the West, whereas the regional population distribution for Negroes was 77 per cent in the South, a little less than 22 per cent in the North, and a little over 1 per cent in the West. About 50 per cent of all urban Negro families lived in the South, nearly 28 per cent in the North, and over 2 per cent in the West; while over 95 per cent of all rural Negro families lived in the South with a little over 4 per cent in the North and less than 1 per cent in the West. More than nine-tenths of the Negro families in the North and over four-fifths in the West were urban dwellers, while a little over two-fifths in the South lived in urban localities.^{6/}

b. Size of Negro Family Unit. During the decade 1930-40 the average size of all classes of families declined for both urban and rural areas. Although the difference is not great, the average size for all non-white families was slightly larger than all white families in 1940.^{7/} The two tables, 5 and 6 below, tell the story. In terms of 1940 households,^{8/} the median size of rural non-white families tended to be larger, and of urban non-white families smaller, than

^{6/} U. S. 16th Census (1940) Population - Types of Families. p. 12.

^{7/} U. S. 16th Census (1940) Housing. Vol. II, Part 1, Table 9, p. 32.

^{8/} Households are practically synonymous with private family unit, and do not necessarily refer to the dwelling unit occupied, because in many cases a dwelling unit designed for one family may, in fact, be occupied by several family units.

Table 5.

SIZE OF URBAN AND RURAL HOUSEHOLDS BY COLOR, 1940
(Median Size of Household)

Area	All Occupied Units			Owner-Occupied			Tenant-Occupied		
	Total	White	Non-white	Total	White	Non-white	Total	White	Non-white
Total	3.28	3.28	3.34	3.34	3.34	3.45	3.24	3.23	3.30
Rural non-farm	3.21	3.22	3.15	3.11	3.11	3.24	3.32	3.34	3.09
Rural farm	3.81	3.78	4.05	3.63	3.61	4.14	4.00	4.00	4.02
The North	3.27	3.28	3.17	3.34	3.34	3.30	3.23	3.23	3.15
Urban	3.24	3.34	3.17	3.41	3.41	3.33	3.14	3.14	3.14
Rural non-farm	3.15	3.15	3.15	3.02	3.02	3.10	3.30	3.30	3.20
Rural farm	3.63	3.63	3.47	3.47	3.47	3.63	3.87	3.87	3.35
The South	3.49	3.52	3.40	3.52	3.53	3.47	3.47	3.51	3.37
Urban	3.18	3.21	3.08	3.34	3.35	3.23	3.09	3.12	3.01
Rural non-farm	3.41	3.47	3.14	3.34	3.35	3.24	3.47	3.57	3.08
Rural farm	4.04	4.03	4.05	3.90	3.88	4.12	4.14	4.20	4.03
The West	2.85	2.84	3.25	3.04	3.03	3.76	2.67	2.66	2.93
Urban	2.70	2.70	2.83	2.98	2.97	3.11	2.48	2.47	2.72
Rural non-farm	2.96	2.95	3.21	3.00	2.98	3.63	2.92	2.92	3.00
Rural farm	3.40	3.36	4.44	3.33	3.28	4.52	3.52	3.49	4.26

Source: U. S. Statistical Abstract (1943) p. 47.

Table 6.

PERSONS PER FAMILY AND PERSONS PER HOUSEHOLD, BY COLOR AND URBAN-RURAL RESIDENCE, FOR THE UNITED STATES: 1940 AND 1930

(Figures for white families and white population in 1930 revised to include Mexicans who were classified with non-whites in the 1930 reports. 1940 statistics for families based on Sample F.)

Subject and Census Year	Total					
	All Classes	White	Non-white	Urban	Rural non-farm	Rural farm
Median size of -						
Family: 1940	3.15	3.16	3.02	3.00	3.12	3.71
Family: 1930	3.40	3.42	3.16	3.26	3.29	4.02
Household: 1940	3.28	3.28	3.34	3.16	3.21	3.81
Average size of -						
Family: 1940	3.50	3.49	3.66	3.31	3.49	4.09
Private household: 1940	3.67	3.64	4.02	3.51	3.60	4.24
Private household: 1930	4.01	a/	a/	a/	a/	a/
Ratio of total population to number of -						
Families: 1940	3.75	3.72	4.08	3.59	3.75	4.23
Families: 1930	4.11	4.09	4.27	3.97	3.99	4.57
Occupied dwelling units: 1940	3.78	3.75	4.09	3.61	3.78	4.25
Private households: 1940	3.77	3.73	4.12	3.60	3.74	4.27
Private households and quasi-households combined: 1940	3.76	3.72	4.11	3.59	3.73	4.27
Private households and quasi-households combined: 1930	4.10	a/	a/	a/	a/	a/

Source: U. S. 16th Census (1940) Population - Size of Family and Age of Head, Table 4, p. 4.

corresponding white families, except in the West where even the urban non-white families, mainly Orientals, tended to be larger than white families.

It is well-known that the number of rooms used, on the average in urban areas, to accommodate a Negro family unit is much smaller than in the case of whites. The median number of rooms, according to the U. S. Census 1940, in white-occupied dwellings was 4.92 and for non-white-occupied dwellings was 3.45 - a difference of more than one room. More than half of the units occupied by non-whites have four rooms or less, while less than one-fourth of the units occupied by whites have four rooms or less. Thus, Negro-occupied dwellings have fewer rooms per family unit than white-occupied dwellings, but accommodate a greater number of persons.

This situation probably reflects, in part, the disproportionately low family income, crowded and poor living conditions of Negroes and other non-whites in urban localities, as well as other factors affecting family disintegration. For example, there is a tendency for earlier and somewhat less stable family formation to take place among non-whites and a greater proportion of Negro children to leave home earlier than in the case of whites, and for economic circumstances to force Negro families to double-up more intensively and extensively than whites.

Urban families generally tended to be smallest in size, and rural farm families largest, with rural non-farm families in between. Owner-occupied households tended to be larger than tenant-occupied households in urban areas, and smaller in rural farm areas.

3. Negro Employment, 1940

a. The 1940 Labor Force and Its Overall Employment Status. In the United States in 1940, there were 101,103,000 persons fourteen years or over, and 53,789,000 persons in the labor force.^{2/} Corresponding figures for the Negro were 9,259,000 or 9 per cent of all persons fourteen years or over, and 5,389,000 or 5 per cent of the persons in the labor force. In the total labor force in 1940 were 52 per cent of all persons fourteen years or over, 79 per cent of all such males and 25 per cent of all such females. For the corresponding Negro population, 80 per cent of these males and 38 per cent of these females were in the labor force.

Of all persons in the labor force, roughly 10 per cent were seeking work, 5 per cent were on public emergency work, and 85 per cent were employed in other work. The corresponding figures for all males were 10 per cent, 5 per cent, and 85 per cent; and for Negro males 11 per cent, 7 per cent, and 82 per cent. Similar figures for all females in the labor force were 10 per cent, 4 per cent, and 86 per cent, while for Negro females they were 11 per cent, 3 per cent, and 86 per cent.

