

728.1
:308
N17n
c.2

the Veterans' Emergency Housing Program



A NATIONAL SURVEY OF

VETERANS' HOUSING PLANS AND PRESENT ACCOMMODATIONS

AS OF JUNE 1946

STATISTICS BULLETIN NO. 7

U. S. NATIONAL HOUSING AGENCY

Office of the Administrator

Statistics & Analysis Branch

Construction & Housing Division

November 1946

728.1

1308

N17m

c. 2 m.m.e

Doc
AK
957
11543

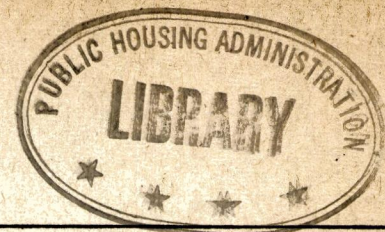
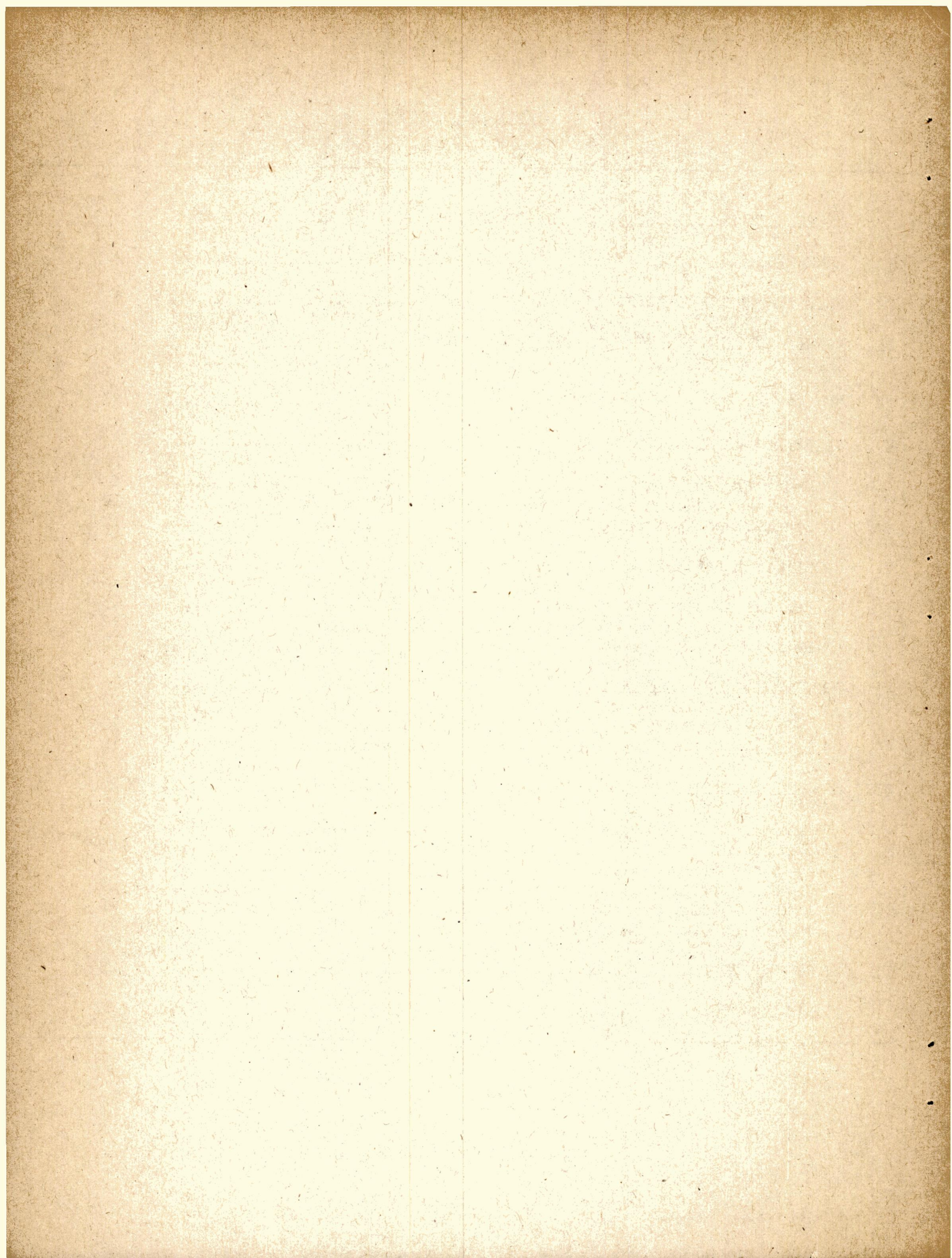


TABLE OF CONTENTS

	Page
INTRODUCTION.....	1
I SUMMARY.....	2
II VETERANS PRESENT LIVING ARRANGEMENTS.....	3
III MARRIED VETERANS WITH HOMES OF THEIR OWN TO WHICH TO RETURN.....	5
IV QUALITY OF VETERANS HOUSING.....	6
V VETERANS' HOUSING PLANS	8
Under Present Conditions	8
Housing Available at Price and Quality Veterans Desire.....	10
Steps Taken Toward Buying or Building	11
VI PROSPECTIVE RENTERS.....	13
Rentals Able to Pay.....	13
Relationship of Rents to Income.....	13
Rental Plans of Present Renters.....	14
VII PROSPECTIVE HOME OWNERS.....	15
Present Market.....	15
Housing Available at Price and Quality Veterans Desire.....	16
VIII GENERAL CHARACTERISTICS OF VETERANS.....	20
Marital Status.....	20
Employment Status.....	20
Date of Discharge.....	20
Location.....	21
Weekly Income.....	21
Migration	21
IX TECHNICAL NOTE	23
APPENDIX - Housing Characteristics of World War II Veterans.....	25

NATIONAL HOUSING AGENCY
Office of the Administrator

Statistics Bulletin No. 7



INTRODUCTION

A survey of the Nations' housing situation conducted in September 1945, at the request of the National Housing Agency, revealed that World War II veterans were confronted with a difficult housing situation. In the nine months following, the number of veterans grew from 2,500,000 to almost 12,000,000 and this tremendous change in so short a time generated a powerful impact on the housing market. It rendered obsolete the conclusions of the earlier survey and created the need for another national survey which would reflect the current housing status of the veteran.

