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HOUSING PREFERENCES in the Twin Cities Metropolitan Area

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HOUSING PREFERENCES
IN THE TWIN CITIES METROPOLITAN AREA

Prepared for the Metropolitan Council

by

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EXECUTIVE SUMMARY

The data reported here are derived from a series of questions about housing that were asked in telephone interviews of 1,101 randomly selected adult residents in the seven-county Twin Cities metropolitan area between mid-October and mid-November 1983. When weighted for the number of adults in the household, the survey distributions are highly similar to comparable U.S. Census data, suggesting that the survey is a useful sample of adults in the population. Sampling fluctuation due to low cell counts may account for some of the differences in percentages reported.

When asked what their housing preferences would be if income and housing costs were not a factor, 81% of those surveyed report a desire to live in single-family houses, while 71% actually do live in such housing. Over half of all respondents currently residing in apartments (56%) and duplexes (61%) express a desire to live in single-family houses.

Less than one-third of all respondents with annual household incomes below \$10,000 currently live in single-family dwellings; however, when affordability is not a factor, over two-thirds express a desire to live in such housing. Further, less than two-thirds of those with incomes between \$10,000 and \$20,000 live in single-family houses (61%), yet over three-fourths desire to (78%).

Among the respondents who looked for housing during the twelve months preceding the interview (29%), 83% desire single-family housing, while apartments and duplexes appear to be least desired (4% each). Those persons under 24 and over 55 who sought housing appear to desire single-family houses less than other respondents (75% and 66%, respectively), while persons between 25 and 34 appear to desire them more than any other age group (91%).

Those persons over 55 who sought housing seem to desire apartments and "other" housing (e.g. condominiums, townhouses, and so forth) more than any other age-groups (16% and 18%, respectively). Those between 18 and 24 who looked for housing apparently desire duplexes more than any other age-group (10%), while informants over 35 desire them least (1%).

Although 94% of those interviewed report being very satisfied (55%) or satisfied (39%) with their current housing, 5% are dissatisfied and 1% are very dissatisfied. Persons in renter-occupied housing-units are much more likely to report dissatisfaction with their housing, overall, than persons in owner-occupied units (17% versus 3%, respectively). Nearly a quarter of the apartment renters surveyed report dissatisfaction with their housing, making them the most dissatisfied of all occupants interviewed (17% dissatisfied and 7% very dissatisfied). And 15% of those who moved last year report being very dissatisfied (4%) or dissatisfied (11%), while only 6% of the respondents who did not move report any degree of housing dissatisfaction.

Housing dissatisfaction appears to steadily decline as income increases. Overall housing dissatisfaction among persons with household incomes below \$10,000 and from \$10,000 to \$20,000 is 12% and 9%, respectively. Only 2% of persons with incomes over \$40,000 report dissatisfaction with their housing.

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I. INTRODUCTION

Research Objective

This report is based on housing data gathered from telephone interviews of 1,101 randomly selected adult subjects who participated in the Fall 1983 Twin Cities Area Survey (TCAS-83) conducted by the Minnesota Center for Social Research. The object of this report is to describe the current housing situation in the seven-county Twin Cities metropolitan area and to provide additional housing information not gathered by the U.S. Census. Another object of the report is to provide a base to compare data gathered in future surveys.

There are two kinds of housing questions in the report: factual and attitudinal. The factual questions pertain to the type of housing the respondents currently live in, whether they are members of owner- or renter-occupied households, their demographic characteristics, and so forth. These factual questions, besides providing useful information about individual characteristics, also allow us to assess the representativeness of the data.

The attitudinal questions provide useful information on the preferences and desires the respondents have about housing. However, because attitudes are subjective, they cannot be measured precisely. These questions can be used to gather an overall understanding of the concerns area residents have about their housing.

Housing Questions Addressed

The following questions are addressed:

A. Representativeness

1. How representative are the data of the population, as determined by 1980 U.S. Census figures?

B. Changes

2. Have major changes in housing preference, tenure, and satisfaction occurred over the past nine or ten years, when compared to the 1974 Metropolitan Council attitude survey?

C. Tenure and Occupancy

3. What type of housing units are owner- or renter-occupied?
4. Are tenure and the type of dwelling related to income and age?
5. Are there important county-based differences in tenure and housing type by income?

D. Preferences

6. Is the preference for different housing related to current housing type?
7. Are there differences between current housing type and preference for alternative affordable housing? By affordable, we mean housing that is priced within one's current income.

8. Are there differences in preferred affordable housing type between respondents from the central cities and suburbs?
9. What type of housing is most desired?
10. Are there group differences in desired housing? Desired housing means the type of dwelling preferred if one could afford it.
11. What proportion of the population has looked for housing within the past year (November 1982–November 1983)?
12. Are tenure, current housing, residence, and age related to whether or not housing was looked for in the past year?

E. Satisfaction

13. Which groups are most satisfied or dissatisfied with their present housing?

F. Movement

1. What proportion of the respondents moved last year?
2. What differences exist between those who moved by tenure, income, and age?

II. RESEARCH METHODOLOGY

Representativeness of Data

The overall representativeness and accuracy of 1983 TCAS data is assessed in MCSR Technical Report 84-1 (Appendix B). When selected demographic characteristics were compared to the 1980 U.S. Census (Census-80), the only differences found were a slight underrepresentation in the survey of persons with household incomes below \$10,000 and an overrepresentation of blacks, which was due to a purposeful oversampling of Minneapolis and St. Paul minorities. A weighting factor was used to bring the number of blacks in the survey in line with their proportion in the population. A second weighting factor was also used to adjust for the effect of the number of adults in a household.

Comparisons of TCAS-83 to Census-80 Data on Housing Tenure

This section compares TCAS-83 and Census-80 data according to housing tenure (ownership versus rentership). It is shown that when TCAS-83 data are weighted to account for the number of adults in a respondent's household, the overall difference between TCAS-83 and Census-80 data on housing tenure is one percent (Table 1).

Randomly selecting one adult from each household tends to overestimate respondents living in owner-occupied homes. When unweighted TCAS-83 and Census-80 data are compared, TCAS tends to overestimate owner-occupied housing units by about 6% (Table 2). This discrepancy is due primarily to the tendency for telephone surveys to slightly oversample homeowners, or the adults who live with them, because these adults tend to be home more often and move less often than renters (Table 3).

Generalizability of Data

The sampling error for a survey the size of TCAS-83 is about +/-3% with a 95% level of confidence. Breakdowns in the data which distinguish among broad categories of income and age groups are subject to sampling errors of 7% to 8% or more. Data on racial minority groups are subject to much larger sampling fluctuations due to the small number of minorities in the survey (Table 4).

Reporting of Data

All data are reported in rounded percentages, thus column and row percentages may not always add to 100% due to rounding error. Furthermore, because the data are weighted to adjust for household size and race, some of the cell frequencies may not sum to exactly the column or row totals because of slight rounding errors in the weighted frequencies.

Unless otherwise stated, all tables use weighted data. Similarly, informants who refused to answer a question or respond with "don't know" or some other response outside the fixed categories were not included.

The tables are attached to the end of each section in their order of reference.

TABLE 1
HOUSING TENURE^a COMPARISON OF TCAS-83 (IN PERSONS)
AND 1980 U.S. CENSUS DATA (IN PERSONS)

<u>County</u>	Percent (Frequency)					<u>Pct. Diff.</u>	<u>TCAS-83 Total</u> (Persons)	<u>Census Total</u> (Persons)
	<u>TCAS-83 Owner</u>	<u>Census-80 Owner</u>	<u>TCAS-83 Renter</u>	<u>Census-80 Renter</u>				
Anoka	90% (95)	86% (167,929)	10% (10)	14% (26,467)	4%		100% (105)	100% (194,396)
Carver	81% (13)	84% (30,375)	19% (3)	16% (5,870)	3%		100% (16)	100% (36,245)
Dakota	87% (100)	82% (158,405)	13% (15)	18% (34,516)	5%		100% (115)	100% (192,921)
Hennepin	72% (394)	72% (661,543)	28% (155)	28% (255,401)	0%		100% (548)	100% (916,944)
Ramsey	75% (159)	71% (316,545)	25% (53)	29% (127,068)	4%		100% (212)	100% (443,613)
Scott	93% (12)	86% (37,104)	7% (1)	14% (6,153)	7%		100% (14)	100% (43,257)
Washington	88% (68)	88% (98,673)	12% (9)	12% (12,861)	0%		100% (77)	100% (111,534)
Column:								
Mean	77%	76%	23%	24%	1%		100%	100%
Total	(843)	(1,470,574)	(246)	(468,336)			(1089)	(1,938,910)

^aQuestion All: "Do you or some other member of your household own your home or are you renting?"

TABLE 2

HOUSING TENURE

COMPARISON OF 1983 TWIN CITIES AREA SURVEY (UNWEIGHTED)

AND 1980 U.S. CENSUS (IN OWNER-OCCUPIED HOUSING UNITS)

Percent
(Frequency)

<u>TCAS-83</u> <u>Owner</u>	<u>Census-80</u> <u>Owner</u>	<u>TCAS-83</u> <u>Renter</u>	<u>Census-80</u> <u>Renter</u>	<u>Percent</u> <u>Difference</u>	<u>TCAS-83</u> <u>Total</u> (Persons)	<u>Census-80</u> <u>Total</u> (Units)
72% (783)	66% (478,731)	28% (305)	34% (242,713)	6%	100% (1,088)	100% (721,444)

TABLE 3^a
MOVED WITHIN PAST YEAR
BY
TENURE

Moved Within Past Year	Owner-Occupied	Renter-Occupied	Total
Yes	8%	37%	15% (164)
No	92%	63%	85% (931)
Total	100% (846)	100% (249)	100% (1095)

^aQuestion A16: "Have you moved in the past year?"

TABLE 4a

HOUSING TENURE

BY

COUNTY AND RACE^{ae}

	<u>Anoka</u>	<u>Carver</u>	<u>Dakota</u>	<u>Henn</u>	<u>Ramsey</u>	<u>Scott</u>	<u>Wash</u>	<u>Total</u>
Owner-Occupied Housing:								
White	90%	81%	88%	74%	73%	93%	88%	78%
Black ^c	0%	0%	0%	51%	83%	0%	0%	62%
Other ^{cd}	b	0%	b	34%	83%	0	0	60%
Renter-Occupied Housing:								
White	10%	19%	12%	26%	26%	7%	12%	22%
Black	0%	0%	0%	49%	18%	0%	0%	38%
Other ^d	b	0%	b	66%	17%	0%	0%	40%
Total:								
White	100%	100%	100%	100%	100%	100%	100%	100%
	(98)	(16)	(106)	(494)	(181)	(13)	(75)	(984)
Black	0%	0%	0%	100%	100%	0%	0%	100%
	(0)	(0)	(0)	(37)	(21)	(0)	(0)	(58)
Other ^d	0%	0%	0%	100%	100%	0%	0%	100%
	(4)	(0)	(4)	(20)	(16)	(0)	(0)	(45)

^aData weighted by household size only; race weight not in effect.

