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**HOUSING
OF THE
NONWHITE
POPULATION,
1940 to 1947.**

US Housing and Home Finance Agency
Washington, D. C.
June 1948

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FOREWORD

The report on the housing of Negro veterans in 32 areas which was released by the Housing and Home Finance Agency in January 1948 pointed up the need for an analysis of the housing of the nonwhite population on a more comprehensive basis. Particularly among nonwhites, whose housing has long been considered so grossly deficient, it is important not to overlook the needs of those who are not entitled to the special preferences accorded to veterans. For this reason the data collected by the Census Bureau in 1947 have been studied closely, and the results of such intensive scrutiny presented in this bulletin. Although no conclusions have been reached as to the magnitude of the social need or market demand for housing on the part of the nonwhite population, the analysis contained herein should prove a stepping stone to the determination of the housing requirements of nonwhites, and to the means by which such requirements may be met.

The housing conditions of the nonwhite population have improved measurably since 1940, which is a tribute to the teamwork of the housing industry and Government—local, State, and Federal. However, we realize that our task is far from finished; in order to see how much we must do, we shall have to know where we stand now and how much we have accomplished in the seven turbulent years since 1940. Although this report does not attempt to set a course, I believe that it does give us our present bearings.

RAYMOND M. FOLEY,
Administrator,
Housing and Home Finance Agency.

ACKNOWLEDGMENTS

This analysis of the current housing situation of the nonwhite population is based on the findings of the Bureau of the Census resulting from the complete enumeration it conducted in 1940 and the sample survey made in April 1947. Although additional data are available for both 1940 and 1947, with reference to population and labor force particularly, only those data were selected for analysis in this report which had special bearing on housing. On the other hand, it was also necessary to go beyond the releases of the Census Bureau in order to answer some of the questions inevitably arising from examination of the published Census data alone. Thus, in attempting to understand the reasons for the improvement in the housing conditions of the nonwhite population, the Housing and Home Finance Agency requested and received from the Census Bureau supplemental information hitherto unpublished on changes in income during this period. This report was prepared by the Racial Relations Service and the Housing Data Staff in the Housing and Home Finance Agency.

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HOUSING OF THE NONWHITE POPULATION 1940 TO 1947

SUMMARY

Significant changes have occurred in the population and in the housing inventory of the United States since the Census of 1940. The years between 1940 and 1947 cover a period of an expanding economy operating under many pressures. They include defense preparations, conversion to war production, active participation in the war, cutbacks and partial reconversion, and post VJ-day adjustments. As with workers in general, nonwhites moved in response to war demands and felt the full impact of this period. The necessary wartime limitations on new construction were such that the volume of new housing added to the supply for anyone was relatively small. To the extent that new housing was constructed, it was reserved for essential in-migrant workers in urgent war production areas. The delayed entry of nonwhites into war production employment restricted their eligibility for occupancy of these dwellings. Traditional neighborhood restrictions served to limit housing available to nonwhites during this period largely to more

intensive use of the crowded areas already occupied by this group, supplemented by privately and publicly financed developments located generally in areas contiguous to such neighborhoods.

The nature and dimensions of changes during the 7-year period after April 1940 have been clarified by surveys of housing and population conducted by the Bureau of the Census in April 1947. These surveys also provided a basis for analyzing special impacts of World War II and its immediate aftermath upon the living accommodations of the nonwhite population, nearly all of which is Negro. They reveal:

Significant increases in urbanization and interregional shifts of the nonwhite population for the 7-year period ending April 1947 accentuated its housing difficulties.

About 2.7 million nonwhites migrated during 1940-47, with 1.2 million moving between noncontiguous States.

Of the total nonwhite population, the proportion living in nonfarm areas, rose

from 65 percent in 1940 to 77 percent in 1947.

The nonwhite population showed a decline of more than a million in rural areas, largely in the South, accompanied by substantial gains in urban centers of the Southern, North Central, Northeastern, and Western States.

The nonwhite population increased at a much faster rate than the number of dwelling units it occupied (11.6 against 6.9 percent) whereas the reverse was true for whites (7.5 against 12.5 percent). For nonfarm areas alone, the nonwhite population rose by a third, while the number of dwelling units it occupied increased by only a fourth.

The nonfarm dwelling units occupied by whites were, on the average, one room larger than those occupied by nonwhites, yet the average number of persons per dwelling unit occupied by whites and nonwhites was practically the same. At the same time, the proportion of nonfarm dwelling units occupied by nonwhites which were overcrowded (with more than one and a half persons per room) was roughly four times as high as that for whites.

The proportion of nonfarm dwelling units occupied by nonwhites which were substandard (needed major repairs or lacked essential plumbing facilities) was almost six times as high as that for whites, whereas the proportion in good structural condition with private bath and private flush toilet was twice as high for whites as for nonwhites.

The doubling of money earnings of nonwhite workers—indicated by rough comparison of Census data on yearly incomes for 1939, 1945, and 1946—was associated with, and presumably reflected in, the higher rates of improvement in housing supply as well as increase in home ownership among nonwhites than whites.

The proportionate improvement in the nonfarm housing supply occupied by nonwhites was about three times as high as that for whites. The proportion of nonfarm units occupied by nonwhites which were in good structural condition with private bath and private flush toilet increased by 57 percent, and that for whites by 19 percent. Similarly, the proportionate increases of other designated facilities, such as electric lighting, central heating, etc., tended to be sharper for the more deficient nonfarm units occupied by nonwhites.

