

**RESIDENT MONITORING OF HOUSING CONDITIONS:  
A PILOT STUDY ON LANGSIDE STREET, WINNIPEG**

**BY**

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**A PRACTICUM SUBMITTED TO THE  
FACULTY OF GRADUATE STUDIES  
AS A PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR THE  
DEGREE OF**

**MASTER OF CITY PLANNING**

**DEPARTMENT OF CITY PLANNING  
FACULTY OF ARCHITECTURE  
THE UNIVERSITY OF MANITOBA**

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**BY**

**JAIRO VIAFARA**

**A Thesis/Practicum submitted to the Faculty of Graduate Studies of The University  
of Manitoba in partial fulfillment of the requirements of the degree  
of  
MASTER OF CITY PLANNING**

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**RESIDENT MONITORING OF HOUSING CONDITIONS:  
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**By:**

**Jairo Viáfara.**

## **ABSTRACT.**

**This practicum report discusses the theory and methodology supporting three proposed instruments: a. A Housing Condition Survey., b. The Interviewer's Handbook and, c. The Template or relational database. These proposed instruments are expected to be used by the West Broadway Housing Coalition, in the Revitalization<sup>1</sup> process taking place in the West Broadway Neighbourhood. This practicum report examines the theory and methodology supporting the design of the described instruments. These proposed planning tools are to be used by the Winnipeg Housing Coalition at the West-Broadway Housing Resource Centre, to measure physical dwelling condition and to examine the presence of adequate, affordable and suitable housing, in the context of an inner-city neighbourhood.**

**This report also presents the following elements:**

- a) Provides a literature review of some of the most relevant works on the topic of Housing Condition Assessment.**
- b) Presents an overview of the techniques and methods used in connection with housing assessment.**
- c) Provides a description of the Housing Condition Survey, The Interviewer's Handbook and The Template or Relational Database.**
- d) Describes the designed instruments, discusses their merits, and reflects on their perceived limitations.**
- e) Discusses preliminary test findings and advances a critical proposal outlining suggested adjustments to the instruments for its use on the entire neighborhood.**

---

**1 Neighbourhood revitalization is a broader term encompassing both upgrading and gentrification. The former refers to physical improvement with the existing population remaining in place. The latter applies to community improvements resulting from the replacement of a working -or-lower-class population by the middle class" (Varadi, 1986:290) The process of revitalization undergoing the West Broadway neighbourhood falls in the parameters set by the former idea of upgrading with the population remaining in place.**

**Dedicated with love, affection and profound respect to the Memory of my  
Grandmother, Evangelina Viáfara; and  
to the Memory of my Mother, Orfilia Viáfara**

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### **Acknowledgments.**

Technical support and academic guidance to develop the components of this practicum pilot project, including The Housing Condition Survey, The Interviewer's Handbook and The Relational Database or The Template, has been gladly received from my Practicum Advisor, Dr. Ian Skelton, Department of City Planning, University of Manitoba. Many thanks for his patience and understanding. Thanks to the following for their support, and encouragement. Mr. Darren W. Lezubski, Social Planning Council; Dr. Valerie Michaud, The Winnipeg Area Study, Faculty of Sociology, University of Manitoba, Mr. Jim Martinuk, Chairperson of the Winnipeg Housing Coalition, Mr. Lawrence Witko, a community resident and Ms Linda Williams, Co-ordinator of the West-Broadway Housing Resource Centre. Heart felt thanks to my wife, Nubia Viáfara, for all the generous support in the process of statistical analysis. The opinions expressed in this report are the sole responsibility of the author.

**PART I.**

**MEASURING HOUSING  
CONDITION**

## I. INTRODUCTION

West-Broadway is an inner-city neighbourhood in the City of Winnipeg. The neighbourhood is delimited by known urban landmarks such as Portage Avenue to the north, Assiniboine River to the south; Balmoral and Colonial street on the east; Cooper, St. Mary and Portage Avenue on the north. A most precise definition of boundaries is obtained by referring to the neighbourhood map located in the appendix.

The area's housing stock was build around late 1940's to respond to the growth of population and economic boom experienced by the city in those times. Today, the neighbourhood is characterized by the following aspects:

- a. Household size characteristics, indicates 61% of the total population are living alone. This is a large proportion of the total of the neighbourhood.<sup>2</sup>
- b. Household size, is dominated by the overwhelming presence of 1 person households.<sup>3</sup>
- c. Tenure in this area is defined by the prevalence of renters over dwelling owners 94% of the area residents declared themselves as renters during the 1991 Census.<sup>4</sup>
- d. In terms of education shows that 37.7% of the residents hold some university education, a larger percentage than that of educated people across the city<sup>5</sup>
- e. In terms of employment, "The residents of West Broadway had a higher unemployment rate and a lower participation rate for both sexes compared to the rates for the entire city".<sup>6</sup>

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<sup>2</sup> West Broadway Characteristics. City of Winnipeg Planning Dept.  
<sup>3</sup> West Broadway Characteristics. City of Winnipeg Planning Dept.  
<sup>4</sup> West Broadway Characteristics. City of Winnipeg Planning Dept.  
<sup>5</sup> West Broadway Characteristics. City of Winnipeg Planning Dept.  
<sup>6</sup> West Broadway Characteristics. City of Winnipeg Planning Dept.

f. The mobility rate as measured by the Winnipeg School Division # 1 was of 78% in the neighbourhood, compared to 93% for the Inner-city<sup>17</sup>

Studying the figures presented by the Winnipeg Planning Department in the Winnipeg Neighbourhood Characterization, it is possible to conclude that as an inner-city neighbourhood, West Broadway features among others, the following characteristics:

- a. a large concentration of low income households;
- b. a high turnover rate of vacancies and renters;
- c. a vast proportion of single headed households;
- d. a large number of social assistance recipients; and,
- e. a concentration of housing stock ownership in the hands of absentee landlords and property management agencies.

## **II. SUPPORTING THEORIES AND METHODOLOGIES.**

Herbert Gans a leading critic in the field of urban studies, neighbourhood character and social composition, once wrote about the low income residents of the inner city: "These urban dwellers must take the dilapidated housing in blighted neighbourhoods to which the housing market relegates them" (1970:73).

For a great majority of these dwellers, the quality of their housing directly depends on the level of social assistance they may be entitled to. As the decision to live in any particular neighbourhood is a voluntary one made by the residents, disadvantaged and disposed neighbourhood residents are prevented from making choices in terms of housing quality and location, remaining confined to poor housing and declining neighbourhoods.

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<sup>17</sup>West Broadway Characteristics. City of Winnipeg Planning Dept.

Bourne brings a complementary perspective on the topic of access to housing. His perspective is based on the scale of access to housing elaborated by Rex (1971) which establishes a descending degree of access desirability. According to this table, public sector tenants, tenants of houses owned by absentee landlords and tenant in rooming houses, are compelled to remain in the inner-city. (Bourne, 1991:17) This point is relevant in our study because it is precisely these populations who encompass the larger proportion of residents in the area where this practicum is taking place.

Housing is a scarce and unevenly distributed resource. A combination of factors such as income, location, dwelling size, household structure and composition; even gender and in some cases, perceived ethnic features and origins; could to certain extent affect access to housing opportunities for some prospective customers. As the housing market is regulated by legal requirements, activities such as purchasing or renting a house, securing a mortgage, a down payment or a damage deposit, could work against the socially disadvantaged. In other words, these elements directly affect the prospects of the area residents by denying them access to affordable housing and to stable communities.

Every day hundreds of houses are traded in a supply-demand market. Unfortunately, for many inner-city residents, the dream of one day owning a place in which to live, a place to live and to raise their family, is a fading reality. Often, income is the deciding factor. When someone decides to buy, purchase or rent a dwelling, residents do so, expecting to enjoy a variety of services and community resources around that newly acquired location.

Those services could include, the number of desired rooms, the type of dwelling structure; the available space to conduct important social functions; and the access to public and quasi-public facilities including daycare, healthcare clinics, schools and access to their workplaces. In the case of West Broadway, particular attention should be

given to the needs of a predominantly single headed renters households, and the mobile adult population.

Regularly people move from one place to another, not only to obtaining affordable rent prices and solid physical dwelling structures. They are also looking for community amenities and pursuing ideals reflecting the quality of life they are striving for. The fulfillment of vital socialization and interactional functions, protection and security, access to services and resources, are also on their minds (Menahem, 1989:31).

This practicum project wishes to address two questions.

- a. What kind of physical and social housing conditions are enjoyed by those residents in the West Broadway area in general, and on Langside Street in particular?
- b. To what extent are neighbourhood physical and social decline a result of housing stock aging and neglect?

From that point of view, this is a community based neighbourhood revitalization and stabilization effort to address the process of neighbourhood decline as perceived from news media reports, inner-city school mobility rates, household composition, household size and tenure arrangements.

Neighbourhood upgrading programs, may initially address a series of community building initiatives with activities such as neighbour-get-to-know-your neighbour events, street festivals, mural painting, community barbecues, and street cleaning campaigns. All these neighbourhood revitalization activities have been undertaken in the West Broadway area.

Because of the enthusiasm and strong resident participation, this area has recently been described as a "neighbourhood in bloom" by the internationally renowned artist Wanda Koop.



Since 1993, The West Broadway Housing Resource Centre has organized lively monthly residents meetings to address the issues affecting the neighbourhood as identified by residents, eventually forming block clusters and block resident's associations in the entire neighbourhood.

As suggested by Varadi (1986:271), "effective neighbourhood stabilization programs require sound theories of the causes of neighbourhood decline and improvement".

A partial characterization of these perceived problems of decline and improvement, faced by the neighbourhood in question, has been discussed from at least two theoretical view points.

#### **I. Orthodox Economic Theory:**

A. "Subject to budget constraints, landlords and owners seek to maximize the utility derived from their property. Neighbourhood decline results from the softening of demand for housing in local markets and its impact on a cash flow" (Varady, 1986:271).

B. "Perceiving or anticipating in-migration of lower income families less able to afford rental payments, landlords may withhold needed repairs. Similarly, owner-occupants may forego property improvements if they assume that income shifts will reduce property values. Poorer maintenance decreases the likelihood of middle income families moving into the area, thus speeding the decline" (Varady, 1986:272)

C. "Many economists argue that the aging of dwelling units is the prime cause of neighbourhood physical and social decline" (Varady, 1986:272)

#### **II. Radical Theory:**

A. "This theory focuses on disparities in power between the different actors in neighbourhood housing markets (e.g., tenants versus landlords, home owners versus banks). Radical theory emphasizes the need to reduce power imbalances through neighbourhood self-help by transferring real estate to neighbourhood residents, as is done with community development corporations" (Varady, 1986: 273)

**Fig. 1 Social and Economic Changes, Acting through the housing system<sup>8</sup>.**

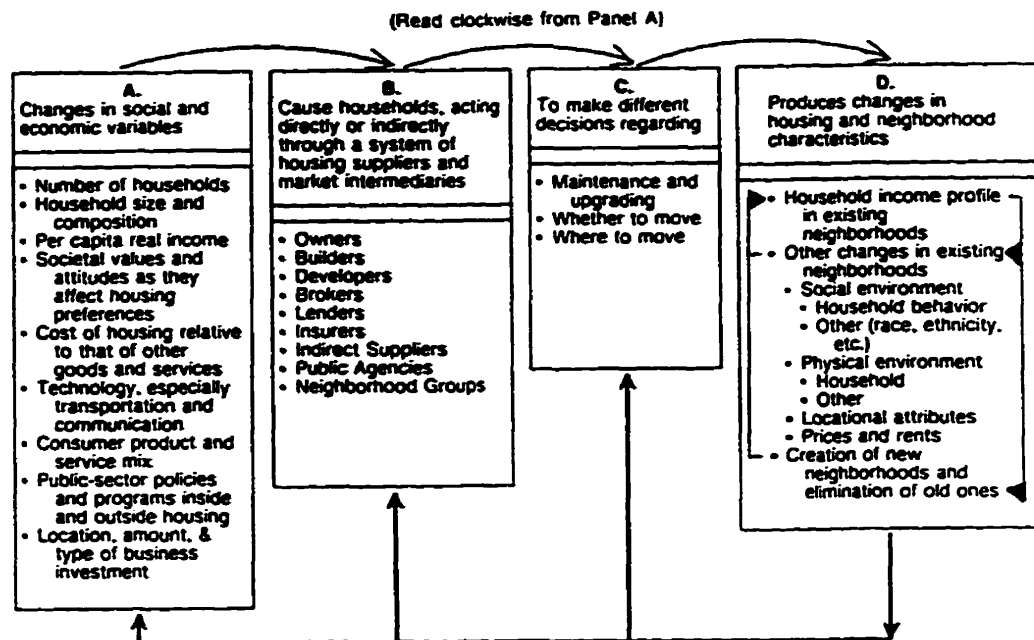


FIG. 1. Schematic Diagram describing generally how social and economic changes, acting through the housing system, alter the characteristics of the housing inventory and neighborhoods. Source: Grigsby, Baratz, and MacLennan, 1984, p. 33.

In response to the factors involved in the process of neighbourhood decline, indicated by the Orthodox and the Radical economic theories, one may argue that the demand of houses in the West Broadway area is in decline. The presence of a large number of renters, many of whom rely on social transfer payments, may to a certain extent, entice landlords to withhold needed repairs and property improvements, thus contributing to the decrease of the quality of life of those area residents.

On the other hand Varadi, citing Grigsby, Baratz and MacLennan (1984) points to "the behavioural characteristics and realities of some low income families (vandalism, theft, poor housekeeping) " which

<sup>8</sup> Varadi, (1986:273)

produce high operating cost for landlords, and extra expenses for the public sector adding to the amount of decline that would be expected from low income alone" (Varadi, 1986:273). A significant proportion of low income families makes the population of West Broadway.

In the area, these aspects are confirmed by the presence of dilapidated and boarded up houses, inhabited by low income residents, who are a highly mobile population. Some low income residents, not only possess social characteristics that define their marginalization from the mainstream; they also are associated with wild parties and disturbances affecting the health of the whole neighbourhood. As a consequence of these population traits, these residents incur extra expenses for the public sector by the constant involvement of non-resident government representatives, such as Welfare agents, social workers, Housing Authorities and the police who are trying to provide a safe neighbourhood for the remaining residents who feel frustrated and powerless in the process of regaining control on the aspects that affect the quality of life of the residents in their neighbourhood.

In this situation, the position underlying this paper is that a community led housing condition inventory, particularly on the physical aspects of the dwelling units, could address perceived imbalances delimited by the relationships established between the landlords, property management agencies and residents. Those perceived imbalances are indicated by a recurring neglect of dwelling repairs, poor screening process of prospective tenants and the lack of compliance with current housing regulations.

The development of a community led housing condition survey could help residents and their community organizations to set in motion neighbourhood based revitalization activities, housing maintenance, housing upgrading policies and programs to address those issues of mobility. In addition, resident dissatisfaction, household composition, and recurring mobility, could be identified.

