

KANSAS HOUSING SURVEY

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Prepared For:

The Kansas Chapter of the National
Association of Housing and Redevelopment Officials
and
The Kansas Department of Social and Rehabilitation Services

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Table of Contents

- A. Executive Summary
 - B. Introduction
 - 1. Purpose of Survey
 - 2. Question Topics
 - 3. Methodology
 - C. Kansas as a Place to Live
 - 1. Perceptions of Housing Conditions
 - 2. Future Housing Plans
 - D. Current Housing Arrangements
 - 1. Housing Conditions
 - 2. Living Costs
 - 3. Living Arrangements
 - E. Respondent Characteristics and Housing
 - 1. Family Income and Housing
 - 2. Age and Housing
 - 3. Tenancy and Housing
 - 4. Race and Housing
 - 5. Region and Housing
- Appendix: Survey Questionnaire and Responses

A. EXECUTIVE SUMMARY

1. This study was commissioned by the Kansas Chapter of the National Association of Housing and Redevelopment Officials and the Kansas Department of Rehabilitation Services to update census information on housing conditions in the state of Kansas. This study is based on a telephone survey conducted June 28, 1986 thru July 3, 1986 with 800 Kansans age 18 and older. The margin of error was + or - 3.5%.
2. Kansans generally have a positive perception of their current housing arrangements and of overall housing conditions in the state.
3. Over 76% of those surveyed were not planning to move in the near future. Of the 24% planning to move, one-third plan to move to seek economic opportunities.
4. Approximately 84% of the respondents reside in single family houses, 10% in apartments or duplexes, and 6% in trailer homes.
5. About 70% of the homes were built before 1965 and about 70% of the apartments and duplexes were built since 1965.
6. The respondents' annual average electricity bill was \$65.75, the annual average gas bill was \$36.61, and the annual average water bill was \$16.02.
7. Kansans with more disposable income are more likely to be satisfied with their homes than are those with less income.
8. There is a consistent increase in utility costs as family income rises.
9. Older people are more satisfied with their homes than are younger people.
10. Race is not related to either housing conditions or costs of housing.
11. Long-term residents are more likely to own their homes than short-term residents.

B. INTRODUCTION

Purpose of Survey

This research was commissioned by the Kansas Chapter of the National Association of Housing and Redevelopment Officials (KSNHRO) and the Kansas Department of Social and Rehabilitation Services (KSSRS). The purpose of this research is to update the United States census information on housing conditions and to focus attention on the housing needs of Kansans. Using survey research methods, this report presents results about the way Kansans perceive housing conditions, the characteristics of current housing conditions, and the living arrangements of different types of people.

Question Topics

The questions posed by this survey fall into three categories. (For a full text of the questions and responses, see the Appendix.) To discover housing perceptions, there were several questions about Kansas as a place to live now and in the future. To document actual demographics and housing trends, there were several questions taken from the 1980 United States Census, such as: the nature and size of living quarters, the value of the property, the rent and the utility costs for the living unit. To assess the relationship between the types of respondents and housing conditions, there were questions about personal characteristics such as: household income, percent of income spent on housing, age, household size, length of tenancy, race, sex and county of residence.

Methodology:

To answer the question topics, a telephone survey was conducted June 28, 1986 thru July 3, 1986. Telephone calls were made during the afternoon and evening hours. Telephone numbers were randomly selected using random digit dialing. A total of 800 interviews were completed with persons 18 years of age and older. The sample was divided between low income and moderate to high income households. Low income households were defined as those with an annual family income 80% or less than the state annual median family income of \$22,500. To divide the households by income, low income families were oversampled and high income families were undersampled.

The response rate for the survey was 76%. The margin of error for the survey was 3.5% at a 95% confidence level. This means a finding of 50% might be as high as 53.5% or as low as 46.5%.

C. KANSAS AS A PLACE TO LIVE

Perceptions of Kansas Housing Conditions

Kansans generally have a positive perception of their current housing arrangements and of overall housing conditions in the state. Approximately 69% of the respondents were very satisfied with their current homes and 26% were somewhat satisfied. Five percent were dissatisfied. Even though this is a small proportion, 5% is, approximately, 44,000 households. One way to interpret the percents in this report is to multiply the proportion by the 872,240 households in Kansas. This figure is taken from the 1980 census and is conservative given the slight increase in the state's population over the last six years.

In general, persons living in single family houses were much more likely to be satisfied with their living arrangements than persons living in apartments/duplexes or trailer homes.

Kansans say affordable housing is available for most residents. About one-third of the sample (32%) said affordable housing is not available, while over two-thirds (68%) said affordable housing is available.

Future Housing Plans

If most Kansans are satisfied with their living arrangements, then one would expect they would not consider moving in the near future. As expected, over 76% of those surveyed are not considering a move in the near future. Only 23% are planning a move, and of those, one-third plan to move because they are seeking economic opportunities. Only 5.4% said they will move because they dissatisfied with their current living arrangements.

D. CURRENT HOUSING ARRANGEMENTS

Housing Conditions

In what type of residence do most Kansans live? The survey results show that 84.3% reside in single family houses, 10.2% in apartments or duplexes, and 5.5% in trailer homes. The results also show that 80.1% of the respondents own their homes, while 19.9% rent their domiciles. In general, most homeowners live in houses or trailers, while most renters live in apartments or duplexes.

Table 1 presents some interior characteristics of houses, apartments and duplexes and trailer homes.

In general, single family houses have six rooms, which include three bedrooms and one bathroom. Almost all houses have plumbing facilities (98.6%) and complete kitchens. Most houses obtain their water from a city water department and most are connected to a public sewerage system. The respondents indicated their houses are primarily heated by central air furnaces that are fueled by natural gas.

Table 1: Characteristics of Residences

	Houses	Apts/Duplexes	Trailers
<u>Number of Rooms:</u>			
One		6% (005)	
Two		7% (016)	
Three	1% (012)	26% (030)	6% (003)
Four	12% (079)	36% (030)	44% (020)
Five	22% (149)	13% (011)	31% (014)
Six	25% (168)	7% (006)	8% (004)
Seven	17% (112)	1% (001)	2% (001)
Eight or More	19% (130)	1% (001)	6% (003)
<u>Number of Bedrooms:</u>			
One	4% (028)	51% (043)	4% (002)
Two	26% (177)	34% (029)	53% (024)
Three	45% (303)	9% (008)	37% (017)
Four	19% (129)	3% (003)	2% (001)
Five or More	4% (030)		2% (001)
None			
<u>Plumbing Facilities:</u>			
Yes	98% (414)	97% (081)	95% (043)
Yes, but Shared		1% (001)	4% (002)
No, but Some		1% (001)	
None			
<u>Number of Full Bathrooms:</u>			
One	62% (414)	80% (067)	64% (029)
Two	30% (200)	15% (013)	33% (015)
Three or More	4% (033)		
None	2% (014)	3% (003)	2% (001)
<u>Source of Water:</u>			
City or Private Water Dept.	85% (570)	98% (081)	66% (022)
Individual Drilled Well	10% (073)	1% (001)	26% (017)
Individual Dug Well	2% (010)		7% (003)
Other			
<u>Type of Sewerage System:</u>			
Public Sewer	74% (493)	91% (081)	52% (022)
Septic Tank	24% (159)		40% (017)
Other	1% (008)	2% (002)	7% (003)

Table 1: Characteristics of Residences
(Continued)

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<u>Type of Heating System:</u>			
Floor or Wall Furnace	21% (142)	21% (020)	24% (011)
Room Heater	4% (028)	4% (004)	6% (003)
Central Air Furnace	64% (428)	64% (053)	64% (029)
Woodstove/Fireplace	6% (041)	1% (001)	4% (002)
Portable Heater			
No Heating System			
Other	2% (018)		
<u>Type of Heating Fuel:</u>			
Natural Gas	76% (511)	63% (050)	57% (026)
Bottled Gas	8% (058)		26% (012)
Electricity	8% (053)	34% (027)	11% (005)
Oil			
Coal			
Wood	5% (030)		4% (002)
Other		1% (001)	
No Fuel Used		1% (001)	
<u>Air Conditioning:</u>			
Yes	84% (557)	91% (076)	88% (040)
No	15% (100)	8% (007)	11% (005)
<u>Type of Major Repair Needed:</u>			
Plumbing	11% (033)	21% (006)	22% (005)
Heating	6% (018)	10% (003)	
Roofing	19% (059)	14% (004)	18% (004)
Foundation	9% (028)	3% (001)	9% (002)
Outdoor Painting	20% (063)		4% (001)
Indoor Painting	3% (009)	10% (003)	4% (001)
Wiring	3% (010)	10% (003)	4% (001)
Other	26% (081)	28% (008)	36% (008)

Apartments and duplexes generally have four rooms, which include one bedroom and one bathroom. Over 97% of the apartments and duplexes have plumbing facilities and complete kitchens. Most apartments and duplexes obtain their water from a city water department and most are connected to a public sewerage system. Like houses, most apartments and duplexes are heated by central air furnaces fueled by natural gas.

Most trailer homes have four rooms, which include two bedrooms and one bathroom. Most trailers have plumbing fixtures and complete kitchen facilities. A majority of trailers obtain water from a city water department (67%). However, over 26% do receive their water from an individual drilled well. About 52% of trailers are connected to a public sewerage systems and 41% are connected to a septic tank. Trailers are generally heated by central air furnaces fueled by natural gas.

Approximately 85% of houses, 92% of apartments and duplexes and 89% of trailers are air conditioned.

