

# NEGRO PROBLEMS IN CITIES

*A Study Made Under the Direction of*

T. J. WOOFER, JR.



GARDEN CITY

NEW YORK

DOUBLEDAY, DORAN & COMPANY, INC.

*The Institute of Social and Religious Research, which is responsible for this publication, was organized in January, 1921, as the Committee on Social and Religious Surveys. It conducts and publishes studies and surveys and promotes conferences for their consideration. The Institute's aim is to combine the scientific method with the religious motive. It coöperates with other social and religious agencies, but is itself an independent organization.*

*The directorate of the Institute is composed of: John R. Mott, Chairman; Trevor Arnett, Treasurer; Kenyon L. Butterfield, Recording Secretary; James L. Barton, W. H. P. Faunce and Paul Monroe. Galen M. Fisher is Executive Secretary. The offices are at 370 Seventh Avenue, New York City.*

COPYRIGHT, 1928,  
BY DOUBLEDAY, DORAN & C

*Second printing, 1931*

NEGRO PROBLEMS IN CITIES  
— B —  
PRINTED IN THE UNITED STATES OF AMERICA

# CONTENTS

## PART I: NEIGHBORHOODS

*By T. J. Woofster, Jr.*

CHAPTER		PAGE
I	INTRODUCTION . . . . .	17
	Emphasis on Neighborhoods. The process of urbanization. Signs of neighborhood improvement. Scope of study.	
II	THE RAPID CITY GROWTH . . . . .	26
	Movement from country to city. Summary 1900 to 1920. Concentration in large cities. Natural increase in city and country.	
III	RACIAL SEPARATION . . . . .	37
	Different patterns of separation. Character of mixtures. Expansion of Negro areas. Segregation ordinances. Deed restrictions. Social pressure and violence. Race solidarity. Avoiding trouble.	
IV	CONGESTION AND EXPLOITATION . . . . .	78
	Density. House-crowding and lodgers. Land-crowding. Property values. Density and death. Density and morals.	
V	THE NEIGHBORHOOD SCALE . . . . .	96
	Northern and southern neighborhoods. Migrant neighborhoods. Central colonies. Middle-class neighborhoods. Home-owning neighborhoods. Municipal improvements.	

## PART II: HOUSING

*By Madge Headley*

VI	EQUIPMENT AND CONDITION OF HOUSES . . . . .	115
	Classification. Rooms. Equipment. Lots. Repair.	
VII	RENT . . . . .	121
	Range. Rent and the family budget. Rent and equipment. Negro and white rents. Rent increase. Rents, values, and investment returns.	

VIII	HOME BUYING . . . . .	136
	Rapidity. Buying in typical cities. Financing of home buying. Financing through mortgages. Building and Loan Associations. Contract buying. Contractor-builder sales.	
IX	CONSTRUCTIVE FORCES . . . . .	152
	Need for more building. Municipal control. Volunteer Organizations. Model house and industrial projects.	

PART III: SCHOOLS

*By W. A. Daniel*

X	NORTHERN TRENDS AND POLICIES . . . . .	173
	Migration and adjustment. Distribution and segregation. Negro opinion on segregation. Handling Negro pupils in mixed schools. Overage pupils. Curricula and extra-curricular activities. Use of intelligence tests.	
XI	NORTHERN ENVIRONMENTAL FACTORS . . . . .	191
	Moving and transfer. Working mothers. Employment of pupils. Poverty and crowding. The gang. Closer coöperation between parents and schools. Visiting teachers. Outside organizations.	
XII	SOUTHERN ADMINISTRATION AND ORGANIZATION . . . . .	201
	Finances. Standards. Teachers' pay and certification. High schools. Industrial training. Differentiation of instruction. Attendance laws. Volunteer aid.	
XIII	SOUTHERN BUILDINGS AND EQUIPMENT . . . . .	219
	Need of long-range program. Sanitation. Educational equipment. Crowding. Location of site. Bond issues.	

PART IV: RECREATION

*By Henry J. McGuinn*

XIV	RECREATIONAL NEEDS . . . . .	227
	Neighborhood environment and recreation. Recreation and juvenile delinquency.	