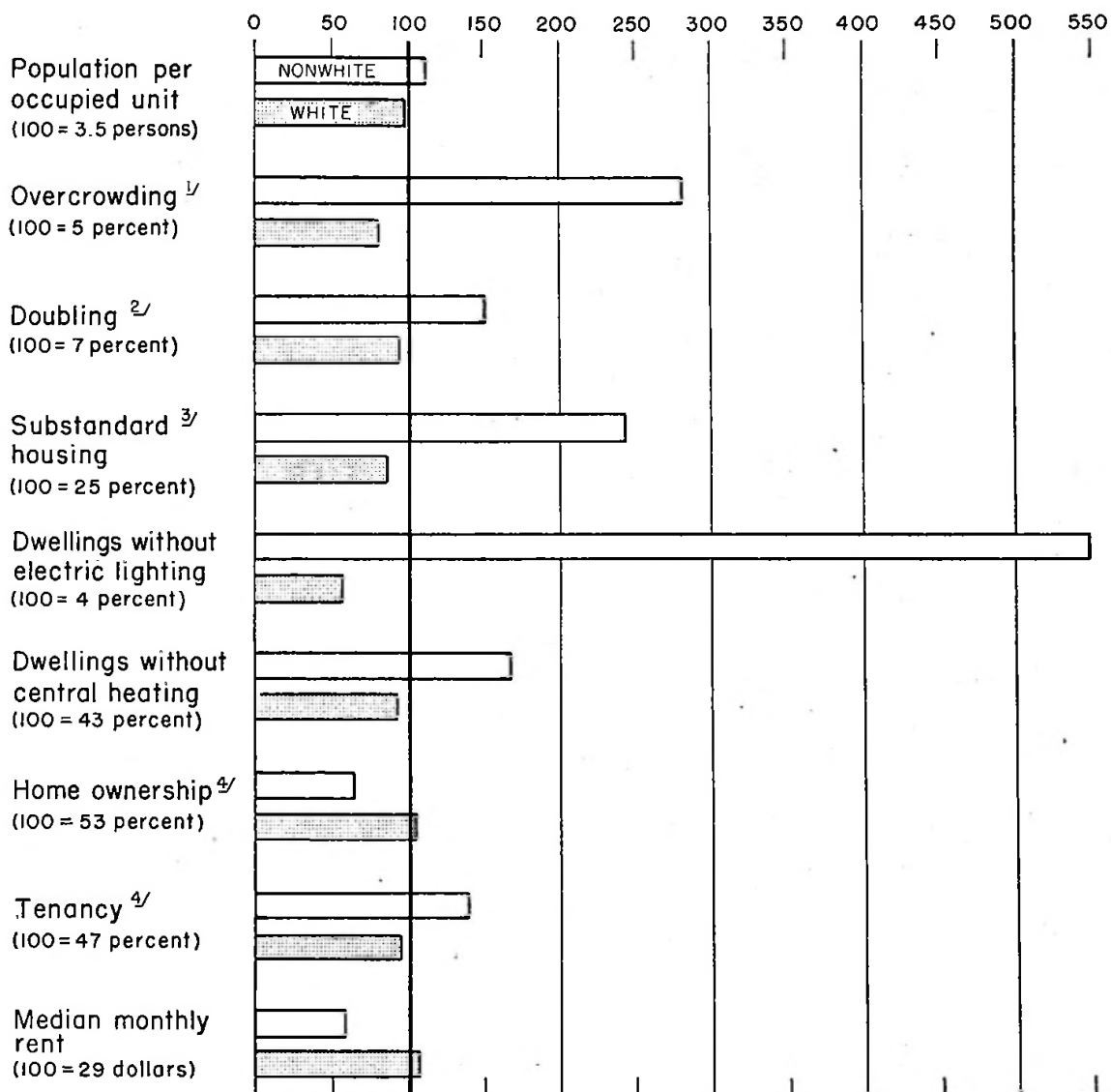
The 1930-40 trend was reversed by a general increase in home ownership: The proportion of nonfarm home owners among nonwhites rose by 40 percent, and among whites by 27 percent. Even so, some two-thirds of the nonwhite households in nonfarm areas were still occupying rental units, and almost 60 percent of them paid less than \$20 per month.

The shift of monthly rent distribution to higher levels showed that one in every ten nonwhite households living in nonfarm rental units was paying \$40 or more for monthly rent; and over a fifth paying \$30 or more.

Evidence of the pressure on nonwhite households to acquire more and better housing thus emerges from the data on their excessive overcrowding, doubling, and occupancy of substandard dwelling units, as well as their improved economic status. If the measurable advances shown between 1940 and 1947 could be made in the face of the severe building material and labor shortages encountered in that period, much more significant improvement should be possible in the ensuing decade through a combination of private and public endeavor. As the data presented in this report indicate, this applies with particular emphasis to the housing of the nonwhite population whose considerable economic advances during World War II appear to have continued substantially into the postwar period.

FIGURE 1

**NONFARM HOUSING DIFFERENTIALS
BY COLOR OF OCCUPANTS AS OF APRIL 1947
EXPRESSED IN TERMS OF TOTAL NONFARM INDEX EQUAL TO 100**



^{1/} Overcrowding as shown herein reflects the proportion of occupied units which contain more than 1.5 persons per room.
^{2/} Doubling refers to the percentage of households in which there is a married couple in addition to the head.
^{3/} Substandard housing reflects the proportion of occupied dwelling units which are in need of major repairs or lack private bath and flush toilet.
^{4/} The figures relating to home ownership and tenancy refer to the proportions of each which obtain for white and nonwhite occupants separately.

POPULATION CHANGES

GROWTH AND MOVEMENT

Between 1940 and 1947 the nonwhite population¹ increased significantly. It rose from 13,454,405 to 15,017,000, or about 12 percent; considerably more than the 8-percent increase of the white population.

Sharp as this growth in population appears, it does not reflect the full pressure which developed on the housing supply. The shifts which occurred in the relative concentration of the nonwhite population from farm to urban areas and from the South to other parts of the country are far more important causes of pressure on housing than the mere increase in size of the nonwhite population. Nonwhites left farms, especially those in the South, in large numbers and for the most part settled not in rural nonfarm but in urban areas. The nonwhite population in rural farm areas declined by more than a fourth, from 4,750,000 to 3,480,000. In rural nonfarm areas it increased by 12 percent, which was modest as compared with the 40-percent increase in urban areas. In nonfarm areas as a whole (including both urban and rural nonfarm areas) the proportion of the total nonwhite population rose from 65 percent in 1940 to 77 percent in 1947. Among whites, the corresponding proportions were 78 and 81 percent.