Many houses were built before 1940 (34%). In contrast, 29% of apartments and duplexes were built since 1980. These figures are more pronounced when the categories are collapsed into before 1965 and after 1965. This analysis shows about 70% of the homes were built before 1965 and about 70% of the apartments and duplexes were built since 1965.

The major repairs needed in most houses is outdoor painting and roofing. For apartments and duplexes and trailers it is plumbing.

Living Costs

The living costs of the respondents are broken into two categories: house payments or rent and utility expenses. The average monthly house payments and average monthly rents are presented in Table 2.

The survey found the average monthly house payment is \$255.78. The majority of houses are valued in the range of \$25,000 to \$50,000.

The average monthly rent \$233.19. In response to the question, "is your rent subsidized by the city, state or federal government," 82% said their rent is not subsidized and about 18% said their rent is subsidized.

Table 2: Average Monthly House Payments and Rents
(Amounts are in Dollars)

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	<u>Mean</u>	<u>Standard Deviation</u>
House Payments	255.78	234.7
Rent Payments	233.19	128.2

For utility costs, the average annual electricity bill was \$65.75, the average annual gas bill was \$36.61, and the average annual water bill was \$16.02. Persons living in houses tend to pay higher overall utility bills than do persons living in apartments and duplexes or trailers.

Living Arrangements

Many homes in Kansas have two residents (21.5%). In a majority of cases, these two persons are a husband and a wife. Only 5.5% of the sample have another person living in their home on a part-time basis. Most homes (98%) do not include a disabled person. These findings do not significantly depend on whether the person lives in a house, apartment and duplex, or trailer.

E. RESPONDENT CHARACTERISTICS AND HOUSING

Income and Housing

The survey sample was equally divided between low and moderate to high income persons. In analyzing the relationship between income and housing, few differences were found between low and high income respondents. The findings indicate that low income and high income respondents do not have different housing fixtures, but they do have different valued homes.

Table 3 presents data on the relationships between housing and income. The main finding is in regard to the value of homes and home ownership. Low income respondents are much more likely to live in homes valued at less than \$30,000. High income respondents are more likely to be homeowners instead of renters.

Other differences are noteworthy. Low income respondents are more likely to have their rents subsidized by government than are high income respondents (20.6% to 12.9%). Low income respondents have more persons per housing unit than high income respondents. And low income persons are more likely to be older and rural residents.

Table 4 presents information about the relationship between the respondents' mean disposable income and their housing. The percent of disposable income is the percentage of income remaining after subtracting utility and house or rent expenses. Table 4 indicates that those with higher percentages of disposable income are more likely to be satisfied with their homes and to think affordable housing is available.

Tables 5, 6, and 7 presents findings about actual family income and utility costs. The results indicate a consistent increase in utility costs

as incomes rise. Or in other words, those with lower incomes have lower utility expenses and those with higher incomes have higher utility expenses.

Table 8 presents results about the relationship between the percent of income spent on housing and various housing characteristics. In general, few differences are evident in the amount persons pay for housing and various housing characteristics.

Table 3: Income and Housing

	Less Than 10,000	10,000 15,000	15,000 20,000	20,000 25,000	Greater 25,000
<u>Housing Satisfaction:</u>					
Very Satisfied	66% (79)	65% (77)	71% (78)	68% (70)	67% (170)
Somewhat Satisfied	26% (31)	29% (34)	23% (26)	27% (28)	27% (68)
Unsatisfied	7% (08)	5% (06)	5% (05)	4% (40)	6% (14)
<u>Housing Affordability:</u>					
Yes	66% (55)	59% (44)	66% (60)	72% (60)	69% (144)
No	34% (28)	41% (34)	34% (31)	27% (23)	31% (69)
<u>Type of Residence:</u>					
One Family House	68% (082)	75% (089)	77% (086)	93% (095)	93% (234)
Apt/Duplex	22% (027)	12% (015)	13% (015)	6% (006)	4% (011)
Trailer	8% (010)	12% (014)	9% (010)	1% (001)	2% (006)
<u>Number of Bathrooms:</u>					
One	90% (107)	80% (095)	68% (076)	66% (068)	45% (113)
Two	9% (011)	18% (021)	28% (003)	31% (032)	44% (111)
Three or More			3% (003)	1% (001)	9% (023)
None	1% (011)	2% (002)	1% (001)	1% (001)	1% (004)
<u>Water Source:</u>					
Water Department	91% (107)	88% (102)	85% (094)	78% (080)	86% (217)
Individual Drilled Well	7% (008)	7% (008)	13% (015)	20% (021)	9% (024)
Individual Dug Well	2% (003)	3% (004)	1% (001)		3% (009)
<u>Sewerage System:</u>					
Public Sewer	80% (096)	78% (089)	75% (083)	66% (067)	76% (190)
Septic Tank	18% (022)	19% (022)	25% (028)	31% (032)	23% (058)
Other	1% (001)	2% (003)		2% (002)	1% (003)
<u>Heating System:</u>					
Floor/Wall Furnace	33% (039)	28% (033)	24% (027)	17% (017)	13% (032)
Room Heater	10% (012)	6% (007)	4% (005)	2% (002)	1% (004)
Central Air Furnace	46% (055)	58% (067)	63% (069)	70% (071)	76% (191)
Woodstove/Fireplace	7% (009)	4% (005)	4% (005)	9% (009)	5% (013)
Other	2% (003)	3% (004)	3% (004)	1% (001)	3% (008)

Table 3: Income and Housing
(Continued)

	Less Than 10,000	10,000 15,000	15,000 20,000	20,000 25,000	Greater 25,000
<u>Age of Home:</u>					
1980 to 1986	7% (007)	7% (007)	12% (013)	10% (010)	12% (030)
1975 to 1979	8% (008)	5% (005)	14% (015)	13% (013)	19% (047)
1970 to 1974	10% (010)	9% (009)	6% (006)	7% (007)	10% (024)
1965 to 1969	5% (005)	12% (013)	6% (006)	4% (004)	8% (020)
1960 to 1964	6% (006)	5% (005)	8% (008)	7% (007)	8% (020)
1950 to 1959	8% (008)	26% (027)	13% (014)	15% (015)	15% (036)
1940 to 1949	11% (011)	9% (010)	8% (008)	9% (009)	5% (013)
Before 1939	46% (048)	27% (028)	32% (033)	34% (034)	22% (054)
<u>Home Ownership:</u>					
Own	62% (073)	67% (077)	77% (085)	86% (085)	92% (227)
Rent	38% (045)	33% (038)	23% (025)	13% (013)	8% (020)
<u>Rent Subsidized:</u>					
Yes	34% (014)	5% (002)	13% (003)	15% (002)	11% (002)
No	66% (027)	95% (035)	87% (020)	85% (011)	89% (016)
<u>Home Value:</u>					
Less than 10,000	14% (010)	11% (009)	4% (003)		1% (002)
10,000 to 25,000	37% (026)	27% (022)	13% (011)	12% (010)	4% (009)
25,000 to 50,000	34% (024)	41% (033)	50% (041)	43% (036)	32% (073)
50,000 to 80,000	10% (007)	19% (015)	24% (020)	34% (029)	34% (078)
80,000 to 120,000	3% (002)		8% (007)	11% (009)	22% (050)
120,000 to 150,000	1% (001)	1% (001)			3% (008)
150,000 to 200,000					2% (005)
Over 200,000					2% (004)
<u>Racial Background:</u>					
White	93% (111)	92% (109)	93% (103)	92% (094)	93% (235)
Black	6% (007)	6% (007)	3% (003)	3% (003)	3% (008)
Hispanic			2% (002)	4% (004)	2% (005)
Indian			1% (001)		1% (001)
Other	1% (001)	1% (002)	1% (001)	1% (001)	1% (003)

Table 3: Income and Housing
(Continued)

<u>Major Repair:</u>					
Plumbing	15% (008)	18% (011)	20% (010)	12% (005)	6% (007)
Heating	7% (004)	2% (001)	6% (003)	2% (001)	5% (006)
Roofing	28% (015)	22% (013)	10% (005)	17% (007)	18% (021)
Foundation	6% (003)	5% (003)	4% (002)	17% (007)	12% (014)
Outdoor Painting	19% (010)	7% (004)	16% (008)	22% (009)	20% (024)
Indoor Painting	2% (001)	7% (004)	4% (002)	5% (002)	3% (004)
Wiring	2% (001)	5% (003)	8% (004)	5% (002)	3% (004)
Other	21% (011)	31% (018)	30% (015)	19% (008)	31% (037)
<u>Considering Move:</u>					
Yes	23% (026)	25% (028)	29% (032)	21% (021)	22% (054)
No	77% (088)	75% (085)	70% (076)	79% (079)	77% (187)
<u>Reason for Moving:</u>					
Economic Problems	23% (006)	10% (003)	13% (004)	6% (001)	9% (005)
Economic Opportunity	31% (008)	46% (013)	39% (012)	17% (003)	33% (018)
Unsatisfied with Home	19% (005)		3% (001)	6% (001)	2% (001)
Family Situation	27% (007)	43% (012)	45% (014)	70% (012)	55% (030)

