SELF-STUDY OF HOUSING NEEDS FOR COMMUNITY DEVELOPMENT

by

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INTRODUCTION

Throughout most of the history of the United States, shortages of adequate housing have been apparent. The construction industry has been in a very depressed state for the past several years as a result of the recent rise in interest rates and a moratorium on federal housing programs. The need for increasing the amount of housing has long been recognized.

Rural housing in Kansas is no exception to the problem. However, the rural situation differs from the urban one as Downs (1973, p. 3) has noted:

> . . . rural housing deficiencies arise in a dynamic setting marked by constantly declining population, weak legal controls on the quality of new construction, scattered sites for individual units, and a relatively disorganized construction industry. Hence, rural housing needs are less involved with neighborhood linkage effects and economic segregation than urban housing needs.

Migration from rural areas to urban areas increases the problem because the housing in rural areas is not designed for those left behind: the elderly and young families cannot afford to maintain the housing which has been vacated.

Ray Weisenburger, associate professor in the Department of Planning and Community Development at Kansas State University, has taken students to small communities in Kansas to help with commercial planning and has noted that housing is frequently cited as a problem. He observed that the large old homes are too expensive for newly formed families, and rent would have to be raised if new apartments were built (from personal conversation with Weisenburger, September 17, 1974). Most of the people in small communities are accustomed to such low cost rental units that they are unwilling to pay the price of a new apartment.

Nevertheless, there is an interest in housing in such communities. For example, in Wellington three hundred people inquired about housing at the local Chamber of Commerce office in one year. Yates Center was also mentioned as a city which would grow in population if water and sewer lines were extended so that more housing could be built.

Weisenburger attributed conflict in decision-making as a problem of these small communities. Politicians are not willing to commit themselves to long-range goals such as housing, but prefer to commit themselves to general shorter-term goals. Educational and health facilities are built and business areas improved without adequate consideration being given to housing. Problems at the local level were recognized by Keith (1960, p. 15):

> At the community level there have been and in many cases still persist serious local political problems in securing approval of appropriate sites for the development of new housing for moderate- and low-income families.

He also stated that public housing usually begins with housing of the elderly because there is less opposition to it. However, in Kansas only three projects with a total of 282 units were approved and constructed in 1971 under the Section 202 loans for elderly housing (United States Department of Housing and Urban Development, 1973).

Two types of housing needs for families of all ages are financial needs and physical needs. Financial needs arise from the gap between what a household can afford to spend for housing and the actual cost of the dwellings available. The lack of decent quality housing units is defined as a physical need. Albrandt, et al. (1974, p. 14) noted the interrelationship of the physical and financial needs as occurring when people experience " . . . paying an excessive percentage of income for

shelter as well as . . . paying less but living in substandard housing."

Beyond the physical and financial needs of housing is the failure of communities to identify and quantify their housing needs. By determining where needs arise and their extent, then the needs can begin to be met. A study of prevailing housing conditions within a community would begin to identify the needs of the community. Such a study of housing was conducted in McPherson, Kansas by the cooperative Extension Service and the Family Economics Department at Kansas State University. The study resulted from inquiries by the Chamber of Commerce and PRIDE group in McPherson which realized the importance of studying housing in their community. This innovative community approach to housing problems could possibly be adopted by communities, thus the McPherson study is documented herein.

Once the needs are recognized, the community can proceed to plan for additional housing. The 1974 Housing and Community Development Act (HUD Newsletter, September 2, 1974) has extended housing funds for the Section 202 elderly projects and Section 235 and 236 interest subsidy homeownership and rental projects with the stipulation that a community complete an extensive plan for additional development. Further, according to an article published in the August 1974 Journal of Housing, the Act includes funds for rural housing: "The new act extends eligibility to state or local public agencies (including public housing agencies) to use rural housing assistance provided by the Secretary of Agriculture" (p. 359). The Secretary of Agriculture is authorized to contract for rural housing research with organizations if the research cannot feasibly

be performed by the Department of Agriculture or land grant colleges (HUD Newsletter, September 2, 1974).

Objectives

The purposes of this thesis are to describe a method of studying housing attitudes and needs through community involvement of specific groups, particularly high school students and parents, the Chamber of Commerce and County Cooperative Extension Service. A brief background of other housing studies and various census data will be described in order to compare these studies with the methodology of the McPherson study.

Census Data

The Decennial Census provides some information of value to communities for studying their housing situation. However, these data are outdated within a short time and date for only a specified few communities are separated from that of the state and county. The Douglas Commission (Cantry, p. 5) came to the following critical conclusion:

> . . . with the lack of data about the rate of housing deteriorating and facts on which policy recommendations could be based . . . .
> . . . there has been no satisfactory analysis of present housing needs and a similar estimate of probable future needs as guides for housing policy and programs.

The Kansas Department of Economic Development (1971, p. 1) has recognized in the 1970 Census of Housing an additional deletion from the 1960 Census, questions for measuring the quality of housing, because of its subjective nature: "The 1970 Decennial Census has eliminated questions related to condition."

The Census data which are available in most public libraries or from the United States Census Bureau have been summarized by Erickson and Flora (1972). This summary is useful for its illustration of population characteristics by county in Kansas and compares the figures for the past three decades to illustrate trends of the population. The population changes in Kansas have implications for housing. For example, 27 percent of the population in Kansas lived in towns and rural areas of less than 1,000 people. Further, forty-five counties in Kansas had no towns with over 2,500 people, but the shift in population between 1960 and 1970 shows a significant decline in the rural population (places of less than 2,500). These indications reinforce the need for adequate studies for the future needs of housing in these areas.

Those counties experiencing an in-migration for the first time in several decades during the 1960's will have the tightest housing market and be in need of good planning and information on future housing markets. Counties experiencing out-migration for the first time between 1960 and 1970 would need to plan for fewer households in the future and may need to adjust the needs to fill longer term goals. Studies in each community can supplement data on population trends to give planners a better picture of community housing needs.

Studies In Other States

Other states have developed methodologies to implement the study of local housing conditions and needs. For example, Nebraska has a Department of Economic Development similar to that of Kansas which has designed a survey to look at housing. The State Extension Service of Texas has designed a survey to be used by communities wishing to study

housing. In the Southern states, the Rural Electric Cooperative have influenced industrial development including housing and thus have attempted to conduct studies in that area. Each of them, however, has limitations.

Nebraska has designed a sample survey which can be adjusted to fit the needs of the community. A list of procedures for conducting this survey has been outlined by the Northern Natural Gas Company. That particular survey is one which is distributed to households in the sample by community volunteers, then collected within a few days. This survey merely concentrates on the present families' housing situation without testing preferences or satisfactions needed to make projections. The Nebraska Department of Economic Development assists in the survey by tabulating the results, analyzing the data by identifying the housing market by income level and age of the household, and suggesting alternative projects necessary for private and public action. The Department also assists local housing authorities. The Nebraska State Office of Planning and Programming has proposed a questionnaire to secure information about businesses, services, community development of public facilities, and housing upkeep rather than specifically questioning the housing needs of the community.

The state of Texas has taken official action on housing problems. The Texas Department of Community Affairs has a housing section, the Community Resources Development Program, coordinated by the Community Resource Development State and Area Specialists. Three areas included in this Program are: housing, agriculture, and health. The Community Resources Development Program sponsors surveys where community or group activities have determined the need for such studies. The type of

housing, building codes, zoning ordinances and planning procedures are investigated. The final portion of the study asks questions which can be answered by reference to the United States Census of Housing. The Texas survey, like the Nebraska effort, does not provide information on needs and satisfactions.

Studies in Kansas

Although federal programs have supported housing efforts in Kansas, the state is increasing its role in community development and planning. Housing emphasis in Kansas has been supported by several federal government programs: The Federal Housing Administration, for populations over twenty-five thousand, and the Farmers Home Administration, for populations under ten thousand. The subsidy programs for the elderly (Section 202) and low-income rental units (Section 236) have increased housing in Kansas.

Agan and Anderson (1961) completed one of the first studies on housing the rural elderly in Kansas. This study, conducted with funds from the Agricultural Experiment Station, sampled the elderly residents in southwest Kansas which had a low concentration of elderly to southeast Kansas which had a high concentration of elderly. The family situation, health, leisure, activities, rest, facilities for heating and availability of water were determined. The kitchen and bathroom were the two areas of the house considered the most in need of attention.

The Kansas Department of Economic Development has initiated studies in some Kansas communities to determine housing needs by inference from available data and projections of data. The studies include the present situation in specific communities and statewide and population

projections for the state through 1990. The Kansas Department of Economic Development has begun a broad plan for attacking housing in Kansas by a study of conditions prevailing throughout the state. The purpose of the plan by the Department (1971, p. 1) was to approach the problems of " . . . developing a consistent and comparable estimate of housing conditions and needs for the State as a whole."

The Kansas Department of Economic Development (1970) has recognized some problems inherent in studying housing:

1) most studies and surveys do not incorporate plans to remedy housing problems or dificiencies at the local level; 2) the substandard and poor condition of housing within the state (dilapidated or deteriorated); 3) inadequate housing for displaced persons as a result of governmental action (such as urban renewal and building highways), and for minorities (low- and moderate-income persons, the elderly, young people, Chicanos, Blacks and Indians); and 4) planning for new construction sites in a systematic manner. Fur rural communities another housing condition was noted by the Department (1970, pp. 15-16):

> It is certain that many of the state's smaller communities need housing units. A method must be devised to identify and incorporate these needs into those of a larger geographic area to allow the solution of local problems through economies of scale. These economies are possible only through aggregation and employing new construction systems and techniques.