A factor closely associated with the heightened urbanization of nonwhites has been the regional shifts revealed by the 1947 survey.² Census reports indicate that 2,729,000 nonwhites migrated during 1940-47; with 1,187,000 between noncontiguous States; 578,000 between contiguous States; and 964,000 within a State. Meanwhile, the nonwhite urban population of the United States increased by about 2.5 million. Conversely, the nonwhite population living in rural areas mainly in the South declined by about a million. The decline of 1,100,000 in the nonwhite rural population of the South, however, was accompanied by an increase of about 600,000 in the nonwhite population of southern urban centers. Of the total nonwhite population, the proportion residing in the South declined from about 75 percent in 1940 to about

63 percent in 1947. Correspondingly, among the urban nonwhite population, the percentage living in the South declined from 56 to 47.

Concurrent with these declines in the South, the proportion of the nonwhite population in the Northeastern States rose from 10.5 to 15.6 percent; in the North Central States from 11.2 to 15 percent; and in the Western States from 3.9 to 5.9 percent. The magnitude of these increases was close to a million in each of the first two regions and some 360,000 in the West.

The urban increases in the Northeastern and North Central States, in which nonwhites are principally city dwellers, corresponded closely to the increases shown for total nonwhite population in these regions. In the West, the relatively small increase in the nonwhite urban population tends to mask the impact on housing exerted by the very high proportionate increases which occurred in the nonwhite population, especially Negroes, in localities where heavy war production took place, such as Los Angeles, the San Francisco Bay Area, San Diego, Portland-Vancouver Area, and Seattle.

COMPARATIVE CHANGES IN POPULATION AND HOUSEHOLDS

Probably as a reflection of the added difficulties encountered by nonwhites in obtaining adequate housing accommodations, the rate of increase in the number of dwelling units occupied by nonwhites was less than the rate of increase in the nonwhite population. While the nonwhite population rose by 12 percent, the number of nonwhite households³ increased only 7 percent. In urban and in nonfarm areas the rate of increase in population was about one-third greater than the increase in households. Another facet of this is seen in the increase in nonwhite population per occupied dwelling unit from 3.6 to 4.0 between 1940 and 1947.

This runs counter to the long-term trends evidenced for the total population since 1890. In every decade from 1890 to 1940 and also from 1940 to 1947 the rate of increase was greater for occupied dwelling units than for population. For the period since 1920 when nonfarm data first became available this tendency has been even more pronounced for the nonfarm population. For example, from 1930 to 1940 nonfarm population increased by 9.5 percent, while occupied

¹ The population data shown herein refer to civilian population and include some persons who were not members of private households. Negroes constitute the bulk of the nonwhite population.

² A detailed report on migration was released by the Bureau of the Census as this study was in the process of being published. See Bureau of the Census, "Internal Migration in the United States: April 1940 to April 1947," Series P-20, No. 14, April 15, 1948.

³ The number of households is equivalent to the number of occupied dwelling units.

dwelling units increased by over 19 percent. Similarly, from 1940 to 1947, the number of occupied dwelling units in nonfarm areas increased by about 17 percent compared to a rise of 13 percent in the nonfarm population. This is accounted for by the declining population per occupied unit. However, for nonwhites, as was indicated above, the population per occupied unit increased from 1940 to 1947.

GEOGRAPHIC SHIFTS IN HOUSEHOLDS

Although the rates of increase in nonwhite households and population differed, to some extent the location of households followed the pattern of change observed for population. By 1947, two-thirds of the nonwhite households were urban, compared to little more than a half in 1940. Correspondingly, the rural farm proportion declined from 30 percent of all nonwhite households in 1940 to 20 percent in 1947.

The shifts that have occurred in the nonwhite households have thus brought about a distribution between farm and nonfarm areas which approximates more closely the distribution among white households. In 1947, the only significant difference between the location of white and nonwhite households was found in the rural nonfarm area where only 17 percent of the nonwhite households were living, compared to about 22 percent of the white households. The rural nonfarm areas to a large extent have been developed in comparatively recent years and contain a considerable number of subdivisions from which nonwhite occupants were excluded by means of racial restrictive covenants and other devices. The marked tendency shown by nonwhites to move to urban rather than rural nonfarm areas has undoubtedly aggravated the congested conditions under which many of them were living before this influx began.

Of the total nonwhite households in both rural and urban areas, the proportion found in the South dropped from 73 percent in 1940 to 64 percent in 1947. If only urban areas are considered, however, the proportion of nonwhite households located in the South declined relatively less, from 57 to 50 percent. This reflects the shift already cited of nonwhites from rural to urban areas within the South. The decrease in percentage of nonwhite urban households in

*The states included are New York, New Jersey, Pennsylvania, Connecticut, Massachusetts, Rhode Island, New Hampshire, Vermont, and Maine.

the South was accompanied by gains mainly in the Northeastern States.⁴ The proportion of all urban nonwhite households located in this region rose from 19 percent in 1940 to 24 percent in 1947. The detail for all regions is shown in Table 1, Appendix.

HOUSING SUPPLY

The extensive and rapid population shifts which occurred during the 7-year period resulted in extreme pressure on the housing supply. This was aggravated by restrictions on building operations in effect during several of these years as well as by increased demand stemming from high levels of employment and income.

DOUBLING

Evidence of the inability of people to find housing accommodations is found in the data on doubling. Households which contain, in addition to the head, one or more married couples provide an important indication of the extent of doubling.

Altogether, including white and nonwhite occupants, there were about 2,114,000 nonfarm occupied dwelling units containing married couples in addition to the head in 1947.⁵ This constituted 6.5 percent of all nonfarm occupied dwelling units and represents an increase over the corresponding figure for 1940. It is estimated that in 1940 there were about 1,300,000 nonfarm households which contained subfamilies,⁶ or about 4.7 percent of the total. Although no data are available to show how many of these households were nonwhite, a rough approximation prepared by the Housing and Home Finance Agency indicates that there were probably in the neighborhood of 180,000 nonwhite households containing subfamilies in 1940. This represented about 8 percent of all nonwhite households in nonfarm areas. In 1947 the corresponding proportion was about 10 percent, or about 280,000 households. Although it appears that there was an increase in the number and proportion of nonwhite households containing married couples in addition to the head, the degree of

⁵ The total number of married couples in addition to the head in nonfarm areas was about 2,300,000. Although data are not available to show the number of nonwhite married couples living doubled up, there is reason to believe that the incidence of doubling is considerably greater among nonwhites than whites.