To meet this need, the National Housing Agency requested the Bureau of the Census to undertake in June 1946 a national survey of veterans housing which would provide information in the following broad categories:

- (1) The present living arrangements of veterans
- (2) The quality of their present housing
- (3) Their needs and future plans
- (4) How much veterans who are seeking housing are able to pay
- (5) General characteristics of veterans

The estimate of the number of World War II veterans in the United States (excluding veterans in hotels and institutions) was determined from the data secured from the War and Navy Departments on separations from the armed services. The detailed findings are based on a national sample survey of 25,000 households conducted in conjunction with the Monthly Report on the Labor Force for June 1946. Because of sampling variations the estimates presented in this report may differ somewhat from the results which would have been obtained from a complete census. However, the allowance to be made for sampling variation can be calculated for each estimate (see Section IX). In addition to sampling variability, the estimates are subject to errors of response. Such errors may be expected to affect the sampling estimates to about the same degree as they would effect the result of a complete census.

I SUMMARY

(1) As of June 1946, 25 percent of the married veterans were reported living doubled-up and 5 percent were living in rented rooms or trailers. The doubled-up households consisted of the 24 percent which contained a married couple not including the head of the household, and the 1 percent which contained a married woman whose husband was absent and who was not the head of the household.

(2) Less than half (44 percent) of the veterans who were married at time of discharge from the service had separate homes to return to at that time. By June 1946, an additional 28 percent of these veterans had separate homes, raising the figure from 44 percent to 72 percent.

(3) One-fifth of the nonfarm veterans were living in dwelling units in need of major repairs or lacking private bath, a private flush toilet, or running water; one-sixth of the farm veterans were living in units in need of major repairs; and seven percent of all veterans were living in rooms or trailers.

(4) Only 19 out of every 100 veterans would be in the market for housing during the year beginning July 1946 if houses of present quality and price are all that were available (10 percent prospective home owners, 9 percent prospective renters). If it were possible within that 12 month period to get houses at the price and quality which the veteran desires, more than one-third of them would be in the housing market (24 percent prospective home owners, 10 percent prospective renters).

(5) Less than three-tenths of the prospective renters reported that they can afford \$50 or more a month. Nonfarm veterans veered slightly toward higher rentals than farm veterans. The median rental all prospective renters are able to pay is \$43.

The average veteran planning to rent indicated that he is able to pay about one-fourth of his income for rent. Of those renting and planning to move and rent another unit, over one-half are able to pay more than their present rentals.

(6) Only two-fifths of the veterans who would be home owners at present market levels reported that they can afford to pay more than \$6,000 for a house; about one-fourth are able to pay less than \$4,000. The median price which prospective buyers are able to pay for a house is \$5,500.

(7) Fifty-two percent of all veterans were married, while 48 percent were single, divorced or widowed; 79 percent were employed and most of the 21 percent other-than-employed were recent separatees; 35 percent were discharged since January 1, 1946, 80 percent since September 1, 1945; 89 percent were planning to stay in the area, 5 percent were planning to migrate, and 6 percent were undecided; the median weekly income was \$40.

II VETERANS PRESENT LIVING ARRANGEMENTS

Of the estimated 6.1 million married veterans in June 1946, 25 percent were living doubled-up with other families, and an additional 5 percent were living in rented rooms or trailer camps. The doubled-up households consisted of the 24 percent which contained a married couple not including the head of the household, and the 1 percent which contained a married woman whose husband was absent and who was not the head of the household. Approximately the same percentage of nonfarm married veterans were living under such conditions. In farm dwelling units, however, 29 percent of the married veterans were living doubled-up, while 2 percent were living in rented rooms or trailers.

Employment status has a significant bearing upon the doubling rate among married veterans. The survey shows that whereas 24 percent of the employed veterans were living doubled-up, 33 percent of those who were not employed were doubled-up with other families.

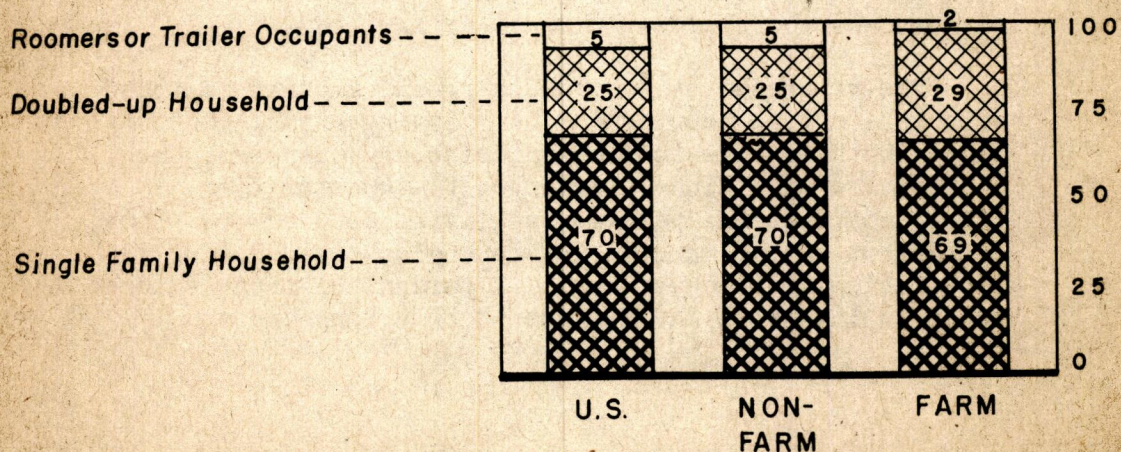
The veterans' date of discharge is another factor which has direct bearing on their living arrangements. Since it takes time to find satisfactory quarters, the shorter the time since discharge, the greater the likelihood that the veteran was living doubled-up. Thus, 36 percent of the married veterans discharged during 1946 were living doubled-up, while 21 percent of those separated prior to 1946 were living under such arrangements.

TABLE I -- LIVING ARRANGEMENTS OF MARRIED VETERANS
IN THE UNITED STATES
JUNE 1946

Living Arrangements of Married Veterans	Total	Location		Employment Status		Discharge Date	
		Nonfarm	Farm	Employed	Other	Thru Dec. 31, 1945	After Dec. 31, 1945
Total	6,100,000 (100%)	5,450,000 (89%)	650,000 (11%)	5,330,000 (87%)	770,000 (13%)	4,370,000 (72%)	1,730,000 (28%)
	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
Single family household	70	70	69	71	63	73	61
Doubled-up household ^{1/}	25	25	29	24	33	21	36
Roomers or trailer occupants	5	5	2	5	4	6	3

^{1/} For purposes of this survey, the doubled-up households consist of the 24 percent which contained a married couple not including the head of the household and the 1 percent which contained married woman whose husband was absent and who was not the head of the household.