## CONTENTS

CHAPTER		vii PAGE
XV	MUNICIPAL FACILITIES Parks. Playgrounds. Libraries.	231
XVI	ORGANIZATIONS Y.M.C.A. Y.W.C.A. Boy Scouts and Girl Scouts. Boys' clubs. Institutional churches.	240
XVII	COMMERCIAL RECREATION Theaters—mixed, galleries, neighborhood show- houses. Dance halls—equipment, order. Pool rooms.	258
	APPENDIX . . . . .	283

## LIST OF TABLES

TABLE		PAGE
I	URBAN AND RURAL POPULATION, BY RACE . . . . .	27
II	PER CENT. OF URBAN AND RURAL POPULATION, BY RACE . . . . .	28
III	NEGRO URBAN POPULATION . . . . .	30
IV	NUMBER OF NEGROES IN CITIES HAVING NEGRO POPULATIONS OF 25,000 OR MORE IN 1923 . . . . .	32
V	NATURAL INCREASE PER THOUSAND IN THE UNITED STATES, 1923 . . . . .	34
VI	NEGRO NATURAL INCREASE PER THOUSAND IN CITIES, 1923 . . . . .	35
VII	DENSITY OF POPULATION, 1925 . . . . .	79
VIII	DENSITIES OF SELECTED CITIES BY SECTIONS, 1925 . . . . .	80
IX	PERCENTAGE OF NEGRO DWELLINGS CONTAINING TWO OR MORE PERSONS PER ROOM . . . . .	84
X	LODGERS IN NEGRO FAMILIES . . . . .	87
XI	NEGRO DENSITY AND DEATH-RATES, BY WARDS, PHILADELPHIA, 1924 . . . . .	91
XII	DEATHS IN OLD AND NEW LAW APARTMENTS, MANHATTAN . . . . .	92
XIII	NEGRO DENSITY AND ILLEGITIMATE BIRTHS, PHILADELPHIA, 1924 . . . . .	93
XIV	NEGRO DWELLINGS BY CLASSES, FIFTEEN CITIES . . . . .	115
XV	ROOMS IN NEGRO DWELLINGS, FIFTEEN CITIES . . . . .	116
XVI	USE OF ROOMS, FIFTEEN CITIES . . . . .	117
XVII	EQUIPMENT OF NEGRO DWELLINGS, FOURTEEN CITIES . . . . .	117
XVIII	TOILET FACILITIES IN NEGRO DWELLINGS, FOUR- TEEN CITIES . . . . .	118

## LIST OF TABLES

TABLE		PAGE
XIX	WALKS IN YARDS OF NEGRO HOUSES, FOURTEEN CITIES . . . . .	119
XX	REPAIR OF NEGRO DWELLINGS, FOURTEEN CITIES . . . . .	120
XXI	RENTS OF ROOMS AND DWELLINGS FOR SELECTED CITIES . . . . .	122
XXII	DISTRIBUTION OF FAMILIES ACCORDING TO WEEKLY RENT PER DWELLING . . . . .	123
XXIII	RENTS PER WEEK FOR DWELLINGS OF A, B, C, AND D CLASSES . . . . .	125
XXIV	RENTAL FIGURES FOR NEW YORK CITY . . . . .	129
XXV	WEEKLY RENTALS IN PHIPPS TENEMENTS No. 2 . . . . .	131
XXVI	PROPERTIES OFFERED FOR SALE IN CHICAGO, JANUARY, 1926 . . . . .	132
XXVII	RENTS AND ASSESSED VALUES, HARLEM AND COLUMBUS HILL . . . . .	134
XXVIII	HOME OWNERSHIP IN FIFTEEN CITIES . . . . .	137
XXIX	NEGRO HOME BUYING IN MEMPHIS . . . . .	139
XXX	NEGRO HOMES IN OUTLYING WARDS OF MEMPHIS . . . . .	140
XXXI	NEGRO HOME OWNERSHIP IN FIVE BOROUGHES, NEW YORK CITY, 1920 . . . . .	141
XXXII	NEGRO HOME OWNERSHIP IN SEVEN WARDS, CHICAGO, 1920 . . . . .	142
XXXIII	NEGRO HOMES IN PHILADELPHIA OPERATED BY OCTAVIA HILL ASSOCIATION . . . . .	166
XXXIV	NEGRO AND WHITE ENROLLMENT IN INDIANAPOLIS HIGH SCHOOLS BY SEMESTERS (JANUARY, 1919, TO JUNE, 1924) . . . . .	174
XXXV	RETARDATION IN CHICAGO SOUTH-SIDE SCHOOLS . . . . .	175
XXXVI	PERCENTAGE OF NEGROES IN PHILADELPHIA SCHOOLS . . . . .	178
XXXVII	PERCENTAGE OF NEGROES IN INDIANAPOLIS SCHOOLS . . . . .	179