Table 4: Mean Percent Disposable Income and Housing

	Mean Percent	Standard Dev.	Cases
<u>Housing Satisfaction:</u>			
Very Satisfied	78.57	15.7	163
Somewhat Satisfied	75.42	17.3	90
Unsatisfied	69.12	23.0	23
<u>Housing Affordability:</u>			
Yes	78.10	16.1	244
No	73.06	19.4	153
<u>Type of Residence:</u>			
One Family House	78.79	17.1	277
Apt/Duplex	67.61	16.0	220
Trailer	74.35	20.2	20
<u>Plumbing Facilities:</u>			
Yes	76.73	17.1	27
Yes, But Shared	92.44		
No, With Some No Facilities			
<u>Number of Bathrooms:</u>			
One	76.07	18.6	187
Two	77.41	13.8	79
Three or More	84.50	6.6	11
None			
<u>Water Source:</u>			
Water Department	76.64	16.9	266
Individual Drilled Well	76.54	24.4	7
Individual Dug Well	87.22	10.0	4
<u>Sewerage System:</u>			
Public Sewer	76.60	16.4	236
Septic Tank	78.96	20.6	33
Other	71.59	25.1	6

Table 4: Mean Percent Disposable Income and Housing
(Continued)

	Mean Percent	Standard Dev.	Cases
<u>Heating System:</u>			
Floor/Wall Furnace	74.96	19.7	54
Room Heater	65.44	22.6	7
Central Air Furnace	76.61	16.3	194
Woodstove/Fireplace	81.90	12.6	11
Portable Heater			
No Heating System			
Other	90.66	7.8	10
<u>Age of Home:</u>			
1980 to 1986	69.34	22.6	26
1975 to 1979	77.72	13.1	45
1970 to 1974	80.18	12.3	22
1965 to 1969	80.13	14.7	22
1960 to 1964	76.93	17.4	17
1950 to 1959	80.64	13.1	33
1940 to 1949	73.90	17.1	23
Before 1939	76.28	20.4	73
<u>Home Ownership:</u>			
Own	80.44	13.9	200
Rent	66.76	20.8	74
<u>Rent Subsidized:</u>			
Yes	62.97	21.7	14
No	67.41	21.0	56
<u>Home Value:</u>			
Less than 10,000	80.95	7.7	11
10,000 to 25,000	77.47	17.0	24
25,000 to 50,000	81.84	13.7	81
50,000 to 80,000	78.38	14.4	64
80,000 to 120,000	80.36	13.8	19
120,000 to 150,000	86.36	9.4	5
150,000 to 200,000	89.46	9.1	2
Over 200,000			
<u>Racial Background:</u>			
White	77.00	16.9	259
Black	69.12	26.9	9
Hispanic	85.29	4.2	4
Indian			
Other	72.9	5.1	5

Table 5. Income and Electricity Costs

Income in Categories	Utility Cost Statistics:		
	<u>December Electricity Bill</u>		
<u>Household Income</u>	Mean	Standard Deviation	Number of Cases
Less than \$10,000	\$52.38	\$67.50	92
\$10,000 - \$15,000	\$55.66	\$36.40	93
\$15,001 - \$20,000	\$62.31	\$44.50	85
Greater than \$20,000	\$75.44	\$58.30	279
Overall	\$66.19	\$58.30	549
	<u>July Electricity Bill</u>		
<u>Household Income</u>	Mean	Standard Deviation	Number of Cases
Less than \$10,000	\$55.45	\$39.90	102
\$10,000 - \$15,000	\$64.80	\$55.40	101
\$15,001 - \$20,000	\$66.54	\$41.00	91
Greater than \$20,000	\$105.33	\$67.10	288
Overall	\$83.49	\$67.10	582
	<u>Average Monthly Electricity Bill</u>		
<u>Household Income</u>	Mean	Standard Deviation	Number of Cases
Less than \$10,000	\$58.92	\$87.80	91
\$10,000 - \$15,000	\$50.06	\$31.10	86
\$15,001 - \$20,000	\$54.29	\$29.40	82
Greater than \$20,000	\$76.91	\$40.40	269
Overall	\$65.92	\$49.50	528

Table 6: Income and Gas Costs

Income in Categories	Utility Cost Statistics:		
	<u>December Gas Bill</u>		
<u>Household Income</u>	Mean	Standard Deviation	Number of Cases
Less than \$10,000	\$51.25	\$38.20	89
\$10,000 - \$15,000	\$50.74	\$34.90	90
\$15,001 - \$20,000	\$55.05	\$39.00	76
Greater than \$20,000	\$74.22	\$52.50	250
Overall	\$63.10	\$45.50	505
	<u>July Gas Bill</u>		
<u>Household Income</u>	Mean	Standard Deviation	Number of Cases
Less than \$10,000	\$15.79	\$19.50	89
\$10,000 - \$15,000	\$16.34	\$14.40	92
\$15,001 - \$20,000	\$22.18	\$27.90	80
Greater than \$20,000	\$21.46	\$22.50	249
Overall	\$19.66	\$21.80	510
	<u>Average Monthly Gas Bill</u>		
<u>Household Income</u>	Mean	Standard Deviation	Number of Cases
Less than \$10,000	\$27.42	\$23.90	80
\$10,000 - \$15,000	\$30.90	\$60.30	83
\$15,001 - \$20,000	\$37.90	\$60.30	70
Greater than \$20,000	\$42.11	\$33.80	243
Overall	\$36.92	\$35.90	476

Table 7: Income and Water Utility Costs

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Income in Categories	Utility Cost Statistics:		

	<u>Average Monthly Water Bill</u>		
<u>Household Income</u>	Mean	Standard Deviation	Number of Cases
Less than \$10,000	\$10.91	\$ 9.50	97
\$10,000 - \$15,000	\$12.36	\$13.50	92
\$15,001 - \$20,000	\$15.91	\$26.70	82
Greater than \$20,000	\$19.73	\$13.90	250
Overall	\$16.19	\$15.50	521

Table 8: Percent House Payments and Housing

	Less than 60%	Greater Than 60%
<u>Housing Satisfaction:</u>		
Very Satisfied	39% (012)	61% (151)
Somewhat Satisfied	39% (012)	32% (078)
Unsatisfied	22% (007)	7% (016)
<u>Housing Affordability:</u>		
Yes	47% (014)	65% (139)
No	53% (016)	35% (075)
<u>Type of Residence:</u>		
One Family House	61% (019)	82% (201)
Apt/Duplex	29% (009)	11% (028)
Trailer	10% (003)	7% (017)
<u>Number of Bathrooms:</u>		
One	74% (023)	67% (164)
Two	26% (008)	29% (071)
Three or More		4% (011)
None		
<u>Water Source:</u>		
Water Department	93% (029)	96% (237)
Individual Drilled Well	6% (002)	2% (005)
Individual Dug Well		2% (004)
<u>Sewerage System:</u>		
Public Sewer	84% (026)	86% (210)
Septic Tank	13% (004)	12% (029)
Other	3% (001)	2% (005)
<u>Heating System:</u>		
Floor/Wall Furnace	19% (006)	19% (048)
Room Heater	10% (003)	1% (004)
Central Air Furnace	68% (021)	71% (173)
Woodstove/Fireplace	3% (001)	4% (010)
Other		4% (010)

Table 8: Percent House Payments and Housing
(Continued)

	Less than 60%	Greater Than 60%
<u>Age of Home:</u>		
1980 to 1986	17% (5)	9% (21)
1975 to 1979	6% (2)	18% (43)
1970 to 1974	3% (1)	9% (21)
1965 to 1969	6% (2)	8% (20)
1960 to 1964	6% (2)	6% (15)
1950 to 1959	6% (2)	13% (31)
1940 to 1949	10% (3)	8% (20)
Before 1939	41% (12)	26% (61)
<u>Home Ownership:</u>		
Own	38% (12)	77% (188)
Rent	61% (19)	22% (55)
<u>Rent Subsidized:</u>		
Yes	23% (4)	18% (10)
No	76% (13)	81% (43)
<u>Home Value:</u>		
Less than 10,000		5% (11)
10,000 to 25,000	23% (3)	10% (21)
25,000 to 50,000	23% (3)	40% (78)
50,000 to 80,000	46% (6)	30% (58)
80,000 to 120,000	7% (1)	9% (18)
120,000 to 150,000		2% (5)
150,000 to 200,000		1% (2)
Over 200,000		
<u>Race Background:</u>		
White	90% (28)	93% (231)
Black	9% (3)	2% (6)
Hispanic		1% (4)
Indian		
Other		2% (5)

Table 8: Percent House Payments and Housing
(Continued)

	Less than 60%	Greater Than 60%
<u>Major Repair:</u>		
Plumbing	13% (2)	13% (17)
Heating	20% (3)	3% (5)
Roofing	20% (3)	23% (30)
Foundation	6% (1)	8% (11)
Outdoor Painting	6% (1)	12% (16)
Indoor Painting	13% (2)	4% (6)
Wiring		9% (12)
Other	20% (3)	24% (32)
<u>Considering Move:</u>		
Yes	45% (14)	28% (68)
No	54% (17)	71% (170)
<u>Reason for Moving:</u>		
Economic Problems	38% (5)	12% (9)
Economic Opportunity	23% (3)	33% (24)
Unsatisfied with Home	15% (2)	1% (1)
Family Situation	23% (3)	52% (37)

Age and Housing

The relationship between age of resident and housing is important because of federal, state and local funds provided to the aged. Tables 8 and 9 present findings about this relationship.

Older people are more satisfied with their housing than are younger people. Older people have housing fixtures similar to those of young people. However, they need different types of repairs in their homes. The age of homes and home values tend to be the same for those above and below the mean age of 48 years.

Utility costs are not markedly different by age groups. Both older and younger residents pay comparatively the same for electricity, gas and water. Older respondents tend have lower incomes than the younger respondents.

In addition, respondents are more likely to live in larger houses (those with more than 4 rooms).

