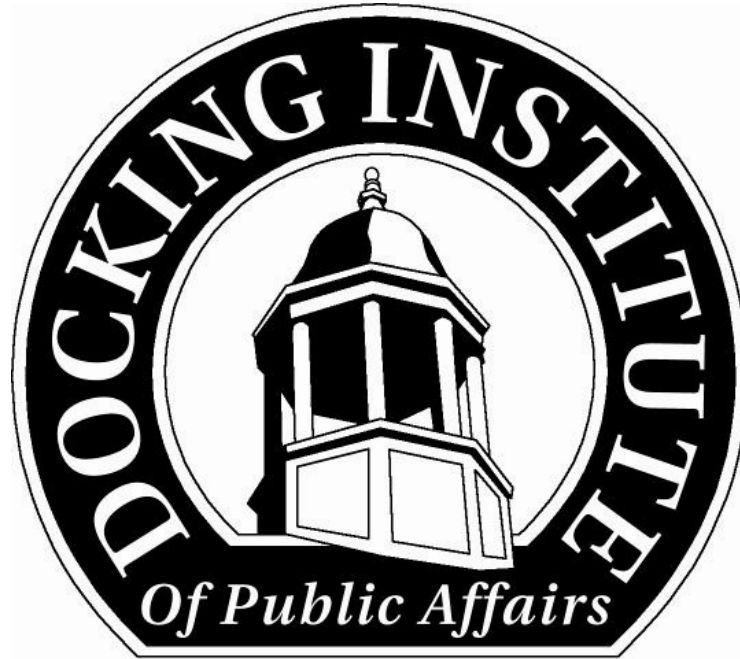


Hays Housing Survey 1999



**Fort Hays State University
600 Park Street
Hays, Kansas 67601**

**Copyright © 2000
All Rights Reserved**

Fort Hays State University
600 Park Street
Hays, Kansas 67601-4099
Telephone: (785) 628-4197
FAX: (785) 628-4188

The staff of **The Docking Institute of Public Affairs** and its **Center for Survey Research** is dedicated to serving the people of Kansas. If you have any questions, comments, or need assistance, do not hesitate to call one of our staff.

Joseph A. Aistrup, Ph.D.
Director

Brett Zollinger, Ph.D.
Director
Center for Survey Research

Michael Walker, M.S.
Research Scientist

Joyce Wiemers-Wolfe, M.S.
Manager
Center for Survey Research

Cathy Drabkin
Conference Coordinator

Hays Housing Survey
Conducted November 10, 1999 to November 16, 1999

Executive Summary

The City of Hays commissioned the Docking Institute of Public Affairs to conduct a telephone survey of households in the city. The survey was conducted to determine residents' housing costs and needs, moving plans, interest in specialized housing, and interest in new, affordable housing.

The major objectives of the survey were to:

- Characterize the current housing of Hays residents
- Describe the housing needs of Hays residents
- Identify Hays' residents plans for changing residence
- Determine the extent of over housing and under housing in Hays
- Measure residents' opinions of several affordable housing options - their popularity and the perceived need for them.

The major survey findings are that:

- Most respondents (75%) want more housing that can be purchased for under \$75,000 and housing that can be rented for \$300 a month or less (71%).
- The main reason renters (35%) and buyers (42%) give for moving is that they are leaving Hays.
- The most common reason for selling or moving, among those staying in Hays, is the desire for more room, with 14% of renters and 16% of homeowners giving this reason.
- The main type of specialized or senior housing of interest is an independent living facility, both for those with a current interest (54%) and those who expressed a future interest (35%).
- 96% do not object to conventional homes being built next to their homes, while 67% do not object to prefabricated homes. Most respondents (71%) do not want mobile homes next door

Section I Methodology

The Telephone Survey

A phone survey of randomly selected Hays residents was conducted between November 10, 1999 and November 16, 1999. The telephone survey was completed using a computer-assisted telephone interviewing (CATI) system. There were 437 valid interviews completed among the 524 eligible persons reached, giving a response rate of 83%. At a 95% confidence level the findings reported here are accurate to within +/- five percent of the actual characteristics.

The Survey Instrument

The Docking Institute and the City of Hays agreed on the survey items used in this portion of the study. It was the responsibility of the City of Hays to identify the needed information and the general study objectives. It was the responsibility of the Docking Institute to develop survey items that were technically correct and unbiased. Question wording and the design of the survey are the property of the Docking Institute and may not be used for additional surveys without the written permission from the Director of the Docking Institute. The complete survey instrument and frequencies for each survey item are included in appendices.

Format of the Report

The next section presents background data on Hays residents and their current housing situation. Section III reports on residents' housing needs and plans regarding housing. Section IV details Hays residents' interests in and need for various kinds of specialized and senior housing. Finally, Section V reports on Hays residents' attitudes towards new housing construction in the city.

Section II Background Data

This section presents demographic data on Hays residents and characterizes their current housing situation. **Table 1** presents a profile of the survey sample. The mean is the arithmetic average of reported length of residence and age. The median is the value at the midpoint from highest to lowest.

Table 1
Demographic Characteristics of the Sample

Characteristic	Mean	Median	Range
Years in Hays	19 years	12 years	0 to 87 years
Age	46	44	18 to 94
Income (mode*)	\$10,000 - 20,000 Over \$70,000	Not Applicable**	Not Applicable**

* Dual modes for income are reported rather than the mean.

** Respondents are asked to place their income within a category. This procedure means that there is no median or range to report.

The sample was almost evenly divided between males (50%) and females (50%). Half of the respondents have lived in Hays for 12 years or longer. Owners outnumber renters by a ratio of 1.63:1 with 268 owners and 164 renters surveyed.

Incomes were widely distributed with the second lowest and the highest income categories containing equal percentages of the sample. The \$10,000 to \$20,000 range includes 66 respondents while the Over \$70,000 category contains 63 respondents, meaning that each category represents 15% of the sample, after rounding.

Table 2
Housing Characteristics

Characteristic	Mean	Median	Range
Persons per Household	2.50	2	1 to 8
Bedrooms	2.85	3	1 to 6
Bathrooms	1.78	2	1 to 6
Home Value	\$99,732	\$90,000	\$7,000 to \$950,000

The “typical” home, based on median values, has 3 bedrooms, 2 bathrooms, 2 people, and is worth \$90,000 if a house and not an apartment. The huge range of home values, from \$7,000 to \$950,000 combined with a relatively low average value of \$99,732 suggests that the home values are positively skewed (i.e., there are many more homes towards the lower end of the range and a few that are exceptionally high in value). Homes valued at \$250,000 or more are reassigned a value of \$250,000 for these calculations so that the mean is not distorted by a few exceptionally high home values.

