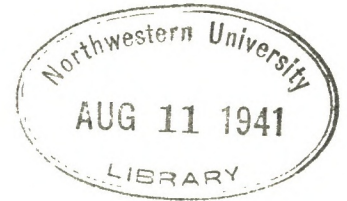


FEDERAL WORKS AGENCY
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WPA SURVEYS FIND SHARP RENT INCREASES AND FEW DWELLINGS AVAILABLE IN
DEFENSE AREAS

Rents increased in a large proportion of dwelling units and in some instances more than doubled in small industrial cities and camp towns during the year since the defense program was inaugurated, according to a summary of WPA rental studies released today by Howard O. Hunter, Commissioner of Work Projects.

More than half of 58 communities surveyed showed rent increases for more than 30 percent of their rental dwellings. In half of the places surveyed the average increases were more than 20 percent of the rent paid in March, 1940.

A summary of another series of studies, on vacant dwellings available in defense areas, disclosed that in 90 percent of the areas the vacancy rates in recent months were well below the five percent level which is considered normal. In two out of every five of the areas the housing situation was found to be "critical," with fewer than two percent of the dwelling units vacant.

Both studies were conducted by the WPA Division of Research, the rent survey at the request of the Office of Price Administration and Civilian Supply and the vacancy surveys at the request of the Division of Defense Housing Coordination. The surveys are being used by the agencies which requested them in planning programs of rent control and defense housing construction.

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"Complicating the situation for the migrating defense worker is the fact that many of the relatively few dwellings remaining vacant are not for rent or are unfit for use," Mr. Hunter said. "The number of dwelling units available for rent was often found to be less than half of those vacant.

"In a number of areas the rent increases have been truly startling. They are hardest, moreover, on the families who are least able to pay, because in most instances the increases have been relatively greater on the poorer and cheaper dwellings."

In Burlington, Iowa, the study showed, more than half of the rents had been raised and the average increase was 33 percent. In Leesville, Louisiana, almost three-fourths of the rents had been raised, the average increase amounting to 109 percent.

More than three-fourths of the rents in Brownwood, Texas, were up, and the average increase was 64 percent. In the small town of Starke, Florida, near Camp Blanding, seven-tenths of the rents had been raised an average of 101 percent.

(Attached are two tables, no. 1 summarizing findings of those vacancy studies made during this calendar year, and no. 2 summarizing findings of the rental surveys.)

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Table 1. - Results of Vacancy Surveys Made by the WPA Division of Research
at the Request of the Division of Defense Housing Coordination

Area surveyed	Date of survey	Gross vacancy rate	Habitable rental vacancy rate
Mobile, Alabama	January 1941	1.7%	0.8%
Phoenix, Arizona	April 1941	9.0	7.4
Little Rock area, Arkansas	May 1941	2.4	1.1
Bakersfield, California	April 1941	5.6	4.2
Oakland area, California	January 1941	2.8	1.4
Sacramento, California	April 1941	5.3	3.6
San Francisco, California	January 1941	5.1	3.8
San Rafael area, California	February 1941	8.3	2.0
Vallejo area, California	February 1941	1.0	0.1
Denver, Colorado	April 1941	2.5	1.9
Stamford, Connecticut	February 1941	1.4	1.0
Waterbury area, Connecticut	February 1941	1.0	0.3
Wilmington, Delaware	February 1941	1.9	1.1
Washington, D. C.	January 1941	2.5	1.9
Montgomery County, Maryland	January 1941	4.5	0.8
Prince Georges County, Maryland	January 1941	3.7	1.3
Alexandria, Virginia	January 1941	5.6	2.8
Arlington County, Virginia	January 1941	4.7	1.6
Falls Church, Virginia	January 1941	7.5	1.2
Panama City, Florida	April 1941	8.7	4.1
Atlanta, Georgia	April 1941	2.7	1.9
Macon area, Georgia	February 1941	1.2	0.5
Chicago, Illinois	April 1941	2.4	1.7
East Alton area, Illinois	January 1941	1.3	0.6
East St. Louis area, Illinois	January 1941	1.3	0.8
Fort Wayne, Indiana	April 1941	2.7	1.5
Indianapolis, Indiana	January 1941	2.5	1.4
Kansas City area, Kansas	January 1941	3.1	1.6
Baton Rouge, Louisiana	April 1941	3.5	2.9
Portland area, Maine	January 1941	5.1	3.0

Table 1. - Results of Vacancy Surveys Made by the WPA Division of Research at the Request of the Division of Defense Housing Coordination - Contd