Chart A. Present Living Arrangements of Married Veteran--June, 1946



III MARRIED VETERANS WITH HOMES OF THEIR OWN TO WHICH TO RETURN

A large proportion of the married veterans did not have homes of their own to which they could return -- either because their wives had relinquished their homes and moved in with relatives or friends while the veterans were in the service or because the veterans were married while in the service and had never established homes.

On the basis of how the wives were living three months before their husbands left the service, it would appear that of the 5.2 million veterans who were married prior to discharge, about 44 percent had a dwelling unit for their exclusive use ¹/to return to at time of discharge, and 56 percent lacked homes of their own to which to return.

In June 1946, at the time of the survey, 72 percent of these veterans who were married prior to discharge were living in dwelling units which they owned or rented for their exclusive use, indicating a net increase of 28 percent who had succeeded in acquiring units since discharge. Of those married since discharge, only 58 percent had secured homes for their exclusive use by June 1946.

Whether veterans married before discharge were now living in farm or nonfarm dwelling units appeared to have had little influence upon the proportion who had homes to which to return. A sharp contrast, however, existed between the housing arrangements of veterans married before induction, and those married while in the service. Of the former, 52 percent had a home to return to, compared to only 26 percent of the latter.

¹/ Dwelling unit for exclusive use contains no doubled-up households, as defined previously.

TABLE II - COMPARISON OF LIVING ARRANGEMENTS VETERANS' WIFE
MAINTAINED DURING SERVICE, AND LIVING ARRANGEMENTS
OF VETERAN AND WIFE IN JUNE 1946

	Living Arrangements Veteran's Wife Maintained During Service <u>1/</u>			Living Arrangements of Veteran and Wife in June 1946		
	Total Married	With homes they own or rent for ex- clusive use	Other	Total Married	With homes they own or rent for ex- clusive use	Other
Total	5,110,000 <u>2/</u> (100%)	2,230,000 (44%)	2,880,000 (56%)	5,110,000 (100%)	3,690,000 (72%)	1,420,000 (28%)
Nonfarm	100%	44	56	100%	72	28
Farm	100%	42	58	100%	71	29
Married before induction	100%	52	48	100%	77	23
Married during service	100%	26	74	100%	61	39

1/ Based on wife's living arrangements 90 days prior to veteran's discharge

2/ This figure excludes veterans married less than 90 days prior to discharge
and those for whom information is not known.

IV QUALITY OF VETERANS HOUSING

About one-fifth of the nonfarm veterans of World War II were living in dwelling units that were in need of major repairs or lacked private bath, a private flush toilet, or running water. Another 7 percent of the nonfarm veterans were living in rented rooms or trailers.

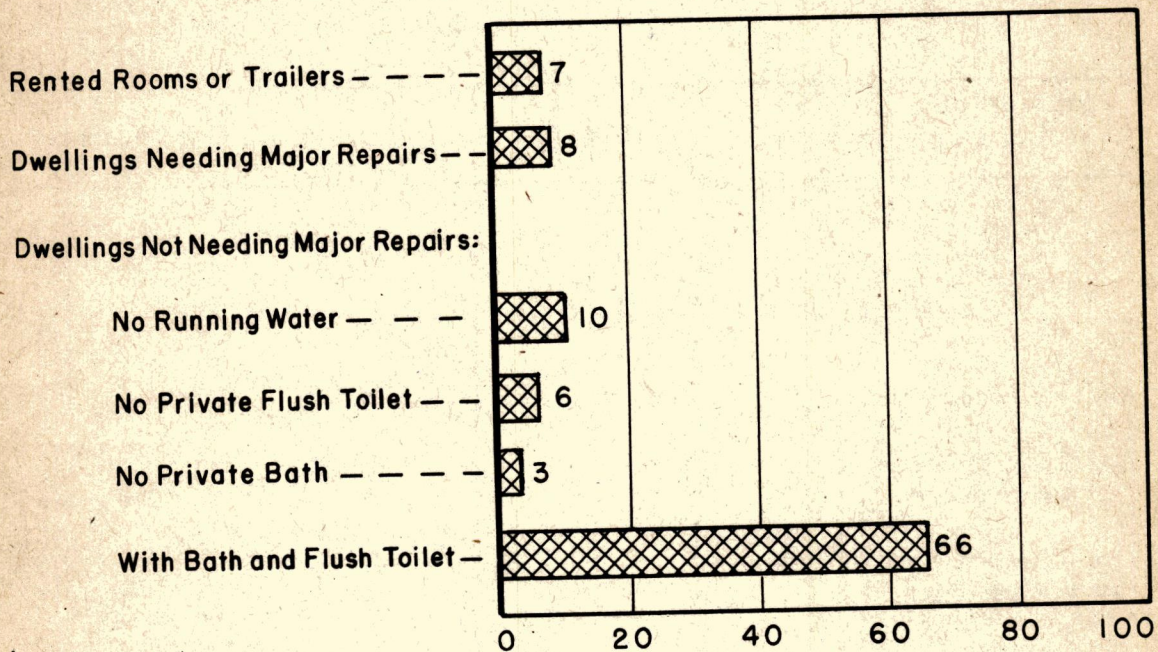
Among veterans in farm areas approximately 18 percent were in dwelling units which needed major repairs; only 20 percent of veterans had units which were not in need of major repairs and had private bath and private flush

toilet. About 48 percent of farm veterans were occupying units which were not in need of major repairs but lacked running water in the unit. The survey also showed that only 4 percent of the farm veterans were in rented rooms or trailers.

TABLE III - QUALITY OF PRESENT LIVING QUARTERS OF VETERANS

Quality of Living Quarters	Total	Nonfarm	Farm
Total	11,830,000 (100%)	10,370,000 (88%)	1,460,000 (12%)
	<u>100%</u>	<u>100%</u>	<u>100%</u>
Rented rooms or trailers	7	7	4
Dwelling units needing major repairs	8	7	18
Dwelling units not needing major repairs	<u>85</u>	<u>86</u>	<u>78</u>
With private flush toilet and private bath	66	73	20
With private flush toilet, no private bath	3	3	1
With running water, no private flush toilet	6	5	9
No running water in unit	10	5	48

Chart B. Quality of Present Living Quarters of all Veterans—June, 1946



V VETERANS' HOUSING PLANS

(a) Under Present Conditions

Almost two and one-quarter million veterans (19 percent) reported that they are planning to move and rent, buy or build within the next 12 months even if they are able to obtain houses only of present price, size and quality. Among these veterans who are in the active housing market, slightly more than half are prospective owners.