^bNot calculated because of low cell frequency.

^cData may exhibit large sampling fluctuation due to small cell count.

^dOther includes American Indians, Asians, Pacific Islanders, and persons with Spanish surnames.

^eQuestion G18: "What race do you consider yourself (do not read categories)?"

III. COMPARISON OF 1974 METROPOLITAN COUNCIL SURVEY TO TCAS-83

Overview

In 1974, the Metropolitan Council sponsored an attitude survey of 6,602 households in the seven-county Twin Cities metropolitan area. Three of the questions from the 1974 survey approximate housing questions used in TCAS-83. This section looks at what changes, if any, have occurred in tenure, current housing type, and satisfaction with housing in the nine years between the two surveys.

Three cautions must be noted from the outset: the Metropolitan Council survey (Metro-74) was a face-to-face survey of selected households, while TCAS-83 used telephone surveys of randomly selected individuals. Second, the Metro-74 housing characteristic questions are not identical to those used in TCAS-83. Specifically, Metro-74 used the category "two-family house" while TCAS-83 used duplex or double bungalow, and TCAS-83 also included "townhouse" as a housing type to choose from. Third, Metro-74 used the following housing satisfaction choices: "highly satisfied, somewhat satisfied, somewhat dissatisfied, and highly dissatisfied." TCAS-83 used "very satisfied, satisfied, dissatisfied, and very dissatisfied." Differences in the wording of questions and response categories may affect the comparability of these data.

Findings

Rentership in the Twin Cities area may be up slightly from 1974 (Table 5A), while persons living in single-family houses appears to be down somewhat (Table 5B). The number of persons living in "duplexes" and apartments appears to have increased since 1974, with the largest increase registered for apartment dwellers.

Table 5C shows that satisfaction with present housing seems to have remained fairly stable. The small decrease in housing satisfaction may be a consequence of differences in the wording of the two surveys.

TABLE 5

COMPARISON OF 1974 METROPOLITAN COUNCIL SURVEY TO TCAS-83

5A
Tenure

<u>Tenure</u>	<u>Metro-74</u>	<u>TCAS-83</u>	<u>Pct. Difference</u>
Owner-Occupied	79%	77%	-2%
Renter-Occupied	15%	23%	+8%
Other	4%	a	NA
Not Sure	2%	0%	-2%
Total	(6602)	(1101)	

5B
Current Housing Type

<u>Housing Type</u>	<u>Metro-74</u>	<u>TCAS-83</u>	<u>Pct. Difference</u>
Single-Family House	86%	71%	-15%
Townhouse	a	4%	NA
Duplex (2-Family House) ^b	6%	9%	+3%
Apartment:			
2-3 Stories	6%	10%	+4%
3+ Stories	1%	3%	+2%
Mobile Home	1%	1%	0%

5C
Satisfaction With Present Housing^d

<u>Housing Satisfaction^c</u>	<u>Metro-74</u>	<u>TCAS-83</u>	<u>Pct. Difference</u>
Very Satisfied	58%	54%	-4%
Satisfied	32%	40%	+8%
Dissatisfied	7%	5%	-2%
Very Dissatisfied	2%	1%	-1%

^aNot asked

^bMetro-74 worded this "Two family house;" caution should be taken in comparing it to duplex or double bungalow dwellers from TCAS-83.

^cMetro-74 worded these categories "highly satisfied, somewhat satisfied, not very satisfied, and not at all satisfied." Wording differences between TCAS-83 and Metro-74 are minor, but may affect the percentage differences slightly.

^dTCAS-83 Question A-12: "How satisfied are you with your housing--very satisfied...?" Metro-74: "How satisfied are you with your present housing -- highly satisfied...?"

IV. PROFILES OF TYPE OF HOUSING LIVED IN AND TENURE

Overview

This section examines tenure and type of housing by county, income, and age. The counties are collapsed into three categories: (1) Hennepin, (2) Ramsey, and (3) "other," the remaining counties. Tables 7A through 7E show tenure and housing type by county and income level.

Questions Addressed

1. What types of housing units are most likely to be owner- or renter-occupied?
2. Are tenure and the type of dwelling lived in (current housing type) related to income? If so, how?
3. What county differences, if any, exist between tenure and housing type by income?
4. How is age related to tenure and housing type?

Findings

Clearly most respondents live in single-family houses (71%), and the vast majority of them are owner-occupied (95% - see Table 6). The second largest group of people live in apartments (13%), but, conversely, most of them are renter-occupied (95%). People living in duplexes are the third most prominent group of respondents (9%), but only six out of ten of them are renter-occupied.

For all three county groups, house ownership shows a strong relationship to income, with the likelihood of residing in an owner-occupied house increasing with each income level (Tables 7A-7E). In the \$40,000 and over income bracket, house ownership appears to be generally lower than it is in the \$30,000-\$40,000 income group; however, this dip occurs primarily in the "other" counties (Tables 7D, 7E). While this pattern could easily result from sampling fluctuation, it may reflect an interest among the highest income groups in the suburban counties for rental housing.

About three-fifths (60%) of the lowest income persons (\$10,000 or under) live in some type of rental unit (Table 7A). Low income residents of Hennepin County are least likely to reside in owner-occupied houses (17%). Most (73%) live in rented apartments or houses, duplexes, or "other" housing types (Table 7A).

While it is reasonable to believe that house ownership of low income persons differs among Hennepin, Ramsey, and the suburban counties, caution must be taken in interpreting the magnitude of these differences because of sampling fluctuations. As noted in Table 7A, only 120 persons fall into the low income category.

The probability of residing in an owner-occupied house goes up as a function of income, as illustrated in Figure 1. With the exception of the highest income group, persons in the suburban ("other") counties show a

greater tendency for living in owner-occupied houses than their counterparts in Hennepin and Ramsey Counties. These two most-urban counties are quite similar with respect to house ownership except for the lowest income group, where Ramsey has twice as many house owners (38%) than Hennepin (17%) does (see also Table 7A).

Lastly, age, like income, is strongly related to tenure (Table 8). Owner-occupancy peaks at 88% in the 45-64 age-group, and then drops to 79% for persons over 65. Rentership, on the other hand, reaches a high of 44% for 18 to 24-year-olds, a figure over one-and-a-half times greater than the second highest group of renters, the 25 to 34-year-olds (27%). In short, owner-occupancy rises sharply between 18 and 35 as the transition from young adulthood takes place, then levels during the middle years, and finally declines somewhat as the respondents pass into their retirement years.

The youngest and oldest group of respondents tend to live in apartments and "other" housing types such as condominiums, townhouses, and so on, in higher proportions than any other age-group surveyed. However, at 14%, the 25 to 34-year-olds show a slightly greater tendency than any other group to live in duplexes. Respondents between 35 and 64 show a marked disinclination for living in dwellings that are not single-family houses. And finally, tenure, like occupancy in single-family houses, tends to be strongly related to age (Figure 2).

TABLE 6
TENURE BY CURRENT HOUSING TYPE^a

Tenure	Single Family House	Mobile Home	Duplex	Town/ Row- House	Apart- ment	Other	Total
Owner Occupied	95%	100%	42%	59%	5%	59%	77% (845)
Renter Occupied	5%	0%	58%	41%	95%	41%	23% (249)
Total	100% (781)	100% (13)	100% (102)	100% (41)	100% (135)	100% (22)	100% (1094)
Percent in Housing Type	71%	1%	9%	4%	13%	2%	100%

^aQuestion A10: "Which comes closest to the kind of housing unit you live in...detached single-family house, mobile home, duplex, townhouse or rowhouse, apartment, or something else (specify)?"

TABLE 7A
TENURE AND CURRENT HOUSING TYPE
BY
COUNTY OF RESIDENCE AND INCOME LEVEL
10K or under

	<u>Hennepin</u>	<u>Ramsey</u>	<u>Other Counties^a</u>	<u>Total</u>
House Owner	17%	38%	49%	28% (33)
House Renter	3%	2%	5%	3% (4)
Apartment Owner	0%	0%	0%	0% (0)
Apartment Renter	43%	31%	26%	36% (43)
Duplex Owner	7%	7%	8%	8% (9)
Duplex Renter	16%	9%	0%	12% (14)
^b Other Owner	3%	8%	5%	4% (5)
^b Other Renter	11%	5%	8%	9% (11)
Total	100% (67)	100% (32)	100% (21)	100% (120)

^a This includes Anoka, Carver, Dakota, Scott, and Washington Counties.

^b This includes the following types of housing-units: town- or rowhouses, mobile homes, or some other dwelling not a detached single-family house, apartment, or duplex.

TABLE 7B
TENURE AND CURRENT HOUSING TYPE
BY
COUNTY OF RESIDENCE AND INCOME LEVEL
10K-20K

	<u>Hennepin</u>	<u>Ramsey</u>	<u>Other Counties^a</u>	<u>Total</u>
House Owner	57%	47%	63%	56% (120)
House Renter	3%	8%	6%	5% (10)
Apartment Owner	1%	1%	1%	2% (4)
Apartment Renter	22%	18%	10%	18% (39)
Duplex Owner	5%	4%	0%	3% (7)
Duplex Renter	9%	16%	5%	9% (19)
Other Owner	1%	7%	9%	4% (9)
Other Renter	3%	0%	5%	3% (7)
Total	100% (120)	100% (42)	100% (53)	100% (215)

^aThis includes Anoka, Carver, Dakota, Scott, and Washington Counties.

TABLE 7C
TENURE AND CURRENT HOUSING TYPE
BY
COUNTY OF RESIDENCE AND INCOME LEVEL

	<u>20K-30K</u>			
	<u>Hennepin</u>	<u>Ramsey</u>	<u>Other Counties^a</u>	<u>Total</u>
House Owner	63%	69%	82%	71% (208)
House Renter	4%	1%	0%	2% (6)
Apartment Owner	3%	0%	0%	1% (3)
Apartment Renter	11%	9%	4%	8% (24)
Duplex Owner	5%	3%	1%	3% (10)
Duplex Renter	8%	6%	1%	5% (14)
Other Owner	5%	4%	11%	7% (20)
Other Renter	1%	9%	0%	2% (6)
Total	100% (129)	100% (56)	100% (106)	100% (291)

^aThis includes Anoka, Carver, Dakota, Scott, and Washington Counties.