Table 9: Age of Respondent and Housing Characteristics

	Less than 60 years	Between 60-75 yrs	More than 75 years
<u>Housing Satisfaction:</u>			
Very Satisfied	61% (312)	81% (156)	85% (67)
Somewhat Satisfied	32% (162)	15% (30)	12% (10)
Unsatisfied			
<u>Housing Affordability:</u>			
Yes	67% (294)	69% (94)	66% (22)
No	32% (141)	30% (42)	33% (11)
<u>Type of Residence:</u>			
One Family House	82% (417)	90% (174)	82% (65)
Apt/Duplex	11% (56)	4% (9)	17% (14)
Trailer	6% (35)	4% (9)	
<u>Number of Bathrooms:</u>			
One	60% (306)	66% (129)	83% (66)
Two	33% (168)	27% (53)	16% (13)
Three or More	5% (27)	3% (7)	
None	1% (7)	2% (4)	
<u>Water Source:</u>			
Water Department	85% (431)	85% (164)	94% (74)
Individual Drilled Well	10% (55)	11% (23)	3% (3)
Individual Dug Well	3% (18)	1% (3)	
Other	4% (2)	1% (3)	1% (1)
<u>Sewerage System:</u>			
Public Sewer	74% (372)	78% (150)	88% (69)
Septic Tank	24% (123)	21% (41)	11% (9)
<u>Heating System:</u>			
Floor/Wall Furnace	21% (109)	20% (38)	26% (20)
Room Heater	3% (18)	6% (12)	5% (4)
Central Air Furnace	65% (333)	64% (122)	64% (50)
Woodstove/Fireplace	6% (32)	5% (11)	
No Heating System			
Other	2% (13)	3% (6)	3% (3)

Table 9: Age of Respondent and Housing Characteristics
(Continued)

	Less than 60 years	Between 60-75 yrs	More than 75 years
<u>Age of Home:</u>			
1980 to 1986	11% (55)	3% (7)	8% (6)
1975 to 1979	15% (73)	9% (17)	8% (6)
1970 to 1974	10% (49)	6% (11)	4% (3)
1965 to 1969	7% (36)	6% (12)	4% (3)
1960 to 1964	7% (36)	7% (13)	5% (4)
1950 to 1959	13% (65)	23% (43)	17% (12)
1940 to 1949	6% (33)	7% (13)	13% (9)
Before 1939	26% (128)	36% (66)	36% (25)
<u>Home Ownership:</u>			
Own	75% (375)	92% (177)	79% (62)
Rent	24% (122)	7% (14)	20% (16)
<u>Rent Subsidized:</u>			
Yes	13% (15)	21% (3)	46% (6)
No	86% (99)	78% (11)	53% (7)
<u>Home Value:</u>			
Less than 10,000	3% (15)	3% (6)	7% (4)
10,000 to 25,000	13% (52)	13% (22)	18% (10)
25,000 to 50,000	38% (145)	32% (53)	44% (24)
50,000 to 80,000	28% (109)	29% (49)	20% (11)
80,000 to 120,000	12% (48)	15% (25)	9% (5)
120,000 to 150,000	1% (6)	3% (6)	
150,000 to 200,000	1% (5)		
Over 200,000.			
<u>Racial Background:</u>			
White	91% (464)	97% (187)	94% (74)
Black	4% (22)	1% (3)	5% (4)
Hispanic	2% (11)		
Indian			
Other	1% (8)		

Table 9: Age of Respondent and Housing Characteristics
(Continued)

	Less than 60 years	Between 60-75 yrs	More than 75 years
<u>Major Repair:</u>			
Plumbing	13% (33)	12% (9)	7% (2)
Heating	4% (12)	6% (5)	
Roofing	17% (43)	19% (14)	32% (9)
Foundation	11% (27)	4% (3)	
Outdoor Painting	15% (37)	24% (18)	25% (7)
Indoor Painting	4% (11)	1% (1)	3% (1)
Wiring	4% (12)	2% (2)	
Other	28% (69)	28% (21)	32% (9)
<u>Considering Move:</u>			
Yes	29% (144)	16% (3)	8% (6)
No	70% (348)	87% (162)	91% (68)
<u>Reason for Moving:</u>			
Economic Problems	10% (14)	16% (3)	28% (2)
Economic Opportunity	35% (49)	22% (4)	42% (3)
Unsatisfied with Home	2% (4)	16% (3)	28% (2)
Family Situation	51% (72)	44% (8)	
<u>Considering Move:</u>			
Yes	29% (144)	16% (3)	8% (6)
No	70% (348)	87% (162)	91% (68)
<u>Reason for Moving:</u>			
Economic Problems	10% (14)	16% (3)	28% (2)
Economic Opportunity	35% (49)	22% (4)	42% (3)
Unsatisfied with Home	2% (4)	16% (3)	28% (2)
Family Situation	51% (72)	44% (8)	

Family Tenancy and Housing

Does the number of years a person lives in a house make a difference in its condition? Survey results indicate that the effects of tenancy are limited. Table 10 contains findings about the average tenure of residents and housing conditions and costs.

The variables are home ownership, home value, age of homes and major repairs needed. Long-term residents are more likely to own their homes. They have homes major repairs, yet are more satisfied with their living arrangements. In comparison, short-term residents are more likely to rent their homes.

Table 10. Family Tenancy and Housing Characteristics

Housing Characteristics	Mean Years of Tenancy in Current Residence
<u>Housing Satisfaction*</u>	13.7 (overall mean)
Very satisfied	15.4
Somewhat satisfied	9.8
Unsatisfied	9.9
<u>Type of Sewer System*</u>	13.6 (overall mean)
Public sewer	13.0
Septic Tank	16.0
Other	11.4
<u>Air Conditioning</u>	13.7 (overall mean)
Yes	13.3
No	15.6
<u>Own or Rent*</u>	13.7 (overall mean)
Own	16.1
Rent	3.8
<u>Home Value</u>	15.5 (overall mean)
Less than \$10,000	14.0
\$10,000 to \$25,000	13.6
\$25,001 to \$50,000	17.4
\$50,001 to \$80,000	15.0
\$80,001 to \$120,000	14.3
\$120,001 to \$150,000	15.5
\$150,001 to \$200,000	3.8
Over \$200,000	12.8
<u>One Major Repair Needed</u>	14.0 (overall mean)
Plumbing	11.6
Heating	16.0
Roof	15.1
Foundation	11.8
Outdoor paint	17.5
Indoor paint	8.9
Wiring	7.1

* Difference of means are statistically significant at $p < 0.05$ (F test).

Race and Housing

Race is not related to housing conditions or costs. Table 11 show responses by white and minority residents for eight variables.

The findings indicate that white respondents are more likely to be homeowners with higher valued homes.

No relationship between utility costs and race was found.

Minorities tend to have lower incomes and reside in apartments.

Region and Housing

Findings about regional differences in housing conditions is presented in Table 12. For this analysis, counties were divided into urban and rural. The urban counties are Douglas, Shawnee, Leavenworth, Johnson, Riley, Wyandotte, and Sedgwick. The remaining counties are classified as rural.

Rural residents tend to be almost as satisfied with their residences as are urban residents. Plumbing facilities and water sources also tend to be similar for both urban and rural residents. Both have about the same percent of homes with air conditioning. The age of homes is not significantly different between urban and rural areas. Rural residents are less likely to be renters.

Table 11. Race and Housing
 (Minorities include Blacks, American Indians,
 Asians, and Hispanics)

Housing Characteristics	Caucasians	Minorities
<u>Housing Satisfaction*</u>		
Very Satisfied	70.5%	50.0%
Somewhat satisfied	24.6%	44.4%
Unsatisfied	4.9%	5.6%
(number)	(727)	(55)
<u>Air Conditioning</u>		
Yes	86.0%	83.3%
No	14.0%	12.7%
(number)	(727)	(55)
<u>Age of Home*</u>		
1980-1986	9.1%	13.6%
1975-1979	14.0%	2.3%
1970-1974	8.2%	18.2%
1965-1969	6.6%	13.6%
1960-1964	7.2%	9.1%
1950-1959	16.5%	18.2%
1940-1949	7.7%	4.5%
1939 or earlier	30.7%	20.5%
(number)	(684)	(44)
<u>Home Ownership*</u>		
Own	81.7%	58.2%
Rent	18.3%	41.8%
(number)	(711)	(55)
<u>Home Value</u>		
Less than \$10,000	4.2%	3.4%
\$10,001 to \$25,000	13.9%	10.3%
\$25,001 to \$50,000	36.4%	48.3%
\$50,001 to \$80,000	28.4%	20.7%
\$80,001 to \$120,000	13.2%	13.8%
\$120,001 to \$150,000	2.1%	3.4%
\$150,001 to \$200,000	1.0%	0.0%
Over \$200,000	0.7%	0.0%
(number)	(574)	(29)

Table 11. Race and Housing
 (Minorities include Blacks, American Indians,
 Asians, and Hispanics)
 (Continued)

Housing Characteristics	Caucasians	Minorities
<u>One Major Repair Needed</u>		
Plumbing	11.7%	27.3%
Heating	4.9%	9.1%
Roof	19.0%	18.2%
Foundation	8.6%	13.6%
Outdoor paint	18.7%	9.1%
Indoor paint	3.4%	9.1%
Wiring	4.0%	4.5%
Other	29.8%	9.1%

* Statistically significant difference (p < 0.05)

Table 12. Region and Housing Characteristics

Housing Characteristics	Rural	Urban
<u>Housing Satisfaction*</u>		
Very Satisfied	71.0%	66.2%
Somewhat satisfied	23.9%	28.9%
Unsatisfied	5.4%	4.9%
(number)	(489)	(305)
<u>Air Conditioning</u>		
Yes	83.1%	89.8%
No	16.9%	10.2%
(number)	(484)	(303)
<u>Age of Home*</u>		
Before 1965	63.2%	56.8%
After 1965	36.4%	43.2%
(number)	(470)	(287)
<u>Home Ownership*</u>		
Own	83.6%	74.5%
Rent	16.4%	25.5%
(number)	(470)	(302)
<u>One Major Repair Needed</u>		
Plumbing	10.1%	17.1%
Heating	4.8%	8.1%
Roof	21.1%	15.4%
Foundation	7.5%	11.4%
Outdoor paint	20.2%	14.6%
Indoor paint	3.9%	3.3%
Wiring	4.4%	3.3%
Other	28.1%	26.8%
(number)	(228)	(123)

* Statistically significant difference (p < 0.05)

APPENDIX
 Kansas Housing Survey
 Questionnaire and Responses

Hello, this is (NAME) from the University of Kansas. We are doing a survey of Kansans to learn about housing conditions in the state.