Housing has traditionally been a local responsibility with most housing studies and surveys being conducted as a means to developing a "Workable Program" required for Housing and Urban Development loans.

Facilitators in Kansas

Within Kansas, different areas of the state government have sponsored programs for studying and improving housing. The Kansas

Cooperative Extension Service had conducted studies for various Kansas communities and is responsible for the PRIDE (Programming Resources with Initiative for Development) Committee. The Kansas Department of Economic Development is funded by the state and has received money from federal grants for a housing study. The methodologies of these studies indicated improvements which can be utilized in future housing studies.

The PRIDE Program was conceived as an incentive for local communities to take action for improvements to be made within the community. The State PRIDE Committee is composed of " . . . representative from private and public groups, institutions, and companies of Kansas." Usually, a local committee is organized by business persons who are interested in upgrading their community or by active and interested housewives. All Kansas communities are encouraged " . . . to identify their problems and opportunities, set goals, and strive to make their communities even better places in which to live" (Cooperative Extension Service, 1974).

Two approaches for community recognition have been used. Under the Community Achievement Awards approach, communities compete in annual competition with other towns or cities of a comparable size for cash awards ranging from $700 (for first prize) to $100 (for fifth place) for community achievement. A project record book must be submitted to the Kansas Department of Economic Development. PRIDE judges visit the competing communities, basing their final decisions on: 1) statement of community goals; 2) community awareness of the PRIDE Program; 3) involvement of groups and individuals, and 4) the degree of accomplishment. The number of communities participating in this approach increases annually. The number of communities enrolled in the Cash Awards Approach

increased from fifty-two communities in 1971 to 121 communities in 1974 (Cooperative Extension Service, 1974).

The second approach is the Blue Ribbon Recognition. Eight major categories - community planning, economic development, community services, utilities, transportation, housing, education, and enrichment have been designated for the Blue Ribbon Recognition. When a community meets the qualification of a category and the accomplishments have been confirmed by evaluators of the State PRIDE Committee, a blue ribbon is awarded. This type of entry is submitted to the Department of Extension Community Resource Development, Kansas State University. Entry is not necessary every year, as entry is for the cash awards, and recognition can be attained by accomplishments in any of twenty-three categories or sub-categories.

Fifty-seven questions have been formulated for PRIDE committees to determine the strengths and weaknesses of communities. Results of the survey of fifty-seven questions can be submitted to Kansas State University Cooperative Extension for tabulation.

Housing is one category under the Blue Ribbon Recognition. An evaluation form shown in Appendix H has been designed to be filled out by those communities seeking recognition for accomplishment in housing. The evaluation process requires that a survey be taken to determine whether the citizens of the community believe that housing is adequate. For Blue Ribbon Recognition, seventy percent of the citizens surveyed must indicate they believe housing to be adequate for people of all income levels and ages, living in apartment housing and single family dwellings. That is the survey must be representative of all citizens of the community. The questions on adequate rental and single

family dwellings within the community are being reworded at the present time. The community evaluation form also contains questions on the adequacy of lots and land space for new development, fair housing, building codes for construction, electricity, plumbing, fire prevention, housing safety and liveability, and factory produced housing. The survey also must reflect consideration given to rehabilitating older housing and sources of financing.

A mail survey, to be used by local PRIDE Committees, was designed in 1972 by Abigail Patrick, Extension Housing Specialist at Kansas State University. Sample for the surveys was to be drawn from all of the names in the local telephone directory. Community self-studies of this type are often recommended as being less expensive than other types of studies geared to the particular community. Members of volunteer organizations can conduct mail or telephone studies with a minimum of help from outside the community. Basic background information for the county or community can be obtained from the United States Census of Population and of Housing giving detailed information by census tract, city block and township for most areas of the state. Marriage, birth and death rates can be obtained from the Kansas Department of Vital Statistics for the community being studied. At the local level, some information on characteristics related to housing can be found from the register of deeds and information from the city clerk (Patrick and Morris, 1973).

The telephone survey can supply additional information by which to estimate the housing needs of the community. This method of surveying is fast and inexpensive. Among its limitations, however, is that the person to be interviewed may refuse more easily than if contact had been made in person (Patrick and Morris, 1973). Also, the telephone survey

is less valid because of misunderstandings which can occur easily over the telephone.

The PRIDE Program gives communities recognition for the attentiativeness to community improvements. As a local effort, it stirs the interest of the people in the community and provides a means for their working together to reach a specific end. Also, the findings of the study may be of greater interest to the members of the community because of their involvement, and thus increase their interest in community improvement.

Through the State Cooperative Extension Service at Kansas State University, and independent from the PRIDE programs, several housing studies have been conducted for individual communities. The procedure is for the community to request these studies to determine their specific needs. Examples of such studies are those conducted in Marion (to enable the community to determine whether the need for a second elderly housing project was great enough to merit the planning and construction of such a project) and in Glasco (where a mail survey was conducted to find housing preferences of the community). Glasco was an exceptional case where the return of the mail survey was high; this also could be indicative of other smaller communities.

The Kansas Department of Economic Development, with the use of funds from a Comprehensive Planning Grant sponsored by the United States Department of Housing and Urban Development, has conducted a study of housing conditions and needs in Kansas, and has completed a detailed study of housing in Newton-North Newton, Kansas. A detailed study of Newton-North Newton was designed as a prototype to be tested first by a Kansas Community with a population between ten thousand and fifty thousand

persons. It is purportedly applicable to any community regardless of size, racial, or ethnic characteristics. The State Planning Division, in conjunction with Langston-Kitch and Associates, Inc. developed a procedure for determining housing conditions and planning for the future calling it: Residential Development Plan. For a community using this approach, the study was designed so that the community could plan for growth in a systematic manner. It matched family types with parcels of land in areas suited to the family. Among its recommendations were that multiple housing be placed nearest community facilities, that single family dwellings be intermingled with duplex units, and that they be placed somewhat further from amenities than the multiple dwellings was suggested (Kansas Department of Economic Development, 1972).

METHODOLOGY OF THE MC PHERSON HOUSING STUDY

The methodology used for the McPherson, Kansas study is described in sufficient detail as to assist others who might wish to use it for other community housing studies. The methodology includes the sampling procedure used to determine the households to be interviewed, an interview schedule, instructions for interviewing, coding, editing and computer programming. The methodology was planned as a prototype for community self-studies by Associate Professor of Family Economics (Housing) Earl Morris and Assistant Professor of Extension (Housing) Abigail Patrick at Kansas State University.

The McPherson Chamber of Commerce and the local PRIDE organization had expressed interest in their housing problems during the Fall of 1972 and sought the help of the Kansas Cooperative Extension Service and Kansas State University, particularly the Department of Family Economics and the Agricultural Experiment Station. Built into the planning was a concentrated effort to involve the distributive education, marketing and home living classes from the McPherson High School.

The survey had several objectives: First, the students from McPherson High School and Kansas State University would gain practical experience in applying the research in housing. Second, students at Kansas State University would gain knowledge through the application of theory studied in their housing class. Third, community would

broaden its view of the housing program in the related economic and social areas. Fourth, the study would provide a background for the development of Community Self-Study Prototypes by determining some procedures, a questionnaire, methods of analyzing data and alternatives to the solution. Fifth, cooperation of the elements involved in such a study would be demonstrated. Sixth, study would determine whether a smaller community can proceed with planning without going to great expense. Finally, the information would determine future research in the area of housing in smaller communities and lead to new prototypes.

The survey was short in length and designed to provide an overview of housing within the community. The areas of study were: tenure, desire to be a home owner, satisfaction with present housing, family composition, the number of designated types of rooms in the dwelling, plans to move, whether or not the respondent believed that the number of homes and apartments available in McPherson was adequate, the market value of owner-resident homes, the price range of housing in which those interviewed would be interested if they were to purchase different housing and the amount of down payment the family would be able to make.

Sampling

The method of sampling for this study was the simple random sample. This procedure assigns the same probability of selection for every dwelling unit in the community. A sample of the community was obtained by using the same tract division of the city which the 1970 United States Census of Housing used. Census tracts are defined as the small sub-divisions into which cities are divided and are clearly defined by the Census Bureau. These tracts divide McPherson into four strata. Each

block in each tract was numbered, totaling 298 blocks. The average number of units per block was 12.1 in 1970. The following table shows the number of housing units and blocks in each of the four tracts according to the 1970 Block Statistics from the 1970 Census and the percent of the total housing units that is found in each tract.

Table 1. Blocks and housing units per census tract.

Tract	Housing units	Est. number of blocks	Percent of housing units
01	1481	123	41.3%
02	531	44	14.8%
03	660	55	18.4%
04	915	76	25.5%
Total	3587	298	100.0%

Approximately five hundred dwellings were chosen as the sample size obtainable given the limited amount of time for conducting this survey. The five hundred units desired were 13.94 percent of the total number of housing units which was rounded to 14 percent and applied to the number of blocks in each tract to determine the approximate number of blocks needed from each tract. To obtain a better spread of different prevailing conditions, the number of blocks was approximately doubled, using the following procedures: One was subtracted from each of the estimated number of blocks needed in each tract and that number was then multiplied by two. Then one block was added back to obtain the final number of blocks to be used in determining the sample from each tract. The following table illustrates the computations to obtain a desired number of blocks from each census tract.