The means and medians for persons per household, bedrooms and bathrooms are at the low ends of their respective ranges. This suggests that each distribution may be skewed by a few exceptionally large numbers. Most homes have only one or two occupants but a few have six through eight. This is the case for number of bedrooms and number of bathrooms as well since most homes have one or two of each. A few homes have five or six bedrooms or bathrooms.

Many Hays homeowners have no mortgage. The high percentage of homeowners with no mortgage (44%) may reflect the long-term residence of many in Hays. Forty-two percent of those who own their homes have fixed mortgages and 9% have adjustable mortgages. The median residence of 13 years suggests that many people have lived here long enough to pay off a mortgage.

Owners tend to have slightly larger homes and slightly higher housing costs than do renters. Sixty-six percent of owners live in three and four bedroom homes while 68% of renters live in one and two bedroom homes. Most renters (54%) pay \$200 to \$400 a month while the same percentage of owners pay \$300 to \$600 a month.

Hays residents of all income levels are adequately represented in this sample. Lower income residents, who would have lower housing costs and a greater interest in low income housing, are adequately represented. According to a Southwestern Bell representative, 83% of low income households in Hays have phone service¹.

¹ Nancy Lister, Southwestern Bell Telephone Public Relations

Section III Housing Needs and Plans

This section of the report is in two parts: one part addresses the needs and future plans of renters, the other considers home owners. Both groups were asked if they plan to move in the next two years. Owners and renters were asked about present housing costs and expected housing costs when they moved, if they reported plans to move. Homeowners were asked if they plan to sell their homes. Renters were asked if they plan to change residence. Both owners and renters were asked into what kind of housing they planned on moving. Renters and owners were asked their main reason for moving or not moving. Renters were asked if they plan to buy or rent and what type of housing they planned to buy or rent.

Current and Expected Housing Costs.

Respondents were asked to indicate how much they currently spend for housing as well as the amount they expect to spend for new housing when they move, if applicable.

The current housing costs for owners and renters are presented in **Figure 1** on the following page. The graph shows the percentage of renters and owners who report monthly housing costs in each category.

Renters and owners costs are concentrated at opposite ends of the housing cost range. Over 50% of renters are in the three lowest housing cost categories compared with fewer than 10% of owners. The percentage of owners in the three top categories (36%) is much greater than the percentage of renters (7%). Most renters' housing costs are concentrated in the lower end of the range, below \$400 a month. Most homeowners' (53%) costs are concentrated between \$300 and \$600 a month as indicated by the bars representing these categories.

Figure 1
Renters and Owners Monthly Housing Costs

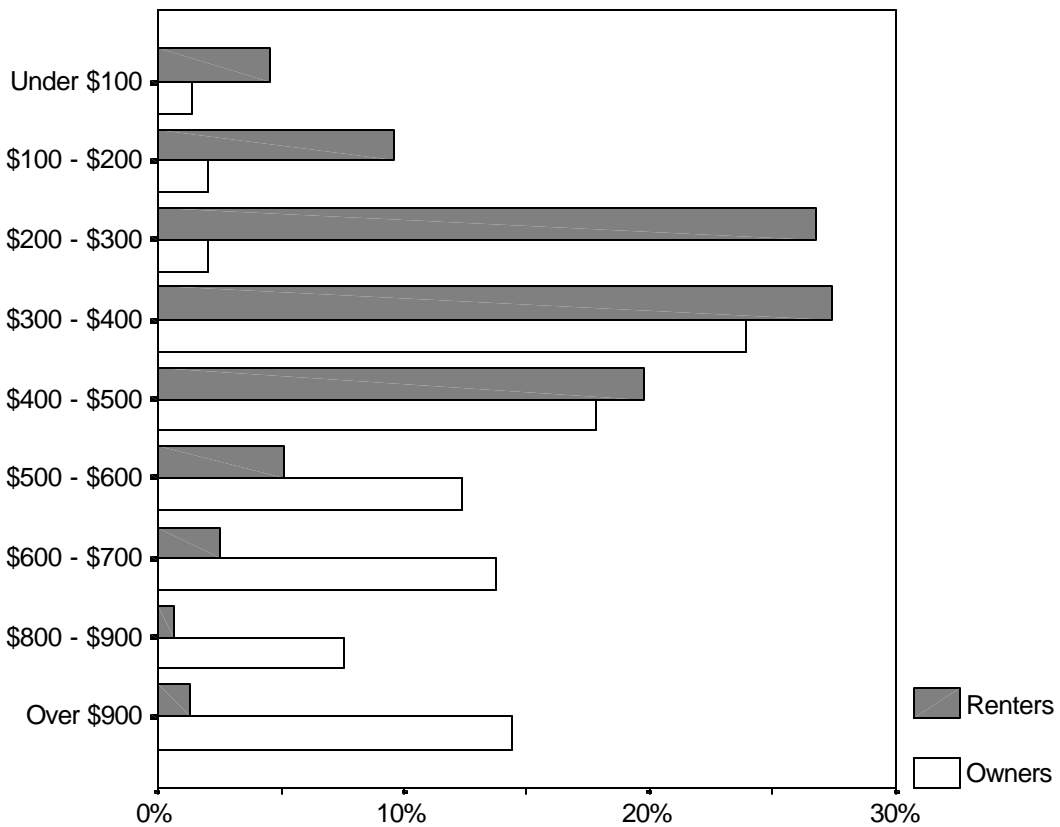


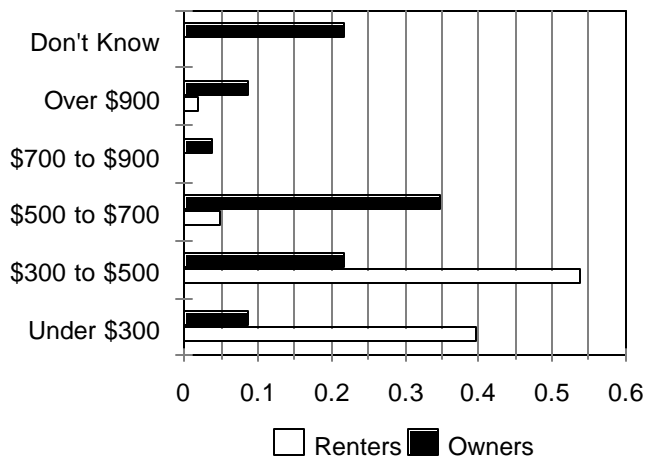
Figure 2 on the following page compares the expected rents for current renters and current home owners who plan to move into a rented home in the next two years. In assessing expected rent among renters who plan to move to another rental unit, most (76%) expect to pay less than \$500 a month for rent. Thirty-two percent expect to pay under \$300 a month. A comparison of current and expected rents indicates that most renters expect to pay about the same rent for their new homes. For example, 83% of

