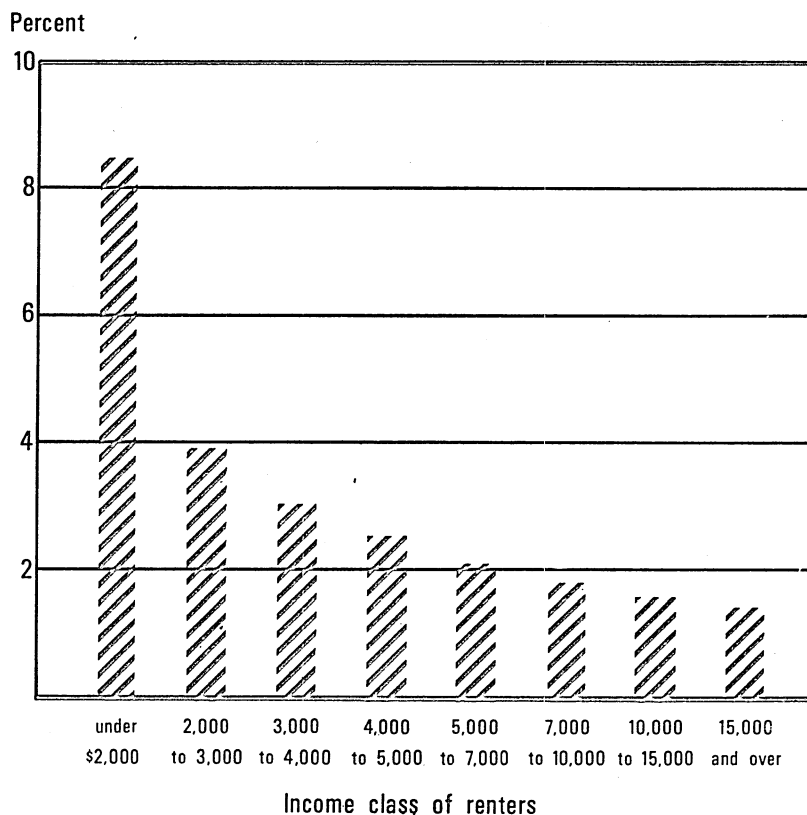


Fig.3 HOUSING TAXES PAID ON RENTED NONFARM HOUSING AS A
PERCENT OF FAMILY INCOME OF RENTERS BY INCOME CLASS,
1959-60



source: table II

more of the existing housing. The evidence from the 1950's strongly suggests that the housing conditions of the poor improved most radically in those areas in which the total supply of housing rose most rapidly. The process by which this occurs is related to the rate of turnover of housing; this argument has been carefully developed in a recent article, using New York City evidence.¹⁴

There is yet another aspect to all this. Most low-income families do spend large proportions of their incomes for housing, but not all of them do so. In the 1960 census, there were 3.8 million renter households with incomes below \$3,000 for whom rent/income ratios were computed. Roughly 600,000 of these spent less than 25 percent of their incomes for housing. Now it is a worthy objective to attempt to persuade some of these families to moderately increase the proportions of income spent for housing, by offering them greatly improved housing

¹⁴ See Frank S. Kristof, "Housing Policy Goals and the Turnover of Housing," *Journal of the American Institute of Planners*, August 1965, pp. 232-245.