**This practicum is advancing the implementation of a housing condition survey as a component of the community development strategy. The proposed instrument gathers information on the physical aspect of the dwellings, social background of the residents, and includes their satisfaction appraisal of their respective dwelling environments. The expectation is to reach an understanding of the quality of the housing and the residential environment in the area underlying causes of perceived neighbourhood decline.**

**This is being done to support the development of neighbourhood revitalization and housing upgrading strategies, and policies based on the analysis of a range of housing indicators, that could complement the current community based programs designed with residents participation to address the circumstances.**

**This survey will measure external and internal physical condition of the dwelling. The survey will measure housing conditions as revealed by the responses provided by area residents. It will also measure housing conditions as indicated by the resident's satisfaction levels in connection to their respective dwellings.**

**Measuring physical conditions and evaluating resident's satisfaction with their environment are not, in my opinion, necessarily the only approaches that could be taken in the process of neighbourhood revitalization.**

**Residents and housing stock comprise characteristics of relative importance in the process of neighbourhood stability. Some of these factors "push" the members of the dwelling unit towards dissatisfaction, intentions to move and actual mobility. (Newman, S., Duncan, G., 1979:155)**

**The survey work proposed in this practicum should be seen just as a component of a broader neighbourhood revitalization strategy. In this context, the links between housing and neighbourhood satisfaction**

should be expressed directly. The model suggested by Newman and Duncan discussed in Fig. 1., does not directly links these two components. Gruber and Shelton (1987:303) demonstrate that "evaluations of neighbourhood aspects were unrelated to housing satisfaction"

Campbell *et al* (1976) consider the dwelling unit as the most important component of the residential environment. Their decision to select the residential environment is based on the geographical location of the neighbourhood and the community in which the dwelling is located.

This claim is confirmed by Gruber and Shelton (*Ibid*:304), when they explain that "few studies have examined specific aspects of the neighbourhood quality and characteristics in relation to overall housing satisfaction and satisfaction with the neighbourhood"

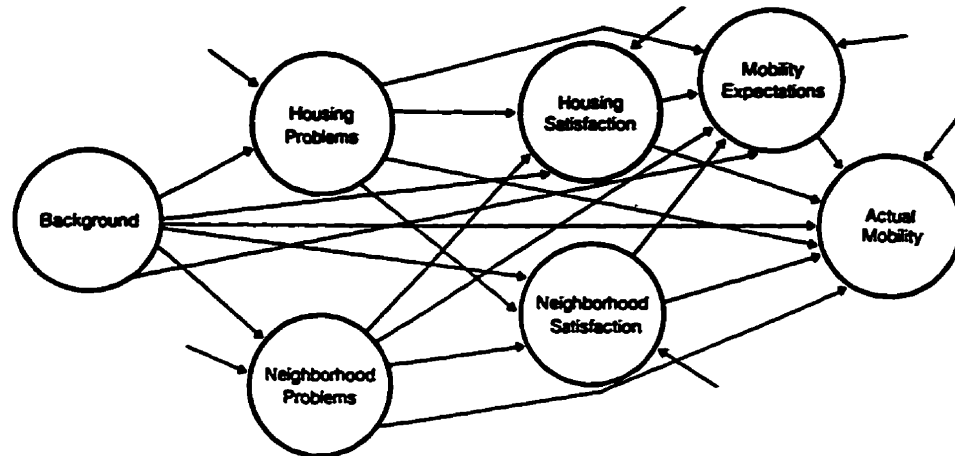
There are some characteristics of the housing stock, and of the residents, that are of relative importance, in the process of neighbourhood stability, which is the goal of the revitalization program taking place in West Broadway for the last four years.

As indicated earlier, neighbourhood revitalization processes are complex in nature and scope. For that reason, this project limits itself to the examination of only two components of the housing and neighbourhood problems equation as drawn by Newman and Duncan (*Ibid*::156): a) Housing Physical Condition b) Housing Satisfaction.

## Fig. 2 Framework for Analysis of Housing and Neighbourhood Problems<sup>9</sup>

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Figure 1. Framework for analysis of housing and neighborhood problems



To measure the quality of the physical condition of dwellings is a complex process. "Difficulty in measuring the physical and environmental quality of the dwelling unit and surrounding residential environments is perhaps the most vexing problem encountered in evaluating the several attributes of the bundles of residential services" (Kain, 1970:533). Although very complete and ambitious, Kain's scale of standard housing attributes, can not totally measure the housing reality.

On this account, Bourne referring to Kain's scale, indicated that "it should be stressed that no single scale will capture the full interdependence of housing consumption and occupancy patterns in an urban environment" (Bourne, 1992:16).

---

<sup>9</sup> Newman, Sandra J., and Duncan, Greg J. (1979:156)

To confirm the point of complexity, Duncan, who studied housing conditions in Great Britain and elsewhere, commented that "By comparison with demographic characteristics, housing assessment is complicated by social, economic and political overtones" (Duncan, 1971:xi).

Studies dedicated to the assessment and evaluation of housing quality have been available for over a century. Formal methodologies became prevalent after World War II when they were used to evaluate public and private housing stock. Years later, the assessment and evaluation methodology was used as the supporting tool of inner-city revitalization and clearance programs. Methodological aspects of housing assessment and evaluation have been mired by the proliferation of options, criteria and definitions.

To what extent is neighbourhood physical and social decline a result of housing stock aging and deterioration? In general terms, aging and deteriorating housing stock tend to be concentrated in inner-city neighbourhoods. Besides concentrating aging housing stock in a particular area of the city, the process of housing stock deterioration also concentrates a vast number of maintenance of physical housing components a single site.

Maintenance and repair problems, such as maintenance of mechanical components, i.e. toilets, furnaces, water heaters; replacement of electrical fixtures, maintenance of insulation elements, provision of adequate windows, doors and ventilation systems as they wear out, concentrates very many defects in few units.

These problems when unchecked could inflict grave damages to neighbourhood livability, driving housing stock prices down; as well as changing the social composition and quality of the residents.

According to Margulis (1993:34) "housing stock defects are less likely to be corrected as the duration of occupancy increases". On the other hand, it is precisely the presence of these defects which creates

such a never ending flow of tenants from one place to another. Thus, "if housing reinvestment is being withheld, then observation of exterior blight may be a precursor of housing inventory deterioration" (Margulis, 1993:35). Hence, block area analysis of expenditures in renovations and repair related works, could provide another outlook on the matter of housing condition.

Finally to sum up this thesis, there is a discussion of the most relevant methodologies prevailing in the field of housing assessment. Those techniques are windshield surveys; inspector code enforcement, including minimum housing standards; and, the appraisal method popularized by the American Public Health Association.



**PART II.**

**DEFINITIONS OF THE HOUSING EXPERIENCE**

## I. Overview

Undertaking the Housing Condition Survey in the neighbourhood is an accompanying tool in the process of area revitalization. The project's aim is to examine the physical condition of the dwellings in conjunction with the fulfillment of the three basic aspects of the Canadian Housing policy: Adequacy; Afford ability; and Suitability.

These three factors have clearly been defined as the objectives of the neighbourhood revitalization planning process taking place in West Broadway. An examination of these three factors will determine basis on which the housing monitoring program to be set up in the area by the West Broadway Resource Centre. The monitoring activity will lead the community to set up The Tenant and Landlord Cooperation Committee (TLCC). The primary goals of this committee are:

- a- to monitor property maintenance, ensuring its compliance with the Health, Fire and Occupancy and Maintenance By-Laws.
- b- To encourage property owners and tenants to maintain their dwellings aesthetically pleasing. To review properties on an annual basis.

Adequacy, affordability and suitability, could be measured in the area by including the components of the housing unit described below.

### a. Adequacy:

- physical housing quality of dwelling units in the area.
- condition of mechanical systems in dwelling, i.e., electrical, heating, ventilation, plumbing;

- \* current dwelling repair condition inventory
- \* dwelling internal condition
- \* compliance with Health Act and Occupancy by-law areas inventory and code compliance

**b. Affordability:**

- \* study population's rent levels;
- \* relationships with other factors of the housing experiences such as mobility and location choices.

**c. Suitability:**

- \* type of accommodation
- \* type of structure
- \* age of structure
- \* number of bedrooms
- \* number of rooms
- \* number of bathrooms
- \* size of lot in square feet
- \* Physical space and social activities
- \* household's life cycle needs and space allocation

## **II. Indicators**

Social indicators are empirical constructs that permit one to diagnose, program, execute and evaluate different stages of the planning process. M. Illner, discussing the potential of indicators as instruments of policy-making, (1984:275) has confirmed three complementary roles for social indicators as listed below:

- a. **Social indicators give the type of information that maps substantial aspects of social development;**
- b. **Reveal empirical characteristics or traits otherwise unobservable (or observable under given conditions) or too complex to be followed empirically;**
- c. **Social indicators are instruments of policy making.**

**David S. Sawicki, who has been working in the field of neighbourhood indicators, including related methodological issues, stated in his work (Sawicki, 1996:165) that indicators "must be formulated in a participatory process that includes residents and experts. Second, the indicators must be capable of affecting citizen action and public policy".**

**In our current case, the concept of housing monitoring has been a factor in community mobilizing. After conducting several community meetings, neighbourhood activities and street walks, residents have been able to identify the problems that affect them all. From that perspective, it is possible that public officials would get involved in the process of solving identified issues. From a public policy view standpoint, health officials and home inspectors could become agents in the process of enforcing legislation otherwise ignored.**

**Another potential source of mobilization derived from the housing monitoring process, is to address imbalances in the landlord-tenant relationships, particularly those involving highly vulnerable tenants such as single headed, seniors and low income households.**

**The proposed Tenant-Landlord Cooperation Committee (T L C) is expected to deal with those landlords whose conduct is perceived as withholding needed repairs and maintenance investments. Regarding tenants, the committee is expected to deal with some of the problems shown by some public renters**

Discussing the selection of public sector tenants, Burke *et al*, (1986:46) presented what is considered the acceptable criteria to select tenants, used by the U. S. Department of Housing and Urban Development (HUD). Among others, prospective tenants are screened for:

- "(1) An applicant's past performance in meeting financial obligations;**
- (2) a record of disturbance of neighbours, destruction of property, or living or housekeeping habits at prior residences which may adversely affect the health, safety or welfare of other tenants; and**
- (3) A history of criminal activity involving crimes of physical violence to persons or property and other criminal acts which would adversely affect the health, safety or welfare of other tenants."**

Returning to the topic of Indicators, Peter Marcuse (SPC, 1979:10). who worked extensively in housing policy and housing indicators issues, commented that indicators:

- a. must be based on information that is cheaply available, since the lead time in housing development is longer than in many fields.**
- b. must be separable into geographically localized components; since many of the remedial actions must be taken locally.**
- c. "must be comprehensive enough to take into account all of the significant cost and benefits associated with housing."**

These are aspects to which organized landlords have looked at to address some of the problems of vandalism and rowdiness expressed by some tenants.

Responding to Marcuse's partial indicators criteria, the information that will be gathered through the Housing Condition Survey, will be available in the form of computer data base, to determine future action plans, and to carefully examine suitability, adequacy and affordability in the context of inner-city neighbourhood.

The overall project is based on the premise that local action is needed to solve identified problems in the neighbourhood.

The study of housing adequacy, affordability and suitability, will assist the community in the process of evaluating renting cost and the provision of services and amenities in the dwellings. As a result, existing dwelling conditions indicating possible situations related to the lack of provision of services and amenities in the dwelling context, could be addressed pointing always toward their elimination, and to the enhancement of the residents well-being.

## **II. OBJECTIVE AND SUBJECTIVE SOCIAL INDICATORS**

Social indicators are statistics which measure social conditions and changes therein over time for various segments of the population. By social conditions we mean the external (social and physical) and the internal (subjective and perceptual) context of human existence in a given society" (Kenneth Land, cited in Rossi, 1980:17)

Social indicators are classified as objective and subjective. Schneider who has worked in developing the concept of social indicators and quality of life, argues that social indicators are classifiable in two categories. The first type 'objective social indicators' are used to measure in a normative fashion the objective conditions of social aggregates. 'Social 'subjective indicators' are based on reports of personal life experiences and life characteristics. (Schneider, 1975:498)

Subjective and Objective indicators, help us to recognize long term trends in the analysis of particular social, economic or local neighbourhood conditions. The same indicators, assist interest parties to perceive periodic changes in social, economical and cultural conditions, identifying fluctuations on the rate of changes expressed on the explored

problem. The use and implementation of social indicators methodologies in the process of neighbourhood revitalization processes, in my opinion, makes feasible proposed adjustments around program objectives.

### **A. OBJECTIVE INDICATORS**

Objective indicators are defined by Rossi (1980:19) as “based on counts of behaviours and conditions associated with given situations.” In other words, what Rossi is indicating here is that the objective indicators are associated to “countable” experiences or situations.

On the same topic, Campbell *et al* (1976:249-262) established other objective indicators. They found socioeconomic and demographic variables of the residents; type of household arrangements; ownership; total family income; and family size, considered as objective indicators. These factors, coupled with attributes of the dwelling unit were related to overall assessment of the satisfaction with housing.

Among the most common social objective indicators of housing condition are: Type of housing dwelling, available dwelling space, dwelling density, structural housing quality, age and type of structure, perceived housing cost, maintenance cost, and utility cost .

These indicators permit us to measure trends that occur over prolonged periods of time, particularly those trends related to housing conditions; and population and income shifts occurring in the neighbourhood which, in some instances could herald neighbourhood decline. As an example, housing repairs and renovations are to take place as soon as they are needed to avoid creating hostile housing for dwellers and community residents.

On the other hand, it is known that housing programs encouraging dwelling renovation brings physical improvement to the neighbourhood, motivating those non-moving residents to upgrade their properties, thus increasing their pride and sense of belonging in their neighbourhood.

Meier (1983:257) in his analysis of code enforcement of occupancy and maintenance by-laws, quoted Collins, to indicate that "when residents are confronted with neglected houses and property, their own likelihood to maintain their residence is affected adversely." He also cites (1983:257) Davis and Whinston, (1961) to indicate that "The external effect of deteriorating housing is to reduce the economic value of improvements made by occupants of adjoining units."

There is another set of indicators to measure structural housing condition. Paccione (1982: 52) adds to the list the following elements: outside appearance of the house, efficiency of the heating system in the winter; problems of damp or condensation.

Evaluation and monitoring of these structural conditions, contribute to the definition of the concept of adequacy as resulting from the examination of the dwellings in the area, helping to illustrate how housing decay and abandonment could lead to serious neighbourhood deterioration.

It is clear that home renovations and property improvements affect property values, neighbourhood stabilization and resident retention. In brief, the housing monitoring program will help to assure that repairs are done to satisfy renters, and to enforce compliance with current legislation, thus curtailing neighbourhood deterioration.