TABLE IV - HOUSING PLANS OF VETERANS AT PRESENT SIZE,
PRICE AND QUALITY OF HOUSING

Housing Plans	Total	Nonfarm	Farm
Total	11,830,000 (100%)	10,370,000 (88%)	1,460,000 (12%)
	<u>100%</u>	<u>100%</u>	<u>100%</u>
Remain in present quarters	71	71	67
Move	<u>19</u>	<u>19</u>	<u>15</u>
Rent Unit	9	9	5
Buy or Build new House	7	7	8
Buy Existing House	3	3	2
Other, unknown & undecided	10	10	18

Of the veterans in the current housing market, 34 percent are living doubled-up and 8 percent are living in rooms or trailers. The doubling-up rate is highest among prospective renters.

TABLE V - PRESENT LIVING ARRANGEMENTS OF VETERANS IN THE HOUSING
MARKET AT PRESENT SIZE, PRICE AND QUALITY OF HOUSING

Present Living Arrangements	Total	Housing Plans		
		Move & Rent a Dwelling Unit	Move & Buy or Build a New House	Move & Buy an Existing House
Total	2,200,000 (100%)	1,030,000 (47%)	800,000 (36%)	370,000 (17%)
	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
Single Family Household	58	53	62	66
Doubled-up Household	34	40	30	25
Roomers or Trailer Occupants	8	7	8	9

(b) Housing Available at Price and Quality Veterans Desire

On the other hand, if it were possible to provide houses at the price, size, and quality which veterans desire, there would be about four million (34 percent) veterans actively in the housing market. Of those in the market under these conditions, the survey indicates that 71 percent would like to buy or build, while 29 percent would prefer to rent. The proportion of veterans in the market for housing is greater among married than among single veterans, amounting to 50 percent for the former and only 14 percent for the latter. Eighty-eight percent of the veterans in the housing market live in nonfarm dwelling units, which is about equal to the proportion of all veterans who live in the nonfarm dwellings. The housing plans for veterans according to location and marital status under these conditions are as follows:

TABLE VI - HOUSING PLANS OF VETERANS ASSUMING AVAILABILITY OF HOUSES OF DESIRED SIZE, PRICE AND QUALITY

Housing Plans	Total	NONFARM			FARM
		All	Married	Other	All
Total	11,830,000 (100%)	10,370,000 (88%)	5,450,000 (46%)	4,920,000 (42%)	1,460,000 (12%)
	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
Remain in present quarters	56	56	42	76	60
Move	<u>34</u>	<u>35</u>	<u>50</u>	<u>14</u>	<u>23</u>
Rent unit	10	11	14	5	4
Buy or build new house	18	18	27	7	15
Buy existing house	6	6	9	2	4
Other, unknown and undecided	10	9	8	10	17

Of the veterans who would be in the housing market if they could secure houses at the price and quality that they desire, 28 percent are living doubled-up, while 8 percent are living in rooms or trailers. Here too the doubling-up rate is highest among prospective renters.

TABLE VII - PRESENT LIVING ARRANGEMENTS OF VETERANS IN THE HOUSING MARKET ASSUMING AVAILABILITY OF HOUSES OF DESIRED SIZE, PRICE AND QUALITY

Present Living Arrangements	Total	Housing Plans		
		Move and Rent a Dwelling Unit	Move and Buy or Build a New House	Move and Buy an Existing House
Total	3,930,000 (100%)	1,130,000 (29%)	2,110,000 (53%)	690,000 (18%)
	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
Single family households	64	52	68	73
Doubled-up households	28	38	25	20
Roomers or trailer occupants	8	10	7	7

(c) Steps Taken Toward Buying or Building

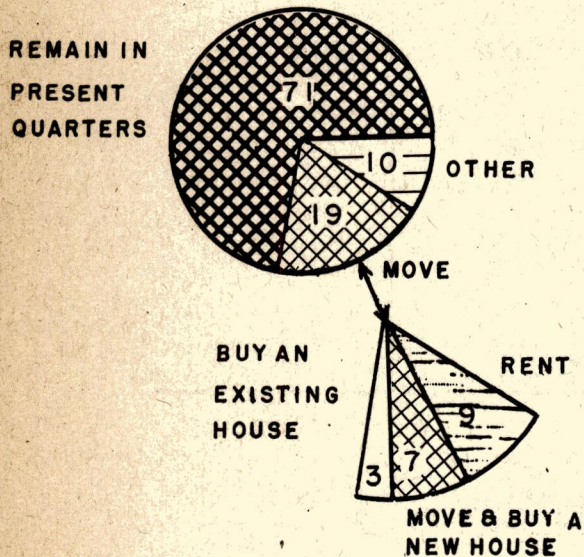
Of the 24 percent of the veterans who would be in the market to buy or build a house, about three-fifths had taken steps toward attaining their goal. This group is composed of one-tenth who have contracted to buy or build a house, or have taken an option to buy one; one-tenth who have purchased a lot or taken an option to buy one; and two-fifths who have saved money or bonds specifically for a house. About two-fifths of the veterans have not taken any of the above steps toward buying or building a house.

However, since veterans are able to take advantage of the G. I. Bill to assist them in financing home purchases, the fact that 41 percent of those who indicate they would like to buy or build have failed to save money or bonds for that purpose, does not necessarily rule them out of being considered active in the housing market.

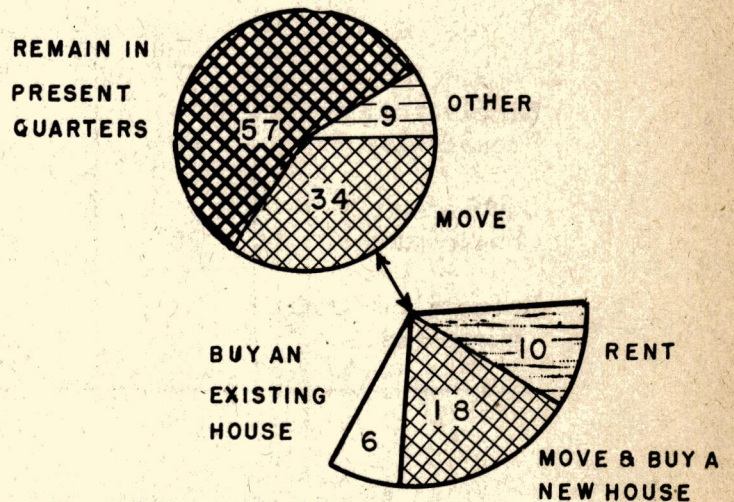
Chart C. Housing Plans of all Veterans for 12 Months Beginning-June, 1946

IF HOUSING AVAILABLE AT

Present Size, Price and Quality



Desired Size, Price and Quality



VI PROSPECTIVE RENTERS

(a) Rentals Able to Pay

More than 1,100,000 veterans, both married and single would, if they could get houses at the price and quality that they desire, move from their present quarters and rent a dwelling unit within the next 12 months. Over seven-tenths of them reported that the rentals they can afford fall below \$50 per month, and although most of this group are able to pay \$30 - \$50, there are almost two-tenths (16 percent) who say they cannot afford even \$30 a month. Another two-tenths can pay from \$50 to \$60, and one-tenth are able to go higher than \$60 per month.