Table 2. Estimated number of blocks per census tract to complete sample.

Tract	Initial number of blocks	Computations	Number in sample
01	18	(-1=17X2=34+1=)	35
02	7	(-1= 6X2=12+1=)	13
03	8	(-1= 7X2=14+1=)	15
04	11	(-1=10X2=20+1=)	21

After determining the number of blocks per tract to include in the sample, the block numbers were assigned three digit numbers and matched with the last three digits of numbers on a random sample table. The number of occupied units per block was then obtained from the 1970 Block Statistics of the United States Census. In tracts 01 and 04, comparatively too many housing units were located in the number of blocks determined by the above method. Therefore, two blocks in tract 01, containing twenty-four units, and seven blocks in tract 04, containing ninety-three units, were omitted. To determine which blocks to omit, the number of units in each of the enumerated blocks was added and the last blocks that had been notated from the random sample omitted when possible. However, in some cases blocks other than the last ones notated were omitted to obtain a sample as near as possible to the desired number of dwelling units from each of the tracts. This final sample included 486 units from the four tracts. But a federal low-income housing project in tract 04 was constructed after the 1970 Census and an area of new homes located in tract 01 was not yet developed at the time of the 1970 Census. Also, a new mobile home park had since been built. Inclusion of the housing project, parts of the new residential

areas and the mobile home park was believed to be important in preventing bias in the sample. These inclusions raised the number of the sample to over five hundred which was acceptable. A total of 611 dwelling units were included in the sample.

The addresses of the dwellings to be included in each of the selected blocks were determined by pairs of students from a housing class at Kansas State University. Each student had a map of McPherson indicating the block numbers and tract numbers from the 1970 Block Statistics. From the sample, several blocks were assigned each pair of students for enumeration. The listing always began in the northwest corner of the designated blocks with the corner house being considered as the first house proceeding clockwise around the entire block. Every other dwelling unit in each of the assigned blocks was to be enumerated. To determine whether to start with the first or second dwelling unit from the northwest corner, a coin was flipped with heads being the first dwelling and tails being the second dwelling unit. For multiple dwellings or where one dwelling was behind the other, the front dwelling unit was considered first. Where units were side-by-side, the unit to the right was considered first. In cases of several units on top of each other the dwelling unit on the bottom floor was considered first. For example, a unit in a dwelling that had all of the characteristics would be considered first if it was the front unit on the bottom floor, right side. Since every other dwelling unit was to be enumerated, the dwelling to be considered first was enumerated only when it was the second dwelling unit from the previously enumerated dwelling. Separate dwelling units were considered as those which exist with separate eating and sleeping facilities provided; this applied to buildings with one

common entrance. Multiple units were important to ascertain as this represents a different type of situation than one dwelling unit per building. Usually households living in a multiple dwelling have some or all of the following characteristics: 1) not having sufficient incomes to afford a single family unit, 2) more mobile than those in single family units especially owners of such units, and 3) less satisfaction with their housing.

During the enumerating, one student read the addresses while the other wrote them on a form. Each student could check the other one. A professor was present in McPherson to answer any problems which the students experienced. The form for enumerating included the enumerator's name (person writing), the census tract number, the block number and the address of each unit determined to be included in the sample. The instructions, form and map of McPherson used for enumeration by the students is in Appendix A.

Interviewing

Interviewing was conducted by high school and college students. Students at the McPherson High School in the distributive education, marketing and home living classes were given copies of the lists of addresses compiled by the Kansas State University students. Both the high school and college students had advanced instruction for interviewing before they visited the enumerated dwellings. This included an explanation of the study. A copy of the list of instructions is given in Appendix B. The high school students were not to interview at any house on their list where they knew the occupants. In such cases, another student in the class or from the University would be asked to interview at that particular household.

The students were given a map of McPherson with the census tracts and blocks numbered, an introductory speech, surveys, an income category card, a letter of explanation of the survey for each respondent, and form to be filled out by the first person interviewed in each building where more than one dwelling unit was in the building. The introductory speech, letter or explanation of the survey, income card and form for dwellings with more than one unit in the building are given in Appendix C. The map of McPherson was labeled so that the students could find the areas of town which they were assigned. The introductory speech was to be used by the students to introduce themselves to the person answering the door and to the respondent. A letter from the Chamber of Commerce in McPherson, the McPherson County Extension Service and the State Extension Specialist was then to be offered to each respondent to read and keep. During the interviews, the income category card was to be used in finding the category in which the family's weekly income fell. The form to be filled out for buildings with more than one dwelling unit was to determine if the original enumeration had been inclusive or if more dwelling units from the building should have been included in the sample.

The teachers of the high school students were responsible for collecting the surveys and address lists from their students. The teachers were available to supervise their students and answer any questions or problems that arose. These secondary students appeared to have become interested in the assignment of interviewing the townspeople. If they did not find a person at home who qualified as an interviewee on the first visit, the high school students were directed to return to the dwellings once after the initial visit.

Before the surveys were conducted, the city newspaper published an article about the survey, telling who was conducting it and what groups had initiated the study. Follow up articles were printed in the newspaper after the interviews had begun. Along with publicizing in the local paper, the professors involved talked of the study on a television station which broadcasted in the McPherson area and a radio station from Kansas State University. Notes used on the radio and television interviews are in Appendix F.

The Survey Schedule

The survey schedule shown in Appendix D was compiled of questions to determine housing satisfactions. The first questions were to determine tenure. A separate set of questions was included for owners and renters once the interviewer had determined the type of tenure. For renters, questions regarding the desire to own and the type of dwelling that would be chosen if the family were to move were included. For owners, questions regarding the desired type of dwelling, price, the amount of money the family could pay as the down payment and the value of their present structure were asked. Also, the age of the present dwelling was included for owners. Both owners and renters were asked the number of bedrooms and bathrooms and other rooms in the present dwelling and six questions were included on satisfaction with living conditions at the present dwelling. Other questions on satisfaction included the desire to move and whether or not the family had looked at different housing recently or planned to move within the next twelve months. Also, the area to which the family would move was questioned.

The ages and sexes of the head of the household, spouse and all other people living in the dwelling were determined. The weekly income

of the family was categorized. Incomes were arranged in categories in order to prevent the respondent from having to tell the exact income of the family.

The final questions were to determine whether or not the people felt there was enough desirable housing available in McPherson, including both apartments and houses.

The name of the interviewer was to be placed on each survey schedule as were the street address, household number, block number and census tract number in order to determine exactly which of the enumerated houses had completed interviews. The percentage of the total sample completed in each census tract was also determined from this information. Whether the head of the household or the spouse was interviewed was also noted on the front of the survey.

The Interview

The interview method was chosen for this study. The interview survey gave the students from the University a chance to obtain experience in preparing for interviews and carrying out the procedure successfully. Also, it was believed that use of this method would illustrate that citizens in a community, including high school students, can conduct a simple housing study and analysis without having to resort to costly consultants. Although the interview survey method of study is not satisfactory for studying all aspects of housing, Woods and Morris (1969, pp. 14-15) underscore some advantages of this type of study:

> . . . Macro-economic analyses and broad scale questions on the housing inventory, as example, must rely on the census and other periodic reporting procedures of a standardized nature . . . Attitudes, preferences, and expectations of individuals about various aspects of their housing, neighborhood and community ordinarily cannot be included in census and periodically repeated household surveys . . .

The survey was successful in eliciting answers from the respondents. The telephone and mail questionnaires do not elicit as much response as the personal interview. Not all households have telephones or return mail questionnaires. Those who do not sometimes differ significantly from those who respond. Leaving out this segment causes a bias in the sample.

Data Processing

A codebook in Appendix E was formulated for the questionnaire. This codebook is such that it can be followed easily by the people of a community. Although the high school students could have coded the surveys, the professors and college students coded the surveys at the University in contrast to using the time of the students in McPherson. With the codebook form of tabulating, a fast marginals program (Statistical Package for the Social Sciences) was utilized for the computer to organize the data. Analysis of the results was given for each question on the questionnaire by the absolute frequency (the number of times each possible answer to the question was given by a respondent); the relative frequency (percentage of the sample); the adjusted frequency (percentage excluding the do not know category); the cumulative adjusted frequency (percentage of the answers by respondents for an answer to a question and all answers previous to the one being considered in number sequence to that particular question); the mean (average); the median (middle of the distribution); the mode (answer with the largest representation); the standard deviation (an index of dispersion revealing how widely scores vary around the mean); variance (square of standard deviation); and standard error (standard deviation when dealing with

sampling) (Freeman, 1965). The number of valid cases and missing ones was noted.

Woods and Morris (1969, p. 49) suggested that data be gathered in the following manner:

> 1) as accurate and reliable as possible; 2) consistent with other facts secured; 3) uniformly entered; 4) as complete as possible; 5) acceptable for tabulation; 6) arranged so as to facilitate coding and tabulating.

Results

The results were taken from the first computer run of the study with data not being weighted by census tract. Three hundred eighty interviews were completed during this study the Spring of 1973. The table on completion of the sample illustrates that 62.2 percent of the total sample was interviewed.

Table 3. Sample completion by census tract.

Tract	Number in sample	Completed	
		Number	Percentage
01	249	130	52.2%
02	90	52	57.8%
03	104	80	76.9%
04	168	118	70.2%
Total	611	380	62.2%

A 100 percent completion of a sample is not expected as some people were never home when the interviewers were conducting interviews.

