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The University of North Carolina at Greensboro PH.D. 1984

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RESIDENTS' HOUSING SATISFACTION IN A COMMUNITY DEVELOPMENT BLOCK GRANT NEIGHBORHOOD

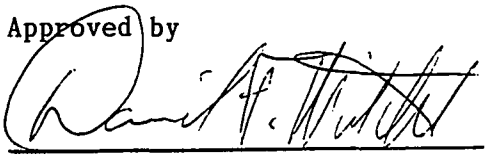
by

Katrina Rivers Shaner

A Dissertation submitted to
the Faculty of the Graduate School at
The University of North Carolina at Greensboro
in Partial Fulfillment
of the Requirements for the Degree
Doctor of Philosophy

Greensboro
1984

Approved by



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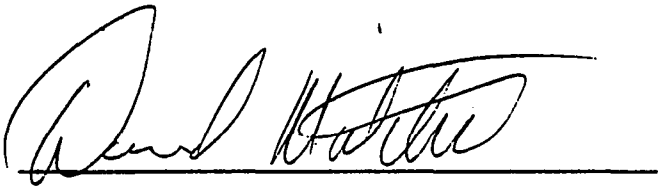
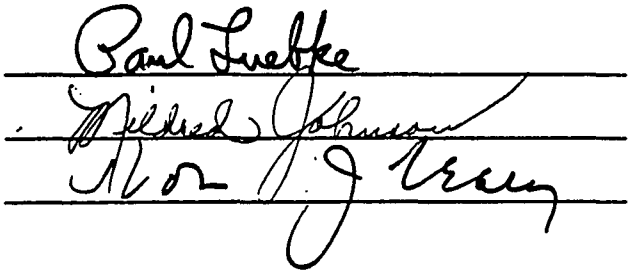
Dissertation Adviser 

Committee Members 

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DEDICATION

Michael

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ABSTRACT

SHANER, KATRINA RIVERS, Ph.D. Residents' Housing Satisfaction in a Community Development Block Grant Neighborhood. (1984) Directed by Dr. David Mitchell. 193 pp.

The purpose of this research was to assess the relationships of housing satisfaction, the six identified determinants of housing satisfaction (Demographic Characteristics, Social Networks, Participation and Control, Housing Quality, Neighborhood Identity and Cohesion, and Public Services), and participation in a Community Development Block Grant (CDBG) neighborhood housing rehabilitation project to one another. The specific objectives were (a) to determine the attitudes and perceptions of residents toward their housing through self-report and (b) to assess the impact of changes in housing quality on resident satisfaction. The sample consisted of 70 heads of household within the CDBG neighborhood, of which 25 had participated in the project and 45 had not.

Crosstabulation of responses to the Neighborhood Resident Questionnaire (NRQ) revealed that general housing satisfaction is related to the six determinants of housing satisfaction, that participation in the CDBG had little effect on housing satisfaction, and that participation in the CDBG is related to the six determinants of housing satisfaction but not in a clear causal sequence. Because participation in the CDBG meant that houses generally were brought "up to code", it was not expected that participation in the CDBG would be significantly related to housing satisfaction.

CHAPTER I

INTRODUCTION

The need for shelter, or housing, is ubiquitous. It is basic to survival. The provision of housing is of continuing concern to citizens and legislators. The cumulative effects of war, depression, inflation, increased population, and changing lifestyles have led to an estimated need of 17.5 million additional housing units during the 1980's in the United States. Unfortunately the predicted rate of new housing starts indicates that there will be a shortage of approximately 7.5 to 8.5 million units (Sumichrast, 1982). A shortage of skilled construction workers and an increase in the cost of materials will moreover reduce the quality of the new units which are constructed (Sumichrast, 1982).

Beginning with the National Housing Act of 1934, the federal government has been actively involved in the provision of housing through loan insurance programs and construction incentives. This involvement has been directed at easily measurable physical aspects of housing, such as percentage of units with plumbing or average persons-per-room. Most legislation has also addressed the social aspects and the quality of housing as well. For example, the Housing Act of 1949 called for the provision of "a decent home and a suitable living environment for every American," a provision which continued to appear in later housing acts. Unfortunately, the presence or absence of a "suitable living environment" has been hard to evaluate and as a result

has been overlooked at times in the effort to improve the physical condition of the housing stock. Currently there is no workable definition in widespread use which describes quality housing in all of its dimensions (Fish, 1979; Galster & Hesser, 1981; Hempel & Tucker, 1979).

In an attempt to reduce the emphasis on the physical quantity of housing and to increase the emphasis on the qualitative aspects of American housing, the Housing and Community Development Act of 1974 (and its amendments in 1977) called for the development of "viable urban communities by providing decent housing and a suitable living environment for every American." An important aspect of this act was the change in funding from single purpose categorical grants (i.e., housing rehabilitation, sewer and water service, street improvements) to block grants for community development as defined by the community (Nenno, 1980). According to the Act, the community, through citizen participation, would decide the best usage of the funds to achieve a suitable living environment. An additional goal was to expand the opportunities for finding housing for lower and moderate income people. A specific recommendation was that lower and moderate income housing be made available by rehabilitating existing housing. The implied emphasis on conserving neighborhoods, even though not mandated, was significant because it recognized hard-to-measure aspects as contributors to housing quality and satisfaction.

Acording to the Brookings Institution reports (Dommel, Nathan, Liebschutz, Wrightson, & Assoc., 1978; Nathan, Dommel, Liebschutz, Morris, & Assoc., 1977) on the progress of the Community Development Block Grant (CDBG) program, the program has achieved its goals:

housing has been rehabilitated and social services have been provided in neighborhood strategy areas (NSA). However, there has been comparatively little effort to gather information on the success of the program as measured by resident satisfaction. The Brookings reports recommended that additional studies be undertaken at the neighborhood level to assess how well suitable living environments have been provided. Measuring resident satisfaction should, the reports noted, be part of this effort.

Satisfaction of residents is one indicator of the quality of a living environment. Assessing levels of housing satisfaction involves several complex social and organizational phenomena (Carp, Zawadski, & Shokrkon, 1976; Foote, Abu-Lughod, Foley & Winnick, 1960; Galster & Hesser, 1981; Hempel & Tucker, 1979; Michelson, 1968, 1976, 1977; Onibokun, 1976; Rent & Rent, 1978; Smith, 1970). The six determinants of satisfaction listed below illustrate the range of variables that in some way are associated with satisfaction:

1. Demographic Characteristics
2. Social Networks
3. Participation and Control
4. Housing Quality
5. Neighborhood Identity and Cohesion
6. Public Services

The CDBG affects changes only in housing quality (number 4), in the form of a new roof or insulation, for example. The premise of the CDBG however is that physical changes will increase residents' satisfaction with their housing unit and neighborhood. Even people who

do not benefit directly, but who reside in improved neighborhoods, are therefore expected to become more satisfied (Ball & Heumann, 1979).

Housing satisfaction is recognized as a major component of overall life satisfaction (Ahlbrandt & Cunningham, 1979; Campbell, Converse, & Rodgers, 1976; Dillman, Tremblay, & Dillman, 1979; Meeks, Merchant, & Bernhard, 1977). Broadly defined as the "perceived discrepancy between aspiration and achievement," it is a judgmental and cognitive, in short, "subjective" attribute (Campbell et al., 1976, p. 8). Ahlbrandt and Cunningham (1979) have argued that it is a strong determinant in neighborhood stability (p. 144). According to Dillman et al. (1979), the lack of satisfaction may precipitate a decline in perceived quality of life. Because increased satisfaction is the ultimate goal of offical housing policy, it would seem of the utmost import to assess housing satisfaction in areas directly affected by public policy. Campbell et al. (1976) asserted that measures of satisfaction would be more valuable to policy makers than measures of such elusive concepts as happiness and affect. This investigation reports on how satisfied CDBG neighborhood residents are with their housing. Its purpose is to learn more about residents' perceptions of their environment, and how those perceptions were related to overall satisfaction with their housing. As Michelson (1977) put it, "the path to achieve better houses, apartments, and neighborhoods lies in the direction of understanding more fully under what conditions people can get what they wish" (p.376). The specific objectives of the study were the following:

1. To determine the attitudes and perceptions of residents toward their housing through self-report.

2. To assess the impact of changes in housing quality on resident satisfaction.

Justification for the Study

In light of the continuing emphasis on providing suitable living environments through physical improvement of the housing stock, and owing to the dearth of knowledge concerning the effects of housing quality on resident satisfaction (Brink & Johnston, 1979; Carp et al., 1976; Galster & Hesser, 1981; Michelson, 1977; Onibokun, 1976), the present investigation was undertaken to investigate the relationship between physical improvement brought about as a part of official policy and any resulting increases in satisfaction. In order to formulate effective public policy at all levels of government (Ahlbrandt & Cunningham, 1979; Campbell et al., 1976; Hartman, 1975) and to insure at least minimal success of such policies, it is essential that attention be given to the perceptions of those most directly affected by public housing policy: the residents of improved housing (Perlman, 1980). Therefore, in the present investigation, information was collected concerning residents' perceptions of a Community Development Block Grant project. Self-report measures of resident perceptions have recently received increased attention due to their high reliability in providing indicators of satisfaction (Campbell, 1981; Campbell et al., 1976; Hayward, 1977). In addition, the rising cost of new housing construction has enhanced the viability of rehabilitation of existing structures to help meet the nation's housing needs (Frieden & Solomon, 1977; Listokin, 1973; McKenna, 1982). Because rehabilitation was a major component of the CDBG project studied, it was thought to be important to study its effects on resident satisfaction.

CHAPTER II

REVIEW OF RELATED LITERATURE

Considerable research has been done on all aspects of housing, but little information is available concerning housing satisfaction, particularly that which might result from CDBG initiated changes in physical housing quality. In order to more fully understand resident housing satisfaction, however, it is necessary to examine the major determinants of housing satisfaction as identified in past research.

The review of related literature is presented in three sections. Section one focuses on the relationship between the built environment and social-psychological factors. Section two presents the major determinants of housing satisfaction as identified in housing research. Section three presents a conceptual model of housing satisfaction.

Built Environment and Social-Psychological Factors

The study of any built environment without consideration of the social and cultural characteristics of its residents would be folly. Michelson (1976) postulated an intersystem congruence model to explain the interaction between the built-environment and its users. "This construct defines optimal environments as those in which the physical and social characteristics of an environment are congruent with the personal needs and cultural values of its inhabitants" (Binder, Stokols, & Catalano, 1975, p. 41). The intersystem congruence model, which stresses the interdependence and interaction of variables from several systems (i.e., housing and families), involves both mental

congruence and experiential congruence. Michelson (1976) defined mental congruence as what an individual thinks will satisfy or accommodate his or her personal life-style and needs. On the other hand, experiential congruence means "how well the environment actually accommodates the characteristics and behavior of people" (Michelson, 1968, p. 106). Michelson's model is particularly applicable to housing satisfaction research because the balance of its components, which results in intersystem congruence, implies satisfaction with one's housing. "A satisfactory environment provides for all relevant desired activities but also lessens or eliminates the opportunity for activities which are not desired" (Michelson, 1976, p. 231). Michelson (1976) contended that knowledge of what people perceive as congruence (mental congruence) is as necessary to study as experential congruence.

Similarly, Gans (1968) distinguished between potential and effective environments. Proposed built-environments form the potential environment but what people do in the environment, because it is tempered by the social system and by culture, produces the effective environment. According to Gans (1968), the effective environment determines the behavior that occurs in the potential environment. Like Michelson (1976), Gans argued that it is essential to assess what people want and need when planning the built-environment.

Morris and Winter (1975) suggested that wants and needs "derive from cultural standards against which actual housing conditions are judged" (p. 82). Housing norms may be discovered by testimony or direct observation (Tremblay, 1981; Williams, 1959). In America most people tend to desire housing:

1. that is owner-occupied;
2. that houses a single family in detached dwellings with substantial outside separation from others;
3. that has sufficient indoor space for the age and sex composition of the family. (Morris, Crull, & Winter, 1976)

Morris and Winter (1975) have described how norms create a "normative housing deficit": "housing adjustment behavior will tend to occur whenever the family's housing deviates far enough from the norms to significantly reduce housing satisfaction" (Morris & Winter, 1975, p. 83). Three adjustments are possible: mobility, housing adaptation, and family adaptation (Morris et al., 1976; Morris & Winter, 1975). Mobility adjustments have been widely studied, beginning with Rossi's pioneering research in 1955. Mobility refers to family moves brought about by a desire for different living quarters within a single labor and housing market as opposed to long-distance moves brought about as a result of changing economic and labor needs. Family adjustments such as child-bearing or asking adult members to seek other housing may not be perceived as housing adjustments but have an impact on housing needs (Winter, 1975). The third type of housing adjustment, residential adaptation, has only recently become of interest to researchers (Guthrie & Barclay, 1982; Morris & Winter, 1978). Residential adaptations include remodeling, rehabilitation, building additions, and other structural changes in the house itself.

Based on past research (American Public Health Association, 1950; Beyer, 1965; Foote et al., 1960; Gans, 1962, 1967, 1968; Keller, 1968; Michelson, 1975, 1976, 1977; Rossi, 1955), the three dominant housing norms seem to be used by people in making decisions about the

following:

1. space - number and kind of rooms;
2. tenure - ownership status;
3. structure type - single family detached dwelling;
4. quality - subjective orientations, influenced by income;
5. neighborhood location - residential, safe and homogeneous. (Morris & Winter, 1978)

The use of the criteria by a resident is a dynamic emotional and cognitive process requiring the continuous weighing of the importance of social factors and physical factors and balancing them to achieve what Michelson (1976) termed mental and experiential congruence. It goes without saying that "personal characteristics of the individual, or those demographic characteristics that summarize his or her social location and past experience" (Campbell et al., 1976, p. 13) are influential in the process of housing adjustment behavior. The personal characteristics of interest in housing research are age, marital status, sex, education, occupation, income, social class, family life cycle stage, familial and social interaction, community participation, perceptions, and values (Greninger, 1974; Michelson, 1976). These characteristics together define life styles, "a series of relationships which link social phenomena to the physical environment" (Michelson, 1976, p. 61). Characteristics that compose life style are significant determinants of intersystem congruence. Life style characteristics plus the normative housing criteria are closely related to the major determinants of housing satisfaction reviewed in the next section.

Housing Satisfaction

Brink & Johnston (1979) defined housing satisfaction as "a

continuous subjective individual response to housing need gratification resulting from an evaluative process comparing . . . expectations,. . . aspirations, . . . and previous experience to present time" (p. 340). As noted earlier, at least six major determinants of housing satisfaction can be identified (Carp et al., 1976; Foote et al., 1960; Galster & Hesser, 1981; Greninger, 1974; Hempel & Tucker, 1979; Michelson, 1968, 1976, 1977; Onibokun, 1976; Rent & Rent, 1978; Smith, 1970). Each determinant will be discussed separately below. Each will then be employed in a conceptual model of housing satisfaction.

Demographic Characteristics

Demographic variables of interest in housing research are those which reflect personal characteristics and past experiences (Campbell, 1981). These included age, sex, marital status, occupation, education, income, stage in family life cycle, social and professional memberships, ethnic background, and ownership status of the respondent and the respondent's spouse.

Onibokun's (1976) investigation of the relationship between social characteristics and residential satisfaction identified 17 social system variables which he grouped into five categories: stage in family life cycle, socioeconomic status, familiarity with neighborhood, life style, and self-concept (p. 326-327). Briefly, the study indicated that large family size, single-parent head-of-family, unemployed head-of-family, lower socioeconomic families, long-term public housing tenancy, and living in a multi-family residence had detrimental effects on residential satisfaction (Onibokun, 1976). Residents in single-family dwellings and those who perceived themselves

as having the same social status as their neighbors had high satisfaction. Similar findings were also reported by Michelson (1977) and Durand and Eckard (1973).

Montgomery and McCabe (1973) studied the housing aspirations of southern Appalachian families and reported that higher incomes, education, and a high level of material well-being lead to preferences for a modern suburban dwelling as opposed to a traditional mountain dwelling. It was hypothesized that as income, education and level of living continue to go up, more Appalachian residents will desire and seek to satisfy the American housing norms of ownership of a single family unit.

In a Louisiana study (Zey-Ferrell et al., 1977), homeownership, wife's education level, and being Caucasian were positively related to residing in more adequate housing and to having certain long-term consumption preferences such as a savings account. In contrast, renters and non-whites with lower education had less adequate housing and evidenced preferences for short-term consumption patterns, such as buying clothes and cars. Harris (1976) found that, if quality of housing were held constant, satisfaction increased with head of household's income and education; marital status, race, and sex were not significantly related to satisfaction however.

Because the housing of less educated and lower income groups is frequently of considerably lower quality than the average, it has been hypothesized that these groups have different housing aspirations (Rossi, 1955; Wirth, 1947) or different housing values (Gans, 1962). Morris and Winter (1976), in a study of blue-collar and white-collar

workers, found that both groups have about the same general housing aspirations. It was reported that 95% of both groups favored home ownership, and 89% and 92% favored single-family dwellings for all Americans; 70% of the blue collar respondents and 73% of the white collar respondents already owned single-family dwellings (Morris & Winter, 1976, p. 8-9). Ownership rates for both groups tended to rise with income and education. Morris and Winter (1976) concluded that housing norms and preferences are not different for the groups, but that achieved housing resulted from income constraints on the residents (see also Hartman (1963)).

Meeks et al. (1977) found that increased household size led to decreased housing satisfaction, particularly among renters. Also, no significant relationship existed between sex of family-head, education, income, or age and satisfaction. Vars (1969) and Rogers and Nikkel (1979) found similar relationships.

Rent and Rent (1978) and Lane and Kinsey (1980) discovered strong relationships between housing satisfaction and ownership of a single-family dwelling. However, Rent and Rent pointed out that either owning a dwelling or simply residing in a single-family dwelling could also lead to high satisfaction. Brink and Johnston (1979) found high correlation between home ownership, housing satisfaction and total cost of the unit.

Galster and Hesser (1981) cautioned that racial integration via housing policy may not prove satisfactory due to the reported and perceived need for commonality in the immediate neighborhood setting. It was generalized from a study of Ohio residents that "younger,

married, female heads, and black respondents, and those with larger families, are more likely to express less residential satisfaction, independent of the dwelling and neighborhood context" (pp. 749-750). Campbell et al. (1976) have reached similar conclusions.

In conclusion, ownership of a single family dwelling generally increases housing satisfaction, while size of family (large), income (low), and education (low) generally depress satisfaction, as does racial integration. Interestingly, satisfaction increases with age; it is high among the elderly who have relatively low incomes. Housing satisfaction among lower-income elderly people is probably the outcome of acquisition of a single family dwelling at younger ages (Abdel-Ghany, 1977; Campbell, 1981; Campbell et al., 1976; Morris & Winter,1976).

Social Networks

The second determinant of housing satisfaction, social networks, includes relationships with family and friends. It has been studied extensively. Young and Willmott (1965) reported that housing satisfaction among working-class people decreases if they relocate out of easy visiting distance of relatives. In suburban Levittown, Gans (1967) observed the rapid formation of a variety of social, civic, and religious organizations within that community, and the development of socializing patterns based on social similarities and interests. Jacobs (1961) believed that abundant street life in more urban settings was necessary for the development and socialization of children as well as for the development of community cohesion. Mead (1979) agreed that diversity was beneficial for children. While most total personal

networks are quite diverse (see Hannerz, 1980), neighborhood networks are generally homogeneous. Thus, Galster and Hesser (1981) found higher housing and neighborhood satisfaction in areas perceived as racially homogeneous, while Moriarty (1974) reported similar findings for homogeneous life styles, as well as ethnic and racial homogeneity. Fish (1974) found high housing and neighborhood satisfaction in lower-income homogeneous neighborhoods. Rent and Rent (1978), in a study of lower-income residents, concluded that location of friends within the neighborhood and satisfaction with neighbors increased housing satisfaction. Greninger (1974) reported that social isolation led to increased housing dissatisfaction.

Participation and Control

Increased participation in decision-making about one's near environment (the neighborhood) leads to increased feelings of control over one's own fate and increased satisfaction with the neighborhood (Ahlbrandt & Cunningham, 1979). Participation and control are closely related to social networks within a neighborhood, and group memberships influence levels of satisfaction. For example, Meeks, Merchant, and Bernhard (1977) suggested that participation in a consumer education program led to increased dissatisfaction amoung public housing tenants, possibly because tenants became aware of other better housing opportunities. Banner, Berheide, and Greckel (1982) found that single-parent families sought housing in close proximity to family and friends, and stated preferences for higher density housing in order to obtain social support systems. Rent and Rent (1978) found that low-income residents were not involved in formal organizations but that

informal association with friends and neighbors was highly related to housing satisfaction. The ability to participate in desirable reference groups and to exercise some control over housing through design choices is very important to one's perception of satisfaction. Although participation would seem to lead to increased satisfaction, without control, dissatisfaction may be the result.

Housing Quality

Studies concerning satisfaction with the housing unit itself yield confusing findings. Some evidence exists that suggests little effect of unit satisfaction on housing satisfaction. Almost as much exists that suggests major effects. To understand why, it is necessary to consider the methodologies employed in such studies. In most studies sample size has been small and respondents relatively homogeneous. Many studies have analyzed the satisfactions of lower-income residents in public housing (Hempel & Tucker, 1979; Schorr, 1966). A few studies have compared residents who differ by class, life style, and ethnicity. Comparisons between studies therefore are difficult due to lack of comparability in samples. In addition, consistent definitions of what is being measured are lacking as is consistency in the selection of statistical techniques. There appears to be agreement among researchers about what the determinants of housing satisfaction are (Galster & Hesser, 1981; Michelson, 1977; Onibokun, 1974; Rent & Rent, 1978). Most assume that a better housing unit (i.e., safe and sanitary) would positively affect health, family stability, individual aspirations, and life satisfaction, while also having a negative impact on crime and delinquency rates and family conflict (American Public

Health Association, 1938; Dean, 1953; Fried & Gleicher, 1961; Rent & Rent, 1978; Riis, 1957; Schorr, 1966). Accordingly, a stated aim of most significant housing legislation (Housing Acts of 1949, 1954, 1968, 1974) has been the provision of decent housing and an improved quality of life (Fish, 1979). To date, only evidence relating improved housing to better health has been substantiated (Merton, 1951; Rent & Rent, 1978). Better physical conditions do not seem to improve social conditions substantially. Thus, new housing construction has not proved to be influential in solving social problems (Glazer, 1967). The belief that physical improvement may lead to social improvement is still current, however. For example, Galster and Hesser (1981) suggested that increased attention be given to rehabilitation because it might preserve neighborhood social relations as well as improve the housing stock.

Brink and Johnston (1979), arguing from a congruence perspective, found that among recent home buyers, aspirations and previous housing type were strongly related to perceived housing satisfaction. Satisfaction appeared to decline within the first year and a half, a finding similar to Vars' (1969) finding that the most satisfied respondents had occupied their homes less than two years. This finding was also supported by Rent and Rent (1978) and Meeks et al. (1977). Vars also found that house design and satisfaction were significantly related. Galster and Hesser (1981) did not find a significant relationship between crowding (persons per room) and housing unit satisfaction, but did find a relationship between satisfaction and number of bathrooms, and having a single-family dwelling. Rent and

Rent (1978) similarly concluded that ownership and single-family dwelling type were significantly related to housing unit satisfaction and that crowding was not.

In a cross-cultural examination of preferences for housing, style and size of unit, price, location, and neighborhood social composition were found to be the most important determinants of housing preference for English and American residents (Hempel & Tucker, 1979). Unit satisfaction has also been found to be significantly related to neighborhood satisfaction in a number of studies (Ahlbrandt & Cunningham, 1979; Campbell, 1981; Galster & Hesser, 1981; Michelson, 1977; Rent & Rent, 1978).

In a summary of national surveys (1971 and 1978), Campbell (1981) emphasized the importance of residents' perceptions in determining their degree of satisfaction with housing rather than their utilization of objective criteria. Campbell (1981) explained that "people seem to have an extraordinary capacity to adjust themselves. . .and seem reluctant to admit to being generally dissatisfied with the place in which they live" (p. 159). Therefore, even though objective criteria would indicate reason for dissatisfaction, perceptions of the situation may produce satisfaction.