renters paying \$300 to \$400 a month expect to pay between \$300 and \$500 a month and 53% of respondents paying \$200 to \$300 a month expect to pay under \$300 a month for their new homes. This suggests that many respondents paying low rents either want slightly better housing, or that they perceive a shortage of housing in their preferred price range of \$200 to \$300 a month.

When expected rents are compared for current renters and current home owners it is evident that homeowners who plan to rent expect to pay more. The largest group of owners (35%) expects to pay \$500 to \$700 a month for rent. The largest group of renters (54%) expects to pay \$300 to \$500 a month.

Figure 2

Expected Rent - Current Renters and Owners

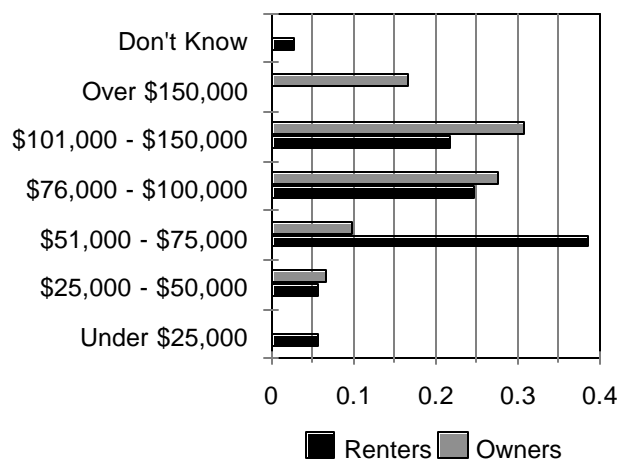


Renters who plan to buy a home in the next two years were asked how much they plan to spend. The breakdown of expected costs, for renters and owners, is given in **Figure 3** on the following page. Most renters (51%) expect to spend less than \$75,000. A substantial percentage (47%) plan to buy homes in the \$76,000 to \$100,000 (25%) and \$101,000 to \$150,000 (22%) ranges. These expected purchase prices are generally lower than expected purchase prices for current home owners who expect to buy a new home.

The majority (59%) of home owners who expect to buy new homes expect to pay

between \$76,000 and \$150,000 as Table 4 indicates. Quite a few (17%) of home owners expect to pay over \$150,000 for a home compared to none of the current renters. None of the current home owners expects to pay less than \$25,000 for a new home, compared to 6% of current renters. The higher housing prices that current home owners expect to pay suggests that home owners tend to be more affluent than renters.

Figure 3
Expected Purchase Prices



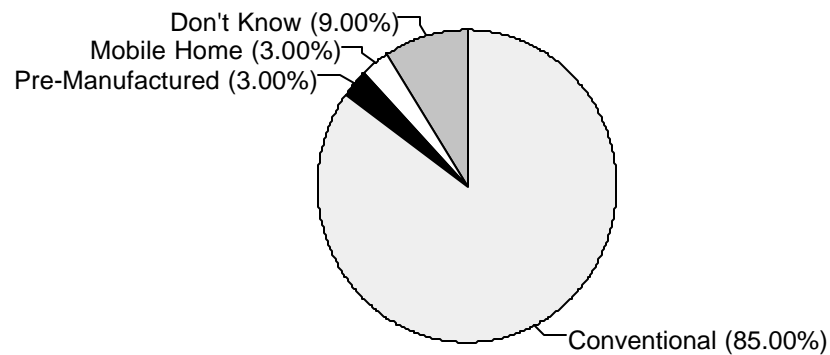
Owners' Housing Plans.

Of the 13% of owners who plan to sell in the next two years the largest group (35%) is selling because they are leaving Hays. The next most often cited reason for selling is the need for more rooms (16%). Those who do not plan to sell most often (72%) gave satisfaction with their current housing situation as the most important reason for not selling. Lack of affordable housing does not seem to be an issue with homeowners. Only 6% of owners (n=13) mention lack of affordable housing as a reason for not selling.

The largest group of current home owners plan to purchase a new home after selling. More owners plan to buy an existing home (46%) than plan to build a new home (17%), rent (17%) or report being uncertain about what they will buy (20%).

Figure 4 gives the breakdown by type of home purchase for home buyers in the survey. Most (85%) of those interested in buying a home say they plan to buy a conventional home. Pre-manufactured homes (3%) and mobile homes (3%) are named by equal numbers of respondents. The remainder (9%) did not know what kind of home they will buy.

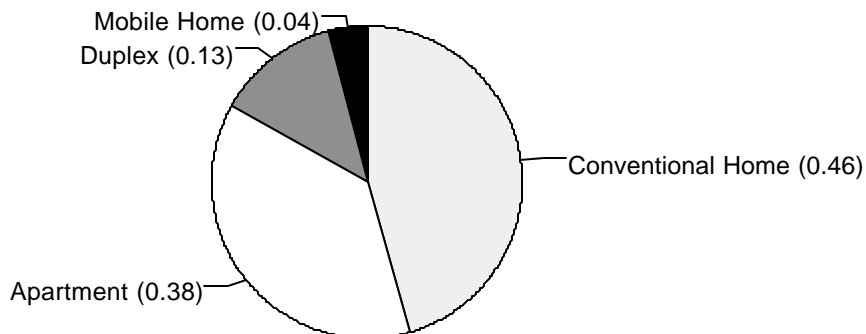
Figure 4
Home Buyers' Purchasing Plans



Renters' Housing Plans

Renters were asked their main reason for either wanting to change residence or for wanting to stay. The main reason for wanting to change residence is to have more rooms (34%). The most common reason (48%) for not moving is satisfaction with current housing. The next most common reason for not moving (13%) is lack of affordable homes.