Of all the more than 45 million workers employed, excluding public emergency work, 75 per cent were classified as "wages or salary

^{2/} All persons fourteen years or over are included "in the labor force" except those reported as engaged in own home housework, in school, unable to work, all in-mates of penal and mental institutions, and homes for the aged, infirm, and needy, regardless of their activity during the census week; others not at work and not having a job, not on public emergency work, and not seeking work; and persons for whom employment status was not reported. U. S. Statistical Abstract (1942) p. 53; U. S. 16th Census (1940) Population, Vol. II, Part 1, Tables 16 and 17, pp. 44, 47.

workers", 22 per cent as "employer and owner-account workers", and 3 per cent as "unpaid family workers". The corresponding figures for all males were 71 per cent, 26 per cent, and 3 per cent; and for Negro males 69 per cent, 25 per cent, and 6 per cent. Similar figures for all females employed were 87 per cent, 8 per cent, and 4 per cent; and for Negro females 80 per cent, 11 per cent, and 8 per cent.

The corresponding urban ratios ran generally about the same as the overall ratios. To mention the most notable exception, for example, in urban areas more persons seemed to be seeking jobs and fewer persons were classified as "employer or owner-account workers" and as "unpaid family workers" than for the United States as a whole.

b. Racial Distribution of Employed Workers by Major Occupational Groups. It is relevant to review broadly the racial distribution of workers, particularly urban workers, employed in the 12 major occupational groups recorded in the 1940 Census of population. The data compiled in Table 7 present the situation for the United States total, urban total, urban non-white, and urban Negro.

There were, in 1940, over 45 million persons employed, excluding those on public emergency work. More than two-thirds or 28 million of this total were urban dwellers. Of these urban dwellers employed, almost 2.4 million or 9 per cent were non-white; and of the non-white, 2 million or 90 per cent were Negroes.

The fact is well-known that the employment of non-white, and particularly Negro, workers living in urban localities in 1940 was concentrated largely in the lowest paying jobs. Relatively few of

Table 7

DISTRIBUTION OF EMPLOYED WORKERS 14 YEARS OLD AND OVER, BY MAJOR OCCUPATION GROUPS AND RACE, FOR THE UNITED STATES AND URBAN, 1940

Major Occupational Groups	U. S. Total		Urban Total		Urban non-white		Urban Negro	
	Number	Per Cent	Number	Per Cent	Number	Per Cent	Number	Per Cent
Total Employed (except on public emergency work)	45,156,083	100.0	27,522,567	100.0	2,331,671	100.0	2,303,168	100.0
Professional workers	2,861,592	6.4	2,099,655	7.6	78,811	3.3	76,136	3.3
Semi-professional workers	463,456	1.0	377,596	1.4	9,179	0.4	8,264	0.4
Farmers and farm managers	5,143,614	11.4	74,113	0.3	5,421	0.2	4,053	0.2
Proprietors, managers, and officials, except farm	3,749,287	8.3	2,719,272	9.9	52,630	2.2	39,420	1.7
Clerical, sales, and kindred workers	7,517,650	16.6	6,313,913	22.9	83,530	3.5	72,789	3.2
Craftsmen, foremen, and kindred workers	5,055,722	11.2	3,683,551	13.3	105,292	4.4	103,607	4.5
Operative and kindred workers	8,252,277	18.3	5,894,639	21.4	365,197	15.3	351,464	15.3
Domestic service workers	2,111,314	4.7	1,458,086	5.3	747,807	31.3	739,536	32.1
Service workers, except domestics	3,458,334	7.7	2,735,535	9.9	404,944	20.3	461,583	20.0
Farm laborers (wage workers) and farm foremen	1,324,890	4.3	124,456	0.5	31,730	1.3	27,544	1.2
Farm lab'rs., unpaid family wks.	1,165,120	2.6	7,114	0.02	1,432	0.1	670	0.03
Laborers, except farm	3,064,128	6.8	1,861,761	6.7	409,028	17.1	403,002	17.5
Occupation not reported	378,719	0.8	232,835	0.8	15,560	0.6	14,950	0.6

Source: U. S. 16th Census (1940) Population - Characteristics of the Non-white Population by Race, Table 8, P. 48; Population, Vol. 17, Part 1, Tables 18 and 19, pp. 48-49.

a/ Less than one-tenth of one per cent.

them had been successful in gaining employment in the more remunerative occupational groups, such as, "clerical, sales and kindred workers", "craftsmen, firemen and kindred workers", "professional" and "semi-professional workers". The bulk of these workers, for example, were employed as domestic servants, other service workers, and non-farm laborers.

The census data bear out these well-known facts. Nearly one-third of the urban Negro workers employed in 1940 were domestic servants, and another one-fifth were other service workers. In other words, over one-half of all urban Negroes employed in 1940 were in the low-paid service worker class. Adding the urban Negroes employed as non-farm laborers, we find that more than two-thirds of the employed urban Negroes were engaged in these three low-paying occupational categories. The situation for urban non-whites was practically identical, but the situation for total urban population - about 90 per cent white - was in sharp contrast. In only one of the 12 major occupational groups, namely, operative and kindred workers, did urban non-whites and Negroes gain employment in numbers comparable to whites. Other significant relationships may be observed in Table 7.

c. Racial Distribution of Employed Workers by Major Industry Groups. The data in Table 8, based on United States 1940 Census figures, give the overall racial distribution of employed workers by the 12 major industry groups of the country in 1940. These are totals for the United States, and include no urban and rural nor regional breakdowns.

Of the more than 45 million employed in 1940, excluding those on public emergency work, nearly 90 per cent were white, and over 10 per cent non-white, with Negroes comprising about 96 per cent of the non-white employed. Roughly, one-third of the Negroes employed in 1940, over two-fifths of other non-whites, and less than one-fifth of all persons employed, were in agriculture. Next in size of Negro employment was the personal service industry, in which roughly 29 per cent of all employed Negroes were engaged, 18 per cent of all other employed non-whites, and about 9 per cent of all employed persons. In other words, more than three-fifths of all employed Negroes in 1940, and nearly three-fifths of all other employed non-whites, were engaged in the two lowest paying major industries, agriculture and personal service, while only about 27 per cent of all employed workers were so engaged.

The next two major industry groups that afforded the greatest employment to Negroes were manufacturing and the wholesale and retail trade, but in both instances the employment proportions for whites are more than double that for Negroes employed. The proportion, however, of all the other employed non-whites working in the former industry was even appreciably lower than that for Negroes, while in the latter industry it was substantially higher than that for whites. This relatively high ratio of other non-whites employed in the wholesale and retail trade is not too significant in light of the comparatively small number of employed workers in this group, it being but .4 per cent of all workers employed in 1940. Only in the amusement industry