Neighborhood Identity and Cohesion

Neighborhood identity refers to the ability of a resident to identify his or her own neighborhood as a specific place, marked by geographic, historic, or social boundaries (Haney & Knowles, 1978). Neighborhood cohesion refers to a resident's sense of belonging to a neighborhood (Gans, 1962; Jacobs, 1961; Keller, 1968). Hartman (1963)

viewed the neighborhood as a "powerful determinant of social life - of the extent to which one socializes, of the kinds of people one socializes with, and of the nature and quality of this interaction" (p. 4). Accordingly, the interaction between resident and neighbors was significant in determining housing satisfaction, as was satisfaction with the neighborhood as a whole (Baum, Davis, & Aiello, 1978; Brink & Johnston, 1979; Carp et al., 1976; Hempel & Tucker, 1979; Onibokun, 1974; Ottensmann, 1978; Rent & Rent, 1978; Zey-Ferrell, Kelley, & Bertrand, 1977). Satisfaction with neighborhood and housing have been positively related to home ownership, general life satisfaction, satisfaction with neighbors, social class, wife's educational level, husband's occupational prestige, level of income, size of family, and type of family (Brink & Johnston, 1979; Carp et al., 1976; Onibokun, 1974; Ottensmann, 1978; Rent & Rent, 1978; Zey-Ferrell et al., 1977).

Public Services

One might think that the greater the number of available public services, the more residents would be satisfied with housing. The relationship, however, is more complex. Public services, ironically, sometimes contribute to dissatisfaction, not satisfaction (Newman & Duncan, 1978). Onibokun (1974) found that lack of outdoor recreational facilities, lack of access to schools and shopping centers, and inadequate public transportation accounted for a significant amount of dissatisfaction. However, satisfied respondents did not mention availability of services as a reason for being satisfied. Additionally, differing levels of satisfaction with public services might be explained by age, income, level of education, race, stage in

family life cycle of respondents, and other characteristics of respondents such as propensity to move (Campbell, et al., 1976). Ahlbrandt and Cunnningham (1979) found that public services were not significant in determining neighborhood satisfaction of non-movers, but for movers, 60% indicated that public services, crime, and neighborhood conditions were important problems in their old neighborhoods (p. 146-148).

Conceptual Model of Housing Satisfaction

Several models of housing satisfaction have been proposed in recent literature (Baxter, 1975; Greninger, 1974; Onibokun, 1976; Rent & Rent, 1978; Stoeckler, 1980). A model developed by Galster and Hesser (1981) is most appropriate for modification for this study because it incorporates the six major determinants of housing satisfaction into an interrelated system. Their model has the following rationale:

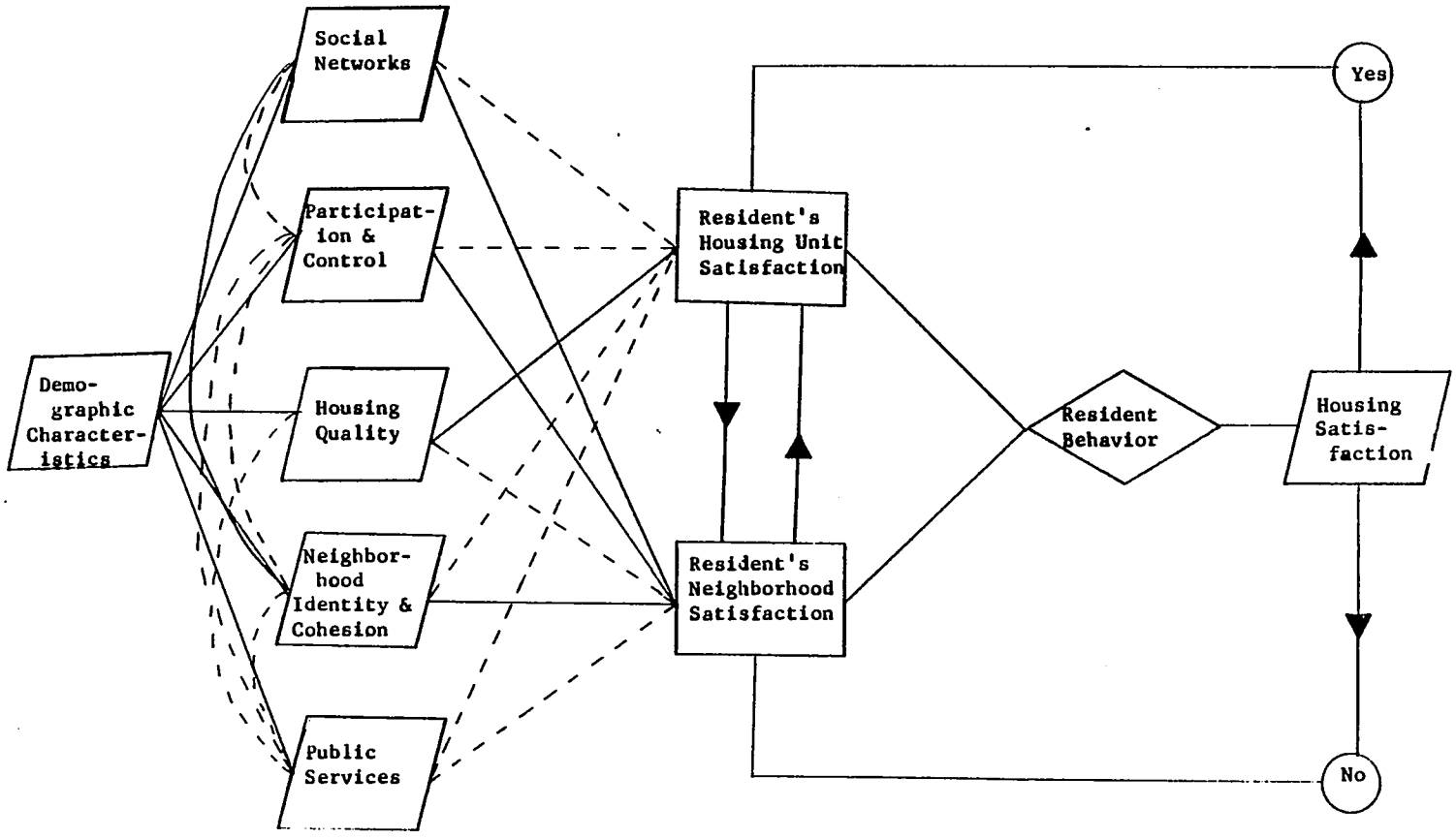
> The process of overall residential satisfaction may be modeled with presumed causal paths emanating from objective independent variables passing (sometimes) through subjective intervening variables, and ultimately having impact on the dependent variables measuring satisfaction. (Galster & Hesser, 1981, p. 739)

The major shortcoming of the Galster and Hesser model is the limited emphasis it places on participation and control, which Ahlbrandt and Cunningham (1979) and others (Boyte, 1980; Fish, 1974; Goetze, 1976, 1981; Hempel & Tucker, 1979) argued is an important determinant of satisfaction.

The proposed conceptual model is shown in Figure 1. The system of variables in Figure 1 assumes that economic and social constraints

Figure 1

Conceptual Model of Housing Satisfaction



Note. Input/Output; Process; Connector; Decision; --- Weak Relationship; — Strong Relationship.

influence consumer choice and public policy. A consumer's housing decision impacts both the immediate family and the community in a variety of ways. As a result of a decision, other consumers and policy makers receive information which, in turn, can potentially influence future decision makers (Hempel & Tucker, 1981).

In keeping with the previously stated objective of the present study, it was further hypothesized that changes in Housing Quality will affect resident perception of housing unit satisfaction and resident perception of neighborhood satisfaction, leading to changed housing satisfaction. The present study will not test the proposed conceptual model but will use it as a basis for introducing statistical controls of the relationships and for interpretive discussion of the findings.

Summary

A review of related literature has revealed that several factors were important in determining housing satisfaction. These factors have been grouped into six major determinants: Demographic Characteristics, Social Networks, Participation and Control, Housing Quality, Neighborhood Identity and Cohesion, and Public Services. Recent emphasis has been placed on residents' perceptions of these determinants as being significant in determining overall quality of life (Ahlbrandt & Cunningham, 1979; Campbell, 1981; Campbell et al., 1976). It has been suggested that research should analyze and report satisfaction levels due to the relative ease of translating satisfaction levels into public policy (Campbell et al., 1976) and the greater likelihood of achieving suitable living environments (Michelson, 1976).

CHAPTER III

METHODOLOGY

The present research was an investigation of the attitudes of residents about their housing and their perceived satisfaction with it. The specific objectives of the study were the following:

1. To determine the attitudes and perceptions of residents toward their housing through self-report.
2. To assess the impact of physical changes in housing quality on resident satisfaction.

The study is an example of what Kerlinger (1973) defines as an ex post facto sample survey. Kerlinger (1973) modified the traditional concept of ex post facto research to include making inferences about relationships among independent and dependent variables. Even though it does not involve the ability to manipulate the independent variables or the power to randomize, and it carries the risk of erroneous interpretation of data, the strengths of ex post facto research can be enhanced somewhat with rigorous statistical controls (Kerlinger, 1973, p. 390). It is therefore a useful research strategy to employ when experiments are difficult or impossible to design.

Selection of Sample

The subjects of this study were residents of a Community Development Block Grant (CDBG) neighborhood strategy area in a small midwestern city. Housing units in the neighborhood were eligible for rehabilitation and were primarily owner-occupied. The CDBG program was

designed to enhance neighborhood identity and cohesion, to increase citizen participation and control, and to improve housing quality and public services (Clute & Nenno, 1981). The program also sought to uphold American housing norms, by stressing improvement in owner-occupied single-family dwellings over construction or subsidy of rental housing (U.S. Dept. of Housing and Urban Development (HUD), 1980). Of the three possible residential behaviors to correct housing deficits--mobility, family adaptation, or residential adaptation--the CDBG strongly encouraged residential adaptation as the most congruent with its other neighborhood-based, citizen-oriented, housing goals (Hershey, 1983; HUD, 1980).

The subjects were selected from all dwelling units within the CDBG neighborhood strategy area (NSA), which comprised 16 city blocks. Because participation in the CDBG program was voluntary and open to all residents in the NSA, each housing unit had an equal chance of being a participant initially. Some of course did not qualify for the rehabilitation program. It was believed however that such a program would, because it was visible to all, impact all area residents. One did not have to have one's house rehabilitated to become more satisfied with one's neighborhood. All dwellings in the area were therefore included in the population.

At the time of the research, 54 housing units of the planned 60 units had been or were in the process of being rehabilitated. For purposes of data collection, a two-group purposive sample was utilized (Scheaffer, Mendenhall, & Ott, 1979), consisting of the 54 rehabilitated units and 54 randomly selected non-rehabilitated units

within the same 16-block area. The random sample was computer-generated and housing units were selected from a map of the NSA, on which housing units had been previously numbered. The resulting sample equaled 108 housing units, or 35.18% of the potential candidates for rehabilitation; eight units were eliminated from the sample due to vacancy and proposed demolition based upon their condition rating (City of Mt. Pleasant, 1981). Head-of-household or spouse of the head-of-household was designated as the respondent.

Development of the Instrument

A questionnaire was developed based on schedules used by Ahlbrandt and Cunningham (1979) and Louis Harris and Associates (1978). Neither schedule in its entirety was appropriate for the present study, as each dealt primarily with quality of life and not directly with changes in housing condition. The instrument constructed for the present investigation consisted of 135 questions and was entitled Neighborhood Resident Questionnaire (NRQ) (See Appendix A).

The categories of interest contained in the NRQ were selected on the basis of the review of literature. The categories included in the NRQ coincided with the six major determinants of housing satisfaction as identified by Galster and Hesser (1981), Michelson (1976), Morris and Winter (1978), Onibokun (1976), and Rent and Rent (1978). These categories and questions pertaining to the determinants were as follows:

1. Demographic Variables: Questions 104-117 and 124-128 pertained to demographic characteristics of the respondent such as marital status, income and socioeconomic level,

education, family size and stage in life cycle, occupation, transportation needs, and attitudes toward others.

2. Social Networks: Questions 5-19 inquired about resident's social networks, both family and friends, within and without the immediate neighborhood.
3. Participation and Control: Questions 36-38, 41-54, 63-65, 92-118, and 129-131 concerned the resident's sense of control over the living environment and extent of participation in community.
4. Housing Quality: Questions 62-91 and 136 dealt with the resident's housing unit and its characteristics such as value, condition and improvements, and resident's satisfaction with the unit.
5. Neighborhood Identity and Cohesion: Questions 1-4, 17-22, 27-33, 120-123, and 132-134 concerned the resident's ability to identify his or her neighborhood and to identify a sense of belonging to a neighborhood.
6. Public Services: Questions 23-27, 34-35, 39-40, 55-61, and 119 concerned the public services provided in the neighborhood such as sanitation, recreation and medical facilities, by local, state and federal governments, and resident's attitudes about those services.

In addition to the above categories, a series of questions (47-55) dealt specifically with the CDBG program and the resident's knowledge of and participation in the program. The instrument was pretested in the following manner:

1. The instrument was evaluated by four university professors and by a professional planner familiar with Mt.Pleasant
2. The instrument was administered to a group of Mt. Pleasant residents to ascertain if the language and format were clear.

After all modifications were completed, the NRQ was printed in condensed type and folded into an attractive booklet format. A heavy cover stock was utilized in order to avoid the necessity of envelopes; the NRQ was addressed and stamped and had an attached seal for closure for the return mailing.

Housing Conditions Rating

To supplement the data obtained with the NRQ, a housing conditions rating was utilized. This was based on the rating criteria utilized by the city planning department in its initial windshield survey to identify potential NSAs (City of Mt. Pleasant, 1981). After a systematic evaluation of each housing unit in the sample a numerical rank was assigned according to the following criteria:

RANK	CONDITION
1	Newer wood frame units or substantial masonry units; well maintained.
2	Substantial wood frame units with siding or smaller masonry units; good condition.
3	Average units of any material, fair to good condition, needs minor repair.
4	Average units of any material, poor to fair condition, needs major repair.
5	Inadequate units, poor condition, repair not

feasible.

The principal investigator of this study evaluated each respondent's unit to insure accuracy of ranking as compared to the city ranking. Based upon the above criteria, the city ranking of each dwelling appeared to be correct.

Interviews

It was estimated that the NRQ would take approximately one to one and a half hours to complete. Due to prior knowledge of the demographic characteristics of the potential respondents it was deemed more appropriate to contact respondents personally rather than to conduct a mail or telephone survey. According to Dillman (1978), the response rate for lower and moderate income populations is low for both mail and telephone surveys but it is relatively good for in-person interviews. Because of the length of the interview, it seemed wise to deliver the NRQ personally and explain the study, and if possible let the respondent answer at his or her convenience within a three-day time period. As an incentive to complete the NRQ, each household was provided a ball-point pen with the addressed, stamped questionnaire. Follow-up postcards (See Appendix B) were mailed within 10 days if the NRQ had not been returned. If a respondent indicated a preference for an in-person interview, the interview was arranged at the time of the delivery. Initially no respondents requested an in-person or telephone interview. However after one month, only 46% response had been achieved and it was deemed essential to contact nonrespondents by telephone in order to complete the interviewing. As a result, an additional 26% of the households were obtained, for a total of 72%. Of

the completed interviews, two were discarded as incomplete. The usable response rate was thus 70%. Respondents were mailed an abbreviated summary of results at the completion of the study, if they had expressed an interest in obtaining them.

Analysis of the Responses

The collected data were coded and entered via CRT interactive terminal for computer analyses using the Statistical Package for the Social Sciences (SPSS) (Nie, Hull, Jenkins, Steinbrenner, & Bent, 1975).

CHAPTER IV

RESULTS

The specific objectives of this study were as follows:

1. To determine the attitudes and perceptions of residents toward their housing through self-report
2. To assess the impact of changes in housing quality on resident satisfaction

In order to fulfill these objectives, a sample survey of residents in a Community Development Block Grant (CDBG) neighborhood was undertaken. The instrument used for data collection was the Neighborhood Resident Questionnaire (NRQ), which consisted of 135 open- and close-ended questions concerned with six determinants of housing satisfaction:

1. Demographic Characteristics
2. Social Networks
3. Participation and Control
4. Housing Quality
5. Neighborhood Identity and Cohesion
6. Public Services

In addition, an independent assessment of housing unit quality was utilized.

According to previous research, a number of factors influence housing satisfaction. These factors have been grouped into the six determinants mentioned above and served as a theoretical basis for

statistical control of the data. The analyses were performed on 70 completed questionnaires. The analyses of attitudes and perceptions of residents are presented as follows: general description of sample, housing stock, and neighborhood characteristics (Appendix C); crosstabulation of How satisfied are you with this home in meeting the needs of you and your family? with each determinant (Appendix D); crosstabulation of participation in the CDBG program and satisfaction with housing with each determinant (Appendix E); and, crosstabulation of participation with each determinant (Appendix F).

Attitudes and Perceptions of Residents

Demographic Characteristics

The NRQ requested that an adult household member serve as the respondent (see Table C-1), and as a result, the ages of respondents ranged from 21 - 85 years, with 43% being 21 - 35. Females predominated, with 59% of respondents placed in this category.

More respondents were married (54%) than all other marital categories combined. The next highest grouping was single (21%). Size of household ranged from one member (26%) to six members (1%), with 54% having two or three members. A total of 167 people resided in respondent households. Eight households reported one occupant over 65 years of age and six households reported two, for a total of 20 elderly members in 14 households. Twenty-nine households reported children under 18 years of age, with 45 children total. Most households (55%) had one child, with a maximum number of 4. The largest percentage of children was in the 13 - 18 years category (36%) and the smallest was 3 - 5 years (16%). At some time, 47% had had children in local public

schools.

Taken as a group, the respondents appeared to be more educated than the general population. Fifty percent reported at least some college, including 10% with post-graduate work. It is possible that respondents considered any type of education beyond high school as "post-graduate" rather than the usual advanced degree work. This is particularly likely in light of reported occupation. Only 20% listed occupation which could be considered professional, while 60% were skilled or semi-skilled. Full-time employment was reported by 62% of respondents. The unemployment rate was 12%, which was much lower than the state rate of 17% for that period. Only 16% reported a debilitating handicap which would prevent employment. From these figures, it would seem that employment for these respondents was stable and not likely to lead to a propensity to move to another location.

The respondents did not indicate a commitment to group participation. Only 39% were union members. Volunteer work was limited to 13% of respondents. Of the eight reporting any volunteer work, five reported spending at least some time within the neighborhood (63%). Eleven community groups were named as civic activities of household members, with Moose Lodge and church groups having the most member participation, six and five respectively. No respondent mentioned under memberships that were political or even related to politics.

The ethnic composition of the neighborhood was primarily white. Respondents supported this observation, with 94% of respondents being white. Although there were large American Indian and Hispanic

populations nearby, only Hispanic was reported as another ethnic category.

Almost half of the respondents reported incomes of $10,000 -$19,999 (47%). The lowest category, $0 - $3,000 was reported by 3% and the highest, $25,000 plus, was reported by 16%.

In general, demographic characteristics indicated a white, middle-aged, educated, employed group of respondents. Commitment to outside organization was limited, as was ethnic and employment diversity within the neighborhood. Family size tended to be small, and there were limited numbers of elderly people or children.

Social Networks

Social Networks is measured by the items which concern the respondent's relationship with his or her family and friends, both within and without the neighborhood under study (see Table C-2). Such relationships are important to one's perception of satisfaction with housing according to findings of Young and Wilmott (1967) and Fried and Gleicher (1961), and help to determine the resident's interaction with the neighborhood and other residents.

Respondents judged their neighbors as friendly or very friendly (66%) and felt they knew each other very well or fairly well (49%). They talked with their neighbors at least weekly (64%). However, in terms of getting together socially, respondents seemed to prefer friends in other neighborhoods, visiting with them at least weekly (36%) as opposed to visiting neighbors weekly (20%). In response to the number of close personal friends the respondent had in the neighborhood, 47% had one to five, while 40% had none which is in

agreement with Schorr (1966). Neighbors were judged as keeping to themselves by 83% of the respondents. This trait may influence the low interaction rate but is more likely the result of more interaction without the neighborhood due to the low level of identity with neighbors as revealed by the Neighborhood Identity and Cohesion determinant.

Small favors and lending are commonly accepted as neighborly and seem to occur frequently in the study neighborhood. Seventy percent of the respondents acknowledged that neighbors were willing to loan small items and 74% acknowledged small favors.

Young and Wilmott (1967) and Fried and Gleicher (1961) hypothesized that presence of other family members increased housing satisfaction. In this sample, presence of relatives was not common, with only 23% of respondents having any relatives in the neighborhood. Slightly more reported relatives in other parts of the city (43%), which may also account for low interaction within the neighborhood.

A series of socio-cultural items was presented for respondents' evaluation of their preference of neighbors. In each of the eight items, only 10 - 15% of the respondents were interested in living near people different from themselves. This is in keeping with the Neighborhood Identity and Cohesion determinant findings of the desirability of homogeneity. However a mixed group of people could be tolerated nearly as often as similar people. Only leisure interests received 50% of respondents in the similar category, while religion, ethnic background, and political attitudes received 54%, 53%, and 54% respectively in the mixed category. This would seem to indicate a

desire for homogeneity in activities but a respect for individual difference in beliefs or attitudes.

Participation and Control

Respondents' perception of Participation and Control within their neighborhood was measured by items relating to this third determinant of housing satisfaction. Frequencies and percentages of responses to these items indicate the respondent's sense of control of his or her environment and the degree of participation with the neighborhood (see Table C-3).

Responses to questions about current conditions and the lack of information indicated that residents perceived little control over their neighborhood. Current conditions in the neighborhood were viewed by 54% as impeding change and the lack of information about the conditions as doing so by 40%. Fifty-six percent believed that the city could help people, particularly with complaints (71%), but 67% did not desire any additional contact with the city. If there was a complaint, 50% would take some action, primarily by contacting officials (90%). This contact would be by attending commission meetings (61%), serving on commissions (22%), and making written omplaints (17%), which Blake, Kalb, and Ryan (1977) have found to be effective in community development projects. Overall, 41% had contacted a city official and 6% had contacted a state or federal official. In general, respondents had enough contact with city government (59%) and seemed reluctant to initiate more direct control over their neighborhood.

Respondents' lack of initiative or participation in the CDBG was

particularly evident. Eighty percent reported no knowledge of any shelter subsidy programs in their neighborhood, but 57% did know of the CDBG. In response to participation in the program, 36% did participate; however only 4% attended any of the public meetings of the project. This low figure has been confirmed by Community Development Office records.) In giving reasons for not attending, 77% were unaware of the meetings and 23% were unable to attend. In light of this limited participation, it is surprising that 74% of respondents felt that community organizations should have more say in controlling their neighborhood and may indicate the viability of stronger attempts at community organization (Stone & Brown, 1978). Tobin (1980) emphasized the need for public awareness to have succesful CDBG programs.

Only 20% of respondents had ever worked with other neighbors to solve a problem and only 9% had ever helped to form a community organization. The lack of initiative was particularly evident concerning a community organization within the neighborhood, with only three respondents (4%) indicating that one existed, and only one of these three being a member and knowing its purpose. In contradiction to the above findings, over half of the respondents (53%) did not feel that such a group could help, 41% were unsure, 6% thought it was a new idea, and no one believed it would be helpful.

One method of exercising control is by voting (Kollias, 1977), particularly on tax issues, and one method of measuring participation is to ask whether or not the respondent would favor tax issues, especially when tied to property tax increases (Wilson, 1963). In evaluating the need to spend money on certain issues, over 50% of the

respondents favored spending money on street repairs (67%) and 82% were against additional garbage removal. The two most urgent needs were housing inspection and clean up (19%) and street repairs (37%). Respondents were not willing to raise property taxes for these items (69%), but were in favor of the city making these improvements. Again, respondents seemed unwilling to help themselves through their own participation, as reflected by use of tax dollars.

It has been postulated that location of work affects location of residence (Morris & Winter, 1976; Rossi, 1955); although not an overwhelming concern to the residents of the study neighborhood, slightly more (52%) indicated that location of work did influence location of residence. Most of the respondents (68%) relied on their own car rather than other forms of transportation. The next highest responses were walk and bicycle (18%), which may be attributable to the presence of manufacturing and social service employment located nearby. Transportation was no problem at any time for 81% of respondents.

The ultimate exercise of participation and control over one's neighborhood is the ability to move (Speare, 1970, 1974). When asked about the likelihood of a move, 54% indicated plans to move at sometime. Out of the state was the destination of 49% of the respondents, with only 10% desiring to move within the neighborhood. In an open-ended query concerning desire to stay, 51% said nothing could be done to make them continue to want to live in the city. Due to current economic conditions, this is not surprising and probably has very little to do with the neighborhood under study. (A popular bumper sticker reads, "Will the last one out of Michigan, please turn off the

lights?") A related question concerning desire to have a child's future family live in the neighborhood netted similar negative results with 65% saying no.