Of these dwellings, 281 (73.9 percent) were family owned and ninety-four (24.7 percent) were renters and five (1.3 percent) were free renters. The renters paid from nothing to $250 rent per month with a mean monthly rent of $120 to $140. Utilities were included in

the rent for thirty households and twenty-three households were renting completely furnished dwellings. Of the renters, forty-one (41.8 percent) desired to own a dwelling while fifty-seven (58.2 percent) would choose to rent. Most would prefer living in a single family dwelling with only 11.1 percent choosing multiple family dwellings and 9.1 percent choosing to live in a mobile home.

Of the 281 respondents who were home owners, seven (2.5 percent) would prefer to rent. Most, 211, would choose to live in a single family dwelling with thirty-two (11.5 percent) choosing the multiple dwelling and 5.7 percent choosing to live in a mobile home. The respondents indicated the acceptable purchase price of a different house should be in the $20,000 to $25,000 range with a mean of $20,700 and a mean down payment of $6,000 to $6,999. The down payments most often given were either below $1,999 or over $8,000, which indicates that most would either be expecting more income in the future in order to pay for the dwelling or would have a staisfactory amount of money from the sale of their present dwelling to make a sizeable down payment. The mean value of owner's present dwellings was $18,473 with $10,000 being answered most frequently.

Most of the people in McPherson were found to be living in single family dwellings. The mean number of rooms excluding bedrooms, bathrooms, utility, laundry, mud rooms and basements was 3.2. The mean number of bedrooms was 2.7, with two and three bedrooms being answered most frequently; and the mean number of bathrooms was 1.5 with one and two being answered most frequently. In general, a majority of the respondents were either very satisfied or satisfied with their present dwelling. Those choosing to move from their present dwelling were 28.6 percent of

the sample. Only 21.1 percent responded that they had actually looked for a new dwelling within the six months prior to the interview. Within the next year, 17.7 percent of the sample planned to move from their present dwelling. About half of those who indicated they were planning to move desired to remain in McPherson and a total of 60 percent planned to remain within McPherson County, including those remaining in the city.

The head of the household ranged in age fromnineteen to ninety-two years with 50.4 as the mean age. Eighty-five percent of the heads of households were male. The spouse was between nineteen and eighty-three years of age with forty-two being the mean after adjusting for the eighty-five cases having no spouse. Excluding the head of the household and the spouse, the mean number of other male and female family members in each of five age categories was below one, indicating that few families consisted of two members of the same sex in the same age category. The mean weekly income was $120 to $149 per week. The respondents preceived a shortage of both houses and apartments in McPherson as 90.7 percent responded affirmatively to "not enough adequate housing available" and 89.3 percent to the apartment situation in McPherson.

Conclusions

The study was successful in using high school and college students to get an acceptable response rate to a simple housing survey. The findings illustrated not only that the people of McPherson believe that their city has a shortage of adequate apartments and houses, but also that high school and college students can become interested in a housing study and conduct surveys.

The completed survey provided information on the present housing needs and the types of housing that should be available in the near

future in the city of McPherson. The types of housing desired by most and the price range in which most would be interested were determined from the questionnaire. For developers and builders, this information can determine what types of housing are most important to the improvement of the present situation. From the survey, the number of mobile homes and multiple dwellings desired by both home owners and renters was low which would indicate that providing 7 to 8 percent of the housing available in mobile homes and about 11 percent in multiple dwellings would be considered desireable for McPherson. Single family units of the lower $20,000 price range were preferred for new building activity in the city.

For purposes of evaluating the survey method, measures should have been included for testing the effectiveness of using the high school students. This could have been done either by sending another person to some of the households which had been interviewed to ask the respondent the same questions or by having the students notate the addresses where no one was home and where people refused to cooperate by answering the questionnaire. These could have been compared for the two groups of students to determine if either the high school or college students was less capable of conducting interviews.

DISCUSSION

Efficient housing studies can provide a basis for more effective community actions. Conditions are different for communities of the same size in different areas of the state. In desolate areas of the state, a small community may tend to increase in population while the same size community near an urban area may be declining in population. Also, as noted in Kansas population trends, some areas of the state tend to have more elderly people which would require different needs than areas with more young families. Trends derived from the population projections by the Kansas Department of Economic Development for counties in Kansas can be used by communities and geographic areas as a starting base for extending housing needs. Although a specific study of a certain size community would not produce the same results as a study of other communities of equivalent size, general methodologies for studying community development should be a format that can be copied by other communities of about the same size.

The methodology of the McPherson study was sufficient for determining some housing needs and it involved the use of local students. It aroused the interest of the McPherson students in housing within their community. It demonstrated the fact that groups within a community can indeed conduct a housing study. University students were introduced to the community and to methods of making such a study. The local Chamber of Commerce was involved in a study of housing in order to determine community needs.

The findings of the McPherson study illustrate that useful information can be obtained about such needs as the sizes, prices and types (multiple, mobile homes or single family) of dwellings are found from the study. Developers could use such information to determine not only what should be built but what types of older dwellings should be left for others. The satisfaction type questions indicate whether the respondent's desire to move is because of the present dwelling design or its location. Usually, those satisfied with their housing are less likely to move than those dissatisfied.

A study such as that conducted in McPherson can be supported with additional information from such sources as Vital Statistics, Register of Deeds and the yearly county or city census. Information on birth, death, and marriage rates can be obtained from Vital Statistics. However, the rates vary and are not a good long-term indicator. From the Register of Deeds, the turnover in present housing can be found. The yearly census taken by each community or county is useful in acquiring family income and family composition. Such information is soon outdated, however, as is the Decennial Census. All of the above sources can be utilized for information but are only indicators of what might be happening with the population of a community.

Limitations of McPherson Study

Even though the methodology of the McPherson study provided answers as to some housing needs within the community, several limitations of the study have been recognized: 1) the computer program could have been designed to take more information off the cards punched for each questionnaire, using the proposed codebook; 2) the study is not sufficient

for use in the "Comprehensive Plan" required by the Department of Housing and Urban Development loans under the 1974 Community Development law; 3) analysis of the computer output requires professional assistance; and 4) question about geographic planning might be added if that were a concern.

As run, the computer program did not make maximum use of the data. The number of family members in each age group by sex were not separated in the computer print out for each family and matched with the price that family could pay for different housing and the type of dwelling they desired. Computer cross tabulations for specific families, locations and incomes were not made. The computer did group the number of members of each age group by sex for the entire sample as illustrated in Appendix G. For example, the number of respondents having three female members between the ages of zero and nine were noted but the ages and sex of all the family members was not sorted. With this additional information, the number of homes with various numbers of bedrooms could be determined and related to family size and age composition. Several formulas for determining bedroom need have been devised based on family composition as shown in Appendix I. For most family compositions, the formulas do not vary by more than one bedroom. These methods provide additional estimates as to the housing needs of families. This illustrates the wealth of information that could be derived from the survey with suitable computer programming.

Although the methodology of the McPherson study does not include sufficient information for the "Comprehensive Plan", it is sufficient to indicate whether the community's need for housing is such that a detailed plan should be formulated. Information required for the "Comprehensive

Plan" is detailed and would be expensive. For this reason, a community should not go to such an expense unless the community is in need of the housing. Also, the methodology of the McPherson study would indicate those housing areas on which the community should concentrate.

From this information for example, the community could conduct further studies concentrating on what is desired as to location and type of structure designs for the needed types of dwellings.

Analysis of the results would best be conducted by a professional. The statistical information is not complicated, but a professional could best inform the people of the indications the statistics give. Also, a person from outside the community would be less likely to allow provincial biases to enter into an analyses of the results.

Questions as to the use of medical and recreational facilities were not included. These facilities are considered essential by most families at some time and therefore are an important aspect of housing. The distance of travel to these types of facilities might be added, especially in studies of those living in smaller communities. Questions might cover the distance the family is willing to travel to medical, recreational, educational, and church facilities. With this information, the community could determine the geographic development of the communities by assessing the feasability locating facilities within a distance preferred by most respondents.

Comparison of Community Housing Surveys

The methodology of the community housing studies mentioned earlier, the PRIDE questionnaire on housing for the Blue Ribbon Recognition, the studies by the State Cooperative Extension Service, and the Newton-North

Newton study, can be compared with the McPherson survey for usefulness in determining housing needs and satisfactions.

The PRIDE housing evaluation form requires that 70 percent of a representative sample of the community believe adequate apartment housing and single family units are available. Nothing else in the questionnaire considers the measurement of family needs or satisfactions. Rather, the questions test the codes adopted by the community, awareness of lending institutions, rehabilitating present units, and land available for future development.

The State Cooperative Extension Service housing studies were in the form of mail surveys which were returned to the County Extension Office of the county in which the community was located. The questionnaires utilized for these studies were much like the McPherson questionnaire in structure with fewer and shorter questions. However, the six satisfaction questions were not included.

The McPherson survey varies from the Newton-North Newton study conducted by the Kansas Department of Economic Development in both complexity and length. The Newton-North Newton study involves a greater number of questions which would consume more time for each respondent whereas the McPherson study required an interview time of ten to fifteen minutes. The form of the Newton-North Newton study included a detailed study of the respondents' families needs and proposed a computer input to provide analysis of locations available for housing the respondents' families. From a telephone conversation with Charles Lusk, October 9, 1974 of the Planning Division of the Kansas Department of Economic Development, it was learned that the study could be conducted by local communities if the computer analysis was omitted. The publication,

Residential Development Plan, describing in detail the Newton-North Newton study contained nothing about the exact procedures to be conducted in completing the study. Survey questions were not included, nor was a codebook which is needed for preparing data for computer analysis. All of the materials needed to replicate the McPherson study by other communities are available for copying without great expense. The procedure for conducting a study is delineated.