Table 8

DISTRIBUTION OF EMPLOYED WORKERS 14 YEARS OLD AND OVER, BY MAJOR INDUSTRIAL GROUPS AND RACE
FOR THE UNITED STATES, 1940

Major Industrial Groups	(Units in thousands)							
	U. S. Total		White		Negro		Other Non-white	
	Number	Per Cent	Number	Per Cent	Number	Per Cent	Number	Per Cent
Total Employed (except on public emergency works)	45,164	100.0	40,495	100.0	4,472	100.0	192	100.0
Agriculture	8,475	18.8	6,909	17.1	1,465	33.1	81	42.4
Mining	913	2.0	859	2.1	53	1.2	1	0.6
Construction	2,056	4.6	1,911	4.7	142	3.2	3	1.7
Manufacturing	10,573	23.4	10,042	24.8	516	11.5	15	8.0
Transp., com., and other P.U.	3,113	6.9	2,909	7.2	200	4.5	4	2.1
Wholesale and retail trade	7,539	16.7	7,152	17.7	349	7.8	38	19.8
Finance, ins., and real estate	1,488	3.2	1,397	3.4	68	1.5	2	1.2
Business and repairs	864	1.9	814	2.0	49	1.1	1	0.6
Personal services	4,009	8.9	2,686	6.6	1,293	28.9	30	15.8
Amusem't., Rec., etc., services	395	0.9	361	0.9	32	0.7	2	0.9
Prof'l., and related services	3,318	7.3	3,184	7.7	177	3.9	7	3.8
Government	1,753	3.9	1,693	4.2	67	1.3	4	2.0
Industry not reported	689	1.5	628	1.6	59	1.3	2	1.1

Source: U. S. 16th Census (1940) Population, Vol. II, Part 1, Tables 18 and 19, pp. 48-49; and Vol. III, Part 1, Table 75, pp. 186-189.

did the racial employment ratios appear comparable; all the ratios in this case were identical, except the ratio for Negroes, which was somewhat smaller.

4. Negro Incomes, 1939

a. Family Incomes. Family incomes obviously afford the best overall index of effective housing demand. It is well-known that Negro family incomes are concentrated largely in the lower brackets and sparsely distributed among higher incomes.

According to 1940 Census data on aggregate family incomes (wages and salaries plus other income) for 1939, 57 per cent of all the 35 million families, urban and rural, had annual incomes below \$1,000, 70 per cent below \$1,500, and 81 per cent below \$2,000. The corresponding ratios for all the 31.8 million white families were 54 per cent, 68 per cent, and 79 per cent; and for all the 3.8 million non-white families 85 per cent, 93 per cent, and 96 per cent. These data cover 35,087,440 families, urban and rural, reported in the 1940 Census, but do not include any allowance for income in kind.^{10/}

The median family incomes in 1939 are given separately for (a) the families with only wages and salary incomes, and (b) families which had other incomes. The median incomes for the first category of families were \$1,232 for all families, \$1,409 for white families, \$531 for non-white families; and for the second category of families were \$1,045 for all families, \$1,133 for white families, and \$429 for

^{10/} U. S. 16th Census (1940) Population and Housing - Types of Families, Table 12, p. 207.

non-white families. Racial breakdowns by sections and regions and by urban and rural areas in the above data are very pertinent for our purpose, but the sources unfortunately give no such breakdowns.

The 1940 Census, however, does give a partial breakdown for the South by race for urban and rural families. These data show the median wage or salary income for all families in the United States in 1939 was \$1,326. In the South, the median for all families was \$774, for white families \$996, and for non-white families \$397. The median family incomes in southern urban areas were for all families \$1,108, for white families \$1,388, and for Negro families \$537. It should be kept in mind that the income figures just given make no allowance for income in kind, but represent family aggregate annual money incomes in 1939 from all sources, except relief and public emergency work, for all families reporting wage or salary income in March, 1940.^{11/}

As an index of the general pattern of non-relief family income distribution, based on the earlier sample studies for 1935-36, the following figures appear significant:

(1) In northern cities of 100,000 or more population, 18 per cent of the white families and 42 per cent of the Negro families had incomes below \$1,000; while 40 per cent of the white, and 75 per cent of the Negro family incomes fell below \$1,500, and 61 per cent of the white and 90 per cent of the Negro family incomes were below \$2,000. The corresponding median family income was \$1,720 for whites and \$1,095

^{11/} U. S. 16th Census (1940) Population - Family Wage or Salary Income in 1939, Table 1, p. 7.

for Negroes; while the mean was \$2,816 for whites and \$1,127 for Negroes.

(2) In all southern cities of 2,500 or more population, 26 per cent of the white families and 86 per cent of the Negro families had incomes below \$1,000; while 48 per cent of the white and 95 per cent of the Negro family incomes fell below \$1,500, and 65 per cent of the white and 98 per cent of the Negro family incomes were below \$2,000. The corresponding median family income was \$1,570 for whites and \$525 for Negroes, while the mean was \$2,019 for whites and \$625 for Negroes.

(3) In southern rural communities, 43 per cent of the white families and 91 per cent of the Negro families had incomes below \$1,000; while 68 per cent of the white and 98 per cent of the Negro family incomes fell below \$1,500, and 81 per cent of the white and 99.5 per cent of the Negro family incomes were below \$2,000. The corresponding median family income was \$1,100 for whites and \$400 for Negroes, while the mean was \$1,535 for whites and \$355 for Negroes.

The disparity between the family income of these two color groups is greater in the South than in the North. The median family income for Negroes in both southern cities and southern rural communities is little more than one-third of the corresponding median for white families, whereas in the North it is nearly two-thirds. The mean family income tells a similar story. It should be remembered that these figures do not include relief payment, but represent all other money income and also income in kind, including the value of home-produced food and fuel and the imputed rental value of housing. Since the incidence

of relief among urban Negro families in the North Central Region was unusually high, it is probable that the inclusion of relief families in this comparison would alter considerably the relationship between the two color groups, by drawing a relatively higher proportion of Negroes in the lower income levels.^{12/}

b. Urban Individual Incomes. The income basis of effective demand for urban housing is urban family incomes, for which a complete racial breakdown is not given in the 1940 Census. The best available data on urban family incomes have been presented.

Before dismissing the discussion on incomes, however, attention is directed briefly to urban individual incomes for which the color breakdown is given.^{13/} These income data include no allowance for income in kind, but represent individual aggregate annual money incomes in 1939 from all sources, except relief and public emergency work, for all urban persons reporting wage or salary income in March, 1940.

In 1939, 53 per cent of all the 27 million urban individuals reported had aggregate annual incomes (wages and salaries plus other incomes) below \$1,000, 70 per cent below \$1,400, and 85 per cent below \$2,000. The corresponding ratios for all the 24.8 million urban white individuals reported were 49 per cent, 68 per cent, and 84 per cent; and for the 2.6 million urban non-white individuals reported 87 per

^{12/} National Resources Committee, Consumer Incomes in the United States, 1935-36 (Washington, D. C.: 1938) pp. 28-29.

^{13/} U. S. 16th Census (1940) Population - Wage or Salary Income in 1939. Table 6, p. 75.

cent, 95 per cent, and 97 per cent.

The median urban individual incomes in 1939 are given separately for (a) persons with only wages and salary incomes, and (b) persons who had other incomes for the white and non-white. The median incomes for the first category of urban individuals were \$1,064 for urban white individuals and \$457 for urban non-white individuals; and for the second category \$1,102 for the urban white and \$390 for the urban non-white individuals. The general pattern of income relationships revealed in the family income data is manifest in the individual income data, even though the former covers the entire country while the latter covers urban areas only. A partial reflection of this may be seen when the two sets of medians are compared.

All these income data definitely point to the need for a vast volume of adequate housing available at very low rental and sales prices if the goal of a decent home for every American family is to be achieved. Because of their disproportionate concentration in the low-income brackets, this conclusion has tremendous implications for the housing of non-white families.

