The income data in Part Three, section C, Tables C 1–15, were derived from information collected by the Financial Survey of Urban Housing. Tables C 1–3 are the results of special tabulations made in connection with this study and these data have not been published previously.

**CHAPTER III**

**Source of Income Data and Method of Tabulating**

1 **Tables Derived from Special Tabulations**

The income tables in Part Three, section C, may be conveniently divided into two parts. The first three, C 1–3, present income information for 33 cities for 1929 and 1933. Since the data result from special tabulations for cities providing the largest number of returns, they warranted greater subdivision. These more elaborate tabulations were made after digit sorting.
of punch cards covering income data for both 1929 and 1933, by 39 income groups. The tabulation by the Financial Survey covered 1933 alone and gave only 11 income groups.

In Table C 1 the number and percentage of owner-occupant and tenant families reporting income in 1933 for the years 1929 and 1933 are shown by 39 income groups for the 33 cities combined. The combination of the reports for each city to obtain the totals for the 33 cities is based upon the sample data, no attempt being made to increase the reports in each city to full coverage or to equal percentage coverage.

Table C 2 is identical with Table C 1 except that it shows the income (to the nearest $100) reported by families in each income group and the percentage distribution of the amounts by the 39 income groups.

Table C 3 presents for tenant families for the 33 cities combined and for each city individually: (1) the number of families reporting income and rent by the 39 income groups, (2) the average income and rent reported by families in each income group, (3) the percentage rent is of income by income groups. The information for the tenant families that had reported through mail returns and for those that had been personally enumerated is presented separately. A similar table showing the relation between income and value of residence cannot be presented for owner-occupant families without considerable additional machine tabulation since the income and value data are on different punch cards.

In tabulating the income data for 1929 in conjunction with 1933 those schedules were eliminated from the 1929 distribution which indicated that the families reporting income in 1933 were non-existent as families in 1929.

2 Tables Derived Directly from Financial Survey Tabulations

Tables C 4–13 present real estate information for 1933 for 52 cities by 11 income groups. These materials were originally prepared by the Financial Survey, but the results have as yet been published for only 22 cities. The totals for the cities in each geographic division and for all 52 cities combined (Tables C 4–13) were weighted as explained in the footnotes to the tables (see also Part Two, Ch. I, sec. 2). Therefore, the weight of each city in the combinations of cities is based upon estimated full coverage rather than actual sample coverage.

3 Character of the Income Data

The unit of enumeration for all data collected by the Financial Survey was the dwelling. Income was that received by the family living in the dwelling unit. The family was not necessarily coextensive with the number of persons living in the dwelling unit since enumerators were specifically instructed to ascertain the number of persons living in the dwelling unit and also the number of persons making up the family. Lodgers, roomers, other paying guests, and servants on January 1 of each year for which the reports were received were excluded from the family proper. There was no formal definition of family per se, but the substance of the instructions and the arrangement of the schedules defined it as the persons living in the dwelling unit less those mentioned above. Presumably a person might be excluded as a family member, even though he was related to other persons within the family by blood or marriage, if he paid board or room rent and was thought of as a lodger or roomer. Persons temporarily absent but normally members of the family were included as members. In requesting the amount of the family income the enumerators were instructed to state that there was no desire to pry into personal affairs or to acquire information for taxation purposes, but that it was “necessary to get reliable statistics showing the relation between family income and the type and value or rent of the house owned or used”; only an approximation of family income was desired.

The family income data applied to the 12 months of each calendar year reported on: the amount received in the form of wages and salaries and from roomers or lodgers was reported separately. To the total income from these two sources was to be added any net income from investments, from rental of a garage or other properties or part thereof, or from relatives, relief agencies, or other sources. The income from wages or salaries and all other income was the total for all members of the family. The schedule and instructions made no specific differentiation or reference to the form of income, whether cash or income received in the form of goods, services, or commodity orders.