Lusk related some problems which have arisen with regard to the Newton-North Newton study. Lay people and professionals have questioned the amount of difficulty involved in the study. For evaluating the types of facilities desired in relation to income and age groups, Lusk found the sample used to be inadequate with most information being about "middle America" and lacking in information about groups of the lower-income and very high income. Bethel College is located in North Newton, but no student input was used for the study, nor was there involvement of lay persons in the city. One community which had indicated an interest in the study was advised by its consultants that it would be too expensive for the community to conduct the study. Lusk explained that no one has pressed the issue of utilizing the study for other communities. He did suggest hopes of revitalizing the study with funds for the 1974 Housing and Community Development Act which requires a "Comprehensive Plan".

Adopting the McPherson Methodology

The McPherson study has not been tested in any other Kansas communities. For communities to become interested in the study, they would need to be made aware of its potential usefulness and relative

simplicity. Publicity needs to be expanded rather than limiting it to the local area. The State Cooperative Extension specialist in housing is a logical person to publicize the study, to arouse the interest among county extension agents, and to encourage communities to study their housing.

Communities can adopt the proposed methodology from the McPherson housing study by completing the following steps for preparing and conducting the study. The first step, however, is essential: someone or some group in the community must have sufficient interest and motivation to determine the community's interest in such a study. An organization in the community may consider the amount or condition of housing to be insufficient and may wish to test the validity of this impression. Special interest groups, such as the elderly or ethnic groups may be concerned about the quality of housing or an industry may be concerned about sufficient housing for its employees.

Once an interest in the study is recognized, volunteers must be found to carry out the interviews. These volunteers may come from one or several local organizations such as: the Chamber of Commerce, Lions, Kiwanis, B.P.W., and League of Women Voters. These volunteers might help with preparing the sample as well as in conducting the survey. Morris and Patrick (1973) delineated the use of volunteers and additional sources for information about the community:

> Community self-study is less expensive and tends to be geared toward the . . . needs of the town . . . It is important at the start to determine at what point volunteers will be needed and what jobs they will perform. Mobilizing all the needed volunteers is important. There are certain townspeople who are needed because of their expertise:
>
> Bankers: because they provide mortgage money and funds for home improvement loans.

Realtors: because they know the conditions of the local housing market.

City Clerk, Township Clerk or Registrar of Deeds: because they know about the layout of the community as well as laws and regulations governing housing.

County Extension Personnel: because they are familiar with resources at Kansas State University regarding housing and community development.

Builders, Building Suppliers, Contractors: because they are familiar with local prices, building restrictions and know about alternative building methods.

Another group of potential volunteers are people who are interested in betterment of the community:

Civic and fraternal organizations:
- Elks, Eagles, Lions, etc.
- Extension Homemaker Units
- League of Women Voters
- Veteran's organizations

Chamber of Commerce
Churches
School and college faculty members

Background information about your community is a necessary first step in organizing and conducting a study of housing. Some sources of such information include:

U.S. Census of Population and Housing
Places, Counties, Congressional Districts, and States
Census Tracts
City Blocks
Township Data
Urban Areas

Next, the survey schedule questions should be printed. The number to be printed should be somewhat larger than the number in the sample to provide extras to compensate for mistakes and to send to other interested investigators and communities who inquire. Newspaper publication, stating that a housing study is going to be conducted in the community and crediting the groups involved is important for a successful study. The respondents will be more willing to cooperate if they realize the study is desired by the community. Nearby radio and television stations should also be utilized as a means of publicizing the study.

The distribution of survey forms, letters of introduction and income cards to the volunteers follows. Instructions for conducting the survey should be given to the volunteers, including insistance that all questions be asked and the forms be completed in the respondent's presence. Forms should not be left with the respondent; or return calls should be made if the interviews are interrupted.

Coding of the responses, using the codes as given in the proposed codebook is the first step toward preparing the data for the computer. The respondent's answer to each question is assigned a number corresponding to the number from the codebook, and placed in the blank on the right column of the question-form. These numbers are used in punching the computer cards which are run through the computer. The Statistical Package for the Social Sciences (SPSS) system is used by the Computer Center at Kansas State University for programming the data. In many communities, either a bank or school may have the proper equipment to punch the computer cards. They may possibly be able to complete the computer program, otherwise Kansas State University's facilities can be used.

A professional in analyzing computer data, such as is available from the University, can assist in interpreting the information obtained from the computer. The analysis will allow the community to determine whether it should take additional steps for housing development.

Any community desiring to use the methodology of the McPherson study or another type of methodology to study housing may seek the aid from their County Agriculture Extension office. This office is in direct contact with the State office and through it professional assistance from beginning through analysis.

The methodology of the McPherson study should be tested for flaws in another community. It is recommended that the McPherson study be duplicated in other communities and with refinements from these other studies utilized by an increasing number of communities for determining their housing needs.

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Appendix - A

DIRECTIONS FOR COMPILING ADDRESS LISTS

You will be given a map of the city of McPherson and one or more blank address forms and a list of blocks to list.

The listing begins in the Northwest corner of each assigned block and proceeds clockwise around the entire block.

You will list every other dwelling unit on the block and will begin with the dwelling in the Northwest corner or the second unit from the corner depending on whether the number circled in the upper right corner of the address list is 1 or 2.

On blocks where single unit dwellings face the street side by side the listing would be unambiguous. But in the case of multiple dwellings or dwellings directly behind one another the following procedures should be followed:

> Units which are (1) on the right, (2) on lower floors, or (3) closer to the street have smaller numbers. More correctly will be treated as if they come first on the list.

It is very important to ascertain whether there are multiple units in a building but not whether there are multiple families in a given unit. Basically, a separate housing unit exists when the household living there eat together or at least have common cooking facilities where they could prepare food and eat together. Where two families in a single structure eat separately and have separate entrances it is clear that there are two dwelling units. But in some cases there may not necessarily be a separate entrance but still be two separate housing units. A two story house where there is a common entrance hall for two families that have separate kitchens and dining space, is an example.

Whenever there is doubt about whether a given unit is a multiple unit consult with Professor Morris or Professor Patrick.