⁶ A subfamily as defined in 1940 by the Bureau of the Census consisted of a married couple sharing the living quarters of heads of private households, regardless of relation to the head of the household. This concept is directly comparable with the 1947 data on the number of households containing married couples in addition to the head.

sampling variance and estimating error present in the data make precise calculation of the net change between 1940 and 1947 extremely tenuous. Despite the difficulty of making a comparison for nonwhites between 1940 and 1947, it is clear that the doubling rate is higher than might be expected under general economic conditions as favorable as those obtaining in 1947.

OVERCROWDING

The high proportion of doubling is undoubtedly a factor contributing to the overcrowding which is so marked in dwelling units occupied by nonwhite households. Overcrowding as evidenced by occupied dwelling units with more than 1.5 persons per room is far more prevalent among nonwhite than white households. Among nonfarm dwelling units occupied by nonwhites in 1947, about 15 percent were found to have more than one and a half persons per room compared to only 4 percent of such units occupied by whites. Little change was evidenced since 1940 in overcrowding in dwellings occupied by nonwhites when 18 percent contained more than 1.5 persons per room, although the proportion of overcrowding among whites declined by one-third. A shift of so small a magnitude in the figure for nonwhites may reflect sampling variability rather than a real change in conditions.

That nonwhites tended to be more constricted in their living quarters than whites is brought out in another way by examination of the distributions of the number of rooms per occupied dwelling unit and the number of persons per household. While about 35 percent of the units occupied by white households contained six or more rooms, only 17 percent of the units occupied by nonwhites were in this group. However, 12 percent of the nonwhite households consisted of seven or more persons as compared to only 5 percent of the white households. The median number of rooms in nonfarm dwelling units occupied was 4.9 for whites and 3.9 for nonwhites, or a room less, on the average, for nonwhites. At the same time, the median number of persons per nonfarm unit occupied was practically the same for both.

INCOME

Concurrent with population growth and shifts, the rise in the income of nonwhite workers had a marked effect upon the physical condition,

tenure, and monthly rent⁷ of the housing supply available to them. Census estimates of the income distribution of nonfarm families and individuals in 1946 show that approximately half of the nonwhite group had annual total money incomes over \$1,600. For whites the halfway mark was about \$2,700. The comparable medians for nonfarm families only (excluding individuals not in families) were somewhat higher, about \$1,800 and \$3,100, respectively, for nonwhites and whites. Approximately 20 percent of the nonwhite families received income of \$3,000 and over.

Income data for prewar years are not available for a direct comparison with the distribution of nonfarm families and individuals by total money income received in 1946. Conversely, it is impossible to show 1946 income from wages and salaries which would afford a direct comparison with 1939 data collected by the Census Bureau. For 1945, however, information is available on civilian earnings, which differ from wages and salaries mainly in the inclusion of net income from self-employment.⁸ A rough impression of income changes since 1939 may be gained by comparing the 1939 and 1945 data, bearing in mind the probable overstatement of the increase. Thus the median civilian money earnings of \$815 reported for nonwhite civilian earners in 1945 was about double the median income of \$371 shown for wage and salary workers without other income in 1939. Since the distributions and medians for total money income in 1945 and 1946 resemble each other closely, it is probable that civilian money earnings in 1946 were also substantially higher than in 1939, as evidenced by the most nearly comparable data for that year—income from wages and salaries.

This substantial improvement in incomes of nonwhites resulted from increased civilian employment, significant shifts from farm to factory, and considerable upgrading in type and level of jobs for both men and women. Added significance arises from the large proportion of nonwhite families which customarily have two

⁷ Data are not available in the April 1947 survey for values of owner-occupied units.

⁸ Differences in the income concept, in the size of the respective samples, in coverage and in sampling error prevent exact comparison of these data. In 1939, for example, only income from wages and salaries was reported and persons who derived income from sources other than wages and salaries are excluded from Table 6. But the 1945 figures include, in addition to wages and salaries, net income from farm and nonfarm self-employment (i. e., money income from a business or professional enterprise or farm in which the individual was engaged on his own account). Also, the 1939 data include earners in quasi-households such as hotels and quarters for resident employees of institutions, but the 1945 data exclude such persons.

or more regular wage earners. According to the Bureau of Labor Statistics, "reconversion of industry to peacetime activities brought no major downgrading in the occupational composition of the Negro workers. This is especially significant in view of the concentration of war-time employment advances of Negroes in those occupations, industries, and areas in which the postwar readjustment was most severe."⁹

CONDITION AND FACILITIES OF HOUSING

The rise in incomes between 1940 and 1947 was closely associated with the general improvement recorded in the condition and facilities of nonfarm dwelling units during this period.¹⁰ Out of 32,354,000 occupied dwelling units in 1947, about 24,249,000, or 75 percent, were in good condition or in need of minor repairs only and contained private bath and private flush toilet. In 1940, little over 60 percent of all occupied dwelling units fell into this category. In contrast, the proportion of dwelling units occupied by nonwhites which were in good condition and had private bath and private flush toilet rose from about 25 percent in 1940 to 39 percent in 1947. However, twice this proportion, or about 78 percent, of nonfarm white households was living in such units at the time of the April 1947 survey; in 1940, the proportion was 66 percent.

There was a slight rise between 1940 and 1947 in the proportion of total nonfarm occupied dwelling units with electric lighting. However, this masks the sharper increase in the use of electric lighting which occurred in units occupied by nonwhite households during this period. While only about 60 percent of these units were equipped with such facilities in 1940, the proportion rose to 80 percent in 1947. Nevertheless, the 20 percent of the dwellings occupied by nonwhites which did not have electric lighting was about 10 times as large as that among white households.