C. Housing Supply Factors

1. Housing Supply in 1940

a. Number and Racial Distribution. There were, for the United States in 1940, 34,854,533 occupied dwelling units accommodating over 38 million families, or the 131,669,275 population to average 3.78 persons per unit.^{14/} Correspondingly, 9.4 per cent of the total, or 3,293,405 occupied dwelling units, were housing 10.2 per cent of the total or the 13,454,000 non-white population to average 4.09 persons per unit. The overall increase in supply of occupied dwelling units, between 1930-40, was 16.6 per cent, and in population 7.2 per cent; while the non-white increases were 12.7 per cent and 7.7 per cent. Of the total occupied dwelling units, 59.1 per cent or about 20.6 million were urban, and 8.4 per cent of them served non-whites; 20.6 per cent or 7.2 million were rural non-farm, and 7.8 per cent of these served non-whites; 20.3 per cent or 7.1 million were rural farm, and 14.1 per cent served non-whites. The total occupied dwelling units were distributed regionally as follows: 52.5 per cent or 20.4 million in the North, of which 3.7 per cent housed non-whites; 29.5 per cent or 10.3 million in the South, of which 23.4 per cent housed non-whites; and 11.8 per cent or 4.1 million in the West, of which 3.2 per cent housed non-whites. Northern urban areas had 13.9 million units, of which 4.3 per cent housed non-whites; southern urban areas had 4.1 million, of which 23.7 per cent housed non-whites; and urban areas in the West had 2.6 million, of which 3 per cent served non-whites.

^{14/} U. S. 16th Census (1940) Housing, Vol. II, Part 1, Table 1.

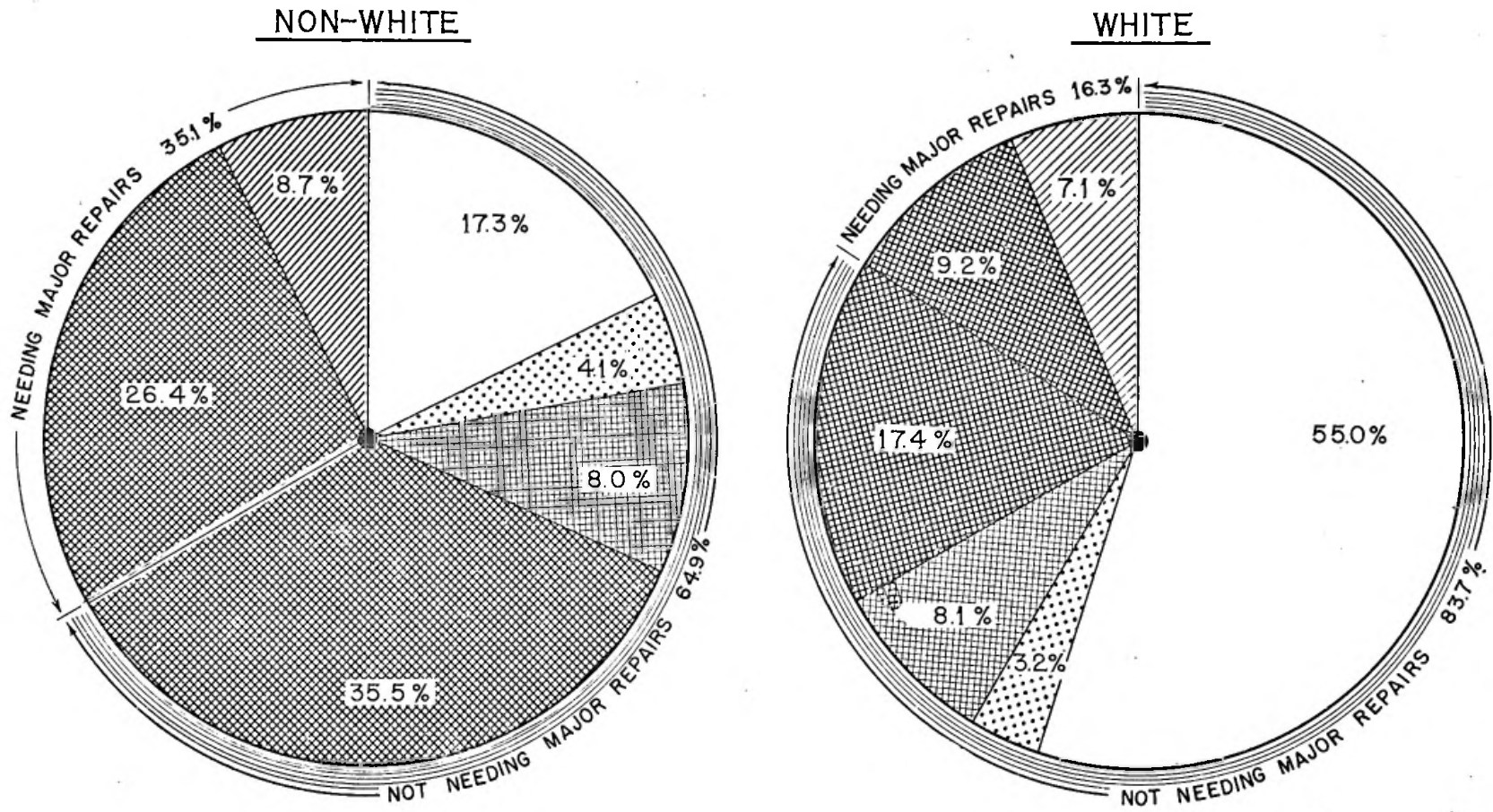
b. Physical Condition by Color of Occupants. While generally known, far too little attention has been focused on the notoriously poor housing conditions faced everywhere by the masses of non-whites, mostly Negroes. The stark but bleak facts as well as the gravity of these conditions should be made known, dramatized, and disseminated widely.






Careful study has been made of the U. S. 1940 Census housing data concerned with state of repairs and plumbing equipment of occupied dwelling units, by color, for (a) total, (b) urban, (c) rural non-farm, and (d) rural farm, respectively, for the United States, North, South, and West. The major factual conclusions on these aspects of the housing supply for the United States total and the United States urban are summarized in two pie charts, I and II. In addition, two bar charts, III and IV, sum up the situation for the urban United States, the North, South, and West; and for the urban and rural areas against the United States total.

For the entire United States, 16.3 per cent of the dwelling units occupied by whites in 1940 were judged by census enumerators to need major repairs. For the units occupied by non-whites, the ratio was 35.1 per cent, or over twice that of whites. For the remaining units (83.7 per cent white and 64.9 per cent non-white) not needing major repairs, 28.7 per cent of those occupied by whites and 47.6 per cent of those by non-whites had major plumbing deficiencies. Thus, 45 per cent of the dwelling units occupied by whites, and 82.7 per cent of those occupied by non-whites needed major repairs or had serious plumbing deficiencies.

CHART I.