Nonfarm veterans are able to pay higher rents than farm veterans. Eighty-four percent of the former can afford \$30 or more monthly compared to only 65 percent of the latter. Comparison between married and other-than-married veterans showed little difference in rentals they are able to pay.

TABLE VIII - RENTALS VETERANS ARE ABLE TO PAY FOR THOSE PLANNING TO MOVE AND RENT ASSUMING AVAILABILITY OF HOUSES OF DESIRED SIZE, PRICE AND QUALITY

Monthly Rentals Able to Pay	Total	Nonfarm			Farm
		All	Married	Other	All
Total	1,130,000 (100%)	1,060,000 (94%)	780,000 (69%)	280,000 (25%)	70,000 (6%)
	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
Less than \$30	16	15	14	17	35
\$30.00 - \$49.99	56	57	56	62	44
\$50.00 - \$59.99	17	17	18	10	18
\$60.00 or more	10	10	11	9	3
Not reported	1	1	1	2	0
Median	(\$43)				

(b) Relationship of Rents to Income

On the average veterans planning to rent are able to pay about one-fourth of their income for rent, i.e., the median weekly income is \$44 compared with a median

rent able to pay of \$43 per month. For married veterans, the corresponding figures are \$47 and \$43, indicating that they are able to pay an amount slightly less than one-fourth. Single veterans, by contrast, can afford on the average a monthly rental of \$41 on a weekly income of \$36.

TABLE IX - COMPARISON OF MONTHLY RENTALS ABLE TO PAY AND INCOME FOR VETERANS PLANNING TO MOVE AND RENT ASSUMING AVAILABILITY OF HOUSES AT DESIRED LEVELS

	Median Monthly Rental Able to Pay	Median Current Weekly Income
Total	\$43	\$44 <u>1/</u>
<u>Marital Status</u>		
Married	\$43	\$47
Single & Other	\$41	\$36
<u>Residence</u>		
Nonfarm	\$43	\$45
Farm	\$35	\$32

1/ All medians of veterans' income appearing in this report include in the computation those veterans who have no income.

(c) Rental Plans of Present Renters

Almost 440,000 veterans who are now renting a dwelling unit in their own name plan to move and rent another unit within 12 months. This group comprises 40 percent of all veterans, both married and single, who are planning to rent; two-thirds of those now renting are able to pay less than \$50 per month, while one-third can pay over \$50.

Of those who are now renting and also planning to move and rent, 55 percent are able to pay more than present rents, 35 percent can pay the same rent, and the remaining few require lower rents. The median rent which veterans (who now rent) feel they will be able to pay is \$45 per month, compared with a median rent of \$38 per month for their present quarters.

VII PROSPECTIVE HOME OWNERS

(a) Present Market

Thirty-eight percent of the 1,150,000 veterans who plan to buy or build within 12 months even if houses only of present price, size and quality are all that are available indicate that they are able to pay \$6,000 and over for a house. About 12 percent of the veterans state that they can pay \$8,000 and over. The median price house for this group is \$5,500. In view of the fact that the dividing line of sale units under the Wyatt program is \$7,500, a large number of veterans are extremely optimistic as to their ability to buy or build a house in the current market.

TABLE X - PRICE HOUSE VETERANS ARE ABLE TO BUY OR BUILD FOR THOSE PLANNING TO BUY OR BUILD AT PRESENT SIZE, PRICE AND QUALITY OF HOUSING

Price House	Total	NONFARM			FARM
		All	Married	Other	All
Total	1,150,000 (100%)	1,010,000 (88%)	790,000 (69%)	220,000 (19%)	140,000 (12%)
	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
Less than \$4,000	25	21	22	20	53
\$4,000 - \$5,999	33	35	33	42	26
\$6,000 or more	38	41	43	32	14
Not reported	4	3	2	6	7
Median	\$5,500				

The ratio of price house to annual income is about 2.21. It is slightly lower (2.16) for married veterans, and considerably higher (2.75) for single veterans. The ratio for nonfarm veterans differs little from that for farm veterans.

TABLE XI - PRICE HOUSE VETERANS ARE ABLE TO BUY OR BUILD
AT PRESENT SIZE, PRICE AND QUALITY OF HOUSING,
COMPARED WITH THEIR INCOME

	Median Price House	Median Weekly Income	Ratio of Median Price to Annual Income
Total	\$5500	\$47	2.21
<u>Marital Status</u>			
Married	\$5500	\$49	2.16
Single and other	\$5000	\$35	2.75
<u>Residence</u>			
Nonfarm	\$5600	\$48	2.24
Farm	\$3600	\$30	2.31

(b) Housing Available at Price and Quality Veterans Desire

Of the 2,800,000 veterans who are planning to buy or build houses within the next 12 months, provided they can obtain a house of the desired price, quality and size, nearly 1,700,000 indicate that they are able to pay less than \$6,000. Included in this group are 700,000 who are able to pay less than \$4,000 for a house. The remaining 1,100,000 according to the survey, can afford to pay \$6,000 or more. While nonfarm veterans can afford prices slightly higher than the average for all veterans, farm veterans fall far below, with only 36 percent of them able to pay \$4,000 or more.