A constant evaluation of the physical condition of the dwellings in the area, helps the community to prevent physical decay, to maintain or increase property values and to retain vibrant populations. Evaluation of the objective dwelling conditions permits dwelling classifications in poor to fair condition; average or good to very good. J. Simonson, (1981) in his work "Measuring Inadequate Housing Through the Use of the Annual Housing Survey", suggested a chart containing deficiencies whose presence would render the unit unlivable or physically inadequate. In our case, the evaluation of these deficiencies will provide the elements needed to assert the "validity" of the concept of adequacy.



Fig. 3

**DEFICIENCIES WHICH CAUSE A HOUSING UNIT TO BE  
JUDGED PHYSICALLY INADEQUATE -- BASED UPON AHS  
ITEMS, REVISED DEFINITIONS (1981)<sup>10</sup>**

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**DEFICIENCIES WHICH CAUSE A HOUSING UNIT TO BE JUDGED  
PHYSICALLY INADEQUATE -- BASED UPON AHS ITEMS,  
REVISED DEFINITION (1981)  
(HUD/Simonson Definition)**

| <u>Type of<br/>Deficiency</u> | <u>Description of Deficiency</u>   |
|-------------------------------|--|
| Plumbing                      | <ol style="list-style-type: none"> <li>1. <u>Lacks or shares some or all plumbing facilities.</u> The unit must have hot and cold piped water, a flush toilet, and a bathtub or shower -- all inside the structure and for exclusive use of the unit.</li> <li>2. <u>Lacks adequate provision for sewage disposal.</u> The unit must be connected with a public sewer, septic tank, cesspool, or chemical toilet. (Units with this deficiency are almost invariably defined as having a plumbing deficiency as well.)</li> </ol> |
| Kitchen                       | <ol style="list-style-type: none"> <li>3. <u>Lacks or shares some or all kitchen facilities.</u> The unit must have an installed sink with piped water, a range or cook-stove, and a mechanical refrigerator -- all inside the structure and for exclusive use of the unit.</li> </ol>   |
| Physical Structure            | <ol style="list-style-type: none"> <li>4. <u>Has three or more of five structural problems:</u> leaking roof; open cracks or holes in interior walls or ceiling; holes in the interior floors; either peeling paint or broken plaster over one square foot of an interior wall; evidence of mice or rats in last 90 days.</li> </ol>   |
| Common Areas                  | <ol style="list-style-type: none"> <li>5. <u>Has three or more of four common area problems:</u> no light fixtures (or no working light fixtures) in common hallway; loose, broken, or missing stairs; broken or missing stair railings; no elevator in building (for units two or more floors from main building entrance in buildings four or more stories high).</li> </ol>   |
| Heating                       | <ol style="list-style-type: none"> <li>6. <u>Has unvented room heaters which burn oil or gas.</u> If unit is heated mainly by room heaters burning gas, oil, or kerosene, the heaters must have flue or vent.</li> </ol>   |
| Electrical                    | <ol style="list-style-type: none"> <li>7. <u>Lacks electricity.</u></li> <li>8. <u>Has three out of three signs of electrical inadequacy:</u> One or more rooms without a working wall outlet; fuses blown or circuit breakers tripped three or more times during last 90 days; exposed wiring in house.</li> </ol>  |

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The objective indicators described here provide a extremely useful instrument. They afford access to the analysis or evaluation of the main interior housing components.

Central Mortgage and Housing Corporation (1974:2) in its survey of Housing Units, defined dwelling unit condition by the presence or absence of the following characteristics of the exterior of the building, as observed by the enumerator. These characteristics are also included in the American Housing Survey under External Building Conditions. (1993)

<sup>10</sup>Simonson, J., (1981) Stryk, Raymond J., (1984:9)

- 01 Sagging roof
- 02 Slopping walls
- 03 Poor foundations (crumbling, cracking cement, holes)
- 04 Decaying wood (window and door sills)
- 05 Shingles missing from roof in quantity
- 06 Sagging eaves
- 07 Broken windows
- 08 Loose bricks (including poor siding)
- 09 Poor porch footings
- 10 Poor paint
- 11 Poor grading (area immediately next to structure)  
(slopes toward foundation)
- 12 None of the above conditions

Once dwellings are inspected, they are classified as poor, fair, or good according to the presence or absence of the above mentioned characteristics of the exterior of the building.

"Poor" indicates that one or more characteristics 01-04 are present or where three or more characteristics 05-11 exist.

"Fair" indicates a building where none of the characteristics 01-04 exist and where two characteristics 05-11 exist.

"Good" refers to any building where none of the characteristics 01-04 exist and where one or none of characteristics 10-11 exist.

It is expected that the blending of the interior and exterior conditions criteria, could provide a much better idea of the objective housing conditions surrounding the residents, thus giving a much "objective" inventory of their feelings and attitudes in the context of neighbourhood revitalization.

The objective indicators, let us do the "counting" of deficiencies. The subjective indicators, let us do the "recording" of the feelings and attitudes of the resident. A better understanding of these factors could be achieved once important psycho-social aspects of the resident are studied. In the next section we turn to examining social subjective indicators. In brief the perspective adopted is as follows:

## **B. SUBJECTIVE INDICATORS**

Rossi (1980: 19) provides a definition of the group of social indicators defined as subjective. In his opinion, subjective indicators "are based on the reports persons make about feelings, attitudes, and evaluations."

As new building codes, construction techniques and materials become available, concerns for the presence/absence of certain dwelling features become less relevant. The issue nowadays, is no longer to know whether there is a flush toilet in the dwelling for the exclusive use of the residents. Although important, the pressing issue is to know, from the resident's perspective, about the functioning of, and satisfaction with those fixtures surrounding their living environment. The examination of these mentioned problems, calls primarily for the use of subjective indicators, in terms of feelings and evaluations of the subject in connection with an aspect of the housing environment as experienced by the resident.

Herbert Gans (Gutman, ed. 1970:73) a leading critic of urban issues, in his critique to Wirth's theories; commented that for many inner city residents, especially those unattached people, their housing was dependent on their income.

As it is known, people having problems accommodating themselves to the neighbourhood life, are precisely those described by Wirth as "Cosmopolites", "Unmarried or childless; "the ethnic villagers" "the deprived and the trapped" downward and mobile. For these, the housing situation is more demanding.

Factors dealing with well-being and quality of life are measured using subjective indicators. The fact that subjective indicators encompass feelings, attitudes and evaluations, does not necessarily restrict their level of "usefulness".

For instance, personal safety and security could be regarded as subjective indicators, indicating that any opinions on these topics are left up to the resident's own perceptions.

Subjective indicators seek to evaluate the quality of life of dwelling residents. These social indicators, "allow more detailed evaluation of social conditions than previously possible" (Schneider, 1974: 495). Is my opinion that the priority should be the examination of the social conditions of housing and its domains as the resident population do experience them. In general terms, in part the social conditions of the housing experience are defined by the spirit of The Manitoba Public Health Act and the Winnipeg Maintenance and Occupancy by-law.

The American Public Health Association, a pioneer in the field of housing condition assessment and the generic proponent of the language of the occupancy and maintenance by-laws, states that "The primary objective of these standards is to protect and to promote the health and well-being of the occupants of residential structures and those who may reside in the immediate vicinity of such structures" (APHA, 1986:1)

Health and well-being as expressed by the resident's degree of satisfaction with their housing condition, could be affected by their socio-demographic traits. These factors such as dwelling density, dwelling structure and quality, are non-physical housing components that could affect resident's attitudes and perceptions, values, in relation to their satisfaction with their physical and social environment surrounding their dwelling unit.

The residential environment has been defined as the complex whole, consisting of the house site, the neighbourhood and the community in which all are located (Campbell, 1976:256). These three factors define an individual's residential environment (Weber, 1991:27). House site indicators are defined by all the factors determining livability and attractiveness of the housing site. These include:

- a. resident's rating of the building, facades, colours, landscaping, views from units and institutional appearance;
- b. access to and dwelling location are factors expressed by the resident's satisfaction with the distance to services, shopping, transit, education and recreation services;
- c. safety and security as manifested by the level of outdoor lighting and security of the building unit.

Neighbourhood site indicators inquire about the neighbourhood as a place to live, psycho-sociological quality of the residents, landscaping and resident's perceptions of safety. Other attributes are parking space and maintenance, outdoor areas, recreation facilities, noise traffic and friendliness (Gruber and Shelton, 1986:306).

Having resident's participation and knowing their perceptions of housing and their residential expectations, will to certain extent, eliminate at least one of the limitation of housing assessment indicators as examined by one of the leading scholars in the field of housing assessment.

Duncan, who was cited by Paccione (1982:45), stated that "(a second) limitation of the traditional indicators of residential quality is that none of the measures on which planning and housing policies are normally based give serious considerations to the views and preferences of the residents".

## **IV. METHODOLOGIES AND TECHNIQUES**

In this section a discussion is undertaken on the merits and limitations of some of the most common assessment techniques available, such as windshield surveys methodology, inspector enforcement and the appraisal of the methods popularized by the American Public Health Association.

### **A. WINDSHIELD SURVEYS**

This methodology allows for fast and wide coverage. It is also, perhaps the most used. The main thrust is to "observe" basic exterior housing characteristics. A determination of previously defined degrees of housing condition follows the initial process. Observed housing conditions could encompass sound, deteriorating or dilapidated housing stock.

Appraisers and enumerators estimate and evaluate the housing stock condition based on the exterior view of the dwellings. This information gathering process which may have some neighbourhood planning implications, is generally carried out by individuals distant from the neighbourhood life.

Keczmerki, 1984:195) questioned the use given to some windshield surveys during the clearance process conducted in the United States, based on the premises put forth by Herbert Gans, who was mentioned earlier, tested the implications of the physical disadvantages offered by the neighbourhood. Keczmerki found that "if the physical structures appeared sound, it was assumed that the community was viable. When its structures were found to have deteriorated more than the general area, the community was often a candidate for renewal and possible relocation" (*Ibid*: 195)

Herbert Gans, as suggested by Kecmerki, (*Ibid*: 195) found that: "the social interaction among residents and the fulfillment of significant economic, social and cultural values for the residents, may outweigh any physical disadvantages the neighbourhood offers". Two points could be made with regard to windshield surveys:

a. although widely used because of low cost and wide coverage, windshield surveys do not provide a complete picture of the components of the housing equation. Housing site, the neighbourhood site and the community site, have been identified as components of the housing equation and need to be considered as integral parts of the problem when assessing neighbourhoods.

b. neighbourhood viability does not depend on a good neighbourhood environment. This is not to say that a good physical environment is neither important nor desired. What this comment indicates is that, there are other aspects, affecting the life of the residents in the area, than just those physical issues perceived by some as responsible for the decay.

Gruber and Shelton (1986:303) who conducted evaluations of neighbourhood aspects related to resident satisfaction, indicated, using a quotation of Hartman, 1963, that "residents in public and low income housing would rather remain where they are, even if means continuing to live in dilapidated or run-down structures than to move to new units away from friends and the familiarity of their homes and neighbourhoods". Two points are important here.

First, the most widely used housing condition assessment technique, although ready to account for the exterior and physical aspects of the dwelling, can not foresee the elements binding the community together.

Second, inquiring on the community level of integration is a basic step when starting any group of activities requiring community participation.

## **B. CODE ENFORCEMENT INSPECTIONS.**

The Manitoba Public Health Act, (C.C.C.S.M. c. P210), and The Winnipeg Maintenance and Occupancy By- Law (By-Law 4903/88), introduce housing condition standards aimed at the prevention of the deterioration of the housing stock and to the preservation of the health of the residents.

To preserve the well-being of the residents, The Manitoba Public Health Act, delineates all the requirements to curtail nuisances, insanitary housing conditions. The same act also prevents the existence of crowded living quarters; and the illegal operation, rent and leasing of unlicensed premises for the purpose of living.

The Public Health Act deals mainly with the prevention and possible eradication of hazardous housing conditions that may contribute to the deterioration of the health and well-being of the residents. On the one hand, The Public Health Act, and The Maintenance and Occupancy by-law, although similar in spirit and scope to The Manitoba Public Health Act, establishes the minimum standards of maintenance and occupancy for residential property. These standards are to be enforced in any a place in which residents are found. Enforcement of the spirit of the act is done by corresponding officials despite land use condition. The Maintenance and Occupation by-law is enforced by inspector visits to premises where conforming or non conforming uses of the land had been granted.

From that discussion it becomes clear, that The Public Health Act has a much wider mandate. Its provision is to protect our well-being of any resident living in any dwelling unit.



The Maintenance and Occupancy by-law, although regulating minimum housing conditions, its spirit and mandate, could be said, regulates the activities taking place in a given dwelling.

Code enforcement housing inspections are meant to uphold the minimum standard and health conditions in housing. This standard is set out by the Public Health Act and the Maintenance and Occupancy By-Law. The inspections are conducted to preserve the housing stock and, to maintain the health of the residents.

To achieve these objectives, the ordinance requires inspections of the dwelling and the planned and equitable enforcement of the standards, hence preventing sub-standard housing from developing in the neighbourhood. "The purpose of this ordinance is to protect, preserve and to promote the physical and mental health and social well-being of the people .... to regulate privately and publicly owned dwelling, to maintain adequate sanitation and to promote the general welfare by legislation" (APHA, 1986:5).

To protect the dwelling the by-law establishes the duties and responsibilities of owners and occupants. It also defines the criteria for the maintenance and occupancy of the dwelling. As we discussed earlier, these regulations deal basically with physical aspects of the dwelling which determine its adequacy and suitability.

The Public Health Act and the Maintenance and Occupancy By-Law, set the criteria needed to evaluate physical condition of the ceilings, general housekeeping of living quarters, condition of walls, floors, lightning, sewerage, plumbing and overcrowding.

As "objective" indicators, the Act sets aside the standard establishing expected physical requirements of the dwelling such as size, working condition of the mechanical equipment, determines its expected level of performance. This document also defines the provisions related to the enforcement process of the standards.

The Maintenance and Occupation by-law, states that "No person shall use, permit the use of, rent, or, offer to rent any dwelling unit, housekeeping unit or room that does not conform to the standards contain in this by-law" (By-Law 4908/88: 11)

Second, the owner of any dwelling shall either:

- a. "maintain the dwelling in accordance with the standards contained herein; or
- b. "repair or demolish the whole or the offending part of any dwelling that is not in accordance with the standards" (Ibid:11).

How are these obligations being fulfilled? The Winnipeg Free Press in its February 5, 1995 noticed that "landlords (are) slow to embrace new rules as city official says". These new rules enforce the Fire and Safety By-Law introduced in 1986. Prior to the introduction of the Fire and Safety By-Law, quotes the paper "a fire in a rooming house or other apartment or building would kill as many as eight people, as happened in a Preston Avenue apartment" (Free Press:1).

Code enforcement programs are slow to accomplish their mandate. In terms of the accomplishment derived from the enforcement of the Fire and Safety by-law, the paper reports that "since 1986 there has not been a single person killed outside the dwelling in which the fire originated" (Ibid:1) The results of the enforcement show that there have been net gains for the community as a whole. The question is, Why have landlords and other concerned parties been so slow to embrace this life and property saving piece of legislation?