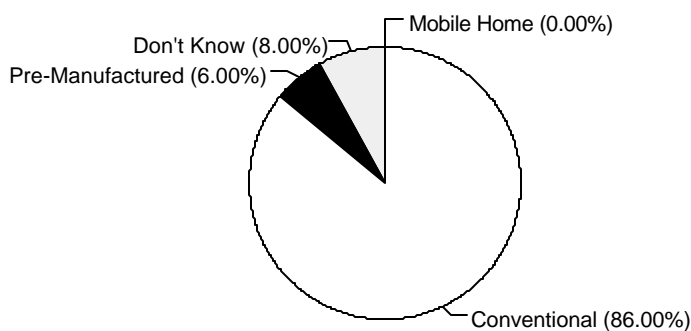
Figure 5
Preferred Rental Type



Renters who plan to change residence in the next two years were asked what they plan to do when they move. **Figure 5** and **Figure 6** give the breakdown by type of housing for renters who plan to change residence.

Figure 6 gives the percentage of renters planning to buy particular kinds of homes. Renters who plan to buy favor conventional homes (n=31, 86%) over pre-manufactured homes (n=2, 6%). None of the renters report that they planned to buy a mobile home. A few renters (n=3) were uncertain what they would buy. Conventional homes are the only kind of significant interest.

Figure 6
Renters' Buying Plans



Preferred rentals were analyzed by income category but the numbers are too small for reliable conclusions. The numbers do *suggest* that preference for a conventional home rental may increase with income level. This type of housing was the most often mentioned for households with incomes over \$30,000 a year. At a household income of \$20,000 to \$30,000 a year respondents mention duplexes and conventional homes with equal frequency (38%). At under \$10,000 and \$10,000 to \$20,000 a year, apartments are the preferred type of rental, with 52% and 42% respectively naming this kind of rental.

Under Housing and Over Housing

Table 3 is a comparison of number of residents by number of bedrooms. It indicates that very few Hays residents can be considered “under housed” though a substantial percentage could be considered “over housed.” Under housing is defined by having more than two persons per bedroom in the home while over housing is defined as having more than two bedrooms per person in the home. Less than 1% of the sample (three persons) can be considered under housed by this definition. According to the definition, 9% of the sample is over housed.

Table 3

Number of Residents Compared to Number of Bedrooms

Residents	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms	6 bedrooms
1	38	43	33	5	0	0
2	8	55	44	21	8	0
3	0	19	33	22	5	2
4	0	4	27	14	8	1
5	1	1	11	13	4	1
6	0	0	1	4	2	0
7	0	1	1	0	1	1
8	0	0	0	0	0	1

These objective measurements do not match residents' perceptions. Only 3 respondents, representing less than one percent of the sample, give needing more rooms as their main reason for moving. The percentage of over housed residents reported by the above criterion does not match perception either since almost nobody (6% of renters, no home owners) plans to move because they need less room.

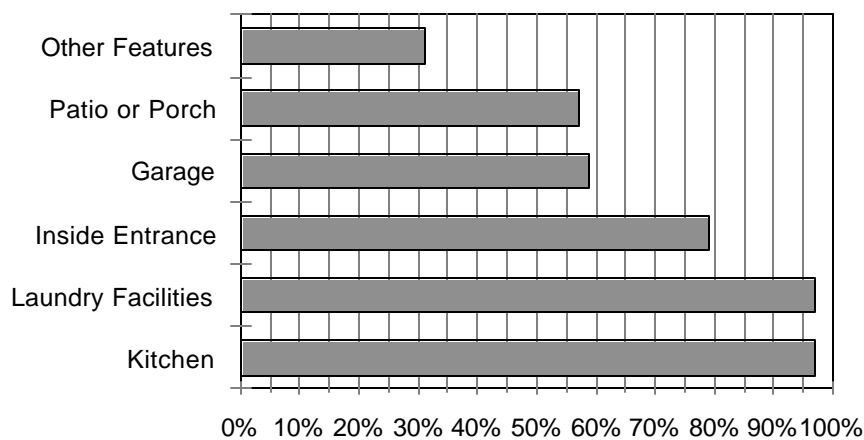
Section IV Specialized and Senior Housing

Respondents were asked if they or anyone in the household is currently interested in specialized or senior housing. They were asked if this interest might appear within the next five years. Respondents were also asked what type of housing they would like and what features they would want.

Respondents were asked about their current interest in specialized or senior housing and their possible interest within the next five years. Twenty-two persons (5%) express a current interest in specialized or senior housing. They are most interested (54%) in an independent living facility. A total of 41 people (10%) say they either will be interested in specialized or senior housing (n=12) within five years or might be interested (n=29). These respondents are most interested (35%) in an independent living facility.

Figure 7

Desired Specialized or Senior Housing Features



Respondents who expressed an interest in specialized or senior housing were asked about the characteristics they would like to see in such a facility. **Figure 7** gives the percentage of respondents expressing an interest in each feature. The most popular features of those asked about are a kitchen and laundry facilities, each of which were mentioned by 97% of respondents. The other features – garage (59%), patio or porch (57%), inside entrance (79%) – were each selected by a majority of respondents. The most desired plan (41%) is two bedrooms and one bathroom. A majority (51%) of respondents said either that this type of facility is not available in Hays or that they did not know if it is available.

Section V New Housing Options

Respondents were asked about their interest in having more affordable housing, either rental properties or homes for sale, built in Hays. Respondents were also asked to indicate the acceptability of having certain kinds of housing built near their homes. Most respondents (75%) want more housing that can be purchased for under \$75,000. Most respondents (71%) also would like to see more rental housing built that can be rented for under \$300 a month.

Respondents indicate varying levels of resistance to having different types of housing built next to their homes. 71% of respondents said they would object to having a mobile home put next to their homes, while 33% said they would object to a pre-manufactured home and only 4% would object to a conventional home.