TABLE XII - PRICE HOUSE VETERANS ARE ABLE TO BUY OR BUILD
ASSUMING AVAILABILITY OF HOUSES OF DESIRED
SIZE, PRICE AND QUALITY

Price House	Total	NONFARM			FARM
		All	Married	Other	All
Total	2,800,000 (100%)	2,530,000 (90%)	1,950,000 (69%)	580,000 (21%)	270,000 (10%)
	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
Less than \$4,000	24	21	21	21	58
\$4,000 - \$5,999	35	35	36	35	23
\$6,000 or more	38	41	41	38	13
Not reported	3	3	2	6	6
Median	\$5,500				

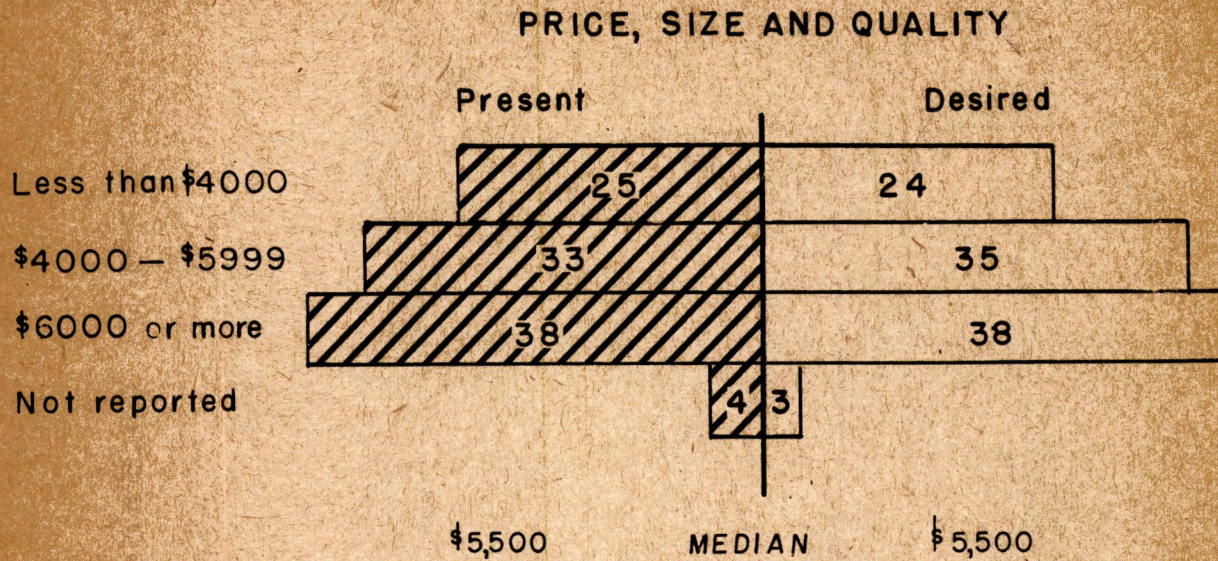
The survey indicates that nonfarm veterans can pay, on the average, \$5,600 for a house, which is much higher than the \$3200 farm veterans are able to pay. This difference can be attributed to the corresponding difference in income and to the practice of self-help in building.

The ratio of price house desired to annual income for married veterans is slightly smaller than the ratio for all veterans; for other veterans it is considerably higher. In farm areas the ratio is somewhat below that for nonfarm veterans.

TABLE XIII - PRICE HOUSE VETERANS ARE ABLE TO BUY OR BUILD
ASSUMING DESIRED SIZE, PRICE AND QUALITY
COMPARED WITH INCOME

	Median Price House	Median Weekly Income	Ratio of Median Price to Annual Income
Total	\$5500	\$48	2.20
<u>Marital Status</u>			
Married	\$5500	\$50	2.12
Single and other	\$5300	\$37	2.75
<u>Residence</u>			
Nonfarm	\$5600	\$49	2.20
Farm	\$3200	\$30	2.05

Chart D. Sales Price of House which Prospective Home-owners can Afford



Almost one-seventh (14 percent) of those planning to buy or build are able to make monthly payments of less than \$30, two-fifths (40 percent) can pay from \$40 to \$50, almost three-tenths (28 percent) can pay from \$50 to \$60, and 15 percent can afford more than \$60 per month.

TABLE XIV - GROSS MONTHLY PAYMENTS VETERANS ARE ABLE TO MAKE FOR THOSE PLANNING TO BUY OR BUILD, ASSUMING DESIRED SIZE, PRICE AND QUALITY

Gross Monthly Payments	Total	NONFARM			FARM
		All	Married	Other	All
Total	2,800,000 (100%)	2,530,000 (90%)	1,950,000 (69%)	580,000 (21%)	270,000 (10%)
	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
Less than \$30.00	14	11	10	14	39
\$30.00 - \$49.99	40	42	43	35	25
\$50.00 - \$59.99	28	28	29	28	21
\$60.00 or more	15	16	16	18	6
Not reported	3	3	2	5	9
Median	(\$48)				

The median payment veterans are able to make is \$48 per month, compared to a median income of \$48 per week, indicating that on the average veterans planning to buy or build can make monthly payments equal to one-fourth of their income.

A breakdown by marital status shows that for married veterans the median monthly payment which they feel they are able to pay is \$48, while the median weekly income is \$50, whereas for single veterans, although the median monthly payment is again \$48, the median weekly income is only \$37. In other words, single veterans mostly without family responsibilities indicate that they will be able to make payments amounting to over 30 percent of their incomes. To the extent that these single veterans are contemplating housing in the anticipation of marriage, therefore, they may well be obliged subsequently to revise downward their estimates of what they will be able to pay.

A sharp contrast exists between nonfarm and farm veterans. Median income and monthly payments for nonfarm veterans are about the same as the national average. Median income for farm veterans is \$30 per week and median payment is \$34 per month. The low monthly payment figure for the last group is obviously related to the low income, and may also be partially explained by the practice of self-help in building in rural areas.

TABLE XV - GROSS MONTHLY PAYMENTS VETERANS ARE
ABLE TO MAKE COMPARED WITH WEEKLY
INCOME FOR VETERANS PLANNING TO
BUY OR BUILD

	Median Monthly Payments	Median Weekly Income
Total	\$48	\$48
<u>Marital Status</u>		
Married	\$48	\$50
Single and other	\$48	\$37
<u>Residence</u>		
Nonfarm	\$48	\$49
Farm	\$34	\$30

VIII GENERAL CHARACTERISTICS OF VETERANS

(1) Marital Status

A majority of the Nations' veterans are married — 52 percent in contrast to 48 percent who are single, widowed and divorced veterans.

In nonfarm dwellings the ratio is about the same, 53 to 47, but in farm dwellings other-than-married veterans outnumber the married ones by the margin of 10 percent.

<u>Marital Status</u>	<u>U. S.</u>	<u>Nonfarm</u>	<u>Farm</u>
All veterans	11,830,000	10,370,000	1,460,000
	<u>100%</u>	<u>100%</u>	<u>100%</u>
Married	52	53	45
Single, widowed and divorced	48	47	55

(2) Employment Status

Although most of the veterans were employed during June 1946, over one-fifth were other-than-employed, i. e., unemployed, students, or persons on vacation and not seeking work.

All veterans in U. S.	<u>100%</u>
Employed	79
Other-than-employed	21

(3) Date of Discharge

Only one-fifth of the veterans had been discharged more than 10 months; almost half of the veterans were out of the service from 6 to 10 months; and about one-third were discharged within the last six months.