The figures shown in the 1947 Census indicate a considerably higher proportion of nonfarm units occupied by nonwhites (about 72 percent) to be without central heating in contrast to the comparable proportion for white households (about 40 percent). To some extent, however,

geographic factors probably account for the magnitudes involved. Because of the large number of nonwhite households located in the South and in rural areas, requirements for central heating equipment are fewer and the weight of such households contributes to the higher proportion of units without central heating occupied by nonwhites.

The proportion of units lacking one or more facilities (i. e., electric lighting and running water; flush toilet, bathtub or shower, and installed cooking facilities) was about three times as large among dwellings occupied by nonwhites as for whites (i. e., almost 60 and 20 percent, respectively).

TENURE

Other evidence of the impact of changes in the distribution of population and income upon the existing housing supply is shown in the changes which occurred in tenure during the 7-year period. The percentage of owner-occupied units in nonfarm areas rose from 41 percent in 1940 to 53 percent in 1947. Not only did nonwhites participate in the general increase in home ownership in nonfarm areas, but the proportion of owner-occupancy increased more sharply in this group than among whites. Thus, the increase for whites was about 27 percent and, among nonwhites, it rose about 40 percent.

In normal times home ownership is recognized as a desirable social goal. If it results, however, from the necessity of buying as the only means of obtaining a home, the effects of such forced purchases may be deleterious in the years to come. Many families, including nonwhites, were compelled to buy despite their preference to rent in order to have a place to live. Although some were well able to undertake the financial obligations of home ownership, there undoubtedly were marginal buyers for whom the risks of home ownership are great because of their more limited financial capacity. It is especially difficult for nonwhites to acquire living quarters during periods of general housing shortage because of prevailing restrictions upon their occupancy as well as their relatively lower incomes. Provided these workers are able to maintain and further their economic advances and have fuller access to an expanding housing supply, the trend toward increased home ownership among nonwhites will be more firmly established.

⁹ *Monthly Labor Review*, December 1947, p. 665.

¹⁰ Improvement in condition and facilities of housing observed in terms of Census data (i. e., state of repair and plumbing facilities) may be due in part to the effect of migration. However, data are not available to determine the extent to which the movement of nonwhites was from "poor" to "better" housing.

Significantly, in 1947, the proportion of non-white households occupying rented dwelling units was still high, i. e., approximately 66 percent compared to 46 percent among white households. (The detail is shown in the text table below.) This fact, taken together with their position in the income scale, makes it clear that the rental market is of major importance in housing nonwhites.

Tenure in nonfarm occupied dwelling units, by color of occupants: 1947 and 1940

Tenure	1947			1940		
	Total	White	Non-white	Total	White	Non-white
(In thousands)						
Total.....	32,354	29,511	2,843	27,748	25,459	2,289
Owner-occupied.....	17,025	16,071	954	11,413	10,867	546
Tenant-occupied.....	15,329	13,440	1,889	16,335	14,592	1,743
(Percent)						
Total.....	100.0	100.0	100.0	100.0	100.0	100.0
Owner-occupied.....	52.6	54.5	33.6	41.1	42.7	23.8
Tenant-occupied.....	47.4	45.5	66.4	58.9	57.3	76.2

Sources: U. S. Bureau of the Census, "Characteristics of Urban and Rural-Nonfarm Dwelling Units, by Color of Occupants: April 1947," Series P-70, No. 2, January 1948; 1940 Housing Census, Vol. II, "General Characteristics, Part I: United States Summary," Table 1, p. 7.

MONTHLY RENTS

The rents paid by nonwhite tenants in 1947 tend to be lower than those paid by whites, although the rental distribution for both groups showed greater proportions in the higher brackets than in 1940. The median rents paid by nonwhites in 1947 were \$17 compared to \$31 for whites. In 1940, the corresponding medians

were \$11 and \$23, respectively.¹¹ About 27 percent of all nonfarm tenant-occupied dwelling units in 1947 fell into the monthly rent class of \$40 and over as compared to 15 percent in 1940. Accordingly, there was a decline in the proportion of renters who paid less than \$20 a month, i. e., from 45 percent in 1940 to 27 percent in 1947. While almost half of the units occupied by nonwhite tenants in 1940 rented for less than \$10 a month, by 1947 only a fourth were in this bracket. Despite this upward shift of monthly rents paid by nonwhite tenants, they are still concentrated in relatively high proportions in the lower rent classes. About 78 percent of them were living in units which rented for less than \$30 a month, while less than half (47 percent) of the white tenant-occupied units were in the same rental range.

It should be borne in mind that despite these relatively low rents, about 185,000 households, or approximately 10 percent of the nonwhite tenants, were paying \$40 per month and over. In addition, there are a number of nonwhite households able to pay and desirous of paying higher rents for better accommodations than those which they are now compelled to occupy.¹² This conclusion is reinforced by data obtained from the 1940 census which show that higher proportions of nonwhite than white families in the relatively high income and rent groups were occupying housing that was deficient in various respects.¹³ Thus, although the majority of nonwhites require accommodations at very low rents, there is positive indication of the existence of a considerable rental market within the reach of privately financed housing.

¹¹ The changes in rent scales shown here reflect moves from cheaper units to more expensive units as well as rent increases, and should not be confused with the Bureau of Labor Statistics rent index which attempts to measure the changes in the rent of identical or closely similar units.

¹² See Housing and Home Finance Agency, *The Housing of Negro Veterans*, January 1948, pp. 20-24.

¹³ See C. K. Robinson, "Relationship of Condition of Dwelling Units and Rentals, by Race," *Journal of Land and Public Utility Economics*, August 1946.