TABLE 7D
TENURE AND CURRENT HOUSING TYPE
BY
COUNTY OF RESIDENCE AND INCOME LEVEL

	<u>30K-40K</u>			
	<u>Hennepin</u>	<u>Ramsey</u>	<u>Other Counties^a</u>	<u>Total</u>
House Owner	81%	80%	90%	83% (131)
House Renter	4%	0%	2%	3% (4)
Apartment Owner	1%	0%	0%	1% (1)
Apartment Renter	4%	5%	4%	3% (5)
Duplex Owner	2%	0%	2%	2% (3)
Duplex Renter	6%	0%	0%	3% (4)
Other Owner	1%	16%	2%	4% (6)
Other Renter	1%	0%	1%	1% (2)
Total	100% (77)	100% (22)	100% (58)	100% (157)

^aThis includes Anoka, Carver, Dakota, Scott, and Washington Counties.

TABLE 7E
TENURE AND CURRENT HOUSING TYPE
BY
COUNTY OF RESIDENCE AND INCOME LEVEL
40K and over

	<u>Hennepin</u>	<u>Ramsey</u>	<u>Other Counties^a</u>	<u>Total</u>
House Owner	89%	90%	82%	88% (177)
House Renter	4%	0%	2%	3% (6)
Apartment Owner	0%	0%	0%	0% (0)
Apartment Renter	0%	0%	4%	1% (2)
Duplex Owner	2%	6%	4%	3% (6)
Duplex Renter	2%	0%	2%	2% (5)
Other Owner	5%	4%	4%	4% (9)
Other Renter	0%	0%	0%	0% (1)
Total	100% (108)	100% (37)	100% (57)	100% (202)

^aThis includes Anoka, Carver, Dakota, Scott, and Washington Counties.

Figure 1

OWNER-OCCUPIED HOUSING BY INCOME AND COUNTY

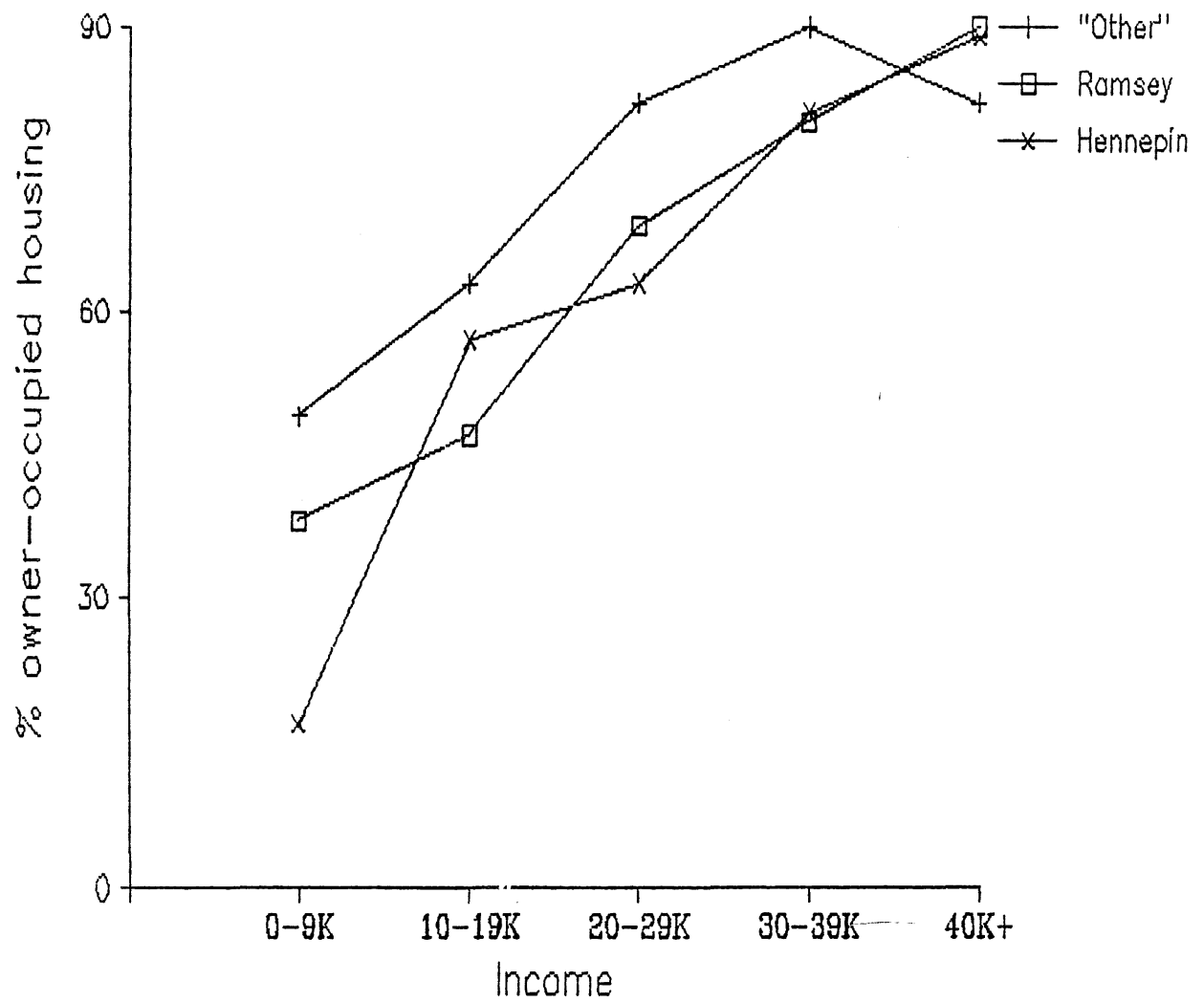


TABLE 8

TENURE AND CURRENT HOUSING

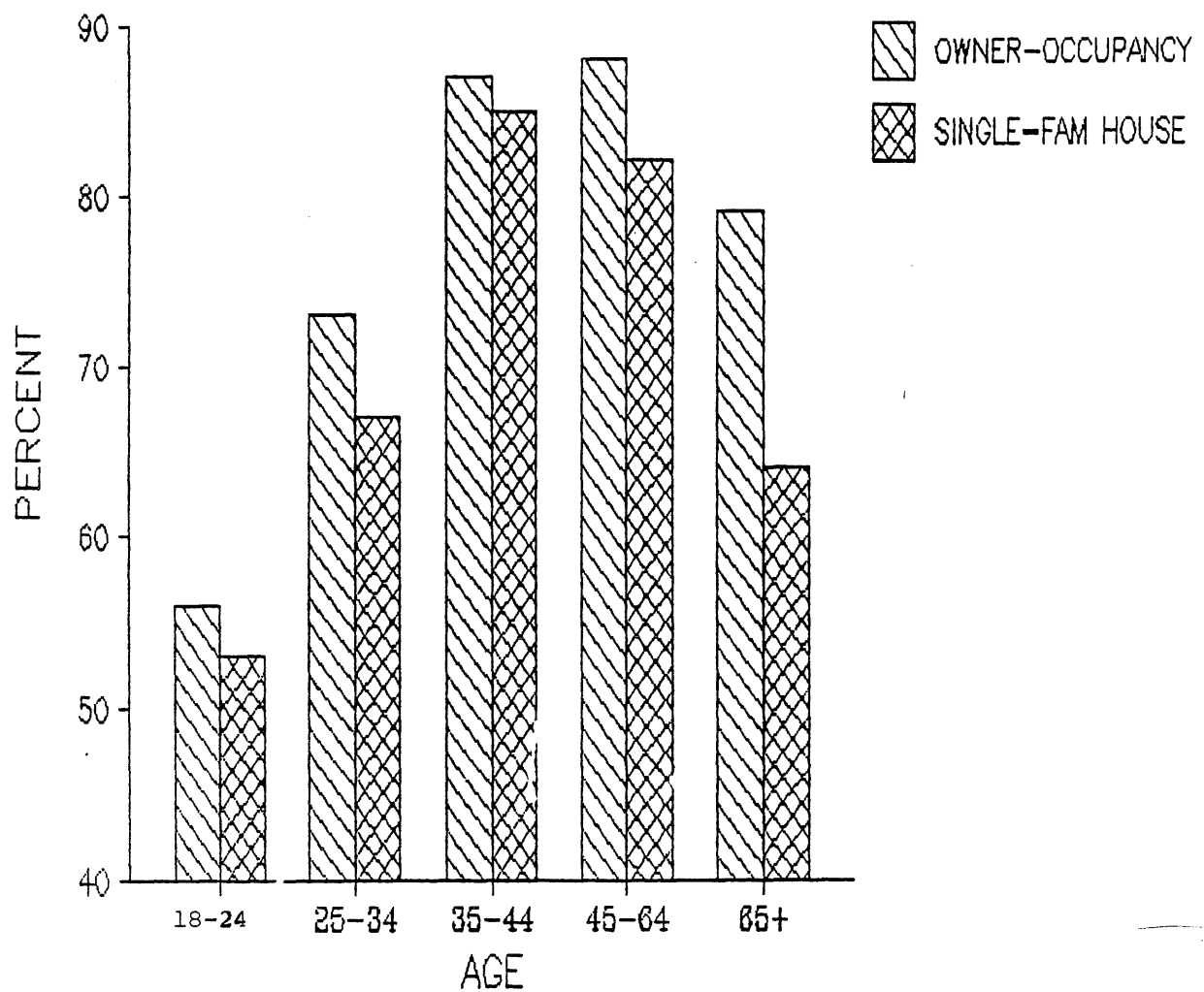
BY

AGE

Housing Tenure	18-24	25-34	AGE 35-44	45-64	65+	Total
Single Family House:						
Owner-occ.	44%	62%	84%	80%	63%	68%
Renter-occ.	9%	5%	1%	2%	1%	3%
Both	53%	67%	85%	82%	64%	71%
Apartment:						
Owner-occ.	0%	1%	0%	0%	2%	1%
Renter-occ.	23%	11%	5%	6%	18%	11%
Both	23%	12%	5%	6%	20%	12%
Duplex:						
Owner-occ.	6%	5%	1%	3%	7%	4%
Renter-occ.	6%	9%	5%	2%	1%	5%
Both	12%	14%	6%	5%	8%	9%
Other: ^a						
Owner-occ.	6%	5%	2%	5%	7%	5%
Renter-occ.	6%	2%	2%	2%	2%	2%
Both	12%	7%	4%	7%	9%	7%
Total:						
Owner-occ.	56%	73%	87%	88%	79%	78%
Renter-occ.	44%	27%	13%	12%	22%	21%
Both	100%	100%	100%	100%	100%	100%
	(144)	(308)	(222)	(262)	(131)	(1067)

^aCollapsed category of all other housing types not listed

Figure 2
OWNER-OCCUPIED HOUSING BY TENURE AND AGE



V. TYPE OF HOUSING WITHIN CURRENT MEANS PREFERRED BY RESPONDENTS
WHO EXPRESSED A DESIRE FOR DIFFERENT HOUSING

Overview

This section looks at the type of housing within current means preferred by respondents who expressed a desire for different housing. Housing within current means is based on both the informant's current income and his or her perception of the cost of the preferred housing. To illustrate, everyone was asked the following screening question (A14): "Assuming that income and housing costs were a factor, would you prefer a different type of housing?" If they answered "yes," a follow-up question on the type of housing preferred was asked; if any other response besides "yes" was given, the follow-up question was skipped.