One characteristic of the rental market in Winnipeg, is the surplus of rental properties available. To this situation, Meier, (1983:269) argues that "In the case where housing demand is extremely low and alternative housing packages are readily available to those in the deteriorated sub community of interest, code enforcement intervention seems of dubious

value". The reality of rental housing stock surplus, particularly at the low cost level, in my opinion detracts from the attention rental property owners should confer to their properties.

The Free Press in the same article, indicates that what the by-law has failed to do is force landlords to comply with its provisions. "According to the figures presented by the report, ...of 1,269 rooming houses, half are not in compliance. The low compliance is in part the result of a lobbying effort by property managers, who first won an enforcement moratorium and then an extension of the time to upgrade high-rise buildings" (*Ibid*:1)

The moratorium and the extension of limits to comply with the regulation, partially validates one of the assumptions of the orthodox theory we discussed in chapter 1, which states that "subject to budget constraints, landlords and owners seek to maximize the utility derived from their property. Neighbourhood decline results from the softening of demand for housing in local markets and its impact on cash flow" (Varadi, 1986:272).

The proposed housing condition survey and its corresponding database or Template, are being suggested as neighbourhood revitalization planning tools, precisely as a community driven housing assessment and monitoring program as a response to the closing of the enforcement program. The enforcement program although slow and cumbersome, provided renters and citizens at large with a legal recourse to protect their rights and interest.

### **G. PHYSICAL HOUSING CONDITION INDEX**

This section discusses the housing condition appraisal method and housing quality assessment schedules elaborated by the American Public Health Association. The appraisal method is based on constructed pre-determined score indexes that measure dwelling's compliance with the Health Act.

The method features scores for dwelling conditions, including facilities; maintenance and occupancy; and neighbourhood environment. The Association considers these elements determinant components of housing quality.

The component elements are evaluated using a penalty point score system. The scores are administered by a panel of external experts or consultants. Dwelling presenting one of several identified deficiencies could be classified as sub-standard, thus becoming a candidate for clearance.

The contributions of the American Public Health Association to the field of housing quality assessment is invaluable and always relevant to the practice of housing quality assessment because:

First, it introduced the concept of neighbourhood environment as a measurable component in the equation of housing quality. Factors such as land crowding; non residential land use of the area; nuances and hazards, are considered measurable components of housing quality. "Appraisal of the environment of the dwelling as well as of the dwelling itself is stressed, -a new emphasis in housing surveys and one of primary importance" (APHA, 1945:1)

Second, the appraisal methodology, suggest the introduction of "objective evidence" to support condemnation or rehabilitation schemes launched by municipal housing authorities. Besides the "objectivity" derived from the Index, the Association, promoted the use of pictures depicting the major structural deficiencies to look for in existing housing stock. (APHA, 1945:145)

Third, the Association, establishes the link between health and housing as intimately dependent upon a sound community planning. (APHA, *ibid*:2)

Fourth, the survey undertakes inspector's and enumerator's training, not only based on what the codes and ordinances have set, but also, based on an "objective codification or standardization of deficiencies present in the housing stock of the slums in major urban centres in the United States.

Although it is fair to say that the majority of the housing stock that gave birth to the APHA's indexes has disappeared, housing physical deterioration, as a measurable housing objective feature, remains as a pillar in the field of housing appraisals.

APHA's classification went as far as to classify holes, makeshift repairs, deep wear in structural surface, missing or loose rails, foundations or structures out of plumb, as indicators of housing decay.

Duncan, who was mentioned before, (1971:29) argues that the APHA method "is intended for use in selected areas known to contain poor or mediocre housing, rather than for city-wide application"

Along with the appraisal methodology, the Association, introduced "The Standards for Healthful Housing"; "Planning the Home for occupancy" and other housing groundbreaking works in urban housing, leading to efficient management of households.

The APHA appraisal method, laid the foundation for the arrival of a number of survey instruments undertaken in the United States and elsewhere. The following surveys are counted among the most relevant :

- a. The American Housing Survey, (U.S. Department of Commerce, 1993);
- b. The Municipal House Condition Survey Package: Analysis of Design Issues and Recommendations" (CMHC:1985)

c. **The Survey of Housing Units (CMHC: 1974);**

**An examination of these instruments has made possible the research and design of the Housing Condition Survey and related instruments. The proposed instruments, involve an assessment of the exterior physical condition of the dwelling; an evaluation of the dwelling interior physical condition; coupled with the resident's rating and evaluation of their own housing environment. These instruments, are introduced in the next chapter.**

PART III.

THE LANGSIDE HOUSING SURVEY PROJECT

## **I. The Instruments.**

**This practicum introduces the following measurement instruments to be used in the process of housing condition assessment in the West Broadway Neighbourhood:**

- a. The Housing Condition Survey**
- b. The Interviewer's Handbook**
- c. The Template or Relational Data base.**

**The proposed instruments are intended to accomplish the following objectives:**

**a. Based on the premises set out by The Public Health Act (c.c.s.m. c. p210) on "Building and Regulations; and The City of Winnipeg Maintenance and Occupancy By-Law 4903 (Sections 3 to 7); the Housing Condition Survey, has been designed to facilitate the housing condition evaluation and assessment process of the exterior, interior and other physical components of the dwelling units located on Langside Street. The instrument is not to be used on the assessment of low to high-rise building structures.**

**b. To organize the information gathered on the physical condition of dwellings, thus to set up a Housing Registry data or "Template". From this data base, you will be able to gather detailed dwelling information and the aggregates of the entire neighbourhood.**

**This instrument will enable the community to conduct its own housing monitoring analytical studies on topics involving the prevention of housing stock deterioration; population mobility and other factors affecting the inner-city.**



- c. To train community residents in data collection and data coding process.

The instruments were designed to measure among others the following conditions:

- a. Residents' background, including household composition, educational attainment, tenure, length of residence and amount of rent.
- b. sanitary or insanitary conditions of the existing dwellings on Langside Street.
- c. the working conditions of the mechanical systems in the unit such as electric, plumbing and heating components; kitchen, bathrooms;
- d. compliance by owners, landlords and real estate management agencies, with the regulations setting the conditions to rent or operate a rooming, an apartment house, and;
- e. compliance by owners with the regulations dealing with the maintenance of the dwelling's exterior, its surrounding entrances and yards; the interior portion of the building;
- f. residents' satisfaction with relative services present in the dwelling during their time of residence;
- g. examine adequacy, afford ability, suitability of the current housing stock located in this inner-city neighborhood.

## **A. The Housing Condition Survey Questionnaire.**

### **I. Contents of the Survey Questionnaire**

The questionnaire contains six sections in thirteen pages. Section One includes questionnaire number, address of dwelling, gender of respondent and a question meant to measure possible interview interference sources.

Section Two inquires on tenure, and dwelling type. Section Three evaluates the condition of the mechanical systems in the dwelling, such as electrical, plumbing, and heating systems. The presence/absence of insects and rodents is also evaluated in this section. The use of rating scales to assess residents' satisfaction is introduced.

Section Four discusses exterior dwelling condition, queries for basic defects that could render the house unlivable or deficient. As the condition of the house could change from a moment to another, a rating scale reflecting on basic structural problems is also indicated. Section Six deals with the interior dwelling condition. Generally speaking, most of the current housing assessment surveys, do not include a direct a direct housing interior condition analysis.

In sections Four and Five, basic dwelling structural characteristics of the dwelling as described in the Public Health Act and the Maintenance and Occupancy by-law are tested. The process involves the use of rating scales to evaluate residents' satisfaction with surrounding environment, including satisfaction with physical space available in dwelling unit. Section Six discusses respondent background, density, age, education, length of residence and housing cost.

Enumerators are expected to provide every respondent with the statement offering to respect respondent's right to privacy and confidentiality. This statement has been included in page 1 of the questionnaire. Questions 28 and 41 ask for the respondents authorization to include their answers in the database or Template to be developed during the coding process.

## **II. Questionnaire Design Methodology.**

To develop the current Housing Survey Questionnaire, the following methodological design issues were taken into account.

### **a. Resident participation.**

The questionnaire was designed considering resident's housing and community needs in connection to the preservation and monitoring of the neighbourhood housing stock physical condition. Residents' aspirations were addressed by including questions about residents' background, house interior condition and the assessment of any housing aspect that may persuade owners and landlords to carry out dwelling repair and maintenance activities.

The questionnaire design assumes that some residents will be asked to participate conducting the interviews. Because of that assumption, every step has been taken to make sure data gathering obstacles such as refusals, low number of interviews, are overcome during the actual survey campaign. The survey process will require some training of interviewers in practical aspects such as data collection and coding of the information.

The design wishes to overcome a problem related to resident participation. Paccione (1982:45), when studying the quality of life in deprived residential environments found that "A second limitation of traditional indicators of residential quality is that none of the measures on

which planning and housing policies are normally based give serious attention to the views and preferences of residents" (Paccione, 1982:45)

In this regard, residents meetings were used to actively involve participants in the process of discussing wording and structure of some questions; to discover sources of materials, and to discuss the legislation governing the housing assessment activity. Although community participation is encouraged, it does not necessarily mean that all the suggestions and decisions made during the process are feasible.

For instance, during the questionnaire development phase, some community members were more inclined to the use of yes-no questions in the interview. As expressed before, the nominal scales, permit to do the "counting" or to determine the frequency of occurrence of factors affecting the quality of the housing unit components. The number of dwellings affected by a particular physical deficiency, having or lacking a mechanical component could therefore be known and registered.

Rating questions, "provide the greatest amount of information about the variable" (Rea, L., Parker, R., 1991:65). These questions, on the other hand, will allow the residents to "record", based on their own experience, the actual performance of the dwelling's fixtures and mechanical components. The rating procedure makes possible to develop a large number of relations between variables and residents perceptions. This discussion illustrates the point. There was a meeting in which a decision supporting the inclusion of more nominal scale yes-no questions was approved. It was only during the data analysis process, that the benefits and constraints posed by the use of nominal vs. rating scales could be weighed.

**b. Measuring Resident Satisfaction.**

There are in every housing unit some mechanical components which require sophisticated training of the enumerators to properly assess their condition and performance. For instance, heaters, electrical part, fire alarms, and furnaces, to some extent remain unseen for many residents. Their performance is taken for granted by residents. Moreover, residents become mindful of these elements, only when they fail.

To overcome the problems posed by the need to provide specialized training to interviewers, to avoid producing graphics depicting major housing deficiencies whose interpretation may change from one interviewer or householder to another; residents' housing satisfaction perceptions and feelings have been incorporated. By implementing this methodology, limitations associated to the use of yes-no questions are expected to be overcome. Paccione discusses these problems stating that "The limitations of employing only objective physical measures of housing quality or normative evaluation systems which depends on the judgments of 'expert' observers have been exposed several authors" (1982:45).

Andrews and Withey (1976: ) in their social indicators work, after evaluating this situation, argued that " it is people's perceptions of their own well-being or lack of well-being that ultimately define the quality of their lives" (Paccione: 1982:45).

By introducing rating scales, the residents could not only express their perceptions and feelings about their housing conditions, but also, the project managers, could be able to take into account personal factors that affect residential satisfaction.

Paccione (1982: 46) includes among these personal factors affecting residential satisfaction, previous housing experience, degree of integration of the individual into society, the individual's reference group, and the person's socio-psychological attitude towards society in general.

Personal factors affecting residential satisfaction can not fully be measured by closed yes-no questions related to nominal scales. These Yes-No questions, generally are applied to evaluate the presence or the absence of the factors the project is interested in measuring.

**c. Instrument to be used to measure single to multi-family dwellings.**

Surveying of buildings whether low or high rise or high density units, was not included for two reasons: a) access difficulties; and b) different quality of materials and construction makes their inclusion in the data base and questionnaire a technical problem. Rowe, in his "Municipal House Condition Survey Package" (1985:3) states that "Whether owned or rented, high-density multiple-unit buildings are structurally different from lower density buildings. Consequently, any structural examination requires an instrument different from that used for lower density buildings and specialized training of interviewers"

**d. "Langside Housing Survey.**

Once the data has been collected and codified, to analyze it and to infer useful results from it, the information has to be organized. The methodology selected and suggested here is derived from the literature review. The communities and its organizations, may at their own choice, select the variables they want to study or find new variables that require more analysis.

Based on the data gathered from twenty-five responded questionnaires—a sample questionnaire is included—you will be able to see the behaviour of the housing components as detailed in tables 4 and table 5. A table defining structural and maintenance deficiencies, based on the American Housing Survey and modified by Simonson, J (1981); intend to **"provide a concrete housing assessment technique"**. Using information from this table in the questionnaire and template, makes possible a more thorough analysis of the deficiencies found in the housing unit. Let's see this example:

**Table 1. "Table of Deficiencies which cause a housing unit to be judged physically inadequate"<sup>11</sup>**

| <b>Variable</b>  | <b>Measured by Question Number<sup>12</sup></b> |
|--|---|
| <b>Plumbing: Lacks / Shares some or all facilities</b>                   |   |
| Hot water  | Q. 37   |
| Cold Water   | Q. 36   |
| Plumbing System  | Q. 34, 35                                       |
| Flush toilet -Inside   | Q. 40   |
| Bathtub - Inside   |   |
| <b>Physical Structure: Has three or more of four common area defects</b> |   |
| No light fixtures  | Q. 24   |
| Leaking roof   | Q. 46   |
| Holes on Interior floor  | Q. 79   |
| Peeling paint on Exterior  | Q. 75   |
| Peeling paint on Interior  | Q. 74   |
| Broken Plaster on Interior Wall  | Q. 71, 73, 74                                   |
| Evidence of Mice   | Q. 42   |
| <b>Common Areas</b>  |   |
| No light fixtures in hallways  | Q. 25   |
| Loose, broken or missing stairs  | Q. 66   |
| Broken or missing railings   | Q. 67   |
| <b>Electrical</b>  |   |
| All electrical components  | Q. 24   |
| Rooms without a working wall outfit                                      | Q. 25,  |
| Fuses blown  | Q. 28   |
| Circuit breakers tripped three or more                                   | Q. 29   |

Using this table to evaluate housing condition could afford interesting insights. In my opinion, the use of table 1, indicates that to evaluate housing condition at least plumbing, physical structure, common areas and electrical components of the dwelling unit should be analyzed.

<sup>11</sup> Struyk, J. (1984:9)

<sup>12</sup> Refer to Housing Condition Survey (Tested Version) Appendix.

This table emphasizes analysis of the "dwelling interior condition", from that point of view, community related health, quality of life and well-being issues could be addressed. Interesting questions could be asked once the information is organized into those categories. Why residents tolerate such conditions under which they live? How can community members initiate interior renovations programs and exactly what areas to tackle? The answers to these questions are provided by the analysis of the plumbing, physical structure, common areas and electrical factors indicated in the scale.