Table 4

Affordable Housing Costs

Family Income	Monthly Payment	Percent	Percent Moving
Under \$10,000	\$125	10%	38%
\$10,000 - \$20,000	\$375	15%	54%
\$20,000 - \$30,000	\$625	11%	25%
\$30,000 - \$40,000	\$875	14%	22%
\$40,000 - \$50,000	\$1125	11%	30%
\$50,000 - \$60,000	\$1375	6%	5%
\$60,000 - \$70,000	\$1625	5%	10%
Over \$70,000	\$1750	13%	12%

Table 4 gives a breakdown of the housing costs that respondents in each housing category can afford and the percentage of respondents in that income

category. The Monthly Payment column is calculated based on the midpoint of each income category, except for the Over \$70,000 category where \$70,000 is used. The calculations assume that 30% of household income will be used for housing. For example, \$25,000 is used to calculate how much someone in the \$20,000 - \$30,000 income range can afford to spend on housing. The Percent Moving Category indicates the percentage of respondents in that income category who plan to move in the next two years.

The figures in Table 4 indicate that persons in the two lowest income categories are most likely to move. Logically, persons in these lower income categories can afford relatively modest monthly housing costs. There are many respondents (over 100) who report earning under \$20,000 a year, many of whom plan to move in the next two years. Furthermore, at least 20% of respondents in three other income categories, covering incomes between \$20,000 and \$50,000, also plan to move in the next two years. There should be considerable demand for housing over a wide price range, including rental homes and homes to purchase.

Conclusions

Respondents support construction of more low rent apartments and affordable homes, with the latter being somewhat more desired. More people who are moving want to buy a home than want to rent any kind of property. The mobility of renters (42% plan to move in the next two years) suggests significant demand for conventional homes to rent as well as for apartments. Very few Hays residents consider themselves to be over housed while many seem to feel under housed, based on their main reason for moving - to have more rooms. Most movers anticipate moving to new homes with rent in the same \$200 price range as their current rent. The largest group of these renters plans to rent conventional homes. More home buyers are interested in conventional homes than are interested in mobile homes and pre-manufactured homes combined. Respondents who are, or might soon be, interested in specialized or senior housing are primarily interested in specialized or senior housing.

Appendix A
City of Hays Housing Survey

Hello, my name is [FIRST NAME]. I am calling from Fort Hays State University on behalf of the City of Hays. We are questioning a number of Hays residents about housing needs in Hays.

May I speak with the male [OR female] head of the household?

[IF TARGETED RESPONDENT IS NOT AVAILABLE, ARRANGE A CALL BACK TIME]

[WHEN TARGETED RESPONDENT COMES TO THE PHONE, REPEAT INTRODUCTION]

[WHEN SPEAKING WITH TARGETED RESPONDENT, CONTINUE...]

I want to assure you that your answers will remain completely confidential. It should only take about 5 minutes. May I ask you a few questions?

I would first like to ask some questions about your current housing situation.

Including yourself, how many people live in your household? [q1]

How many bedrooms does your home have? [q2]

How many bathrooms does your home have? [q3]

How many years have you lived in Hays? [q4]

Do you own your home, or do you rent? [q5]

1 RENT

2 OWN

9 [REFUSED ANSWER]

What is the approximate value of your home? [q6]
[EXAMPLE: If \$25,000, enter 25000]

Do you have a fixed mortgage, an adjustable mortgage, or do you currently not have a mortgage on your home? [q7]

- 1 FIXED
- 2 ADJUSTABLE
- 3 NO MORTGAGE
- 9 [REFUSED ANSWER]

Do you plan to sell your home in the next two years? [q8]

- 1 YES
- 2 NO
- 9 [DON'T KNOW/REFUSED ANSWER]

Which one of the following is the most important reason for selling your home? [q9]

- 1 Need more rooms
- 2 Need less rooms
- 3 Want to move closer to work
- 4 Want to move closer to school
- 5 Want to move to a better neighborhood
- 6 Leaving Hays
- 7 Some other reason
- 9 [DON'T KNOW, REFUSED ANSWER]

When you sell your home, do you plan to.... [q10]

- 1 Buy an existing home
- 2 Build a new home
- 3 Or Rent
- 9 [DON'T KNOW/REFUSED ANSWER]

Do you plan to buy a home in the next two years? [q11]

- 1 YES
- 2 NO
- 9 [DON'T KNOW/REFUSED ANSWER]

Which one of the following is the most important reason for wanting to buy a home? [q12]

- 1 Need more rooms
- 2 Need less rooms

- 3 Want to move closer to work
- 4 Want to move closer to school
- 5 Want to move to a better neighborhood
- 6 Leaving Hays
- 7 Some other reason
- 9 [DON'T KNOW, REFUSED ANSWER]

When you buy your home, do plan to... [q13]

- 1 Buy an existing home
- 2 Build a new home
- 9 [NO ANSWER, REFUSED ANSWER]

Would you expect to purchase a mobile home, a pre_manufactured home that is moved to a building lot, or a conventional home built on site? [q14]

- 1 mobile home
- 2 pre_manufactured home
- 3 conventional home
- 9 [DON'T KNOW/REFUSED ANSWER]

Thinking of the price ranges you would expect to pay for a home, which of these price ranges is closest? [q15]

[READ ALL CATEGORIES]

- 1 under \$25,000
- 2 \$25,000 to \$50,000
- 3 \$51,000 to \$75,000
- 4 \$76,000 to \$100,000
- 5 \$101,000 to \$150,000 or
- 6 over \$150,000
- 99 [DON'T KNOW/REFUSED ANSWER]

Which one of the following is the most important reason for not selling your house? [q16]

- 1 Satisfied with current housing,
- 2 The lack of affordable homes,
- 3 The cost of financing a house,
- 4 The cost of moving,
- 5 Some other reason
- 9 [DON'T KNOW/REFUSED ANSWER]

Do you plan to change residences within the next two years? [q17]

- 1 YES
- 2 NO

Which one of the following is the most important reason for wanting to

change residences? [q18]

- 1 Need more rooms
- 2 Need less rooms
- 3 Want to move closer to work
- 4 Want to move closer to school
- 5 Want to move to a better neighborhood
- 6 Leaving Hays
- 7 Some other reason
- 9 [DON'T KNOW, REFUSED ANSWER]

Which one of the following is the most important reason for not changing residences? [q19]

- 1 Satisfied with current housing,
- 2 The lack of affordable homes,
- 3 The cost of financing a house,
- 4 The cost of moving,
- 5 Some other reason
- 9 [DON'T KNOW/REUSED ANSWER]