The response to items related to Participation and Control seemed to indicate a lack of purposeful involvement with the neighborhood. Schorr (1966) indicated that pessimism and passivity were the most difficult barriers to rehabilitating neighborhoods (p. 34). Respondents gave lip-service to participation but seemed to take a limited part in the actual control of their neighborhood. Rather than forming a community organization to work for the neighborhood (as mandated by CDBG legislation), respondents indicated that the best solution to neighborhood problems was to move. Guthrie and Barclay (1982) also found a propensity to move rather than to make housing alterations among low income groups.

Housing Quality

The fourth determinant of housing satisfaction, Housing Quality, was composed of items concerned with the physical characteristics of the housing stock and its suitability for its occupants. Perceptions and information about the housing of the study neighborhood are reported in frequencies and percentages in Table C-4.

An overall assessment of the housing within the neighborhood indicated that 61% thought that properties were well maintained. A self-rating of each respondent's own house indicated a close correspondence to the city's initial windshield property survey, as shown in Table 1.

Table 1

Property Ratings

Self-Rating		City Rating	
Excellent	7.1%	Excellent/Good	4.3%
Good	60.0%	Minor Repairs	62.9%
Fair	31.4%	Major Repairs	28.6%
Poor	1.4%	Poor Condition	4.3%

The windshield survey was used to determine which neighborhood would be designated for the CDBG program (City of Mt. Pleasant, 1981). Most of the housing units of the respondents were single-family detached dwellings (94%), with duplexes comprising the remaining 6%. In keeping with the objectives of the CDBG program, most of the dwellings (69%) were owner-occupied. The respondents seemed to have accepted the American norm of single-family detached housing very well, with 94% living in this type of housing as a child, and 89% wishing to continue living in this type. Respondents had lived in the study neighborhood from 1 to 49 years, with an average residency of 14.3 years. However, 23% had lived in the area less than 2 years and 32% less than 10 years. Housing unit occupancy varied from 1 to 49 years, with an average occupancy of 11.2 years, with 26% occupying the unit less than 2 years and 41% less than 10 years.

The average age of housing units in the neighborhood was 33.7 years, with 3% being less than 5 years old and 10% being over 50 years old. About one-third of the units (30%) were between 21 and 30 years

old. Evidence of housing adequacy is usually calculated from number of rooms and presence of indoor plumbing (McKenna, 1982). According to responses tabulated, bedrooms averaged two per unit, with 63% having two and 21% having three. One bathroom was average (97%), with only 3% having two bathrooms. Since most respondents reported small family sizes, over-crowding would not appear to be a problem in this neighborhood.

Housing value is both an objective and subjective figure based on resell, personal attachnment, replacement, and demand (Hanna & Lindamood, 1981; Kain & Quigley, 1970). Respondents were asked what the current market value of their house was and indicated a range of $10,000 to $50,000, with a mean value of $29,303; 73% of the unit values were below $35,000. According to current selling prices for houses in the neighborhood, that was a realistic value. When queried about changes in value, only 6% thought values had decreased and 88% believed values would hold or increase in the near future.

Shelter expenditures are an essential budgetary commitment, not only for homeowners but for renters as well. Respondents were asked to indicate their shelter expenses in several categories for the last year. Average payments were $216.58 per month for mortgage or rent, $38.75 per month for electricity, $45.76 per month for heating, $13.25 per quarter for water, $804.31 per year for property tax, and $141.87 per year for insurance. Approximately 88% of the respondents had some type of property insurance, and only 2% had had any difficulty in obtaining coverage.

In response to the question, How satisfied are you with your

present home in meeting the needs of you and your family?, 65% reported being satisfied or very satisfied. This finding was consistent with Campbell et al. (1976) and the HUD Quality of Life Survey (Louis Harris & Assoc., 1978). Queries about what could be more satisfying produced three categories of responses: changes in house (81%), changes in tenure (14%), and changes in neighborhood (5%). Nearly half of the respondents (48%) did not foresee the need for any repairs or improvements, and of those who did, 13% indicated repairs costing less than $100. Regardless of need, 63% did not plan any improvements within the year, with 32% not being able to afford them as the reason givenwhy. In addition, 47% thought that financial reasons kept other residents from making repairs. If improvements were necessary or planned, only 16% would rely on CDBG monies to pay the costs. This low reliance on federal money and low incidence of improvements planned or needed could result from the timing of the NRQ, when most of the CDBG monies had already been committed. Therefore, some respondents may have already benefitted while others realized it was too late.

The NRQ did reveal that 73% of the respondents had had one or more repairs or improvements during the past 12 months, roughly corresponding to the grant year of September 1981 to December 1982. The most common improvements were roof repair or replacement (26%), plumbing (21%), insulation (26%), and exterior paint/siding/windows (24%). Twenty-six percent of the improvements cost $1,001 - $2,500. In a study of an Oregon CDBG program, very similar improvements were reported (Kobayashi & Brandt, 1982).

To summarize Housing Quality, the neighborhood consisted

primarily of 30-year-old, single family detached houses with two or three bedrooms and one bathroom, valued at $30,000 with average monthly shelter expenditures. These houses had been occupied by the same residents for an average of 11 years and were predominantly owner-occupied. Some improvements had been made recently (primarily "bringing up to code"), averaging about $2,000 in cost. Other improvements would be delayed due to financial reasons. Overall, residents were satisfied with their housing. Other research has reported similar feelings of satisfaction based on identification of self with the housing unit (Cooper, 1972; Goffman, 1959; Rovit, 1960).

Neighborhood Identity and Cohesion

In agreement with Haney and Knowles' (1978) findings, over half of the respondents (57%) were able to correctly identify the size of their city as small (see Table C-5). Eighty-six percent correctly named their neighborhood as the West Side, which is an unofficial name not in common use. Too few respondents attempted to identify the borders of the neighborhood to generalize, but those who did were correct.

In identifying the ethnic composition of the neighborhood, 87% indicated that it was all or mostly white, which is in agreement with official population reports and also with sample responses of 97% Caucasian and 3% Hispanic. In terms of socioeconomic class, respondents indicated that the neighborhood was working or lower middle class (80%), which is also supported by official reports. Respondents believed that they were of the same social class in 61% of responses. Of the 39% who felt they were not the same social class, 65% placed

themselves in the lower-middle - middle class categories, which does not indicate a great divergence from the total group. All respondents appeared to perceive themselves as upwardly mobile, as percentages shifted to higher classes when asked what their position would be in 5 years.

When asked to rate all neighborhood residents on degrees of identity and cohesion, 75% of respondents indicated that residents were not alike, 59% indicated they were only somewhat interested in the neighborhood, and 66% indicated they were not very committed to the neighborhood. However, 56% rated the neighborhood as an excellent or good place to live. The city as a whole received a higher rating - 75% considered it as excellent or good.

In determining areas of concern when selecting a neighborhood or evaluating the present one, respondents indicated that all or mostly white neighbors were important (82%) and that city size should be small or medium (79%). In response to open-ended questions about considerations for judging a neighborhood, three equally distributed categories emerged. These were neighbors (68%), convenience (19%), and housing (7%) It is apparent that other residents, or neighbors, of the neighborhood in question are of great concern to respondents, with convenience somewhat more important overall than housing. These findings are supported by Gans (1967), King (1975), Michelson (1976), and Onibokun (1976).

An important aspect of Neighborhood Identity and Cohesion is the ability to perceive problems or conditions within the neighborhood similarly to other residents (Schmidt, Goldman, & Nickolaus, 1979;

Zehner, 1971). It is also important to perceive change in the same manner and to assess the quality of change in accordance with others (Ahlbrandt & Cunningham, 1979). Without agreement on these matters, there is little likelihood of a strong sense of neighborhood (Lansing & Marans, 1969; Mukherjee, 1980). In this particular neighborhood, there did appear to be a strong sense of identity and cohesion with the place, if not with the residents. In response to questions concerning whether their neighborhood was changing, respondents were nearly equal in their perceptions, 51% indicating change and 49% indicating no change. Of those offering explanations of the change 60% perceived positive changes within the neighborhood, generally mentioning housing improvements and younger people moving into the neighborhood. Of the 40% perceiving negative changes, unemployment and housing decline were mentioned most often. Overall, respondents indicated conditions during the past 2 years as improving or stable (94%), with 64% of that group suggesting positive changes in explanation of their perception.

Respondents were asked to evaluate the presence of 14 common urban problems in terms of their city. While all 14 problems were indicated as existing, only three were agreed upon by at least 50% of the respondents. These were condition of housing (52%), unemployment (74%), and lack of things to do (69%). In an open-ended question asking for the one worst problem within their neighborhood, 38% indicated poor relations with neighbors.

When asked to evaluate a listing of common neighborhood conditions, 50% of the respondents agreed on three conditions. These conditions were condition of housing (59%), loose dogs (63%), and poor

streets (79%). This appears to be an accurate assessment of the neighborhood's condition due to the presence of many unpaved streets and the need for CDBG monies. During the course of interviewing, numerous dogs were observed within the neighborhood.

To summarize the variable response associated with Neighborhood Identity and Cohesion, it was found that respondents could correctly identify the physical locality (West Side) in which they lived and the social characteristics of the neighborhood's residents, indicating a degree of cohesiveness with the whole, or, a "considerable attachment to the place in itself" (Schorr, 1966, p. 34). However, most respondents did not identify closely with other residents. As an indication of identity and cohesion, responses to questions on degree or direction of change within the neighborhood lacked consensus, although respondents did agree on the worst problems within their neighborhood and city. Respondents used quite similar categories to evaluate their neighborhood, which they considered, along with the city, as most satisfactory.

Public Services

Public Services was composed of questions relating to residents' perceptions of services provided by local, state, and federal governments (see Table C-6). Eight typical public services were rated by respondents in terms of quality in their neighborhood. Over 70% rated garbage collection (84%) and fire protection (79%) as good or excellent, closely followed by police protection (67%), street lighting (69%), parks and playgrounds (64%), public health services (69%), and public transportation (60%) receiving good or excellent ratings. Only

street maintenance received an unfavorable rating of fair or poor, at 62%. As mentioned previously, many streets within the neighborhood were unpaved and full of potholes. Respondents were in agreement that the one service needing improvement was street maintenance (64%), with the next highest agreement on street lighting (10%). Only 4% of respondents felt that all public services were adequate.

Despite the need for improvement, 77% of respondents were satisfied or very satisfied with the city's current provision of services. Most respondents felt that the city was at least trying to maintain their neighborhood (60%) with an additional 28% indicating that the city was improving the neighborhood, which Ahlbrandt and Cunningham (1979) also found in their study neighborhood. In a limited response to an open-ended question concerning additional things the city could do, cleaning up neighborhoods and paving streets were again mentioned.

Respondents were asked to compare and rate local, state, and federal governments on several services, as an indication of government's responsiveness and residents' perceptions of which governing body did the most for them as neighborhood residents. Respondents categorized them as shown in Table 2. These groupings appear to indicate a desire to rely on local government to a much greater degree than state or federal. The two items under federal were far from the majority opinion, but were the only items receiving more than a small percentage of the response. In response to level of involvement the federal government should assume, only 17% believed it should do more, with 64% indicating more activity in some areas and

less in other areas.

Table 2

Governmental Responsiveness

Local	State	Federal
Public transport	Air/water control	Employment
Law enforcement	Employment	Social Security
Job training	Job training	
Social Security		
Public health		
Educational services		
Housing assistance		
Neighborhood improvement		
Cultural facilities		
Child care		

Respondents did indicate a belief that the federal government should assist certain groups of people such as handicapped persons (93%) and elderly persons (96%), but not moderate income families (51%). In a clarifying question, 90% thought that incomes as high as $15,999 should be considered as low income for a family of four.

Local government was viewed as responsive (68%) in terms of concern for residents and as being slightly to very wasteful in spending tax dollars (83%). State government was rated slightly responsive (43%) and somewhat wasteful (46%) on the same measures. Federal government was only slightly responsive (43%) but very wasteful (54%). Overall, respondents felt that local government (67%) gave them more for their tax dollar.

As an indication of other services respondents might consider in

assessing housing satisfaction, a series of questions about activities was posed and respondents were asked to indicate frequency of participation. The most frequent weekly activities were eating out (47%) and visiting friends (46%), with going to museums or concerts (60%) and buying furniture (61%) participated in less than a few times a year. Although "near" was not defined, 78% responded that shopping facilities were near and 91% were satisfied with them. If respondents lived elsewhere, 66% would participate the same amount or more in all activities (64%). Those who responded with specific activities indicated that they would go to movies (33%) and museums or concerts (27%) more often.

In the last question for consideration of services, respondents were asked to rate the school system. It was considered to be good by 52% and excellent by 11%. Only 6% considered it to be poor.

In general, respondents seemed to be satisfied with the provision of services by local government. They did not indicate a desire for more federal involvement and only limited amounts of state government assistance were thought to be necessary. This self-reliance is a positive sign of health in times of decreasing federal involvement (Boyte, 1980).

Crosstabulation Results

Because the concept of housing satisfaction is multifaceted, it is necessary to examine several possible relationships to tease out, as it were, the dominant connections between housing satisfaction and its determinants. The first relationship of interest was the relationship of perceived housing satisfaction with each of the six identified

determinants.

Housing Satisfaction by Determinants

Each item in the NRQ was crosstabulated with "How satisfied are you with this home in meeting the needs of you and your family?". Overall 65% of respondents were satisfied with their housing. Only some of the items were significantly related to housing satisfaction (see Appendix D). Of 241 total items, 48 were found to be significantly related to satisfaction at the .05 level as determined by chi-square tests. In the following discussion, these 48 items are grouped into six categories each of which corresponds to one of the six general determinants of satisfaction discussed earlier.

Demographic Characteristics

Only one of the 19 Demographic Charactertistics, age of respondent, was related to satisfaction (see Table D-1). Respondents in the 36 - 54 year age group reported satisfaction with their housing more frequently (88%) than either younger (52%) or older (57%) age groups.

Social Networks

Of 19 Social Network items, four which were significantly related to housing satisfaction were consistent with the above findings (see Table D-2). It is here assumed that respondents who live near people like themselves are more likely to identify with a social network and therefore are more likely to be satisfied with their housing than respondents who live near people unlike themselves. Nearly 83% of respondents indicating a preference for like neighbors for leisure interests, race, ethnic background, and age were satisfied with their

housing while only 53% preferring different neighbors were satisfied.

Participation and Control

Three of the 44 Participation and Control items were significantly related to satisfaction (see Table D-3). Among those who had worked with others on problems within the neighborhood, 93% were satisfied with their housing. Of those who had not worked with neighbors, only 59% were satisfied. Attendance at CDBG public meetings was also used as a measure of participation and control. A higher percentage of residents who were unable to attend (indicating at least knowledge of the meetings) were satisfied with their housing (88%) than were those who were unaware of the meetings (59%). Eighty-eight percent of respondents desiring their children to remain in the neighborhood were satisfied with their housing, while only 53% of those not desiring their children to remain were satisfied.

Housing Quality

Four of 44 Housing Quality items were significantly related to housing satisfaction (see Table D-4). A higher percentage of respondents who thought neighborhood property was well maintained tended to be satisfied with their housing (84%) than respondents who thought property was not well maintained (37%). A belief that the past market value of one's house had increased (or stayed the same) also contributed to housing satisfaction (66% and 72% respectively). A belief that values had decreased did not contribute to satisfaction - nobody in this group was satisfied. Of those who had heating or air conditioning improvements, 100% were satisfied; without these improvements, the percentage satisfied was 62%. Insurance premiums can

be an indication of the value and condition of housing and thus its ability to satisfy. Residents indicating moderate annual insurance payments seemed to be satisfied in greater proportions (86%) than those with low (79%) or high (20%) payments.

Neighborhood Identity and Cohesion

Twenty-two of 49 Neighborhood Identity and Cohesion items were significantly related to housing satisfaction (see Table D-5). These items measure a sense of belonging to a neighborhood. Being able to correctly name the neighborhood as well as knowing the kind of people who live there are examples of responses that were assumed to indicate "high" identity or cohesion. It was hypothesized that high values on the identity and cohesion items would be predictive of satisfaction.

Residents who could correctly identify their neighborhood as West Side were more likely to be satisfied (72%) with their housing than were those who could not identify it correctly (14%). Respondents who described their neighbors' as being like themselves or at least partly like themselves ("mixed") were more likely to be satisfied (71% and 80% respectively) than did respondents who viewed neighbors as different from themselves (46%). Eighty-three percent of respondents who indicated that they belonged to the same social class as their neighbors were satisfied with their housing, while only 37% of those who did not report belonging to the same social class were satisfied. Among respondents who reported that the best thing about the neighborhood was its residents, 85% were satisfied. Only about half of the respondents who indicated that location or appearance as best characteristic were satisfied (55% and 50% respectively).

In addition to being able to identify one's neighborhood and neighbors, it was assumed that a positive view of community and neighborhood problems and conditions indicated identity and cohesion. Respondents reporting no problems in the community (lack of medical care, condition of housing, too many fires, noise level, lack of parks, or teenage gangs) were more likely to be satisfied with their housing (at least 70% satisfied in each case) than were respondents reporting problems in those areas (only 23% - 47% satisfied). People who did not regard vacant buildings, condition of houses, cost of housing, vandalism, burglaries, rats, undesirable people, litter and garbage, noise, and poor streets as problems were generally satisfied with their housing (over 71%). Respondents who viewed these items as problems were less likely to be satisfied (14% to 51%).

Respondents who perceived other neighborhood residents as interested in neighborhood problems were generally satisfied (73%). If neighbors were viewed as not interested, the percentage satisfied decreased to 44%. Of the respondents who assessed the neighborhood in general as good, 82% were satisfied. Of the respondents who rated the neighborhood as poor, only 45% were satisfied with their housing.

Public Services

Public Services items were used to measure residents' ratings of various services and their desire to increase public activities and 14 of Public Services' 53 items were significant (see Table D-6). Of the activities included in the NRQ, only museum or concert attendance and visiting friends were significantly related to housing satisfaction. Respondents indicating infrequent museum or concert attendance had a

higher percentage satisfied with their housing (70%) than frequent attendees (17%). Respondents who frequently visited friends indicated higher housing satisfaction percentages than those who infrequently visited friends (73% and 44% respectively). Respondents who rated police protection, garbage collection, street maintenance, public transportation, and public health services as excellent generally were satisfied with their housing. At least 73% of the respondents who rated services excellent were satisfied. Among respondents who rated services as poor only from one-fifth to one-half were satisfied (26% to 56%). A high percentage of respondents who rated public schools as good were satisfied (83%). Only 36% of those rating schools as poor were satisfied.

Residents who indicated general satisfaction with the community also seemed to be satisfied with their housing (74%) while those not satisfied with the community reported a lower percentage satisfied with their housing (38%). Respondents who reported that local government gave them the most for their tax dollar were more likely to be satisfied with their housing (77%) than those reporting state (42%) or federal (67%) governments gave them the most for their tax dollar. If local government was deemed as responsive to concerns of the people, 74% of respondents were housing-satisfied but only 48% of those indicating not responsive were satisfied. The item concerning federal assistance for the elderly was significantly related to satisfaction. The majority of residents indicated that the federal government should assist the elderly and 69% of them were satisfied with housing.

In general, significant relationships between housing

satisfaction as measured by How satisfied are you with this home in meeting the needs of you and your family? and Demographic Characteristics, Social Networks, Participation and Control, Housing Quality, Neighborhood Identity and Cohesion, and Public Services supported the hypothesized relationship of each of the determinants with housing satisfaction. If respondents could identify their neighborhood and its residents and perceived themselves as "belonging" to that group, preferred that same group, were middle-aged, desirous of their children "belonging," participated to some extent in the neighborhood, were satisfied with public services, and were satisfied with housing quality, then they were also likely to be satisfied with their housing.

Nonsignificant Relationships

Several of the items which were statistically independent when crosstabulated with How satisfied are you with this home in meeting the needs of you and your family? are of considerable theoretical interest because they do not support past research. Respondent's status as a home owner or renter and present and past dwelling type of respondent, either single family dwelling or other, refute two major housing norms: ownership and desire for single family dwelling (Morris & Winter, 1976). The presence of other family members was not important; neither were perception of neighborliness nor neighbors' willingness to loan, which is contrary to the findings of Young and Willmott (1965) and Jacobs (1961). Community organization activities as measured by the presence of a community organization and the amount of volunteering in the neighborhood by the respondent showed no degree of importance to

housing satisfaction, in contrast to Boyte (1980).

In terms of location, desired city size, and perception of the city as a place to live, no relationship with housing satisfaction was found. Research by Schmidt et al. (1979) had indicated otherwise.

In questions dealing with activities such as shopping, eating out, buying clothes, attending church, and seeking medical care, no relationships were found with housing satisfaction, in contradiction to Jacobs' (1961) and Onibokun's (1976) finding that the presence of commercial facilities enhanced housing satisfaction.

Respondent's employment status or degree of disability had no relationship with housing satisfaction. In addition, neither location of work nor transportation problems influenced satisfaction with housing.

Although the physical condition of housing influences one's satisfaction with housing (Schorr, 1966), certain physical aspects of housing were not important in this study. The need for physical improvements, the approximate cost of such improvements, and respondent's plans to make them within the next year were not related to satisfaction. Inability to pay for improvements or other financing problems were also unrelated. Guthrie and Barclay (1982) found that the need for improvements and a lack of financing were detrimental to housing satisfaction but led to an increased desire to alter the housing unit rather than to move. Recent improvements, such as building an addition, remodeling, or roof replacement and minor improvements, such as painting and floor coverings, were not related to housing satisfaction. This was not in keeping with Stoeckler (1979),

who found that aesthetic qualities influenced satisfaction as did the addition of more space (Stoeckler, 1977). Being able to insure one's housing investments should contribute to increased satisfaction, but in this study, no such relationship was found.

Respondent's political attitude, perceptions of governmental involvement, and personal involvement with government did not influence perceptions of housing satisfaction in the neighborhood under study. Ahlbrandt and Cunningham (1979) found that such involvement did increase satisfaction.

Although neighborhood residents perceived some problems in their neighborhood and city, such as crime and poor street conditions, and perceived their neighborhood as changing, none of these problems were related to their housing satisfaction. For those residents thinking of a future move, attempts to get them to remain were not related either. This is consistent with Michelson's (1977) finding that short range behavior and satisfaction is tempered by the real possibility of the achievement of long term housing goals.

Information about possible uses for tax dollars revealed no relationship with housing satisfaction, even though improved services have been found to be significantly related in other studies (Ahlbrandt & Cunningham, 1979; Galster & Hesser, 1981; Gans, 1967).

The last item with no relationship to housing satisfaction was presence of elderly household members. Elderly residents usually have higher levels of housing satisfaction than other age groups (Abdel-Ghany, 1977; Carp, 1969). A possible explanation for the lack of a relationship in this study was that the elderly household member

may not have been the respondent.

Housing Satisfaction with Controls

One item from each of the five general determinants was chosen as a representative indicator of the determinant. The relationship of that item to housing satisfaction was examined while controlling for selected background or "test" variables (see Davis, 1971). The background variables used were marital status, age, educational level, sex, ethnic background, income, social class of the neighborhood, social class of respondent, political attitude, union membership, disability, employment status, and occupation.

Social Networks

As the representative item for Social Networks, respondents were asked about their preference for neighbors who were like or different from themselves in reference to leisure interests. To determine if the relationship of Social Networks to housing satisfaction was spurious, the relationship between preference for neighbors and housing satisfaction was controlled using the background variables previously mentioned (see Table D-7). The relationship did not change. If respondents indicated a preference for like neighbors, they consistently reported high housing satisfaction. Those indicating a preference for different neighbors were lower in housing satisfaction. Thus the relationship of Social Networks to housing satisfaction, as measured by How satisfied are you with this home in meeting the needs of you and your family? was supported.

Participation and Control

Participation and Control was represented by an item asking the

respondent whether participation with other residents in working to solve neighborhood problems had occurred or not. The use of controls indicated no change in the relationship of Participation and Control with housing satisfaction as measured by How satisfied are you with this home in meeting the needs of you and your family? (see Table D-8). Respondents who had worked with others were more likely to be satisfied in larger numbers than those who had not. The percentage differences were generally the same at the zero-order level and with controls. Again, the relationship was supported.

Housing Quality

Respondents' evaluation of how well property in the neighborhood was maintained was selected as the most representative item of Housing Quality. The background variables used as controls indicated no effect on the relationship of Housing Quality to housing satisfaction as measured by How satisfied are you with this home in meeting the needs of you and your family? (see Table D-9). Although there were some slight variations in the magnitude of percentage differences, all of the conditionals were in the same direction as the zero-order, indicating that the relationship of Housing Quality and housing satisfaction was not spurious. Respondents who indicated that property was well maintained were more likely to be satisfied with their housing than were those respondents indicating that property was not well maintained.

