

HOUSING EDUCATION AND RESEARCH ASSOCIATION: OUR 40TH ANNIVERSARY

Joseph L. Wysocki

This article outlined the creation and continuing development of the Housing Education and Research Association as the association celebrated its 40th anniversary in 2006. The legacy of the Housing Education and Research Association was highlighted by focusing on people, places, programs/issues/topics, and products. For the future, developing partnerships and being proactive were identified as crucial for the success of the Housing Education and Research Association.

INFLUENCE OF LIFESTYLE ON HOUSING PREFERENCES OF MULTIFAMILY HOUSING RESIDENTS

Hyun-Jeong Lee, Rosemary Carucci Goss, and Julia O. Beamish

The purpose of this study was to identify the housing preferences of multifamily housing residents as determined by their lifestyles. As a lifestyle measurement for this research, 59 housing activity, interest, and opinion statements were developed. A total of 206 usable questionnaires were collected through a mail survey of residents of nine apartment communities in Charlotte, North Carolina. Four lifestyle factors (Well-being, Social, Spaces, and Envirotech) were derived, and the respondents were grouped into four lifestyle clusters (Community Cluster, Basics Cluster, Home Cluster, and Environment Cluster). The relationships between the lifestyle clusters and their housing preferences were tested and the major findings were: (a) households in the Community Cluster had a strong downtown orientation and the weakest perception of homeownership, and preferred to have security features; (b) households in the Basics Cluster had the weakest preferences for apartment home and community features and the second weakest perception of homeownership; (c) households in the Home Cluster had the strongest perception of homeownership and relatively strong feature preferences, including preferences for upscale interior design features; and (d) households in the Environment Cluster had a strong suburban orientation and preferred to have outdoor parking spaces in front of the building, plant watering service, and an on-site car care center. These findings can be applied to the design and management of apartment communities and to marketing strategies that are sensitive to lifestyle concepts.

ASSESSING THE BARRIERS TO COMMUNITY LIVING: ACCESSIBLE HOUSING IN A RURAL STATE

Melina Danko

This statewide community-based participatory action research study was conducted to identify opportunities and barriers for persons with disabilities in obtaining accessible, affordable housing (rental or ownership) in West Virginia. Using surveys and a facilitated group technique, persons with disabilities identified existing barriers and developed a set of questions for housing industry professionals. This activity was a prelude for a housing provider summit where facilitated discussions focused on clarifying misconceptions, answering questions, and making commitments for further involvement. This research revealed many misconceptions about housing among both persons with disabilities and housing providers. Convening a joint strategy session created new relationships among members of the two groups.

Outcomes included creation of a new mortgage program, introduction of legislation, relationships built with community partners, and development of publications.

EXPLORING THE IMPACTS OF BALLOT BOX LAND USE MEASURES ON AFFORDABLE HOUSING

Lucy Acquaye, Joseli Macedo, Rhonda Phillips, and Douglas White

Throughout the U.S., increasing land use regulation via ballot box measures is being addressed. It appears that ballot box land use measures to pass land use regulation change can lead to delays in the land development process. These delays have been found to increase transaction costs, cause uncertainty in the development process, and lead to a reduction in the number of new single-unit homes being constructed. One of the major concerns is that this restriction in supply will lead to increased housing prices in communities, negatively impacting affordable housing by placing it beyond obtainable levels of affordability. In this study, the context of ballot box measures as land use regulation was reviewed, and projections of economic impact of potential land use regulation change were presented. Using Florida as the case in point, projected impacts included home buyers having to earn \$3,000 to \$12,000 more per year to qualify for higher housing prices due to increased regulation. In areas of the U.S. experiencing severe affordable housing shortages such as Florida, a concerted effort may be needed to maintain land development balance and thus allow affordable housing to be adequately supplied.

THE CHANGING NATURE OF HOUSING MARKETS IN UPSTATE NEW YORK

Joseph Laquatra, Rolf Pendall, David L. Kay, Jordan F. Suter, and Nelson Bills

The rapid rate of land development across the U.S. leads to what is commonly referred to as residential sprawl. This article reviewed issues related to rural residential sprawl and the forces behind it, including the role of home buyer preferences. A sample of 63,196 home sale transactions that occurred between 1998 and 2005 in the Rochester, New York housing market comprised the data set for a hedonic pricing analysis that included open space variables within the vectors of housing characteristics. Results from the analysis indicated that household preferences for more living space, site acreage, and proximity to open space were among the driving forces for residential sprawl in this housing market.

WORK AND HOME BOUNDARIES: SOCIO-SPATIAL ANALYSIS OF WOMEN'S LIVE-WORK ENVIRONMENTS

Atiya N. Mahmood

This research examined the patterns of living and work arrangements of home-based workers in neighborhoods of different socio-economic composition in Milwaukee, Wisconsin. Forty participants were interviewed from three study areas—an economically depressed area with a predominantly African-American population, a mixed-income neighborhood with an ethnically heterogeneous population, and a middle-income neighborhood with a predominantly White population. The study used a mixed methodological approach where qualitative data were augmented by quantitative data. Structuration Theory, Technologies of Self boundary management concepts, and the model of Activity Systems and Systems of Settings guided data interpretation. Findings revealed that home-based workers, as active agents, interacted with the existing structures of their live-work environments to accommodate work within their residences through boundary management practices that had spatial, temporal, or behavioral manifestations. The presence of clients in the residence, household composition, household members' practices, the nature of and motive for home-based work, and spatial affordances of work settings all influenced how and when these boundaries between work and home were placed or removed.

ACCESSIBLE HOUSING AVAILABILITY FOR THE GROWING U.S. ELDERLY POPULATION

Nichole M. Campbell and Jean Memken

The purpose of this study was to compare the number of accessible housing units available for purchase in the U.S. with the number of elderly households in this country. It was hypothesized that the number of elderly households would be proportionately higher than the number of available accessible housing units. Data for this research came from the MLS listings on www.realtor.com and the 2000 U.S. Census. The number of accessible housing listings for U.S. municipalities with populations greater than 150,000 people was compared with elderly populations for those municipalities as well as the projected elderly population for the year 2025. Analysis of variance was used to compare regions of the country in terms of accessible housing listings and elderly populations. Results showed that the Northeastern section of the U.S. had significantly more accessible housing listings than any other section of the country; however, there were no significant differences in current or projected elderly populations among the regions of the country. In addition, multiple regression analysis revealed a significant positive relationship between number of housing units on the market and number of accessible units available for sale. The results of this research revealed a major shortfall of accessible housing units in all areas of the country, which could have major implications for elderly households desiring to age in place and needing accessible housing to do so.

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