Thinking of the price range you would expect to pay for rent, which of these price ranges is the closest? [q20]

- 1 Under \$300 per month,
- 2 \$300 to \$500,
- 3 \$500 to \$700,
- 4 \$700 to \$900, or
- 5 over \$900 per month
- [99 DON'T KNOW/REFUSED ANSWER]

Would your family prefer to rent: [q21]

[READ ALL ANSWER CATEGORIES]

- 1 an apartment
- 2 a duplex
- 3 a mobile home
- 4 or a conventional home

Should more housing be built in Hays that can be purchased for \$75,000 or less? [q22]

- 1 YES
- 2 NO
- 9 [DON'T KNOW/REFUSED ANSWER]

Please indicate if the following types of housing would be acceptable if they were built next to your home :

[1 YES 2 NO 9 DK/RA]

A mobile home [q23a]

A pre_manufactured home [q23b]

A conventional home built on_site [q23c]

Should more rental housing be built in Hays with a rental fee of \$300 or less per month? [q24]

1 YES

2 NO

9 [DON'T KNOW/REFUSED ANSWER]

Do you pay more than \$400 or less than \$400 a month for housing? [q25]

[FOR THOSE PAYING LESS THAN \$400 READ THE FOLLOWING]

1 Do you pay less than \$100

2 between \$100 and \$200

3 between \$200 and \$300

4 or betwen \$300 and \$400 a month?

[FOR THOSE PAYING OVER \$400, READ THE FOLLOWING]

5 Do you pay between \$400 and \$500 a month?

6 between \$500 and \$600

7 between \$600 and \$700

8 between \$800 and \$900

10 or more than \$900 a month?

[99 DON'T KNOW/REFUSED ANSWER]

Is any member of your household currently interested in some type of specialized or senior housing? [q26]

1 YES

2 NO

9 [DON'T KNOW/REFUSED ANSWER]

I am going to list several types of specialized or senior housing. Please tell me which one would be of most interest. [q27]

1 Handicapped accessible

2 Group living facility

3 Independent living facility

4 Assisted living facility

5 Some other type of facility

9 [DON'T KNOW/REFUSED ANSWER]

Within the next five years, will any member of your household be interested in some type of specialized or senior housing? [q28]

1 YES

2 MAYBE/IT IS POSSIBLE

3 NO

9 [DON'T KNOW/REFUSED ANSWER]

I am going to list several types of specialized or senior housing. Please tell me which one would be of most interest. [q29]

1 Handicapped accessible

2 Group living facility

3 Independent living facility

4 Assisted living facility

5 Some other type of facility

9 [DON'T KNOW/REFUSED ANSWER]

What is the smallest size housing unit that would be necessary? [q30]

1 One bedroom and one bathroom

2 Two bedrooms and one bathroom

3 Two bedrooms and two bathrooms

4 More than two bedrooms?

9 [DON'T KNOW/REFUSED ANSWER]

Would the following features be necessary? [q31]

[1 YES 2 NO 9 DK/RA]

Kitchen [31a]

Garage [31b]

Patio or porch [31c]

Laundry facilities [31d]

An inside entrance [31e]

Any other feature? [31f]

Is this type of specialized or senior housing available in the city of Hays now? [q32]

1 YES

2 NO

9 DK/RA

Thinking of the cost for this type of housin in Hays,
is it in the price range of.... [q33]

- 1 Less than \$1,000 a month
- 2 \$1000 to \$2000 a month
- 3 \$2000 to \$3000 a month
- 4 More than \$3000 a month
- 9 [DON'T KNOW/REFUSED ANSWER]

What year were you born? [q34]

Was your total family income for last year above or below
\$30,000? [q35]

[IF BELOW \$30,000, READ FOLLOWING]

- 1 Was it less than \$10,000
- 2 between \$10,000 and \$20,000
- 3 or between \$20,000 and \$30,000?

[IF ABOVE \$30,000 READ FOLLOWING]

- 4 Was it between \$30,000 and \$40,000
- 5 between \$40,000 and \$50,000
- 6 between \$50,000 and \$60,000
- 7 between \$60,000 and \$70,000
- 8 or was it over \$70,000?

[9 DON'T KNOW/REFUSED ANSWER]

Thank you very much for your participation in this study. [HANG UP]

Gender [q36] Phone Number Survey Station

1 Male Area code

2 Female Prefix Date Completed

Suffix

Interv. Number

q1 Number People In Household

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	1	.2	.2	.2
	1	119	27.2	27.4	27.6
	2	136	31.1	31.3	59.0
	3	81	18.5	18.7	77.6
	4	54	12.4	12.4	90.1
	5	31	7.1	7.1	97.2
	6	7	1.6	1.6	98.8
	7	4	.9	.9	99.8
	8	1	.2	.2	100.0
	Total	434	99.3	100.0	
Missing	System	3	.7		
Total		437	100.0		

Appendix B The Frequency Distributions

q2 Number Bedrooms

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1	48	11.0	11.0	11.0
	2	123	28.1	28.2	39.2
	3	151	34.6	34.6	73.9
	4	79	18.1	18.1	92.0
	5	29	6.6	6.7	98.6
	6	6	1.4	1.4	100.0
	Total	436	99.8	100.0	
Missing	System	1	.2		
Total		437	100.0		

q3 Number Bathrooms

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1	193	44.2	44.3	44.3
	2	166	38.0	38.1	82.3
	3	63	14.4	14.4	96.8
	4	11	2.5	2.5	99.3
	5	1	.2	.2	99.5
	6	2	.5	.5	100.0
	Total		436	99.8	100.0
Missing	System	1	.2		
Total		437	100.0		

q5 Own Or Rent

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Rent	164	37.5	37.7	37.7
	Own	268	61.3	61.6	99.3
	RA	3	.7	.7	100.0
	Total	435	99.5	100.0	
Missing	System	2	.5		
Total		437	100.0		

q7 Type Of Mortgage

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Fixed	111	25.4	41.3	41.3
	Adjustable	24	5.5	8.9	50.2
	No Mortgage	117	26.8	43.5	93.7
	RA	17	3.9	6.3	100.0
	Total	269	61.6	100.0	
Missing	System	168	38.4		
Total		437	100.0		

q8 Plans To Sell Home In Next 2 Years

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	35	8.0	13.1	13.1
	No	216	49.4	80.9	94.0
	DK-RA	16	3.7	6.0	100.0
	Total	267	61.1	100.0	
Missing	System	170	38.9		
Total		437	100.0		