Neighborhood Identity and Cohesion

To determine if the relationship between Neighborhood Identity and Cohesion and housing satisfaction, as measured by How satisfied are

you with this home in meeting the needs of you and your family? was spurious, the relationship was examined after controlling for the background variables (see Table D-10). The item, resident's perception of being the same social class as the neighborhood, was chosen because it summarized the concepts of identifying and belonging to the neighborhood. The relationship between being the same social class as the neighborhood and housing satisfaction was the same in each category of all control variables. Respondents who reported that their social class was the same as the neighborhood were more satisfied than those who reported that their social class was different. Moreover, the percentage differences were generally of the same magnitude as the percentage difference at the zero level. The relationship between Neighborhood Identity and Cohesion and housing satisfaction is thus not spurious.

Public Services

General satisfaction with the city was chosen as the most representative item of Public Services. After controlling for marital status, age, educational level, ethnic background, social class of neighborhood, political attitude, union membership, and disability, the relationship between Public Services and housing satisfaction, as measured by How satisfied are you with this home in meeting the needs of you and your family?, did not change (see Table D-11). A higher percentage of respondents indicating satisfaction with the city were also satisfied with their housing. A lower percentage of respondents who were dissatisfied with their city were satisfied with their housing. The controls of sex, income, respondent's social class,

employment status, and occupation specified the relationship between city satisfaction and housing satisfaction (Davis, 1973, p. 99). While fewer males were dissatisfied with the city, they were satisfied with their housing, whereas more females were dissatisfied with the city, they were satisfied with their housing, perhaps indicating an internal (female) - external (male) locus of control. When income was used as a control, the highest income group ($15,000 plus) had a higher percentage of respondents satisfied with their housing in spite of being dissatisfied with the city. Perhaps these respondents felt more independent of the city due to more monetary resources. As a corollary, employment status as a control revealed that respondents not employed full-time were lower in percentage of dissatisfied with the city and with their housing due perhaps to direct benefit from the CDBG. Accordingly, more respondents in white collar occupations were dissatisfied with the city and with housing, perhaps due to greater political awareness of city housing policies. The last control variable which specified the relationship, respondent's perception of being the same social class as the neighborhood, indicated that respondents who were not the same social class were less likely to be satisfied with the city or their housing. This is understandable because they would have less identity with the neighborhood, would be less likely to participate, and be less likely to socialize with neighbors contributing to greater dissonance with the neighborhood. Even though some of the background variables specified the relationship of Public Services and housing satisfaction, the relationship was still supported.

The use of background variables as controls indicated that there were no spurious relationships between the determinants of housing satisfaction and housing satisfaction, as measured by How satisfied are you with this home in meeting the needs of you and your family? This supports the concept of the interrelationship of housing with the determinants.

Housing Satisfaction and CDBG Participation

The second possible relationship of interest was whether participation in a housing rehabilitation program (the CDBG in this case) changes one's perceived housing satisfaction. Beyond answering this question, controls will be utilized to clarify any relationships due to background variables (see Appendix E).

In response to How satisfied are you with this home in meeting the needs of you and your family?, 65% of respondents indicated satisfaction. When this question was crosstabulated with participation in the CDBG program, the percentage satisfied increased to 72%, while satisfied nonparticipants dropped to 62%. These base percentages, 72% satisfied participants and 62% satisfied nonparticipants, will be used for comparison throughout the following discussion.

Control variables were selected because of their probable influence on rehabilitation participation or housing satisfaction. Controls related to specific housing processes included resident's tenure status, propensity to move and desired location, and number of years residency in present house and neighborhood. Controls related to personal characteristics included respondent's age, sex, marital status, ethnicity, social class, level of education, political beliefs,

and employment status. Chi-square analysis revealed only one statistically significant relationship - participation by satisfaction controlling for marital status.

To determine if the relationship between participation in the CDBG and housing satisfaction, as measured by How satisfied are you with this home in meeting the needs of you and your family?, was spurious, the relationship was examined after controlling for background variables which covered personal characteristics and specific housing processes (see Table E-1). The relationship was the same in each category of the controls of age, educational level, sex, ethnic background, income, social class of neighborhood, political attitude, disability, employment status, tenure, and destination of future moves. The percentage differences for these controls remained essentially the same as the zero-order. The percentage of respondents who participated and were satisfied with their housing was larger than the percentage difference of those who did not. Only one control variable produced a significant relationship. The relationship between participation and housing satisfaction was specified by marital status. Participants who were married had a higher percentage difference of housing satisfied respondents than not married participants, while the percentage difference for nonparticipant, not married respondents also increased over participant marrieds in percentage satisfied with their housing. The remaining control variables revealed percentage differences different from the zero-order, but these were not significantly different. The relationship between participation and housing satisfaction is not spurious, but it is not strong and not

significant.

Because the sample size did not warrant additional levels of control, it was not possible to generalize too extensively. Rehabilitation participation is related to housing satisfaction, especially for particular segments of the population. Because the study neighborhood was a "stable" neighborhood, it was expected that the majority of the residents would be satisfied and would participate in the rehabilitation efforts, in this case, bringing dwellings "up to code." However, it was equally likely that residents who did not "belong" to the neighborhood would be less interested in participation and less satisfied with their housing. Also, if there had been extremely deprived residents in the sample, with seriously deficient housing, they would have received relatively little benefit from the program due to the greater disparity in needs and services available.

CDBG Participation by Determinants

The third relationship of interest, the relationship of rehabilitation participation, can be examined by crosstabulating participation with each item contained in the determinants. The percentage of respondents who had participated in the CDBG was 36%. The items in each determinant with significant chi-square values will be discussed at this point. A full listing of crosstabulation results is in Appendix F.

Demographic Characteristics

Only five of 19 Demographic Characteristics were significant (see Table F-1). Respondents who had participated had incomes of less than $15,000 (50% and 53%) more frequently than incomes over $15,000 (19%).

Fewer full-time employed respondents had participated (23%) than those reporting not full-time employed (58%) and more participant respondents were in blue collar occupations (44%) than white collar (6%). Participant households more frequently consisted of three members (69%) and four or more members (29%) than any other size. Respondents were also more likely to have had children in local public schools (47%) than not (25%). Items in Demographic Characteristics indicated that respondents who had lower incomes, were not employed full-time, and who had larger households were more likely to have participated in the CDBG.

Social Networks

Significant items in Social Networks concerned aspects of "neighborliness". Four of 19 items were signifcant (see Table F-2). When asked how well respondents knew their neighbors, 50% of those indicating well had participated, while only 22% indicating not well had. As a measure of "neighborliness," respondents were asked whether neighbors get together or keep to selves. Sixty-seven percent who had indicated that neighbors get together had participated in the CDBG, but only 30% of those who felt neighbors keep to selves had participated. Neighbors were also deemed as willing to loan things by 47% of particpants with only 10% of participants indicating rarely. Socialization outside the neighborhood occurred infrequently for over 86% of participants, with only 20% of participants socializing outside the neighborhood weekly. These items seem to indicate that respondents who were friendly with their neighbors were more likely to participate than respondents who preferred other socializing.

Participation and Control

Six of 44 Participation and Control items were significant (see Table F-3). These items concerned contact with the city, the CDBG program, and destination of future moves. Respondents indicating that they had enough contact with the city had a higher percentage of participants (51%) than those indicating no (14%). City information was useful according to 21% of participant respondents. Of respondents' indicating knowledge of the CDBG program, 55% had participated. Surprisingly, 10% of those with no knowledge had also participated! This may be a coding error or an indication that some CDBG participants really did not understand the rehabilitation program. (Other evidence supports this.) Of those given the opportunity to participate, 100% did; the group of respondents indicating they were not given the opportunity had no participants. Although attendance at CDBG public meetings was low, all of the respondents who did attend participated in the program, while only 33% of those not attending participated. As an indication of future participation and control, respondents were asked where, if they planned to, they would move in the future. Of those indicating in this neighborhood, 57% had participated, with only 18% of those indicating in this state participating. Interestingly, out of state included 44% who had participated, perhaps with that future move in mind. Overall, respondents indicating high levels of participation and control with their environment were most likely to participate in the CDBG.

Housing Quality

Twelve of 44 Housing Quality items were significantly related to

participation in the CDBG (see Table F-4). These items were related to rehabilitation and its costs, the respondent's tenure status, and housing costs. Of respondents indicating that house repairs were needed, nearly 50% had participated in the CDBG. Twenty-five percent of those indicating no repairs were needed participated. More respondents who had participated were not planning additional rehabilitation because none was needed (69%) rather than because of neighborhood conditions (24%). Costs were viewed as prohibitive by 49% of participant respondents and of those who would or had used the city program (CDBG), 100% had participated. Respondents who had had heating - air conditioning or insulation repairs or improvements had a higher percentage of participants than those who had not (86% and 78% versus 30% and 21%). Costs of recent repairs totaling $2,500 - 10,000 were more likely to have been incurred than costs of less than $2,500 (73% versus 32%).

A higher percentage of respondents who were owners rather than renters were participants (48% versus 9%). Accordingly more respondents who had homeowners insurance (47%) had participated than those with other types of insurance (17%). More respondents living in houses 21 - 30 years old had participated (56%) than in any other age groups. Market value of the respondent's house equaled $27,000 - 37,000 more frequently for participants (57%) than less or more expensive values. The last significant item, monthly electricity costs, revealed that respondents who paid $51 - 75 were more likely to have participated (80%) than any others.

Housing Quality items revealed that respondents who had needed

repairs of moderate expense (generally consisting of heating - air conditioning or insulation improvements) and who owned "older" houses of moderate value were more likely to have participated in the CDBG program.

Neighborhood Identity and Cohesion

Nine of 49 Neighborhood Identity and Cohesion items were significantly related to participation (see Table F-5) and concerned identifying the neighborhood and its problems and commitment to the neighborhood. Of respondents correctly identifying the neighborhood as West Side, 44% had participated in the CDBG. Respondents who believed that residents were the most positive characteristic of the neighborhood had a larger percentage of participants (41%) than did respondents mentioning any other characteristic. Respondents who gave indications of change which was positive were more likely to have participated. Of respondents who considered vacant buildings and air pollution as problems, over 65% had participated. Interestingly, respondents who considered housing or services as the most serious neighborhood problems had lower percentages of participation in the CDBG. Of respondents who were very interested in neighborhood problems and who were strongly committed to the neighborhood, 42% and 56% respectively had participated. Overall, Neighborhood Identity and Cohesion items indicated that respondents who could identify their neighborhood and who were committed to it were more likely to have participated in the CDBG.

Public Services

Public Services included a variety of services offered by local,

state and federal governments and activities of the respondents; 16 of its 59 items were significantly related to participation (see Table F-6). More respondents who believed state government should be responsible for public transportation, law enforcement, employment, job training, social services, public education, cultural facilities, and child protection participated in the CDBG (over 50% in each item) than those indicating local or federal governments. The only exception to this pattern was responsibility for neighborhood improvement; of respondents who felt the federal government was responsive, a slightly higher percentage had participated than those who favored the state government. Respondents who indicated that all three governments were responsive to the people were more likely to have participated than those who indicated not responsive (52% to 56% versus 14% to 27%).

Respondents who eat out infrequently had a higher percentage of participants than those who eat out frequently (70% versus 30%). This may indicate more limited economic resources or a greater commitment to "home". Respondents who believed that state government should be responsible for public services and felt that governments were responsive to the people were participants in the CDBG program.

The significant relationships between participation in the CDBG and Demographic Characteristics, Social Networks, Participation and Control, Housing Quality, Neighborhood Identity and Cohesion, and Public Services supported the hypothesized relationship of each of the determinants with participation. If respondents had lower incomes, were not employed full-time, had larger families, were "neighborly", were aware of the CDBG, had had repairs on moderately valued houses

which they owned, knew of neighborhood problems, were strongly committed to the neighborhood, and felt governments were responsive, then they were also likely to have participated in the CDBG program.

Participation by Determinants with Controls

Participation in the CDBG program was further analyzed by crosstabulating it with one item from each of the determinants which was indicative of the determinant. Background variables which were used as controls were marital status, age, educational level, sex, ethnic background, income, social class of respondent, political attitude, union membership, disability, employment status, and occupation.

Social Networks

Respondents' preference for neighbors was again used as the most representative item in Social Networks. Background variables were used as controls to determine if the relationship between participation in the CDBG and Social Networks was spurious (see Table F-7). The controls of educational level, sex, ethnic background, social class of neighborhood, respondent's social class, political attitude, union membership, disability, and occupation produced no change in the percentage differences from the zero-order. Respondents who preferred different neighbors had a higher percentage of participants than the group of respondents preferring like neighbors. The use of marital status as a control specified the relationship of Social Networks with participation. There were no differences for married people, but not married respondents who preferred different neighbors had a significantly higher percentage of participants than any other group.

The background variables of age, income, political attitude, and employment status also revealed nonsignificant percentage differences.

Participation and Control

Participation and Control was again represented by an item asking the respondent whether participation with other residents in working to solve neighborhood problems had occurred or not. The background variables of marital status, age, educational level, income, political attitude, disability, employment status, and occupation had no effect on the relationship of Participation and Control and participation in the CDBG (see Table F-8). Several controls revealed significant percentage differences from the zero-order. Sex, ethnic background, social class of neighborhood, respondent's social class, and union membership specified the relationship. There was a relationship between Participation and Control and participation for each of these groups who had worked with others, were married, male, white, perceived social class of neighborhood or self as lower class, or were union members.

Housing Quality

Respondents' evaluation of how well property in the neighborhood was maintained was selected again as the most representative item of Housing Quality. None of the control variables revealed significant percentage differences in the relationship except marital status and employment status (see Table F-9). Controlling for marital status revealed a higher percentage difference for the married category and employment status had a similar effect for the not full-time category. Respondents who believed that property was well maintained were more

likely to participate especially if they were married or not employed full-time. Although not significant, the use of income as a control revealed an interesting difference. Respondents who believed property was well maintained and who had "higher" incomes, had a lower percentage of participants than any other category. Perhaps they had taken care of rehabilitation needs already.

Neighborhood Identity and Cohesion

To determine if the relationship of Neighborhood Identity and Cohesion and participation was spurious, the relationship was examined after controlling for the background variables (see Table F-10). The item, resident's perception of being the same social class as the neighborhood, was chosen again as the representative item. Overall, the relationship did not change, although there were some minor non-significant differences in the magnitude of the percentage differences. For Neighborhood Identity and Cohesion and participation the relationship was not spurious. Respondents who believed they were the same social class as the neighborhood were more likely to participate in the CDBG program.

Public Services

The most representative item of Public Services was again general satisfaction with the city. After controlling for the background variables, the relationship of Public Services and participation did not change (see Table F-11). Respondents who were satisfied with the city were more likely to participate in the CDBG than those respondents who were dissatisfied. The percentage differences varied from the zero order for several of the controls, but not significantly as determined

by chi-square. Thus, the relationship of Public Services and participation is not spurious.

The use of background variables as controls indicated that there were no spurious relationships between the determinants of housing satisfaction and participation in the CDBG. Overall participation in the CDBG program does not appear to be contingent upon any "set" of characteristics. Class-based distinctions which appeared to explain earlier relationships do not appear to be evident in terms of participation when the relationship was controlled for background variables. Prior to the use of controls, there did seem to be a pattern of participants who "belonged" to the neighborhood and of participants who did not. However when these relationships were controlled, any consistency became very weak or nonexistent.

Changes in the Quality of Housing

After considering housing satisfaction and participation relationships, another possibility for changing perceptions of housing satisfaction would be through changes in the physical quality of each resident's house. In order to analyze the effect of changes in housing quality on resident perceptions of housing satisfaction, 19 variables from the NRQ were identified which related to changes in housing quality. These variables concerned the resident's and city's rating of property, changes in market value of the housing unit, need for and plans for improvements, and home improvements recently completed. Each of the variables was crosstabulated with How satisfied are you with this home in meeting the needs of you and your family?, with participation in the CDBG program used as a controlling variable to

indicate possibility of change in the respondent's housing unit. The resulting contingency tables were then analyzed using Wilks' lambda as a appropriate measure of association (Mueller, Schuessler, & Costner, 1970). Of the 19 variables utilized, only five had Lambda values exceeding zero; because a value of zero indicates a lack of improvement in ability to predict the dependent variable, the remaining variables were excluded from further consideration. The variables used and values of Lambda for each are given in Table 3.

Table 3

Lambda Values

Item	Participants	Nonparticipants
Past value	.0000	.2353
Future value	.1429	.0625
More satisfaction	.5000	.0000
Floor covering	.1429	.0000
Remodeling	.0000	.0588

The effects of changes in housing quality on perception of satisfaction may be assessed by comparing the Lambda values derived while controlling for participation with Lambda values derived with no controlling variable. In the case of recent improvements, controlling for participation increased prediction of satisfied participants from zero to 14% on floor covering and prediction of satisfied nonparticipants from zero to 6% on remodeling. Prediction of agreement by satisfied respondents on perception of market value changes in the

past was increased by seven percentage points when controlling for participation. On perception of market value changes in the future, prediction of satisfaction was increased by six percentage points for participants and decreased by two percentage points for nonparticipants. Another decrease in prediction was found on ways to increase satisfaction with knowledge of participation reducing Lambda from 53% to 50% for participants and to zero for nonparticipants.

Based on this analysis, knowledge of the respondent's participation in the CDBG program does not significantly increase ability to predict the respondent's perceived housing satisfaction. Of the possible housing improvements, the two qualifying for this analysis did not provide theoretically sound results. The first one, floor coverings, was negatively related to housing satisfaction for all respondents, with only four respondents indicating they had had this improvement. The other improvement under consideration dealt with remodeling which would seem to be a positive change, but it was also negatively related to housing satisfaction, again with only four respondents indicating they had had this. The majority of respondents indicated that housing market value would stay the same, whether they were satisfied or not, participant or not. The same pattern was found in What would make you more satisfied with your home?, with the majority of cases in all categories indicating changes in housing. This response may be an indication of the validity of Meeks' et al. (1977) finding that increased awareness of options decreased housing satisfaction. Michelson (1975) concluded that new dissatisfactions

arise when old dissatisfactions are satisfied.

CHAPTER V

SUMMARY AND IMPLICATIONS

Studies of housing satisfaction have focused on the characteristics of the housing unit, spatial adequacy for the occupants, length of residency, and propensity to move. Recent research has indicated that housing satisfaction is related to overall quality of life and is of more importance than mere satisfaction of shelter needs.

This study has been an examination of the determinants of housing satisfaction as perceived by residents of one neighborhood undergoing changes in its housing stock. An attempt has been made to identify the most important relationships between perceived housing satisfaction and the identified determinants.

The Problem

The purposes of this study were as follows:

1. To determine the attitudes and perceptions of residents toward their housing through self-report.
2. To assess the impact of changes in housing quality on resident satisfaction.

Limitations

1. This study was confined to one neighborhood which may limit generalizability only to other neighborhoods undergoing similar CDBG related changes.
2. For the most sensitive multivariate statistical techniques,

the sample size was too small.

3. The NRQ may have been too long, causing respondents to lose interest and skip questions.

Design of the Study

Data for this study were obtained from 70 completed Neighborhood Resident Questionnaires. Respondents were residents of a neighborhood which was being rehabilitated through CDBG project funds.

The NRQ contained 135 closed and open-ended questions covering the 6 determinants of housing satisfaction which were identified through a review of past research and are as follows:

1. Demographic Characteristics
2. Social Networks
3. Participation and Control
4. Housing Quality
5. Neighborhood Identity and Cohesion
6. Public Services

In addition, an assessment of the condition of each housing unit in the study was obtained from the CDBG administrative office.

Major Findings

Some of the major findings of this study of perceived housing satisfaction are summarized as follows:

1. Respondents, as a composite, were white, moderate, middle-aged, married with small families, well-educated and employed, as reported in Demographic variables.
2. Neighbors were rated positively by most respondents, but

close relationships within the neighborhood were not apparent as measured by Social Networks variables.

3. Homogeneity among neighbors was judged desirable by respondents, particularly in terms of leisure interests.
4. Respondents were not interested in additional involvement with any level of government or with other neighbors in a community organization, even though some respondents felt that residents should have more control over their neighborhood, as measured by Participation and Control variables.
5. Respondents reported limited participation in the CDBG program.
6. Over one-half of the respondents planned to move in the future and nearly as many planned to leave the state entirely.
7. The composite housing unit, as indicated by Housing Quality variables, was a single-family, owner-occupied, detached dwelling in fair to good condition.
8. The majority of respondents reported satisfaction with their current housing.
9. Respondents were able to identify their neighborhood and its problems, but did not exhibit a high degree of cohesiveness with their neighbors, as measured by Neighborhood Identity and Cohesion variables.
10. However, "neighbors" was the most important consideration of

the majority of respondents in evaluating what was important about neighborhoods in general and their neighborhood in particular. Other considerations were convenience and housing.

11. Measurement of Public Services variables indicated satisfaction with the city's provision of services.
12. Less than one-half of the test variables had any relationship with degree of housing satisfaction.
13. More variables showing a significant relationship with housing satisfaction were in Neighborhood Identity and Cohesion and Public Services than any other determinant.
14. After controlling for background variables, the relationship of the determinants of housing satisfaction and satisfaction with one's housing was supported.
15. After controllling for background variables, the relationship of housing satisfaction and participation in the CDBG was supported.
16. After controlling for background variables, the relationship of participation and the determinants of housing satisfaction was also supported, but to a lesser extent than the relationships in numbers 14 and 15.
17. Knowledge of changes in housing quality does not improve ability to predict housing satisfaction.

Implications

In light of housing satisfaction as necessary to other areas of

one's well-being (Campbell et al., 1976; Guthrie & Barclay, 1982), the continued study of what constitutes housing satisfaction is vital. The implications of the present study may be divided into three sections: Housing Education, Public Policy, and Further Research.

Housing Education

1. A need exists to continue to educate all consumers and producers of housing to the importance of housing satisfaction in relationship to overall quality of life.
2. Coursework which stresses the interrelationship of housing satisfaction determinants needs to be encouraged and supported, particularly that which does not stress housing quality per se as the only source of housing satisfaction.

Public Policy

1. Governmental programs aimed at improving housing need to continue to incorporate all determinants of housing satisfaction in order to achieve success.
2. The disbursement of funds through programs such as the CDBG needs to continue in order to increase public control over housing improvements.
3. Additional efforts should be made to encourage the active participation of residents in housing programs. Although residents perceived the value of community participation, little evidence of actual participation existed in this study.

4. Emphases on helping residents who "belong" to the neighborhood rather than "upwardly mobile" residents would insure greater success of CDBG efforts in terms of benefitting the most needy or deserving of help.

Further Research

1. Additional research is needed to refine the measurement of housing satisfaction.
2. Instrumentation needs to be developed to more parsimoniously gather multivariate data.
3. Further usage of multivariate analyses is to be encouraged for the interpretation of the interrelated determinants of housing satisfaction.
4. Replication of this study under differing neighborhood conditions would be valuable to assess degrees of similarity of perceptions of satisfaction with housing.
5. Further research is needed which emphasizes the relationship of housing to overall quality of life.

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APPENDIX A

NEIGHBORHOOD RESIDENT QUESTIONNAIRE

December 2, 1982

Dear Resident:

Satisfaction with one's housing and neighborhood is important to the quality of life for a family and the community as a whole. A number of federal, state and local programs have sought to improve the qualtiy of housing in recent times. However, very little is known about how residents like you feel about the quality of their housing, their neighborhood or their level of satisfaction with their housing and neighborhood.

Your household is one of a small group in Mt. Pleasant which is being asked their opinion on these matters. It is important that each questionnaire be completed and returned to me so that a representative view may be obtained. After the head of your household (either an adult male or adult female) has completed the questionnaire, simply remove the backing from the attached seal, seal the covers closed, and drop the questionnaire in the mail. The address and postage are already in place. The pen is yours to keep.

PLEASE RETURN THE COMPLETED QUESTIONNAIRE BY DECEMBER 10, 1982.

Your confidentiality is assured. There is an identification number on the front cover so that your address may be checked off when the questionnaire is returned. Neither your name or address will be used with the questionnaire.

Results of this survey will be made available to all interested citizens. If you would like a copy of the results, please check this box: ☐

Thank you for your assistance in answering these questions about your satisfaction with your housing and your neighborhood. If you have any questions or need assistance, please feel free to call me at 773-1860 or 774-3856.

Sincerely,

Katrina R. Shaner
Project Director

NEIGHBORHOOD RESIDENT QUESTIONNAIRE

PLEASE READ THE FOLLOWING QUESTIONS CAREFULLY. CIRCLE THE BEST RESPONSE OR SUPPLY THE CORRECT ANSWER FOR YOURSELF.

