Republic County Housing Study
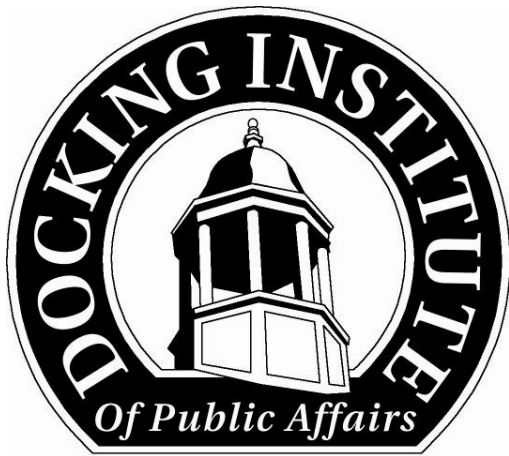
Prepared For
Republic County
Economic Development Corporation
By

The Docking Institute of Public Affairs
Fort Hays State University

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Mission:

To Facilitate Effective Public Policy Decision-Making.

The staff of the Docking Institute of Public Affairs and its
University Center for Survey Research are dedicated to
serving the people of Kansas and surrounding states.

Republic County Housing Study

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Republic County
Economic Development Corporation

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Executive Summary

The Republic County Economic Development Corporation (RCEDC) contracted with the Docking Institute of Public Affairs to conduct a housing study. The study assessed housing demand and availability in Republic County, using data published by the U.S. Census Bureau and data collected from three surveys conducted by the Docking Institute. The study found:

- According to the 2010 Census, Republic County, Kansas had 2,274 households with a population of 4,980 in 2010.
- According to the 2010 Census, Republic County had a total of 2,877 housing units; 79% of them were occupied and 21% were vacant.
- The 2010 Census shows that among occupied housing units, 78.1% were owner occupied and 21.1% were renter occupied. The average household size of owner-occupied housing units was 2.22. The average household size of renter-occupied units was 1.89.
- The 2010 American Community Survey conducted by the U.S. Census Bureau indicates that 49.3% of all the housing units in Republic County were built in 1939 or earlier and that 4% were built since 2000.
- According to the 2010 American Community Survey, 31.7% of the housing units in Republic County had two bedrooms, 39.9% had three bedrooms, and 15.6% had four bedrooms.
- According to the 2010 American Community Survey, 52.8% of the owner-occupied housing units in Republic County had a value of less than $50,000 and 26.2% had a value between $50,000 and $100,000.
- According to the 2010 American Community Survey, 54.4% of the households in Republic County that rented a housing unit paid $300-$499 every month for their rents.
- Almost forty percent (37.8%) of the respondents living in Republic County would be very or somewhat likely to move to a different residence within Republic County if a suitable apartment or house was available at that location.
- Courtland and Scandia were most preferred towns to move to among respondents who live in Republic County and who said they would be very or somewhat likely to move to a different residence within Republic County.
- Among those respondents who live in Republic County and who would be very or somewhat likely to move to a different location within Republic County, 71.4% would like to buy a house when they move, and 28.5% would like to rent a house or apartment.
- Limited options and condition of the property were the two major concerns when looking for rental properties or houses among respondents living in Republic County and desiring to move to a different location within Republic County.
- Among those Republic County residents who would like to buy a house when moving to a different location within Republic County, half would like the house to have three bedrooms,

- and the other half would like the house to have four bedrooms; 90% of them would like to have two bathrooms; half of them would like the house to have 2,000 square feet, and the other half would like to have more than 2,000 square feet.
- Sixty percent (60%) of the respondents living in Republic County currently own a house, and 40% rent either an apartment or house.
- Among those respondents who currently rent an apartment in Republic County, 61.5% pay $100 to $199 every month for rent.
- Fifty-five percent (55%) of those respondents who currently own a house in Republic County indicated that the assessed value of their houses were between $25,000 and $75,000.
- Among those respondents who currently own or rent a house in Republic County, 24.2% live in houses with two bedrooms, 48.5% live in houses with three bedrooms, and 27.3% live in houses with four bedrooms; 54.5% live in houses with two bathrooms; 47.6% live in houses with less than 1,500 square feet.
- Among those respondents who live outside of Republic County and are interested or might be interested in moving in Republic County, 42.9% are interested in renting a house, and 57.1% are interested in buying a house.
- Those respondents who live outside of Republic County and are interested in renting a house intend to pay $400 to $500 monthly for rent.
- Three respondents live outside of Republic County and are interested in buying a house. The prices of the houses they intend to buy range from $50,000 to $200,000.
- Seven respondents live outside of Republic County and are interested in renting or buying a house. Three of them would like the house to have two bedrooms; three would like three bedrooms, and one would like five bedrooms. Five of them would like to have two bathrooms.
- It is estimated that a total of 101 jobs will be created in 11 employers in Republic County in the next two years. Among those 101 jobs to be created, 8.9% will be upper level management positions, 7.9% will be middle level management positions, and 83.2% will be front line working positions.
- The salary of the upper level management positions that will be created in Republic County ranges from $30,000 to $75,000 a year.
- About twenty-nine percent (28.6%) of the front line working positions that will be created in Republic County will pay $10 an hour, 22.6% will pay $15 an hour, and 27.4% will pay $19 an hour.

Research Objectives

The Republic County Economic Development Corporation (RCEDC) in Kansas contracted with the Docking Institute of Public Affairs at Fort Hays State University to survey major employers within Republic County and some residents living in and outside of Republic County, and also to conduct secondary analysis of data published by the U.S. Census Bureau. The study was designed to assess housing demand and availability in Republic County.

Methods

The Docking Institute conducted three telephone surveys that target three relevant populations: persons who reside outside of Republic County, persons residing within Republic County, both of whom have contacted RCEDC regarding housing availability, and heads of major employers in Republic County. The RCEDC provided the Docking Institute a list of 17 major employers in Republic County, 50 individuals who live in Republic County and 17 individuals who live outside of Republic County. The Docking Institute started calling those employers and individuals on October 24, 2011. By January 8, 20012, the end of the data collection period, 14 employers, 37 individuals living in Republic County, and 14 individuals living outside of Republic County completed the telephone interviews. The response rate of the employer survey is 82.4%. The response rates of the in-county residents and out-of-county residents are 74% and 82.4% respectively.

Besides the survey data, the Docking Institute also collected housing information published by the U.S. Census Bureau. The following will first present the analysis of the data from the U.S. Census, and then the results of those three surveys.

Findings from the U.S. Census Bureau

The 2010 Census shows that Republic County, Kansas had 2,274 households with a population of 4,980 in 2010. There were a total of 2,877 housing units in Republic County, among which 2,274 units (79%) were occupied and 21% were vacant (Figure 1). Among the 2,274 occupied housing units, 30.4% were occupied by owner with a mortgage or loan, 47.7% were owner occupied free and clear, and 21.9% were occupied by renters (Figure 2). Among the vacant housing units, 12.1% were for rent, 13.6% were for seasonal, recreational, or occasional use, 5.5% were for sale, 1% were either rented or sold but not occupied yet, and 67.8% were vacant for other reasons (Figure 3).

Figure 1: Housing Occupancy (n=2,877)

Occupied housing units — 79.0%
Vacant housing units — 21.0%
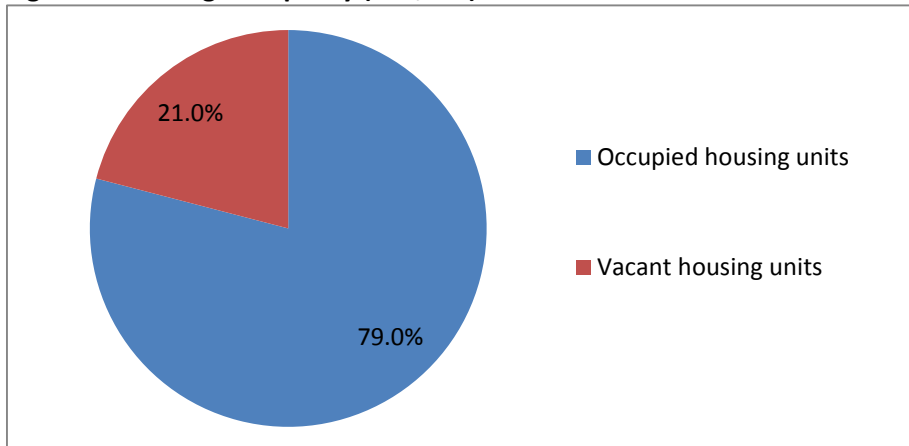
Source: 2010 Census Summary File 1, www.census.gov

Figure 2: Housing Tenure (n=2,274)

Owner occupied with a mortgage or loan — 30.4%
Owner occupied free and clear — 47.7%
Renter occupied — 21.9%
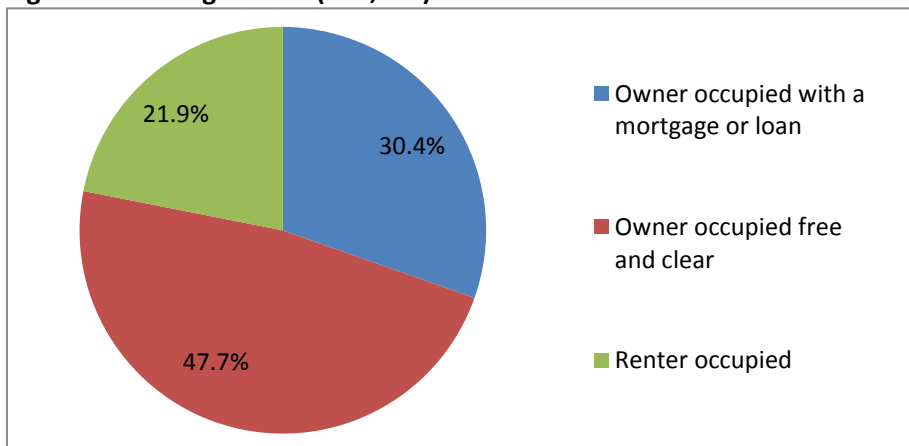
Source: 2010 Census Summary File 1, www.census.gov

Figure 3: Vacancy Status (n=603)

For rent — 12.1%
Rented, not occupied — 0.3%
For sale only — 5.5%
Sold, not occupied — 0.7%
For seasonal, recreational, or occasional use — 13.6%
Other vacant — 67.8%
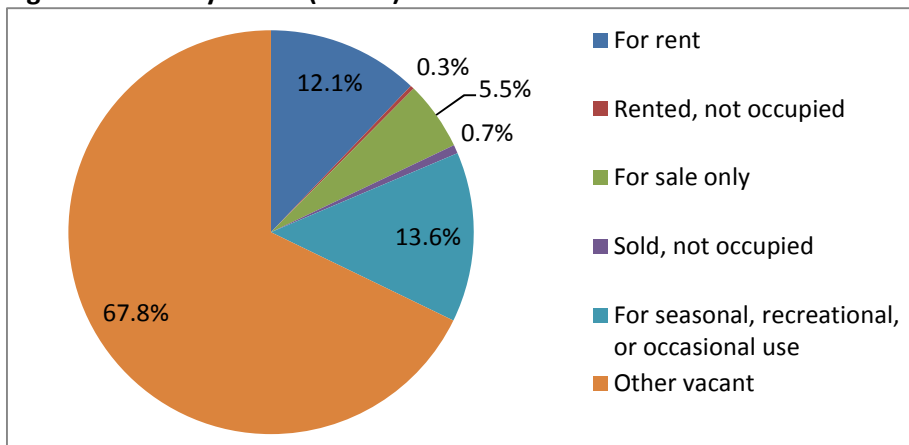
Source: 2010 Census Summary File 1, www.census.gov

A total of 3,936 persons lived in the 1,776 owner-occupied housing units, resulting in an average household size of 2.22. Almost half (48%) of the owner-occupied households were two-person households, and 26.9% were one-person households (Figure 4). There were 498 renter-occupied housing units, and the population in those renter-occupied housing units was 941. The average household size of renter-occupied units was thus 1.89. More than half (53.8%) of the renter-occupied households were one-person households, 22.7% were two-person households, and 10.6% were three-person households (Figure 5).