Area surveyed	Date of survey	Gross vacancy rate	Habitable rental vacancy rate
Baltimore, Maryland	January 1941	2.7%	1.3%
Hagerstown, Maryland	January 1941	1.4	0.6
Boston area, Massachusetts	January 1941	4.3	2.5
Charlestown area, Massachusetts	January 1941	2.6	1.5
Quincy area, Massachusetts	February 1941	3.3	2.0
Bay City area, Michigan	February 1941	1.5	0.7
Detroit area, Michigan	January 1941	2.2	0.8
Flint, Michigan	February 1941	1.2	0.4
Midland, Michigan	February 1941	1.4	0.3
Muskegon, Michigan	January 1941	1.6	1.1
Pontiac, Michigan	February 1941	1.6	0.5
Saginaw, Michigan	February 1941	2.1	0.9
Biloxi, Mississippi	April 1941	8.9	4.7
Meridian, Mississippi	April 1941	2.8	2.0
Independence area, Missouri	February 1941	1.9	1.2
Kansas City, Missouri	February 1941	4.1	2.5
St. Charles area, Missouri	January 1941	3.8	2.1
St. Louis, Missouri	January 1941	5.3	4.2
Manchester, New Hampshire	April 1941	4.2	2.3
Belleville, New Jersey	January 1941	1.4	0.9
Elizabeth, New Jersey	January 1941	1.5	1.0
Harrison, New Jersey	January 1941	2.3	1.0
Irvington, New Jersey	January 1941	1.4	1.2
Jersey City area, New Jersey	January 1941	4.1	2.3
Kearny, New Jersey	January 1941	1.0	0.5
Newark, New Jersey	January 1941	2.6	1.9
Orange area, New Jersey	January 1941	2.4	1.8
Paterson area, New Jersey	January 1941	1.4	0.6
Albany, New York	February 1941	5.5	3.4
Elmira area, New York	March 1941	2.9	1.3
Schenectady area, New York	January 1941	2.1	1.0
Syracuse, New York	February 1941	2.5	1.9
Troy, New York	February 1941	4.7	2.2
Utica, New York	January 1941	2.8	2.0
Charlotte, North Carolina	April 1941	3.4	1.8
Wilmington, North Carolina	February 1941	3.9	0.7
Akron area, Ohio	March 1941	1.8	0.9
Cincinnati area, Ohio	January 1941	3.4	2.2
Cleveland area, Ohio	April 1941	1.9	1.1
Toledo, Ohio	April 1941	3.4	2.2

Table 1. - Results of Vacancy Surveys Made by the WFA Division of Research
at the Request of the Division of Defense Housing Coordination - Cont'd.

Area surveyed	Date of survey	Gross vacancy rate	Habitable rental vacancy rate
Allentown, Pennsylvania	January 1941	1.3%	0.6%
Beaver County, Pennsylvania	January 1941	1.6	1.0
Bethlehem, Pennsylvania	January 1941	0.9	0.3
Ellwood City, Pennsylvania	January 1941	1.5	0.7
Harrisburg area, Pennsylvania	February 1941	2.0	1.2
New Castle, Pennsylvania	January 1941	3.7	2.3
Philadelphia, Pennsylvania	March 1941	2.9	1.8
Pittsburgh, Pennsylvania)February 1941	2.2	1.3
Allegheny River area, Pennsylvania)	February 1941	1.2	0.6
Monongahela River area, Pennsylvania)	February 1941	1.0	0.4
Ohio River area, Pennsylvania)February 1941	1.9	1.0
Reading, Pennsylvania	January 1941	2.2	1.5
Titusville, Pennsylvania	January 1941	1.8	0.7
Williamsport, Pennsylvania	February 1941	1.1	0.5
Columbia, South Carolina	February 1941	1.9	0.6
Beaumont, Texas	June 1941	3.6	2.4
Dallas area, Texas	February 1941	4.9	3.5
Houston, Texas	April 1941	4.8	3.8
Port Arthur, Texas	June 1941	2.9	2.2
Victoria, Texas	April 1941	3.6	2.4
Wichita Falls, Texas	April 1941	5.1	3.0
Ogden, Utah	May 1941	1.4	0.5
Everett, Washington	April 1941	4.4	2.1
Charleston area, West Virginia	January 1941	2.4	1.2
Morgantown area, West Virginia	January 1941	1.7	0.8
Beloit, Wisconsin	January 1941	1.3	0.7
Manitowoc, Wisconsin	January 1941	2.2	1.1
Oshkosh, Wisconsin	February 1941	1.9	1.1

Table 2. - Results of Rental Change Surveys Made by the WPA Division
of Research at the Request of the Office of Price Administration
and Civilian Supply