Appendix - A

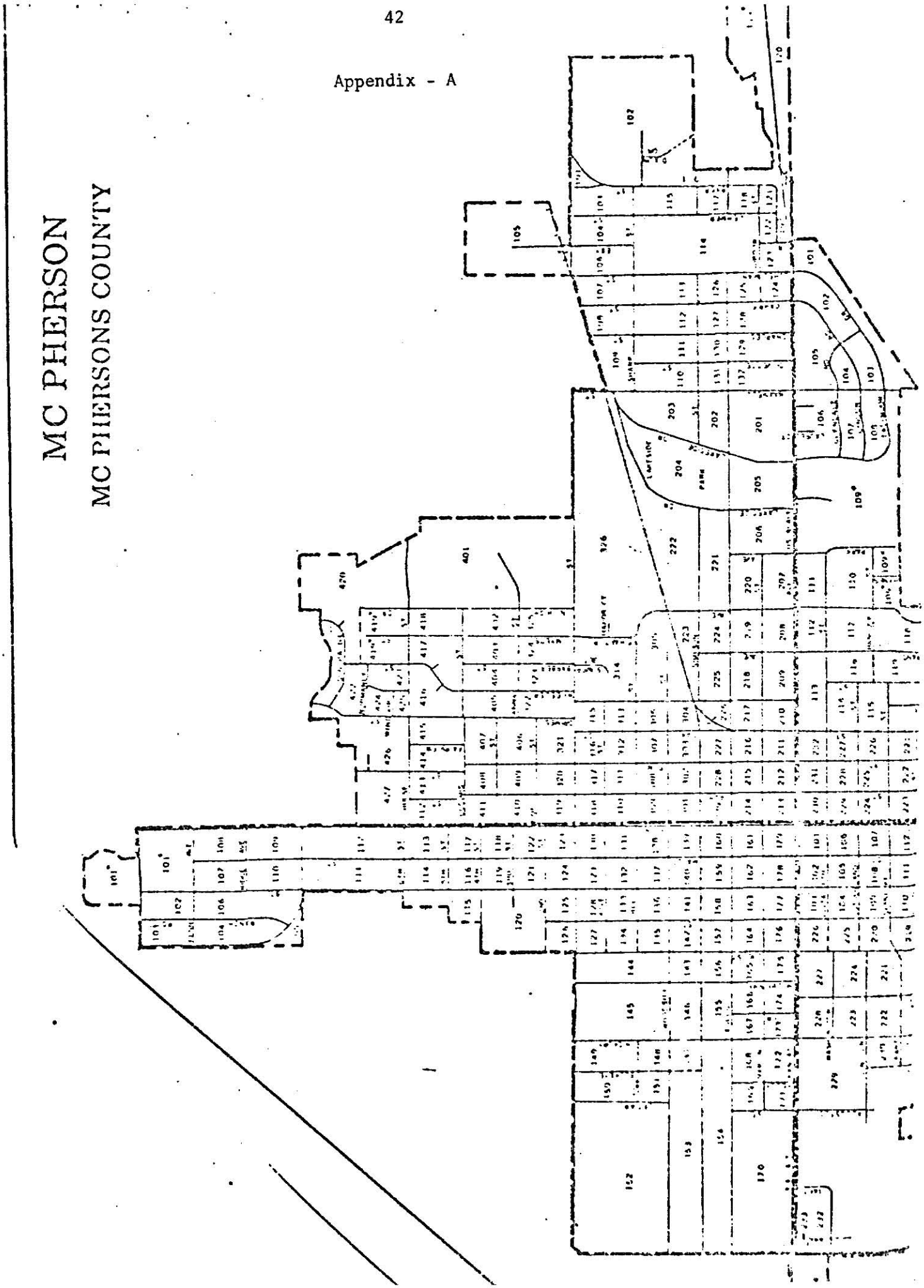
Begin with: 1 2

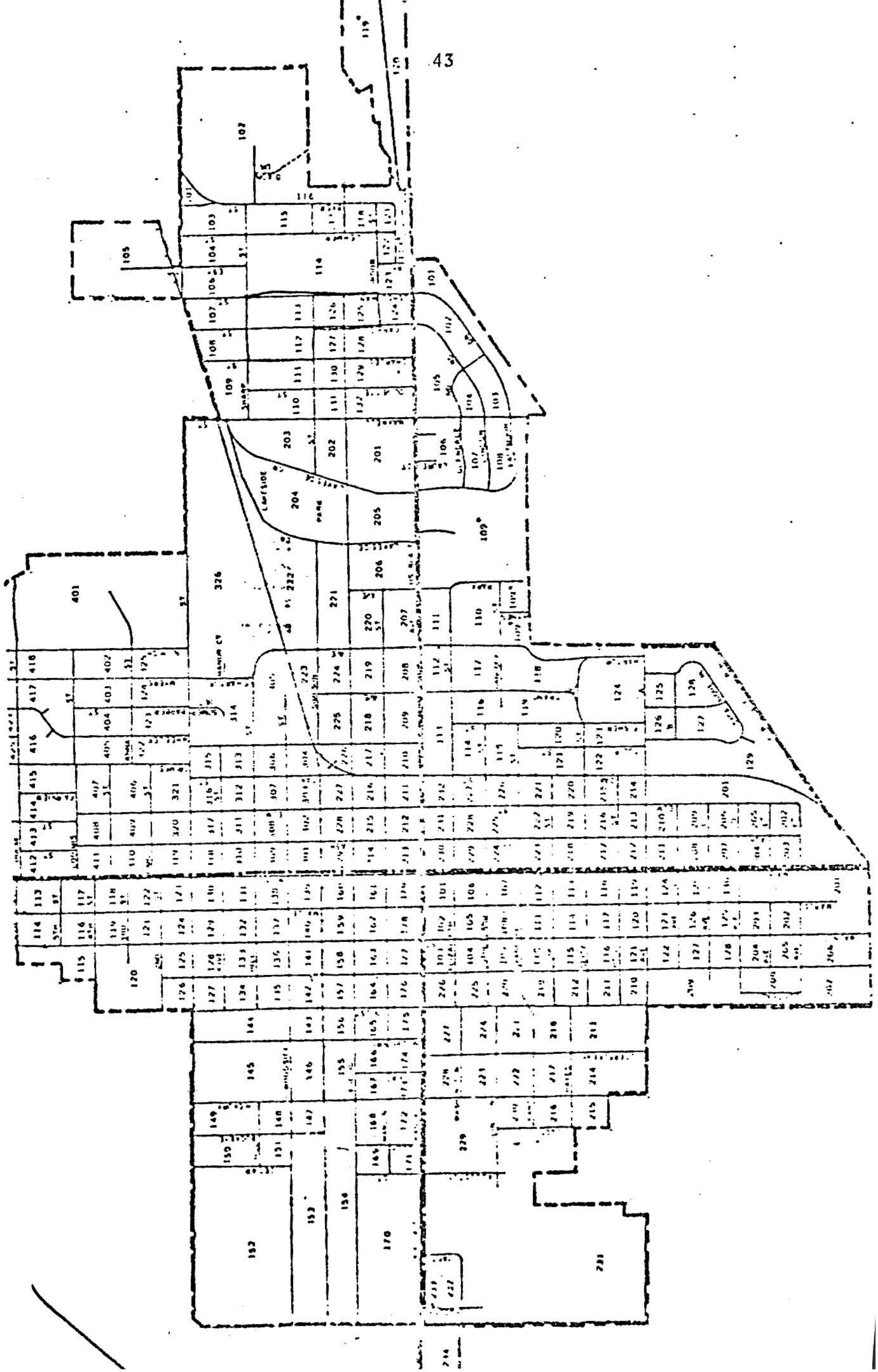
Census Tract _____ Page ____ of _____

Block Number _____ Enumerator _____

Dwelling Unit Number	Address

Appendix - A





Appendix - B

TRAINING NOTES: MCPHERSON HOUSING SURVEY - INTERVIEWERS

1. Background about survey.
   - Chamber of Commerce request.
   - P.R.I.D.E. Committee will eventually need such information.
   - University - technical assistance.
     - Cooperative Extension Service - P.R.I.D.E.
     - Department of Family Economics - students
     - Agricultural Experiment Station - research
2. High School students' participation.
   - Rationale: learning about conducting a survey.
   - Success of project depends on their participation.
3. Why a door-to-door survey?
   - Best results.
   - Other types of surveys.
   - Door-to-door requires calling on people at their homes. Politeness.
4. Pass out QUESTIONNAIRE.
   Pass out INCOME CARD.
   - Review each question.
   - Reason for each question.
5. Pass out LETTER TO HOUSEHOLDER.
   - How to use it.
   - Leave with householder.
6. Pass out STUDENT INTRODUCTORY SPEECH.
   - Fill in name and class title.
   - Read speech at first. Later, when comfortable with it, say pretty much what's on card.
7. Pass out ADDRESS LISTS.
   - Choose partner.
     - Each team has 20 addresses.

   Pass out MAPS.
   - Find streets.
   - Go to addresses and interview.
     - No substitutions.
   - Columns on address list:
   - (1) "Not at home"
   - (2) Second trip
   - (3) Third trip - University.
   - "Comments" column.
     - When to use.
   - Addresses listed without house numbers.
   - Don't interview your parents, relatives or close family friends. Let partner do it or get another address list.
   - Interview head of household or spouse only.
8. Pass out NUMBER OF APARTMENT UNITS PAPER.
   - How and when to use.
9. Equipment:
   - Pencils - no pens or marking pens.
   - Clipboards or something hard to write on.

Appendix - C

Cooperative
EXTENSION SERVICE
of Kansas State University

Division of Extension
Extension Home Economics
Umberger Hall
MANHATTAN, KANSAS 66506
Phone: 913 532-5780

"Taking the UNIVERSITY to the

Dear Friend:

The McPherson Chamber of Commerce, the McPherson County Extension staff and Kansas State University are cooperating in a survey of housing needs for the city of McPherson. The information will be used to help improve housing in this community.

Through random sampling, your household has been selected for inclusion in the survey. Because this is a scientific study, no substitutions are possible. If you do not choose to answer the interviewer's questions, the results of the survey will not be as accurate, so we trust you would like to help us in this study. Since no signature is required on the questionnaire, the individual will not be revealed. Once the information has been analyzed, the questionnaires will be destroyed. Your answers will show how you feel about the present housing and what additional housing is needed to make this community an even better place in which to live and work.

The interviewer before you is a member of Mr. Fred Officer's or Mrs. Rosa Jones' class at the high school. The students have offered to conduct these interviews in an effort to learn about research. The reverse side of this sheet lists the names of those students who are involved in interviewing throughout the city.

Your cooperation with this study will be greatly appreciated.

Sincerely,

Executive Vice President
Chamber of Commerce

Beverly D. Stagg
County Extension Agricultural Agent
McPherson County Extension Service

Barbara R. Krom
County Extension Home Economist
McPherson County Extension Service

Fred C. Officer
Teacher
Distributive Education

Teacher
Home Economics

Appendix - C

INTRODUCTORY SPEECH -- INTERVIEWERS

Good afternoon (morning), my name is _____. I am a member of the _____ class at the high school. We are currently conducting a housing survey in the city and I have been assigned to interview you. This letter will explain the survey to you.

(Hand person a copy of letter).

FORM FOR DWELLINGS WITH MORE THAN ONE UNIT.

INSTRUCTIONS: Fill out this slip for every building that has more than one apartment in it. Ask the first person you interview in such a building how many units there are.