Figure 4: Tenure by Household: Owner Occupied Households (n=1,776)
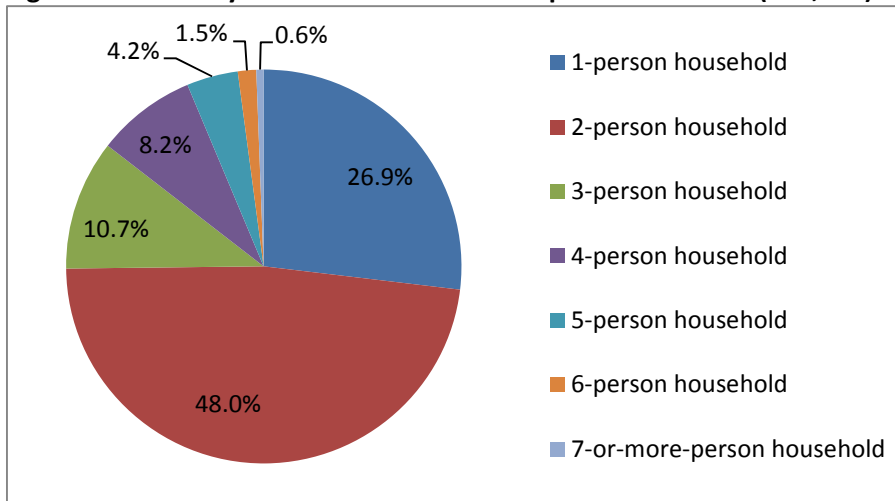
Source: 2010 Census Summary File 1, www.census.gov

Figure 5: Tenure by Household: Renter Occupied Households (n=498)
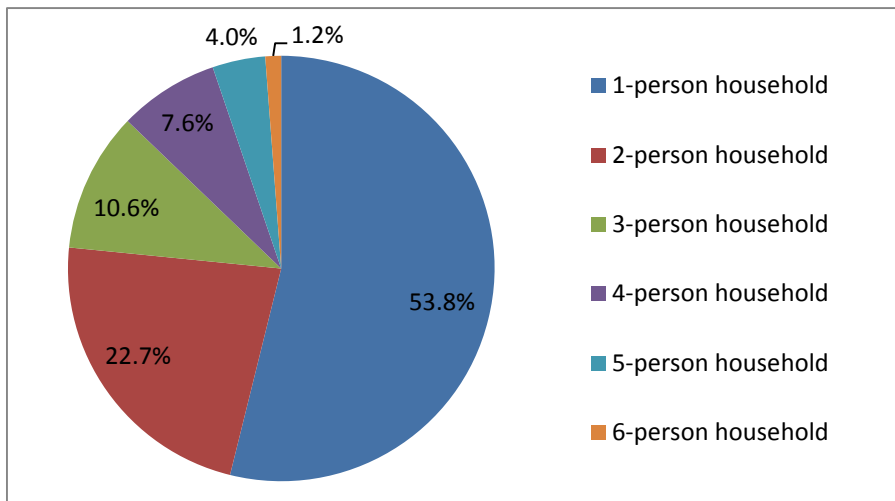
Source: 2010 Census Summary File 1, www.census.gov

The U.S. Census Bureau also conducts the American Community Survey. The survey generates estimates of some housing characteristics that are not provided by the decennial census. The 2010 American Community Survey shows that 49.3% of all the housing units in Republic County were built in 1939 or earlier. Only 4% were built since 2000 (Figure 6). Almost one third (31.7%) of the housing units had two bedrooms, 39.9% had three bedrooms, and 15.6% had four bedrooms (Figure 7).

Figure 6: Year Structure Built (n=2,938*)
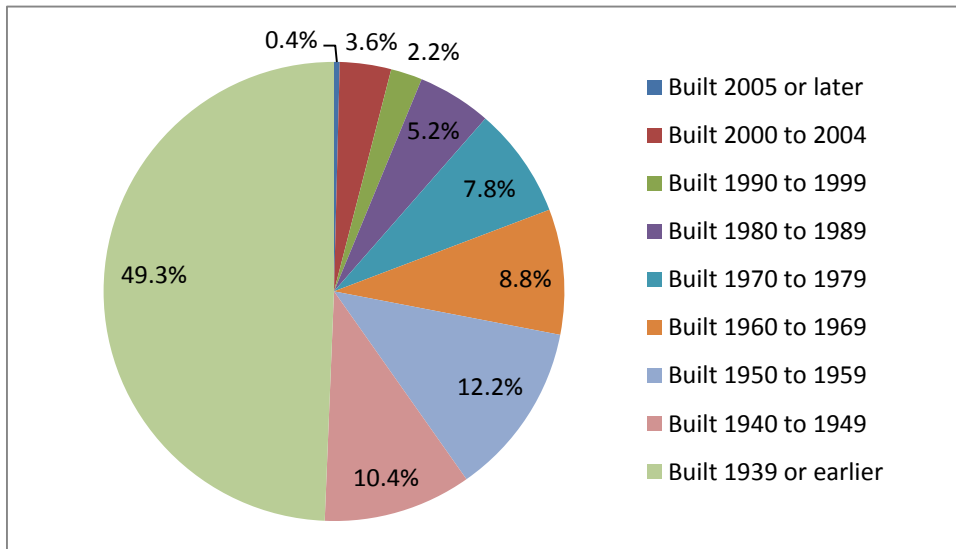
Source:2010 American Community Survey, www.census.gov
* The data generated by the American Community Survey are based on a sample and are subject to sampling variability. The total number of housing units is slightly different from the 2010 census.

Figure 7: Housing Unit by Bedroom (n=2,938*)

Source:2010 American Community Survey, www.census.gov
* The data generated by the American Community Survey are based on a sample and are subject to sampling variability. The total number of housing units is slightly different from the 2010 census.

The American Community Survey also provides information on housing value, mortgage, and rent. More than half (52.8%) of the owner-occupied housing units in Republic County had a value of less than $50,000, and 26.2% had a value between $50,000 and $100,000 (Figure 8). For 18.8% of the households that owned a housing unit with a mortgage, the monthly mortgage payment was $300 to $499. About twenty-six percent (26.2%) of households that owned a housing unit with a mortgage paid $500 to $699 every month for their mortgages (Figure 9). More than half (54.4%) of the households that rented a housing unit paid $300-$499 every month for their rents, 23.4% paid less than $300 every month, and 22.1% paid $500 or more (Figure 10).

Figure 8: Value of Owner-Occupied Housing Units (n=1,928*)
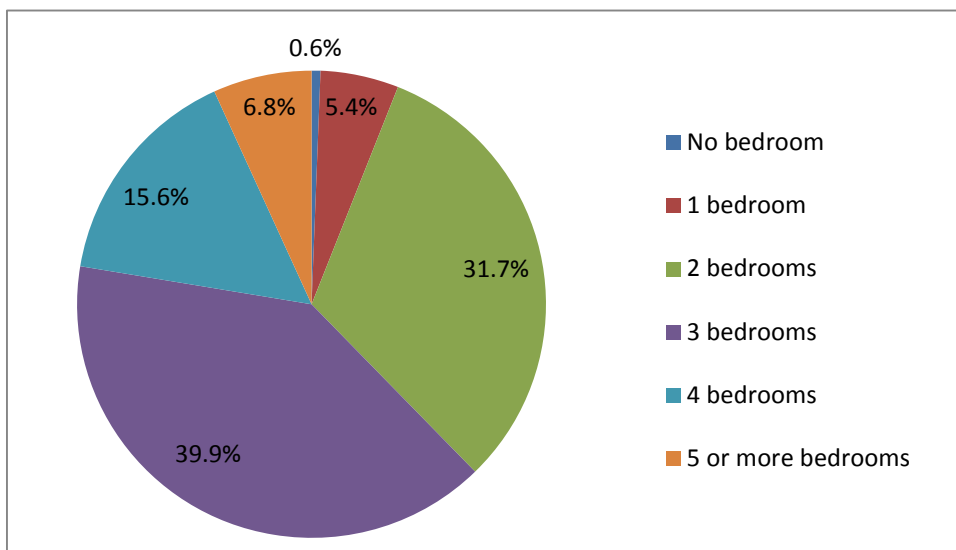

Source: 2010 American Community Survey, www.census.gov
* The data generated by the American Community Survey are based on a sample and are subject to sampling variability. The total number of housing units is slightly different from the 2010 census.

Figure 9: Monthly Mortgage Payment for Owner-Occupied Housing Units (n=778*)

Source:2010 American Community Survey, www.census.gov
* The data generated by the American Community Survey are based on a sample and are subject to sampling variability. The total number of housing units is slightly different from the 2010 census.