Is there someone knowledgeable about your home that I could speak to?
 RETURN TO INTERVIEWER IDENTIFICATION IF YOU SPEAK TO DIFFERENT PERSON

Your telephone number was selected at random and we would appreciate your taking a few minutes to answer some confidential questions about your home. May I begin...

1. How satisfied are you with your current home? Are you very satisfied, somewhat satisfied, or unsatisfied?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Very Satisfied	1	549	68.6	69.1	69.1
Somewhat Satisfied	2	206	25.7	25.9	95.1
Unsatisfied	3	40	5.0	5.0	100.0
Missing	9	5	.6	Missing	
Total		800	100.0	100.0	
Mean	1.360	Median	1.000	Std Dev	.576
Skewness	1.357	Minimum	1.000	Maximum	3.000

2. Do you believe affordable housing is available for most Kansans?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Yes	1	419	52.4	68.0	68.0
No	2	197	26.6	32.0	100.0
Missing	9	184	23.0	Missing	
Total		800	100.0	100.0	
Mean	1.320	Median	1.000	Std Dev	.467
Skewness	.775	Minimum	1.000	Maximum	2.000

3. Do you live in a ---

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
One Family House	1	673	84.1	84.3	84.3
Apt Duplex	2	81	10.1	10.2	94.5
Trailer	3	44	5.5	5.5	100.0
Missing	9	2	.2	Missing	
Total		800	100.0	100.0	
Mean	1.212	Median	1.000	Std Dev	.527
Skewness	2.451	Minimum	1.000	Maximum	3.000

IF RESPONDENT LIVES IN HOUSE, ASK Q4: IF IN OTHER DWELLING, ASK Q5

4. Is your building on ---

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Less 1 Acre	1	522	65.2	74.1	74.1
One to Nine Acres	2	106	13.2	15.1	89.2
Ten or More Acres	3	76	9.5	10.8	100.0
Missing	9	96	12.0	Missing	
Total		800	100.0	100.0	
Mean	1.212	Median	1.000	Std Dev	.527
Skewness	2.451	Minimum	1.000	Maximum	3.000

5. How many units are in your apartment building?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
2 Units	1	11	1.4	11.1	11.1
2 to 3 Units	2	14	1.7	14.1	25.3
5 to 9 Units	3	11	1.4	11.1	36.4
10 to 19 Units	4	22	2.7	22.2	58.6
20 to 49 Units	5	16	2.0	16.2	74.7
More 50 Units	6	25	3.1	25.3	100.0
Missing	.	1	.1	Missing	
Missing	9	700	87.5	Missing	
Total		800	100.0	100.0	
Mean	3.939	Median	4.000	Stu Dev	1.695
Skewness	-.327	Minimum	1.00	Maximum	6.000

6. How many rooms do you have in your living quarters not counting bathrooms, porches, halls, half-rooms, balconies, or foyers?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
1 Room	1	7	.9	.9	.9
2 Rooms	2	9	1.1	1.1	2.0
3 Rooms	3	33	4.1	4.2	6.3
4 Rooms	4	128	16.0	16.3	22.6
5 Rooms	5	173	21.6	22.1	44.7
6 Rooms	6	181	22.6	23.1	67.8
7 Rooms	7	116	14.5	14.8	82.6
8 or More	8	136	17.0	17.4	82.6
Missing	9	17	2.1	Missing	
Total		800	100.0	100.0	
Mean	5.731	Median	6.000	Std Dev	1.560
Skewness	-.263	Minimum	1.000	Maximum	8.000

7. How many bedrooms do you have?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
1 Bedroom	1	66	8.2	8.3	8.3
2 Bedrooms	2	230	28.7	28.8	37.1
3 Bedrooms	3	333	41.6	41.7	78.8
4 Bedrooms	4	135	16.9	16.9	95.7
5 or More	5	32	4.0	4.0	99.7
No Bedroom	6	2	.2	.3	100.0
Missing	9	2	.2	Missing	
Total		800	100.0	100.0	
Mean	2.803	Median	3.000	Std Dev	.966
Skewness	.194	Minimum	1.000	Maximum	6.000

8. Do you have complete plumbing facilities in your living quarters, that is, hot and cold piped water, a flush toilet, and a bathtub or shower?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Yes	1	787	98.4	98.9	98.9
Yes But Shared	2	3	.4	.4	99.2
No With Some	3	4	.5	.5	99.7
No Facilities	4	2	.2	.3	100.0
Missing	.	1	.1	Missing	
Total	9	3	.4	Missing	
		800	100.0	100.0	
Mean	1.021	Median	1.000	Std Dev	.215
Skewness	11.044	Minimum	1.00	Maximum	4.000

9. How many bathrooms do you have that are complete with sink, flush toilet, and bathtub and/or shower?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
1 Bathroom	1	514	64.2	64.5	64.5
2 Bathrooms	2	238	29.7	29.9	94.4
3 or More	3	34	4.2	4.3	98.6
None	4	11	1.4	1.4	100.0
Missing	9	3	.4	Missing	
Total		800	100.0	100.0	
Mean	1.425	Median	1.000	Std Dev	.643
Skewness	1.547	Minimum	1.000	Maximum	4.000

10. How many half-bathrooms do you have, that is, ones that do not have all of the facilities of a complete bathroom?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
1 Halfbath	1	194	24.2	25.3	25.3
2 Halfbath	2	14	1.7	1.8	27.1
3 or More	3	1	.1	.1	27.2
None	4	558	69.7	72.8	100.0
Missing	9	33	4.1	Missing	
Total		800	100.0	100.0	
Mean	3.203	Median	4.000	Std Dev	1.311
Skewness	-1.056	Minimum	1.000	Maximum	4.000

11. Do you get water from

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Water Department	1	682	85.2	86.0	86.0
Ind Drill Well	2	84	10.5	10.6	96.6
Ind Dug Well	3	21	2.6	2.6	99.2
Other	4	6	.7	.8	100.0
Missing	9	7	.9	Missing	
Total		800	100.0	100.0	
Mean	1.182	Median	1.000	Std Dev	.497
Skewness	3.114	Minimum	1.000	Maximum	4.000

12. Is your building connected to ---

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Pub Sewer	1	600	75.0	76.2	76.2
Sept Tank	2	178	22.2	22.6	98.9
Other	3	9	1.1	1.1	100.0
Missing	9	13	1.6	Missing	
Total		800	100.0	100.0	
Mean	1.249	Median	1.000	Std Dev	.458
Skewness	1.515	Minimum	1.000	Maximum	3.000

13. Are your living quarters primarily heated by ---

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Floor and Wall Furnace	1	170	21.2	21.5	21.5
Room Heaters	2	34	4.2	4.3	25.9
Central Air Furnace	3	516	64.5	65.4	91.3
Wood Stove Fireplace	4	44	5.5	5.6	96.8
Port Heaters	5	2	.2	.3	97.1
No Heating System	6	1	.1	.1	97.2
Other	7	22	2.7	2.8	100.0
Missing	9	11	1.4	Missing	
Total		800	100.0	100.0	
Mean	2.702	Median	3.000	Std Dev	1.158
Skewness	.873	Minimum	1.000	Maximum	7.000

14. Which of the following fuels are used most for house heating?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Natural Gas	1	588	73.5	74.2	74.2
Bottle or Tank Gas	2	70	8.7	8.8	83.1
Electricity	3	86	10.7	10.9	93.9
Oil	4	3	.4	.4	94.3
Coal	5	2	.2	.3	94.6
Wood	6	40	5.0	5.1	99.6
Other	7	2	.2	.3	99.9
No Fuel Used	8	1	.1	.1	100.0
Missing	9	8	1.0	Missing	
Total		800	100.0	100.0	
Mean	1.604	Median	1.000	Std Dev	1.285
Skewness	2.513	Minimum	1.000	Maximum	8.000

15. for water heating?