<u>Date of Discharge</u>	
Total	<u>100%</u>
Prior to Sept. 1, 1945	19
Sept. 1, 1945 - Dec. 31, 1945	46
After Dec. 31, 1945	35

(4) Location

A sizable number of veterans who were inducted from farms have moved to nonfarm dwellings since discharge.

According to the War Department survey in June 1944 it was shown that about 20 percent of the armed forces were drawn from farms. However, as of June 1946, about 12 percent of the veterans were living in farm dwelling units.

(5) Weekly Income

The median income for all veterans in June 1946 was \$40 per week. The median for married veterans, however, was \$48, while the average for all others was only \$31. The distribution according to income is shown below. Over two-thirds of the veterans had incomes between \$20 and \$60. Twelve percent of the other-than-married veterans reported at the time of the survey that they had no income, in contrast to only 3 percent for married veterans.

<u>Present</u> <u>Weekly Income</u>	<u>All</u>	<u>Married</u>	<u>Other</u>
Total	11,830,000	6,100,000	5,730,000
	<u>100%</u>	<u>100%</u>	<u>100%</u>
None	7	3	12
Less than \$20.00	7	3	11
\$20.00 to \$39.99	36	28	47
\$40.00 to \$59.99	34	41	25
\$60.00 to \$79.99	11	17	3
\$80.00 to \$99.99	2	4	1
\$100.00 and over	2	3	*
Not reported	1	1	1
Median	(\$40)	(\$48)	(\$31)

* Less than 0.5 percent

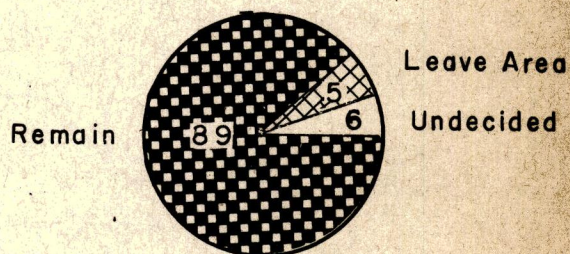
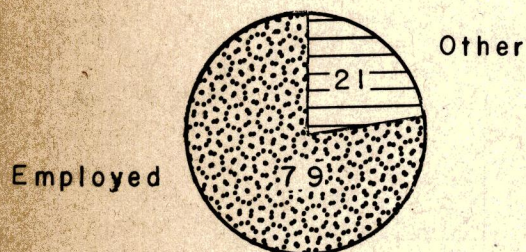
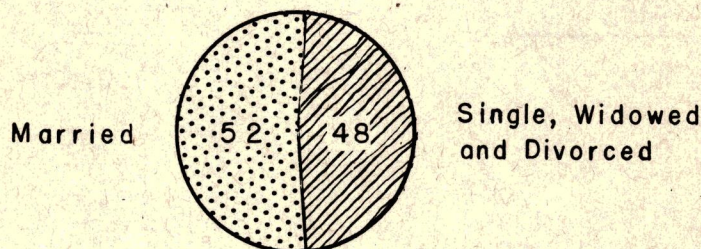
(6) Migration

About 5 percent of all veterans are planning to leave the area in which they are now living within the next 12 months, while 89 percent contemplate staying in their present location. The remaining 6 percent are undecided.

The intended migrants are divided almost equally between married and single veterans. Farm veterans show a somewhat greater tendency than others to migrate with a rate of 8 percent, while nonfarm is about the same as the national average.

<u>Migration Intentions</u>	<u>All</u>	<u>Married</u>	<u>Other</u>
Total	11,830,000	6,100,000	5,730,000
	100%	52%	48%
Planning to remain in area	89	47	42
Planning to leave area	5	2	3
Undecided	6	3	3

Chart E. Characteristics of all Veterans in U. S.



IX TECHNICAL NOTE

The findings presented in this report are based on a national sample survey conducted in conjunction with the Monthly Report on the Labor Force for June 1946. The sample comprises 25,000 households in 68 areas, each area consisting of one or more counties. The sample areas are located in 42 states and the District of Columbia.

An examination of the results shows that this survey, like practically all others based upon a field canvass of a cross-section of the population did not cover a proportionate share of the most mobile parts of the population, e.g. veterans who were traveling about preparatory to taking a job and establishing a residence. In addition, some persons who were actually veterans were not identified as such, because of inaccurate or inadequate information furnished by the respondents. The characteristics of these groups may not be the same as of the enumerated veterans, but in the absence of information concerning these characteristics no adjustment has been made in the results of the survey because of this factor.

The results of the survey have been inflated directly to an independent estimate of the total number of veterans of World War II. The independent estimate of 11,830,000 is based on information regarding separations from the War and Navy Departments. The figures have been adjusted to include officers on terminal leave and to exclude the estimated number of veterans who have reenlisted, who have died, or who are in institutions or hotels or outside the continental limits of the United States.

The estimates presented in this report may differ somewhat from the results which would have been obtained from a complete census because of sampling variability. However, the allowance to be made for sampling variation can be calculated for each estimate. For example, the chances are two in three that the 87 percent presented in Table I as the estimate of the proportion of married veterans who are employed for the United States as a whole, does not differ by more than 3 percentage points from the figure which would have been obtained from a complete census. Similarly, the chances are two in three that the 25 percent presented in Table I as the estimate of the proportion of all married veterans in the United States who are living in doubled-up households does not differ by more than 2 percentage points from the corresponding figure from a complete census.

The sampling variability of any percentage depends on both the numerical value of the percentage and the size of the base on which the percentage is determined. Table VI shows that the proportion of veterans expecting to buy or build a new house is 18 percent for those living in nonfarm dwelling units and 15 percent for those in farm dwellings. Although these percentages are approximately of the same magnitude, they are subject to different variability because of the difference in the size of their bases. The chances are two in three that the 18 percent for veterans in nonfarm dwelling units differs by not more than 2 percentage points from the figure which would have been obtained in a complete census, while the corresponding measure of sampling variability of the 15 percent for veterans in farm dwelling units is 4 percentage points.

In addition to sampling variability, the estimates are subject to errors of response. Such errors may be expected to affect the sample estimates to about the same degree as they would affect the result of a complete census.