APPENDIX

TABLE 1.—Population and occupied dwelling units for urban and rural areas in the United States: By region and color, 1947 and 1940

(Numbers in thousands)

Region, Area, and Color of Occupants	1947				1940 ¹			
	Population		Occupied Dwelling Units		Population		Occupied Dwelling Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Part I								
United States, total.....	142,061	100.0	39,016	100.0	131,669	100.0	34,855	100.0
The Northeastern States.....	39,315	27.7	10,710	27.5	35,977	27.3	9,470	27.2
The North Central States.....	42,663	30.0	12,004	30.9	40,143	30.5	10,963	31.4
The South.....	42,773	30.1	11,070	28.4	41,666	31.7	10,278	29.5
The West.....	17,310	12.2	5,166	13.2	13,883	10.5	4,134	11.9
Urban.....	83,860	100.0	23,835	100.0	74,424	100.0	20,597	100.0
The Northeastern States.....	29,456	35.1	8,118	34.1	27,568	37.0	7,341	35.6
The North Central States.....	25,862	30.9	7,446	31.2	23,437	31.5	6,571	31.9
The South.....	18,394	21.9	5,076	21.3	15,290	20.6	4,134	20.1
The West.....	10,148	12.1	3,195	13.4	8,128	10.9	2,551	12.4
Rural.....	58,201	100.0	15,181	100.0	57,246	100.0	14,258	100.0
The Northeastern States.....	9,859	16.9	2,598	17.1	8,409	14.7	2,139	15.0
The North Central States.....	16,801	28.9	4,618	30.4	16,706	29.2	4,393	30.8
The South.....	24,379	41.9	5,994	39.5	26,375	46.1	6,144	43.1
The West.....	7,162	12.3	1,971	13.0	5,756	10.0	1,583	11.1
Part II								
White.....	127,044	100.0	35,495	100.0	118,215	100.0	31,561	100.0
The Northeastern States.....	36,973	29.1	10,160	28.6	34,567	29.2	9,123	28.9
The North Central States.....	40,410	31.8	11,543	32.5	38,640	32.7	10,566	33.5
The South.....	33,243	26.2	8,824	24.9	31,659	26.8	7,870	24.9
The West.....	16,418	12.9	4,968	14.0	13,350	11.3	4,002	12.7
Urban.....	74,851	100.0	21,594	100.0	67,973	100.0	18,869	100.0
The Northeastern States.....	27,185	36.3	7,574	35.1	26,303	38.7	7,016	37.2
The North Central States.....	23,846	31.9	6,975	32.3	22,159	32.6	6,220	33.0
The South.....	14,161	18.9	3,958	18.3	11,659	17.2	3,152	16.7
The West.....	9,659	12.9	3,087	14.3	7,851	11.5	2,474	13.1
Rural.....	52,193	100.0	13,901	100.0	50,242	100.0	12,693	100.0
The Northeastern States.....	9,788	18.8	2,586	18.6	8,264	16.5	2,108	16.6
The North Central States.....	16,564	31.7	4,568	32.9	16,481	32.8	4,340	34.2
The South.....	19,082	36.6	4,866	35.0	19,999	39.8	4,718	37.2
The West.....	6,759	12.9	1,881	13.5	5,498	10.9	1,527	12.0
Part III								
Nonwhite.....	15,017	100.0	3,521	100.0	13,454	100.0	3,291	100.0
The Northeastern States.....	2,342	15.6	556	15.8	1,410	10.5	356	10.8
The North Central States.....	2,253	15.0	521	14.8	1,503	11.2	398	12.1
The South.....	9,530	63.5	2,246	63.8	10,007	74.4	2,408	73.1
The West.....	892	5.9	198	5.6	534	3.9	132	4.0
Urban.....	9,009	100.0	2,241	100.0	6,451	100.0	1,728	100.0
The Northeastern States.....	2,271	25.2	544	24.3	1,265	19.6	325	18.8
The North Central States.....	2,016	22.4	471	21.0	1,278	19.8	345	19.9
The South.....	4,233	47.0	1,118	49.9	3,631	56.3	982	56.8
The West.....	489	5.4	108	4.8	276	4.3	77	4.5
Rural.....	6,008	100.0	1,280	100.0	7,004	100.0	1,565	100.0
The Northeastern States.....	71	1.2	12	1.0	145	2.1	31	2.0
The North Central States.....	237	3.9	50	3.9	225	3.2	53	3.4
The South.....	5,297	88.2	1,128	88.1	6,376	91.0	1,426	91.1
The West.....	403	6.7	90	7.0	257	3.7	55	3.5

¹ Because of rounding figures for 1940 do not necessarily add to totals.

Source: Population data from U. S. Bureau of the Census, "Urban and Rural Residence, Age, Sex, Color, and Veteran Status of the Civilian Population of the United States: April 1947," Series P-20, No. 9, January 19, 1948. Data on occupied dwelling units from 1940 Housing Census, Vol. II, "General Characteristics, Part I: U. S. Summary," Table 27, p. 64-5.

TABLE 2.—Population, occupied dwelling units and population per occupied dwelling unit¹ for nonfarm and rural farm areas in the United States, by color: 1947 and 1940

Color and Area	1947			1940			Percent change, 1940 to 1947	
	Population	Occupied dwelling units	Population per occupied unit	Population	Occupied dwelling units	Population per occupied unit	Population	Occupied dwelling units
	<i>(in thousands)</i>			<i>(in thousands)</i>				
United States, total.....	142,061	39,016	3.6	131,669	34,855	3.8	7.9	11.9
Nonfarm.....	114,756	32,354	3.5	101,453	27,748	3.7	13.1	16.6
Rural farm.....	27,305	6,662	4.1	30,216	7,107	4.3	-9.6	-6.3
White, total.....	127,044	35,405	3.6	118,215	31,561	3.7	7.5	12.5
Nonfarm.....	103,220	29,511	3.5	92,752	25,459	3.6	11.3	15.9
Rural farm.....	23,824	5,984	4.0	25,463	6,102	4.2	-6.4	-1.9
Nonwhite, total.....	15,017	3,521	4.3	13,454	3,294	4.1	11.6	6.9
Nonfarm.....	11,536	2,843	4.0	8,701	2,280	3.6	32.6	24.2
Rural farm.....	3,481	678	5.1	4,753	1,005	4.7	-26.8	-32.5
	<i>(percent)</i>			<i>(percent)</i>				
United States, total.....	100.0	100.0		100.0	100.0			
Nonfarm.....	80.8	82.9		77.1	79.6			
Rural farm.....	19.2	17.1		22.9	20.4			
White, total.....	100.0	100.0		100.0	100.0			
Nonfarm.....	81.2	83.1		78.5	80.7			
Rural farm.....	18.8	16.9		21.5	19.3			
Nonwhite, total.....	100.0	100.0		100.0	100.0			
Nonfarm.....	76.8	80.7		64.7	69.5			
Rural farm.....	23.2	19.3		35.3	30.5			

¹ Population per occupied dwelling unit overstates slightly the actual number of persons in the occupied dwelling unit because it includes some persons living in places not classified as dwelling units, but in large rooming houses, hotels, and institutions. However, this group is so small, relatively, that the trend of the figures from 1940 to 1947 is not significantly affected.