q9 Reason For Selling

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Need More Rooms	6	1.4	16.2	16.2
	Need Less Rooms	3	.7	8.1	24.3
	Want To Move To A Better Neighborhood	4	.9	10.8	35.1
	Leaving Hays	13	3.0	35.1	70.3
	Some Other Reason	9	2.1	24.3	94.6
	DK-RA	2	.5	5.4	100.0
	Total	37	8.5	100.0	
Missing	System	400	91.5		
Total		437	100.0		

q11 Plans To Buy Home In Next 2 Years

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	35	8.0	21.5	21.5
	No	120	27.5	73.6	95.1
	DK-RA	8	1.8	4.9	100.0
	Total	163	37.3	100.0	
Missing	System	274	62.7		
Total		437	100.0		

q12 Reason For New Home

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Need More Rooms	12	2.7	34.3	34.3
	Want To Move To A Better Neighborhood	2	.5	5.7	40.0
	Leaving Hays	7	1.6	20.0	60.0
	Some Other Reason	14	3.2	40.0	100.0
	Total	35	8.0	100.0	
Missing	System	402	92.0		
Total		437	100.0		

q10 Building Or Buying After Selling Home

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Buy An Existing Home	16	3.7	45.7	45.7
	Build A New Home	6	1.4	17.1	62.9
	Or Rent	6	1.4	17.1	80.0
	DK-RA	7	1.6	20.0	100.0
	Total	35	8.0	100.0	
Missing	System	402	92.0		
Total		437	100.0		

q14 Projected Type Of Home Purchase

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Mobile Home	2	.5	3.1	3.1
	Pre-Manufactured Home	2	.5	3.1	6.2
	Conventional Home	55	12.6	84.6	90.8
	DK-RA	6	1.4	9.2	100.0
	Total	65	14.9	100.0	
Missing	System	372	85.1		
Total		437	100.0		

q15 Buying Price Range

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Under \$25,000	2	.5	3.1	3.1
	\$25,000 to \$50,000	4	.9	6.2	9.2
	\$51,000 to \$75,000	17	3.9	26.2	35.4
	\$76,000 to \$100,000	17	3.9	26.2	61.5
	\$101,000 to \$150,000	17	3.9	26.2	87.7
	Over \$150,000	5	1.1	7.7	95.4
	9	3	.7	4.6	100.0
Total		65	14.9	100.0	
Missing	System	372	85.1		
Total		437	100.0		

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Buy An Existing Home	26	5.9	74.3	74.3
	Build A New Home	6	1.4	17.1	91.4
	DK-RA	3	.7	8.6	100.0
	Total	35	8.0	100.0	
Missing	System	402	92.0		
Total		437	100.0		

q17 Plans To Change Residence In Next 2 Years

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	54	12.4	42.2	42.2
	No	63	14.4	49.2	91.4
	DK-RA	11	2.5	8.6	100.0
	Total	128	29.3	100.0	
Missing	System	309	70.7		
Total		437	100.0		

q18 Reason For Changing Residence

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Need More Rooms	9	2.1	13.8	13.8
	Need Less Rooms	4	.9	6.2	20.0
	Want To Move Closer To Work	1	.2	1.5	21.5
	Want To Move Closer To School	2	.5	3.1	24.6
	Want To Move To A Better Neighborhood	2	.5	3.1	27.7
	Leaving Hays	27	6.2	41.5	69.2
	Some Other Reason	18	4.1	27.7	96.9
	DK-RA	2	.5	3.1	100.0
	Total	65	14.9	100.0	
Missing	System	372	85.1		
Total		437	100.0		

		Frequency	Percent	Percent	Percent
Valid	Satisfied With Current Housing	156	35.7	71.6	71.6
	The Lack of Affordable Homes	13	3.0	6.0	77.5
	The Cost Of Financing A House	7	1.6	3.2	80.7
	The Cost Of Moving	4	.9	1.8	82.6
	Some Other Reason	35	8.0	16.1	98.6
	DK-RA	3	.7	1.4	100.0
	Total	218	49.9	100.0	
Missing	System	219	50.1		
Total		437	100.0		

q19 Reason For Not Changing Residence

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Satisfied With Current Housing	30	6.9	48.4	48.4
	The Lack of Affordable Homes	8	1.8	12.9	61.3
	The Cost Of Financing A House	6	1.4	9.7	71.0
	The Cost Of Moving	7	1.6	11.3	82.3
	Some Other Reason	8	1.8	12.9	95.2
	DK-RA	3	.7	4.8	100.0
	Total	62	14.2	100.0	
Missing	System	375	85.8		
Total		437	100.0		

q20 Expected Rental Price Range

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Under \$300 Per Month	28	6.4	32.2	32.2
	\$300 to \$500	40	9.2	46.0	78.2
	\$500 to \$700	11	2.5	12.6	90.8
	\$700 to \$900	1	.2	1.1	92.0
	Over \$900 Per Month	3	.7	3.4	95.4
	DK-RA	4	.9	4.6	100.0
	Total	87	19.9	100.0	
Missing	System	350	80.1		
Total		437	100.0		

q22 Increase Housing Under \$75,000

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	327	74.8	75.5	75.5
	No	40	9.2	9.2	84.8
	DK-RA	66	15.1	15.2	100.0
	Total	433	99.1	100.0	
Missing	System	4	.9		
Total		437	100.0		

q23a Mobile Home Next To Your Home

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	76	17.4	25.3	25.3
	No	214	49.0	71.3	96.7
	DK-RA	10	2.3	3.3	100.0
	Total	300	68.6	100.0	
Missing	System	137	31.4		
Total		437	100.0		

q21 Type Of Housing Preferred To Rent

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	An Apartment	32	7.3	37.6	37.6
	A Duplex	11	2.5	12.9	50.6
	A Mobile Home	3	.7	3.5	54.1
	A Conventional Home	39	8.9	45.9	100.0
	Total	85	19.5	100.0	
Missing	System	352	80.5		
Total		437	100.0		

q24 Increase Number Rentals Under \$300 Per Month

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	305	69.8	71.1	71.1
	No	56	12.8	13.1	84.1
	DK-RA	68	15.6	15.9	100.0
	Total	429	98.2	100.0	
Missing	System	8	1.8		
Total		437	100.0		