APPENDIX TABLE I - GENERAL CHARACTERISTICS OF ALL WORLD WAR II VETERANS

SUBJECT	UNITED STATES			URBAN AND RURAL-NONFARM		
	Total	Married	Single and Other	Total	Married	Single and Other
Estimated total number of veterans (in thousands)	11,800	6,100	5,700	10,400	5,500	4,900
Percent: Total	100%	52%	48%	100%	53%	47%
<u>Residence Prior to Induction</u>						
Total	100%	100%	100%	100%	100%	100%
Lived in same county prior to induction	84	1/	1/	85	1/	1/
Lived outside same county prior to induction	16	1/	1/	15	1/	1/
<u>Employment</u>						
Total	100%	100%	100%	100%	100%	100%
Employed	79	87	66	78	87	64
Other than employed	21	13	34	22	13	36
<u>Income</u>						
Average (Median) weekly income for all veterans	\$40	\$48	\$31	\$42	\$49	\$33

1/ Not Available

APPENDIX TABLE II - PRESENT LIVING ARRANGEMENTS AND CONDITION, PLUMBING FACILITIES, TENURE, AND RENT OF DWELLING UNITS, FOR ALL WORLD WAR II VETERANS

SUBJECT	UNITED STATES			URBAN AND RURAL-NONFARM		
	Total	Married	Single and Other	Total	Married	Single and Other
Estimated total number of veterans (in thousands)	11,800	6,100	5,700	10,400	5,500	4,900
Percent: Total	100%	52%	48%	100%	53%	47%
<u>Present Living Arrangements</u>						
Total	100%	100%	100%	100%	100%	100%
Living in rented rooms, trailers, or tourist cabins	7	5	9	7	5	9
Living in ordinary dwelling units	93	95	91	93	95	91
Doubled-up ^{1/}	19	25	11	19	25	12
Not doubled-up	74	70	80	74	70	79
<u>Condition and Plumbing Facilities</u>						
All veterans living in ordinary dwelling units	93%	95%	91%	93%	95%	91%
In good condition or in need of minor repairs	85	3/	3/	86	3/	3/
Having all standard plumbing facilities ^{2/}	66	3/	3/	73	3/	3/
Lacking one or more standard plumbing facilities	19	3/	3/	13	3/	3/
In need of major repairs or unfit for use	8	3/	3/	7	3/	3/
Having all standard plumbing facilities	2	3/	3/	2	3/	3/
Lacking one or more standard plumbing facilities	6	3/	3/	5	3/	3/
<u>Tenure and Rent</u>						
All veterans living in ordinary dwelling units	93%	95%	91%	93%	95%	91%
Owned by veteran	13	21	3	13	20	2
Rented by veteran	29	49	3	31	51	3
Other	51	25	85	49	24	86

^{1/} See footnote ^{1/} page 4.

^{2/} Standard plumbing facilities included running water in the unit, private flush toilet in the structure, and private installed bathtub or shower in the structure.

^{3/} Not Available.

APPENDIX TABLE III - MIGRATION INTENTIONS FOR ALL WORLD WAR II VETERANS AND HOUSING PLANS IF HOUSING AVAILABLE AT THE PRICE AND QUALITY VETERANS DESIRE

SUBJECT	UNITED STATES			URBAN AND RURAL-NONFARM		
	Total	Married	Single and Other	Total	Married	Single and Other
Estimated total number of veterans (in thousands)	11,800	6,100	5,700	10,400	5,500	4,900
Percent: Total	100%	52%	48%	100%	53%	47%
<u>Migration Intentions</u>						
Total	100%	100%	100%	100%	100%	100%
Plan to stay in area	89	89	88	90	90	89
Plan to leave area	5	4	6	4	4	5
Undecided	6	7	6	6	6	6
<u>Housing Plans of all Veterans</u>						
Total	100%	100%	100%	100%	100%	100%
Remain in present quarters	56	43	75	56	42	76
Move and rent a dwelling unit	10	14	5	11	14	5
Move and buy or build a house	24	36	9	24	36	9
Move into rented room or double-up	10	7	11	9	8	10

APPENDIX TABLE IV - CHARACTERISTICS OF WORLD WAR II VETERANS WHO PLAN TO
RENT OR BUY OR BUILD IF HOUSING AVAILABLE AT PRICE
AND QUALITY VETERANS DESIRE

CHARACTERISTIC	UNITED STATES	URBAN AND RURAL NONFARM
Estimated total number of veterans (in thousands)	11,800	10,400
Percent: Total	100%	100%
Plan to move and rent a dwelling unit	10	11
Plan to move and buy or build a house	24	24
<u>Veterans Planning to Rent</u>		
Average (median) gross monthly rental veterans able to pay	\$43	\$43
One-fourth of the veterans able to pay less than	\$34	\$34
One-fourth of the veterans able to pay more than	\$51	\$52
Average (median) weekly income for veterans planning to rent	\$44	\$45
Average size unit veterans plan to rent	4 or 5 rooms	4 or 5 rooms
<u>Veterans Planning to Buy or Build</u>		
Average (median) price veterans able to pay	\$5500	\$5600
One-fourth of the veterans able to pay less than	\$4000	\$4300
One-fourth of the veterans able to pay more than	\$6800	\$6800
Average (median) gross monthly payments veterans able to make	\$48	\$48
One-fourth of the veterans able to make payments less than	\$36	\$37
One-fourth of the veterans able to make payments more than	\$57	\$57
Average (median) weekly income for veterans planning to buy or build	\$48	\$49
Average (median) size house veterans plan to buy or build	5 rooms	5 rooms

APPENDIX TABLE V - HOUSING PLANS OF WORLD WAR II VETERANS IF HOUSING AVAILABLE AT PRICE AND QUALITY VETERANS DESIRE COMPARED WITH PLANS IF HOUSING AVAILABLE ONLY AT PRESENT PRICE AND QUALITY

PLANS IF HOUSING AVAILABLE AT PRICE AND QUALITY VETERANS DESIRE	Total	PLANS IF HOUSING AVAILABLE ONLY AT PRESENT PRICE AND QUALITY			
		Remain in present quarters	Move & rent a dwelling unit	Move & buy or build a house	Other ^{1/}
UNITED STATES	100%	71%	9%	10%	10%
Remain in present quarters	56	56	-	-	-
Move and rent a dwelling unit	10	3	7	<u>2/</u>	<u>2/</u>
Move and buy or build a house	24	12	2	10	<u>2/</u>
Other ^{1/}	10	-	-	-	10
URBAN AND RURAL-NONFARM	100%	71%	9%	10%	10%
Remain in present quarters	56	56	-	-	-
Move and rent a dwelling unit	11	3	7	<u>2/</u>	<u>2/</u>
Move and buy or build a house	24	12	2	10	<u>2/</u>
Other ^{1/}	9	-	-	-	9

^{1/} Other plans included move into a rented room or double-up, leave the locality, and undecided.

^{2/} Less than 0.5 percent.