**e. "Dwelling Unit Condition"**

Applying the dwelling unit condition criteria, as defined by The Central Mortgage and Housing Corporation (1974:2), we could measure the following -mainly exterior based- structural deficiencies:

**Table 2 "Langside Housing Survey. Sample Test Dwelling Unit Condition"**

---

|    |  |              |
|----|--|--------------|
| 01 | Sagging roof                           | Q. 45        |
| 02 | Sloping walls                          | Q. 51        |
| 03 | Poor foundations                       | Q. 59, 60    |
| 04 | Decaying wood (window and door sills)  | Q. 56, 57    |
| 05 | Shingles missing from roof in quantity | Q. 48, 49    |
| 06 | Sagging eaves                          | Not included |
| 07 | Broken Windows                         | Q. 56, 57    |
| 08 | Loose bricks                           | Q. 53        |
| 09 | Poor porch footings                    | Not included |
| 10 | Poor paint                             | Q. 58        |
| 11 | Poor grading                           | Q. 60        |
| 12 | None of the above conditions           |              |

---

Housing assessment inspections are conducted mainly from the exterior. Using table 2, permits to evaluate the housing components that are visible to the enumerator or trained personnel.



Mechanical condition and performance of these elements could have extreme repercussions in the functioning's of the interior living environment. During the sample testing phase, mechanical and external condition factors were measured with a pass-fail scale, that is a yes-no question.

Although it is possible for an enumerator to assess or evaluate those conditions without even knocking at the door, the truth is that, several studies have found some wide disparities between assessments conducted by inspectors and those assessments based on resident's opinions. and Quigley (1970:534) Rowe (1985:7) discusses the problem of assessment disparities in connection to mechanical components.

To justify the use of external condition scales, the author, explains that the factors being analyzed could be regarded as weather envelope components. Among others are, a sagging roof, a slopping wall and others factors could be helpful to determine overall housing condition. Rowe argues that "components or systems of a dwelling are intimately linked, and a failure in one will affect others" (*Ibid*: 32) Some housing component elements are 'invisible' to the residents.

Once their performance is deficient, the resident will notice it. A sagging roof -in my opinion- could contribute to signs of dampness in the ceiling, plaster breakage and paint decay. This point illustrates the claim put forth by Rowe in "The Municipal House Condition Survey Package", the author states that "One of the important achievements of the Ottawa Pilot was the demonstration that inspections of the basement and exterior are satisfactory indicators of a dwelling's condition". Rowe adds, "this finding has intuitive appeal because we know that these components performs the most important system functions - structure and weather envelope" (1985:32)

Table 3 illustrates the housing condition proposal advanced by (Kain and Quigley, 1970:535) in connection to the assessment of residential services expected to be found in the dwelling by the resident. These services were defined by Kain in the book "Measuring the Value of Housing Quality"

As expressed earlier, Kain and Quigley found disparities or variances in the information provided by housing inspectors and dwelling residents. These authors, based on a research contract undertaken for the St. Louis Community Renewal Program, included visual qualities of housing, physical and social qualities. To that respect and referring to the scale elaborate by the Kain and Quigley, who discusses some disparities found between the evaluations performed by trained enumerators and resident's perceptions; Bourne (1992: 16) comments, " Whatever the measurements or spatial scales used, however, it should be stressed that no single scale will capture the full interdependence of housing consumption and occupancy patterns in a urban environment"

Kain and Quigley' s scale is presented here to indicate that, by using very specific questions on housing condition, it is possible to study the dwelling and its structure and to analyze its situation in any given neighbourhood.

For instance, if we follow the residential quality assessment variables used by Kain and Quigley (1970:535), two of the most significative factors of the dwelling unit, according their factor analysis work, are the structure and parcel variables. These are needed to assess either a single dwelling unit or the total number of units in the neighbourhood.

**Table 3. Langside Street Housing Survey. Sample Test Housing Condition Assessment based on Kain and Quigley, (1970:535)**

---

| <b>Dwelling Unit</b>            | <b>Measured by Question Number</b>          |
|---------------------------------|---|
| Overall structural condition    | Q. 46, 47, 48, 49                           |
| Condition of Ceilings           | Q. 50, 53, 75, 76                           |
| Condition of Walls              | Q. 74, 75, 76B                              |
| Condition of Floors             | Q. 79, 80                                   |
| Condition of Lighting           | Q. 24, 25, 29, 68, 72                       |
| Condition of windows            | Q. 55, 56,                                  |
| <b>Structure and Parcel</b>     |   |
| Condition of structure exterior | Q. 46, 47, 48, 49                           |
| Overall parcel condition        | Q. 99                                       |
| Quality of exterior             | Q. 45, 46, 47, 48, 49, 51,<br>Q. 52, 59, 60 |
| Parcel Landscaping              | Q. 61, 64, 65, 66                           |
| Trash on Parcel                 | Q. 62., 63                                  |
| Nuisances affecting parcel      | Q. 99I, 99M                                 |
| Condition of drives and walks   | Q. 62, 67                                   |

---

Three different assessment techniques have been reviewed. Each one has its own merits and points the study of particular aspects of the housing condition. Using Table 1 allow concerned residents and neighbourhood workers to have a bird-eye look at the indicators of housing deterioration. As the title indicates, these are the deficiencies that render a dwelling unlivable and physically inadequate. A careful use of the result provided by this table will help concerned citizens whether landlords or tenants, to spot the neighborhood areas where conditions are coming to the extreme.

Using table 2 by Central Mortgage and Housing Corporation, residents will be able to assess existing external dwelling conditions and to make inferences on the possible consequences resulting from these conditions and the ways how their relations with other housing components could affect the entire dwelling unit.

### **iii. Sampling**

There are approximately one hundred seventeen building structures on Langside Street between Portage to Cornish Avenue. A pre-test of the questionnaire was conducted by assessing the housing condition of twenty-five dwellings in the area. These questionnaires are the corpus of the sample.

To codify the information, it was used the SPSS PC statistical package which generated some "raw" results. A more rudimentary 'spreadsheet' using Lotus 1,2,3 and Excell 5.0 were developed later. The final analysis and graphs generated to illustrate the tables were done using Statistica v.5 software package.

The community could have the best of the entire process only if, from the beginning of the surveying process it is understood that meaningful conclusions, observations and inferences could be achieved when a deep knowledge of those software packages has been gotten. In the present case, I have resorted to an interdisciplinary approach, requesting technical support from different sources.

### **iv. Questionnaire Testing and Related Problems**

The questionnaire was used in several occasions. Eleven interviews were conducted at the door, three were done by phone and eleven questionnaires were self-administered. Although there is more than one dwelling unit per building structure, only one household was interviewed in every building.

At the door proved to be the interviewing method of choice. Residents were informed of the project by flyers and community meetings. In some cases they remembered the flyers which had arrived to their premises, and were always ready to answer the questions. Interviewing people at the door has several advantages, especially regarding the quality of the information provided.

Visiting the dwelling, allows the person acting as enumerator access to the building unit, so they could "corroborate" what respondent is stating. I found visiting the dwelling unit useful in the sense that permits the interviewer to 'observe' important aspects of the dwelling structure and their condition immediately. As the housing deteriorating process do not affect 'all' the buildings in a given area, it is also possible to see in process some repairs and maintenance works managed by owners and landlords on their premises, that otherwise, disgruntled tenants may overlook.

At the door. This technique permits enumerator to answer questions and to provide explanations and program information, that otherwise could be partially provided, creating confusion and misunderstanding among residents, particularly among landlords and tenants. Visiting residents at the door is the approach we favour the best. To support this method, I will provide some interesting comments about the three approaches tested during the sampling phase.

At the door should be considered as face-to-face interviews. Studies have shown that people prefer at the door interviews because are "more personal, like to see the person I'm dealing with and can give better answers" ( Groves, 1979:193)

Another aspect to consider when conducting interviews at the door—especially if done by residents—is the claim advanced by Hurtado. "A guiding assumption of survey methodology is that similarity between interviewers and respondents on important social characteristics increases the validity of the information obtained in the interview" (Hurtado, 1994:58)

From that perspective, tenant - landlords relationships and interactions, could also be measured by compiling notes on what tenants or residents have to 'say' in a particular topic.

**By phone.** Two interviews were conducted over the telephone due to previous engagements by respondents. Given time limitations experienced by all the actors, that is, residents and interviewers, the temptation to conduct telephone interviews is near.

Telephone interviews have been proven to have the highest refusal rate. "Interviewers' voice characteristics are related to refusal rates in telephone interviews" (Okseberg *et al*, 1986:50).

In the same work, the researchers note that "characteristics of voice and speech pattern provide major bases for first impressions, and may relate to acceptance or rejection of the interview" (*Ibid* :50). Telephone interviews are equated with sales calls or other kind of solicitation schemes, because, it is the respondent the one controlling the interaction, their judgments about demographics, social background, race and other important clues derived from the voice, could influence the continuance of the interview.

A final note on telephone interviews, this time related to housing condition assessment. The administrators of The American Housing Survey for The United States, AHS, in 1993, stated that in 1987, 1989 and 1991 conducted some of the housing survey interviews using the Computer Assisted Telephone Interviewing or CATI.

Preliminary analysis of the experiments, "indicated that CATI has a significant effect on the data". In the same vein, the authors of the report add that: "The experiments revealed that characteristic's data for owner housing, urban housing, and housing with moderate physical problems exhibited high numbers of significant differences between CATI and non-CATI estimates" (AHS, 1993:C2)

These finding require some analysis. According to the information, data from telephone interviews was collected only if sample unit was located in multi-unit structure. Items tested over the phone in 1987 were

"Stories in structure"; "External building conditions"; Description of area within 300 feet" and other factors that our survey is not covering.

Further, in 1993 after using three methods of interviewing: personal visit, decentralized telephone interviewing and computer assisted (CATI). Conclusions regarding the use of "Decentralized telephone interviewing" proved the following:

- a) "Telephone interviewing increased the item non response rate for income items although this effect did not appear to cause changes in the published estimates".
- b) "Problems with neighbourhood quality were underreported, although this effect was minimal" (AHS, 1993:B4)

The use of CATI has been found to be positive "in geographic areas with interviewer retention problems" (AHS, 1993:B4)

**Self-administered** This sort of interviews pose some unknown risks. Respondent after reading entire questionnaire may decide no to continue. That is their right, however, a great deal of expectations have been place on a respondent one they agree to participate in the survey.

Self-administered questionnaires in any conditions are under interviewer's control. Sanchez (1992:206) indicated that "the importance of format, graphic layout, and question routing instructions on the quality of survey data has been acknowledged for self-administered instruments".

## **B. Interviewer's Handbook**

### **I. Overview**

This handbook has been prepared to be used in the training of the interviewers. This is a tool expected to be read and discussed before administering the Housing Condition Survey Questionnaire. The handbook features basic interviewing techniques, and suggestions to approach some of the basic problems the interviewer will encounter while at the door. Some of the techniques discussed or presented in this handbook, resulted from the questionnaire pre-test phase carried out in the months of December 1996 and January 1997. The complete Interviewer's Handbook is found in the appendix.

## **C. THE TEMPLATE OR RELATIONAL DATABASE**

### **I. Rational**

Generally speaking, information gathered from Housing Surveys takes some time to be available to the public. It is safe to say, that housing surveys information takes between two to five years to be available to the public. In the majority of the cases, even if it is available, that information is presented in aggregated format, that is, the information is presented by neighbourhood or census tracts whose boundaries are not known by residents and in formats that permit no immediate action.

On the other hand, there is the tendency of many to make judgments about housing conditions based on demographic traits, income and employment situation. Those indicators do not necessarily tell community organizers in particular and to residents in general the whole picture. To reconcile these positions, access to information is required.



Community Planning initiatives, particularly those initiatives dealing with revitalization schemes and community viability require a deeper understanding of both the social and demographic reality and of the physical environment in which the situation takes place. To ease that transition this practicum is offering the proposed Template or Relational Database. A hard copy of the proposed tool can be seen through the data that is being presented in the next chapter.

## **II. The Concept**

The template is a relational database mounted on the platform used to develop the survey questionnaire. The concept idea is to allow residents and community members to have access to **organized information on Housing Condition** in their own neighbourhood and to provide a concrete **assessment of the satisfaction level of the neighbourhood residents**. Once in place, authorized personnel will have access to categorized information on basic aspects of the housing situation. The information could be provided at neighbourhood, block or single dwelling.

Other field questions, not found in the questionnaire have been added to collect other pieces of useful information required in the process of assessment of the building structures. The responses to each one of the questionnaires is collected under a query clue such as the dwelling address, owner's name, telephone number. That information is gathered in bundles of information similar to those presented earlier under tables 4, 5, 6.

If a person wishes to know any particulars about a given unit, she may ask to be allowed to browse the database. By using dwelling street numbers, a telephone number or any other guess item, the browser will first encounter a picture of the dwelling. This file has been associated with all the information related to the dwelling.

In the event the browser wants more information. The process is allowed to continue up to the point where the respondent has answered Yes or No to permission to use the portion of the dwelling exterior or interior the information on their property.

If the person answered No, all the variables related to the exterior condition , or interior condition of their dwelling, will remain hidden. If the person answered Yes, access to the information will be provided under restricted conditions. Aside from respecting the confidentiality agreement, the West Broadway has the authority to decide who will be allowed to browse at the base.

Now assume the person has been allowed to continue. She now, wants to have a print out of the dwelling she is planning to purchase. This printout offers her information on mechanical aspects of the building, tells her about the performance of light fixtures, whether the roof is leaking, etc.. all this information according to the last occupant of those premises. The print out is not possible. Given the confidential character of the information, only authorized persons will have access to the password blocking the printing device.

If another person requires information about a particular aspect of the dwelling, let's say, physical structural condition, all the variables grouped under that heading will appear on the screen, displaying the requested information.

### **III. Purposes**

The Template concept is a tool for community members and stakeholders to:

**a. Thoroughly assess or evaluate their neighbourhood housing condition.** Thus subsidized dwelling repairs and maintenance programs could be launched at owner's level.

Housing allowances and relocation schemes for tenants found to be living in deplorable housing conditions could be initiated.

Loan and grant programs could be directed to landlords and other middle income stakeholders to help them ease investments pressures brought to the neighbourhood by new populations and new building code policies. (Struyk, R., 1984:16)

**b. Consider the satisfaction level of residents in connection to their respective dwellings.** Addressing in broad terms the “use of, and the provision of residential services” expected by the resident in any given dwelling. Programs focused on the housing needs of seniors, persons with disabilities and single headed households, such as provision of safe and secure environments could be implemented. Generally speaking, these populations are in need of dwelling renovations that can not be addressed entirely by landlords thereby, requiring any sort of government supported intervention approach.

**c. Organize, supervise and to monitor housing maintenance activities.** Because, housing maintenance has been considered as a “public good” (Galster Hesser, 1982:240). Organized and cohesive communities may reinforce themselves and improve their property values and maintenance expenditures;

**d. To organize campaigns dedicated to eradicate signs of neglect** such as any hazardous condition for the health and well-being of the residents. i.e., organizing pest extermination campaigns; street and back lane clean ups; and the removal of solid wastes and debris generated by housing decay.