STATE OF REPAIRS AND PLUMBING EQUIPMENT FOR OCCUPIED UNITS BY RACE, FOR THE UNITED STATES (TOTAL)



-  NO RUNNING WATER
-  NO PLUMBING DEFICIENCIES
-  PRI. FL. TOILET; NO PRI. BATH
-  RUNNING WATER; NO PRI. FL. TOILET
-  RUNNING WATER

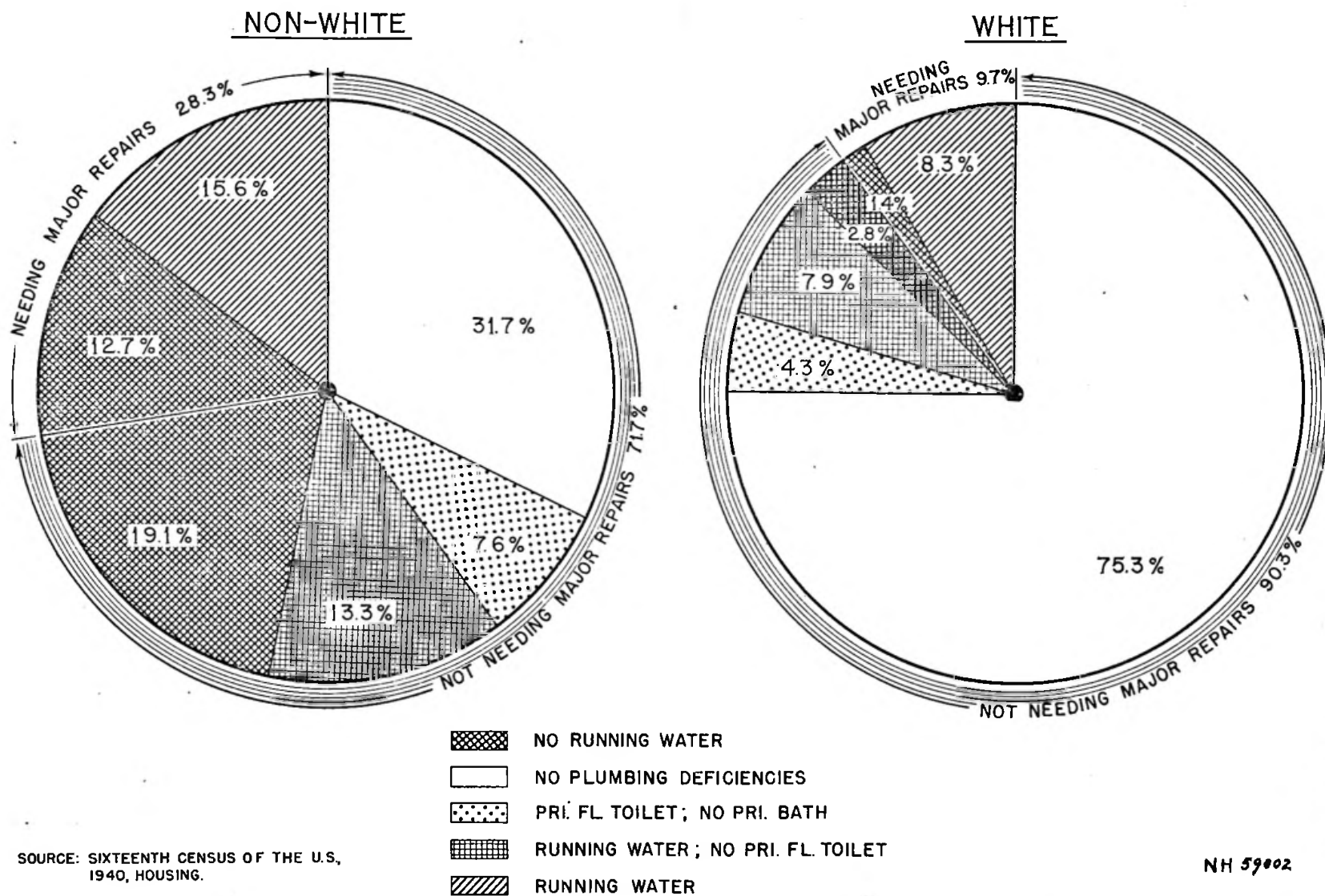
SOURCE: SIXTEENTH CENSUS OF THE U.S., 1940, HOUSING.

NH 59002

CHART I.

CHART II.

STATE OF REPAIRS AND PLUMBING EQUIPMENT FOR OCCUPIED UNITS BY RACE, FOR THE UNITED STATES (URBAN)



SOURCE: SIXTEENTH CENSUS OF THE U.S., 1940, HOUSING.

NH 59002

CHART II.

CHART III.