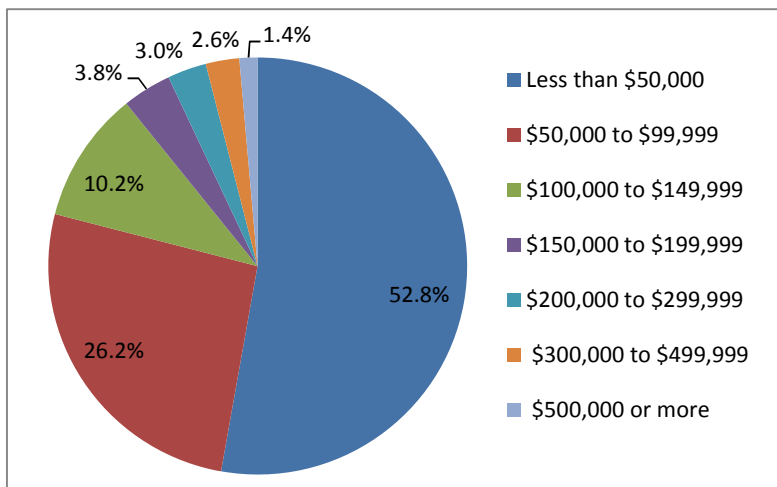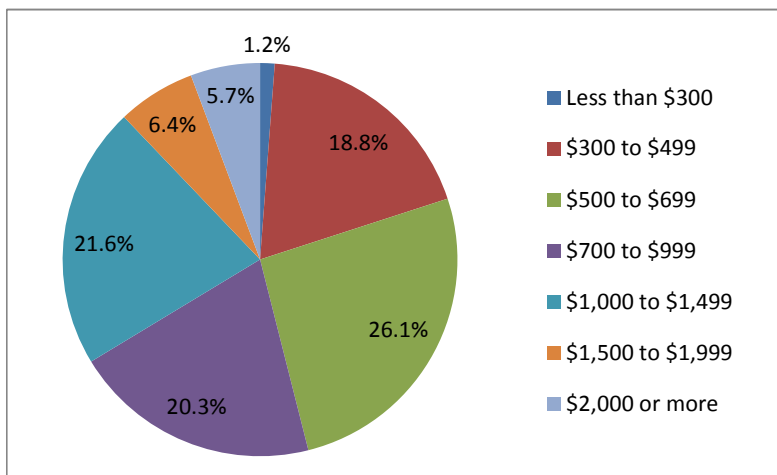**Figure 10: Monthly Rent for Renter-Occupied Housing Units (n=362*)**
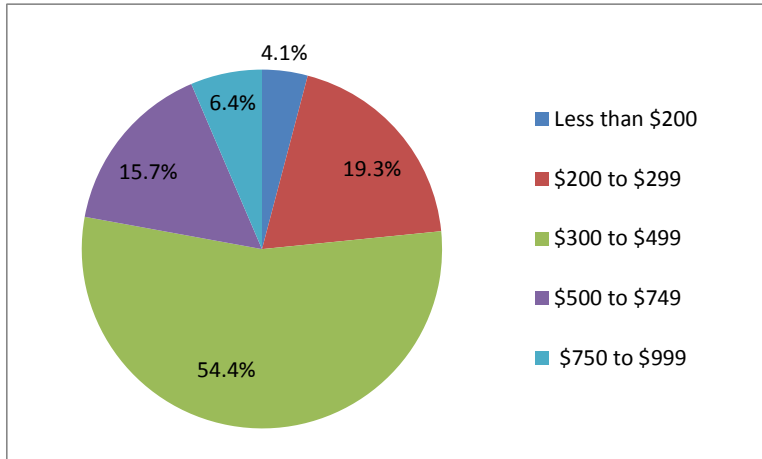
Source:2010 American Community Survey, www.census.gov
* The data generated by the American Community Survey are based on a sample and are subject to sampling variability. The total number of housing units is slightly different from the 2010 census.

Findings from the Survey of Individuals Living in Republic County

The survey of Republic County residents began by asking each in which city or town they live. More than half (54.1%) of those 37 individuals who completed the survey live in Courtland, 18.9% live in Belleville, and 10.8% live in Scandia (Figure 11). The survey then asked how likely the respondent would be to move to a different residence within Republic County if a suitable apartment or house was available at that location. More than forty percent (43.2%) of respondents indicated that they would be very unlikely to move. About nineteen percent (18.9%) would be very likely to move, and 18.9% would be somewhat likely to move (Figure 12).

Figure 11: County Residence (n=37)
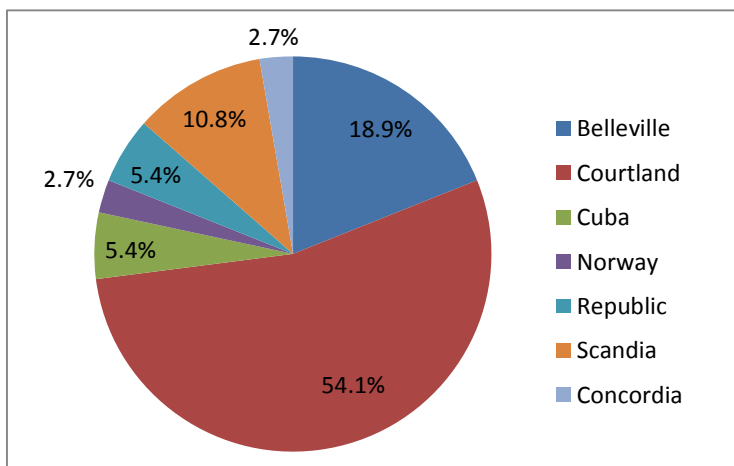
Figure 12: Likelihood of Moving to a Different Residence within Republic County (n=37)

How likely would you be to move to a different residence within Republic County, if a suitable apartment or house was available at that location?

Very likely	Somewhat likely	Somewhat unlikely	Very unlikely
18.9%	18.9%	18.9%	43.2%
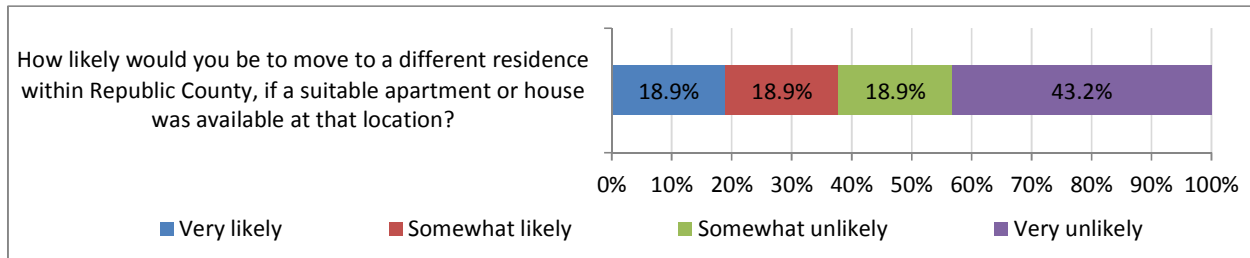
Those individuals who would be very likely or somewhat likely to move were asked which city or town they would move to. Almost sixty percent (57.1%) of them answered Courtland. About forty-three percent (42.9%) would like to move to Scandia (Figure 13). Ten individuals (71.4%) would like to buy a house when they move, and four (28.5%) would like to rent a house or an apartment (Figure 14). For those four individuals who would like to rent, the survey asked if there was anything in general about the rental properties in Republic County they felt was inadequate or that did not meet their needs. Three respondents provided answers. One of them indicated that the condition of the property was poor, and two other said that there were not enough available options. When asked how many bedrooms they would like the apartment to have, two of them would like the apartment to have three bedrooms, one would like one bedroom, and one would like two bedrooms. When asked how many bathrooms they would like the apartment to have, two of them answered two bathrooms, and the other two answered one bathroom.

Figure 13: City or Town Respondents Would Like to Move to (n=14)
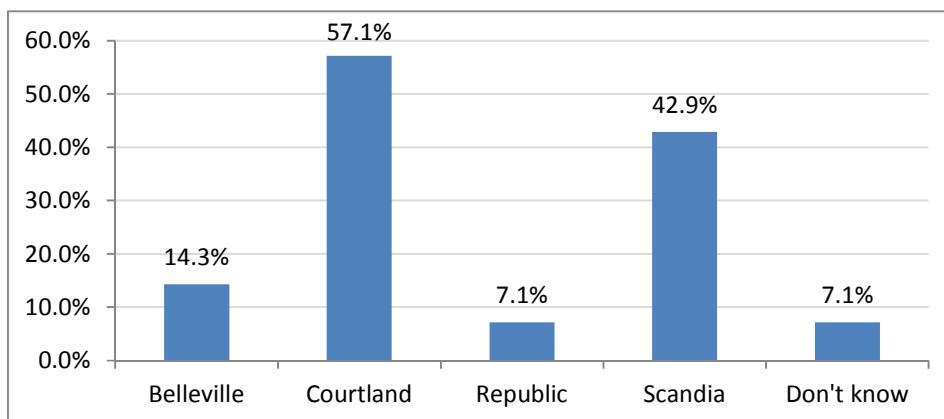
Figure 14: Housing Preference When Moving (n=14)
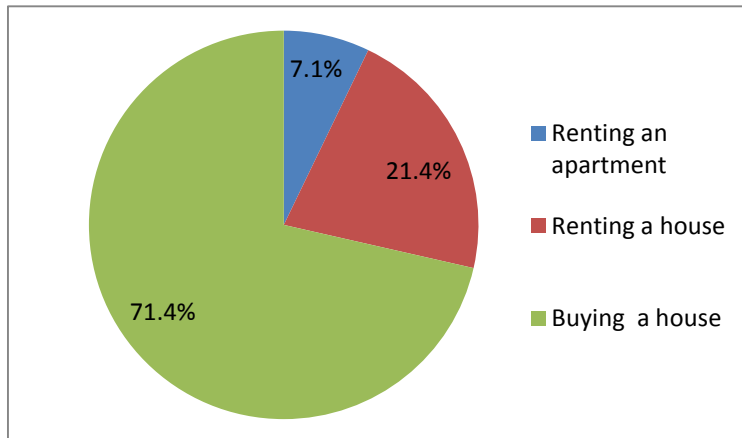
For those ten individuals who would like to buy a house, the survey also asked them to indicate anything inadequate or that did not meet their needs when they looked at houses in Republic County. Forty percent (40%) of the respondents mentioned that there were not enough options, 30% had concerns about the condition of the house, and 20% were concerned with the cost of repairing or remodeling of the house (Figure 15).

Figure 15: Concerns When Looking At Houses in Republic County (n=10)
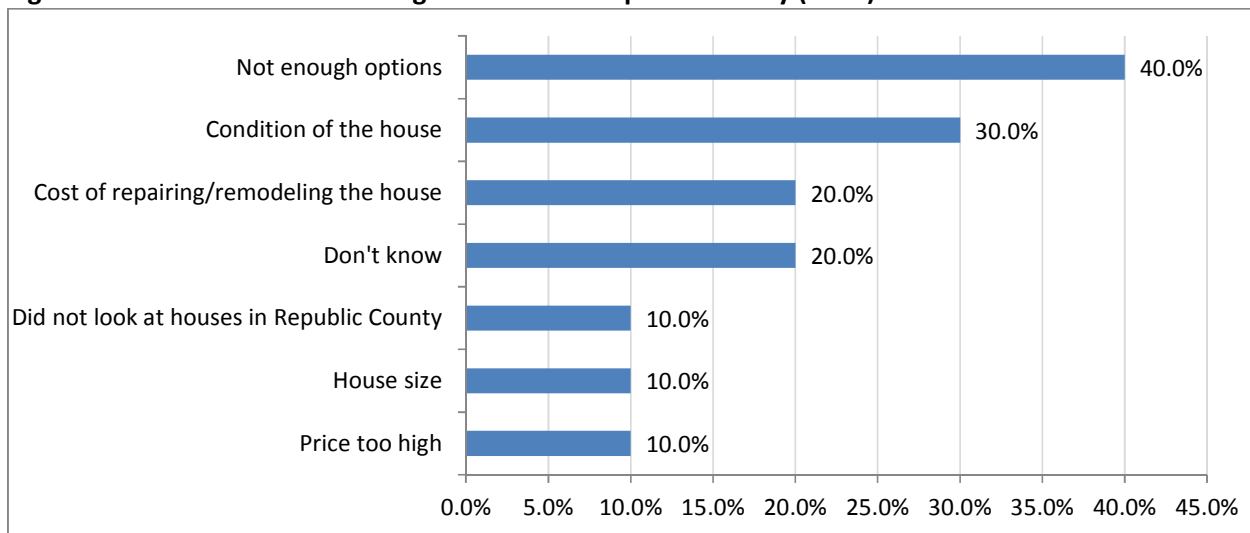
Among those ten individuals who would like to buy a house, nine would like the approximate price of the house they are interested in buying to be $100,000 or less. Five respondents would like the house price to be $50,000 (Figure 16). Half of those individuals would like the house to have three

bedrooms, and the other half would like four-bedroom houses (Figure 17). Nine out of those ten individuals would like two bathrooms in the house, and one would like to have three bathrooms (Figure 18). When asked how many square feet they would like the house to have, six respondents provided answers. Three of them would like the house to have 2,000 square feet, and three would like the house to have more than 2,000 square feet (Figure 19).