Many of the Financial Survey schedules, especially

<table>
<thead>
<tr>
<th>Used, Rejected, and Total Schedules Received, Percentage Distribution by 11 Income Groups, 33 Cities, 1933</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Income Groups</td>
</tr>
<tr>
<td>-------------------</td>
</tr>
<tr>
<td>Used</td>
</tr>
<tr>
<td>Rejected</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Special tabulation of Financial Survey of Urban Housing schedules
among those returned by mail, were rejected in editing because of incomplete data. Subsequent analysis indicates a downward bias in favor of the smaller income groups. When the rejected schedules containing income information are added to the used schedules, however, the total varies only slightly from the distribution of the used returns, as shown by the accompanying table.

A more detailed presentation of the income data here shown in part and of the method of collection and tabulation is being prepared.

CHAPTER IV

Financing Nonfarm Residential Real Estate

With the exception of Tables D 1, 2, 4, and 48 all tables in Part Three, section D, are derived from Financial Survey data. The principal estimate of this section is for debt in 1934 (Table D 4). The percentages of owner-occupied nonfarm properties mortgaged and the debt-value ratios expressed in percentage form for 1920 are presented in Table D 1 by population group, state, and geographic division. Table D 2 presents for 1920 and 1934 for 50 cities the percentage of properties mortgaged and for 45 cities the debt-value ratios of mortgaged properties. The 1934 data are from the Financial Survey. Table D 48 presents data on financing of real estate in two New York City areas as derived from a special study.

Before the methods used to derive the mortgage estimates for 1934 are explained, the sources and methods used to obtain the data for 1920 and the information available for 1930 and 1934 from the Financial Survey are described.

1 Percentage of Owner-Occupied Houses Mortgaged and Percentage that Debt is of Value, 1920

Census Monograph II, Mortgages on Homes in the United States, 1920, provides the information from which Table D 1 and the 1920 section of Table D 2 were derived. These census data were based on a mailed survey of 66.3 per cent of owner-occupied residences. The percentages of owner-occupied residences mortgaged and the debt-value ratios for all population groups combined (Table D 1) are transcribed directly from Tables 26 and 30 of the Census Monograph II. The percentages of residences mortgaged for each population group (Table D 1) are derived from Tables 26, 27, 28, 30, 31, and 33 of the Monograph.

The percentages of houses mortgaged in cities with populations of 100,000 and over (Table D 27) and between 25,000 and 100,000 (Table D 28) were used in conjunction with the number of mortgaged houses (Tables 31 and 33) to obtain total owner-occupied houses in each city in the respective population groups. The cities in both size groups were then arranged by states in each geographic division and totals obtained by states and geographic divisions of the number of owner-occupied and mortgaged houses. From these totals were computed the percentages mortgaged in each state and geographic division for both population groups.

To obtain similar percentages for population groups under 25,000 the combined total of mortgaged dwellings for the larger cities, computed as described above, was subtracted from total mortgaged dwellings for states and geographic divisions in Census Monograph Table 30. Since the percentage mortgaged by states and geographic divisions for all cities was given in Table 26 it was possible to obtain total owner-occupied residences and derive by subtraction the number in population groups under 25,000. From total owner-occupied and mortgaged houses in population groups under 5,000 it was then possible to compute the percentage mortgaged.

The debt-value ratio by population groups (Table D 1) was transcribed directly from Census Monograph Table 34.

2 Percentage of Owner-Occupied and Rented Houses Mortgaged and Debt-Value Ratios in Individual Cities

The city percentages for 1920 in Table D 2 were transcribed directly from Census Monograph Tables 27, 28, 31, and 33; the 1934 percentages and ratios are from the Financial Survey of Urban Housing. The debt-value ratios in Table D 3 for owner-occupied and rented properties for 1930, 1933, and 1934 are based on sample data derived from the Financial Survey. The number of reports on which they are based is shown in Tables D 5 and 6 by value groups together with the percentage mortgaged by value groups. Tables D 7 and 8 present Financial Survey data on the value of and the debt outstanding (principal only) on mortgaged properties by value groups and thus provide the basic sample data from which the debt-value ratios of mortgaged properties in 1934 are derived. Table D 9 presents, by type of dwelling, for each ten-