Sources: Population data from U. S. Bureau of the Census, "Urban and Rural Residence, Age, Sex, Color, and Veteran Status of the Civilian Population of the United States: April 1947," Series P-20, No. 9, January 10, 1948.

Data on occupied dwelling units from U. S. Bureau of the Census, "Housing Characteristics of the United States: April 1947," Series P-70, No. 1, October 29, 1947.

TABLE 3.—Contract monthly rents of tenant-occupied dwelling units in nonfarm areas, by color of occupants: 1947 and 1940

Contract Monthly Rent	1947			1940 ¹		
	Total	White	Nonwhite	Total	White	Nonwhite
	<i>(In thousands)</i>					
Total.....	15,320	13,440	1,880	16,335	14,592	1,743
Under \$10.....	1,102	649	453	2,862	2,036	826
\$10 to \$19.....	3,038	2,384	654	4,543	4,030	513
\$20 to \$29.....	3,585	3,221	364	3,885	3,648	237
\$30 to \$39.....	3,442	3,207	235	2,548	2,448	98
\$40 to \$49.....	2,260	2,167	93	1,310	1,269	41
\$50 or more.....	1,902	1,812	90	1,189	1,161	28
Median monthly rent ² (dollars).....	29	31	17	21	23	11
	<i>(Percent)</i>					
Total.....	100.0	100.0	100.0	100.0	100.0	100.0
Under \$10.....	7.2	4.8	24.0	17.5	13.9	47.4
\$10 to \$19.....	19.8	17.7	34.6	27.8	27.6	29.4
\$20 to \$29.....	23.4	24.0	19.3	23.8	25.0	13.6
\$30 to \$39.....	22.5	23.9	12.4	15.6	16.8	5.6
\$40 to \$49.....	14.7	16.1	4.9	8.0	8.7	2.4
\$50 or more.....	12.4	13.5	4.8	7.3	8.0	1.6

¹ Figures adjusted to include units for which monthly rents were not reported.

² Medians rounded to the nearest dollar.

Sources: U. S. Bureau of the Census, "Characteristics of Urban and Rural-Nonfarm Dwelling Units, by Color of Occupants: April 1947," Series P-70, No. 2, January 13, 1948; 1940 Housing Census, Vol. II, "General Characteristics, Part I: United States Summary," Table 18d, p. 54.

TABLE 4.—Median total money incomes of urban and rural nonfarm families and individuals, by regions and color of head, for the United States: 1946

Region and Color of Head	Urban and rural nonfarm				Urban			
	Families and individuals		Families ¹		Families and individuals		Families	
	Number (000)	Median incomes (dollars)	Number (000)	Median incomes (dollars)	Number (000)	Median incomes (dollars)	Number (000)	Median incomes (dollars)
United States.....	37,065	2,603	29,827	2,976	27,804	2,706	21,884	3,123
White.....	33,368	2,741	27,171	3,094	24,812	2,858	19,789	3,246
Nonwhite.....	3,697	1,862	2,656	1,884	2,992	1,634	2,095	1,920
The Northeastern States.....	11,829	2,883	9,563	3,268	9,021	2,892	7,693	3,204
White.....	11,021	2,970	9,019	3,327	8,824	2,998	7,150	3,367
Nonwhite.....	808	1,773	544	2,220	797	1,782	537	2,235
The North Central States.....	11,149	2,596	8,843	2,993	8,607	2,737	6,677	3,171
White.....	10,475	2,657	8,355	3,053	7,986	2,810	6,231	3,244
Nonwhite.....	674	2,059	488	2,273	621	2,079	446	2,294
The South.....	9,064	2,174	7,444	2,422	5,947	2,280	4,686	2,626
White.....	7,070	2,441	5,947	2,709	4,548	2,622	3,673	3,014
Nonwhite.....	1,994	1,318	1,497	1,827	1,399	1,343	1,013	1,849
The West.....	5,023	2,786	3,977	3,137	3,029	2,820	2,828	3,191
White.....	4,802	2,824	3,850	3,152	3,454	2,855	2,729	3,206
Nonwhite.....	221	1,970	127	2,659	175	2,125	99	(²)

NOTE.—These figures are estimates derived from sample surveys and, therefore, are subject to sampling variation, which may be relatively large where the size of the percentage, or the size of the total on which the percentage is based, is small. In addition, as in all field surveys of income, the figures are subject to errors of reporting. For a more specific statement see "source and reliability of the estimates," page 5 of the source.

¹ The term "family," as used in this table, is not synonymous with "households" or "occupied dwelling units" referred to previously in this report. The term "families," as used above, refers to groups of two or more persons related by blood, marriage or adoption and residing in the same household or in the same living quarters of a quasi household. The term "individual" is used to refer to a person living alone or with persons not related to him.

² Median not shown where base is less than 100,000.

Source: Bureau of the Census, "Income of Nonfarm Families and Individuals: 1946," Series P-60, No. 1, January 28, 1948, Table 4, p. 10.