1. Which phrase below do you feel most accurately describes the place where you live?

   1 LARGE CITY
   2 MEDIUM-SIZED CITY
   3 SMALL CITY, TOWN OR VILLAGE
   4 RURAL AREA

2. Which phrase below most accurately describes the kind of place you would most like to live?

   1 LARGE CITY
   2 MEDIUM-SIZED CITY
   3 SMALL CITY, TOWN OR VILLAGE
   4 RURAL AREA

3. Some neighborhoods have a name; what would you consider to be the name of your neighborhood?

4. Describe the boundaries of your neighborhood.

5. How would you describe the people in your neighborhood?

   1 FRIENDLY
   2 VERY FRIENDLY
   3 NOT FRIENDLY
   4 HOSTILE
   5 NEUTRAL

6. How well do you think the people in your neighborhood know each other?

   1 VERY WELL
   2 FAIRLY WELL
   3 NOT WELL
   4 NOT SURE

7. How often do you talk with any of your neighbors?

   1 ONCE A MONTH
   2 LESS THAN ONCE A MONTH
   3 EVERY WEEK
   4 TWO OR MORE TIMES A WEEK
   5 NOT AT ALL

8. Are people in your neighborhood willing to loan small tools to their neighbors?

1 OFTEN
2 SOMETIMES
3 RARELY
4 NEVER
5 DON'T KNOW

9. Are people in your neighborhood willing to help their neighbors by doing small favors?

1 OFTEN
2 SOMETIMES
3 RARELY
4 NEVER
5 DON'T KNOW

10. How often do you get together socially with friends who live in other neighborhoods?

1 TWO OR MORE TIMES A WEEK
2 EVERY WEEK
3 ONCE A MONTH
4 LESS THAN ONCE A MONTH
5 NOT AT ALL

11. How often do you think that you or members of your household get together at the homes of other people in this neighborhood?

1 TWO OR MORE TIMES A WEEK
2 EVERY WEEK
3 ONCE A MONTH
4 LESS THAN ONCE A MONTH
5 NOT AT ALL

12. How many close personal friends do you have in this neighborhood?

1 NONE
2 MORE THAN 10
3 6 - 10
4 1 - 5

13. In general, would you say that people in your neighborhood

1 KEEP PRETTY MUCH TO THEMSELVES
2 GET TOGETHER QUITE A BIT

14. Do you have relatives in this neighborhood?

1 YES
2 NO

15. Do you have relatives living in Mt. Pleasant but not in this neighborhood?

1 YES
2 NO

16. Where would you prefer to live in terms of the following items: (Circle the best response for each item)

	Live Near People Like You	Live Near Different People	Live Near Mixed Group of People
Leisure interests	LIKE	DIFFERENT	MIXED
Level of education	LIKE	DIFFERENT	MIXED
Income	LIKE	DIFFERENT	MIXED
Age	LIKE	DIFFERENT	MIXED
Race	LIKE	DIFFERENT	MIXED
Religion	LIKE	DIFFERENT	MIXED
Ethnic background	LIKE	DIFFERENT	MIXED
Political attitudes	LIKE	DIFFERENT	MIXED

17. How would you describe the people in your neighborhood?

1 VERY MUCH ALIKE
2 ALIKE
3 DIFFERENT
4 VERY DIFFERENT
5 MIXED

18. In thinking about your neighbors, would you say they are

1 VERY INTERESTED IN NEIGHBORHOOD PROBLEMS
2 SOMEWHAT INTERESTED IN NEIGHBORHOOD PROBLEMS
3 NOT INTERESTED IN NEIGHBORHOOD PROBLEMS

19. How would you describe your level of commitment to your neighborhood?

1 VERY STRONG
2 STRONG
3 UNDECIDED
4 NOT STRONG
5 UNCOMMITED

20. How would you rate this neighborhood as a place to live?

1 EXCELLENT
2 GOOD
3 FAIR
4 POOR

21. How would you rate Mt. Pleasant as a place to live?

1 EXCELLENT
2 GOOD
3 FAIR
4 POOR

22. What things are most important to you in deciding if you like a neighborhood - either this one or one you would like to move to?

23. Is there a shopping area near or in your neighborhood?

1 YES
2 NO - (Go to #25)

24. If YES, are you satisfied with the stores?

1 YES
2 NO - PLEASE EXPLAIN

25. How often do you do the following activities in Mt. Pleasant? (Circle the best answer)

	1 -2/ Week	1 - 2/ Month	Few Times/ Year	Less
Go to movies	WEEKLY	MONTHLY	YEARLY	LESS
Go to museums/ concerts	WEEKLY	MONTHLY	YEARLY	LESS
Buy furniture & appliances	WEEKLY	MOMTHLY	YEARLY	LESS
Eat out	WEEKLY	MONTHLY	YEARLY	LESS
Buy clothes	WEEKLY	MONTHLY	YEARLY	LESS
Attend church services	WEEKLY	MONTHLY	YEARLY	LESS
Attend sports events	WEEKLY	MONTHLY	YEARLY	LESS
Visit friends	WEEKLY	MONTHLY	YEARLY	LESS
Seek medical care	WEEKLY	MONTHLY	YEARLY	LESS

26. If you live elsewhere, do you think you would do any of these activities more or less often?

1 MORE OFTEN
2 LESS OFTEN

27. Which activities?

1 ALL
2 SPECIFIC ONES:

28. What do you like best about your neighborhood?

29. Would you say that your neighborhood is currently changing?

1 YES
2 NO
PLEASE EXPLAIN YOUR ANSWER:

30. During the past two years, would you say that conditions in your neighborhood have

1 IMPROVED
2 STAYED THE SAME
3 DECLINED
IF IMPROVED OR DECLINED, IN WHAT WAYS?

31. I have a list of problems facing people in some cities. Please indicate whether or not this is a problem in Mt. Pleasant, as you see it. (Circle the best answer for each item)

	Is a Problem	Severe Problem	Is not Problem	Don't Know
Crime	YES	SEVERE	NO	DK
Lack of medical care	YES	SEVERE	NO	DK
Condition of housing	YES	SEVERE	NO	DK
Traffic congestion	YES	SEVERE	NO	DK
Dirty streets & sidewalks	YES	SEVERE	NO	DK
Unemployment	YES	SEVERE	NO	DK
Lack of things to do	YES	SEVERE	NO	DK
Too many fires	YES	SEVERE	NO	DK
Air pollution	YES	SEVERE	NO	DK
Drug addiction	YES	SEVERE	NO	DK
Noise level	YES	SEVERE	NO	DK
Lack of parks	YES	SEVERE	NO	DK
Teen-age gangs	YES	SEVERE	NO	DK
Lack of child care facilities	YES	SEVERE	NO	DK

32. What do you think is the one most serious problem in your neighborhood?

33. Are any of the following conditions a problem in your *immediate neighborhood*?

	Problem	No Problem	Don't Know
Vacant buildings	YES	NO	DK
Condition of houses	YES	NO	DK
Cost of housing	YES	NO	DK
Vandalism	YES	NO	DK
Burglaries	YES	NO	DK
Muggings	YES	NO	DK
Rats	YES	NO	DK
Undesirable people	YES	NO	DK
Litter & garbage	YES	NO	DK
Loose dogs	YES	NO	DK
Noise	YES	NO	DK
Air pollution	YES	NO	DK
Poor streets	YES	NO	DK

34. How would you rate these public services in your *neighborhood*?

	Excellent	Good	Fair	Poor
Police protection	EXCELLENT	GOOD	FAIR	POOR
Garbage collection	EXCELLENT	GOOD	FAIR	POOR
Street lighting	EXCELLENT	GOOD	FAIR	POOR
Fire protection	EXCELLENT	GOOD	FAIR	POOR
Parks & playgrounds	EXCELLENT	GOOD	FAIR	POOR
Street maintenance	EXCELLENT	GOOD	FAIR	POOR
Public transportation	EXCELLENT	GOOD	FAIR	POOR
Public health services	EXCELLENT	GOOD	FAIR	POOR

35. Which one of the above services would you like to see improved in the next few years?

36. Do you think that certain conditions in your neighborhood keep your neighbors from making improvements or from keeping their property in good repair?

1 YES
2 NO

IF YES, WHICH CONDITIONS?

37. Do you think that if you or your neighbors had more information about conditions in your neighborhood, then more could be done to make it a better place to live?

1 YES
2 NO
3 DON'T KNOW

38. Is there anything that the city of Mt. Pleasant could do to help people in this neighborhood fix up their property?

1 YES PLEASE EXPLAIN:

2 NO

39. In general, how satisfied are you with the way the city provides services to your neighborhood?

1 SATISFIED
2 VERY SATISFIED
3 DISATISFIED
4 VERY DISATISFIED

40. In general, do you think that city government is trying to improve things in your neighborhood, keep things the same or let things deteriorate?

1 IMPROVE
2 KEEP SAME
3 DETERIORATE

41. Do you usually have as much contact with the city government as you would like to have?

1 YES
2 NO

42. If you had a complaint about any condition in your neighborhood, would you take any action?

1 YES
2 NO
3 NOT SURE

43. If YES, what would you do?

44. Is there any way that the city could help you deal with a complaint (such as garbage pick-up, abandoned buildings)?

1 YES
2 NO

45. Would you like to have more contact with the city government?

1 YES
2 NO

46. How could more contact with city government take place?

47. As far as you know, is there a government subsidy or assistance program which reduces rent or house payments for housing in your neighborhood?

1 YES
2 NO

48. Are you aware of the existence of programs that are designed to help homeowners maintain or repair property in Mt. Pleasant?

1 YES
2 NO

49. If YES, are you aware of any problems with the city's grant or low-interest rate housing rehabilitation loan programs?

1 YES PLEASE EXPLAIN:
2 NO

50. Did you have the opportunity to participate in any housing programs?

1 YES WHICH ONE? _____
2 NO

51. If you answered YES to #50, did or will you participate in the housing program?

1 YES
2 NO WHY NOT?

52. Do you think that the city should allow community organizations to have more say about the kinds of services provided to neighborhoods?

1 YES
2 NO

53. Did you attend any public meetings about the Community Development Block Grant program in your neighborhood?

1 YES HOW MANY? _____
2 NO

54. If NO, why not?

1 UNABLE TO ATTEND
2 NOT INTERESTED
3 NOT INFORMED ABOUT TIME OR PLACE
4 UNAWARE THAT MEETING WAS HELD

55. Some people think that the federal government should do more in dealing with such problems as unemployment, education, housing and so on. Others think the federal government is already doing too much. What do you think?

1 SHOULD DO MORE
2 SHOULD DO LESS
3 SHOULD CONTINUE AS IS
4 SHOULD DO MORE IN SOME AND LESS IN OTHER AREAS

56. Of the following services, which government should be responsible for providing them?

	Local	State	Federal
Public transportation	LOCAL	STATE	FEDERAL
Air/water quality control	LOCAL	STATE	FEDERAL
Law enforcement	LOCAL	STATE	FEDERAL
Employment	LOCAL	STATE	FEDERAL
Job training	LOCAL	STATE	FEDERAL
Social services for elderly	LOCAL	STATE	FEDERAL
Public education	LOCAL	STATE	FEDERAL
Health services	LOCAL	STATE	FEDERAL
Housing assistance to needy	LOCAL	STATE	FEDERAL
Improvement of neighborhoods	LOCAL	STATE	FEDERAL
Cultural facilities	LOCAL	STATE	FEDERAL
Child protection	LOCAL	STATE	FEDERAL

57. How would you rate the government in response to concerns of the people of Mt. Pleasant?

	Very Responsive	Responsive	Slightly Responsive	Not Responsive
Local	VERY	RESPONSIVE	SLIGHTLY	NOT
State	VERY	RESPONSIVE	SLIGHTLY	NOT
Federal	VERY	RESPONSIVE	SLIGHTLY	NOT

58. How would you rate the government in spending tax dollars?

	Very Wasteful	Somewhat Wasteful	Slightly Wasteful	Not Wasteful
Local	VERY	SOMEWHAT	SLIGHTLY	NOT
State	VERY	SOMEWHAT	SLIGHTLY	NOT
Federal	VERY	SOMEWHAT	SLIGHTLY	NOT

59. Do you feel that the federal government should assist any of the following people in meeting their housing needs?

Handicapped Persons	YES	NO
Low Income Families	YES	NO
Moderate Income Families	YES	NO
Single Parent Families	YES	NO
Elderly Persons	YES	NO

60. For a family of four to be considered low income in Mt. Pleasant, what is the most their income should be?

1 UNDER $3000
2 $3000 - $6999
3 $7000 - $9999
4 $10000 - $15999
5 $16000 - $20000

61. In you opinion, which level of government gives you the most for your tax dollar?

1 LOCAL
2 STATE
3 FEDERAL

62. Do you own or rent this property?

1 OWN
2 RENT

63. Do you ever plan to move?

1 YES
2 NO

64. If you were going to move, where would you look for a new home?

1 IN THIS NEIGHBORHOOD
2 IN ANOTHER PART OF MT. PLEASANT
3 IN ISABELLA COUNTY
4 OUTSIDE ISABELLA COUNTY
5 OUTSIDE MICHIGAN

65. Is there anything that could be done to make you continue to want to live in Mt. Pleasant?

66. Do you think that property in this neighborhood is well maintained?

1 YES
2 NO

67. How would you rate the condition of your property?

1 EXCELLENT
2 GOOD
3 FAIR
4 POOR

68. Does your home need any major repairs or improvements that you would like to have done?

1 YES APPROXIMATELY HOW MUCH WOULD THEY COST?_____
2 NO

69. In the past 12 months, what repairs and improvements have been made on this property? (Circle as many as apply)

1 BUILT AN ADDITION TO THE HOUSE
2 ROOF REPAIR OR REPLACEMENT
3 PLUMBING
4 INSIDE PAINT/PLASTER/WALLPAPER
5 ELECTRICAL SYSTEM
6 HEATING/AIR CONDITIONING
7 FLOOR COVERINGS
8 REMODELED ONE OR MORE ROOMS
9 INSULATION
10 EXTERIOR PAINT/SIDING/WINDOWS
11 OTHER: _____
12 DID NOT LIVE HERE

70. If you circled any repairs and improvements in #69, what was the approximate cost of the work?

_____. DOLLARS

71. Are you planning to make any repairs or improvements in the next year?

1 YES
2 NO

72. If NO, why not?

1 NEIGHBORHOOD CONDITIONS
2 LACK OF AVAILABLE FINANCING
3 CANNOT AFFORD TO
4 DON'T TRUST CONTRACTORS
5 FEAR OF INCREASED PROPERTY ASSESSMENT
6 NONE NEEDED
7 OTHER REASON: _____

73. How would you pay or finance repairs or improvements if they were needed?

1 PERSONAL SAVINGS
2 CURRENT EARNINGS
3 BANK LOAN
4 CREDIT UNION LOAN
5 BORROW FROM FAMILY OR FRIEND
6 CITY PROGRAM
7 OTHER. _____

74. Do you think that the lack of financing or the interest costs keep people in your neighborhood from making necessary repairs or improvements?

1 YES
2 NO
3 NOT SURE

75. In what ways do you think that financing is a problem?

1 HARD TO OBTAIN IN THIS NEIGHBORHOOD
2 LOANS ARE NOT LARGE ENOUGH
3 INTEREST RATES ARE TOO HIGH
4 LACK OF COLLATERAL
5 TERM OF LOAN IS TOO SHORT
6 MONTHLY PAYMENTS ARE TOO HIGH
7 OTHER: _____

76. How long have you lived in this neighborhood?

_____ YEARS

77. How long have you lived in this house?

_____ YEARS

78. How many bedrooms do you have? _____

79. How many bathrooms do you have? _____

80. To the best of your knowledge how old is the building you live in?

There are several different kinds of homes in Mt. Pleasant:

1 SINGLE FAMILY DETACHED
2 DUPLEX
3 ROOMING HOUSE
4 APARTMENT IN A SINGLE FAMILY HOUSE
5 APARTMENT IN AN APARTMENT BUILDING
6 MOBILE HOME
7 APARTMENT IN A BUSINESS BUILDING
8 GARAGE APARTMENT

81. From this list, what kind of home do you live in now? _____

82. What kind of home, as described in #80, did you live in at age 12? _____

83. What type of home, as decribed in #80, would you like to live in? _____

84. What kind of insurance coverage do you have on this property?

1 HOMEOWNERS
2 FIRE AND DAMAGE
3 OTHER
4 NONE

85. Have you had any difficulty getting insurance on this property?

1 YES
2 NO

86. Over the past year, how much have you usually paid for each of the following:

MORTGAGE OR RENT	_____	per Month
ELECTRICITY	_____	per Month
GAS/HEATING OIL	_____	per Month
WATER	_____	per Month
PROPERTY TAX	_____	per Year
INSURANCE	_____	per Year

87. How much do you think this property would sell for in today's market?

_____ DOLLARS

88. How do you think the market value in this neighborhood has changed in the past few years?

1 INCREASED
2 STAYED THE SAME
3 DECREASED

89. What do you think will happen to the market value here in the next few years?

1 INCREASE
2 STAY THE SAME
3 DECREASE

90. How satisfied are you with this home in meeting the needs of you and your family?

1 VERY SATISFIED
2 SATISFIED
3 MIXED FEELINGS
4 DISATISFIED
5 VERY DISATISFIED

91. What would make you more satisfied with your present home?

92. If a small amount of money could be added to the Mt. Pleasant city budget next year, which of these activities, if any, do you think the city should spend money on in your neighborhood?

YES	NO	Inspecting houses and making owners clean up
YES	NO	Boarding up and demolishing abandoned buildings
YES	NO	Collecting and removing garbage and trash
YES	NO	Repairing and maintaining streets
YES	NO	Providing recreational activities
YES	NO	Preventing crime and enforcing the law
YES	NO	Helping neighborhood organizations
YES	NO	Helping property owners maintain thier property
YES	NO	Other: _____

93. Which two of the above do you think are most urgently needed?

94. Would you be in favor of raising property taxes in order to pay for these activities, if that was the only way it could be done?

1 YES
2 NO

95. Have you ever worked with others in this neighborhood to try to solve some problem?

1 YES
2 NO

96. Have you ever taken part in forming a new group or a new organization to try to solve some neighborhood problem?

1 YES
2 NO

97. Have you ever contacted a local official about a problem in your neighborhood?

1 YES
2 NO

98. Have you ever contacted a state or federal official about a problem in your neighborhood?

1 YES
2 NO

99. Is there an organization in this neighborhood that deals with neighborhood problems?

1 YES: NAME OF GROUP? _____
2 NO (SKIP TO #103)

100. Are you or anyone else in your household a member of the organization named in #99?

1 YES
2 NO

101. Why did you or someone else join?

102. What is the major activitiy of this group?

103. Is there anything that a neighborhood organization can do to help you deal with a problem in your neighborhood?

104. Have you or others in your household done any volunteer work in the last year?

1 YOU _____ HOURS PER MONTH
2 OTHERS _____ HOURS PER MONTH
3 NO ONE

105. If you have spent time volunteering, how much of that time was spent in your own neighborhood or related to your neighborhood?

1 ALL OF THE TIME
2 MOST OF THE TIME
3 SOME OF THE TIME
4 NONE OF THE TIME
5 HAVE NOT VOLUNTEERED

106. What other groups do you or members of your household belong to?

YOU	OTHERS

107. What is your marital status?

1 SINGLE
2 MARRIED
3 SEPARATED
4 WIDOWED
5 DIVORCED

108. What is your present age in years?

_____ YEARS

109. How much formal schooling did you complete?
(Circle highest level completed)

1 NONE
2 GRADES 1 - 8
3 GRADES 9 - 12
4 HIGH SCHOOL GRADUATE
5 SOME COLLEGE
6 TWO YEAR COLLEGE GRADUATE
7 FOUR YEAR COLLEGE GRADUATE
8 POST GRADUATE

110. Are you

1 MALE
2 FEMALE

111. What is your ethnic or racial group?

1 WHITE
2 BLACK
3 AMERICAN INDIAN
4 HISPANIC
5 ORIENTAL
6 OTHER

112. What is your family's annual income?

1 $0 - $3000
2 $3001 - $6999
3 $7000 - $9999
4 $10000 - $14999
5 $15000 - $19999
6 $20000 - $24999
7 $25000 PLUS

113. How many people live in this household?

_____ PEOPLE

114. How many are 60 years of age or older?

_____ PEOPLE

115. How many children under 18 live with you?

_____ CHILDREN

116. What are the ages of these children?

_____ YEARS _____ YEARS _____ YEARS
_____ YEARS _____ YEARS _____ YEARS

117. Have you had children in school in Mt. Pleasant?

1 YES, IN PUBLIC SCHOOL
2 YES, IN PRIVATE SCHOOL
3 YES, IN PAROCHIAL SCHOOL
4 NO

118. Would you want your children to live in this neighborhood when they have families of their own?

1 YES
2 NO

119. How would you rate the public school system of Mt. Pleasant?

1 EXCELLENT
2 GOOD
3 FAIR
4 POOR

120. What social class do you think this neighborhood is?

1 LOWER CLASS
2 WORKING CLASS
3 LOWER MIDDLE CLASS
4 MIDDLE CLASS
5 UPPER MIDDLE CLASS
6 UPPER CLASS
7 MIXED

121. What about yourself, are you in the same social class as the rest of your neighborhood?

1 YES
2 NO

122. If NO, what do you consider your social class to be?

123. Five years from now, which class do you think you will be in?

124. Do you generally consider yourself to be

1 VERY CONSERVATIVE
2 CONSERVATIVE
3 MODERATE
4 LIBERAL
5 VERY LIBERAL

125. Is any member of your household a member of a union?

1 YES
2 NO

126. Do you have any physical handicap or illness which would prevent you from taking many ordinary jobs?

1 YES
2 NO

127. What is the employment status of the head of this household?

1 FULL TIME HOMEMAKER
2 EMPLOYED FULL TIME
3 EMPLOYED PART TIME
4 NOT EMPLOYED (SKIP TO #131)
5 RETIRED (SKIP TO #131)

128. What do you consider your line of work to be? _____

129. Does the location of your work influence where you live?

1 YES
2 NO

130. How do you generally get to and from work?

1 BUS
2 YOUR CAR
3 CARPOOL
4 WALK
5 BICYCLE
6 OTHER: _____

131. Is transportation a problem for your family, particularly for getting to work or to the grocery store?

1 SERIOUS PROBLEM
2 MODERATE PROBLEM
3 MINOR PROBLEM
4 NO PROBLEM

132. What would you say the racial composition of your neighborhood is?

1 ALL WHITE
2 MOSTLY WHITE
3 HALF WHITE/HALF MINORITY
4 MOSTLY MINORITY
5 ALL MINORITY

133. What kind of neighborhood would you prefer to live in?

1 ALL WHITE
2 MOSTLY WHITE
3 HALF WHITE/HALF MINORITY
4 MOSTLY MINORITY
5 ALL MINORITY

134. Do you consider yourself to be a member of a minority group?

1 YES WHAT GROUP? _____
2 NO

135. I have asked you about a lot of things concerning your housing and neighborhood and I appreciate the time you took to answer these questions. Is there anything else that you think would make this a better neighborhood to live in? Thank you!

APPENDIX B

FOLLOW-UP POSTCARD

December 15, 1982

Recently a questionnaire asking your opinion of your housing and neighborhood was delivered to you. Your household was one of a small sample of Mt. Pleasant residents.

If you have already returned the Housing Satisfaction questionnaire, please accept my sincere thanks. If you have not, please do so today. It is very important that all questionnaires be returned so that the results will accurately represent the opinions of the entire sample.

If you need assistance or would prefer to be interviewed, please call me at 773-1860 or 774-3568. If the questionnaire has been misplaced, please call for another copy. Thank you very much for your assistance in the completion of this project.

Sincerely,

Katrina R. Shaner

Katrina R. Shaner
Project Director

APPENDIX C

FREQUENCIES BY DETERMINANTS

Table C-1

Demographic Characteristics Frequencies

Item	n	Percent
Marital status		
Single	15	21.4
Married	38	54.3
Separated	3	4.3
Widowed	4	5.7
Divorced	10	14.3
Age of respondent (n=67)		
21 - 35	29	43.3
36 - 54	20	29.8
55 - 85	18	26.9
Level of education completed		
None	1	1.4
Grades 1 - 8	4	5.7
Grades 9 - 12	16	22.9
High school graduate	14	20.0
Some college	16	22.9
2-year college	5	7.1
4-year college	7	10.0
Post-grauate	7	10.0
Sex of respondent		
Male	29	41.4
Female	41	58.6
Ethnic membership		
White	66	94.3
Hispanic	2	2.9
Other	2	2.9
Number of households with members over 60 (n=14)		
1 member	8	57.1
2 members	6	42.9
Annual income of household (n=62)		
$ 0 - 3000	2	3.2
$ 3001 - 6999	5	8.1
$ 7000 - 9999	8	12.9
$10000 - 14999	16	25.8
$15000 - 19999	13	21.0
$20000 - 24999	8	12.9
$25000 plus	19	16.1

Note. N=70 unless otherwise noted.