PERCENT OCCUPIED UNITS NEEDING MAJOR REPAIRS OR WITH PLUMBING DEFICENCIES FOR THE U. S. (URBAN), BY RACE

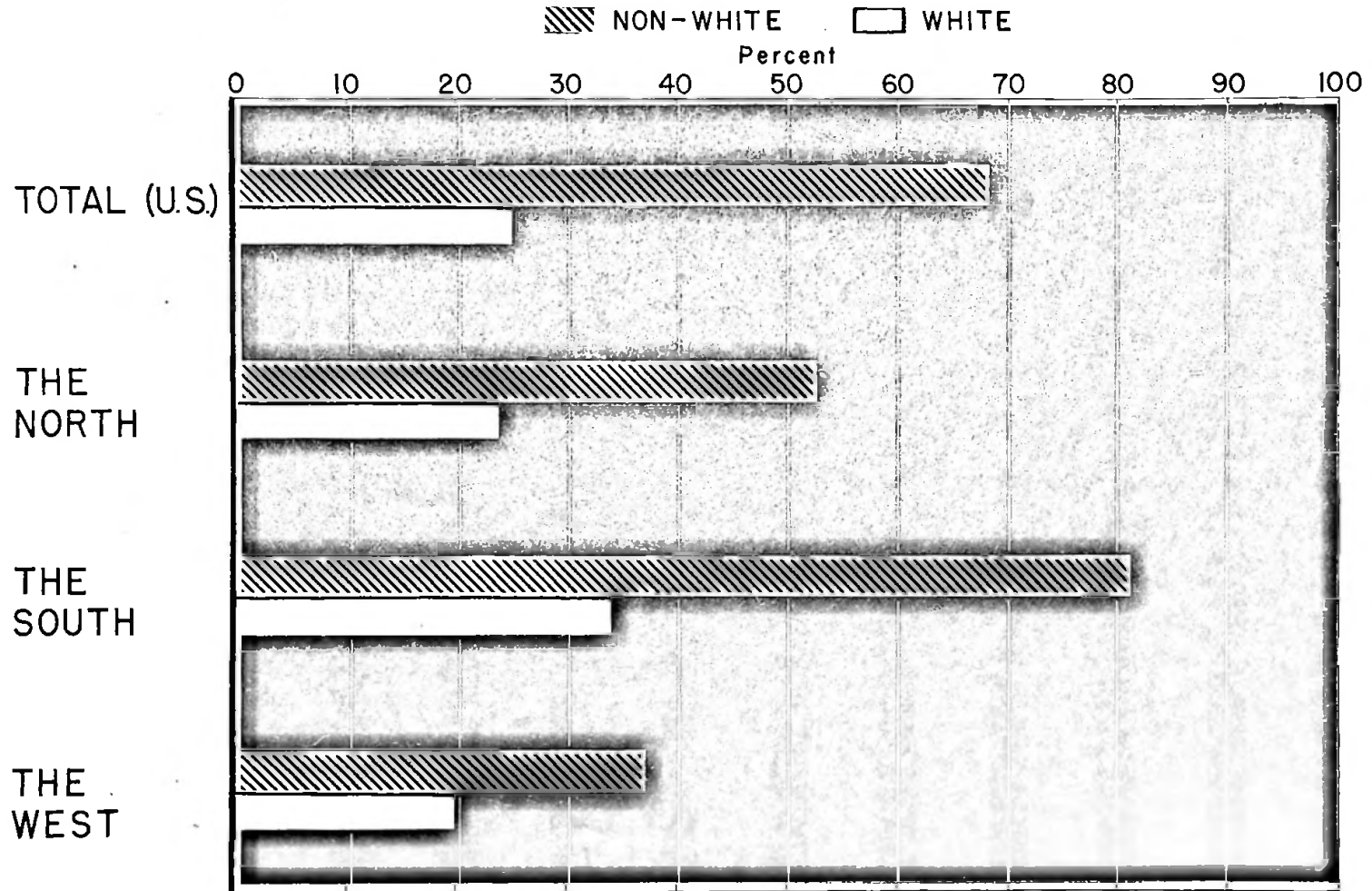


CHART III.

CHART IV.

PERCENT OF OCCUPIED DWELLING UNITS NEEDING MAJOR REPAIR OR WITH PLUMBING DEFICIENCIES, BY RACE

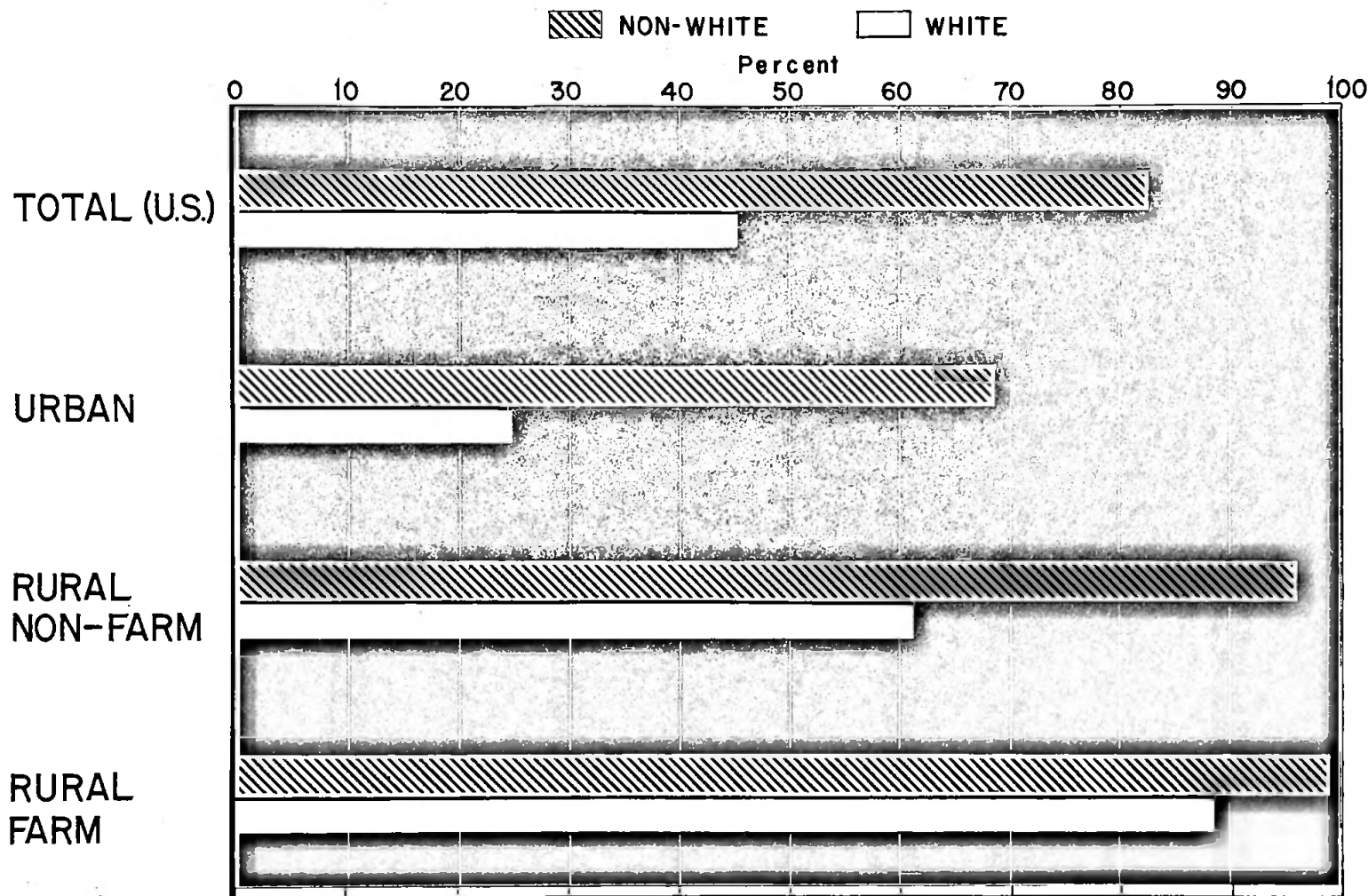


CHART IV.

In other words, 4-1/2 out of every 10 dwelling units occupied by whites in 1940 were in need of repairs or deficient in plumbing, while 6-1/2 out of every 10 occupied by non-whites were in the same category. On the other hand, a little better than 1 out of every 3 homes occupied by whites was an acceptable dwelling unit, that is, needed no major repairs nor had serious plumbing deficiency; while for non-whites a little over 1 out of every 6 was in the same category.

This summarizes the physical condition of the housing supply, by color of occupancy, for the country as a whole in 1940. It may be worth adding, however, that there was, in 1940, no running water in 26.7 per cent of the dwelling units occupied by whites, while the figure for non-whites was 61.9 per cent. Only one-fifth of the units occupied by non-whites, in contrast to three-fifths of the white units, had private baths and flush toilets.

For all the urban areas in the country in 1940, 9.7 per cent of the dwelling units occupied by whites were judged by census enumerators to need major repairs. For the units occupied by urban non-whites, the ratio was 28.3 per cent, or about three times that of whites. For the remaining urban units (90.3 per cent white and 71.7 per cent non-white) not needing major repairs, 15.0 per cent of those occupied by whites, and 40.0 per cent of those occupied by non-whites had major plumbing deficiencies. Thus, 24.7 per cent of the urban dwelling units occupied by whites and 68.3 per cent of those occupied by non-whites needed major repairs or had serious plumbing deficiencies and, therefore, were sub-standard.

In other words, 1 out of every 4 dwelling units occupied by urban whites in 1940 were so in need of repairs or so deficient in plumbing as to be rated substandard, while more than 2 out of every 3 occupied by urban non-whites were in the same category. On the other hand, 3 out of every 4 homes occupied by urban whites were acceptable dwelling units (i.e. neither needed major repairs nor had major plumbing deficiencies) while for urban non-whites a little less than 1 out of every 3 was of acceptable standard. Almost one-third (31.7 per cent) of the units occupied by urban Negroes had no running water, while an insignificant number (4.2 per cent) of the white units were in this category. Less than two-fifths of the units occupied by urban non-whites, in contrast to four-fifths of the urban white units, had private baths and flush toilets.