Figure 16: Preferred Housing Price (n=10)
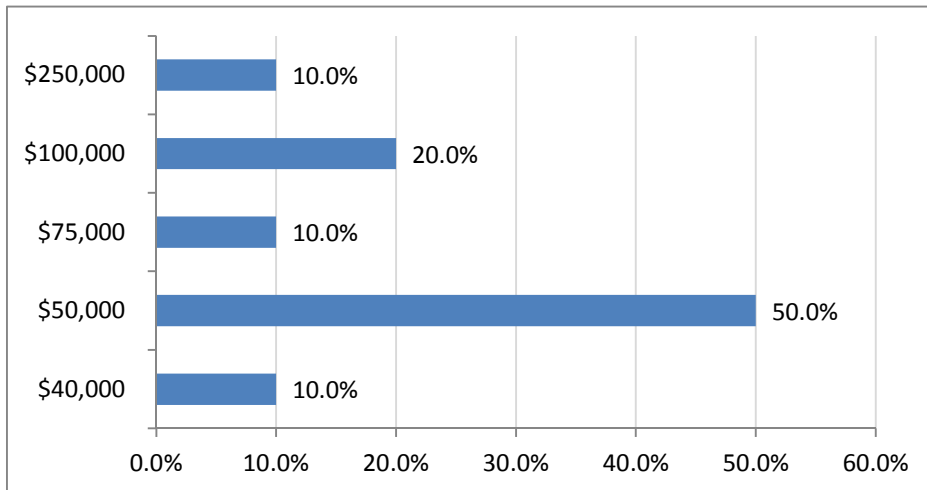
Figure 17: Number of Bedrooms Preferred in the House (n=10)
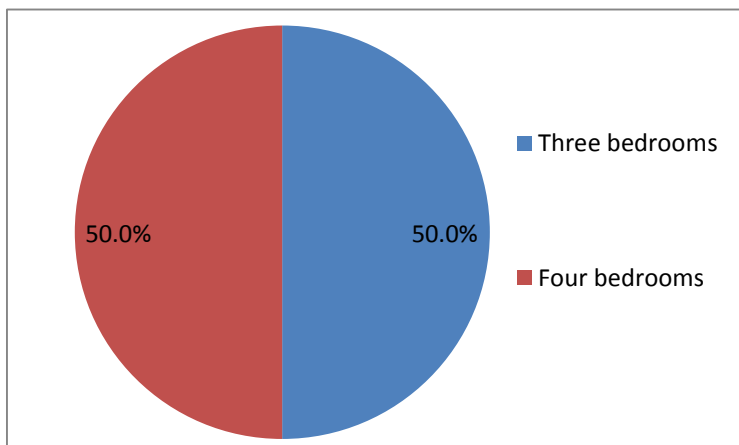
Figure 18: Number of Bathrooms Preferred in the House (n=10)
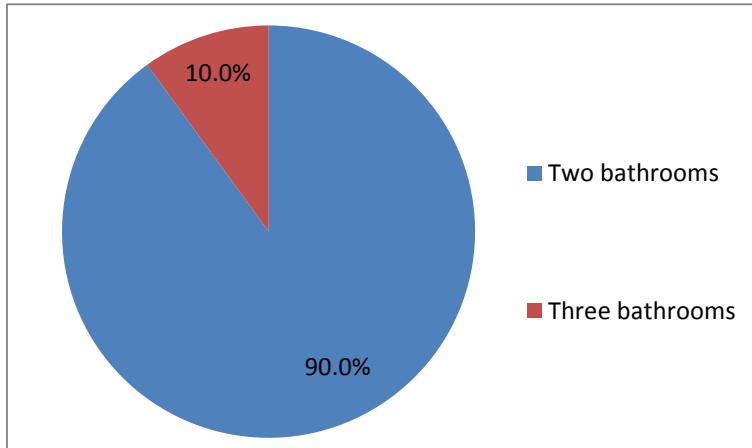
Figure 19: Floor Size of the House Preferred (n=6)
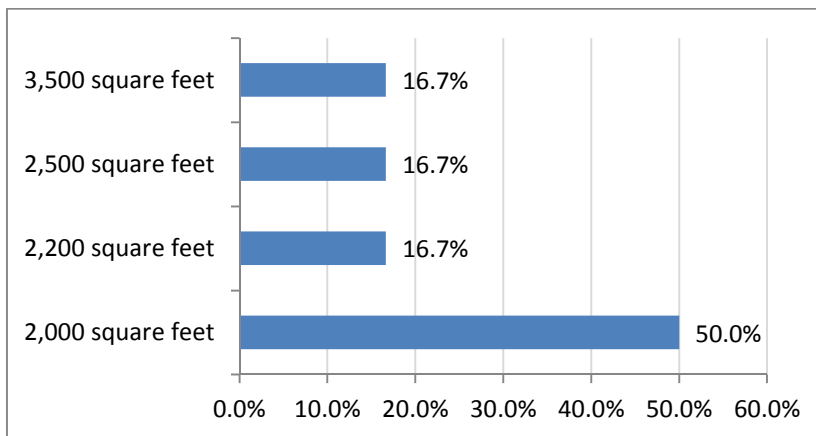
The last section of the survey asked about respondents' current living conditions. When asked if the respondent is renting an apartment, renting a house, or owns a house, 35 respondents provided answers. Among them, 60% owned a house, 34.3% were renting a house, and 5.7% were renting an apartment (Figure 20). Those 14 respondents who were renting were asked how much their monthly rent payments were. Thirteen respondents provided answers. More than sixty percent (61.5%) indicated that their monthly rent payments were $100 to $199, and only 7% paid $400 to $500 (Figure 21). Those two respondents who were renting an apartment were asked how many bedrooms and bathrooms their apartments have. One of them lived in an apartment with two bedrooms and one bathroom. The other respondent lived in an apartment with one bedroom and one bathroom. When asked about the floor size of the apartment, only one respondent provided answer. The apartment he/she lived in had 700 square feet.

Figure 20: Current Housing Tenure (n=35)
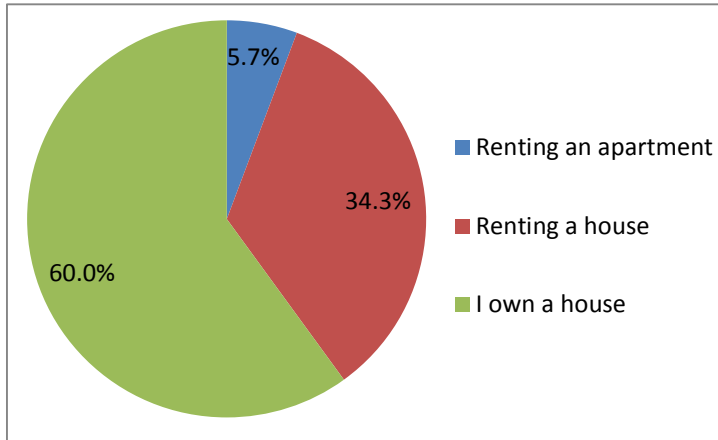
Figure 21: Current Monthly Rent Payment (n=13)
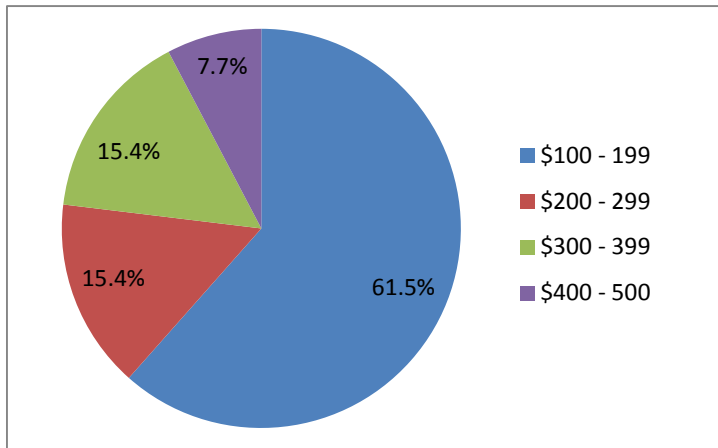
The survey asked those 21 respondents who owned a house the assessed values of their current houses. Twenty respondents provided answers. Nine (45%) of those respondents indicated that the assessed values of their houses were less than $50,000. Only two respondents (10%) indicated that the assessed values of their houses were $100,000 and more (Figure 22).

A total of 33 respondents indicated that they either owned a house or were renting a house. They were asked about the numbers of bedrooms and bathrooms and the floor size of the house they resided in. Almost half (48.5%) of those 33 respondents lived in houses with three bedrooms, 24.2% lived in houses with two bedrooms, and 27.3% lived in houses with four bedrooms (Figure 23). More than half (54.5%) of respondents lived in houses with two bathrooms, 39.4% lived in houses with one bathroom, and 6.1% lived in houses with three bathrooms (Figure 24). When asked about floor size, 21

respondents provided valid answers. Almost half (47.6%) of respondents lived in houses with less than 1,500 square feet, and 19.1% of respondents lived in houses with 2,500 square feet or more (Figure 25).