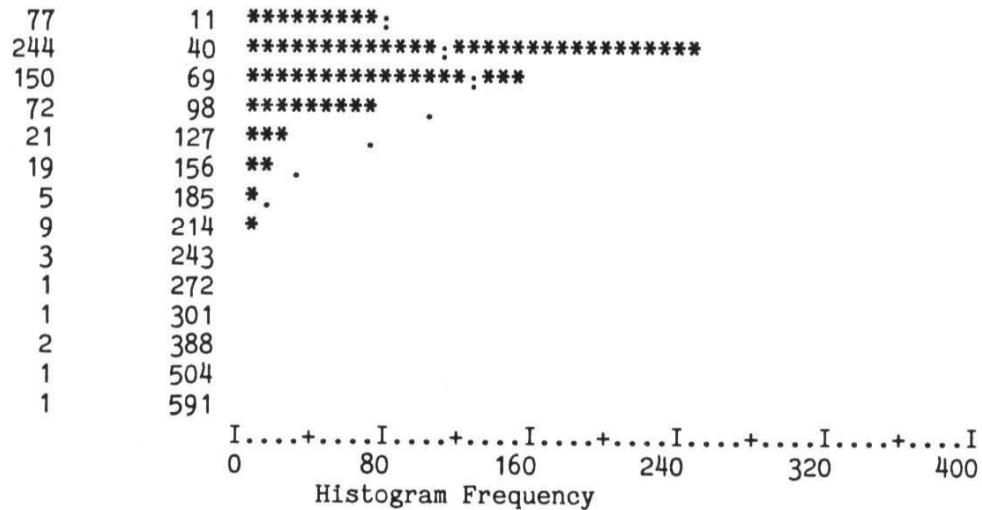
Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Natural Gas	1	584	73.0	75.1	75.1
Bottle or Tank Gas	2	65	8.1	8.4	83.4
Electricity	3	123	15.4	15.8	99.2
Other	7	3	.4	.4	99.6
No Fuel Used	8	3	.4	.4	100.0
Missing	9	22	2.7	Missing	
Total		800	100.0	100.0	
Mean	1.450	Median	1.000	Std Dev	.918
Skewness	2.957	Minimum	1.000	Maximum	8.000

16. for cooking?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Natural Gas	1	259	32.4	32.6	32.6
Bottle or Tank Gas	2	30	3.7	3.8	36.4
Electricity	3	502	62.7	63.2	99.6
No Fuel Used	8	3	.4	.4	100.0
Missing	9	6	.7	Missing	
Total		800	100.0	100.0	
Mean	2.329	Median	3.000	Std Dev	.994
Skewness	.116	Minimum	1.000	Maximum	8.000

17. What is your normal electricity cost for the month of December?

Count Midpoint One Symbol Equals Approximately 8.00 Occurrences

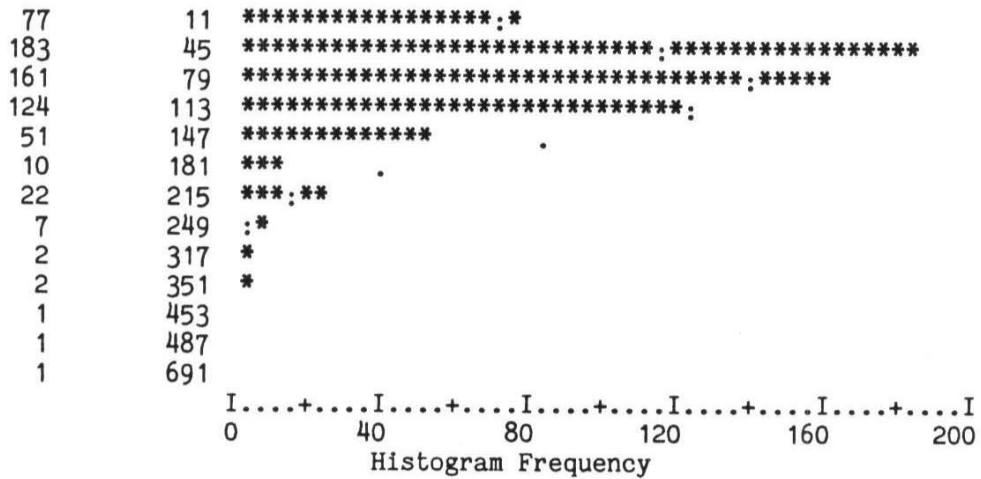


Mean	66.116	Median	50.000	Std Dev	54.717
Skewness	3.848	Minimum	1.000	Maximum	600.000

Valid Cases 606 Missing Cases 194

18. What is your normal electricity cost for the month of July?

Count Midpoint One Symbol Equals Approximately 4.00 Occurrences



Mean	83.447	Median	75.000	Std Dev	62.191
Skewness	2.999	Minimum	1.000	Maximum	700.000

Valid Cases 642 Missing Cases 158

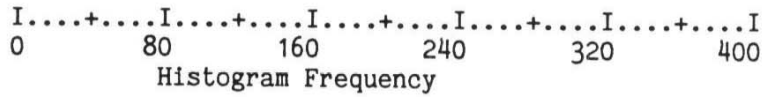
19. What was your average monthly electricity cost last year?

Count Midpoint One Symbol Equals Approximately 8.00 Occurrences

```

68      15 *****.
211     44 *****:*****
184     73 *****:*****
69     102 *****
16     131 **
16     160 **.
10     189 :
1      218
2      247
1      276
2      595

```



Mean	65.753	Median	60.000	Std Dev	50.303
Skewness	4.942	Minimum	1.000	Maximum	609.000

Valid Cases 580 Missing Cases 220

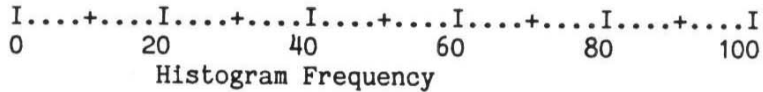
20. What is your normal gas cost for the month of December?

Count Midpoint One Symbol Equals Approximately 2.00 Occurrences

```

87      1 *****:*****
27     16 *****
40     31 *****
96     46 *****:*****
72     61 *****:
78     76 *****:*****
50     91 *****
45     106 *****:
17     121 *****
8      136 ****
9      151 ****.
8      166 **.*
4      181 *:
9      196 :****
2      256 *
2      301 *

```



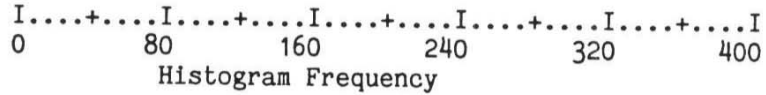
Mean	62.975	Median	60.000	Std Dev	47.001
Skewness	1.198	Minimum	1.000	Maximum	300.000

Valid Cases 554 Missing Cases 246

21. What is your normal gas cost for the month of July?

Count Midpoint One Symbol Equals Approximately 8.00 Occurrences

0	-4	.
205	6	*****.*****
217	16	*****.*****
64	26	*****
27	36	***
19	46	**
8	56	*
3	66	.
6	76	*
1	86	
3	96	
1	106	
2	116	
2	126	
2	146	
1	156	
1	186	



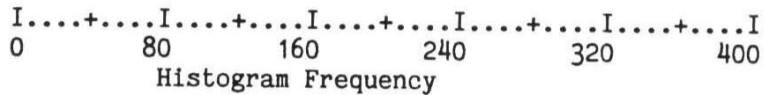
Mean	19.544	MEDIAN	15.000	Std Dev	21.958
Skewness	3.493	Minimum	1.000	Maximum	190.000

Valid Cases 562 Missing Cases 8

22. What was your average monthly gas cost last year?

Count Midpoint One Symbol Equals Approximately 8.00 Occurrences

158	11	*****.*****
226	35	*****.*****
95	59	*****
19	83	**
9	107	*
5	131	:
3	155	
2	179	
1	299	
1	491	



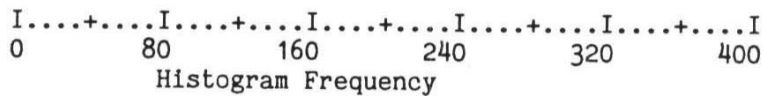
Mean	36.615	Median	32.000	Std Dev	35.738
Skewness	5.666	Minimum	1.000	Maximum	500.000

Valid Cases 519 Missing Cases 281

23. What are your average monthly water costs?

Count Midpoint One Symbol Equals Approximately 8.00 Occurrences

127	1	*****.**
253	13	*****:*****
149	25	*****:*
26	37	***
8	49	* .
4	61	*
1	73	
2	85	
1	97	
1	241	



Mean	16.024	Median	15.000	Std Dev	15.568
Skewness	6.179	Minimum	1.000	Maximum	241.000

Valid Cases 572 Missing Cases 228

24. Do you have complete kitchen facilities, that is, a sink with piped water, a range or cookstove, and refrigerator?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Yes	1	782	97.7	99.6	99.6
No	2	3	.4	.4	100.0
Missing	9	15	1.9	Missing	
Total		800	100.0	100.0	

Mean	1.004	Median	1.000	Std Dev	.062
Skewness	16.114	Minimum	1.000	Maximum	2.000

25. Do you have air conditioning?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Yes	1	678	84.7	86.0	86.0
No	2	110	13.7	14.0	100.0
Missing	9	12	1.5	Missing	
Total		800	100.0	100.0	