For the urban North in 1940, 23.5 per cent of the white, and 52.1 per cent of the non-white occupied units needed major repairs or had serious plumbing deficiencies and, therefore, were substandard. The corresponding ratios for the South were: white - 33.7 per cent, and non-white - 81.4 per cent; and for the West, white - 19.6 per cent, and non-white - 86.9 per cent.

In other words, the extent of substandard conditions of urban dwellings in 1940 may be summarized as follows:

For the total urban, 1 home out of every 4 for whites was substandard, and 2 out of every 3 for non-whites. For the urban North, a little less than 1 home out of every 4 for whites, and a little more than 1 out of every 2 for non-whites were

substandard. For the urban South, the corresponding ratios were 1 out of 3 for whites, and over 4 out of 5 for non-whites; and for the West, the corresponding ratios were 1 out of 5 for whites, and nearly 2 out of 5 for non-whites were substandard.

Another similar comparative summarization follows:

For the United States total, 4-1/2 homes out of every 10 for whites, and 8-1/2 out of every 10 for Negroes were in need of major repairs or had plumbing deficiencies. The corresponding figures were: for the urban total, 1 home out of every 4 for whites, and 2 out of every 3 for non-whites; for the rural non-farm total, 3 out of 5 for whites, and over 9-1/2 out of 10 for non-whites; and for the rural farm total, nearly 9 out of 10 for whites, and practically 10 out of 10 for non-whites needed major repairs or had plumbing deficiencies.

c. Disproportionate Crowding of Non-whites. In 1940, the average of 3.78 persons per unit housed in dwelling units occupied by whites was less than the corresponding average of 4.09 for non-whites. Not only did non-whites house more persons per unit than whites; they did it in smaller size units than whites used to house fewer persons per unit.

For the entire country, 23.2 per cent of the dwelling units occupied by white families had 3 rooms or less, and 51.3 per cent of the non-white units were in the same size class.^{15/} For all urban areas, the corresponding

^{15/} U. S. 16th Census (1940) Housing, Vol. II, Pt. 1, Table 8-c, p. 30.

ratios were 23.6 per cent for whites, and 42.3 per cent for non-whites. For the urban North, the ratios were 20.1 per cent white and 31.7 per cent non-white; while for the urban South, they were 31.2 per cent white, and 57.0 per cent non-white; and for the urban West, 32.0 per cent white, and 39.3 per cent non-white. It has been noted that the median number of rooms in white-occupied dwellings was 4.92 and for Negro-occupied dwellings was 3.5 - a difference of more than one room.

Over 2,300,000 units, or less than 8 per cent of those occupied by white residents, were reported by the 1940 Census as housing more than 1-1/2 persons per room - the Census definition for "overcrowding". At the same time, almost 760,000 units, slightly less than 25 per cent or one-fourth of the total urban for non-whites were overcrowded. The corresponding ratios for all urban areas were 4.8 per cent for whites, and 16.0 per cent for non-whites. In the urban North, 3.8 per cent of the white units and 10.9 per cent of the non-whites were overcrowded; in the urban South, the ratios were 9.1 per cent for whites and 22.0 per cent for non-whites; and in the urban West, 4.5 per cent of the white and 10.6 per cent of the non-white units were overcrowded.^{16/} Finally, in 1930-40, the urban supply of housing increased at a faster rate for whites than for non-whites - 16.6 per cent vs. 13.7 per cent - but the urban population increased at a faster rate for non-whites than whites - 7.7 per cent vs. 7.2 per cent.^{17/} This situation could serve only to increase the disproportionate crowding of non-whites relative

^{16/} Ibid., Table 10, p. 38.

^{17/} Cf. supra, p. 25.

to whites. This disproportionate congestion of non-whites results mainly from income limitations imposed on them by racial restrictive employment policies, and from residential segregation imposed on them by racial restrictive covenants, neighborhood agreements, tradition, law, or some combination of these.

d. Tenant-Occupancy and Monthly Rentals. There were 12,881,540, 62.5 per cent of the total, tenant-occupied urban dwelling units, 11,493,645 white and 1,388,895 non-white, in 1940.^{18/} Corresponding figures were: for the urban North, 8,220,000 white and 569,000 non-white; for the urban South, 1,882,000 white and 769,000 non-white; and for the urban West, 1,394,000 white and 58,044 non-white.

For all urban localities, 32 per cent of all white tenants and 71 per cent of all non-white tenants paid contract monthly rents below \$20; 46 per cent whites and 81 per cent non-whites, below \$25; 60 per cent whites and 88 per cent non-whites, below \$30; and 80 per cent whites and 95 per cent non-whites, below \$40 per month. Corresponding figures were: for the urban North, 27 per cent whites and 47 per cent non-whites paid rents below \$20, and 56 per cent whites and 77 per cent non-whites, below \$20 per month; for the urban South, 50 per cent whites and 91 per cent non-whites paid below \$20, while 74 per cent whites and 97 per cent non-whites paid below \$30; and, finally, in the urban West, 38 per cent whites and 54 per cent non-whites paid below \$20, and 64 per cent whites and 86 per cent non-whites paid below \$30 per month.

Investigations have repeatedly shown that urban Negro families, particularly in large northern cities, consistently pay a somewhat

^{18/} U. S. 16th Census (1940) Housing, Vol. II, Part 1, Table 18-d, p. 54.

higher percentage of their income for shelter than do white families with similar income.^{19/} They also pay relatively more than whites for comparable facilities.^{20/} Besides their disproportionately lower income, this situation is the result, in part, of the limited residential areas and facilities open to Negroes. This artificial limitation, predicated on race, cuts them off from bidding in the total housing market and limits them to bidding against each other for the much too few and grossly inadequate facilities available to them in this discriminated market.

e. Owner-Occupancy and Estimated Value. There were 7,714,960, 37.6 per cent of the total, owner-occupied urban dwelling units, 7,372,835 white and 342,125 non-white, in 1940. Corresponding figures were: for the urban North, 5,022,000 white and 101,000 non-white; for the urban South, 1,270,000 white and 822,000 non-white; and for the West, 1,080,000 white and 19,000 non-white.

For all urban localities, less than 7 per cent white and over 41 per cent non-white owner-occupied homes were valued below \$1,000; 21 per cent white and 68 per cent non-white, below \$2,000; 39 per cent white and 82 per cent non-white, below \$3,000; 58 per cent white and 90 per cent non-white, below \$4,000; and 70 per cent white and 94 per cent non-white, below \$5,000.

^{19/} National Resources Planning Board, Family Expenditures in the United States - Statistical Tables and Appendixes, 1935-36 (Washington, D. C.: 1941) Tables 295, 301, pp. 96, 98; U. S. Bureau of Foreign and Domestic Commerce, Financial Survey of Urban Housing (Washington: 1937) Tables 76, 77, passim.

^{20/} "Rent Problems in Slighted Areas", Housing in wartime Pittsburgh 1942-43 (cont'd.)