**e. City officials could be more enticed to set up housing preservation and other community programs** in the areas where they see a certain level of organization is present and in the places where the residents may have an idea of the issues affecting their daily lives.

f. **In some occasions, financial institutions may “red-line” a neighbourhood. The economic extent of housing stock deterioration could be an unknown situation for the resident. Because the actors in the market are unrelated, community members may be the last ones to know about this financial decision. To prevent their property values from falling, residents should consider having community mechanisms such as the proposed Template to keep themselves on top of current market related issues affecting their neighbourhoods.**

h. **Residents are advised to give a second thought to decisions involving home purchases in their midst. A way to deal with population mobility and instability is to promote housing ownership by low income households. In areas where a large proportion of the population experience income related problems, down payments may be low enough to get customer in the business. Vulnerable people, should be mindful of the housing components that may affect their living conditions. In neighbourhoods experiencing housing stock deterioration and neglect, Some of the available housing stock due to neglect and deterioration, it is possible to believe some of the units have reach its bottom value.**

Housing monitoring, especially in connection to repairs may spare these community members of unwanted surprises, providing them with the overall rational insight needed in a crucial time, such as it is home purchasing.

**PART IV.**

**PILOT TESTING OF INSTRUMENTS**

## **I. INTRODUCTION**

**This practicum introduces three instruments:**

- a. A Housing Condition Survey**
- b. An Interviewer's Handbook**
- c. A Template or Relational Database**

**The theory and methodology supporting their design and implementation of these instruments, comes from the use of traditional housing quality assessment criteria. Complementing this assessment criteria, are the regulations found in The Public Health Act, and The Housing and Occupancy By-Law. Housing physical assessment involves the presence and performance of physical components of the housing environment. The regulations, determine the minimum legally permissible housing condition environment in which the health and well-being of the occupants is not at risk.**

**The leading purpose of this practicum has been the need to provide an answer to the following working concerns:**

- a. To gather information on physical conditions of dwellings on Langside Street;**
- b. to measure quality of housing provided in area to provide residents with the technical means to set up a housing condition monitoring program;**
- c. What kind of physical and social housing conditions are enjoyed by those residents in the West Broadway area in general and on Langside in particular?**

To gather information on the physical condition of the dwellings located on Langside Street, a Housing Survey Questionnaire was researched, designed and tested. These activities were conducted with the participation of concerned community members, that manifested their interest in the matter.

From the research stage to the implementation phase, five versions of the questionnaire were submitted for community and program organizer's consideration. During these stages, a review of the Public Health Act, and the Maintenance and Occupation By-Law took place. Once the questionnaire was approved by The West Broadway Housing Resource Centre, a testing phase during the months of December, 1996 and January 1997 was implemented.

Four people were available to conduct the interviews. Before starting the surveying phase, plenty of flyers were sent to households hoping to inform people about the program and its purposes. In general terms, reception to the survey has been positive. Special support to this endeavor has come from those residents that have been involved with this particular idea since the beginning.

Having developed the questionnaire, the next stage was to measure the physical quality of the housing in the area. The basic purpose leading the information gathering process was: To provide the residents with the technical means to set up a Housing Monitoring Program.

After the information gathering process was completed, and the information was analyzed, we were able to draw some inferences about the behaviour of the sample. Because of the size of the sample, the assessment and satisfaction level of the residents to whom we will refer, applies only to those twenty-five dwellings that participated in the survey testing phase. From that point, all the discussion will be centered on the answers to questions on physical housing conditions and satisfaction provided by the residents of the twenty -five responding households.

Because there were eleven self-administered questionnaires, it is possible that the responses not only included those of the person answering the door and taking the questionnaire but also, include those answers of the people found at home when the interviewer arrived.

## **II. SURVEY FINDINGS**

This is an example of the kind of statistical analysis done for a sample of twenty five dwellings. After evaluating the entire process, this exercise could be replicated for a survey of the entire neighbourhood. The information has been organized following this criteria. The findings are located in the tables enclosed. However, a brief set of observations is advanced under the understanding that this findings correspond to the trial phase of the exercise. The findings were studied in the following order:

- a. **Analysis of the Deficiencies that Cause a Housing Unit to be Judged Physically Inadequate. Table 4**

|           |                     |          |         |
|-----------|---------------------|----------|---------|
| Part I.   | Plumbing.           | Graph 1. | Table 4 |
| Part II.  | Physical Structure. | Graph 2. | Table 4 |
| Part III. | Common Areas.       | Graph 3. | Table 4 |
| Part IV.  | Electrical          | Graph 4  | Table 4 |
  
- b. **Analysis of the Dwelling Unit Condition.**

|  |  |         |         |
|--|--|---------|---------|
|  |  | Graph 5 | Table 5 |
|--|--|---------|---------|
  
- c. **Langside Resident's Overall Dwelling Satisfaction**

|  |  |         |         |
|--|--|---------|---------|
|  |  | Graph 6 | Table 6 |
|--|--|---------|---------|
  
- d. **Resident's Satisfaction with Interior Space Available for Social Activities.**

|  |  |  |         |
|--|--|--|---------|
|  |  |  | Table 6 |
|--|--|--|---------|
  
- e. **General Condition of Facilities in the Dwelling Unit. Table 6**



## **II. OBSERVATIONS**

### **1. Deficiencies Which Cause a Housing Unit to be Judged Physically Inadequate.**

Dwelling unit physical condition was evaluated using the table adapted by Simonson in 1981 (Struyk, 1984:9). The contents of this table were based upon items included in the American Housing Survey 1981. The same deficiencies were measured by the survey in 1993.

#### **Part I. Plumbing Conditions: (Refer to Graph 1. Table 4)**

The exclusive use of kitchen, bathroom sink, bath or shower and the use of a flush toilet are positive. In general, respondents manifested they had those facilities available for their exclusive use. Plumbing is evaluated in the table as whether the dwelling unit lacks or shares these facilities. There was not a deficiency found in the plumbing aspect of the dwelling.

84% of respondents indicated have access to exclusive kitchen facilities. For the entire population these facilities were located inside their dwelling units. Although a large segment of the sample indicated they have access exclusive bathrooms sinks, 24% of the population has to share them. The frequency tables -in the appendix- indicate the respondent have access to flush toilets, bath sink, provision of cold and hot water inside their dwelling units.

Rating the condition of the plumbing services dwellers have access to, using a scale including these values: (1) Good; (2) Neglected or poorly maintained; (3) In need of major repairs; (8) Don't Know; (9) No Response; respondents indicated a high degree of satisfaction with existing plumbing facilities (88%); kitchen facilities (80%); and bathroom (80%)

**Part II. Physical Structure (Refer to Graph 2. Table 4)**

Signs of housing deterioration and neglect such as the lack of light fixtures, leaking roofs, holes on interior floor, etc, are expected to be observed through the presence of three or more than four structural problems. In this regard, 20% of respondents indicated there were signs of plaster breaking either on walls or ceilings. This finding is closely supported by the fact that 16% of respondents manifested there were signs of dampness on walls and ceilings.

Respondents indicated there were no signs of mice. 24% manifested they had seen some at any given time during their residence period. Respondents agree that there are no signs of any of the structural deficiencies by the time interview took place. Roofs, walls and ceilings were in relatively good physical condition.

**Part III. Common Areas (Refer to Graph 3. Table 4)**

Questions 25, 66 and 67 were taken as representing the selected deficiencies that may occur in common areas like no light fixtures in hallways, loose or broken railings or missing stairs. . These problems -- when existing-- may create some hazardous conditions and affect the health of occupants. Table 6. "Langside Survey. Common Area", shows a large percentage of respondents indicating the presence in their dwellings of good stairs, good railings and hallways properly lit.

**Part IV. Electrical (Refer to Graph 4. Table 4)**

Electrical conditions are positive for all the areas of interviewed dwelling units. This accounts for the kitchen, dining and living room areas and bedrooms.

In conclusion, there appear to be very few problems with the presence of selected deficiencies in plumbing, physical structure, common areas and electrical components.

**B. Analysis of the Dwelling Unit Condition.  
(Refer to Graph 5. Table 5)**

The housing condition analysis of the sample using this table, reports in general, that roofs are not sagging, and no leaks were substantially reported. Existing dwelling's interior and exterior doors and windows are provide weather and personal protection to residents.

28% of respondents indicated the presence of cracking cement on foundations. As the interviews were conducted in Winter, it is possible that weather related stress was affecting the physical structures of the selected dwellings. Comparing the behaviour of the data in table 1 and table 2 , permits to see the overall presence of physical deficiencies, compared to the indicators of (external) dwelling condition.

**Part I. Overall Satisfaction with Dwelling.  
(Refer to Graph 6. Table 6)**

The overall satisfaction with the dwelling is derived from question 99. The scale presented, was borrowed from The Canada- U. S. Survey of Quality of Life in Different Housing Environments (1996:3). The scale was modified to respond to our needs and project circumstances. On this account, new variables such as Landlord relations, other residents on the street and cost of rent or mortgage were introduced.

37.9 of responses indicated residents to be satisfied with the fifteen components of their dwelling experience, refer to table 6. Adding the data generated from the responses to the twenty-five questionnaires to encounter the frequency the variables found in the scale, tell us that in general, responses were ranging from Very Satisfied and Somewhat Satisfied with overall characteristics of the dwelling as portrayed in question 99.

For instance, the lay-out of the rooms (42% responses were Satisfactory); size of dwelling unit (52% responses were Very Satisfied);

privacy (48% Very Satisfied); safety and security (48 % Very Satisfactory). These were the dwelling factors respondents indicated as bringing them a high degree of satisfaction.

Referring to The Langside Housing Condition Survey Table of Frequencies Table 7., located in the appendix, respondents did not rate well "other residents on the street". Their responses were ranging between Not Satisfied 12% and Not Very Satisfied 16%. Respondent's opinions on this topic were almost evenly divided in the three major categories available.

It is important to realize that overall dwellings satisfaction assessment is affected in one way or another by the respondent's psychological background. For instance, the degree of integration of the individual to society; and the individual's reference group (Paccione, 1982:47). There are other factors affecting well-being and satisfaction evaluations. Age, life-cycle of the household, education, income, and race, have been considered by some authors as components of the overall dwelling evaluation exercise. (Andrews and Withley, 1976:37)

## **Part II. Interior Space Available for Social Activities. (Refer to Table 6)**

Socio-psychological needs of residents are fulfilled by the provision of space in their respective dwelling realms. Basic social functions such as entertainment, recreation, food preparation and consumption; adult recreation and other basic needs derive their expression from the amount of space residents have allocated for the performance of those activities.

There are eight variables in the scale, each one with five labeled values. The interval scale was constructed using questions 81 to 88. The scale was constructed after the discussion presented by the American Public Health Association (APHA, 1950).

In general terms, the Association describes the ten basic human activities taking place in the dwelling. The Association establishes a correlation between the human activity in question and the required space to perform such action. Assessing space was considered important, given the fact that landlords may be enticed to maximize their dwelling returns by partitioning available space to create more rooms for single persons. On the other hand, particular traits of the resident population may indicate concrete spatial needs.

Privacy and sociability require space allocation. Edith Elmer Wood describing dwelling space allocation, was quoted by the Association stating that "The tendency to pare down room sizes to the minimum in which it is possible to put the necessary furniture, preserve a passage for one-way traffic, and to have enough air to escape asphyxiation is a false economy. Our modern life contains all too much tension at best. One should be able to move about freely-not have to navigate with care between a series of obstacles in fear of stepping on some one's toes, upsetting a work basket, or knocking over the baby's toys. It should be possible for a couple of friends to come in and find chairs without part of the family climbing out on the fire escape to make room for them. If we were trying to breed a race of neurasthenics, it seems to me this is precisely the sort of environment we would devise" (APHA, 1950:7).

This appropriated comment inspired us to develop the space available for social activities scale we introduced in the survey.

### **Part III. General Condition of Facilities in Dwelling Unit. (Refer to Table 6)**

The contents of this factor were analyzed previously under deficiencies in the physical structure of dwelling unit. Information for this question comes from question 40. As discussed before, residents indicate their satisfaction with the facilities available in their units. 4% of respondents indicated that some facility in their dwelling needed some repairs.

### **III. CONCLUSIONS**

The Housing Condition Survey was tested on Langside Street. The survey results on physical deficiencies of the housing unit; housing condition; general physical condition of facilities, were all analyzed. The conclusion -based on a trial sample- indicated that the implementation of the housing condition survey including a larger dwelling sampling is a feasible proposition.

The literature review granted the needed historical perspective on the concept of housing condition assessment and physical quality evaluation. Drawing from the most relevant works, the social objective and subjective indicators for this particular community revitalization project were selected.

Considering the scope, the resources devoted to this practicum project, a housing condition analysis featuring a combination of nominal and interval scales, makes the exercise more thorough and in-depth.

Understanding how people evaluate and feel about their lives, and studying the physical and social attributes found to contribute to housing satisfaction, could supply clues to determine how resident's satisfaction level relate to the physical and social conditions in which the lives of the residents evolve in the context of the dwelling unit. The Implementation of the Housing Condition Survey, in our view, should be regarded as the phase of "registration and description of the initial situation" (Ilnert, 1984:277). During this stage the analytical indicators of housing condition assessment provide a report on the initial housing condition and resident's satisfaction situation. This phase will render an inventory of the structural deficiencies discussed in table 1; will bring some insights on the analysis of the exterior conditions as discussed in table 2.; and it will provide a complete housing condition assessment as

displayed in table 3. The analysis of the factors previously discussed, will render an inventory of the actual physical structural housing conditions, and possible shed some light on the state of the socio-psychological affairs of the residents.

Once these housing condition and resident's satisfaction realities are appraised, it is possible to implement a program to monitor , to observe and to transform the behaviour of the indicators involved in the housing assessment event.

Inquiring about the resident's satisfaction and well-being aspects in relation to their housing conditions could potentially be useful in policy making and program implementation strategies. Sawicky (1996:165) from a policy perspective indicates that "because policy is administered through geographic units and because neighbourhoods and cities themselves affect the quality of people's life". On this account, any finding involving the presence of insanitary, hazardous conditions in the dwelling could be addressed.

A policy perspective, is also useful to combat nuisances, overcrowding and to evaluate the requirements and conditions to let an apartment or a rooming house/

Involving residents in the revitalization process, could provide program administrators with a vast array of information otherwise unlikely to be assembled. Don Warren, a highly known policy research and urban affairs analyst, suggested in the "Mapping Your Community" exercise, that community members are productive individuals assets, whose contribution to the community building process should be realized.

The planning tools we are today introducing, when implemented will considerably advance the process of neighbourhood revitalization in which the community of West Broadway has been embarked for the last three years. From a program implementation point of view, owners, and residents could engage themselves in community dwelling repair programs, structural upgrade and renovations schemes at the owner's

side of the equation. Renters could be beneficiaries of housing allowances to facilitate tenants relocation should them be found to be living in deplorable housing quality conditions.