Mean	1.140	Median	1.000	Std Dev	.347
Skewness	2.084	Minimum	1.000	Maximum	2.000

26. In what year was your building originally constructed?

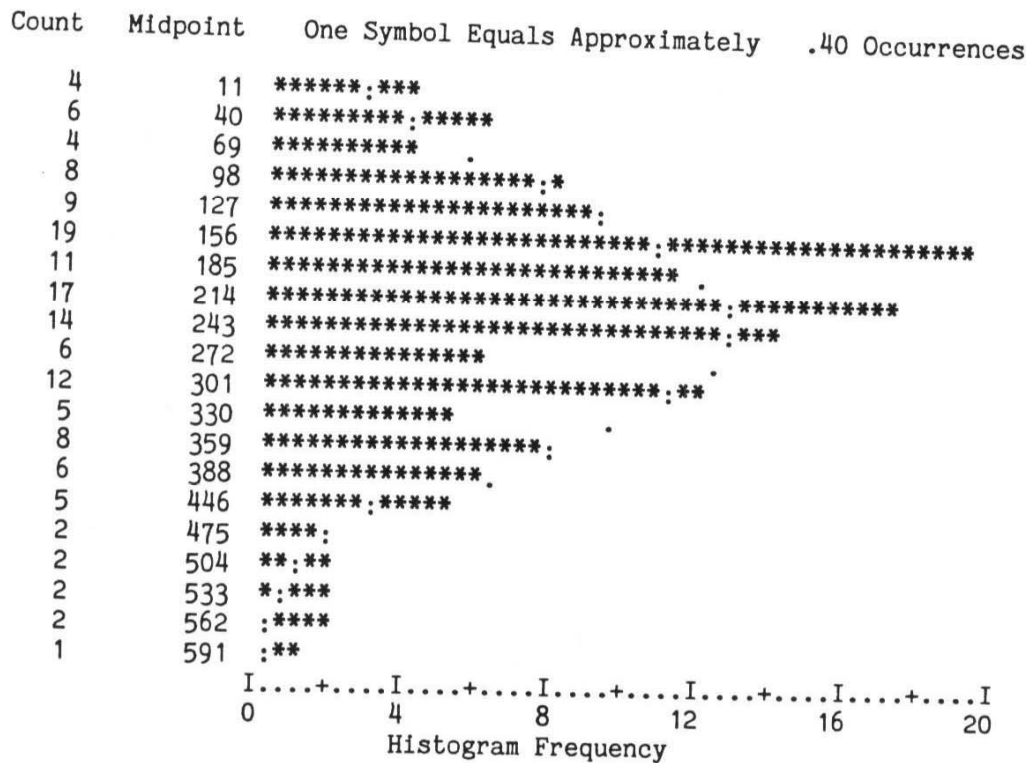
Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
1980 to 1986	1	68	8.5	9.3	9.3
1975 to 1979	2	99	12.4	13.5	22.8
1970 to 1974	3	64	8.0	8.7	31.5
1965 to 1969	4	53	6.6	7.2	38.7
1960 to 1964	5	53	6.6	7.2	45.9
1950 to 1959	6	122	15.2	16.6	62.9
1940 to 1949	7	55	6.9	7.5	70.0
1939 or Early	8	220	27.5	30.0	100.0
Missing	9	66	8.2	Missing	
Total		800	100.0	100.0	
Mean	5.193	Median	6.000	Std Dev	2.500
Skewness	-.328	Minimum	1.000	Maximum	8.000

27. Do you own or rent your home?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Own	1	623	77.9	80.1	80.1
Rent	2	155	19.4	19.9	100.0
Missing	9	22	2.7	Missing	
Total		800	100.0	100.0	
Mean	1.199	Median	1.000	Std Dev	.400
Skewness	1.509	Minimum	1.000	Maximum	2.000

IF RENTER, ASK Q28 AND Q29 / IF OWNER, ASK, Q30 AND Q31

28. Approximately, what is your monthly rent?



Mean	233.189	Median	205.000	Std Dev	128.231
Skewness	.634	Minimum	1.000	Maximum	600.000
Valid Cases	143	Missing Cases	657		

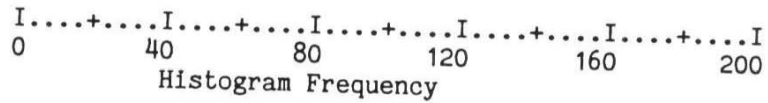
29. Is your rent subsidized by the city, state, or federal government?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Yes	1	26	3.2	18.2	18.2
No	2	117	14.6	81.8	100.0
Missing	9	657	82.1	Missing	
Total		800	100.0	100.0	
Mean	1.818	Median	2.000	Std Dev	.387
Skewness	-1.667	Minimum	1.000	Maximum	2.000

30. Approximately, what is your monthly house payment?

Count Midpoint One Symbol Equals Approximately 4.00 Occurrences

101	41	*****:*****
37	137	*****
57	233	*****:
62	329	*****:***
30	425	*****
23	521	*****
20	617	***:*
8	713	*:
4	809	:
2	905	*
1	1961	



Mean	255.783	Median	238.000	Std Dev	234.703
Skewness	1.604	Minimum	1.000	Maximum	2000.000
Valid Cases	345	Missing Cases	455		

31. If it were for sale today, in which of the following categories would you place the current value of your property. Stop me when I get to the category that fits you.

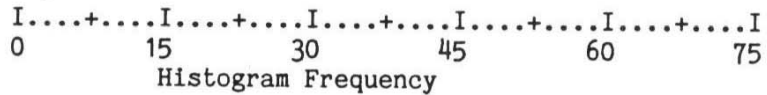
Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Less than 10,000	1	25	3.1	4.1	4.1
10,000 to 25,000	2	84	10.5	13.9	18.0
25,000 to 50,000	3	223	27.5	36.9	54.9
50,000 to 80,000	4	170	21.2	28.1	83.0
80,000 to 120,000	5	80	10.0	13.2	96.2
120,000 to 150,000	6	13	1.6	2.1	98.3
150,000 to 200,000	7	6	.7	1.0	99.3
Over 200,000	8	4	.5	.7	100.0
Missing	9	195	24.4	Missing	
Total		800	100.0	100.0	
Mean	3.461	Median	3.000	Std Dev	1.192
Skewness	.504	Minimum	1.000	Maximum	8.000

32. What is your age?

A. General Age Distribution:

Count Midpoint One Symbol Equals Approximately 1.50 Occurrences

32	19	*****:*****
37	23	*****:*****
56	27	*****:*****
74	31	*****:*****
68	35	*****:*****
50	39	*****
41	43	*****
37	47	*****
39	51	*****
42	55	*****
49	59	*****
49	63	*****:
54	67	*****:*****
59	71	*****:*****
31	75	*****:****
31	79	*****:*****
20	83	*****:****
5	87	***
6	91	***:
1	95	*



Mean	48.991	Median	47.000	Std Dev	18.901
Skewness	.163	Minimum	18.000	Maximum	93.000

Valid Cases 781 Missing Cases 19

B. Collapsed Age Distribution:

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Lt 60	1.00	509	63.6	65.2	65.2
60 TO Lt 75	2.00	193	24.1	24.7	89.9
Ge 75	3.00	79	9.9	10.1	100.0
	.	19	2.4	Missing	
Total		800	100.0	100.0	

Valid Cases 781 Missing Cases 19

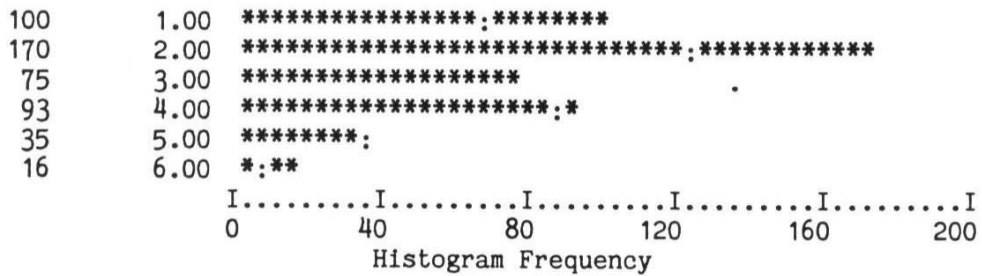
C. Collapsed Age Distribution:

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Lt 60	1.00	509	63.6	65.2	65.2
Ge 60	2.00	272	34.0	34.8	100.0
Total	.	800	100.0	Missing	100.0

Valid Cases 781 Missing Cases 19

33. How many persons are currently living in your home?

Count Value One Symbol Equals Approximately 4.00 Occurrences



Mean	2.675	Median	2.000	Std Dev	1.354
Skewness	.600	Minimum	1.000	Maximum	6.000

Valid Cases 489 Missing Cases 311

34. What are the relationships of the persons currently living in your home, and are any of these people disabled?

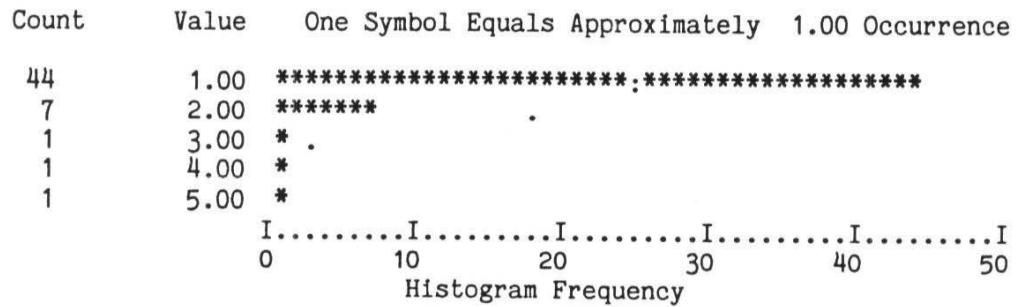
A. Relationship

Value Label	Frequency
Husband	364
Wife	213
Son	351
Daughter	276
Friend	19
Other	87

B. Disability

Value Label	Frequency
Disabled	81
Non-disabled	2,018

35. Are there persons living in your home on a part-time basis? If so, how many?



Mean	1.296	Median	1.000	Std Dev	.768
Skewness	3.323	Minimum	1.000	Maximum	5.000

Valid Cases 54 Missing Cases 746

36. In which of the following categories would you place your total annual family income? Stop me when I get to the category that fits you.