(table continues)

Item	n	Percent
Number of people in household (n=69)		
1	18	26.1
2	21	30.4
3	16	23.2
4	12	17.4
5	1	1.4
6	1	1.4
Number of children under 18 years at home (n=29)		
1	16	55.2
2	11	37.9
3	1	3.5
4	1	3.5
Number of children in each age group (n=45)		
1 - 2 years	9	20.0
3 - 5 years	7	15.6
6 - 12 years	13	28.9
13 - 18 years	16	35.6
Political attitude of respondent (n=69)		
Very conservative	2	2.9
Conservative	13	18.8
Moderate	36	52.2
Liberal	14	20.3
Very liberal	4	5.8
Membership in union		
Yes	27	38.6
No	43	61.4
Presence of disability		
Yes	11	15.7
No	59	84.3
Employment status of head of household (n=69)		
Homemaker	6	8.7
Full-time	43	62.3
Part-time	2	2.9
Unemployed	8	11.6
Retired	10	14.5
Occupation of head of household (n=45)		
Professional	9	20.0
White collar	9	20.0
Skilled	18	40.0
Semi-skilled	9	20.0
Children in local schools at some time		
Yes - public school	33	47.1
Yes - private school	0	0.0
Yes - parochial school	1	1.4
No	36	51.4

(table continues)

Item	n	Percent
Volunteer work (n=61)		
You	5	8.2
Others	3	4.9
No one	53	86.9
Amount of volunteering in neighborhood (n=8)		
All the time	2	25.0
Some of the time	3	37.5
None of the time	3	37.5
Group memberships of family members (n=22)		
Moose Lodge	6	27.3
Explorers	2	9.1
Jaycees	1	4.5
Athletic groups	2	9.1
Welcome Wagon	1	4.5
Prepared Birth	1	4.5
Knights of Columbus	1	4.5
Church groups	5	22.7
Right to Life	2	9.1
PTA	1	4.5

Table C-2

Social Networks Frequencies

Item	n	Percent
Perception of neighborhood residents		
Friendly	37	52.9
Very friendly	9	12.9
Not friendly	9	12.9
Hostile	1	1.4
Neutral	14	20.0
Perception of "knowing" neighbors		
Very well	5	7.1
Fairly well	29	41.4
Not well	18	25.7
Not sure	18	25.7
Degree of talking with neighbors		
Once a month	11	15.7
Less	6	8.6
Every week	29	41.4
Twice or more	16	22.9
Not at all	8	11.4
Neighbors' willingness to loan		
Often	17	24.3
Sometimes	32	45.7
Rarely	2	2.9
Never	2	2.9
Don't know	17	24.3
Neighbors' willingness to help others		
Often	15	21.4
Sometimes	37	52.9
Rarely	4	5.7
Never	0	0.0
Don't know	14	20.0
Degree of socializing outside of neighborhood		
Twice or more weekly	12	17.1
Every week	13	18.6
Once a month	15	21.4
Less	9	12.9
Not at all	21	30.0

Note. N=70 unless otherwise noted.

(table continues)

Item	n	Percent
Degree of socializing within neighborhood (n=69)		
Twice or more weekly	3	4.3
Every week	11	15.9
Once a month	16	23.2
Less	12	17.4
Not at all	27	39.1
Close friends in neighborhood		
None	28	40.0
1 - 5	33	47.1
6 - 10	1	1.4
10 plus	8	11.4
Perception of neighborliness		
Keep to selves	58	82.9
Get together	12	17.1
Relatives in the neighborhood		
Yes	16	22.9
No	54	77.1
Relatives elsewhere in community		
Yes	30	42.9
No	40	57.1
Neighbors preferred for leisure interests		
Like	35	50.0
Different	9	12.9
Mixed	26	37.1
Neighbors preferred for level of education		
Like	33	47.1
Different	8	11.4
Mixed	29	41.4
Neighbors preferred for income		
Like	28	40.0
Different	10	14.3
Mixed	32	45.7
Neighbors preferred for age		
Like	27	38.6
Different	10	14.3
Mixed	33	47.1
Neighbors preferred for race		
Like	29	41.4
Different	7	10.0
Mixed	34	48.6
Neighbors preferred for religion		
Like	24	34.3
Different	8	11.4
Mixed	38	54.3

(table continues)

Item	n	Percent
Neighbors preferred for ethnic background		
Like	25	35.7
Different	8	11.4
Mixed	37	52.9
Neighbors preferred for political attitudes		
Like	25	35.7
Different	7	10.0
Mixed	38	54.3

Table C-3

Participation and Control Frequencies

Item	n	Percent
Perception of effect of neighborhood conditions (n=67)		
Yes	46	53.7
No	31	46.3
Perception of usefulness of information		
Yes	28	40.0
No	9	12.9
Don't know	33	47.1
Perception of city's ability to help		
Yes	41	58.6
No	30	45.5
Sufficiency of contact with city		
Yes	41	58.6
No	29	41.4
Likelihood of complaining to city (n=69)		
Yes	31	44.9
No	5	7.2
Not sure	33	47.8
Method of complaining (n=31)		
Contact officials	28	90.3
Attend meetings	3	9.7
City's ability to assist with complaints (n=69)		
Yes	49	71.0
No	20	29.0
Desire for more contact with city (n=67)		
Yes	21	31.3
No	45	67.2
Maybe	1	1.5
Method of contact (n=18)		
Attend meetings	11	61.1
Serve on commissions	4	22.2
Written complaints	3	16.7
Knowledge of housing subsidies		
Yes	14	20.0
No	56	80.0
Knowledge of rehabilitation program		
Yes	40	57.1
No	30	42.9

Note. N=70 unless otherwise noted.

(table continues)

Item	n	Percent
Kowledge of problems with program (n=51)		
Yes	9	17.6
No	42	82.4
Opportunity to participate in CDBG		
Yes	25	35.7
No	45	64.3
Participation in CDBG		
Yes	25	35.7
No	45	64.3
Attendance at CDBG meetings		
Yes	3	4.3
No	67	95.7
Reason for non-attendance		
Unable to attend	16	22.9
Unaware of meeting	54	77.1
Attitude toward community organizations		
Yes	52	74.3
No	18	25.7
Increase city budget for housing inspection		
Yes	22	31.4
No	48	68.6
Increase city budget for building demolition		
Yes	24	34.3
No	46	65.7
Incrase city budget for garbage collection		
Yes	9	12.8
No	61	87.2
Increase city budget for street maintenance		
Yes	47	67.1
No	23	32.9
Increase city budget for recreational activities		
Yes	21	30.0
No	49	70.0
Increase city budget for crime prevention		
Yes	28	40.0
No	42	60.0
Increase city budget to help community organizations		
Yes	15	21.4
No	55	78.6
Increase city budget to help owners maintain property		
Yes	29	41.4
No	41	58.6
Increase city budget for other purposes		
Yes	5	7.1
No	65	92.9

(table continues)

Item	n	Percent
Most urgent needs of above budget items (n=106)		
Housing inspection	20	18.9
Building demolition	9	8.5
Garbage collection	3	2.8
Street maintenance	39	36.8
Recreational activities	8	7.5
Crime prevention	12	11.3
Helping community organizations	2	1.9
Helping property owners	11	10.4
Other needs	2	1.9
Support raising tax for above		
Yes	22	31.5
No	48	68.5
Ever worked with others in neighborhood		
Yes	14	20.0
No	56	80.0
Ever formed a community organization		
Yes	6	8.6
No	64	91.4
Contacted local official about problem		
Yes	29	41.4
No	41	58.6
Contacted state or federal official		
Yes	4	5.7
No	66	94.3
Community organization in neighborhood		
Yes	3	4.3
No	67	95.7
Member in community organization (n=3)		
Yes	1	33.3
No	2	66.7
Why member joined (n=3)		
No answers	0	0.0
Major activity of organization (n=3)		
Present problems to city	1	33.3
No answer	2	66.7
Community organization could help (n=17)		
Yes	0	0.0
No	9	52.9
Not sure	7	41.2
New idea	1	5.9
Influence of work on residence location (n=56)		
Yes	29	51.8
No	27	48.2

(table continues)

Item	n	Percent
Means of transportation to work (n=56)		
Bus	1	1.8
Your car	38	67.9
Carpool	1	1.8
Walk	6	10.7
Bicycle	4	7.1
Other	6	10.7
Problems with transportation		
Serious	3	4.3
Moderate	2	2.9
Minor	8	11.4
No problem	57	81.4
Plans to move		
Yes	38	54.3
No	32	45.7
Where respondent would move (n=69)		
This neighborhood	7	10.2
This city	11	15.9
This county	6	8.7
This state	11	15.9
Out of state	34	49.3
Any way to influence respondent to stay (n=37)		
Yes	18	48.6
No	19	51.4
Desire children to live in neighborhood (n=69)		
Yes	24	34.8
No	45	65.2

Table C-4

Housing Quality Frequencies

Item	n	Percent
Perception of neighborhood property as well maintained		
Yes	43	61.4
No	27	38.6
Self-rating of property		
Excellent	5	7.1
Good	42	60.0
Fair	22	31.4
Poor	1	1.4
Cost of repairs or improvements needed (n=69)		
None needed	33	47.8
Yes, needs		
Less than $1000	9	13.0
$1001 - 2500	6	8.7
$2501 - 5000	6	8.7
$5001 - 7500	1	1.4
$7501 - 10000	1	1.4
$10000 plus	1	1.4
Not specified	12	17.4
Plans for future repairs or improvements (n=68)		
Yes	25	36.8
No	43	63.2
Reason for not planning improvements (n=34)		
Conditions	1	2.9
Lack of finances	6	17.6
Cannot afford it	11	32.4
Increased tax	2	5.9
Landlord's duty	14	41.2
Relationship between costs and lack of improvements		
Yes	33	47.1
No	5	7.1
Not sure	32	45.7

Note. N=70 unless otherwise noted.

(table continues)

Item	n	Percent
Method of paying for improvements		
Savings	19	27.1
Earnings	10	14.3
Bank loan	5	7.1
Credit union loan	4	5.7
Family loan	4	5.7
Federal grant	11	15.7
Landlord	17	24.3
Problems with financing (n=67)		
Hard to obtain	2	3.0
Interest rates too high	56	83.6
Lack collateral	3	4.5
Payments too high	3	4.5
Other	3	4.5
Years lived in neighborhood (n=69)		
1 - 2 years	16	23.2
3 - 10 years	22	31.9
11 - 20 years	10	14.5
21 - 30 years	9	13.0
31 - 40 years	11	15.9
41 - 50 years	1	1.5
Years lived in house (n=69)		
1 - 2 years	18	26.1
3 - 10 years	28	40.6
11 - 20 years	9	13.0
21 - 30 years	7	10.1
31 - 40 years	6	8.7
41 - 50 years	1	1.5
Number of bedrooms		
1	8	11.4
2	44	62.9
3	15	21.4
4	3	4.3
Number of baths		
1	68	97.1
2	2	2.9
Age of house (n=61)		
1 - 5 years	2	3.3
6 - 10 years	0	0.0
11 - 20 years	15	24.6
21 - 30 years	18	29.5
31 - 40 years	9	14.8
41 - 50 years	11	18.0
50 plus years	6	9.8

(table continues)

Item	n	Percent
Type of insurance on property (n=68)		
Homeowners	45	66.2
Fire	2	2.9
Other	13	19.1
None	8	11.8
Difficulty in obtaining insurance (n=67)		
Yes	1	1.5
No	66	98.5
Average mortgage/rent last year (n=51)		
$100 - 150	7	13.7
$151 - 200	18	35.3
$201 - 250	11	21.6
$251 - 350	15	29.4
Average electricity payment (n=69)		
$ 1 - 30	26	43.3
$31 - 50	26	43.3
$51 - 75	5	8.3
$76 - 150	3	5.0
Average heating payment (n=50)		
$ 1 - 30	13	26.0
$31 - 50	20	40.0
$51 - 75	16	32.0
$76 - 150	1	2.0
Average water payment (n=58)		
$ 1 - 30	56	96.6
$31 - 50	1	1.7
$51 - 75	1	1.7
Average property tax (n=32)		
$ 250 - 600	11	34.4
$ 675 - 950	14	43.8
$1000 - 1550	7	21.9
Average insurance payment (n=40)		
$ 5 - 100	14	35.0
$113 - 200	21	52.5
$208 - 395	5	12.5
Market value of house (n=51)		
$10000 - 15000	7	13.7
$16000 - 20000	5	9.8
$21000 - 25000	9	17.6
$26000 - 30000	8	15.7
$31000 - 35000	8	15.7
$36000 - 40000	10	19.6
$41000 - 45000	1	2.0
$46000 - 50000	3	5.9

(table continues)

Item	n	Percent
Market value change in past (n=68)		
Increased	29	30.4
Stayed same	35	51.5
Decreased	4	5.9
Market value change in future (n=69)		
Will increase	21	30.4
Will stay same	2	2.9
Minor repairs needed	44	62.9
Major repairs needed	20	28.6
Poor condition	3	4.3
Built an addition to house		
Yes	1	1.4
No	69	98.6
Roof repair or replacement		
Yes	18	25.7
No	52	74.3
Plumbing repair or replacement		
Yes	15	21.4
No	55	78.6
Inside paint/plaster/wallpaper		
Yes	15	21.4
No	55	78.6
Electrical repair or replacement		
Yes	6	8.6
No	64	91.4
Heating or air conditioning		
Yes	7	10.0
No	63	90.0
Floor covering		
Yes	4	5.7
No	66	94.3
Remodeling		
Yes	4	5.7
No	66	94.3
Insulation		
Yes	18	25.7
No	52	74.3
Exterior painting/siding/windows		
Yes	17	24.3
No	53	75.7
Landscaping		
Yes	5	7.1
No	65	92.9
Lived elsewhere 1 year ago		
Yes	3	4.3
No	67	95.7

(table continues)

Item	n	Percent
Approximate cost of above improvements (n=46)		
$ 0 - 100	4	8.7
$ 100 - 500	11	23.9
$ 501 - 1000	4	8.7
$1001 - 2500	12	26.1
$2501 - 5000	8	17.4
$5001 - 7500	3	6.5
$7501 - 10000	4	8.7
Degree of satisfaction with house		
Very satisfied	18	25.7
Satisfied	28	40.0
Mixed feelings	18	25.7
Dissatisfied	1	1.4
Very dissatisfied	5	7.1
Ways to increase satisfaction (n=43)		
Change house	35	81.4
Change tenure	6	14.0
Change neighborhood	2	4.6
Tenure status of respondent		
Own	48	68.6
Rent	22	31.4
Type of present house		
Single family	66	94.3
Duplex	4	5.7
Type of house as a child		
Single family	66	94.3
Duplex	2	2.9
Apartment in house	1	1.4
Apartment in complex	1	1.4
Type of house desired		
Single family	62	88.6
Duplex	4	5.7
Apartment in complex	1	1.4
Mobile home	3	4.3

Table C-5

Neighborhood Identity and Cohesion Frequenies

Item	n	Percent
Perceived community size		
Large city	1	1.4
Medium city	26	37.1
Small city	40	57.1
Rural area	3	4.3
Desired community size		
Large city	6	8.6
Medium city	30	42.9
Small city	25	35.7
Rural area	9	12.8
Neighborhood name (n=50)		
West Side	43	86.0
Other	7	14.0
Important neighborhood characteristics (n=73)		
Neighbors	28	38.4
Convenience	22	30.1
Housing	23	31.5
Best characteristics of neighborhood (n=57)		
Residents	39	68.4
Location	11	19.3
Appearance	4	7.0
Nothing	3	.3
Perception of change in neighborhood		
Yes	36	51.4
No	34	48.6
Explanation of change (n=40)		
Positive changes	24	60.0
Negative changes	16	40.0
Perception of change in neighborhood quality		
Improved	30	42.9
Stayed same	36	51.4
Declined	4	5.7
Explanation of change in quality (n=28)		
Positive changes	18	64.3
Negative changes	10	35.7

Note. N=70 unless otherwise noted.

(table continues)

Item	n	Percent
Perceived crime in community		
Yes	32	45.7
Severe	1	1.4
No	26	37.1
Don't know	11	15.7
Perceived lack of medical care		
Yes	15	21.4
Severe	0	0
No	46	65.7
Don't know	9	12.9
Perceived condition of housing		
Yes	27	38.6
Severe	9	12.9
No	26	37.1
Don't know	8	11.4
Perceived traffic congestion		
Yes	26	37.1
Severe	1	1.4
No	41	58.6
Don't know	2	2.9
Perceived dirty streets & sidewalks		
Yes	22	31.4
Severe	4	5.7
No	43	61.4
Don't know	1	1.4
Perceived unemployment		
Yes	24	34.3
Severe	28	40.0
No	11	15.7
Don't know	7	10.0
Perceived lack of things to do		
Yes	25	35.7
Severe	17	24.3
No	24	34.3
Don't know	4	5.7
Perceived too many fires		
Yes	8	11.4
Severe	1	1.4
No	47	67.1
Don't know	14	20.0
Perceived air pollution		
Yes	8	11.4
Severe	0	0.0
No	49	70.0
Don't know	13	18.6

(table continues)

Item	n	Percent
Perceived drug addiction		
Yes	18	25.7
Severe	6	8.6
No	29	41.4
Don't know	17	24.3
Perceived noise level		
Yes	13	18.6
Severe	1	1.4
No	43	65.7
Don't know	10	14.3
Perceived lack of parks		
Yes	13	18.6
Severe	0	0.0
No	52	74.3
Don't know	5	7.1
Perceived teen-age gangs		
Yes	12	17.1
Severe	0	0.0
No	44	62.9
Don't know	14	20.0
Perceived lack of child care facilities		
Yes	9	12.9
Severe	3	4.3
No	34	48.6
Don't know	24	34.3
One most serious problem in neighborhood (n=58)		
Housing	9	15.5
Services	17	29.3
People	22	38.0
Crime	5	8.6
No problem	5	8.6
Vacant buildings		
Problem	9	13.2
No problem	55	80.9
Don't know	6	5.9
Condition of houses		
Problem	35	50.0
No problem	28	47.1
Don't know	7	10.0
Cost of housing		
Problem	25	35.7
No problem	33	47.1
Don't know	12	17.1

(table continues)

Item	n	Percent
Vandalism		
Problem	14	20.0
No problem	45	64.3
Don't know	11	15.7
Burglaries		
Problem	15	21.4
No problem	40	57.1
Don't know	15	21.4
Muggings		
Problem	7	10.0
No problem	50	71.4
Don't know	13	18.6
Rats		
Problem	7	10.0
No problem	52	74.3
Don't know	11	15.7
Undesirable people		
Problem	20	28.6
No problem	41	58.6
Don't know	11	15.7
Litter & garbage		
Problem	25	35.7
No problem	40	57.1
Don't know	5	7.1
Loose dogs		
Problem	44	62.9
No problem	21	30.0
Don't know	5	7.1
Noise		
Problem	17	24.3
No problem	51	72.9
Don't know	2	2.9
Air pollution		
Problem	9	12.9
No problem	55	78.6
Don't know	6	8.6
Poor streets		
Problem	49	70.0
No problem	19	27.1
Don't know	2	2.9
Perceived racial composition of neighborhood		
All white	24	34.3
Mostly white	37	52.9
Half & half	7	10.0
Mostly minority	0	0.0
All minority	2	2.8

(table continues)

Item	n	Percent
Desired racial composition of neighborhood		
All white	20	28.6
Mostly white	37	52.9
Half & half	11	15.7
Mostly minority	0	0.0
All minority	2	2.8
Perception of minority status		
Yes - Hispanic	2	2.9
No	68	97.1
Perception of neighbors' similarity (n=68)		
Very much alike	8	11.8
Alike	9	13.2
Different	23	33.8
Very different	3	4.4
Mixed	25	36.8
Neighbors' interest in neighborhood problems		
Very interested	11	15.7
Somewhat interested	41	58.6
Not interested	18	25.7
Respondent's commitment to neighborhood		
Very strong	3	4.3
Strong	21	30.0
Undecided	25	35.7
Not strong	11	15.7
Uncommited	10	14.3
Rating of neighborhood		
Excellent	14	20.0
Good	25	35.7
Fair	25	35.7
Poor	6	8.6
Rating of community		
Excellent	17	24.6
Good	35	50.7
Fair	11	15.9
Poor	6	8.7
Dominant social class in neighborhood		
Lower class	8	11.4
Working class	42	60.0
Lower middle class	13	20.0
Middle class	4	5.7
Upper middle class	0	0.0
Upper class	0	0.0
Mixed	2	2.9
Perception of being same social class (n=69)		
Yes	42	60.9
No	27	39.1

(table continues)

Item	n	Percent
If not, present social class (n=26)		
Lower class	1	3.8
Working class	3	11.5
Lower middle class	7	26.9
Middle class	10	38.5
Upper middle class	5	19.2
Upper class	0	0.0
Social class in 5 years (n=67)		
Lower class	4	6.0
Working class	24	35.8
Lower middle class	7	26.9
Middle class	10	38.5
Upper middle class	5	19.2
Upper class	0	0.0

Table C-6

Public Services Frequencies

Item	n	Percent
Presence of shopping facilities nearby (n=68)		
Yes	53	77.9
No	15	22.1
Satisfaction with shgopping (n=53)		
Yes	48	90.6
No	5	9.4
Go to movies		
Weekly	6	8.6
Monthly	24	34.3
Yearly	24	34.3
Less	16	22.9
Go to museums/concerts		
Weekly	6	8.6
Monthly	5	7.1
Yearly	22	31.4
Less	42	60.0
Buy furniture/appliances		
Weekly	2	2.9
Monthly	6	8.6
Yearly	19	27.1
Less	43	61.4
Eat out		
Weekly	33	47.1
Monthly	27	38.6
Yearly	6	8.6
Less	4	5.7
Buy clothes (n=69)		
Weekly	12	17.4
Monthly	29	42.0
Yearly	15	21.7
Less	13	18.8
Attend church services		
Weekly	12	17.1
Monthly	11	15.7
Yearly	13	18.6
Less	34	48.6

Note. N=70 unless otherwise noted.