TABLE 5.—Percent distribution of urban and rural nonfarm families and individuals by total money income level, by color of head, for the United States: 1944, 1945, and 1946

Total Money Income Level	1944			1945			1946 ¹		
	Total	White	Nonwhite	Total	White	Nonwhite	Total	White	Nonwhite
Percent.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Under \$500.....	9.6	8.2	20.5	7.3	0.5	15.9	7.8	6.0	15.5
\$500 to \$999.....	9.5	8.5	18.0	7.6	0.8	14.7	8.3	7.5	15.9
\$1,000 to \$1,499.....	10.7	9.8	18.4	8.2	7.4	16.0	9.2	8.3	16.7
\$1,500 to \$1,999.....	10.8	10.2	15.2	11.6	11.3	18.2	10.1	9.5	15.7
\$2,000 to \$2,499.....	11.6	11.7	10.3	12.9	13.1	9.7	12.4	12.5	12.3
\$2,500 to \$2,999.....	10.2	10.8	5.1	12.5	12.8	9.0	10.8	11.1	8.3
\$3,000 to \$3,499.....	10.4	11.1	5.3	10.4	10.7	7.0	10.3	10.8	5.8
\$3,500 to \$3,999.....	7.5	8.0	2.8	6.8	7.3	2.6	7.1	7.6	3.0
\$4,000 to \$4,499.....	4.7	5.1	1.3	5.6	5.8	3.8	5.5	5.8	2.0
\$4,500 to \$4,999.....	4.1	4.5	0.9	3.7	4.0	0.7	4.2	4.5	1.5
\$5,000 to \$5,999.....	4.6	5.1	1.1	6.0	6.5	1.6	5.7	6.1	1.6
\$6,000 to \$9,999.....	4.7	5.2	1.1	6.0	6.2	3.9	6.7	7.3	1.7
\$10,000 and over.....	1.6	1.7	0.2	1.4	1.5	2.0	2.2	0.1
Median income for all units reporting (dollars).....	2,410	2,573	1,314	2,595	2,690	1,613	2,603	2,741	1,562

NOTE.—These figures are estimates derived from sample surveys and, therefore, are subject to sampling variation, which may be relatively large where the size of the percentage, or the size of the total on which the percentage is based, is small. The figures for nonwhites, especially those for 1945 and 1944, are subject to large sampling variations. In addition, as in all field surveys of income, the figures are subject to errors of reporting.

¹ Includes families and individuals residing in quasi households (hotels, large rooming houses, etc.) as well as households. The 1944 and 1945 data are for families and individuals residing in households only.

Source: The 1944 data are unpublished estimates of the Bureau of the Census. The 1945 data represent material which is shown in greater detail in Bureau of the Census, "Family and Individual Money Income in the United States: 1945," Series P-60, No. 2, March 2, 1948.

TABLE 6.—Comparison of wage or salary workers without other income by wage or salary income in 1939 with civilian earners by civilian money earnings in 1945, by color, for the United States

Specified Type of Income Level	1939 ¹			1945 ²		
	Wage or Salary Workers Without Other Income by Money Wage or Salary Level			Civilian Earners by Civilian Money Earnings Level		
	Total	White	Nonwhite	Total	White	Nonwhite
Percent ³	100.0	100.0	100.0	100.0	100.0	100.0
Less.....				0.6	0.6	0.9
\$1 to \$999.....	55.9	51.9	90.3	34.0	31.2	56.5
\$1,000 to \$1,999.....	33.1	35.9	8.9	27.1	27.1	28.0
\$2,000 to \$2,499.....	5.8	6.4	.6	12.6	13.0	9.0
\$2,500 to \$2,999.....	2.1	2.4	.1	9.1	9.9	3.0
\$3,000 to \$3,999.....	1.8	2.1	.1	10.3	11.3	2.2
\$4,000 to \$4,999.....	.5	.5		3.0	3.3	.2
\$5,000 and over.....	.7	.7		3.3	3.6	.3
Median (dollars).....	885	964	371	1,576	1,689	815

NOTE.—These figures are estimates derived from separate samples prepared in 1939 and 1945 by the Bureau of the Census. They are subject, therefore, to sampling variation which may be relatively large where the size of the percentage, or the size of the total on which the percentage is based, is small. For example, the figures for nonwhite workers in 1939 and nonwhite civilian earners in 1945 are subject to larger sampling variations than corresponding figures for whites. In addition, as in all field surveys of income, the data are subject to errors of reporting.

¹ Data for 1939 exclude persons who derived income of \$50 or more from sources other than wages and salaries and secondary families and individuals in households, such as lodgers and servants; but they include earners in quasi households, such as hotels and quarters for resident employees of institutions.

² Data for 1945 include, in addition to wages and salaries, net income from farm and nonfarm self-employment (i. e., money income from a business or professional enterprise or farm in which the individual was engaged on his own account); but they exclude earners in quasi households (hotels, etc.).

³ Figures do not add to totals because of rounding.

Source: Wage and salary income data for 1939 are from the U. S. Bureau of the Census, "The Labor Force (Sample Statistics), Wage or Salary Income in 1939." Civilian money earnings data for 1945 are derived from Bureau of the Census, "Family and Individual Income in the United States: 1945," Series P-60, No. 2, March 2, 1948.

TABLE 7.—Condition and plumbing facilities of nonfarm occupied dwelling units, by color of occupants: 1947 and 1940

Condition and Plumbing Facilities	1947			1940 ¹		
	Total	White	Nonwhite	Total	White	Nonwhite
	(In thousands)					
All occupied dwelling units.....	32,354	29,511	2,843	27,748	25,459	2,289
In good condition or in need of minor repairs.....	29,944	27,810	2,134	23,831	22,254	1,577
With private bath and flush toilet.....	24,249	23,145	1,104	17,342	16,769	569
No private bath or flush toilet.....	5,695	4,665	1,030	6,489	5,485	1,005
In need of major repairs.....	2,410	1,701	709	3,917	3,205	715
	(Percent)					
All occupied dwelling units.....	100.0	100.0	100.0	100.0	100.0	100.0
In good condition or in need of minor repairs.....	92.6	94.2	75.1	85.9	87.4	68.8
With private bath and flush toilet.....	74.9	78.4	38.8	62.5	65.9	24.9
No private bath or flush toilet.....	17.0	15.8	36.2	23.4	21.5	43.9
In need of major repairs.....	7.4	5.8	24.9	14.1	12.6	31.2

¹ Figures for 1940 do not necessarily add to totals since they were adjusted to include units for which condition and plumbing facilities were not reported.

Source: U. S. Bureau of the Census, "Characteristics of Urban and Rural-Nonfarm Dwelling Units, by Color of Occupants: April 1947," Series P-70. No. 2, January 13, 1948; 1940 Housing Census, Vol. II, "General Characteristics, Part I: United States Summary," Table 6b, p. 16.



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