Address: _____

Number of units in this building: _____

INCOME CARD

#1. $60 - $79

#2. $80 - $99

#3. $100 - $119

#4. $120 - $149

#5. $150 - $199

#6. $200 +

Appendix - D

HOUSING SURVEY

Street Address _____

Interviewer's Name _____

Interviewee: ☐ Head of Household ☐ Spouse

Household #_____ (1-3)

Block #_____ (4-6)

Census Tract #_____ (7-9)

1. Do you own or rent your present living quarters? _____(10)
   _____1. own
   _____2. rent
   _____3. free rent

IF RENTER

2. How much rent do you pay a month? _____(11-12)
   $_____

3. Are your utilities part of your rent? _____(13)
   _____0. no
   _____1. yes

4. If yes, which ones?
   _____1. electric _____(14)
   _____2. gas _____(15)
   _____3. water _____(16)
   _____4. garbage _____(17)

5. Is this house/apartment/mobile home furnished or partly furnished? _____(18)
   _____0. not furnished
   _____1. appliances only
   _____2. completely furnished

6. Would you like to continue renting or would you like to own your own home? _____(19)
   _____0. no
   _____1. yes

7. If you were going to move, what kind of dwelling would you choose? _____(20)
   _____1. single family
   _____2. two family
   _____3. multiple dwelling (3 or more apartments)
   _____4. mobile home
   _____5. other _____

IF OWNER

8. Would you like to continue owning your own home or would you prefer to rent? _____(21)
   _____1. own
   _____2. rent

9. If you were going to move, what kind of dwelling would you choose? _____(22)
   _____1. single family
   _____2. two family
   _____3. multiple dwelling (3 or more apartments)
   _____4. mobile home
   _____5. other _____

10. What price range would you be interested in? _____(23-25)
    $_____

11. How much of a downpayment would you be able to make? _____(26)
    _____0. $500 - 1,999
    _____1. $2,000 - 2,999
    _____2. $3,000 - 3,999
    _____3. $4,000 - 4,999
    _____4. $5,000 - 5,999
    _____5. $6,000 - 6,999
    _____6. $7,000 - 7,999
    _____7. $8,000 - 8,999
    _____8. $9,000 - 9,999
    _____9. $10,000 +

12. If you sold this house, how much do you think you could get for it? $_____ _____(27-29)

13. What type of structure would you say this is? _____(30)
    _____1. single family
    _____2. two family
    _____3. multiple dwelling (3 or more apartments)
    _____4. mobile home
    _____5. other _____

14. When did you move into this house/apartment/mobile home? _____(31-32)

    Year: _____

15. How many rooms are in this house/apartment/ mobile home? (Exclude bathrooms, utility, laundry, mud rooms, basements, bedrooms). _____ _____(33-34)

16. How many bedrooms are in this house/apartment/ mobile home? _____ _____(35-36)

17. How many bathrooms are is this house/apartment/ mobile home? _____ _____(37-38)

INTERVIEWER: Write 1, 2, 3, or 4 in the blank before each question indicating level of satisfaction reported.

1. very satisfied
2. satisfied
3. dissatisfied
4. very dissatisfied

_____18. In general, would you say you are satisfied with your present living quarters? _____(39)

_____19. How satisfied are you with the number of bedrooms you have? _____(40)

_____20. How satisfied are you with the number of rooms you have? _____(41)

_____21. How satisfied are you with this neighborhood as a place to live? _____(42)

_____22. How satisfied are you with living on this street? _____(43)

_____23. How satisfied are you with living in the present county? _____(44)

24. Would you like to move from your present dwelling? _____(45)
_____0. no
_____2. yes

25. In the last six months, have you looked or shopped for different living quarters? _____(46)
_____0. no
_____1. yes

26. Do you expect that you will move during the next twelve months ? _____(47)

_____0. no
_____1. yes

27. If yes, do you think that you will move to: _____(48)

_____1. other living quarters within McPherson
_____2. within the county, but outside McPherson
_____3. somewhere else in Kansas
_____4. another state

28. What is the age and sex of the head of the household and the spouse? _____(49-50) _____(51) _____(52-53) _____(54)

	age	sex
Head		
Spouse		

29. I would like to know something about all the other members of the household. (How many boys are there between ages 0 - 9?, etc.) _____(55) _____(56) _____(57) _____(58) _____(59) _____(60) _____(61) _____(62) _____(63) _____(64)

# of household members	male	female
0-9		
10-19		
20-39		
40-59		
60 +		

30. Would you please look at this card and tell me which number corresponds to your family's weekly take home income (include husband and wife)? _____(65)

_____1. $60 - 79
_____2. $80 - 99
_____3. $100 - 119
_____4. $120 - 149
_____5. $150 - 199
_____6. $200 +

31. I would like to know if you feel that there are enough housing units available at reasonable cost in McPherson. (Are there enough houses?, apartments?) _____(66) _____(67)

	Yes	No
Houses		
Apartments		

Appendix - E

Codebook
McPherson
Housing Survey
-Short Form-

Variable Number	Question Number	Column Number	Material Coded
001	----	1 - 3	Interviewer No.
002	----	4 - 6	Block No.
003	----	7 - 9	Census Tract No.
004	1	10	Do you own or rent your present living quarters? ____1 own ____2 rent ____3 free rent
			IF RENTER
005	2	11-12	How much rent do you pay a month? $_____(two digits, round and drop last digit) ____88 owner ____99 DK
006	3	13	Are your utilities part of your rent? ____0 no ____1 yes ____8 owner ____9 DK
	4		If yes, which ones?
007		14	A. Electritiy ____0 no ____1 yes ____8 owner ____9 DK
008		15	B. Gas ____0 no ____1 yes ____8 owner ____9 DK

Variable Number	Question Number	Column Number	Material Coded
009		16	C. Water ____0 no ____1 yes ____8 owner ____9 DK
010		17	D. Garbage ____0 no ____1 yes ____8 owner ____9 DK
011	5	18	Is this house/apartment/mobile home furnished or partly furnished? ____0 not furnished ____1 appliances only ____2 completely furnished ____8 owner
012	6	19	Would you like to continue renting or would you like to own your own home? ____0 no, wants to own ____1 yes, wants to rent ____8 owner ____9 DK
013	7	20	If you were going to move, what kind of dwelling would you choose? ____1 single family ____2 two family ____3 multiple dwelling (3 or more apartments) ____4 mobile home ____5 other_____ ____8 owner
			IF OWNER
014	8	21	Would you like to continue owning your own home or would you prefer to rent? ____1 own ____2 rent ____8 renter

Variable Number	Question Number	Column Number	Material Coded
015	9	22	If you were going to move, what kind of dwelling would you choose? ____1 single family ____2 two family ____3 multiple dwelling (3 or more apartments) ____4 mobile home ____5 other_____ ____8 renter ____9 DK
016	10	23-25	What price range would you be interested in? $_____ (three digits, round to nearest hundred) ____777 plan to rent ____888 renter ____999 DK
017	11	26	How much of a downpayment would you be able to make? ____0 $500-1,999 ____1 $2,000-2,999 ____2 $3,000-3,999 ____3 $4,000-4,999 ____4 $5,000-5,999 ____5 $6,000-6,999 ____6 $7,000-7,999 ____7 $8,000+ ____8 renter ____9 DK
018	12	27-29	If you sold this house, how much do you think you could get for it? $_____(three digits, round to nearest hundred) ____888 renter ____999 DK

Variable Number	Question Number	Column Number	Material Coded
			EVERYONE
019	13	30	What type of structure would you say this is? ____1 single family ____2 two family ____3 multiple dwelling (3 or more apartments) ____4 mobile home ____5 other_____ ____9 DK
020	14	31-32	When did you move into this house/apartment/ mobile home? Year:_____(last two digits) ____99 DK
021	15	33-34	How many rooms are in this house/apartment/ mobile home? (Exclude bathrooms, utility, laundry, mud rooms, basements, bedrooms). ____(two digits) ____99 DK
022	16	35-36	How many bedrooms are in this house/apartment/ mobile home? ____(two digits) ____99 DK
023	17	37-38	How many bathrooms are in this house/apartment/ mobile home? ____(two digits) ____99 DK
024	18	39	In general, would you say you are satisfied with your present living quarters? ____1 very satisfied ____2 satisfied ____3 dissatisfied ____4 very dissatisfied ____9 DK

Variable Number	Question Number	Column Number	Material Coded
025	19	40	How satisfied are you with the number of bedrooms you have? ____1 very satisfied ____2 satisfied ____3 dissatisfied ____4 very dissatisfied ____9 DK
026	20	41	How satisfied are you with the number of rooms you have? ____1 very satisfied ____2 satisfied ____3 dissatisfied ____4 very dissatisfied ____9 DK
027	21	42	How satisfied are you with this neighborhood as a place to live? ____1 very satisfied ____2 satisfied ____3 dissatisfied ____4 very dissatisfied ____9 DK
028	22	43	How satisfied are you with living on this street? ____1 very satisfied ____2 satisfied ____3 dissatisfied ____4 very dissatisfied ____9 DK
029	23	44	How satisfied are you with living in the present county? ____1 very satisfied ____2 satisfied ____3 dissatisfied ____4 very dissatisfied ____9 DK

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Variable Number	Question Number	Column Number	Material Coded
036		52-53	What is the age of the spouse? ____(two digits) ____00 none present ____99 DK
037		54	What is the sex of the spouse? ____0 none present ____1 male ____2 female ____9 DK
038	29	55	How many males 0-9 years old are in the household? ____(one digit number) ____0 none present ____9 DK
039		56	How many females 0-9 years old are in the household? ____(one digit number) ____0 none present ____9 DK
040		57	How many males 10-19 years old are in the household? ____(one digit number) ____0 none present ____9 DK
041		58	How many females 10-19 years old are in the household? ____(one digit number) ____0 none present ____9 DK

Variable Number	Question Number	Column Number	Material Coded
042		59	How many males 20-39 years old are in the household? ____(one digit number) ____0 none present ____9 DK
043		60	How many females 20-39 years old are in the household? ____(one digit number) ____0 none present ____9 DK
044		61	How many males 40-59 years old are in the household? ____(one digit number) ____0 none present ____9 DK
045		62	How many females 40-59 years old are in the household? ____(one digit number) ____0 none present ____9 DK
046		63	How many males over 60 years of age are in the household? ____(one digit number) ____0 none present ____9 DK
047		64	How many females over 60 years of age are in the household? ____(one digit number) ____0 none present ____9 DK