Preferred housing within current means will be referred to as simply "preferred housing." Housing preference data that are not based on the respondent's perceived ability to purchase such housing will be distinguished from the former by referring to them as "desired housing." (Desired housing is the topic of the next section.)

A close reading of the questions which the "preferred housing" data are based on, as well as feedback from interviewers and an examination of the results, indicate that some respondents were unclear about the meaning of the screening question (see paragraph one, above). The intent of the screening question was to identify only those respondents who wanted to live in a different type of dwelling from the type they were currently residing in (e.g., an apartment dweller wanting to move into a duplex, and so on), and to then ascertain the type of housing preferred with the follow-up question. However, as Table 9 shows, several persons selected their same housing type in the follow-up question. If the question was understood and responded to as intended, zeroes would be recorded in the diagonal running from Table 9's upper left to lower right, between "single-family house" and "other." As a consequence of this misperception on the part of some respondents, the data reported in this section must be used cautiously. (See recommendations in Section X for further discussion of this problem.)

Questions Addressed

1. Is the preference for different housing related to the type of housing currently lived in?
2. What differences, if any, exist between current housing type and preferred housing within current means?
3. What role does current housing type and income play in preferred housing within current means?
4. What differences, if any, exist between respondents from the central cities and those from the suburbs in housing preferences? If there are differences, does income help explain them?

Findings

Table 9 shows that for those respondents who prefer different housing, single-family houses are the most preferred (42%), while duplexes and apartments seem to be the least preferred (14% and 13%, respectively). About one-fourth of those currently living in single-family houses would choose their present housing type again; however, among apartment and duplex dwellers, only about one-seventh would apparently choose to move into the same type of housing they live in now (Table 9). Persons in duplexes prefer single-family houses most (75%), while respondents already in single-family houses report the highest preference for "other" types of housing (42%). Caution, however, must be used in relying on these differences due to the ambiguity of the questions and sampling fluctuation (see "Overview").

Table 10 shows that, overall, respondents reporting household incomes both above or below \$20,000 seem to have fairly similar housing preferences. The only differences appear to be a slightly lower preference for "other" type housing (43%) among the \$20,000 or under group, compared to the \$20,000 and over group (56%).

Seventy-four percent of the respondents who currently live in single-family dwellings and want different housing prefer "other" housing (e.g. condominiums, townhouses, and so on). On the other hand, 80% of those already in "other" housing situations want single-family houses. Though the differences appear to be large, caution must again be exercised in generalizing from these data.

Finally, when Tables 11A and 11B are compared, respondents in the central cities who desire different housing may prefer single-family houses over any other type regardless of income. Respondents from the suburbs, however, may prefer non-single-family houses most.

TABLE 9
HOUSING PREFERENCES WITHIN CURRENT MEANS
FOR THOSE WHO WOULD LIKE DIFFERENT HOUSING
BY
CURRENT HOUSING

Preferred ^a Housing	<u>CURRENT HOUSING</u>				Total
	Single Fam. House	Duplex	Apartment	Other ^b	
Single family house	24%	75%	51%	63%	42%
Duplex	15%	12%	17%	c	14%
Apartment	19%	5%	7%	c	13%
Other ^b	42%	8%	26%	37%	31%
Total	100% (137)	100% (42)	100% (46)	100% (30)	100% (255)
Percent of All Who Would Like To Move By Housing Type	18%	41%	34%	39%	NA

^aScreening question A14: "Assuming that income and housing costs were a factor, would you prefer a different type of housing?" Question A14a: "If yes, what type?"

^bIncludes mobile homes, condominiums, town- or rowhouses, and so forth.

^cThe "duplex" and "apartment" responses are combined with the "other" preferred housing category due to low cell frequencies.

TABLE 10
HOUSING PREFERENCES WITHIN CURRENT MEANS
FOR THOSE WHO WOULD LIKE DIFFERENT HOUSING
BY
CURRENT HOUSING AND INCOME

Preferred Housing	Single Family House		Apartment ^C		Other ^a		Total	
	Under 20K	20K+	Under 20K	20K+	Under 20K	20K+	Under 20K	20K+
Single- Family House	19%	26%	48%	b	58%	80%	41%	44%
Apartment ^C	25%	b	10%	b	12%	b	16%	b
Other ^a	56%	74%	42%	b	30%	20%	43%	56%
Total	100%	100%	100%	100%	100%	100%	100%	100%
	(36)	(86)	(31)	(b)	(33)	(45)	(100)	(131)

^aIncludes duplexes, mobile homes, townhouses, condominiums, and so forth.

^bThose who live in apartments and/or desire to live in apartments in the over \$20,000 per year income bracket are combined in the "other" categories due to very low cell frequencies.

^CThe "apartment" responses are also combined with the "other" preferred housing category due to low cell frequencies.

TABLE 11

HOUSING PREFERENCES WITHIN CURRENT MEANS

FOR THOSE WHO WOULD LIKE DIFFERENT HOUSING

BY

CURRENT HOUSING, CENTRAL CITY, AND INCOME

11A

INCOME UNDER 20K

CURRENT HOUSING

Preferred Housing	<u>Single-Family House</u>		<u>Other Housing^a</u>		<u>Total</u>	
	<u>Mpls/St. Paul</u>	<u>Suburbs^b</u>	<u>Mpls/St. Paul</u>	<u>Suburbs^b</u>	<u>Mpls/St. Paul</u>	<u>Suburbs^b</u>
Single-Family House	42%	10%	63%	43%	56%	27%
Other ^a	58%	90%	38%	57%	44%	73%
Total	100%	100%	100%	100%	100%	100%
	(24)	(21)	(48)	(23)	(72)	(44)

11B

INCOME OVER 20K

CURRENT HOUSING

Preferred Housing	<u>Single-Family House</u>		<u>Other Housing^a</u>		<u>Total</u>	
	<u>Mpls/St. Paul</u>	<u>Suburb^b</u>	<u>Mpls/St. Paul</u>	<u>Suburb</u>	<u>Mpls/St. Paul</u>	<u>Suburb^b</u>
Single-Family House	48%	19%	79%	76%	61%	35%
Other	52%	81%	21%	24%	39%	65%
Total	100%	100%	100%	100%	100%	100%
	(25)	(64)	(19)	(25)	(44)	(89)

^aCollapsed category of all housing not defined as single family house.

^bCollapsed category of all cities not defined as Minneapolis or St. Paul.

VI. TYPE OF HOUSING DESIRED REGARDLESS OF COSTS OR DESIRE FOR NEW HOUSING

Overview

These housing preference data differ from the ones in Section V, above, in two ways. First, every respondent was asked for their housing preference, not just those who expressed a desire for different housing (as in the previous section). Second, these data are based on the type of housing the respondents would prefer if they could afford it, not just on housing already within their means. The housing preferences in this section are called "desired housing," to distinguish them from the "preferred housing" in Section V.

Questions Addressed

1. What types of housing are desired by metro area respondents?
2. Are there important differences in desired housing according to residence, tenure, or current housing lived in?
3. What kind of housing is desired for those who looked for housing during the past year?

Findings

According to Table 12, very little county variation exists in desired housing. However, the overwhelming majority of respondents would prefer to live in a single-family house, if they could afford it (81%). Apartments are the least desired type of housing (5%).

Nine out of ten respondents currently living in single-family houses would like to remain in similar housing (in contrast to Table 9, Section V). Among apartment dwellers, only about one-fifth would remain in apartments if they could afford something else; persons in Ramsey and Hennepin Counties who live in apartments appear to be the most likely to choose apartments again (about 25%).

The desire for "other" housing tends to decline as income rises (Table 13). Only about one-third of those with incomes below \$10,000 desire "other" housing (31%), while 19% of all respondents report a preference for such housing. Although some small differences exist in desired housing among persons in single-family houses across the various income groups, the vast majority of respondents in single-family houses desire the type of housing they are currently in (over 80% in each income group).

Lastly, Table 14 shows that the type of housing people desire is unrelated to whether or not they actually looked for housing during the past year.

TABLE 12

DESIRED HOUSING IF COSTS NOT A FACTOR^a

BY

CURRENT HOUSING AND COUNTY

Desired Housing	Current Housing															
	Hennepin				Ramsey				Other Counties ^c				Total			
	House				House				House				House			
	Apt				Apt				Apt				Apt			
	Other				Other				Other				Other			
	All				All				All				All			
Single-Family House	88%	52%	61%	78%	90%	56%	58%	79%	93%	73%	67%	88%	90%	56%	61%	81%
Apartment	3%	25%	2%	6%	1%	24%	7%	5%	1%	5%	4%	2%	2%	22%	3%	5%
Other ^b	10%	23%	37%	17%	9%	19%	35%	16%	6%	22%	34%	10%	8%	22%	36%	14%
Total	100% (371)	100% (65)	100% (96)	100% (532)	100% (141)	100% (28)	100% (43)	100% (212)	100% (269)	100% (22)	100% (38)	100% (329)	100% (781)	100% (115)	100% (177)	100% (1073)

TABLE 13
DESIRED HOUSING IF COSTS NOT A FACTOR
BY
INCOME AND CURRENT HOUSING

Desired Housing	<u>Present Housing</u>													
	<u>Single Family House</u>				<u>Other</u>				<u>Total</u>					
	<u>-10K</u>	<u>10-20K</u>	<u>20-30K</u>	<u>30K+</u>	<u>-10K</u>	<u>10-20K</u>	<u>20-30K</u>	<u>30K+</u>	<u>-10K</u>	<u>10-20K</u>	<u>20-30K</u>	<u>30K+</u>	<u>All</u>	
Single-Family House	86%	88%	91%	92%	65%	62%	70%	61%	69%	78%	84%	88%	81%	
Other ^a	14%	12%	9%	8%	35%	38%	30%	39%	31%	22%	16%	12%	19%	
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	(38)	(131)	(217)	(320)	(78)	(83)	(67)	(40)	(116)	(214)	(284)	(360)	(974)	

^aCollapsed category of all other non-single-family houses.