(table continues)

Item	n	Percent
Attend sports events		
Weekly	7	10.0
Monthly	7	10.0
Yearly	17	24.3
Less	39	55.7
Visit friends		
Weekly	32	45.7
Monthly	20	28.6
Yearly	9	12.9
Less	9	12.9
Seek medical care		
Weekly	7	10.0
Monthly	16	22.9
Yearly	28	40.0
Less	19	27.1
Amount of change in activities if lived elsewhere		
More often	28	40.0
Less often	18	25.7
Same	24	34.3
Which activities would change (n=50)		
All	32	64.0
Specific ones	18	36.0
Activities which would change (n=30)		
Go to movies	10	33.3
Go to museums/concerts	8	26.7
Buy furniture/appliances	4	13.3
Eat out	3	10.0
Buy clothes	2	6.7
Attend church services	0	0.0
Attend sports events	3	10.0
Visit friends	0	0.0
Seek medical care	0	0.0
Rating of police protection		
Excellent	4	5.7
Good	43	61.4
Fair	19	27.1
Poor	4	5.7
Rating of garbage collection		
Excellent	13	18.6
Good	46	65.7
Fair	6	8.6
Poor	5	7.1
Rating of street lighting		
Excellent	6	8.6
Good	51	72.9
Fair	14	20.0
Poor	1	1.4

(table continues)

Item	n	Percent
Rating of fire protection		
Excellent	4	5.7
Good	51	72.9
Fair	14	20.0
Poor	1	1.4
Rating of parks & playgrounds		
Excellent	7	10.0
Good	38	54.3
Fair	16	22.9
Poor	9	12.9
Rating of Street maintenance		
Excellent	0	0.0
Good	27	38.6
Fair	20	28.6
Poor	23	32.9
Rating of public transportation		
Excellent	3	4.3
Good	39	55.7
Fair	24	34.3
Poor	4	5.7
Rating of public health services (n=68)		
Excellent	5	7.4
Good	42	61.8
Fair	20	29.4
Poor	1	1.5
Most desirable improvement in community services (n=58)		
Police protection	2	3.5
Garbage collection	2	3.5
Street lighting	6	10.3
Fire protection	2	3.5
Parks & playgrounds	5	8.7
Street maintenance	37	63.8
Public transportation	2	3.5
Public health services	0	0.0
Other	2	3.5
Attitude toward federal involvement		
Do more	12	17.1
Do less	10	14.3
As is	3	4.3
More and less	45	64.3
Responsibility for public transportation		
Local government	40	57.1
State government	28	40.0
Federal government	2	2.9

(table continues)

Item	n	Percent
Responsibility for environment		
Local government	25	35.7
State government	34	48.6
Federal government	11	15.7
Responsibility for law enforcement		
Local government	52	74.3
State government	18	25.7
Federal government	0	0.0
Responsibility for employment		
Local government	24	34.3
State government	32	45.7
Federal government	14	20.0
Responsibility for job training		
Local government	30	42.9
State government	30	42.9
Federal government	10	14.3
Responsibility for elderly social services		
Local government	27	38.6
State government	25	35.7
Federal government	18	25.7
Responsibility for public education		
Local government	33	47.1
State government	30	42.9
Federal government	7	10.0
Responsibility for health services		
Local government	31	44.3
State government	29	41.4
Federal government	10	14.3
Responsibility for housing assistance to needy		
Local government	32	45.7
State government	26	37.1
Federal government	12	17.1
Responsibility for neighborhood improvement		
Local government	48	68.6
State government	19	27.1
Federal government	3	4.3
Responsibility for cultural facilities		
Local government	41	58.6
State government	27	38.6
Federal government	2	2.9
Responsibility for child protection		
Local government	42	60.0
State government	23	32.9
Federal government	5	7.1

(table continues)

Item	n	Percent
Local government's concern for people (n=68)		
Very responsive	1	1.5
Responsive	46	67.6
Slightly responsive	16	23.5
Not responsive	5	7.4
State government's concern for people (n=68)		
Very responsive	0	0.0
Responsive	27	39.7
Slightly responsive	29	42.6
Not responsive	12	17.6
Federal government's concern for people (n=69)		
Very responsive	3	2.9
Responsive	23	33.8
Slightly responsive	29	42.6
Not responsive	14	20.6
Local government's tax spending (n=68)		
Very wasteful	17	25.0
Somewhat wasteful	22	32.4
Slightly wasteful	24	35.3
Not wasteful	5	7.4
State government's tax spending (n=69)		
Very wasteful	27	39.1
Somewhat wasteful	32	46.4
Slightly wasteful	10	14.5
Not wasteful	0	0.0
Federal government's tax spending (n=69)		
Very wasteful	37	53.6
Somewhat wasteful	24	34.8
Slightly wasteful	8	11.6
Not wasteful	0	0.0
Favor federal assistance for handicapped persons		
Yes	65	92.9
No	5	7.1
Favor federal assistance for low income families		
Yes	53	75.7
No	17	24.3
Favor federal assistance for moderate income families		
Yes	34	48.6
No	36	51.4
Favor federal assistance for single parent families		
Yes	40	57.1
No	30	42.9
Favor federal assistance for elderly persons		
Yes	67	95.7
No	3	4.3

(table continues)

Item	n	Percent
Maximum income for low income family (n=69)		
$ 0 - 3000	4	5.8
$ 3000 - 6999	14	20.3
$ 7000 - 9999	19	27.5
$10000 - 15999	25	36.2
$16000 - 20000	7	10.1
Most benefit for tax dollars (n=66)		
From local government	44	66.7
From state government	19	28.8
From federal government	3	4.5
Rating of school system (n=66)		
Excellent	7	10.6
Good	34	51.5
Fair	21	31.8
Poor	4	6.1
Other concerns of respondents (n=4)		
Clean up areas	2	50.0
Pave streets	1	25.0
Regulate rentals	1	25.0
Respondent's satisfaction with city		
Satisfied	40	57.1
Very satisfied	14	20.0
Dissatisfied	16	22.9
Very dissatisfied	0	0.0
Perception of city's efforts (n=67)		
Trying to improve	19	28.4
Keeping the same	40	59.7
Letting deteriorate	8	11.9

APPENDIX D

HOUSING SATISFACTION

Table D-1

How satisfied are you with this home in meeting the needs of you and your family? X Demographic Characteristics

Item	n	% satisfied with housing	X^2
Age			
21 - 35	29	51.7	8.0267
35 - 54	24	87.5	
57 - 85	14	57.1	

Note. All nonsignificant crosstabulations were omitted.

Table D-2

How satisfied are you with this home in meeting the needs of you and your family? X Social Networks

Item	n	% satisfied with housing	X^2
Neighbors preferred for leisure interests			
Like	35	82.9	9.1304
Different	35	48.6	
Neighbors preferred for age			
Like	27	81.5	4.8499
Different	43	55.8	
Neighbors preferred for race			
Like	29	82.8	6.3841
Different	41	53.7	
Neighbors preferred for ethnic background			
Like	25	84.0	5.7713
Different	45	55.6	

Note. All nonsignificant crosstabulations were omitted.

Table D-3

How satisfied are you with this home in meeting the needs of you and your family? X *Participation and Control*

Item	n	% satisfied with housing	X^2
Worked with others on neighborhood			
Yes	14	92.9	5.7224
No	56	58.9	
Reason for not attending CDBG meeting			
Unable to attend	16	87.5	4.3691
Unaware of meeting	54	59.3	
Desire children to remain in neighborhood			
Yes	24	87.5	8.0548
No	45	53.3	

Note. All nonsignificant crosstabulations were omitted.

Table D-4

How satisfied are you with this home in meeting the needs of you and your family? X Housing Quality

Item	n	% satisfied with housing	X^2
Neighborhood property maintenance			
Well maintained	43	83.7	16.0434
Not well maintained	27	37.0	
Annual Insurance payment			
$ 5 - 100	14	78.6	9.4476
$113 - 200	21	85.7	
$208 - 395	5	20.0	
Market value change in past			
Increased	29	65.5	8.0343
Stayed same	35	71.4	
Decreased	4	0	
Heating - air conditioning improvements			
Yes	7	100.0	4.0580
No	63	61.9	

Note. All nonsignificant crosstabulations were omitted.

Table D-5

How satisfied are you with this home in meeting the needs of you and your family? X Neighborhood Identity and Cohesion

Item	n	% satisfied with housing	X^2
Neighborhood name			
West Side	43	72.1	8.7313
Other	7	14.3	
Perception of neighbors' similarity			
Mixed	25	80.0	6.7366
Alike	17	70.6	
Different	26	46.2	
Rating of neighborhood			
Good	39	82.1	10.4321
Poor	31	45.2	
Best characteristics of neighborhood			
Residents	39	84.6	13.3951
Location	11	54.5	
Appearance	4	50.0	
Nothing	3	0	
Problem with lack of medical care			
Yes	15	40.0	5.6028
No	55	72.7	
Problem with condition of housing			
Yes	36	47.2	11.2491
No	34	85.3	
Problem with too many fires			
Yes	9	33.3	4.8064
No	61	70.5	
Problem with noise level			
Yes	14	42.9	4.0580
No	56	71.4	

Note. All nonsignificant crosstabulations were omitted.

(table continues)

Item	n	% satisfied with housing	X^2
Problem with lack of parks			
Yes	13	23.1	12.8817
No	57	75.4	
Problem with teen-age gangs			
Yes	12	41.7	3.7173
No	58	70.7	
Vacant buildings			
Problem	9	22.2	8.6708
No problem	61	72.1	
Condition of houses			
Problem	35	51.4	6.3406
No problem	35	80.0	
Cost of housing			
Problem	25	40.0	11.4130
No problem	45	80.0	
Vandalism			
Problem	14	42.9	4.0580
No problem	56	71.4	
Burglaries			
Problem	15	40.0	5.6028
No problem	55	72.7	
Rats			
Problem	7	14.3	9.1304
No problem	63	71.4	
Undesirable people			
Problem	20	35.0	1.7237
No problem	50	78.0	
Litter and garbage			
Problem	25	44.0	8.1385
No problem	45	77.8	
Noise			
Problem	17	29.4	13.1332
No problem	53	77.4	

(table continues)

Item	n	% satisfied with housing	X^2
Air pollution			
Problem	9	33.3	4.8064
No problem	61	70.5	
Same social class as neighborhood			
Yes	42	83.3	15.5286
No	27	37.0	
Neighbors' interest in neighborhood problems			
Very interested	52	73.1	4.8655
Not interested	18	44.4	

Table D-6

How satisfied are you with this home in meeting the needs of you and your family? X

Public Services

Item	n	% satisfied with housing	X^2
Frequency of museum - concert attendance			
Monthly	6	16.7	7.007
Less	64	70.3	
Rating of police protection			
Excellent	47	85.1	23.8751
Poor	23	26.1	
Rating of garbage collection			
Excellent	59	72.9	8.5599
Poor	11	27.3	
Rating of street lighting			
Excellent	48	75.0	5.8449
Poor	22	45.5	
Rating of parks & playgrounds			
Excellent	45	77.8	8.1385
Poor	25	44.0	
Rating of street maintenance			
Excellent	27	81.5	4.8500
Poor	43	55.8	
Rating of public transportation			
Excellent	42	81.0	10.8213
Poor	28	42.9	
Rating of public health services			
Excellent	47	76.6	7.3814
Poor	21	42.9	

Note. All nonsignificant crosstabulations were omitted.

(table continues)

Item	n	% satisfied with housing	X^2
Satisfaction with city			
Satisfied	54	74.1	7.3281
Dissatisfied	16	37.5	
Most benefit from taxes from			
Local government	44	77.3	7.3852
State government	19	42.1	
Federal government	3	66.7	
Rating of public schools			
Good	41	82.9	15.0631
Poor	25	36.0	
Local government's concern for people			
Responsive	47	74.5	4.6746
Not responsive	21	47.4	
Federal assistance for elderly			
Yes	67	68.7	6.0075
No	3	0	
Frequency of visiting friends			
Monthly	52	73.1	4.8655
Less	18	44.4	

Table D-7

How satisfied are you with this home in meeting the needs of you and your family? X Social Networks item X Controls

	% satisfied with housing	(n)
Neighbors preferred for leisure interests:		
Like	82.9	(35)
Different	48.6	(35)
	X^2=9.1304*	

Item: Neighbors preferred for leisure interests	Control: % Satisfied with housing	(n)
Marital Status		
	Married	Not Married
Like	86.4 (22)	76.9 (13)
Different	43.8 (16)	52.6 (19)
	X^2=7.7852*	X^2=1.9433
Age		
	21 - 35	36 - 54	57 - 85
Like	78.6 (14)	91.7 (12)	77.8 (9)
Different	26.7 (15)	83.3 (12)	20.0 (5)
	X^2=7.8129*	X^2=.3810	---
Educational level		
	High School or less	Some College
Like	84.2 (19)	81.3 (16)
Different	56.3 (16)	42.1 (19)
	X^2=3.3273	X^2=5.5455*
Sex		
	Male	Female
Like	86.7 (15)	80.0 (20)
Different	28.6 (14)	61.9 (21)
	X^2=10.0755*	X^2=1.6203

*p<.05

(table continues)

Item Neighbors preferred for leisure interests	Control % satisfied with housing	(n)
Ethnic background		
	White	
Like	81.3	(32)
Different	47.1	(34)
	X^2=8.3280*	
	Other	
Like	100.0	(3)
Different	100.0	(1)

Income		
	$0 - 9999	
Like	88.9	(9)
Different	0	(6)

	$10000 - 14999	
Like	75.0	(4)
Different	58.3	(12)

	$15000 plus	
Like	77.8	(18)
Different	38.5	(13)
	X^2=4.9179*	
Social class of neighborhood		
	Lower	
Like	84.0	(25)
Different	52.0	(25)
	X^2=5.8824*	
	Middle	
Like	80.0	(10)
Different	40.0	(10)

Same social class		
	Yes	
Like	91.3	(23)
Different	73.7	(19)
	X^2=2.3259	
	No	
Like	66.7	(12)
Different	13.3	(15)
	X^2=8.1318*	
Political attitude		
	Moderate	
Like	88.9	(18)
Different	44.4	(18)
	X^2=8.0000*	
	Conservative	
Like	88.9	(9)
Different	33.3	(6)

	Liberal	
Like	62.5	(8)
Different	70.0	(10)

Union Membership		
	Yes	
Like	76.5	(17)
Different	60.0	(10)
	X^2=.8192	
	No	
Like	88.9	(18)
Different	44.0	(25)
	X^2= 9.0256*	
Disability		
	Yes	
Like	66.7	(6)
Different	60.0	(5)

	No	
Like	86.2	(29)
Different	46.7	(30)
	X^2=10.2886*	

(table continues)

Item Neighbors preferred for leisure interest	Control % satisfied with housing (n)	
	Employment Status	
	Full-time	Not full-time
Like	78.3 (23)	91.7 (12)
Different	50.0 (20)	42.9 (14)
	X^2=3.7614*	X^2=6.8014*
	Occupation	
	White collar	Blue collar
Like	57.1 (7)	86.7 (15)
Different	36.4 (11)	50.0 (12)
	---	X^2=4.2987*

Table D-8

How satisfied are you with this home in meeting the needs of you and your family? X Participation and Control X Controls

	% satisfied with housing	(n)
Working with others:		
Yes	92.9	(14)
No	58.9	(56)
	X^2=5.7224*	

Item	Control					
	% satisfied with housing	(n)				
Working with others						
	Marital status					
	Married			Not married		
Yes	90.9	(11)		100.0	(3)	
No	59.3	(27)		58.6	(29)	
	X^2=3.6235			X^2=1.9862		
	Age					
	21 - 35		36 - 54		57 - 85	
Yes	80.0	(5)	100.0	(7)	100.0	(2)
No	45.8	(24)	82.4	(17)	50.0	(12)
	X^2=1.9345		X^2=1.4118		---	
	Educational level					
	High School or less			Some College		
Yes	100.0	(8)		83.3	(6)	
No	63.0	(27)		55.2	(29)	
	X^2=4.1482*			X^2=1.6427		
	Sex					
	Male			Female		
Yes	83.3	(6)		100.0	(8)	
No	52.2	(23)		63.6	(33)	
	X^2=1.9047			X^2=4.1129*		

*p<.05

(table continues)

Item	Control	
Working with others	% satisfied with housing	(n)
Ethnic background		
	White	Other
Yes	91.7	(12) 100.0 (2)
No	57.4	(54) 100.0 (2)
	X^2=4.9798*	---
Income		
	$0 - 9999	$10000 - 14999 $15000 plus
Yes	100.0 (2)	83.3 (6) 100.0 (4)
No	69.2 (13)	50.0 (10) 55.6 (27)
	---	--- X^2=2.9006
Social class of neighborhood		
	Lower	Middle
Yes	90.9	(11) 100.0 (3)
No	61.5	(39) 52.9 (17)
	X^2=3.4014	
Same social class		
	Yes	No
Yes	91.7	(12) 100.0 (2)
No	80.0	(30) 32.0 (25)
	X^2=.8400	X^2=3.6720
Political attitude		
	Moderate	Conservative Liberal
Yes	100.0 (7)	100.0 (3) 75.0 (4)
No	58.6 (29)	58.3 (12) 64.3 (14)
	X^2=4.3448*	--- ---
Union membership		
	Yes	No
Yes	85.7	(7) 100.0 (7)
No	65.0	(20) 55.6 (36)
	X^2=1.0671	X^2#=4.9548*
Disability		
	Yes	No
Yes	100.0	(3) 90.9 (11)
No	50.0	(8) 60.4 (48)
	---	X^2=3.7134*

(table continues)

Item	Control	
Working with others	% satisfied with housing	(n)
	Employment status	
	Full-time	Not full-time
Yes	87.5	(8)
No	60.0	(35)
	X^2=2.1679	X^2=4.1294*
	Occupation	
	White collar	Blue collar
Yes	100.0	(2)
No	37.5	(16)
	---	X^2=.6217

Table D-9

How satisfied are you with this home in meeting the needs of you and your family? X Housing Quality X Controls

	% satisfied with housing	(n)
Property maintenance:		
Yes	83.7	(43)
No	37.0	(27)
	X^2=16.0434*	

Item	Control	% satisifed with housing	(n)
Property maintenance			
	Marital status		
	Married		Not married
Yes	83.3	(24)	84.2 (19)
No	42.9	(14)	30.8 (13)
	X^2=6.7045*		X^2=9.4057*
	Age		
	21 - 35	36 - 54	57 - 85
Yes	80.0 (15)	94.4 (18)	71.4 (7)
No	21.4 (14)	66.7 (6)	42.9 (7)
	X^2=9.9488*	X^2=3.1746	---
	Education		
	High school or less		Some College
Yes	83.3	(24)	84.2 (19)
No	45.5	(11)	31.3 (16)
	X^2=5.3030*		X^2=10.1508*
	Sex		
	Male		Female
Yes	80.0	(15)	85.7 (28)
No	35.7	(14)	38.5 (13)
	X^2=5.8548*		X^2=9.5755*

*p<.05

(table continues)

Item	Control		
Property maintenance	% satisfied with housing	(n)	
	Ethnic background		
	White		Other
Yes	82.5	(40)	100.0 (3)
No	34.6	(26)	100.0 (1)
	X^2=15.6138*		---
	Income		
	$0 - 9999	$10000 - 14999	$15000 plus
Yes	100.0 (7)	76.9 (13)	83.3 (18)
No	50.0 (8)	0 (3)	30.8 (13)
	---	---	X^2=8.7907*
	Social class of neighborhood		
	Lower		Middle
Yes	84.8	(33)	80.0 (10)
No	35.3	(17)	40.0 (10)
	X^2=12.6619*		---
	Same social class		
	Yes		No
Yes	87.9	(33)	66.7 (9)
No	66.7	(9)	22.2 (18)
	X^2=2.2909		X^2=5.0824*
	Political attitude		
	Moderate	Conservative	Liberal
Yes	78.3 (23)	87.5 (8)	91.7 (12)
No	46.2 (13)	42.9 (7)	16.7 (6)
	X^2=3.8528*	---	---
	Union membership		
	Yes		No
Yes	85.0	(20)	82.6 (23)
No	28.6	(7)	40.0 (20)
	X^2=7.9186*		X^2=8.3126*
	Disability		
	Yes		No
Yes	75.0	(8)	85.7 (35)
No	33.3	(3)	37.5 (24)
	---		X^2=14.7703*

(table continues)

Item	Control	
Property maintenance	%satisfied with housing	(n)
	Employment status	
	Full-time	Not full-time
Yes	82.1 (28)	85.7 (14)
No	33.3 (15)	41.7 (12)
	X^2=10.2442*	X^2=5.5391*
	Occupation	
	White Collar	Blue collar
Yes	87.5 (8)	75.0 (20)
No	10.0 (10)	57.1 (7)
	---	X^2=.7930

Table D-10

How satisfied are you with this home in meeting the needs of you and your family? X Neighborhood Identity and Cohesion item X Controls

	% satisfied with housing	(n)
Same social class as neighborhood:		
Yes	83.3%	(42)
No	37.0%	(27)
	X^2=15.5286*	

Item: Same social class as neighborhood	Control: % satisfied with housing	(n)		(n)
	Marital Status			
	Married		Not Married	
Yes	87.5	(24)	77.8	(18)
No	35.7	(14)	38.5	(13)
	X^2=10.9746*		X^2=4.9180*	
	Age			
	21 - 35		36 - 54	
Yes	72.7	(11)	94.7	(19)
No	38.9	(18)	60.0	(5)
	X^2=3.1309		X^2=4.3669*	
	57 - 85			
Yes	72.7	(11)		
No	0	(3)		

	Educational leve			
	High School or Less		Some College	
Yes	79.3	(29)	92.3	(13)
No	33.3	(6)	38.1	(21)
	X^2=5.1494*		X^2=9.7428*	
	Sex			
	Male		Female	
Yes	87.5	(16)	80.8	(26)
No	23.1	(13)	50.0	(14)
	X^2=12.2720*		X^2=4.1026*	

*p<.05

(table continues)

Item Same social class as neighborhood	Control % satisfied with housing (n)		
	Ethnic background		
	White		Other
Yes	82.9 (41)		100.0 (1)
No	29.2 (24)		100.0 (3)
	X^2=18.7860*		---
	Income		
	$0 - 9999	$10000 - 14999	$15000 plus
Yes	76.9 (13)	83.3 (12)	81.8 (11)
No	50.0 (2)	0 (4)	47.4 (19)
	---	---	X^2=3.4450
	Social class of neighborhood		
	Lower		Middle
Yes	86.7 (30)		75.0 (12)
No	40.0 (20)		28.6 (7)
	X^2=12.0098*		---
	Political attitude		
	Moderate	Conservative	Liberal
Yes	82.6 (23)	81.8 (11)	87.5 (8)
No	38.5 (13)	25.0 (4)	44.4 (9)
	X^2=7.2843*	---	---
	Union membership		
	Yes		No
Yes	84.2 (19)		82.6 (23)
No	37.5 (8)		36.8 (19)
	X^2=5.8911*		X^2=9.2413*
	Disability		
	Yes		No
Yes	75.0 (8)		85.3 (34)
No	33.3 (3)		37.5 (24)
	---		X^2=14.2250*
	Employment status		
	Full-time		Not full-time
Yes	84.0 (25)		82.4 (17)
No	38.9 (18)		33.3 (9)
	X^2=9.3756*		X^2=6.2476*

(table continues)

Item	Control			
Same social class as neighborhood	% satisfied with housing (n)			
	Occupation			
	White Collar		Blue Collar	
Yes	100.0	(3)	73.9	(23)
No	33.3	(15)	50.0	(4)
	---		X^2=.9345	

Table D-11

How satisfied are you with this home in meeting the needs of you and your family? X Public Services X Controls

		% satisfied with housing	(n)
Satisfaction with city:			
	Satisfied	74.1	(35)
	Dissatisfied	37.5	(35)
		X^2=7.3281*	

Item	Control					
	% satisfied					
Satisfaction with city	with housing	(n)				
	Marital status					
	Married			Not married		
Satisfied	79.3	(29)		68.0	(25)	
Dissatisfied	33.3	(9)		42.9	(7)	
	X^2=6.7197*			X^2=1.4751		
	Age					
	21 - 35		36 - 54		57 - 85	
Satisfied	57.9	(19)	86.4	(22)	72.7	(11)
Dissatisfied	40.0	(10)	100.0	(2)	0	(3)
	X^2=.8402		X^2=.3117		---	
	Educational level					
	High school or less			Some college		
Satisfied	77.4	(31)		69.6	(23)	
Dissatisfied	25.0	(4)		41.7	(12)	
	X^2=4.7702*			X^2=2.5574		
	Sex					
	Male			Female		
Satisifed	76.2	(21)		72.7	(33)	
Dissatisfied	12.5	(8)		62.5	(8)	
	X^2=9.6878*			X^2=.3253		

*p<.05

(table continues)

Item	Control					
Satisfaction with city	% satisfied with housing	(n)				
	Ethnic background					
	White		Other			
Satisfied	73.1	(52)	100.0	(2)		
Dissatisfied	28.6	(14)	100.0	(2)		
	X^2=9.4415*		---			
	Income					
	$0 - 9999		$10000 - 14999		$15000 plus	
Satisfied	73.3	(15)	90.9	(11)	61.9	(21)
Dissatisfied	0	(0)	0	(5)	60.0	(10)
	---		---		X^2=0104	
	Social class of neighborhood					
	Lower		Middle			
Satisfied	80.6	(36)	61.1	(18)		
Dissatisfied	35.7	(14)	50.0	(2)		
	X^2=9.3145*		---			
	Same social class					
	Yes		No			
Satisfied	85.0	(40)	38.5	(13)		
Dissatisfied	50.0	(2)	35.7	(14)		
	X^2=1.6800		X^2=.0218			
	Political attitude					
	Moderate		Conservative		Liberal	
Satisfied	77.8	(27)	66.7	(15)	75.0	(12)
Dissatisfied	33.3	(9)	0	(0)	50.0	(6)
	X^2=6.0000*		---		---	
	Union membership					
	Yes		No			
Satisfied	80.0	(20)	70.6	(34)		
Dissatisfied	42.9	(7)	33.3	(9)		
	X^2=3.4308		X^2=4.2274*			
	Disability					
	Yes		No			
Satisfied	77.8	(9)	73.3	(45)		
Dissatisfied	0	(2)	42.9	(14)		
	---		X^2=4.4261*			

(table continues)

Item	Control	
Satisfaction with city	% satisfied with housing	(n)
	Employment status	
	Full-time	Not full-time
Satisfied	69.7 (33)	80.0 (20)
Dissatisfied	50.0 (10)	16.7 (6)
	X^2=1.3108	X^2=8.1795*
	Occupation	
	White collar	Blue collar
Satisfied	36.4 (11)	77.3 (22)
Dissatisfied	57.1 (7)	40.0 (5)
	---	X^2=2.7145