Variable Number	Question Number	Column Number	Material Coded
048	30	65	Would you please look at this card and tell me which number corresponds to your family's weekly take home income (include husband and wife)?
			____0 zero or less than $60 ____1 $60-79 ____2 $80-99 ____3 $100-119 ____4 $120-149 ____5 $150-199 ____6 $200+ ____9 DK
	31		I would like to know if you feel that there are enough housing units available at reasonable cost in McPherson?
049		66	A. Enough houses
			____0 no ____1 yes ____9 DK
050		67	B. Enough apartments
			____0 no ____1 yes ____9 DK

Appendix - F

HOUSING PROJECT: MCPHERSON, KANSAS
Notes to Be Used for Radio and Television

Groups Involved:

Kansas State University:
- Cooperative Extension Service
- Department of Family Economics
- Agricultural Experiment Station

McPherson Chamber of Commerce

McPherson High School
- Distributive Education Class
- Marketing Class
- Home Living Class

Goals:

1. Give students practical experience.
   - McPherson High School - how to conduct a survey.
   - Department of Family Economics - in addition to above, fulfill requirement of class to have practical research experience in housing. Application of theory.
2. McPherson needs information about status of their housing. Presently, they feel that due to a shortage and low quality of available housing, the following conditions exist:
   - barrier to proper town growth.
   - barrier to development of adequate labor force.
   - barrier to economic development.
3. Broaden McPherson's view of their housing problem.
   - Related to concept of economic development as being top priority.
   - What about social development?
   - Basic fact about given society will come out of a little bit of knowledge.
     - Example: population studies done in countries prior to introduction of population control.
4. Will provide us with background for development of Community Self-Study Prototypes.
   - Procedures - how to develop a sample; how to choose interviewers, etc.
   - Questionnaires
   - Methods of Analysis of Data
   - Alternatives to Solution - sources of funds, how to procure them, etc.
5. Cooperation of all elements (groups involved).
   - Aid in development of Prototypes - how do different groups in the community cooperate easily; what are difficult areas?
   - Community - centered planning with the expertise of University employed on technical matters.

6. We want to see whether or not a community can do their own development planning without going to great expense.

   Consultants often too expensive for small towns. Also, consultants usually are planners and do not concentrate on specific community factors, i.e. housing.

   How big can population be before this theory is useless? 28,000 and below.

   The smaller the community, the more important is local self-determination. It also works better because it is possible to know what people want and need and to incorporate these into the development process.

7. We don't expect to solve the housing problems in McPherson.

   What is learned there will help to lead the way into use of new methods (Prototype).

   Information from data will advance knowledge to be used in scholarly research on the relationship between man and his environment.

Appendix - G

NUMBER FEMALES 0-9 YEARS OLD

Category Label	Code	Absolute Frequency	Relative Frequency (Percent)	Adjusted Frequency (Percent)	Cumulative Adj Freq (Percent)
None	0	310	81.6	82.0	82.0
One	1	57	15.0	15.1	97.1
Two	2	11	2.9	2.9	100.0
DK	9	2	0.5	Missing	100.0
	Total	380	100.0	100.0	

Mean	0.209	Std Err	0.024	Median	0.110
Mode	0.0	Std Dev	0.473	Variance	0.224

Valid Cases = 378

Missing Cases = 2

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Appendix - H

PRIDE Blue Ribbon Award

Evaluation Form

CATEGORY: Housing

COMMUNITY: _____ CHAIRMAN'S NAME: _____

DATE: _____ CHAIRMAN'S ADDRESS: _____

Instructions

Please check yes or no to each item. For those checked as "Inadequate", please include under "Remarks" the reasons for such rating. It is the responsibility of the community to provide evidence that they qualify for a blue ribbon.

Please mail completed form to Extension Community Resource Development, Umberger Hall, Room 115, Kansas State University, Manhattan, Kansas 66506.

	COMMUNITY ASSETS	ADEQUACY	REMARKS
1	To be eligible for a blue ribbon, a representative survey must be made of citizens of the community. The results of the survey must show that 70% of the citizens feel that housing is adequate for people of different income levels and different ages for apartment housing and for single family dwellings. Percentage of citizens of community stating that housing is adequate for people with different levels of income and different ages: Apartment housing _____% Single dwelling units _____% Number of survey replies or interviews taken? _____ Date of survey _____	( ) Yes ( ) No	
2	Was the survey a representative sampling of citizens of the community of different incomes and different ages?	( ) Yes ( ) No	

	COMMUNITY ASSETS	ADEQUACY	REMARKS
3	Are there adequate lots and land space for new housing?	( ) Yes ( ) No	
4	The community has a fair housing ordinance that makes it illegal to discriminate against people in the sale, rental, lease or other transfer of housing accommodations because of their race, color, religion, sex, national origin or ancestry?	( ) Yes ( ) No	
5	There is an annual community "clean-up, paint-up, fix-up" day that encourages a volunteer work force to aid elderly or handicapped homeowners in their property improvement and maintenance efforts?	( ) Yes ( ) No	
6	The community has adopted and adequately enforces codes for:		
	a. Building Construction (Structural strength and stability)	( ) Yes ( ) No	
	b. Electric (Wiring and appliances)	( ) Yes ( ) No	
	c. Plumbing	( ) Yes ( ) No	
	d. Fire Prevention	( ) Yes ( ) No	
	e. Housing Safety and Livability	( ) Yes ( ) No	
7	There are acceptable codes that are adequately enforced for mobile homes, modular housing, and other industrially produced types of housing?	( ) Yes ( ) No	
8	Has consideration been given to the number of housing units that might be made available through rehabilitation?	( ) Yes ( ) No	
9	Codes have been adopted and are enforced which provide for removal of unsafe structures?	( ) Yes ( ) No	
10	Is there enough awareness of the various ways that housing can be financed in the area or community (banks, savings and loan associations, Farmers Home Administration, Federal Housing Administration H.U.D., housing corporations, housing cooperatives and others?)	( ) Yes ( ) No	

COMMUNITY ASSETS	ADEQUACY	REMARKS
11 Do the sources of housing finance in the area and community have enough flexibility and resources?	( ) Yes ( ) No	
12 How many housing units in the community no longer provide safe or adequate shelter? (Has holes, open cracks, loose material, etc.) Number vacant _____ Number occupied _____		
13 Has consideration been given to a program to remove old houses to make lots available for better housing?	( ) Yes ( ) No	

Information on funds for housing is available from Farmers Home Administration, 630 New England Building, Topeka, Kansas 66603. The telephone number is 913-234-8661. There are 38 county F.H.A. offices in Kansas. Information on funds for housing, urban renewal and community restoration is available from U.S. Department of Housing and Urban Development (H.U.D.), Two Gateway Center, 4th and State, Kansas City, Kansas 66101. The telephone number is 816-374-4391.

Appendix - I

Morris (1972) has determined a means by which bedroom need can be fit the family composition or make-up. The bedroom need index assigns a bedroom for each of the following:

1. The parental couple (or single parent)
2. Each child aged eighteen or over
3. Each pair of same sex children, at least one between the ages nine to seventeen, whose ages differ by four years or less
4. Each pair of children any sex, both under nine whose ages do not differ by more than four years
5. Each additional adult or couple

From a conversation with the Federal Housing Administration area office in Topeka, Kansas in May, 1973, a few suggestions were obtained. The FHA has no such requirements for the number of bedrooms in a housing unit to fit the family who wishes to purchase a dwelling. Suggestions by the FHA were that at least one bedroom be provided for every two family members and at least one room in the dwelling should be provided for each family member. The FHA also has some requirements on the size of bedrooms in order to obtain a loan through their offices.

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SELF-STUDY OF HOUSING NEEDS FOR COMMUNITY DEVELOPMENT

by

JAMEY LEE JONES

AN ABSTRACT OF A MASTER'S THESIS

submitted in partial fulfillment of the

requirements for the degree

MASTER OF SCIENCE

Department of Family Economics

KANSAS STATE UNIVERSITY
Manhattan, Kansas

1974

Housing is not available in sufficient supply and suitable condition in all areas of Kansas. The population of some areas has been growing while in other areas a decline has been realized caused mainly by the migrating youth to attractive areas of the state and nation. As a result, the supply and demand of housing is out of phase. Although job opportunities are attractive in the growing areas, the supply of decent housing is inadequately saturated, leaving only substandard units to be occupied. Concentrated efforts of public officials are geared toward improving educational facilities, hospitals and public services (such as water, sewer, and transportation). In the areas of declining population, the elderly are left with large older homes for which care is difficult for the aged. Consideration of housing by a community usually begins with housing for the elderly as that is more acceptable to the public than forms of housing for low- and moderate- income groups of other ages.

The number of new units by size and type and the number of rehabitable units and units to be demolished can be predicted by community housing studies. A housing study conducted in McPherson, Kansas during the Spring of 1973 provides an efficient methodology for undertaking a community study. It is described and critiqued. The methodology includes: 1) sampling; 2) interviewing; 3) survey design; 4) results of the study; and 5) conclusions.

The present housing situation in Kansas is described. Findings of related housing studies are summarized and various facilitators for studying and improving housing within the state are reviewed. Recommendations for the future are suggested for the study and improvement of housing in Kansas.