Figure 22: Assessed Value of the Current House (n=20)
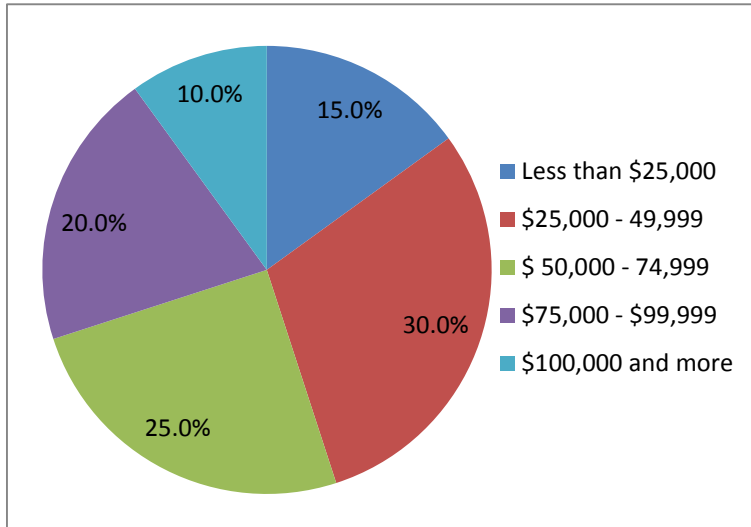
Figure 23: Number of Bedrooms in House (n=33)
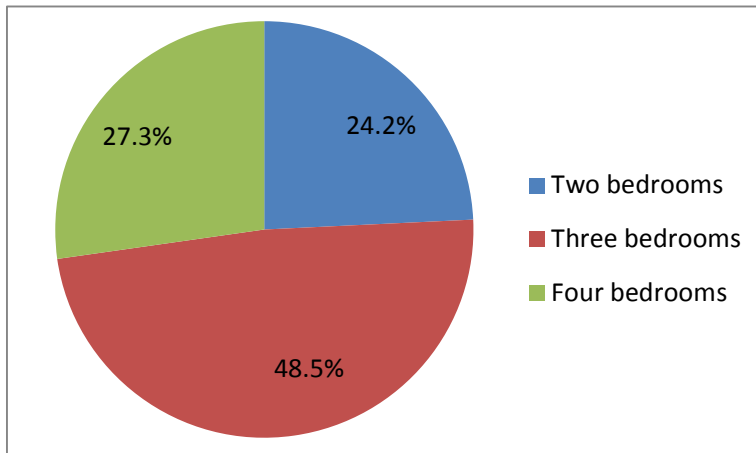
Figure 24: Number of Bathrooms in House (n=33)

Pie chart showing:
- 39.4% One bathroom
- 54.5% Two bathrooms
- 6.1% Three bathrooms
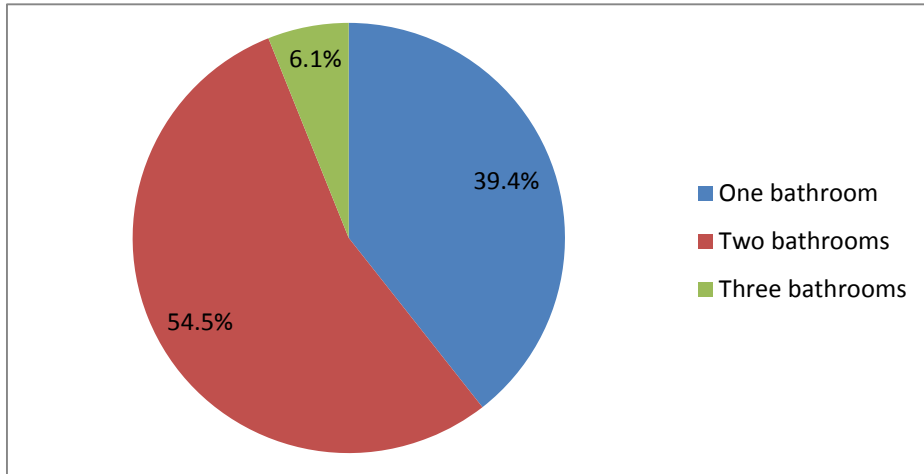
Figure 25: Floor size of the House (n=21)

Pie chart showing:
- 9.5% Less than 1,000 square feet
- 38.1% 1,000 - 1,499 square feet
- 14.3% 1,500 - 1,999 square feet
- 19.0% 2,000 - 2,499 square feet
- 14.3% 2,500 - 2,999 square feet
- 4.8% 3,000 square feet and more
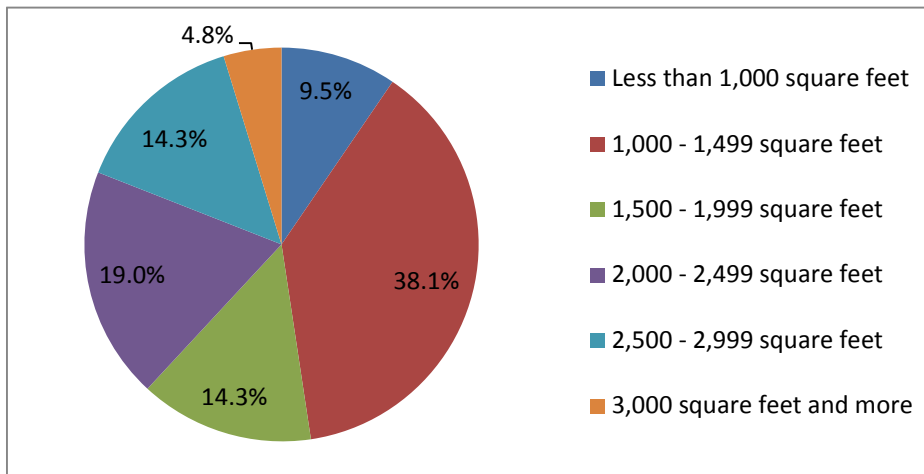
Findings from the Survey of Individuals Living outside of Republic County

The survey of individuals living outside of Republic County first asked if the respondent has contacted the RCEDC for information on housing in Republic County. Among 14 respondents who completed the survey, two had contacted the RCEDC for housing information in Republic County. The other 12 respondents had not.

The survey asked those two respondents who had contacted the RCEDC for housing information when their most recent contacts with the RCEDC had been. One indicated one month ago; the other indicated six months ago. Both respondents said they were interested in buying a house in Republic County when they contacted the RCEDC. When asked if they were still interested in moving to Republic

County, one respondent answered yes; the other answered maybe. The survey also asked if the respondent found anything inadequate or that did not meet his/her needs when he/she looked at houses in Republic County. One respondent indicated that there were not enough options. The survey continued asking about some characteristics of the houses those respondents were interested in. One of the respondents would like a house that is worth $200,000 and has 2,500 square feet, four bedrooms, and three bathrooms. The other respondent would like a house that is worth $100,000 and has four bedrooms and two bathrooms. The respondent did not indicate how much square feet he/she would like the house to have. Both respondents intended to move to Courtland when they contacted the RCEDC.

The survey asked those 12 respondents who had not contacted the RCEDC for housing information before if they were currently interested in moving to Republic County. Half of those respondents indicated that they were currently interested. Five respondents (41.7%) said they were not interested; neither had they been interested before. One respondent (8.3%) said he/she was not sure (Figure 26). Among the seven respondents who were interested or might be interested in moving in Republic County, three respondents (42.9%) were interested in renting a house and four respondents (57.1%) were interested in buying a house (Figure 27). Among the respondents who were interested in renting or buying a house, two of them indicated that condition of the properties were poor when they looked at rental houses in Republic County; one indicated that there were not enough rental house options; and one respondent indicated that the prices of the houses were too high when he/she intended to buy a house in Republic County.

Figure 26: Interest in Moving to Republic County (n=12)
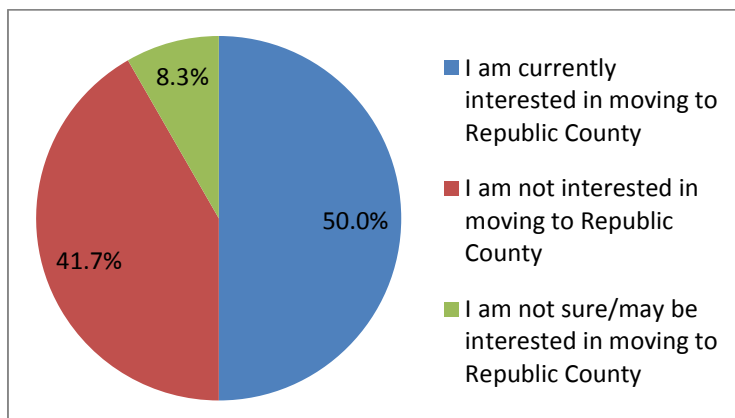
Figure 27: Housing Preference If Moving (n=7)
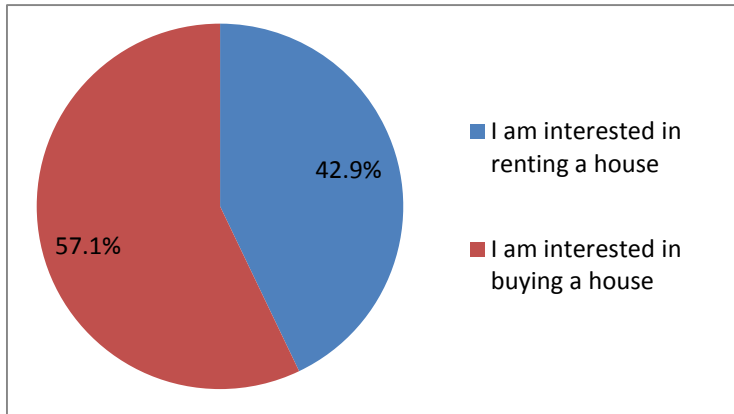
The survey asked those three respondents who were interested in renting houses in Republic County how much rent they were intending to pay per month. Two respondents provided answers. One of them intended to pay $400 per month; the other intended to pay $500. When asked about the approximate prices of the houses those four respondents were interested or might be interested in buying, three of them provided valid answers. One respondent was interested in a house with a price of $50,000, one was interested in a house with a price of $70,000, and the third respondent was interested in a house worth $200,000.

The seven respondents who were interested or might be interested in buying or renting houses in Republic County were asked about the number of bedrooms and bathrooms they would like the houses to have. Three respondents (42.9%) would like two bedrooms; three (42.9%) would like three bedrooms; one respondent (14.3%) would like five bedrooms (Figure 28). A majority of those respondents (71.4%) would like two bathrooms; one respondent would like one bathroom, and one would like three bathrooms (Figure 29).

Lastly those who were interested or might be interested in moving to Republic County were asked which city or town within Republic County they would like to move to. Five respondents provided answers. Among them two (40%) wanted to move to Courtland; one (20%) wanted to move to Belleville, one (20%) wanted to move to Republic, and one (20%) want to move to Scandia (Figure 30).