TABLE 14

DESIRED HOUSING IF COSTS NOT A FACTOR

BY

THOSE WHO LOOKED FOR HOUSING DURING PAST YEAR^a

Desired Housing	<u>Looked For Housing Within Past Year</u>		
	Yes	No	Total
Single-Family House	82%	81%	81%
Duplex	4%	4%	4%
Apartment	4%	5%	5%
Other ^b	10%	11%	10%
Total	100% (318)	100% (779)	100% (1097)

^aQuestion A15: "Have you looked for housing during the past year?"

^bCollapsed category of all other housing types not listed in table.

VII. PROFILES OF PERSONS WHO LOOKED FOR HOUSING DURING THE PAST YEAR

Overview

This section completes the analysis of data on housing preferences, tenure, and current housing. The new information added here is on persons who reported that they looked for housing, in some way, during the twelve-month period from November 1982 to November 1983.

Questions Addressed

1. Are tenure and current housing related to whether or not respondents looked for housing during the twelve months preceding the interview?
2. What differences, if any, exist between persons from the central cities and suburbs in the search for housing?
3. Is age related to the search for housing? If so, what kind of housing is most desired by persons in the different age-groups who looked for housing during the past year?

Findings

Slightly less than one-third of all residents surveyed reported looking for housing during the period from November 1982 to November 1983 (Table 15). Persons living in renter-occupied housing were almost twice as likely to have looked for housing than their counterparts in owner-occupied dwellings (46% versus 24%, respectively -- see Table 15). Apartment dwellers were the most likely to have sought housing (44%), while persons in single-family houses were the least likely (25% -- see Table 16). Respondents living in duplexes reported the second highest proportion of persons seeking housing (38% -- see Table 16).

Residents of St. Paul appear to be the least likely to have sought housing in the past year (25%), while respondents in Minneapolis were the most likely (33%). Persons in the suburbs fall between the rates reported for the central cities (Table 17). Although these city differences appear to be real, sampling fluctuation may account for some of the differences in the proportion of people who sought housing.

Table 18 shows that age is strongly related to the search for housing. Half of the 18 to 24 year-olds reported looking for housing, while the rate steadily declines through the age-groups, until the low point is reached (8%) in the over 65 category.

Lastly, Table 19 illustrates that age differences exist between desired housing and the search for housing. Twenty-five to thirty-four-year-olds who sought housing desired single-family houses most (91%), while persons over 55 desired them least (66%). The youngest group of informants desire duplexes the most of anybody, while the oldest group appears to desire apartments more than any other group surveyed. The over 55 respondents, moreover, also registered the highest rate of persons desiring "other" housing (18%).

TABLE 15
LOOKED FOR HOUSING DURING PAST YEAR^a

BY

TENURE

Looked for Housing	<u>Tenure</u>		Total
	Owner-Occupied	Renter-Occupied	
Yes	24%	46%	29%
No	76%	54%	71%
Total	100% (846)	100% (248)	100% (1094)

^aQuestion A15: "Have you looked for housing during the last year?"

TABLE 16
LOOKED FOR HOUSING DURING PAST YEAR^a

BY

CURRENT HOUSING

Looked for Housing	<u>Current Housing</u>				Total
	House	Apt.	Duplex	Other ^b	
Yes	25%	44%	38%	34%	29%
No	75%	56%	62%	66%	71%
Total	100% (784)	100% (135)	100% (104)	100% (77)	100% (1100)

^aQuestion A15: "Have you looked for housing during the last year?"

^bCollapsed category of all other housing types not listed in table.

TABLE 17
LOOKED FOR HOUSING DURING PAST YEAR
BY
CITY

Looked For Housing	<u>City</u>			
	Minneapolis	St. Paul	Other ^a	Total
Yes	33%	25%	28%	29%
No	67%	75%	72%	71%
Total	100% (259)	100% (137)	100% (704)	100% (1100)

^aIncludes all persons not residents of Minneapolis or St. Paul.

TABLE 18
LOOKED FOR HOUSING DURING PAST YEAR
BY
AGE

Looked for Housing	<u>Age</u>						Total
	18-24	25-34	35-44	45-54	55-64	65+	
Yes	50%	40%	26%	13%	21%	8%	29%
No	50%	60%	74%	87%	79%	92%	71%
Total	100% (151)	100% (310)	100% (224)	100% (141)	100% (126)	100% (131)	100% (1083)

TABLE 19
LOOKED FOR HOUSING DURING PAST YEAR
BY
AGE AND DESIRED HOUSING^a

Desired Housing	18-24	25-34	<u>AGE</u> 35-54	55 and Over ^b	Total
Single-family house	75%	91%	87%	66%	83%
Duplex	10%	3%	1%	0%	4%
Apartment	5%	1%	3%	16%	4%
Other ^b	10%	5%	9%	18%	9%
Total	100% (76)	100% (125)	100% (75)	100% (38)	100% (314)

^aQuestion A13: "In what type of housing would you prefer to reside, assuming that you could afford it...?"

^bCategory collapsed due to low cell counts.

VIII. HOUSING SATISFACTION

Overview

In Section III, Table 5C, housing satisfaction in the metro area was observed to have remained very high since 1974. This section looks for patterns in the TCAS-83 data which might shed light on who is most satisfied or dissatisfied with their current housing.

Questions Addressed

1. Although only about 6% of all respondents reported being dissatisfied with their present housing, are there any particular age, income, tenure, or housing groups more dissatisfied with their housing than others?
2. Who are the most satisfied with their present housing?
3. Are those who moved within the past year more or less satisfied than those who did not?

Findings

The overwhelming majority of respondents are either very satisfied or satisfied with their present housing (94%--Table 5C). The least satisfied respondents live in rented apartments (24% overall), yet they do not typify the attitudes of renters in other types of dwellings (Table 20).

About a fifth more respondents in owner-occupied dwellings report being very satisfied than renters. Persons in owner-occupied single-family houses are the most highly satisfied with their housing, with about three-fifths reporting being very satisfied (Table 20).

Surprisingly, income does not play a major role in explaining overall housing satisfaction (Table 21). There is, however, a tendency for high satisfaction to increase with income.

(Age and gender were also found to be unrelated to housing satisfaction.)

Lastly, among those who moved within the past year, approximately 15% report being dissatisfied or very dissatisfied with their current housing, as opposed to 6% overall dissatisfaction for the respondents who did not move (Table 22). Although sampling fluctuation could account for some of the difference, the results suggest that recent movers are less satisfied with their housing, overall, than those who have not moved recently.

TABLE 20
HOUSING SATISFACTION^a

BY
CURRENT HOUSING AND TENURE

Housing Satisfaction	Owner-Occupied			Renter-Occupied				Total	
	Single House	Duplex	Other ^b	Single House	Duplex	Apart- ment	Other ^b	Owner Occup.	Renter Occup.
Very Satisfied	62%	43%	43%	47%	48%	28%	31%	60%	36%
Satisfied	35%	52%	55%	44%	42%	48%	62%	37%	47%
Dissatisfied	3%	5%	2%	8%	8%	17%	8%	3%	13%
Very Dissatisfied	0%	0%	0%	0%	2%	7%	0%	0%	4%
Total	100% (744)	100% (44)	100% (56)	100% (36)	100% (60)	100% (129)	100% (26)	100% (844)	100% (251)

^aQuestion A12: "How satisfied are you with your housing -- very satisfied...?"

^bIncludes persons residing in housing units other than single-family dwellings and duplexes.

TABLE 21
HOUSING SATISFACTION
BY
INCOME

Housing Satisfaction	Under 10K	10-20K	20-30K	30-40K	40-50K	Over 50K	Total
Very Satisfied	40%	48%	53%	62%	62%	73%	55%
Satisfied	47%	44%	41%	34%	34%	25%	39%
Dissatisfied	8%	7%	5%	4%	3%	2%	5%
Very Dissatisfied	4%	2%	1%	1%	0%	0%	1%
Total	100% (121)	100% (217)	100% (294)	100% (158)	100% (100)	100% (104)	100% (994)

TABLE 22
HOUSING SATISFACTION
BY
MOVED WITHIN PAST YEAR^a

Housing Situation	<u>Moved Within Past Year</u>		
	Yes	No	Total
Very Satisfied	41%	54%	55%
Satisfied	45%	40%	39%
Dissatisfied	11%	5%	5%
Very Dissatisfied	4%	1%	1%
Total	100% (167)	100% (933)	100% (1100)

^aQuestion A16: "Have you moved in the last year?"

IX. PROFILES OF RESPONDENTS WHO MOVED WITHIN THE PAST YEAR

Overview

This section completes the data analysis part of TCAS-83 by looking at the differences between those who moved within the past year and those who did not. We saw in Section VIII that those who moved recently had higher overall housing dissatisfaction than those who did not move. Because only about 16% of the respondents moved during the year preceding the interview, detailed crosstabulations produce low cell counts and therefore have large potential for sampling fluctuation. The analyses presented here are, therefore, limited, providing only an overall picture of those who moved.

Questions Addressed

1. What proportion of owners and renters moved last year?
2. What differences exist between those who moved when identified by tenure, income, and age?
3. What differences, if any, exist between those who moved within or from outside the Twin Cities area?

Findings

Approximately one-third of all respondents currently living in renter-occupied housing reportedly moved within the year preceding the survey, while less than a tenth of those in owner-occupied dwellings moved (34% versus 8%, respectively -- see Table 23). Overall, 16% of the informants moved last year.

The large majority of those who moved, moved within the Twin Cities area (82% -- see Table 24). Slightly less than a fifth of the respondents reported moving here from outside the seven-county region (18%).

Table 23 shows that approximately equal proportions of persons who moved into owner- or renter-occupied dwellings moved within the Twin Cities (82% versus 83%, respectively) or from outside the area (18% renters versus 17% owners).