Corresponding figures were: for the urban North, 18 per cent white and 47 per cent non-white owner-occupied homes were valued below \$2,000, 36 per cent white and 68 per cent non-white, below \$3,000, 55 per cent white and 83 per cent non-white, below \$4,000; for the urban South, 30 per cent white and 79 per cent non-white, below \$2,000; 48 per cent white and 90 per cent non-white, below \$3,000, and 64 per cent white and 95 per cent non-white, below \$4,000; and for the urban West, 23 per cent white and 38 per cent non-white, below \$2,000; 43 per cent white and 63 per cent non-white, below \$3,000; and 62 per cent white and 83 per cent non-white, below \$4,000.

The final paragraph of the preceding section "d." applies also to this section.

f. Neighborhood Conditions. All informed observation and available facts indicate that the vast majority of Negroes and other non-whites live in substandard housing and in slum or blighted areas, and that they are bound to such housing and neighborhoods by reason of their income limitations, resulting from racially restricted job opportunities, and imposed residential segregation reinforced by racial restrictive covenants, traditions, or law. Even without an index of neighborhood condition or deterioration, it is generally agreed that urban Negro families certainly fared as badly in this respect as in

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(cont'd)

(Pittsburgh Housing Ass'n.) pp. 20-23; "No Homes for Negro Workers", Youth Committee for Democracy, Philadelphia Chapter; "The Need for Slum Clearance in New Haven - A Study of Housing Quality in the Chief Problem Areas", prepared for the New Haven Housing Authority by the Committee on Hygiene of the American Public Health Association, G. E. A. Winslow, Chairman, Allan A. Twichell, Technical Secretary, p. 9.

other aspects of housing, if not worse, in 1940.

Unfortunately, published summary census figures do not break down the age of occupied units by racial occupancy. Quite surely, however, this breakdown would show the non-white families heavily concentrated in the older structures. Largely because of the low rent-paying ability of non-white families and the tendency for home financing institutions to consider them poor risks, extremely little new housing has ever been produced for them through private finance. Moreover - with the possible exception of the South where jim-crow laws prevail - the tendency practically everywhere to place racial restrictive covenants on all new subdivisions, including developed and undeveloped tracts, has had the effect of reinforcing the confinement of non-whites to the older and more deteriorated urban sections by barring them from new living space and preventing orderly population expansion.

From a careful examination of analytical maps based on urban block statistics published by the 1940 Census for 198 cities with 50,000 or more population in 1930, one can gain some helpful indications of neighborhood conditions. For example, attached are four charts for Washington, D. C., showing the degree of concentration of (a) non-white households, (b) older structures, (c) need of major repairs or bathing equipment, and (d) occupancy density. Comparing these four tables for Washington, one observes that in the same areas where the heaviest concentration of non-white households is found, there are also the greatest concentration of oldest buildings, the greater number of structures needing major repairs or plumbing equipment, and the greatest population

density in terms of number of persons per room. These are precisely the areas where the neighborhood conditions are most deteriorated. A careful sampling of the census maps by blocks, with respect to these four factors, for other metropolitan cities leads to the conclusion that the situation in Washington is fairly typical for metropolitan cities in the United States.

NON-WHITE HOUSEHOLDS, BY BLOCKS, FOR WASHINGTON, D. C., 1940



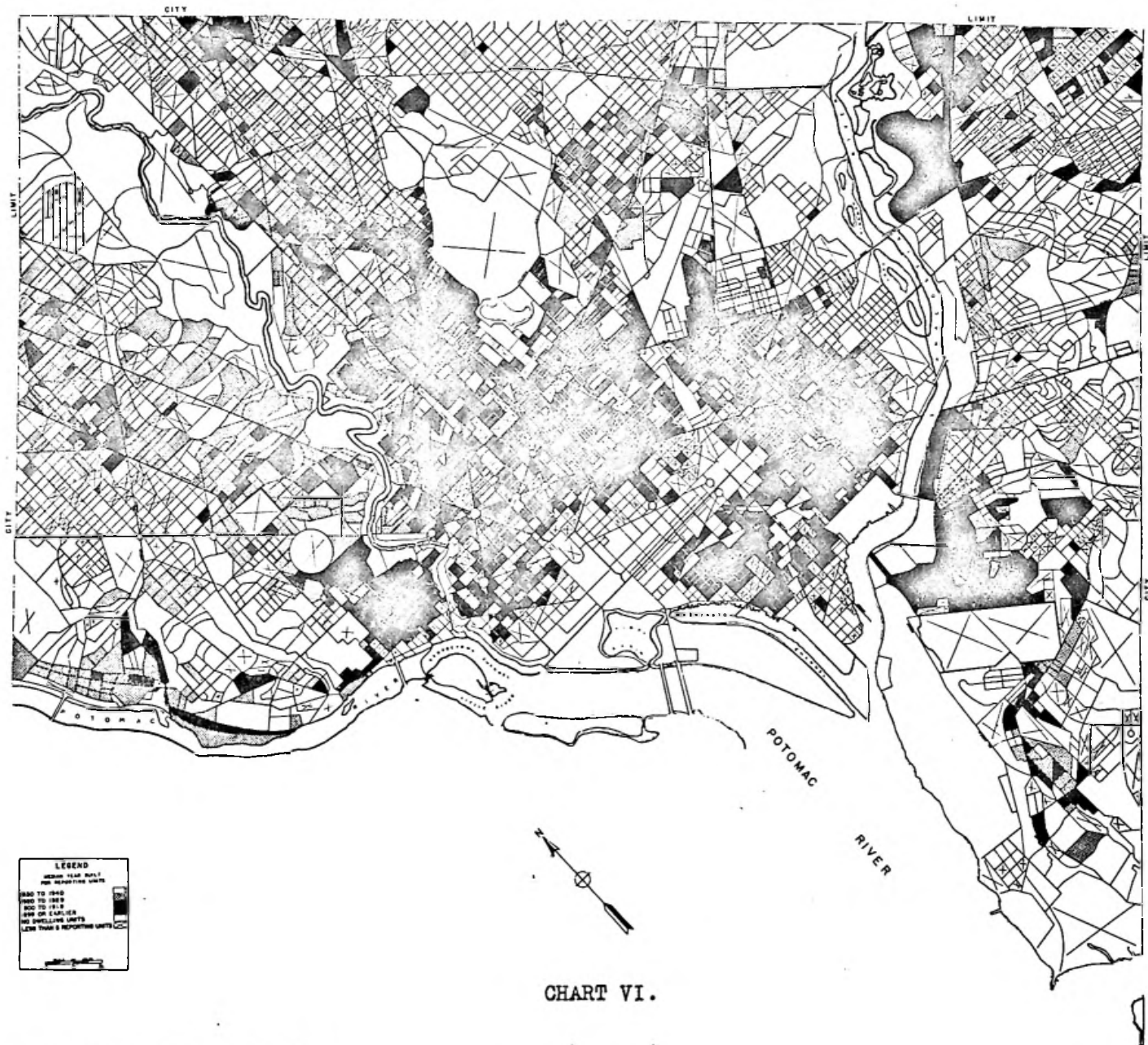
CHART V.

SOURCE: 16TH CENSUS OF THE U.S.—1940.

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CHART V.

YEAR STRUCTURE BUILT, BY BLOCKS, FOR WASHINGTON, D. C., 1940



SOURCE: 16TH CENSUS OF THE U.S.—1940

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CHART VI.