q25 Current Amount Rent Per Month More Or Less Than \$400

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Do You Pay Less Than \$100	9	2.1	2.9	2.9
	Between \$100 and \$200	18	4.1	5.9	8.8
	Between \$200 and \$300	46	10.5	15.0	23.9
	Between \$300 and \$400	78	17.8	25.5	49.3
	Between \$400 and \$500	57	13.0	18.6	68.0
	Between \$500 and \$600	26	5.9	8.5	76.5
	Between \$600 and \$700	24	5.5	7.8	84.3
	Between \$800 and \$900	12	2.7	3.9	88.2
	More Than \$900	23	5.3	7.5	95.8
	DK-RA	13	3.0	4.2	100.0
Total		306	70.0	100.0	
Missing	System	131	30.0		
Total		437	100.0		
missing	System	141	32.3		
Total		437	100.0		

q23c Conventional Home Next To Your Home

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	275	62.9	92.6	92.6
	No	13	3.0	4.4	97.0
	DK-RA	9	2.1	3.0	100.0
	Total	297	68.0	100.0	
Missing	System	140	32.0		
Total		437	100.0		

q27 Types Of Specialized Housing Needed

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Handicapped Accessible	6	1.4	25.0	25.0
	Group Living Facility	2	.5	8.3	33.3
	Independent Living Facility	13	3.0	54.2	87.5
	Assisted Living Facility	1	.2	4.2	91.7
	Some Other Type Of Facility	2	.5	8.3	100.0
	Total	24	5.5	100.0	
Missing	System	413	94.5		
Total		437	100.0		

q26 Current Interest In Specialized Housing

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	22	5.0	5.1	5.1
	No	404	92.4	93.5	98.6
	DK-RA	6	1.4	1.4	100.0
	Total	432	98.9	100.0	
Missing	System	5	1.1		
Total		437	100.0		

q30 Necessary Housing Size

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Bedroom and 1 Bath	10	2.3	16.4	16.4
	2 Bedrooms and 1 Bath	25	5.7	41.0	57.4
	2 Bedrooms and 2 Baths	18	4.1	29.5	86.9
	More Than 2 Bedrooms	6	1.4	9.8	96.7
	9	2	.5	3.3	100.0
	Total	61	14.0	100.0	
Missing	System	376	86.0		
Total		437	100.0		

q28 Projected Interest In Specialized Housing

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	12	2.7	2.9	2.9
	Maybe/It Is Possible	28	6.4	6.8	9.7
	No	360	82.4	87.6	97.3
	DK-RA	11	2.5	2.7	100.0
	Total	411	94.1	100.0	
Missing	System	26	5.9		
Total		437	100.0		

q29 Types Of Specialized Housing Needed

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Handicapped Accessible	3	.7	7.5	7.5
	Group Living Facility	6	1.4	15.0	22.5
	Independent Living Facility	14	3.2	35.0	57.5
	Assisted Living Facility	10	2.3	25.0	82.5
	Some Other Type Of Facility	3	.7	7.5	90.0
	DK-RA	4	.9	10.0	100.0
	Total	40	9.2	100.0	
Missing	System	397	90.8		
Total		437	100.0		

q31c Patio Or Porch Necessary

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	33	7.6	56.9	56.9
	No	23	5.3	39.7	96.6
	DK-RA	2	.5	3.4	100.0
	Total	58	13.3	100.0	
Missing	System	379	86.7		
Total		437	100.0		

q31a Kitchen Necessary

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	58	13.3	96.7	96.7
	No	1	.2	1.7	98.3
	DK-RA	1	.2	1.7	100.0
	Total	60	13.7	100.0	
Missing	System	377	86.3		
Total		437	100.0		

q31b Garage Necessary

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	34	7.8	58.6	58.6
	No	23	5.3	39.7	98.3
	DK-RA	1	.2	1.7	100.0
	Total	58	13.3	100.0	
Missing	System	379	86.7		
Total		437	100.0		

q32 Current Specialized Housing Availability

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	29	6.6	49.2	49.2
	No	15	3.4	25.4	74.6
	DK-RA	15	3.4	25.4	100.0
	Total	59	13.5	100.0	
Missing	System	378	86.5		
Total		437	100.0		

q31d Laundry Facilities

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	57	13.0	96.6	96.6
	No	2	.5	3.4	100.0
	Total	59	13.5	100.0	
Missing	System	378	86.5		
Total		437	100.0		

q31e Inside Entrance Necessary

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	46	10.5	79.3	79.3
	No	9	2.1	15.5	94.8
	DK-RA	3	.7	5.2	100.0
	Total	58	13.3	100.0	
Missing	System	379	86.7		
Total		437	100.0		

q31f Other Features Necessary

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	15	3.4	30.6	30.6
	No	27	6.2	55.1	85.7
	DK-RA	7	1.6	14.3	100.0
	Total	49	11.2	100.0	
Missing	System	388	88.8		
Total		437	100.0		

q33 Specialized Housing Monthly Price Range

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Less Than \$1,000 A Month	13	3.0	43.3	43.3
	\$1,000 to \$2,000 A Month	10	2.3	33.3	76.7
	\$2,000 to \$3,000 A Month	1	.2	3.3	80.0
	DK-RA	6	1.4	20.0	100.0
	Total	30	6.9	100.0	
Missing	System	407	93.1		
Total		437	100.0		

q35 Total Family Income

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Less Than \$10,000	42	9.6	9.8	9.8
	Between \$10,000 and \$20,000	66	15.1	15.4	25.2
	Between \$20,000 and \$30,000	49	11.2	11.4	36.6
	Between \$30,000 and \$40,000	61	14.0	14.2	50.8
	Between \$40,000 and \$50,000	47	10.8	11.0	61.8
	Between \$50,000 and \$60,000	24	5.5	5.6	67.4
	Between \$60,000 and \$70,000	21	4.8	4.9	72.3
	Over \$70,000	63	14.4	14.7	86.9
	DK-RA	56	12.8	13.1	100.0
	Total	429	98.2	100.0	
Missing	System	8	1.8		
Total		437	100.0		

q36 Gender

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Male	209	47.8	48.7	48.7
	Female	220	50.3	51.3	100.0
	Total	429	98.2	100.0	
Missing	System	8	1.8		
Total		437	100.0		