Figure 28: Number of Bedrooms Preferred in House (n=7)

14.3%
42.9%
42.9%

■ Two bedrooms
■ Three bedrooms
■ Five bedrooms
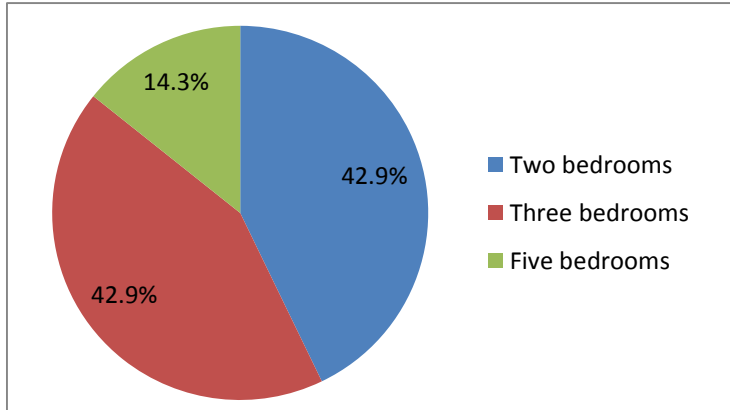
Figure 29: Number of Bathrooms Preferred in House (n=7)

14.3%   14.3%
71.4%

■ One bathroom
■ Two bathrooms
■ Three bathrooms
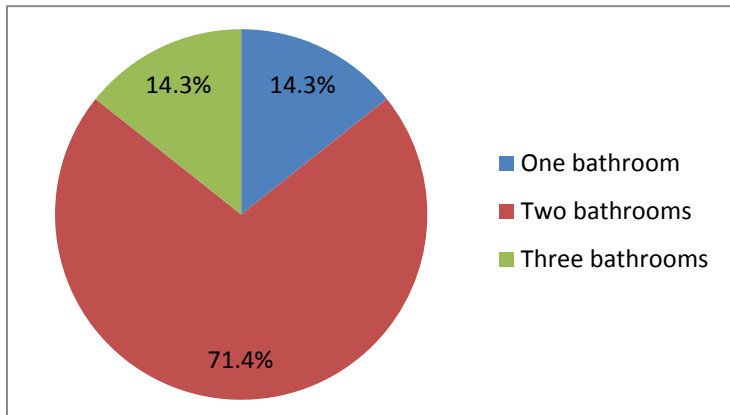
Figure 30: City or Town Respondents Would Like to Move to (n=5)

20%   20%
20%
40%

■ Belleville
■ Courtland
■ Republic
■ Scandia
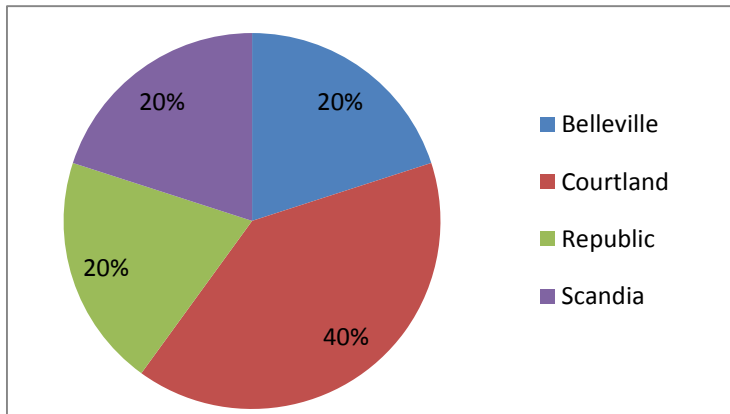
Findings from the Survey of Major Employers in Republic County

The survey of major employers in Republic County first asked those employers to estimate the number of jobs that will be created in their companies in the next two years. Among fourteen employers surveyed, three employers (21.4%) indicated that no job would be created in their companies in the next two years. A total of 101 jobs will be created in the remaining 11 employers. Five employers (35.7%) indicated they will create one to five jobs in the next two years, and three indicated that they will create 6 to 10 jobs (Figure 31).

The survey continued asking those 11 employers who will create jobs in the next two years how many of those jobs to be created are upper level management positions, how many are middle level management positions, and how many are front line working positions. Among those 101 jobs that will be created, nine (8.9%) will be upper level management positions, eight (7.9%) will middle level management positions, and 84 (83.2%) will be front line working positions (Figure 32). The employers were also asked if those positions will be temporary, meaning that those positions will be eliminated or changed in two years. It was indicated that none of those job positions will be temporary.

The survey also asked each employer about the average wages for those different types of positions. No employer provided valid answer to the average wages for middle level management positions. As for those nine upper level management positions, the wages for two of them were unknown. One position's salary will be $30,000 a year, five positions' salary will be $52,000 a year, and one position's salary will be $75,000 a year. As for those 84 front line working positions, 28.6% of them will be paid $10 an hour, 22.6% will be paid $15 an hour, and 27.4% will be paid $19 an hour (Figure 33).

Figure 31: Number of Jobs to be Created (n=14)
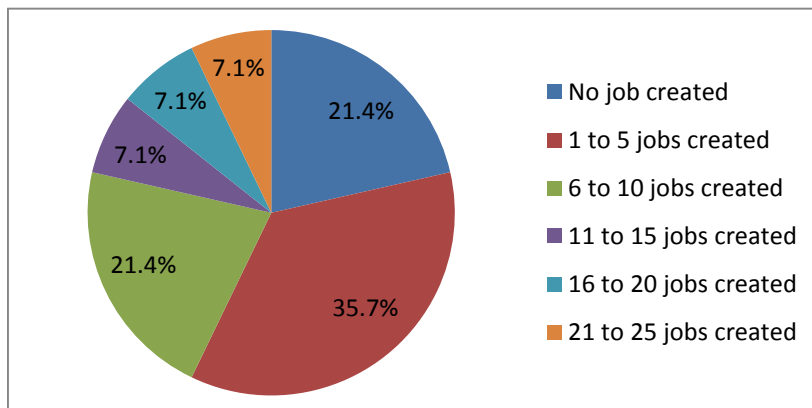
Figure 32: Type of Positions to be Created (n=101)

Legend:
- Upper level management position (8.9%)
- Middle level management position (7.9%)
- Front line working position (83.2%)
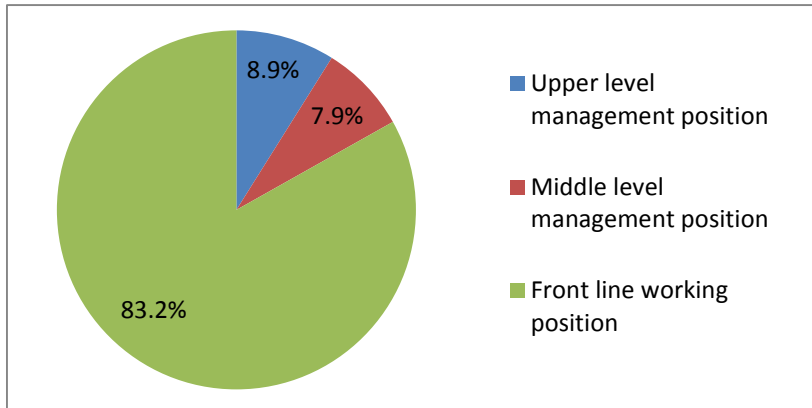
Figure 33: Wage of Front Line Working Positions (n=84)

Legend:
- unknown (6.0%)
- $8/hour (6.0%)
- $10/hour (28.6%)
- $12/hour (7.1%)
- $15/hour (22.6%)
- $17/hour (2.4%)
- $19/hour (27.4%)
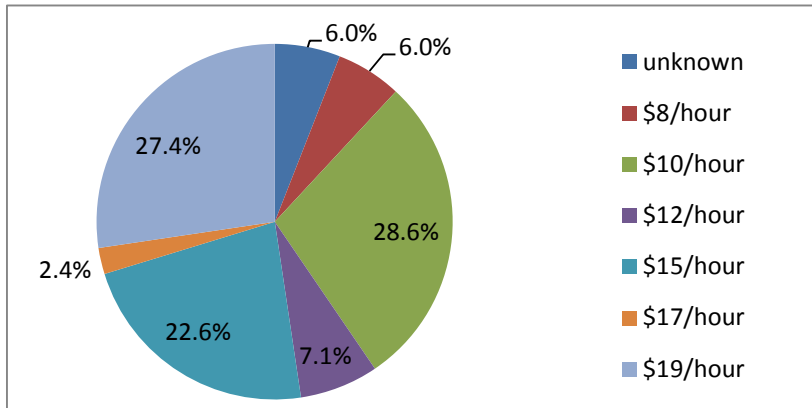
Appendix 1: Instrument for the Telephone Survey of Individuals Living in Republic County

SQN RIGHT
COL 112
CATI ON

Q: INTRO

C:Survey of Republic County Residents
T: 1 1

Hi. I'm calling from Fort Hays State University. May I speak with _____?

We are conducting a housing study for the Republic County Economic Development
Corporation, who gave us your contact information. To help us with this study,
we would like to ask you a few questions regarding your housing needs and
preferences. Participation is voluntary, and your answers will remain completely
confidential.

May I ask you a few questions?

ENTER 1 TO PROCEED   CTRL END TO TERMINATE

Hello, I'm calling from Fort Hays State University.
We started a survey a while ago for the Republic County
Economic Development Corporation regarding housing needs.
Is this a good time for you?

ENTER 1 TO PROCEED   CTRL END TO TERMINATE

I:
Key 1
QAL STATION

Q: Q1

T: 8 5

Are you currently living in Republic County?

1 Yes
2 No

8 Don't Know

9 Refused

I:
key 1-2, 8-9
If (ans = 2) Skp Q19

Q: Q2

T: 3 5

In which city or town do you currently live within Republic County?

1 Agenda
2 Belleville
3 Courtland
4 Cuba
5 Kackley
6 Munden
7 Narka
8 Norway
9 Republic
10 Scandia
11 Talmo
12 Wayne
13 Other

88 Don't Know
99 Refused

I:
num 1 99
if (ans > 13 & ans < 88) reask
if (ans > 88 & ans < 99) reask
IF (ANS = 13) SKP Q2a
skp Q3

Q: Q2a

T: 8 5

In what city or town do you currently live?

[TYPE "DK" OR "REF" IN NEEDED]

I:
OPN

Q: Q3

T: 8 5

How likely would you be to move to a different residence within Republic County, if a suitable apartment or house was available at that location?

[READ OPTIONS]

1 Very likely
2 Somewhat likely
3 Somewhat unlikely
4 Very unlikely

8 Don't know
9 Refused

C:If Q3>2, Skip to Q13

I:
KEY 1-4, 8-9
If (ans > 2) skp Q13

Q: Q4

T: 3 5

Which city or town?

Agenda
Belleville
Courtland
Cuba
Kackley
Munden
Narka
Norway
Republic
Scandia
Talmo
Wayne
Other
DON'T KNOW
REFUSED
EXIT

I:
LOC 6 16 1
SEL 16 1 10

Q: Q5

T: 8 5

Would you most likely be renting an apartment, renting a house,
or buying a house?

1 Renting an apartment
2 Renting a house
3 Buying a house

8 Don't Know
9 Refused

C:If Q5 = 3, skip to Q8

I:
Key 1-3, 8-9
If (ans = 3) skp Q8

Q: Q6

T: 5 5

When you looked at rental apartments or houses in Republic County, was
there anything in general about the properties you looked at that you
found inadequate or that did not meet your needs?

[Wait for Response]

Condition of the property poor
Rental price too high
Size of the apartment or house
Other
Did not look at properties in Republic County
Don't Know
Refused
EXIT

I:
LOC 12 8 1
SEL 8 1 8
if (ans = 4) skp Q6a

skp Q7

Q: Q6a

T: 8 5

What else was inadequate or did not meet your needs?

[TYPE IN "DK" OR "REF" IF NEEDED]

I:
opn

Q: Q7

T: 8 5

How much rent are you intending to pay per month?
C:Skip to Q10

88 Don't Know
99 Refused

I:
Num
if (Q5 = 1) skp Q10a
skp Q10

Q: Q8

T: 5 5

When you looked at houses in Republic County, was there anything in general about the properties you looked at that you found inadequate or that did not meet your needs?

[Wait for Response]

Condition of the house
Price too high
House size
Costs of repairing/remodeling the house
Other
Did not look at houses in Republic County
Don't know
Refused

EXIT

I:
LOC 12 9 1
SEL 9 1 8
if (ans = 5) skp Q8a
SKP Q9

Q: Q8a

T: 8 5

What else was inadequate or did not meet your needs?