APPENDIX E

PARTICIPATION AND SATISFACTION

Appendix E

Participation X Housing Satisfaction X Controls

	% satisfied with housing	(n)
Participation in CDBG:		
Participants	72.0	(25)
Non-participants	62.2	(45)
	X^2=.6820	

Item: Participation in CDBG	Control: % Satisfied with housing	(n)
Marital Status		
Participant	92.3	(13)
Non-participant	56.0	(25)
	X^2=5.2181*	
Participant	50.0	(12)
Non-participant	70.0	(20)
	X^2=1.2800	
Age		
Participant	60.0	(10)
Non-participant	47.4	(19)
	X^2=.4187	
Participant	90.0	(10)
Non-participant	85.7	(14)
	X^2=.0980	
Participant	75.0	(4)
Non-participant	50.0	(10)

Educational level		
Participant	73.3	(15)
Non-participant	70.0	(20)
	X^2=.0467	
Participant	70.0	(10)
Non-participant	56.0	(25)
	X^2=.5833	
Sex		
Participant	72.7	(11)
Non-participant	50.0	(18)
	X^2=1.4539	
Participant	71.4	(14)
Non-participant	70.4	(27)
	X^2=.0050	

*p<.05

(table continues)

Item Participation in CDBG	Control % satisfied with housing (n)					
	Ethnic background					
	White			Other		
Participant	70.8	(24)		100.0	(1)	
Non-participant	59.5	(42)		100.0	(3)	
	X^2=.8442			---		
	Income					
	$0 - 9999		$10000 - 14999		$15000 plus	
Participant	75.0	(8)	62.5	(8)	83.3	(6)
Non-participant	71.4	(7)	62.5	(8)	56.0	(25)
	---		---		X^2=1.5237	
	Social class of neighborhood					
	Lower class			Middle class		
Participant	76.5	(17)		62.5	(8)	
Non-participant	63.6	(33)		58.3	(12)	
	X^2=.8493			---		
	Same social class					
	Yes			No		
Participant	76.5	(17)		62.5	(8)	
Non-participant	88.0	(25)		26.3	(19)	
	X^2=.9685			X^2=3.1608		
	Political attitude					
	Moderate		Conservative		Liberal	
Participant	73.3	(15)	80.0	(5)	60.0	(5)
Non-participant	61.9	(21)	60.0	(10)	69.2	(13)
	X^2=.5143		---		---	
	Union membership					
	Yes			No		
Participant	88.9	(9)		62.5	(16)	
Non-participant	61.1	(18)		63.0	(27)	
	X^2=2.2204			X^2=.0009		
	Disability					
	Yes			No		
Participant	100.0	(3)		68.2	(22)	
Non-participant	50.0	(8)		64.9	(37)	
	---			X^2=.0677		

(table continues)

Item Participation in CDBG	Control % satisfied with housing (n)	
	Employment status	
	Full-time	Not full-time
Participant	70.0 (10)	73.3 (15)
Non-participant	63.6 (33)	54.5 (11)
	X^2=.1368	X^2=.9897
	Occupation	
	White collar	Blue collar
Participant	100.0 (1)	58.3 (12)
Non-participant	41.2 (17)	80.0 (15)
	---	X^2=1.5010
	Tenure	
	Owner	Renter
Participant	69.6 (23)	100.0 (2)
Non-participant	60.0 (25)	65.0 (20)
	X^2=.4792	X^2=1.0267
	Plans to move	
	Yes	No
Participant	54.5 (11)	85.7 (14)
Non-participant	63.0 (27)	61.1 (18)
	X^2=.2318	X^2=2.3581
	Would move	
	In neighborhood	Out of state	In state
Participant	100.0 (4)	66.7 (15)	60.0 (5)
Non-participant	100.00 (3)	52.6 (19)	65.2 (23)
	---	X^2=.6817	X^2=.0487
	Years in neighborhood		
	0 - 10	11 - 30	31 - 49
Participant	58.3 (12)	87.5 (8)	100.0 (4)
Non-participant	57.7 (26)	81.8 (11)	50.0 (8)
	X^2=.0014	---	---
	Years in house		
	0 - 10	11 - 30	31 - 49
Participant	64.3 (14)	85.7 (7)	100.0 (3)
Non-participant	62.5 (32)	66.7 (9)	50.0 (2)
	X^2=.0133	---	---

APPENDIX F

PARTICIPATION

Table F-1

Participation in CDBG X Demographic Characteristics

Item	n	% participation	X^2
Income			
$0 - 9999	16	50.0	7.0830
$10000 - 14999	15	53.3	
$15000 plus	31	19.4	
Size of household			
1 member	18	27.8	11.0575
2 members	21	19.0	
3 members	16	68.8	
4 or more members	14	28.6	
Employment status			
Full-time	43	23.3	8.3164
Not full-time	26	57.7	
Occupation			
White collar	18	5.6	7.9507
Blue collar	27	44.4	
Children in local public school			
Yes	34	47.1	3.7059
No	36	25.0	

Note. All nonsignificant crosstabulations were omitted.

Table F-2

Participation in CDBG X Social Networks

Item	n	% participation	X^2
Degree of knowing neighbors			
Well	34	50.0	5.8765
Not well	36	22.2	
Neighbors' willingness to loan			
Sometimes	49	46.9	8.9630
Rarely	21	9.5	
Socialization outside neighborhood			
Not at all	21	23.8	11.4852
Weekly	25	20.0	
Less often	24	62.5	
Perception of neighborliness			
Keep to themselves	58	29.3	6.0434
Get together	12	66.7	

Note. All nonsignificant crosstabulations were omitted.

Table F-3

Participation in CDBG X Participation and Control

Item	n	% participation	X^2
City information useful			
Yes	28	21.4	4.1482
No	42	45.2	
Contact with city			
Yes	41	51.2	10.3629
No	29	13.8	
Knowledge of rehabilitation program			
Yes	40	55.0	15.1200
No	30	10.0	
Opportunity to participate			
Yes	25	100.0	70.0000
No	45	0	
Attendance at CDBG meetings			
Yes	3	100.0	5.6418
No	67	32.8	
Destination of move			
This neighborhood	7	57.1	6.3850
Out of state	34	44.1	
In state	28	17.9	

Note. All nonsignificant crosstabulations were omitted.

Table F-4

Participation X Housing Quality

Item	n	% participation	X^2
Repairs needed			
Yes	33	48.5	4.1101
No	36	25.0	
Reason for not planning rehabilitation			
Neighborhood condition	34	23.5	9.4434
None needed	16	68.8	
Are costs prohibitive			
Yes	33	21.2	5.7190
No	37	48.6	
Way to pay for rehabilitation			
City program (CDBG)	11	100.0	26.8044
Landlord	17	5.9	
Personal obligation	42	31.0	
Monthly electricity costs			
$ 1 - 30	26	26.9	7.6965
$31 - 50	26	19.2	
$51 - 75	5	80.0	
$76 - 150	3	33.3	
Age of house			
1 - 20 years	17	11.8	7.9058
21 - 30 years	18	55.6	
31 - 99 years	26	46.2	
Type of property insurance			
Homeowners	45	46.7	5.6111
Other	23	17.4	
Market value of house			
$10000 - 25000	21	19.0	6.5907
$27000 - 37000	21	57.1	
$40000 - 50000	9	33.3	

Note. All nonsignificant crosstabulations were omitted.

(table continues)

Item	n	% participation	X^2
Heating - air conditioning improvement			
Yes	7	85.7	8.4691
No	63	30.2	
Insulation improvement			
Yes	18	77.8	18.6733
No	52	21.2	
Cost of recent repairs			
Less than $2500	31	32.3	6.8740
$2500 - 10000	15	73.3	
Tenure status			
Owner	48	47.9	9.9049
Renter	22	9.1	

Table F-5

Participation X Neighborhood Identity and Cohesion

Item	n	% participation	X^2
Neighborhood name			
West Side	43	44.2	4.9888
Other	7	0	
Positive neighborhood characteristics			
Residents	39	41.0	8.3324
Location	11	0	
Appearance	4	25.0	
Nothing	3	0	
Perceived neighborhood change			
Yes	36	47.2	4.2752
No	34	23.5	
Change in neighborhood quality			
Positive change	18	55.6	5.5934
Negative change	10	10.0	
Most serious neighborhood problems			
Housing	9	22.2	7.8564
Services	17	11.8	
People	22	45.5	
Crime	5	0	
Problem with vacant buildings			
Yes	9	66.7	4.3097
No	61	31.1	
Problem with air pollution			
Yes	9	77.8	7.9591
No	61	29.5	
Interest in neighborhood problems			
Very interested	52	42.3	3.8291
Not interested	18	16.7	
Commitment to neighborhood			
Strong	25	56.0	13.6142
Undecided	24	41.7	
Not strong	21	4.8	

Table F-6

Participation X Public Services

Item	n	% participation	X^2
Presence of shopping			
Yes	53	45.3	7.4991
No	15	6.7	
Eat out			
Monthly	60	30.0	5.9733
Less	10	70.0	
Condition of houses			
Problem	35	37.1	4.4318
No problem	35	34.3	
Responsibility for public transportation			
Local government	40	20.0	11.7911
State government	28	53.6	
Federal government	2	100.0	
Responsible for law enforcement			
Local government	52	23.1	14.0665
State government	18	72.2	
Federal government	0	0	
Responsible for employment			
Local government	24	25.0	12.0556
State government	32	56.3	
Federal government	14	7.1	
Responsible for job training			
Local government	30	26.7	8.0059
State government	30	53.3	
Federal government	10	10.0	
Responsible for social services			
Local government	27	25.9	7.0348
State government	25	56.0	
Federal government	18	22.2	

Note. All nonsignificant crosstabulations were omitted

(table continues)

Item	n	% participation	X^2
Responsible for public education			
Local government	33	24.2	7.3479
State government	30	53.3	
Federal government	7		
Responsible for neighborhood improvement			
Local government	48	22.9	
State government	19	63.2	
Federal government	3	66.7	
Responsible for cultural facilities			
Local government	41	24.4	8.0307
State government	27	55.6	
Federal government	2	0	
Responsible for child protection			
Local government	42	19.0	17.0945
State government	23	69.6	
Federal government	5	20.0	
Local government's concern for people			
Responsive	47	44.7	4.1023
Not responsive	21	19.0	
State government's concern for people			
Responsive	27	51.9	4.3844
Not responsive	41	26.8	
Federal government's concern for people			
Responsive	25	56.0	6.2920
Not responsive	43	25.6	
Local government's tax spending			
Somewhat wasteful	39	53.8	11.4772
Not wasteful	29	13.8	

Table F-7

Participation in CDBG X Social Networks item X Controls

	% participant	(n)
Neighbors preferred for leisure interests:		
Like	28.6	(35)
Different	42.9	(35)
	X^2=1.5556	

Item	Control	
Neighbors preferred for leisure interests	% participant	(n)
Marital Status		
	Married	Not Married
Like	36.4 (22)	15.4 (13)
Different	31.3 (16)	52.6 (19)
	X^2=.1076	X^2=4.5690*
Age		
	21 - 35	36 - 54	57 - 85
Like	28.6 (14)	25.0 (12)	33.3 (9)
Different	40.0 (15)	58.3 (12)	20.0 (5)
	X^2=.4187	X^2=2.7429	---
Educational level		
	High School or less	Some College
Like	36.8 (19)	18.8 (16)
Different	50.0 (16)	36.8 (19)
	X^2=.6140	X^2=1.3931
Sex		
	Male	Female
Like	33.3 (15)	25.0 (20)
Different	42.9 (14)	42.9 (21)
	X^2=.2790	X^2=1.4527

*p<.05

(table continues)

Item	Control			
Neighbors preferred for leisure interests	% participant	(n)		
	Ethnic background			
	White		Other	
Like	31.3	(32)	0	(3)
Different	41.2	(34)	100.0	(1)
	X^2=.7019		---	
	Income			
	$0 - 9999		$10000 - 14999	$15000 plus
Like	44.4	(9)	50.0 (4)	22.2 (18)
Different	66.7	(6)	50.0 (12)	15.4 (13)
	---		---	X^2=.2261
	Social class of neighborhood			
	Lower		Middle	
Like	24.0	(25)	40.0	(10)
Different	44.0	(25)	40.0	(10)
	X^2=2.2282		---	
	Same social class			
	Yes		No	
Like	30.4	(23)	25.0	(12)
Different	52.6	(19)	33.3	(15)
	X^2=2.1278		X^2=.2220	
	Political attitude			
	Moderate		Conservative	Liberal
Like	38.9	(18)	22.2 (9)	12.5 (8)
Different	44.4	(18)	50.0 (6)	40.0 (10)
	X^2=.1143		---	---
	Union Membership			
	Yes		No	
Like	29.4	(17)	27.8	(18)
Different	40.0	(10)	44.0	(25)
	X^2=.3177		X^2=1.1787	
	Disability			
	Yes		No	
Like	16.7	(6)	31.0	(29)
Different	40.0	(5)	43.3	(30)
	---		X^2=.9538	

(table continues)

Item	Control	
Neighbors preferred for leisure interests	% participant	(n)
	Employment Status	
	Full-time	Not full-time
Like	17.4 (23)	50.0 (12)
Different	30.0 (20)	64.3 (14)
	X^2=.9529	X^2=.5403
	Occupation	
	White collar	Blue collar
Like	0 (7)	33.3 (15)
Different	9.1 (11)	58.3 (12)
	---	X^2=1.6875

Table F-8

Participation in CDBG X Participation and Control item X Controls

	% participant	(n)
Working with others:		
Yes	57.1	(14)
No	30.4%	(56)
	X^2=3.5000	

Item Working with others	Control % participant	(n)
Marital status		
	Married	Not married
Yes	54.5 (11)	66.7 (3)
No	25.9 (27)	34.5 (29)
	X^2=2.8443	X^2=1.2015
Age		
	21 - 35	36 - 54	57 - 85
Yes	40.0 (5)	71.4 (7)	50.0 (2)
No	33.3 (24)	29.4 (17)	25.0 (12)
	X^2=.0814	X^2=3.6014	---
Educational level		
	High School or less	Some College
Yes	62.5 (8)	50.0 (6)
No	37.0 (27)	24.1 (29)
	X^2=1.6339	X^2=1.6293
Sex		
	Male	Female
Yes	83.3 (6)	37.5 (8)
No	26.1 (23)	33.3 (33)
	X^2=6.6238*	X^2=.0497

*p<.05

(table continues)

Item Working with others	Control % participant (n)	
	Ethnic background	
	White	Other
Yes	66.7 (12)	0 (2)
No	29.6 (54)	50.0 (2)
	X^2=5.8201*	---
	Income	
	$0 - 9999	$10000 - 14999	$15000 plus
Yes	100.0 (2)	66.7 (6)	0 (4)
No	46.2 (13)	40.0 (10)	22.2 (27)
	---	---	X^2=1.1022
	Social class of neighborhood	
	Lower	Middle
Yes	63.6 (11)	33.0 (3)
No	25.6 (39)	41.2 (17)
	X^2=5.5198*	---
	Same social class	
	Yes	No
Yes	66.7 (12)	0 (2)
No	30.0 (30)	32.0 (25)
	X^2=4.7831*	X^2=.9095
	Political attitude	
	Moderate	Conservative	Liberal
Yes	57.1 (7)	100.0 (3)	25.0 (4)
No	37.9 (29)	16.7 (12)	28.6 (14)
	X^2=.8563	---	---
	Union membership	
	Yes	No
Yes	71.4 (7)	42.9 (7)
No	20.0 (20)	36.1 (36)
	X^2=6.1714*	X^2=.1142
	Disability	
	Yes	No
Yes	100.0 (3)	45.5 (11)
No	0 (8)	35.4 (48)
	---	X^2=.3856

(table continues)

Item Working with others	Control % participant (n)	
	Employment status	
	Full-time	Not full-time
Yes	37.5 (8)	83.3 (6)
No	20.0 (35)	50.0 (20)
	X^2=1.1174	X^2=2.1010
	Occupation	
	White collar	Blue collar
Yes	0 (2)	50.0 (6)
No	6.3 (16)	42.9 (21)
	---	X^2=.0964

Table F-9

Participation in CDBG X Housing Quality item X controls

	% participant	(n)
Property maintenance:		
Yes	39.5	(43)
No	29.6	(27)
	X^2=.7088	

Item	Control	
Property maintenance	% participant	(n)
Marital status		
	Married	Not married
Yes	45.8 (24)	31.6 (19)
No	14.3 (14)	46.2 (13)
	X^2=3.9100*	X^2=.6996
Age		
	21 - 35	36 - 54	57 - 85
Yes	40.0 (15)	38.9 (18)	42.9 (7)
No	28.6 (14)	50.0 (6)	14.3 (7)
	X^2=.4187	X^2=.2286	---
Education		
	High school or less	Some College
Yes	45.8 (24)	31.6 (19)
No	36.4 (11)	25.0 (16)
	X^2=.2762	X^2=.1842
Sex		
	Male	Female
Yes	46.7 (15)	35.7 (28)
No	28.6 (14)	30.8 (13)
	X^2=1.0071	X^2=.0966

^{2}*^{2}p<.05

(table continues)

Item Property maintenance	Control % participant (n)
	Ethnic background
	White / Other
Yes	42.5 (40) / 0 (3)
No	26.9 (26) / 100.0 (1)
	X^2=1.6523 / ---
	Income
	$0 - 9999 / $10000 - 14999 / $15000 plus
Yes	71.4 (7) / 61.5 (13) / 11.1 (18)
No	37.5 (8) / 0 (3) / 30.8 (13)
	--- / --- / X^2=1.8688
	Social class of neighborhood
	Lower / Middle
Yes	42.4 (33) / 33.3 (10)
No	33.3 (17) / 27.8 (10)
	X^2=3.0695 / ---
	Same social class
	Yes / No
Yes	42.4 (33) / 33.3 (9)
No	33.3 (9) / 27.8 (18)
	X^2=.2426 / X^2=.0888
	Political attitude
	Moderate / Conservative / Liberal
Yes	39.1 (23) / 62.5 (8) / 25.0 (12)
No	46.2 (13) / 0 (7) / 33.3 (6)
	X^2=.1686 / --- / ---
	Union membership
	Yes / No
Yes	35.0 (20) / 43.5 (23)
No	28.6 (7) / 30.0 (20)
	X^2=.0964 / X^2=.8318
	Disability
	Yes / No
Yes	37.5 (8) / 40.0 (35)
No	0 (3) / 33.3 (24)
	--- / X^2=.2706

(table continues)

Item Property maintenance	Control % participant (n)	
	Employment status	
	Full-time	Not full-time
Yes	21.4 (28)	78.6 (14)
No	26.7 (15)	33.3 (12)
	X^2=.1502	X^2=5.4176*
	Occupation	
	White Collar	Blue collar
Yes	0 (8)	35.0 (20)
No	10.0 (10)	71.4 (7)
	---	X^2=2.7868

Table F-10

Participation in CDBG X Neighborhood Identity and Cohesion item X Controls

	% participant	(n)
Same social class as neighborhood:		
Yes	40.5%	(42)
No	29.6%	(27)
	X^2=.8369	

Item	Control	
Same social class as neighborhood	% participant	(n)
Marital Status		
	Married	Not Married
Yes	41.7 (24)	38.9 (18)
No	21.4 (14)	38.5 (13)
	X^2=1.6091	X^2=.0006
Age		
	21 - 35	36 - 54	57 - 85
Yes	54.5 (11)	42.1 (19)	27.3 (11)
No	22.2 (18)	40.0 (5)	33.3 (3)
	X^2=3.1575	X^2=.0072	---
Educational level		
	High School or Less	Some College
Yes	41.4 (29)	38.5 (13)
No	50.0 (6)	23.8 (21)
	X^2=.1509	X^2=.8303
Sex		
	Male	Female
Yes	43.8 (16)	38.5 (26)
No	30.8 (13)	28.6 (14)
	X^2=.5133	X^2=.3913

* $p<.05$

(table continues)

Item Same social class as neighborhood	Control % participant (n)					
	Ethnic background					
	White			Other		
Yes	41.5	(41)		0	(1)	
No	29.2	(24)		33.3	(3)	
	X^2=.9829			---		
	Income					
	$0 - 9999		$10000 - 14999		$15000 plus	
Yes	53.8	(13)	58.3	(12)	9.1	(11)
No	50.0	(2)	25.0	(4)	26.3	(19)
	---		---		X^2=1.2919	
	Social class of neighborhood					
	Lower			Middle		
Yes	40.0	(30)		41.7	(12)	
No	25.0	(20)		42.9	(7)	
	X^2=1.2032			---		
	Political attitude					
	Moderate		Conservative		Liberal	
Yes	43.5	(23)	45.5	(11)	25.0	(8)
No	38.5	(13)	0	(4)	33.3	(9)
	X^2=.0860		---		---	
	Union membership					
	Yes			No		
Yes	36.8	(19)		43.5	(23)	
No	25.0	(8)		31.6	(19)	
	X^2=.3553			X^2=.6247		
	Disability					
	Yes			No		
Yes	37.5	(8)		41.2	(34)	
No	0	(3)		33.3	(24)	
	---			X^2=.3676		
	Employment status					
	Full-time			Not full-time		
Yes	28.0	(25)		58.8	(17)	
No	16.7	(18)		55.6	(9)	
	X^2=.7532			X^2=.0258		

(table continues)

Item	Control	
Same social class as neighborhood	% participant	(n)
	Occupation	
	White Collar	Blue Collar
Yes	0	(3)	39.1	(23)
No	6.7	(15)	75.0	(4)
	---		X^2=1.7755	

Table F-11

Participation in CDBG X Public Services item X Controls

	% participant	(n)
Satisfaction with city:		
Satisfied	37.0	(54)
Dissatisfied	31.3	(16)
	X^2=.1800	

Item	Control					
Satisfaction with city	% participant	(n)				
Marital status						
	Married		Not married			
Satisfied	37.9	(29)	36.0	(25)		
Dissatisfied	22.2	(9)	42.9	(7)		
	X^2=.7531		X^2=.1097			
Age						
	21 - 35		36 - 54		57 - 85	
Satisfied	42.1	(19)	40.9	(22)	27.3	(11)
Dissatisfied	20.0	(10)	50.0	(2)	33.3	(3)
	X^2=1.4171		X^2=.0623		---	
Educational level						
	High school or less		Some college			
Satisfied	45.2	(31)	26.1	(23)		
Dissatisfied	25.0	(4)	33.3	(12)		
	X^2=.5880		X^2=.2029			
Sex						
	Male		Female			
Satisifed	33.3	(21)	39.4	(33)		
Dissatisfied	50.0	(8)	12.5	(8)		
	X^2=.6835		X^2=2.0711			

*p<.05

(table continues)

Item Satisfaction with city	Control % participant (n)	
	Ethnic background	
	White	Other
Satisifed	36.5 (52)	50.0 (2)
Dissatisfied	35.7 (14)	0 (2)
	X^2=.0032	---
	Income	
	$0 - 9999	$10000 - 14999	$15000 plus
Satisfied	53.3 (15)	54.5 (11)	19.0 (21)
Dissatisfied	0 (0)	40.0 (5)	20.0 (10)
	---	---	X^2=.0039
	Social class of neighborhood	
	Lower	Middle
Satisfied	38.9 (36)	33.3 (18)
Dissatisfied	21.4 (14)	100.0 (2)
	X^2=1.3694	---
	Same social class	
	Yes	No
Satisfied	40.0 (40)	30.8 (13)
Dissatisfied	50.0 (2)	28.6 (14)
	X^2=.0791	X^2=.0156
	Political attitude	
	Moderate	Conservative	Liberal
Satisfied	77.8 (27)	66.7 (15)	75.0 (12)
Dissatisfied	33.3 (9)	0 (0)	50.0 (6)
	X^2=.3429	---	---
	Union membership	
	Yes	No
Satisfied	35.0 (20)	38.2 (34)
Dissatisfied	28.6 (7)	33.3 (9)
	X^2=.0964	X^2=.0732
	Disability	
	Yes	No
Satisfied	33.3 (9)	37.8 (45)
Dissatisfied	0 (2)	35.7 (14)
	---	X^2=.0194

(table continues)

Item	Control	
Satisfaction with city	% participant	(n)
	Employment status	
	Full-time	Not full-time
Satisfied	24.2 (33)	60.0 (20)
Dissatisfied	20.0 (10)	50.0 (6)
	X^2=.0774	X^2=.1891
	Occupation	
	White collar	Blue collar
Satisfied	9.1 (11)	40.9 (22)
Dissatisfied	0 (7)	60.0 (5)
	---	X^2=.6014