A. General Income Distribution:

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Less than 10,000	1	119	14.9	17.0	17.0
10 to 15,000	2	118	14.7	16.8	33.8
15 to 20,000	3	111	13.9	15.8	49.6
20 to 25,000	4	102	12.7	14.5	64.1
Greater than 25,000	5	252	31.5	35.9	100.0
Missing	.	98	12.2	Missing	
Total		800	100.0	100.0	

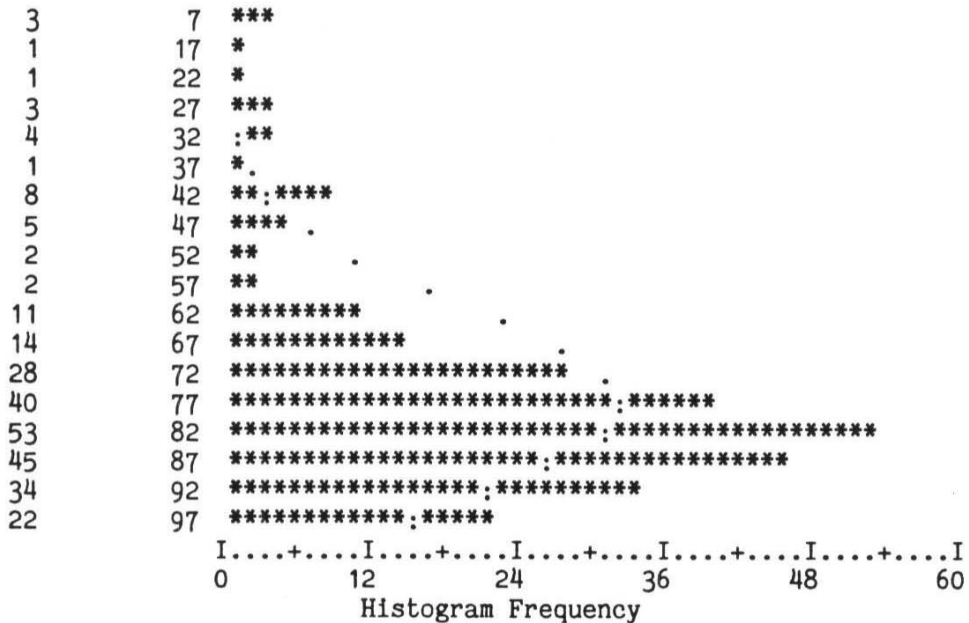
Mean	3.356	Median	4.000	Std Dev	1.518
Skewness	-.290	Minimum	1.000	Maximum	5.000

B. Collapsed Income Distribution:

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Less than 10,000	1	119	14.9	17.0	17.0
10,000 to 15,000	2	118	14.7	16.8	33.8
15,000 to 20,000	3	111	13.9	15.8	49.6
20,000 to 25,000	4	102	12.7	14.5	64.1
25,000 to 30,000	5	64	8.0	9.1	73.2
30,000 to 35,000	6	52	6.5	7.4	80.6
35,000 to 40,000	7	43	5.4	6.1	86.8
Over 40,000	8	93	11.6	13.2	100.0
Missing	9	98	12.2	Missing	
Total		800	100.0	100.0	
Mean	3.950	Median	4.000	Std Dev	2.328
Skewness	.441	Minimum	1.000	Maximum	8.000

C. Disposable Income

Count Midpoint One Symbol Equals Approximately 1.20 Occurrences



Mean 76.791 Median 80.752 Sdt Dev 17.107
 Minimum 5.200 Maximum 98.704

Valid Cases 277 Missing Cases 523

37. What is your race?

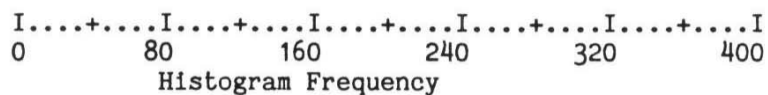
Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
White	1	732	91.5	93.0	93.0
Black	2	30	3.7	3.8	96.8
Hispanic	3	13	1.6	1.7	98.5
Indian	4	4	.5	.5	99.0
Other	5	8	1.0	1.0	100.0
Missing	9	13	1.6	Missing	
Total		800	100.0	100.0	

Mean	1.127	Median	1.000	Std Dev	.545
Skewness	5.233	Minimum	1.000	Maximum	5.000

38. How many years have you lived in your residence?

Count Midpoint One Symbol Equals Approximately 8.00 Occurrences

225	1	*****:*****
167	6	*****:*****
100	11	*****:
69	16	***** .
48	21	***** .
42	26	***** .
41	31	***** .
30	36	***:
23	41	*:*
8	46	:
4	51	*
4	56	*
5	61	*
3	66	
1	71	
2	76	
1	86	
1	91	



Mean	13.690	Median	8.000	Std Dev	14.296
Skewness	1.694	Minimum	1.000	Maximum	92.000
Valid Cases	774	Missing Cases	26		

39. What one major repair is needed at your residence?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Plumbing	1	44	5.5	12.6	12.6
Heating	2	19	2.4	5.4	18.0
Roof	3	67	8.4	19.1	37.1
Foundation	4	31	3.9	8.9	46.0
Outdoor Paint	5	63	7.9	18.0	64.0
Indoor Paint	6	13	1.6	3.7	67.7
Wiring	7	14	1.7	4.0	71.7
Other	8	99	12.4	28.3	100.0
Missing	9	450	56.3	Missing	
Total		800	100.0	100.0	
Mean	4.829	Median	5.000	Std Dev	2.467
Skewness	-.001	Minimum	1.000	Maximum	8.000

40. What would make your residence more livable?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Outdoor Decoration	1	69	8.6	16.7	16.7
Indoor Decoration	2	109	13.6	26.5	43.2
Minor Repairs	3	45	5.6	10.9	54.1
Major Repairs	4	92	11.5	22.3	76.5
Other	5	97	12.1	23.5	100.0
Missing	9	388	48.5	Missing	
Total		800	100.0	100.0	
Mean	3.095	Median	3.000	Std Dev	1.448
Skewness	-.031	Minimum	1.000	Maximum	5.000

41. Are you considering moving in the near future?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Yes	1	175	21.9	23.1	23.1
No	2	582	72.7	76.9	100.0
Missing	9	43	5.4	Missing	
Total		800	100.0	100.0	
Mean	1.769	Median	2.000	Std Dev	.422
Skewness	-1.278	Minimum	1.000	Maximum	2.000

IF YES, ASK Q42

42. Why are you moving in the near future?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Economic Problems	1	19	2.4	11.5	11.5
Economic Opportunity	2	56	7.0	33.0	45.5
Unsatisfied with Home	3	9	1.1	5.5	50.9
Family	4	81	10.1	49.1	100.0
Missing	9	635	79.4	Missing	
Total		800	100.0	100.0	
Mean	2.921	Median	3.000	Std Dev	1.137
Skewness	-.323	Minimum	1.000	Maximum	4.000

43. Sex

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Male	1	251	31.4	31.9	31.9
Female	2	536	67.0	68.1	100.0
Missing	.	1	.1	Missing	
Missing	9	12	1.5	Missing	
Total		800	100.0	100.0	
Mean	1.681	Median	2.000	Std Dev	.466
Skewness	-.778	Minimum	1.000	Maximum	2.000

County Distribution

Value	Freq	Pct	Cum Pct	Value	Freq	Pct	Cum Pct	Value	Freq	Pct	Cum Pct
al	11	1	1	hg	2	0	29	pn	2	0	57
an	1	0	1	hm	1	0	29	pr	5	1	58
at	10	1	3	hp	2	0	29	pt	5	1	58
ba	3	0	3	hs	2	0	30	ra	1	0	58
bb	7	1	4	hv	14	2	31	rc	6	1	59
br	1	0	4	ja	11	1	33	rh	5	1	60
bt	11	1	5	jf	5	1	33	rl	12	1	61
bu	19	2	8	jo	48	6	39	rn	26	3	64
cb	1	0	8	jw	1	0	39	ro	3	0	65
cd	6	1	9	ke	3	0	40	rp	2	0	65
cf	2	0	9	km	6	1	41	rs	9	1	66
ck	8	1	10	kw	1	0	41	sa	10	1	67
cl	19	2	12	lb	12	1	42	sc	4	0	68
cm	1	0	13	le	1	0	42	sd	1	0	68
cn	2	0	13	ln	3	0	43	sf	3	0	68
cq	3	0	13	lv	18	2	45	sg	98	12	81
cr	6	1	14	ly	5	1	46	sh	4	0	81
cs	2	0	14	mc	4	0	46	sm	2	0	81
cy	6	1	15	mf	1	0	46	sn	45	6	87
dc	1	0	15	mg	13	2	48	ss	1	0	87
dg	34	4	19	mi	9	1	49	st	2	0	88
dk	4	0	20	mn	6	1	50	su	9	1	89
dp	2	0	20	mp	7	1	51	sv	2	0	89
ed	2	0	20	mr	3	0	51	sw	5	1	89
ek	4	0	21	ms	4	0	51	th	2	0	90
el	17	2	23	mt	2	0	52	tr	1	0	90
ew	5	1	23	nm	4	0	52	wa	1	0	90
fi	10	1	25	no	4	0	53	wb	1	0	90
fo	10	1	26	ns	2	0	53	wl	7	1	91
fr	4	0	26	nt	2	0	53	wo	3	0	91
ge	10	1	28	nw	1	0	53	ws	5	1	92
gh	1	0	28	ob	5	1	54	wy	54	7	99
gt	1	0	28	os	9	1	55	Sn	1	0	99
gw	5	1	29	ot	3	0	55	99	9	1	100
gy	1	0	29	pl	10	1	57				