Twenty-five percent of respondents with incomes below \$20,000 moved last year, while less than half that number of persons with incomes above \$20,000 (11%) moved (Table 25). Income, therefore, appears to be somewhat related to moving, especially when those with incomes below \$20,000 are compared to persons with higher incomes.

Furthermore, income appears to be related to whether a respondent moved within or from outside the area (Table 26). Although sampling fluctuation may account for these differences, approximately one-third (34%) of the respondents with incomes over \$30,000 who moved last year came from outside the Twin Cities area, while only one-seventh (15%) of the respondents who moved and made less than \$30,000 came from outside the seven-county area. (The 15% figure was calculated by combining the two lowest income groups in Table 26.)

Lastly, age appears to be strongly related to moving (Table 27). Nearly half of those between the ages of 18 and 24 moved last year (46%), while only about a fifth of the respondents between 25 and 34 did so (21%). Less than one in ten of respondents over 35 reported moving.

TABLE 23
MOVED WITHIN PAST YEAR ^a

BY			
TENURE			
Moved	Owner- Occupied	Renter- Occupied	Total
Yes	8%	34%	16%
No	92%	66%	84%
Total	100% (827)	100% (261)	100% (1088)

^aQuestion A16: "Have you moved in the past year?"

TABLE 24
MOVED WITHIN OR FROM OUTSIDE THE TWIN CITIES ARE WITHIN PAST YEAR^a

BY			
TENURE			
Moved	Owner- Occupied	Renter- Occupied	Total
Within Twin Cities Area	82%	83%	82% (137)
From Outside Twin Cities Area	18%	17%	18% (30)
Total	100% (73)	100% (93)	100% (167)

^aScreening question A16: "Have you moved in the past year?"
A16A: "(IF YES) Did you move within the Twin Cities or did you move to the Twin Cities are from somewhere else?"

TABLE 23

MOVED WITHIN PAST YEAR ^a

BY

TENURE

Moved	Owner- Occupied	Renter- Occupied	Total
Yes	8%	34%	16%
No	92%	66%	84%
Total	100% (827)	100% (261)	100% (1088)

^aQuestion A16: "Have you moved in the past year?"

TABLE 24

MOVED WITHIN OR FROM OUTSIDE THE TWIN CITIES ARE WITHIN PAST YEAR^a

BY

TENURE

Moved	Owner- Occupied	Renter- Occupied	Total
Within Twin Cities Area	82%	83%	82% (137)
From Outside Twin Cities Area	18%	17%	18% (30)
Total	100% (73)	100% (93)	100% (166)

^aScreening question A16: "Have you moved in the past year?"

A16A: "(IF YES) Did you move within the Twin Cities or did you move to the Twin Cities are from somewhere else?"

TABLE 25
MOVED WITHIN PAST YEAR

BY
INCOME

Moved Within Past Year	Under 20K	20-30K	Over 30K	Total
Yes	25%	12%	10%	16% (155)
No	75%	89%	90%	84% (840)
Total	100% (338)	100% (295)	100% (361)	100% (995)

TABLE 26
MOVED WITHIN OR FROM OUTSIDE TWIN CITIES AREA WITHIN PAST YEAR

BY
INCOME

Moved Within Or From Outside Twin Cities	Under 20K	20-30K	Over 30K	Total
Within Twin Cities Area	88%	81%	66%	81% (127)
From Outside Twin Cities Area	13%	19%	34%	19% (30)
Total	100% (86)	100% (36)	100% (35)	100% (157)

TABLE 27

MOVED WITHIN PAST YEAR

BY

AGE

Moved	18-24	25-34	35-44	45-54	55-64	65+	Total
Yes	46%	21%	8%	5%	6%	6%	16%
No	54%	79%	92%	95%	94%	94%	84%
Total	100% (128)	100% (308)	100% (232)	100% (135)	100% (127)	100% (154)	100% (1084)

X. CONCLUSIONS

Significant Findings

Eighty-one percent of our respondents reported a desire to live in a detached single-family house (Table 12), but at present only about 71% actually do (Table 5A). Nearly three-fifths of those not currently living in single-family houses desire to live in them (Table 12), which suggests a greater demand for single-family housing than for any other type. And even though apartments appear to be the least favored type of housing among our respondents, over a fifth of those persons currently residing in apartments desire them more than any other type of dwelling.

Although 14% of those surveyed indicated a desire for "other" housing (e.g. not a single-family house or apartment), low response frequencies prevented an analysis of the other housing types.

The largest need for single-family housing seemed to be among those persons with total household incomes below the poverty line (less than \$10,000) and for persons under 35-years-old. Thirty-one percent of the lowest income respondents reported living in owner- (28%) or renter-occupied (3%) houses (Table 7A), but 69% reported a desire for single-family housing (Table 13). Similarly, more persons with incomes between \$10,000 and \$30,000 desire to live in single-family houses (81% combined -- Table 13) than actually do (71% combined -- Tables 7B and 7C).

The younger the respondent, the more likely he or she was to have looked for housing during the year preceding the interview (Table 18). Fifty percent of persons between 18 and 24 reported looking for housing and 40% of those between 25 and 34 did so (Table 18). Although 75% of the 18 to 24-year-olds who looked for housing last year desire single-family houses (Table 19), only about 53% currently live in such housing (Table 8). Similarly, 91% of the 25 to 34-year-olds who looked for housing desire single-family houses (Table 19), but only about 67% live in that type of housing now (Table 8).

The vast majority of respondents reported satisfaction with their current housing (94% overall--Tables 20 and 21), but this figure is partly biased because of the high proportion of respondents in single-family houses (71% -- Table 5B), and because these informants reported the most overall satisfaction with their housing (97% -- Table 20). Instead, of the 251 respondents in renter-occupied housing, a total of 17% reported being dissatisfied (13%) or very dissatisfied (4%) with their present housing (Table 20), which makes them the most dissatisfied of those surveyed. Sampling fluctuation, however, may influence these figures.

Lastly, those respondents who reported moving within the year prior to the interview appear to be the second most dissatisfied group with their housing (11% dissatisfied versus 4% very dissatisfied -- Table 22). Thus, while approximately 15% of those who moved reported housing dissatisfaction, only about 6% of those who did not move were dissatisfied (Table 22).

Recommendations

The two chief strengths of TCAS housing data are their usefulness in gathering information between the U.S. Censuses and for mapping housing attitudes and preferences across time. In short, because TCAS data are highly comparable to census data, subsequent surveys can be used to augment the census in a timely manner as well as establish a database on shifts and trends in attitudes toward housing in the Twin Cities area.

Subsequent surveys should consider the following observations from our analysis of TCAS-83 housing data:

1. The idea of housing preferences based on affordability (questions A14 and A14a) and without a concern for costs or income (question A13) need some clarification. For example, the data based on question A14 might benefit from a tighter wording of the question so that we can distinguish more precisely between respondents who actually want a different type of housing from those who want to move into the same type of housing but perhaps of a different style. If the intention of question A14 is to screen for persons who actually want a different type of housing within their current means, it should read something like this: "Considering housing costs and your income, would you prefer to move to a different type of housing from the type you live in now?" A question worded in this way should eliminate the confusion caused by the respondents who picked the same type of housing they live in now (Tables 9-11).

Second, although question A13 (housing preferences when costs are not a factor) yielded useful information, primarily because it was asked of all respondents, additionally useful information could be gathered by asking all the informants their housing preferences when costs are a factor (a modification and extension of A14).

2. Question A15 (looked for housing during the last year) might benefit from a branching question on how they actually sought the housing. In this way data will be available to both better understand how persons go about purchasing housing, and to distinguish between the more casual and serious searchers.
3. Trend data might also benefit from knowing where our respondents want to live most.
4. Question A12 examined housing satisfaction/dissatisfaction. Subsequent surveys might branch this question so that we can understand why people are most satisfied or dissatisfied with their housing. This would be especially interesting for those who reported being unhappy with their present housing.

APPENDIX A

Reading The Codebook

The following are the verbatim questions, alphanumeric variable names, total and cell counts, and adjusted means for all housing questions asked in TCAS-83. These data include both the race and adult household size weights (see Introduction).

HOUSING

Now I have some questions on housing.

		<u>N</u>	<u>Adj.%</u>
A10. Which of the following comes closest to the kind of housing unit you live in? (READ LIST AND STOP WHEN R. COMES TO UNIT TYPE.)	Detached single		
	family house 1	784	71%
	Mobile home. 2	13	1%
	Duplex 3	104	9%
	Townhouse or		
	rowhouse 4	41	4%
	Apartment. 5	136	12%
	Something else (SPEC) 6	22	2%
	DK 8	0	0
	RA 9	0	0
		-----	-----
		1100	100%

		<u>N</u>	<u>Adj.%</u>
A10a. (IF APARTMENT) How many stories does your apartment building have?	3 stories or less. . 1	111	79%
Does it have 3 stories or less or	More than 3 stories. 2	30	21%
does it have more than 3 stories?	DK 8	0	0
	RA 9	0	0
	NA 0	960	--
		-----	-----
		1101	100%

		<u>N</u>	<u>Adj.%</u>
A11. Do you or some member of your household own your home or are you renting?	Own. 1	846	77%
	Rent 2	249	23%
	Other. 3	4	0
	DK 8	2	0
	RA 9	0	0
		-----	-----
		1101	100%

		N	Adj.%
A12. How satisfied are you with your housing-- very satisfied, satisfied, dissatisfied, or very dissatisfied?	Very satisfied 1	597	54%
	Satisfied. 2	435	40%
	Dissatisfied 3	54	5%
	Very dissatisfied. . 4	13	1%
	DK 8	1	0
	RA 9	0	0
		-----	-----
		1100	100%

		N	Adj.%
A13. In what type of housing would you prefer to reside, assuming that you could afford it...detached house, duplex, apartment, mobile home, or something else? (IF OTHER THAN APARTMENT, GO TO 13b.)	Detached single		
	family house 1	890	81%
	Duplex/double		
	bungalow 2	43	4%
	Apartment. 3	50	5%
	Mobile home. 4	8	1%
	Something else (SPEC) 5	32	3%
	Townhouse. 6	40	4%
	Condominium. 7	34	3%
	DK 8	3	0
	RA 9	1	0
		-----	-----
		1101	100%

		N	Adj.%
A13a.(IF APARTMENT) Would that be a low rise or high rise apartment? (Low rise is 3 stories or less. High rise is more than 3 stories.)	Low rise 1	34	67%
	High rise. 2	17	33%
	DK 8	6	0
	RA 9	0	0
	NA 0	1045	--
		-----	-----
		1102	100%