[TYPE IN "DK" OR "REF" IF NEEDED]

I:
opn

Q: Q9

T: 8 5

What is the approximate price of the house you are interested in buying?

88 Don't Know
99 Refused

I:
Num 0 999999999

Q: Q10

T: 8 5

How many bedrooms would you like the house to have?

88 Don't Know
99 Refused

I:
Num

Q: Q11

T: 8 5

How many bathrooms would you like the house to have?

88 Don't Know
99 Refused

i:
Num

Q: Q12

T: 8 5

How many square feet would you like the house to have?

88 Don't Know
99 Refused

I:
Num 0 999999
skp Q13

Q: Q10a

T: 8 5

How many bedrooms would you like the apartment to have?

88 Don't Know
99 Refused

I:
Num

Q: Q11a

T: 8 5

How many bathrooms would you like the apartment to have?

88 Don't Know
99 Refused

i:
Num

Q: Q12a

T: 8 5

How many square feet would you like the apartment to have?

88 Don't Know
99 Refused

I:
Num 0 999999

Q: Q13

T: 8 5

Are you currently renting an apartment, renting a house,
or do you own your home?

1 Renting an apartment
2 Renting a house
3 I own a house

8 Don't know
9 Refused
C:If Q13=3, skip to Q15

I:
key 1-3, 8-9
if (ans = 3) skp Q15
if (ans > 3) skp Q19

Q: Q14

T: 8 5

How much is your current monthly rent payment?

1 less than $100
2 $100-$200
3 $200-$300
4 $300-$400
5 $400-$500
6 $500-$600
7 more than $600

8 Don't Know
9 Refused

I:
key 1-7, 8-9
if (Q13 = 1) skp Q16a
if (Q13 = 2) skp Q16
skp Q16a

Q: Q15

T: 8 5

What is the assessed value of your current house?

1 less than $25,000
2 $25,000-$50,000
3 $50,000-$75,000
4 $75,00-$100,000
5 more than $100,000

8 Don't Know
9 Refused

I:
key 1-5, 8-9

Q: Q16

T: 8 5

How many bedrooms does your current house have?

88 Don't Know
99 Refused

I:
Num

Q: Q17

T: 8 5

How many bathrooms does your house have?

88 Don't Know
99 Refused

I:
Num

Q: Q18

T: 8 5

How many square feet does your house have?

88 Don't Know
99 Refused

I:
Num 0 999999
skp Q19

Q: Q16a

T: 8 5

How many bedrooms does your current apartment have?

88 Don't Know

99 Refused

I:
Num

Q: Q17a

T: 8 5

How many bathrooms does your apartment have?

88 Don't Know
99 Refused

I:
Num

Q: Q18a

T: 8 5

How many square feet does your apartment have?

88 Don't Know
99 Refused

I:
Num 0 999999

Q: Q19

T: 8 5

That's all that I have. Thank you for your time and have a nice _____.

[AFTER HANGING UP, SILENTLY RECORD GENDER]

1 Female
2 Male

3 Not sure

i:
key 1-3

CMDI AreaCode "AreaCode"
CMDI PhoneNum "PhoneNum"
CMDI Zipcode "Zip"
CMDI CurrName "CurrentInterviewerName"
Date = SYSDATE
Time = SYSTIME

Q: station

T: 8 5

WHAT STATION IS THIS?

i:
num

Q: SHIFT

T: 8 5

WHAT SHIFT IS THIS?

1 Morning

2 Afternoon

3 Evening

i:
key 1-3
aapor = 1100

Appendix 2: Instrument for the Telephone Survey of Individuals Living outside of Republic County

SQN RIGHT
COL 112
CATI ON
C:Nonresidents
Q: INTRO

T: 1 1

Hi. I'm calling from Fort Hays State University. May I speak with _____.

We are conducting a housing study for the Republic County Economic
Development Corporation, who gave us your contact information. To help
us with this study, we would like to ask you a few questions regarding
your housing needs. Participation is voluntary, and your answers will
remain completely confidential.

May I ask you a few questions?

ENTER 1 TO PROCEED   CTRL END TO TERMINATE

Hello, I'm calling from Fort Hays State University.
We started a survey a while ago for the Republic County
Economic Development Corporation regarding housing needs.
Is this a good time for you?

ENTER 1 TO PROCEED   CTRL END TO TERMINTE

I:
Key 1
QAL STATION

Q: Q1

T: 8 5

Have you contacted the Republic County Economic Development Corporation
for information on housing in Republic County?

1 Yes
2 No

8 Don't Know
9 Refused

I:
key 1-2, 8-9
if (ans > 1) skp Q2a

C:Block 1

Q: Q2

T: 8 5

How long ago was your most recent contact with the Republic County
Economic Development Corporation for information on housing in Republic
County?

[NUMBER OF MONTHS, ONE YEAR = 12 MONTHS]

88 Don't Know
99 Refused

I:
col white on blue 13 5 13 44
NUM

Q: Q3

T: 8 5

When you contacted the Republic County Economic Development Corporation,
were you interested in renting an apartment, renting a house, or buying
a house in Republic County?

1 Renting an apartment
2 Renting a house
3 Buying a house
4 Other

8 Don't Know
9 Refused

I:
key 1-4, 8-9
if (ans = 4) skp Q14

Q: Q4

T: 8 5

Are you still interested in moving to Republic County?

1 Yes
2 No
3 Not sure/Maybe

8 Don't Know
9 Refused

I:
key 1-3, 8-9
if (Q3 = 3) skp Q7

Q: Q5

T: 8 5

If you looked at rental apartments or houses in Republic County, was there anything in general about the properties you looked at that you found inadequate or that did not meet your needs?

[Wait for Response]

Condition of the property poor
Rental price too high
Size of the apartment or house
Other ___
Did not look at properties in Republic County
Don't Know
Refused
Exit

I:
col white on blue 13 5 13 24
LOC 15 8 1
SEL 8 1 8
if (ans = 4) skp other1
skp Q6

Q: other1

T: 8 5

What else was inadequate or did not meet your needs?

[TYPE IN "DK" OR "REF" IF NEEDED]

I:
opn

Q: Q6

T: 8 5

Thinking about the   you   interested in renting,
how much rent   intending to pay per month?
C:SKIP to Q9

I:
If (Q3 = 1) show "apartment" 9 24 9
If (Q3 = 2) show "house" 9 24 5
If (Q3 = 8) show "rental" 9 24 6
If (Q3 = 9) show "rental" 9 24 6
If (Q4 = 1) show "are" 9 39 3
If (Q4 = 2) show "were" 9 39 4
If (Q4 = 3) show "might be" 9 39 8
If (Q4 = 8) show "might be" 9 39 8
If (Q4 = 9) show "might be" 9 39 8
If (Q4 = 1) show "are you" 10 19 7
If (Q4 = 2) show "were you" 10 19 8
If (Q4 = 3) show "might you be" 10 19 12
If (Q4 = 8) show "might you be" 10 19 12
If (Q4 = 9) show "might you be" 10 19 12
NUM
skp Q9

Q: Q7

T: 8 5

If you looked at houses in Republic County, was there anything in general
about the properties you looked at that you found inadequate or that did
not meet your needs?

[Wait for Response]

Condition of the property poor
Price too high
House Size
Other

Did not look at houses in Republic County
Don't Know
Refused
EXIT

I:
col white on blue 13 5 13 24
LOC 15 8 1
SEL 8 1 8
if (ans = 4) skp other2
skp Q8

Q: other2

T: 8 5

What else was inadequate or did not meet your needs?

[TYPE IN "DK" OR "REF" IF NEEDED]

I:
opn

Q: Q8

T: 8 5

Thinking about the house you   interested in buying,
what was the approximate price?

88 Don't Know
99 Refused

I:
If (Q4 = 1) show "are" 9 34 3
If (Q4 = 2) show "were" 9 34 4
If (Q4 = 3) show "might be" 9 34 8
If (Q4 = 8) show "might be" 9 34 8
If (Q4 = 9) show "might be" 9 34 8
num 0 999999999

Q: Q9

T: 8 5

Thinking about the　　　you　　　interested in,
how many bedrooms would you like to have?

88 Don't Know
99 Refused

I:
If (Q3 = 1) show "apartment" 9 24 9
If (Q3 = 2) show "house" 9 24 5
If (Q3 = 3) show "house" 9 24 5
If (Q3 = 8) show "rental" 9 24 6
If (Q3 = 9) show "rental" 9 24 6
If (Q4 = 1) show "are" 9 39 3
If (Q4 = 2) show "were" 9 39 4
If (Q4 = 3) show "might be" 9 39 8
If (Q4 = 8) show "might be" 9 39 8
If (Q4 = 9) show "might be" 9 39 8
num

Q: Q10

T: 8 5

Thinking about the　　　you
interested in, how many bathrooms would you like to have?

88 Don't Know
99 Refused

I:
If (Q3 = 1) show "apartment" 9 24 9
If (Q3 = 2) show "house" 9 24 5
If (Q3 = 3) show "house" 9 24 5
If (Q3 = 8) show "rental" 9 24 6
If (Q3 = 9) show "rental" 9 24 6
If (Q4 = 1) show "are" 9 39 3
If (Q4 = 2) show "were" 9 39 4
If (Q4 = 3) show "might be" 9 39 8
If (Q4 = 8) show "might be" 9 39 8
If (Q4 = 9) show "might be" 9 39 8
num

Q: Q11

T: 8 5

Thinking about the　　　you
interested in, how many square feet would you like it to have?

88 Don't Know
99 Refused

I:
If (Q3 = 1) show "apartment" 9 24 9
If (Q3 = 2) show "house" 9 24 5
If (Q3 = 3) show "house" 9 24 5
If (Q3 = 8) show "rental" 9 24 6
If (Q3 = 9) show "rental" 9 24 6
If (Q4 = 1) show "are" 9 39 3
If (Q4 = 2) show "were" 9 39 4
If (Q4 = 3) show "might be" 9 39 8
If (Q4 = 8) show "might be" 9 39 8
If (Q4 = 9) show "might be" 9 39 8
num 0 999999

Q: Q12

T: 8 5

When you contacted the Republic County Economic Development
Corporation, did you know the location you want to move to
within Republic County?

1 Yes
2 No

8 Don't Know
9 Refused

I:
key 1-2, 8-9
if (ans >= 2) skp Q14

Q: Q13

T: 1 5

Where within Republic County   you want to move?

[WAIT FOR RESPONSE]

Agenda
Belleville
Courtland
Cuba
Kackley
Munden
Narka
Norway
Republic
Scandia
Talmo
Wayne
Other
Don't Know
Refuse
EXIT

I:
if (Q4 = 1) show "do" 2 35 2
If (Q4 = 2) show "did" 2 35 3
If (Q4 = 3) show "would" 2 35 5
If (Q4 = 8) show "would" 2 35 5
If (Q4 = 9) show "would" 2 35 5
LOC 6 16 1
SEL 16 1 10
IF (ans = 13) skp Q13o
skp Q14

Q: Q13o

T: 8 5

[ENTER OTHER OPTION HERE]

I:
opn

C:End of Block 1

C:Block 2

Q: Q2a

T: 8 5

Are you currently interested in moving to Republic County?