Area surveyed	Date of survey	Proportion of identical units having rent in- creases since March 1940	Average rent March 1940, all units	Average increase for units having increases	
				Amount	Percent
Anniston, Alabama	June 1941	38%	\$13.10	\$3.60	28
Florence, Alabama)	June 1941	30	13.90	4.20	30
Sheffield, Alabama)	June 1941	38	12.60	5.10	40
Tuscumbia, Alabama)	June 1941	36	12.70	5.00	40
Monterey, California)	June 1941	28	20.60	4.60	23
Salinas, California)	June 1941	10	31.10	4.50	15
Bristol, Connecticut	May 1941	39	25.80	3.80	15
Meriden, Connecticut	May 1941	32	23.80	3.40	14
Groton, Connecticut)	May 1941	22	28.00	4.70	17
New London, Connecticut)	May 1941	19	26.60	3.40	13
Gainesville, Florida)	May 1941	12	19.20	5.00	26
Starke, Florida)	May 1941	70	13.00	13.20	101
Pensacola, Florida	June 1941	23	15.70	2.70	17
Joilet, Illinois	May 1941	44	25.80	5.40	21
Madison County cities, Ill.	May 1941	12	20.50	3.20	16
LaPorte, Indiana	June 1941	38	24.60	5.80	24
Madison, Indiana	July 1941	34	12.10	3.80	31
Burlington, Iowa	May 1941	58	20.20	6.60	33
Junction City, Kansas	June 1941	46	18.30	5.40	30
Alexandria, Louisiana	March 1941	55	15.80	5.70	36
Leesville, Louisiana	June 1941	74	11.60	12.70	109
Bath, Maine	March 1941	22	20.50	3.90	19
Elkton, Maryland	June 1941	9	19.90	3.60	18
Hagerstown, Maryland	June 1941	15	21.00	2.70	13
Ayer, Massachusetts	June 1941	15	20.10	4.30	21
Bay City, Michigan	June 1941	13	22.30	4.20	19
Midland, Michigan	June 1941	19	25.80	4.40	17
Muskegon, Michigan	May 1941	15	21.50	3.80	18
Rolla, Missouri	June 1941	38	19.70	6.10	31

Table 2. - Results of Rental Change Surveys Made by the WPA Division
of Research at the Request of the Office of Price Administration
and Civilian Supply - Continued

Area surveyed	Date of survey	Proportion of identical units having rent in- creases since March 1940	Average rent March 1940, all units	Average increase for units having increases	
				Amount	Percent
Bethpage, New York)	May 1941	17%	\$26.60	\$4.50	17
Farmingdale, New York)	May 1941	13	33.50	4.10	12
Elmira, New York	May 1941	8	23.70	3.50	15
Massena, New York	May 1941	40	22.80	4.30	19
Sidney, New York	May 1941	40	21.70	3.80	18
Fayetteville, North Carolina	June 1941	40	16.80	3.90	23
Wilmington, North Carolina	May 1941	32	15.20	4.80	31
Warren, Ohio)	May 1941	29	29.20	5.50	19
Ravenna, Ohio)	May 1941	33	21.00	4.80	23
Lawton, Oklahoma	June 1941	49	19.50	6.10	31
Beaver County, cities, Pa.	June 1941	20	22.40	3.70	16
Ellwood City, Pennsylvania	July 1941	16	24.90	3.80	15
Titusville, Pennsylvania	July 1941	16	15.90	2.60	17
Williamsport, Pennsylvania	June 1941	26	22.30	2.80	13
Newport, Rhode Island	June 1941	4	30.00	4.30	14
Milan-Humboldt area, Tenn.	June 1941	38	10.20	9.10	89
Tullahoma, Tennessee	July 1941	47	13.30	9.20	69
Abilene, Texas	June 1941	56	20.30	5.70	28
Brownwood, Texas	June 1941	78	15.20	9.70	64
Mineral Wells, Texas	June 1941	64	17.30	9.90	57
Ogden, Utah	May 1941	15	23.20	3.60	15
Springfield, Vermont)	June 1941	41	23.50	5.10	22
Windsor, Vermont)	June 1941	30	20.80	4.00	19
Petersburg, Virginia	May 1941	26	13.10	3.30	25
Pulaski, Virginia)	May 1941	41	17.50	5.60	32
Radford, Virginia)	May 1941	43	15.80	7.00	44
Morgantown, West Virginia	May 1941	48	21.50	6.60	31
Manitowoc, Wisconsin)	May 1941	23	24.30	3.90	16
Two Rivers, Wisconsin)	May 1941	13	19.70	3.20	16