		N	Adj.%
A13b.Would you prefer to own such a unit or rent?	Own. 1	1030	94%
	Rent 2	51	5%
	DK 8	7	0
	RA 9	13	1
	NA 0	0	0
		-----	-----
		1101	100%

		N	Adj.%
A14. Assuming that income and housing costs were a factor, would you prefer a different type of housing?	Yes. 1	258	23%
	No 2	835	76%
	(IF NO, GO TO 15)		
	DK 8	5	1%
	RA 9	2	0
	NA 0	1	0
		-----	-----
		1101	100%

		<u>N</u>	<u>Adj.%</u>
Al4a. (IF YES) What type of housing would you prefer...detached house, duplex, apartment, mobile home, or something else?	Detached single family house 1	107	42%
(IF OTHER THAN APARTMENT, GO TO 14b.)	Duplex/double bungalow 2	36	14%
	Apartment. 3	34	13%
	Mobile home. 4	9	4%
	Something else (SPEC) 5	70	27%
	DK 8	2	0
	RA 9	1	0
	NA 0	825	--
		-----	-----
		1084	100%
		<u>N</u>	<u>Adj.%</u>
Al4a-1 (IF APARTMENT) Would that be a low rise or high rise apartment?	Low rise 1	28	74%
(Low rise is 3 stories or less.	High rise. 2	10	26%
High rise is more than 3 stories.)	DK 8	1	0
	RA 9	0	0
	NA 0	1062	--
		-----	-----
		1101	100%
		<u>N</u>	<u>Adj.%</u>
Al4b.Would you prefer to own such a unit or rent?	Own. 1	220	84%
	Rent 2	41	16%
	DK 8	1	0
	RA 9	0	0
	NA 0	839	--
		-----	-----
		1101	100%
		<u>N</u>	<u>Adj.%</u>
Al5. Have you looked for housing during the last year?	Yes. 1	319	29%
	No 2	782	71%
	DK 8	0	0
	RA 9	1	0
		-----	-----
		1102	100%
		<u>N</u>	<u>Adj.%</u>
Al5a.(IF YES) Did you have any difficulty finding what you needed?	Yes. 1	147	46%
	No 2	176	54%
	DK 8	0	0
	RA 9	0	0
	NA 0	778	--
		-----	-----
		1101	100%

Al5a-1(IF YES) What were the reasons? (DO NOT READ LIST.)

		<u>N</u>	<u>Adj.%</u>
High cost	.1	110	75%
Poor housing condition.	.1	11	7%
Not close to transportation and services.	.1	10	7%
Bad neighborhood.	.1	7	5%
Too far from work	.1	15	10%
Too far from family and friends	.1	5	3%
Race.	.1	1	1%
Kids.	.1	4	3%
Pets.	.1	2	1%
Leases.	.1	0	0
Other (LIST).	.1	42	29%
		----	----
		207	100%

Al6. Have you moved in the last year?

		<u>N</u>	<u>Adj.%</u>
Yes.	1	168	15%
No	2	933	85%
DK	8	0	0
RA	9	0	0
		----	----
		1101	100%

16a. (IF YES) Did you move within the
Twin Cities area or did you move
to the Twin Cities area from
somewhere else?

		<u>N</u>	<u>Adj.%</u>
Moved within TC.	1	141	83%
Moved into area.	2	30	17%
DK	8	0	0
RA	9	0	0
NA	0	931	--
		----	----
		1102	100%

APPENDIX B

MCSR TECHNICAL REPORT 84-1

METHODS AND PROCEDURES OF THE TWIN CITIES AREA SURVEY, 1983

INTRODUCTION

Background

The second annual Twin Cities Area Survey (TCAS) was conducted in November, 1983, by the Minnesota Center for Social Research (MCSR), a research unit within the Department of Sociology at the University of Minnesota. TCAS is an omnibus survey of adults, age 18 and over, who reside in the seven county Minneapolis-St. Paul area. Topics and questions covered each year are determined by a combination of student and sponsor interests. Sponsors are agencies, organizations, or companies providing contributions to the effort. In return for their support, sponsors are given priority access to the results of the survey, and afforded the opportunity to contribute ideas or questions to the interview schedule.

The chief sponsor of the 1983 survey was the Sociology Department of the University of Minnesota. Other financial supporters included the Metropolitan Council, the Center for Urban and Regional Affairs at the University of Minnesota, the Minneapolis Police Department, the American Bar Foundation, Control Data Corporation, the Minnesota Waste Management Board, the Abortion Rights Council, and the State of Minnesota Department of Transportation. In addition, the Minneapolis Star and Tribune through its Minnesota Poll provided a random sample of phone numbers.

Objectives

The Twin Cities Area Survey project has three basic objectives. The first of these is to make available to local decision-makers useful and technically sound information regarding characteristics, attitudes, and behaviors of Twin Cities area residents. Such information is potentially relevant to a multitude of needs, including market analysis, needs assessment, project evaluation and organizational planning. A second objective of the project is to develop an ongoing social monitoring capability for the Twin Cities. Because the survey is an annual event, the project provides means to maintain an updated Twin Cities area database and to monitor change in this database over the course of time. A third objective of the project is to provide sociology students, and selected students within other university departments, with an opportunity to participate in a professional field survey operation. This training experience greatly enhances the methodological skills of such students, which also enlarges and enriches the pool of social researchers ultimately available to other projects in the community.

THE INTERVIEW SCHEDULE

The interview schedule contained two kinds of questions: "topical questions," which were tailored to the specific interests of 1983 sponsors, and "permanent questions," which are intended to remain the same from year to year.

Topical Sections

The questions in the interview schedule covered various topics of special interest to the sponsors of the survey or to faculty and students at the University of Minnesota. To accomodate as many of these topics as possible without lengthening the interview schedule unnecessarily, parallel forms of the schedule (designated Form A and Form B) were implemented. The forms differed in two respects. Form A (Appendix A) contained a section with questions regarding driving while intoxicated, everyday emotions, abortion, and a nuclear freeze, while Form B (Appendix B) had questions on income tax and gambling. Both forms had the same introduction as well as identical questions regarding housing, computers, hazardous waste, police and crime, and transportation.

Permanent Sections

In addition to the topical sections described above, both forms contained standard demographics questions as well as questions intended to serve as indicators of the quality of social life in the Twin Cities area. Unlike the topical sections of the survey, the demographics and social indicators questions are intended to be asked each succeeding year of the project, thus providing a basis for assessing longitudinal changes in the character of the area.

SAMPLING DESIGN

Selection of informants occurred in two stages: first a household in the Twin Cities metropolitan area was randomly selected and then an informant was randomly selected within the household.

Selection of Household

Two household samples were obtained. The first was a general random sample of Twin Cities area households, and the second was a special oversampling of low income and ethnic minority households. The function of the oversample was to compensate for the tendency of telephone surveys to underrepresent certain segments of society.

General Random Sample

Two methods were employed to obtain a general random sample of about 960 complete interviews: random digit dialing and random selection of households from city directories.

Random Digit Dialing Sample

With this method, an exhaustive list of operating telephone exchanges

is obtained for a designated area and the last three digits are assigned random numbers. This makes it possible to contact those with unlisted numbers and those who have moved since the directories were published. For TCAS 1982 and 1983, the random digit dialing sample was donated by the Star and Tribune Company. The sample was stratified so that the numbers of respondents in each county was proportionate to the population of that county. Half of the general sample was obtained using this method.

Directory Sample

The second half of the general sample was obtained by randomly selecting households from the 1983 Cole's City Directories for the Minneapolis area and the St. Paul area. The sample was stratified so that in each county the number of respondents was proportionate to the population of that county. Households without telephone numbers were targeted for in-person contacts.

Low Income Sample

The low income sample was obtained in the following way. Information from the 1980 census was used to identify the nine census tracts in Minneapolis and St. Paul with the highest concentrations of ethnic minority residents and households with incomes below the federal poverty standard. City directories for Minneapolis and St. Paul were then used to randomly select residential phone numbers from within these areas. Four census tracts were located in the north side area of Minneapolis, two census tracts were located south central area of Minneapolis, and three were located near Selby-Dale in St. Paul.

Selection of Respondents

For households with more than one adult resident it was necessary to randomly select a person to be interviewed. The purpose of such a procedure is to assure that all eligible residents have the same chance of being included in the interview sample.

Using the method advocated by Trogdahl and Carter (19xx), informants were selected on the basis of a selection grid that, with two eligibility questions, indicated the specific person to interview in each household. The two eligibility questions are: (1) How many adults live in the household and (2) how many of them are women? Different versions of the respondent selection grid were employed randomly to assure that within each household, each adult has the same chance to be interviewed as any other adult present.

INTERVIEWING

Interviewer Recruitment

Sixteen of the twenty-eight undergraduate and graduate students who participated as interviewers in this year's study were recruited from a pool of MCSR-experienced interviewers. The other twelve were recruited from student employment and the sociology methods course. Five of these students also had previous interviewing experience. Twenty-three interviewers worked for pay and five volunteered their time for course

credit.

Training of Interviewers

New applicants for interviewing positions were required to attend an initial training and screening session during which they were given basic instructions in survey interviewing and supervised practice in interviewing techniques. Interviewers were selected from this group based upon their performance on two on-phone role play interviews with MCSR staff members.

Both new and experienced interviewers attended a second training session covering survey procedures and policies. In addition, they were provided with standard protocols for dealing with anticipated questions about the survey and reasons for refusing to participate. Before beginning actual interviewing, all interviewers were required to run through the entire schedule with a supervisor or other MCSR staff member.

Supervision

All interviews were conducted by telephone from a central phone bank at the Minnesota Center for Social Research. Interviewing was organized into three 4-hour shifts on weekdays and one 4-hour shift on weekends. Every shift was managed by a supervisor whose responsibilities included distributing new phone numbers and scheduled appointments, monitoring interviewers at work, and reviewing completed interview schedules for errors and omissions.

Operations

Numbers to be called were recorded on callback records, and they were randomly distributed to interviewers at the beginning of each shift. On the back of every callback sheet were two forms for refusals or appointments which the interviewers filled out with the dates and times of scheduled appointments, the name of the targeted respondent if selected, reasons for declining participation in the case of a refusal, and any other information that might be helpful when households were recontacted. The disposition of each attempt to complete an interview was recorded on these callback records. Fourteen dispositions were possible.