Programs to accommodate the needs of particular type of populations could be implemented. Seniors, single headed households could benefit themselves from the provision of secure and hazard free living environments, space allocations; fixtures, appliances and mechanical component refitting and renovations. Community driven programs to increase these populations' sense of safety and security; as well as programs dedicated to enhance the population well-being could initiated once the inventory of structural conditions is presented.

This Housing Condition Survey once carried out, could afford the information needed to enforce compliance with the spirit of the Public Health Act, and the Winnipeg Maintenance and Occupancy by-law, at least in regard to the enforcement of the requirements to let dwellings in the area. The Public Health Act and The Winnipeg Maintenance and Occupancy By-Law requirements place emphasis on the presence of the mechanical aspects of the unit. It is likely that after evaluating dwelling mechanical components, particularly their operational performance will grant information about those building units unfitted for residential purposes. A program of this kind, could increase the community awareness level regarding neglected and deteriorating properties in the neighbourhood, otherwise unseen from the exterior.

#### **IV. SUGGESTED MODIFICATIONS TO INSTRUMENTS**

##### **a The Housing Condition Survey.**

Housing condition surveys and indexes of structural condition have placed a lot of emphasis in inventories of basic mechanical components in the dwelling unit. However, in our opinion, more emphasis should be placed in the evaluation of important psychological aspects that affect



resident's satisfaction with the housing unit and the performance of these mechanical and other components known to affect the quality of life of the residents.

Space, tenure, length of residence, dwelling structural quality, socio-economic and other related characteristics are said to relate to housing satisfaction. A close interpretation of Weber's understanding of measurements of housing quality (1991:24), indicated that measuring housing quality factors by relating only to structural and dwelling care taking qualities, could hinder the quality of life analysis approach this project has taken.

Peck and Stewart (1985: 365) quoted Morris *et al* to indicate that "housing satisfaction has in turn been found to be a significant explanatory variable in residential adaptation and mobility"

According to Weber, Morris advanced the housing adjustment theory, which suggest that "when characteristics of the dwelling unit are inconsistent with the housing preferences (usually associated with socially derived housing norms) families engage in one of three adjustment behaviours" (Weber, 1991:23) These behaviours are: residential mobility, residential adaptation and family adaptation. Any negative pressure felt in the context of any of these behaviours patterns, have repercussions at the dwelling level. The article presented by Newman (Newman, S., Duncan, G., 1979:155) indicates that residential dissatisfaction may 'push' a family towards actual mobility, thus abandoning the dwelling and possibly the neighbourhood.

Discussing the different housing quality indexes implemented through the years, Weber mentioned the Housing Quality Index developed by Kain and Quigley, which has been used here. Weber argues that a " major variable used by the Bureau of Census has been the presence / absence of plumbing in concert with five other variables found to correlate with structural condition: lack of central or built-in heat; person-to-room ratio; one family structure, education of household head and house value or rent." (Weber, 1991:25)

As it was discovered by Weber (*Ibid:25*) and Paccione (1982:45) "One element lacking in these studies in (*is*) a multi-disciplinary concept of housing adequacy that measures the socio-psychological needs of the individuals that are often sought through the housing unit. These needs include personal satisfaction, feelings of self-worth, family-living interactions and provisions for socialization and privacy" (Weber, *ibid: 25*).

Because these behaviours explain the process of residential change and mobility in general, this practicum is suggesting the implementation of questions in the housing condition survey questionnaire that could make possible the measurement of resident's satisfaction in relation to the physical structure component found in their dwelling units.

Struyk, studying the changes experienced in the housing situation of the elderly (Struyk, 1984:6), advanced the hypothesis that " the composition of housing deficiencies has systematically changed over the 1974-1979 period, away from structural defects such as the lack of complete plumbing or kitchen facilities and towards defects more attributable to neglect and maintenance"

Although Struyk's observations are made in the housing context of the United States, and Paccione's remarks are about a Scottish Council State, their comments have certain degree of validity when applied to the Canadian context. The Canadian housing stock is perceived to be newer than the housing stock in either the United States or in Scotland.

Dwelling -specific problems are those which originate internal inconveniences to residents. Problems such as water leaks, fuses blown, open cracks or holes in walls or ceilings or flush toilets breakdowns, sigh of mice are reported as taken place internally. All of those deficiencies, if unattended will certainly affect the resident's satisfaction level, causing pressures in housing adaptation or affecting population mobility rates.

These are some of the suggested changes to the Housing Condition Survey.

- a. The presence / absence and condition of mechanical components will continue to be measured. A rating scale with 1 being Excellent Condition and 5 being In need of repair, has been introduced. This scale will help us to know the actual condition of the mechanical components at the time the interview is conducted.
- b. The presence / absence of mice and rodents, we suggest, should be measured by using a rating scale with 1 being Always and 5 being Rarely. This scale will permit resident to report the times when they actually noticed the presence of such rodents in the unit.
- c. Components of the physical structure, both external and internal, in our opinion, should be measured using a Yes -No questions and by probing with a satisfaction scale to measure resident's satisfaction with the performance and condition of component of the physical structure.

Other components of the physical structure such as condition of paints, plasters, partitions, fences, stairs and other features, could be monitored by using a satisfaction scale. These suggested modifications to the Housing Condition Survey are proposed under the belief that personal background of respondent and their circumstances could affect perceptions of objective housing conditions.

Because the dwelling is a dynamic entity, a satisfaction scale could provide more information on the condition of the basic housing aspects regulated by the Manitoba Public Health Act and the Winnipeg Occupancy and Maintenance By-Law; especially those regulations dealing with insanitary conditions. Affording dwellers the opportunity to speak their minds on the condition and performance of the housing components, could provide program with a vast array of information otherwise unlikely to be collected. Andrews and Withley (1976:9) argue that measuring peoples perceptions of well being, provide social scientist

and policy makers with six products of value. We will discuss only the following two principles.

i. "There is value in knowing how satisfactions and dissatisfactions are distributed in society" (*Ibid* : 9). In our case, knowing the housing factors contributing to dissatisfaction could afford better policy and program strategies.

ii. "There is value in understanding how people feel about their lives if the judgments are made about the *domains* of life such as their families, their houses, their jobs, their neighbourhoods, local governments, etc. " (*Ibid*: 9). Judgments and personal impressions could provide program managers with indicators reflecting changes or improvements in the resident's life.

Because those judgments are made in connection to housing deficiencies and conditions encountered during the resident's length of tenure, monitoring changes and improvements in these conditions could be another clearly articulated objective of the Tenant -Landlords Cooperation Committee, which will be the final beneficiary at the completion of this practicum project.

## **PART V.**



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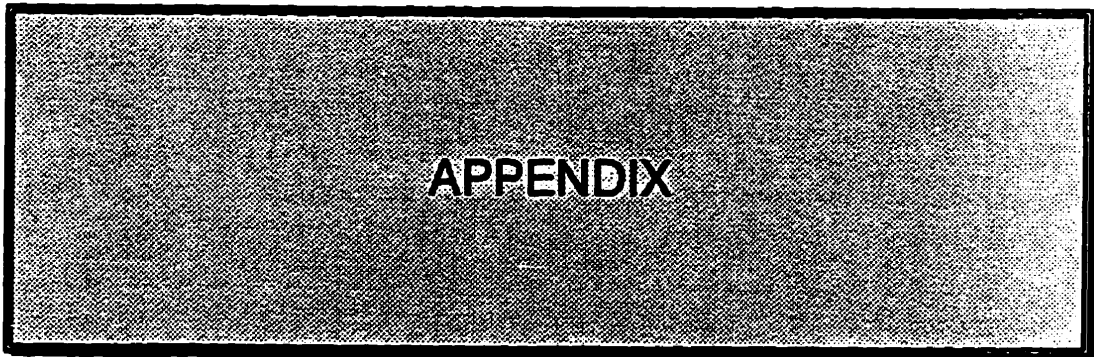
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PART VI.



APPENDIX

# **LANGSIDE HOUSING CONDITION SURVEY**

**Interviewer's Handbook**

**JAIRO VIAFARA**

**APRIL, 1997**

## **I. Introduction**

**This handbook is to be used before you attempt to administer any Housing Condition Survey questionnaire. The handbook presents some basic interviewing techniques that will lighten your data gathering job. From a practical point of view, the handbook provides you with a concise guide on how to approach some of the practical problems encountered when conducting your interviews.**

**Some of the techniques and critiques discussed here, are resulting from the questionnaire pre-test phase, carried out in the months of December 1996 and January 1997. Comments related to the interviewing process, which were made by the interviewers have been given attention and their practical value has been included in this handbook when possible.**

**Cooperation during the questionnaire pre-test phase was kindly received from Stephania Chipelsky and Susan Rose, West Broadway Neighbourhood Workers; Mr. Lawrence Witko and Mr. Ras Rico I, concerned community residents.**

## **ii. Going to the Household**

**West Broadway residents have been informed about the purpose of the Housing Survey Project. As interviewer you must insure that respondents are informed about:**

- a. the housing project if residents need more information. Carry flyers or brochures along in case this arise.**
- b. their right to consent to be interviewed or not. You will clearly present the information on page 1, making sure to state that this visit is not a housing inspection.**
- c. information on "The Confidential" handling of the information gathered during the interview process.**

**Because of the legal connotations associated with housing inspections conducted by City Health Inspectors, in some instances, the need to explain our project to the resident may be crucial in order to differentiate our activities from those of the housing inspectors. Once you have presented the information on to resident, please remember to**

- d. ask for their authorization to use the information on section 4 and 5 on the Template. You will receive your questionnaires in advance, study them. When asking the questions, it is suggested, the interviewer will use a 'conversational' style to present the information and to ask the questions. Ask all the questions and neither assume nor respond on behalf of the interviewed person.**

**You are encouraged to go in pairs. If invited into the dwelling, stand close to the door, proceed to fill your questionnaires and do not make your visit prolonged. "The decision people make on whether to grant or not and interview, is made to certain extent on the appearance and behaviour of the interviewer appearing at the door" (Winnipeg Area Study, 1990: 8)**

**Please dress neatly, and look organized while at the door. Introduce yourself using your name. Because people in this neighbourhood are constantly interviewed, it is expected that "some people will grant an interview with brief information; others may require some time to think about it.**

**It is common for people to react to strangers with distrust and suspicion at first. To overcome these feelings you should emphasize the purpose, anonymity, benefits of the study" (Winnipeg Area Study, 1990: 4)**

### **III. Initial Introduction at the door**

When conducting your interview at the door, please follow these instructions.

a. Greet the person who answers the door. Use your name, show your identification card. Wait a few seconds and continue your presentation, by reading or reciting by heart, the following lines:

Hi, my name is ( use your name here) I am from the West Broadway Neighbourhood Housing Resource Centre, at 185 Young Street, which is at the West Broadway Community Centre. (Show your identification card)

We are conducting a housing survey in the area to determine the physical condition of the houses and the number of rental units available to potential future renters. This information will be compiled into a central registry available to those looking to rent houses in the area.

b. If there are some questions about the use of this information, make sure to state that "this housing survey is not a housing inspection".

At your discretion, you may add: "Neither the City of Winnipeg, nor Manitoba Housing, will have access to this information in unprocessed form"

c. In the event some question about confidentiality arise. To overcome this situation, please emphasize these aspects.



- i. The information gathered on the condition of the dwelling, is neither intended to endorse, nor to condemn any person or building unit in particular.
- ii. You also have the right to terminate or refuse to continue this interview when you decide so!

Some people need to be at ease to respond. One way for some people to break the ice, is to make some comments about what you are doing. Some comments about the condition of other dwellings may be asked by the respondent. Under any circumstances, talk about previously found housing conditions. Do not discuss, neither disclose, any information you heard or were told in previously visited dwellings.

Please refrain from making value judgments about the dwelling you are visiting.

#### **iv. Conducting the Interview**

- a. First, make sure you are at the address you are expected to be.
- b. Assure the questionnaire number matches the address you are expected to visit.
- c. As there are many one-person households in the neighbourhood, you could anticipate a large number of call backs or return visits. It is suggested you start visiting dwellings at around 4:00 p.m.; preferable on week days. There will be days, when finding residents at home will be difficult. Question 3 in your questionnaire allows for up to four visits to the same place.

There are also 5 options describing any initial interference during the initial visit you may have encountered.

- d. Make sure to record on the corresponding questionnaire, the reason why the interview was not conducted. Please try again, again and again.

## **v. Selecting the Respondent**

- a. if the caretaker is found, make sure to request their permission to conduct the interview, but also inform them about the purpose of your activities. Ask caretaker to fill questionnaire. If they refuse or decline for professional reasons, request permission to talk to any other household or dwelling unrelated resident.
- b. if a resident is found, explain the purpose of your activities to them. Inform them that permission to conduct this interview has been given by landlord, landlady or caretaker.
- c. Some residents may be fearful of responding to questions they may prefer not to answer in order to avoid quarreling and misunderstanding with the person in charge.
- d. Gender, age length of residence and tenure are critical factors when selecting the respondent. Because it appears to be slightly more men than women in the West Broadway area, when possible, every effort should be made to assure a balanced gender representation. Moreover, use of space, household activities and appreciation of surrounding environment, in my opinion, could be to certain extent gender related. Space for recreation could have a different priority for a householder that has a homebased baby-sitting business.
- e. To be interviewed, the respondent should be a permanent resident. A resident could be the owner of, or a tenant in a habitable suite or room intended to be used for living, cooking or eating purposes, in any kind of dwelling.

## **VI. Problems at the Dwelling**

a. After having explained the purposes of the project to whoever answered the door, ask them whether they are residents or not. If answer is no, request to talk to another person available, if any. Otherwise, write dwelling address, marking 01 Temporarily Absent, including the number of visits.

You may consider using any of the remaining categories in question 3 to indicate the reason no to respond. You will call back if resident is temperately absent, No one at home; Outright refusal ; language barrier or vacant dwelling.

b. If there is a perceived language barrier, this person is not eligible. Write the address of respondent, including suite number. Another visit will be done later. Another respondent could be chosen later.

c. If dwelling unit is perceived to be vacant or you are informed by others about this fact, cautiously, try all the ring bells at that building, until a respondent is found. If no respondent is found, check 02 in question 3. You will call back. This interview will be done at a later date.

d. When people decide not to respond, it is considered a refusal. In that case, you will check refusal on question 3. Refusals will be contacted later. Complete the "Interviewer Assessment of Refuser" which is located at the end of your questionnaire. This procedure is important because, provides useful additional information, should refuser be contacted later. The assessment also provides an idea about the refuser's profile or the circumstances surrounding the refusal event.

## **vii. Questions About the Survey**

**a. Who is doing the survey?**

The West Broadway Housing Resource Centre is the organization responsible for the survey. If you wish to have more information, here is the phone number and the name of the person, you should talk to.