## LIST OF TABLES

xi

TABLE	PAGE
XXXVIII OVERAGE AND SLOW-PROGRESS PUPILS IN ONE SCHOOL . . . . .	184
XXXIX NEGRO PROMOTIONS IN ONE SEMESTER IN FOUR OVERAGE CLASSES . . . . .	185
XL OCCUPATION OF MOTHERS OF 317 PUPILS, GRADES 5-8 . . . . .	193
XLI PER CAPITA CURRENT EXPENSES (BASED ON AVERAGE ATTENDANCE) . . . . .	203
XLII TEACHERS' SALARIES IN FOUR CITIES . . . . .	206
XLIII PERCENTAGE OF TEACHERS BY CLASS OF CERTIFICATE . . . . .	207
XLIV ENROLLMENT BY SUBJECTS IN INDIANAPOLIS HIGH SCHOOLS . . . . .	214
XLV KINDERGARTENS IN EIGHT SOUTHERN CITIES . . . . .	215
XLVI STATUS OF PUPILS IN FOUR SOUTHERN CITIES . . . . .	216
XLVII PERCENTAGE OF THE ENROLLMENT BY GRADE IN FOUR SOUTHERN CITIES . . . . .	216
XLVIII JUVENILE DELINQUENCY IN SEVEN CITIES . . . . .	227
XLIX NUMBER OF PLAYGROUNDS IN TEN CITIES . . . . .	233
L LIBRARIES FOR NEGROES . . . . .	238

# LIST OF MAPS

NUMBER	NORTHERN CITIES	PAGE
I A	BUFFALO, NEW YORK . . . . .	. 40-41
I B		
II A	CHICAGO, ILLINOIS . . . . .	. 42-43
II B		
III A	DAYTON, OHIO . . . . .	. 44
III B		
IV A	GARY, INDIANA . . . . .	. 45
IV B		
V A	INDIANAPOLIS, INDIANA . . . . .	. 46-47
V B		
VI A	NEW YORK CITY . . . . .	. 48-49
VI B		
VII A	PHILADELPHIA, PENNSYLVANIA . . . . .	. 50-51
VII B		
SOUTHERN CITIES		
VIII A	CHARLESTON, SOUTH CAROLINA . . . . .	. 52-53
VIII B		
IX A	KNOXVILLE, TENNESSEE . . . . .	. 54-55
IX B		
X A	LEXINGTON, KENTUCKY . . . . .	. 56-57
X B		
XI A	LOUISVILLE, KENTUCKY . . . . .	. 58
XI B		
XII A	LYNCHBURG, VIRGINIA . . . . .	. 59
XII B		
XIII A	MEMPHIS, TENNESSEE . . . . .	. 60-61
XIII B		
XIV A	NEW ORLEANS, LOUISIANA . . . . .	. 62-63
XIV B		
XV A	RICHMOND, VIRGINIA . . . . .	. 64-65
XV B		
XVI A	WINSTON-SALEM, NORTH CAROLINA . . . . .	. 66-67
XVI B		

## LIST OF DIAGRAMS

DIAGRAM	PAGE
I IDEAL ARRANGEMENT, TWO-ACRE BLOCK (U. S. HOUSING CORPORATION) . . . . .	81
II PHILADELPHIA BLOCK , , . . . . .	82
III MEMPHIS BLOCK . . . . .	83
IV HARLEM BLOCK, NEW YORK CITY . . . . .	83