1. "Completed" meant that all questions in the interview schedule had been asked of the respondent.
2. "Partial" meant that the interview schedule had been begun but not completed. In such a case, interviews were instructed to schedule an appointment to finish, and fill out the appointment form on the back of the callback sheet. If a respondent declined to complete the interview, the refusal form on the back of the call back record was filled out.
3. "Busy signal" meant that every attempt to contact the household during the shift had resulted in a busy signal.
4. "No answer" meant that all attempts during a shift had resulted in the phone ringing ten times without being answered. If no one in a household could be contacted on six separate shifts, the number was

eliminated.

5. "Not working #" meant that the number was not in operation or that it had been changed. All such numbers were eliminated.
6. "Not home phone" meant that the number was not for a residential phone. All these numbers were eliminated.
7. "Refused" meant that someone in the household declined to participate. A callback record was given this disposition whether or not the person in the household who refused was known to be the targeted respondent. Interviewers were instructed to complete the appropriate form on the back of the callback record, and attach the selection grid to the callback record.
8. "2nd refusal" meant that a re-contact of the household again resulted in someone declining to participate.
9. "R. not available" meant that targeted respondent had been selected within the household but would not be available to be interviewed during the period of time in which interviewing was conducted. For example, if respondent was out of town, or if they were not available between 10 A.M. and 10 P.M.
10. "Phys/lang prob" meant that respondent had been selected, but could not complete the interview, for example, because they were ill, could not speak English, were hearing impaired, or developmentally disabled. Such respondents were not re-contacted.
11. "Callback to select R." meant that contact had been made with someone in the household but the targeted respondent had not been determined. Interviewers were instructed to suggest a more convenient time to call back and select the respondent and to fill out the appropriate information on the back of the callback record, and the selection grid was attached.
12. "Callback to contact R." meant that a respondent had been selected but that an appointment had been suggested by someone other than the respondent. The appropriate form was filled out and the selection grid was attached.
13. "Appointment with R." meant that a respondent had been selected and he or she had scheduled a time to complete the interview.
14. "Other" was reserved for contingencies not covered by the other dispositions (for example, no one under eighteen living in the household).

In order to maintain the randomness of the in-household selection process, the form with the respondent selection grid was attached to the callback record whenever the respondent was selected, whether it was an appointment, refusal, or a completed interview. All completed schedules were turned in to the supervisor for review immediately after the conclusion of the interview. They were then assigned a file ID#, the phone number was recorded on the master list, and the schedules were filed for coding and data entry.

All other callback records were returned to the supervisor at the end of the shift. For each call made, interviewers recorded the date, time, and disposition of the call as well as their interviewer identification number.

In-Person Interviewing

Of the 402 low income households selected from the St. Paul area and Minneapolis area city directories, about 25% did not list a telephone number. To avoid biasing the low income sample by not including these addresses, interviewers were sent to try to complete the survey in person. Sixty of the non-telephone addresses proved to be vacant, nonexistent, or commercial property. Ten completed interviews were obtained from the forty remaining eligible households.

MANAGEMENT OF DATA

Data Entry

Immediately after interviewing began, completed questionnaires began to be entered into an online computer file. Data entry and cleaning was continuous during the data collection phase and as a result of this a file of 1,101 completed interviews was available for preliminary analysis two weeks after actual interviewing had been terminated.

Coding and Quality Control

Completed instruments were reviewed immediately by TCAS shift supervisors for missed questions, errors in branching, and insufficient detail in open-ended responses. Errors detected in this fashion were returned to the interviewer for correction. Following shift supervisor review, instruments were sent to TCAS coders for a more detailed and rigorous examination. Coders prepared completed instruments for data entry by (1) making certain that every question on the schedule was answered properly, (2) assuring that branching had been followed, and (3) coding open-ended responses.

As many questions as possible were pre-coded. Coding schemes for each question were devised by teams of survey staff on the basis of a review of samples of completed interview schedules. Eight independent coders then were given one hour of instruction in coding procedures, followed by one hour of close supervision in coding of actual interviews.

Data Cleaning

Once a complete file of 1101 interviews was obtained, it was examined systematically to remove data entry errors. Data cleaning involved use of a computer program to evaluate each case for (1) variables with values out of range and (2) inappropriate branching on screening and filter questions. In addition, the file was examined manually to identify cases with paradoxical or inappropriate responses.

EVALUATION OF SAMPLE

Completion Rate

As Table 1 below shows, a total of 1,101 completed interviews were obtained. In addition, 457 potential respondents could not be interviewed from the survey: 408 refused to participate and 49 were eliminated for other reasons (e.g., deafness, serious illness, inability to speak English.) The overall completion rate for the total sample, the number of completed interviews divided by the number of completed interviews plus refusals and eliminations, was 70%. This is comparable to response rates obtained in other omnibus social surveys.

TABLE 1

STATUS OF MAIN SAMPLE AND LOW INCOME SAMPLE OF PHONE NUMBERS AT THE TERMINATION OF INTERVIEWING

	Main Sample	Low Income Sample	Totals
Complete Interviews	968 (37%)	133 (30%)	1101 (37%)
Refusals	368 (15%)	40 (9%)	408 (2%)
Physical/Language problems	36 (1%)	13 (3%)	49 (2%)
Not working number	546 (22%)	102 (23%)	648 (22%)
Not home phone	247 (10%)	39 (9%)	286 (9%)
Busy or no answer*	169 (7%)	51 (12%)	220 (7%)
Active Cases**	203 (8%)	61 (14%)	264 (9%)
TOTALS	2537 (100%)	402 (100%)	2976 (100%)
RESPONSE RATE	70%	72%	70%

* No one contacted after repeated calls

** Appointments and callbacks still pending when the interviewing period was completed

For the low income sample alone, a total of 134 interviews were obtained. In addition, 53 potential respondents were eliminated: 40 potential low income respondents refused to participate in the survey and 13 were eliminated for other reasons. The overall completion rate for the low income sample, the number of completed interviews, divided by the total number of completed interviews plus refusals and eliminations, was 72%.

Representativeness

The accuracy of the 1983 TCAS survey can be evaluated by comparing selected characteristics of survey respondents with 1980 data from the U.S. Census. The geographic representation of the sample is compared to actual census counts of population in the seven-county Twin Cities metropolitan area (Table 2). In making this comparison, it is necessary to remember that TCAS responses are intended to represent only the population 18 and over, while all ages are included in the census counts. In addition to these county comparisons, reasonably accurate comparisons are possible with gender, age, race, and income distributions (Tables 3, 4, 5, and 6).

TABLE 2
COMPARISON OF TCAS AND CENSUS DATA:
COUNTY OF RESIDENCE

	TCAS Main Sample	TCAS Low Income Sample	TCAS Totals	1980 Census
	-----	-----	-----	-----
Anoka	10%	1%	9%	10%
Carver	2%	0%	2%	2%
Dakota	11%	0%	10%	10%
Hennepin	50%	72%	52%	47%
Ramsey	19%	27%	20%	23%
Scott	1%	0%	1%	2%
Washington	7%	0%	6%	6%
	-----	-----	-----	-----
Total	100%	100%	100%	100%
	(968)	(133)	(1101)	(2,002,000)

TABLE 3
COMPARISON OF TCAS AND CENSUS DATA:
GENDER

	TCAS Main Sample -----	TCAS Low Income Sample -----	TCAS Totals -----	1980 Census -----
Male	45%	41%	44%	44%
Female	55%	59%	56%	56%
	-----	-----	-----	-----
Total	100% (968)	100% (133)	100% (1101)	100% (2,183,873)

TABLE 4
COMPARISON OF TCAS AND CENSUS DATA:
AGE

	TCAS Main Sample -----	TCAS Low Income Sample -----	TCAS Totals -----	1980 Census -----
18-24	10%	15%	12%	19%
25-34	28%	31%	28%	27%
35-44	22%	16%	21%	17%
45-54	13%	13%	13%	13%
55-64	12%	8%	10%	11%
65 or over	14%	17%	14%	13%
	-----	-----	-----	-----
Total	100% (953)	100% (131)	100% (1084)	100% (1,429,711)

TABLE 5

COMPARISON OF TCAS AND CENSUS DATA:
RACE

	TCAS Main Sample	TCAS Low Income Sample	TCAS Totals	1980 Census
	-----	-----	-----	-----
White	95%	49%	90%	95%
Black	1%	41%	6%	2%
Indian	1%	9%	2%	1%
Other	3%	1%	2%	2%
	-----	-----	-----	-----
Total	100% (968)	100% (133)	100% (1101)	100% (2,090,329)

TABLE 6

COMPARISON OF TCAS AND CENSUS DATA:
INCOME

	TCAS Main Sample	TCAS Low Income Sample	TCAS Totals	1980 Census
	-----	-----	-----	-----
0 to 10,000	13%	36%	16%	20%
10,000 to 20,000	23%	24%	23%	26%
20,000 to 30,000	30%	24%	29%	25%
30,000 to 40,000	15%	9%	14%	15%
40,000 to 50,000	9%	5%	9%	6%
50,000 or more	10%	2%	9%	7%
	-----	-----	-----	-----
Total	100% (874)	100% (121)	100% (995)	100% (722,219)

Sampling Error

The margin of error for the survey is +3%, at the 95% level of confidence, on any response. Using this criterion to evaluate the degree to which the TCAS sample matches the census profile of individuals living in the seven county area shows that, although blacks are somewhat overrepresented and individuals with incomes under 10,000 are somewhat underrepresented, it is a generally adequate representation of county respondents.

DEMOGRAPHIC DESCRIPTION OF SAMPLE

The purpose of this section is to briefly describe the TCAS sample according to its demographic characteristics. In order to compensate for the known tendency of general social survey to undersample low-income members of a population, the main sample and low-income sample have been merged. A more detailed demographic description of the sample may be obtained from the TCAS codebook.

Gender: Fifty-six percent of the sample were females and 44% were males.

Age: Twelve percent were between 18 and 24 years of age, 28% were between 25 and 34, 21% were between 35 and 44, 13% percent were between 45 and 54, 11% were between 55 and 64, and 14% were 65 or older.

Marital Status: Fifty-eight percent of the sample were married, 23% were single, 11% were divorced or separated, and 8% were widowed.

Race: Ninety percent of the sample was white, 6% were black, 1% were Native American, and 1% were a member of another racial group.

Employment: At the time of the survey, 54% of the sample worked full-time, 16% worked part-time, 10% were retired, 10% were keeping house, 5% were unemployed, and 4% were students.

Education: Three percent of the sample had grade school educations, 6% had some high school, 32% were high school graduates, 28% had some college (including vocational/technical training), and 30% were college graduates.