1 Yes
2 No
3 Not sure/Maybe

8 Don't Know
9 Refused

I:
key 1-3, 8-9
if (ans = 1) skp Q4a
If (ans = 3) skp Q4a

Q: Q3a

T: 8 5

Were you ever interested in moving to Republic County in the past?

1 Yes
2 No

8 Don't Know
9 Refused

I:
key 1-2, 8-9
if (ans >= 2) skp Q14

Q: Q4a

T: 8 5

        interested in renting an apartment, renting a house,
or buying a house in Republic County?

1 Renting an apartment
2 Renting a house
3 Buying a house
4 Other

8 Don't Know
9 Refused

I:
If (Q2a = 1) show "Are you" 9 5 7
If (Q2a = 2) show "Were you" 9 5 8
If (Q2a = 3) show "Might you be" 9 5 12
If (Q2a = 8) show "Might you be" 9 5 12
If (Q2a = 9) show "Might you be" 9 5 12
key 1-4, 8-9
if (ans = 3) skp Q7a
if (ans >= 4) skp Q14

Q: Q5a

T: 8 5

If you looked at rental apartments or houses in Republic County, was there anything in general about the properties you looked at that you found inadequate or that did not meet your needs?

[Wait for Response]

Condition of the property poor
Rental price too high
Size of the apartment or house
Other
Did not look at houses in Republic County
Don't Know
Refused
EXIT

I:
col white on blue 13 5 13 24
LOC 15 8 1
SEL 8 1 8
if (ans = 4) skp other3
skp Q6a

Q: other3

T: 8 5

What else was inadequate or did not meet your needs?

[TYPE IN "DK" OR "REF" IF NEEDED]

I:
opn

Q: Q6a

T: 8 5

Thinking about the   you   interested in renting,
how much rent   intending to pay per month?

88 Don't Know
99 Refused

I:
If (Q4a = 1) show "apartment" 9 24 9
If (Q4a = 2) show "house" 9 24 5
If (Q4a = 8) show "rental" 9 24 7
If (Q4a = 9) show "rental" 9 24 7
If (Q2a = 1) show "are" 9 40 3
If (Q2a = 2) show "were" 9 40 4
If (Q2a = 3) show "might be" 9 40 8
If (Q2a = 8) show "might be" 9 40 8
If (Q2a = 9) show "might be" 9 40 8
If (Q2a = 1) show "are you" 10 19 7
If (Q2a = 2) show "were you" 10 19 8
If (Q2a = 3) show "might you be" 10 19 12
If (Q2a = 8) show "might you be" 10 19 12
If (Q2a = 9) show "might you be" 10 19 12
num
skp Q9a

Q: Q7a

T: 8 5

If you looked at houses in Republic County, was there anything in
general about the properties you looked at that you found inadequate
or that did not meet your needs?

[Wait for Response]

Condition of the house
Price too high
House Size
Costs of repairing/remodeling the house
Other
Did not look at houses in Republic County

Don't Know
Refused
EXIT

I:
col white on blue 13 5 13 24
LOC 15 9 1
SEL 9 1 8
if (ans = 4) skp other4
skp Q8a

Q: other4

T: 8 5

What else was inadequate or did not meet your needs?

[TYPE IN "DK" OR "REF" IF NEEDED]

I:
opn

Q: Q8a

T: 8 5

Thinking about the house you   interested in buying,
what was the approximate price?

88 Don't Know
99 Refused

I:
If (Q2a = 1) show "are" 9 34 3
If (Q2a = 2) show "were" 9 34 4
If (Q2a = 3) show "might be" 9 34 8
If (Q2a = 8) show "might be" 9 34 8
If (Q2a = 9) show "might be" 9 34 8
num 0 999999999

Q: Q9a

T: 8 5

Thinking about the   you

interested in, how many bedrooms would you like to have?

88 Don't Know
99 Refused

I:
If (Q4a = 1) show "apartment" 9 24 9
If (Q4a = 2) show "house" 9 24 5
If (Q4a = 3) show "house" 9 24 5
If (Q4a = 8) show "rental" 9 24 6
If (Q4a = 9) show "rental" 9 24 6
If (Q2a = 1) show "are" 9 38 3
If (Q2a = 2) show "were" 9 38 4
If (Q2a = 3) show "might be" 9 38 8
If (Q2a = 8) show "might be" 9 38 8
If (Q2a = 9) show "might be" 9 38 8
num

Q: Q10a

T: 8 5

Thinking about the   you
interested in, how many bathrooms would you like to have?

88 Don't Know
99 Refused

I:
If (Q4a = 1) show "apartment" 9 24 9
If (Q4a = 2) show "house" 9 24 5
If (Q4a = 3) show "house" 9 24 5
If (Q4a = 8) show "rental" 9 24 6
If (Q4a = 9) show "rental" 9 24 6
If (Q2a = 1) show "are" 9 39 3
If (Q2a = 2) show "were" 9 39 4
If (Q2a = 3) show "might be" 9 39 8
If (Q2a = 8) show "might be" 9 39 8
If (Q2a = 9) show "might be" 9 39 8
num

Q: Q11a

T: 8 5

Thinking about the   you
interested in,how many square feet would you like it to have?

88 Don't Know
99 Refused

I:
If (Q4a = 1) show "apartment" 9 24 9
If (Q4a = 2) show "house" 9 24 5
If (Q4a = 3) show "house" 9 24 5
If (Q4a = 8) show "rental" 9 24 6
If (Q4a = 9) show "rental" 9 24 6
If (Q2a = 1) show "are" 9 39 3
If (Q2a = 2) show "were" 9 39 4
If (Q2a = 3) show "might be" 9 39 8
If (Q2a = 8) show "might be" 9 39 8
If (Q2a = 9) show "might be" 9 39 8
num

Q: Q12a

T: 8 5

   you know the location you want to move to within Republic County?

1 Yes
2 No

8 Don't Know
9 Refused

I:
if (Q2a = 1) show "Do" 9 5 2
If (Q2a = 2) show "Did" 9 5 3
If (Q2a = 3) show "Did" 9 5 3
If (Q2a = 8) show "Did" 9 5 3
If (Q2a = 9) show "Did" 9 5 3
key 1-2, 8-9
if (ans >= 2) skp Q14

Q: Q13a

T: 5 5

Where within Republic County   you want to move?

Agenda
Belleville
Courtland
Cuba
Kackley
Munden
Narka
Norway
Republic
Scandia
Talmo
Wayne
Other
Don't Know
Refused
EXIT

I:
if (Q2a = 1) show "do" 6 34 2
If (Q2a = 2) show "did" 6 34 3
If (Q2a = 3) show "would" 6 34 5
If (Q2a = 8) show "would" 6 34 5
If (Q2a = 9) show "would" 6 34 5
LOC 8 16 1
SEL 16 1 10
IF (ANS = 13) SKP Q13op
skp Q14

Q: Q13op

T: 8 5

[ENTER OTHER OPTION HERE]

I:
opn

c:End of Block 2

Q: Q14

T: 8 5

That's all that I have. Thank you for your time and have a nice _____.

[AFTER HANGING UP, SILENTLY RECORD GENDER]

1 Female

2 Male

3 Not sure

i:
key 1-3

CMDI AreaCode "AreaCode"
CMDI PhoneNum "PhoneNum"
cmdi Number "2nd Number" 1
CMDI CurrName "CurrentInterviewerName"
Date = SYSDATE
Time = SYSTIME

Q: station

T: 8 5

WHAT STATION IS THIS?

i:
num

Q: SHIFT

T: 8 5

WHAT SHIFT IS THIS?

1 Morning

2 Afternoon

3 Evening

i:
key 1-3
aapor = 1100
cpl

Appendix 3: Instrument for the Telephone Survey of Major Employers in Republic County

SQN RIGHT
COL 112
CATI ON

Q: INTRO

T: 1 1

Hi. I'm calling from Fort Hays State University. The Republic County
Economic Development Corporation has asked us to assess future demand
for housing in Republic County. To help us make accurate estimates,
we are surveying major employers in Republic County regarding their
future hiring intentions. May I ask you a few questions?

ENTER 1 TO PROCEED   CTRL END TO TERMINATE

Hello, I'm calling from Fort Hays State University.
We started a survey a while ago for the Republic County
Economic Development Corporation regarding housing needs.
Is this a good time for you?

ENTER 1 TO PROCEED   CTRL END TO TERMINATE

I:
Key 1
QAL STATION

Q: Q1

T: 8 5

What is your best estimate of the total number of jobs that will be
created in your company in the next two years?

[TYPE IN "DK" OR "REF" IF NEEDED]

I:
opn
If (ans = 0) skp Q11

Q: Q2

T: 8 5

How many of those jobs will be upper level management positions?

[TYPE IN "DK" OR "REF" IF NEEDED]

I:
opn
If (ans = 0) skp Q5

Q: Q3

T: 8 5

What will be the average wage for those positions?

[TYPE YR FOR ANNUAL SALARY OR HR FOR HOURLY]

88 DON'T KNOW
99 REFUSED

I:
opn

Q: Q4

T: 8 5

How many of those upper level management positions are temporary, meaning that they will be eliminated or changed in two years?

[TYPE IN "DK" OR "REF" IF NEEDED]

I:
opn

Q: Q5

T: 8 5

How many of those jobs will be middle level management positions?

[TYPE IN "DK" OR "REF" IF NEEDED]

I:
opn

If (ans = 0) skp Q8

Q: Q6

T: 8 5

What will be the average wage for those positions?

[TYPE YR FOR ANNUAL SALARY OR HR FOR HOURLY]

88 DON'T KNOW
99 REFUSED

I:
opn

Q: Q7

T: 8 5

How many of those middle level management positions are temporary?

[TYPE IN "DK" OR "REF" IF NEEDED]

I:
opn

Q: Q8

T: 8 5

How many of those jobs will be front line working positions?

[TYPE IN "DK" OR "REF" IF NEEDED]

I:
opn
if (ans = 0) skp Q11

Q: Q9

T: 8 5

What will be the average wage for those positions?

[TYPE YR FOR ANNUAL SALARY OR HR FOR HOURLY]

88 DON'T KNOW
99 REFUSED

I:
opn

Q: Q10

T: 8 5

How many of those working positions are temporary?

[TYPE IN "DK" OR "REF" IF NEEDED]

I:
opn

Q: Q11

T: 8 5

That's all that I have. Thank you for your time and have a nice _____.

[AFTER HANGING UP, SILENTLY RECORD GENDER]

1 Female
2 Male

3 Not sure

i:
key 1-3

Q: station

T: 8 5

WHAT STATION IS THIS?

i:

num

CMDI AreaCode "AreaCode"
CMDI PhoneNum "PhoneNum"
CMDI Zipcode "Zip"
CMDI CurrName "CurrentInterviewerName"
Date = SYSDATE
Time = SYSTIME
Q: SHIFT

T: 8 5

WHAT SHIFT IS THIS?

1 Morning

2 Afternoon

3 Evening

i:
key 1-3
aapor = 1100
cpl