**b. How long will it take?**

The survey is expected to be done in about 20 minutes. It may take a little longer in case there are unexpected phone calls or interruptions.

**c. Do I need to ask my landlord or landlady for permission to reply?**

Certainly, it is a decision you may want to talk about it. However, I talk to them, just before you showed up at the door.

**d. Will my landlord or caretaker be informed of the results of this survey?**

Yes. Your landlord and all concerned residents are free to drop by the West Broadway Resource Centre to request more information in this regard.

**e. Will my name be used?**

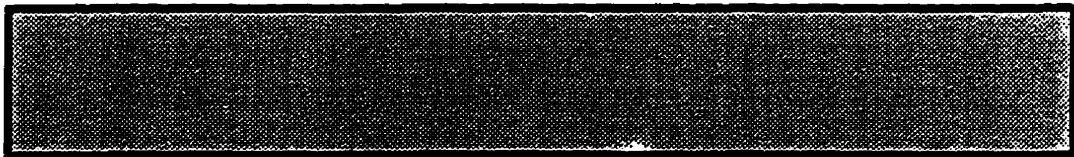
No. To preserve your privacy and to guarantee your confidentiality, your name is not needed. Moreover, there is no way somebody can track you or know your name by just seeing this questionnaire.

**f. How do you like me to answer to that question?**

Be yourself. Always be fair. This is a very important project for the residents, owners and landlords, the best is honesty. You are the boss!

**g. What if I change my mind in the middle of responding the questionnaire?**

Since you have already started, you would better finish it. But if you feel like changing your mind, that's your right. I certainly want to



# **THE LANGSIDE HOUSING CONDITION SURVEY**

**The Survey Questionnaire**

**JAIRO VIAFARA**

**APRIL, 1997**

## HOUSING CONDITION SURVEY

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WE ARE CONDUCTING A HOUSING SURVEY TO DETERMINE THE PHYSICAL CONDITION OF THE DWELLINGS AND THE NUMBER OF RENTAL UNITS AVAILABLE TO POTENTIAL RENTERS IN YOUR AREA.

THIS INFORMATION WILL BE COMPILED INTO A CENTRAL REGISTRY FOR THE INFORMATION OF THE PEOPLE LOOKING FOR RENTAL UNITS IN THE NEIGHBOURHOOD

NEITHER THE CITY OF WINNIPEG, NOR MANITOBA HOUSING WILL HAVE ACCESS TO THIS INFORMATION IN ANY UNPROCESSED FORM.

**THIS SURVEY IS NOT A HOUSING INSPECTION**

WOULD YOU PLEASE ALLOW US TO INTERVIEW YOU ABOUT THE PHYSICAL CONDITION OF YOUR HOUSING . THIS INTERVIEW IS EXPECTED TO TAKE ABOUT 20 MINUTES OF YOUR TIME. YOU ARE ENCOURAGED TO MAKE ALL YOUR CHOICES BASED ON YOUR PERSONAL OBSERVATIONS AND FEELINGS.

AT ANY MOMENT, YOU HAVE THE RIGHT TO TERMINATE OR REFUSE TO ANSWER ANY QUESTION IN THIS INTERVIEW. ONCE THE SURVEY ON THE PHYSICAL CONDITION OF YOUR DWELLING IS COMPLETED, THE INFORMATION GATHERED IS NOT INTENDED TO CONDEMN ANY PERSON OR BUILDING UNIT.

THE WEST BROADWAY HOUSING RESOURCE CENTRE, IS COMMITTED TO **RESPECTING YOUR RIGHT TO PRIVACY**. PERSONAL INFORMATION GATHERED IN SECTION 8 OF THIS SURVEY WILL BE KEPT **STRICTLY CONFIDENTIAL**.

THANK YOU FOR YOUR CO-OPERATION. IF YOU WISH TO REQUEST MORE INFORMATION ABOUT THE PURPOSE OF THIS SURVEY, PLEASE FEEL FREE TO CONTACT THE **WEST-BROADWAY NEIGHBOURHOOD HOUSING RESOURCE CENTRE AT 783-1995**



**SECTION 1**

- Q. 1 Questionnaire Number: \_\_\_\_\_
- Q. 2 Dwelling Address: Suite/Apt... Number: Street
- Q. 3 Sources of Interview Interference during Initial House Visit

|                             | During Number of Visits |   |   |   |
|-----------------------------|-------------------------|---|---|---|
| 01. Temporally Absent ..... | 1                       | 2 | 3 | 4 |
| 02. No one at Home .....    | 1                       | 2 | 3 | 4 |
| 03. Outright Refusal .....  | 1                       | 2 | 3 | 4 |
| 04. Language Barrier .....  | 1                       | 2 | 3 | 4 |
| 05. Vacant Dwelling .....   | 1                       | 2 | 3 | 4 |
| 06. Vacant Lot .....        | 1                       | 2 | 3 | 4 |
| 10. No Contact .....        | 1                       | 2 | 3 | 4 |

- Q. 4 Interview Conducted by: Name and Code Number
- \_\_\_\_\_

- Q. 5 Survey Conducted on: YYMMDD: \_\_\_\_\_

- Q. 6 Gender of Respondent:

Male ..... 01  
 Female ..... 02

**SECTION 2**

- Q. 7 Do you or does some member of your household own or rent this dwelling?

Own ..... 1  
 Rent ..... 2

- Q. 8 Are you the ONLY resident in this unit?  
 Yes (1) No (2) Na (7) Dk (8) Nr (9)

- Q. 9 Are you SHARING the building with other individuals?  
 Yes (1) No (2) Na (7) Dk (8) Nr (9)

**Q. 10 How would you define your dwelling unit in this building?**

|   |    |
|---|----|
| Suite in a Single Family House .....                        | 11 |
| Suite in a Boarding or Rooming House .....                  | 12 |
| Single family dwelling (Detached from other building) ..... | 13 |
| 2-Family dwelling .....                                     | 14 |
| Duplex, Triplex .....                                       | 15 |
| Townhouse or Row house .....                                | 16 |
| Low Rise Walk up Apartment block .....                      | 17 |
| Other (Specify) .....                                       | 18 |
| NA .....  | 07 |
| DK .....  | 08 |
| NR .....  | 09 |

**Q. 11 Do you happen to know how many households, (a person or a group of persons occupying a dwelling unit as their usual place of residence) are currently living separately in this building?**

Yes (1)      No (2)      Na (7)      Dk (8)      Nr (9)

If Yes (1) Number of households living separately here:

**Q. 12 Do you happen to know how many rented rooms or suites are there in this building?**

Yes (1)      No (2)      Na (7)      Dk (8)      Nr (9)

If Yes (1) Number of Rented \_\_\_\_\_ Rooms ( ) Suites ( )

**Q. 13 Could you please best define the OWNER of this building?**

|                             |   |
|-----------------------------|---|
| A Relative .....            | 1 |
| A Landlord / Landlady ..... | 2 |
| Management Agency .....     | 3 |
| Government .....            | 4 |
| Other (Specify) .....       | 5 |
| NA .....                    | 7 |
| DK .....                    | 8 |
| NR .....                    | 9 |

**SECTION 3****CONDITION OF MECHANICAL SYSTEMS IN THE DWELLING**

This section attempts to evaluate the condition of the mechanical systems in your dwelling unit including the electrical, fire, heating, ventilation and plumbing systems. Although this is not a Housing Inspection, we request your co-operation in rating the performance of these basic components.

**ELECTRICAL SYSTEM**

**Q. 14** Are there, in your opinion, enough electrical outlets in the following rooms, so that you don't have to use extension cords or more than one appliance per outlet?

|                      | YES | NO | NA | DK | NR |
|----------------------|-----|----|----|----|----|
| a. Kitchen .....     | 1   | 2  | 7  | 8  | 9  |
| b. Eating Area ..... | 1   | 2  | 7  | 8  | 9  |
| c. Living Room ..... | 1   | 2  | 7  | 8  | 9  |
| d. Bedrooms .....    | 1   | 2  | 7  | 8  | 9  |
| e. Laundry .....     | 1   | 2  | 7  | 8  | 9  |
| f. Other Areas ..... | 1   | 2  | 7  | 8  | 9  |

**Q. 15** In which are of your dwelling have you noticed fuses blowing, tripping or breaking?

|                      | YES | NO | NA | DK | NR |
|----------------------|-----|----|----|----|----|
| a. Kitchen .....     | 1   | 2  | 7  | 8  | 9  |
| b. Eating Area ..... | 1   | 2  | 7  | 8  | 9  |
| c. Living Room ..... | 1   | 2  | 7  | 8  | 9  |
| d. Bedrooms .....    | 1   | 2  | 7  | 8  | 9  |
| e. Laundry .....     | 1   | 2  | 7  | 8  | 9  |
| f. Other Areas ..... | 1   | 2  | 7  | 8  | 9  |

**Q. 16** Are there any fuses or circuit breakers which have blown or have tripped three or more times **RECENTLY?** (Last 90 days)

Yes (1)      No (2)      Na (7)      Dk (8)      Nr (9)

**Q. 17 Are the halls and entrances in the building where you live, properly lit?**

Yes (1)      No (2)      Na (7)      Dk (8)      Nr (9)

**Q. 18 Are existing light fixtures in common hallways in good condition?**

Yes (1)      No (2)      Na (7)      Dk (8)      Nr (9)

### HEATING SYSTEM

**Q. 19 In the last six months, including last winter, how many times has the heating system in your dwelling failed in situations where you do not feel the cause of the failure was unsuitable use?**

None at all ..... 1  
 Once ..... 2  
 Twice ..... 3  
 Three Times, or more ..... 4  
 NA ..... 7  
 DK ..... 8  
 NR ..... 9

### PLUMBING SYSTEM

**Q. 20 Which of the following facilities do you have access in the dwelling unit?**

|                         | Exclusive | Shared Use | NA Use | DK | NR |
|-------------------------|-----------|------------|--------|----|----|
| a. Kitchen Sink .....   | 1 .....   | 2 .....    | 7      | 8  | 9  |
| b. Bathroom Sink .....  | 1 .....   | 2 .....    | 7      | 8  | 9  |
| c. Bath or shower ..... | 1 .....   | 2 .....    | 7      | 8  | 9  |
| d. Flush Toiled .....   | 1 .....   | 2 .....    | 7      | 8  | 9  |
| e. Water Heater .....   | 1 .....   | 2 .....    | 7      | 8  | 9  |

**Q. 21 Which of the following facilities are INSIDE your dwelling unit?**

|                         | YES     | NO      | NA | DK | NR |
|-------------------------|---------|---------|----|----|----|
| a. Kitchen Sink .....   | 1 ..... | 2 ..... | 7  | 8  | 9  |
| b. Bathroom Sink .....  | 1 ..... | 2 ..... | 7  | 8  | 9  |
| c. Bath or shower ..... | 1 ..... | 2 ..... | 7  | 8  | 9  |
| d. Flush Toiled .....   | 1 ..... | 2 ..... | 7  | 8  | 9  |
| e. Water Heater .....   | 1 ..... | 2 ..... | 7  | 8  | 9  |

**Q. 22 On a scale of 1 to 5 with 1 being EXCELLENT and 5 being IN NEED OF MAJOR REPAIRS, How would you rate in general some components of your dwelling?**

|                                      |   |   |   |   |   |   |   |   |
|--------------------------------------|---|---|---|---|---|---|---|---|
| Excellent Condition .....            | 1 |   |   |   |   |   |   |   |
| Good Condition and Maintenance ..    | 2 |   |   |   |   |   |   |   |
| Acceptable Condition .....           | 3 |   |   |   |   |   |   |   |
| Poorly Repaired and Maintained ..... | 4 |   |   |   |   |   |   |   |
| Needing Major Repairs .....          | 5 |   |   |   |   |   |   |   |
| NA .....                             |   |   |   |   | 7 |   |   |   |
| DK .....                             |   |   |   |   |   | 8 |   |   |
| NR .....                             |   |   |   |   |   |   | 9 |   |
| Heating system                       | 1 | 2 | 3 | 4 | 5 | 7 | 8 | 9 |
| Insulation .....                     | 1 | 2 | 3 | 4 | 5 | 7 | 8 | 9 |
| Ventilation system .....             | 1 | 2 | 3 | 4 | 5 | 7 | 8 | 9 |
| Plumbing system .....                | 1 | 2 | 3 | 4 | 5 | 7 | 8 | 9 |
| Water distribution syst.....         | 1 | 2 | 3 | 4 | 5 | 7 | 8 | 9 |
| Kitchen facilities .....             | 1 | 2 | 3 | 4 | 5 | 7 | 8 | 9 |
| Bathroom facilities .....            | 1 | 2 | 3 | 4 | 5 | 7 | 8 | 9 |
| Electrical system .....              | 1 | 2 | 3 | 4 | 5 | 7 | 8 | 9 |
| Provision of Cold water ....         | 1 | 2 | 3 | 4 | 5 | 7 | 8 | 9 |
| Provision of Hot water .....         | 1 | 2 | 3 | 4 | 5 | 7 | 8 | 9 |

## INSECTS AND RODENTS

These questions are to evaluate the presence -if any- of insects and rodents in your dwelling unit. On a scale of 1 to 5, being 1 OFTEN and 5 NEVER. How would you rate the presence of the following in your dwelling since you moved there?

|                       |   |
|-----------------------|---|
| Always .....          | 1 |
| Sometimes .....       | 2 |
| Once in a while ..... | 3 |
| Rarely .....          | 4 |
| Never .....           | 5 |
| NA .....              | 7 |
| DK .....              | 8 |
| NR .....              | 9 |

**Q. 23 Have you noticed any bedbugs, cockroaches or like vermin?**

Check -> 1 2 3 4 5 7 8 9

**Q. 24 Have you noticed any mice, rats, and/or other rodents?**

Check -> 1 2 3 4 5 7 8 9

## SECTION 4

### EXTERIOR DWELLING CONDITION

We would like to evaluate a number of exterior features of the dwelling which have been found to be important in telling about the overall condition of your place. Your cooperation in rating some basic conditions is appreciated.

**Q. 25 Do you authorize the West Broadway Housing Resource Centre to use the portion of information on the exterior housing condition of your dwelling for its housing registry?**

Check -> Yes (1) No (2) Na (7) Dk (8) NR (9)

To the best of your knowledge, please provide a general rating of the following structural conditions. Please answer YES only if you are certain.

- Q. **26 Is the roof sagging?**  
Check -> Yes (1) No (2) Na (7) Dk (8) NR (9)
- Q. **27 Does the roof leak?**  
Check -> Yes (1) No (2) Na (7) Dk (8) NR (9)
- Q. **28 Are there any shingles missing from the roof ?**  
Check -> Yes (1) No (2) Na (7) Dk (8) NR (9)
- Q. **29 Is there any loose material on the exterior walls?**  
Check -> Yes (1) No (2) Na (7) Dk (8) NR (9)

**On a scale of 1 to 5, being 1 ALWAYS and 5 NEVER. How would you rate the following aspects in your dwelling since you moved there? Please use scale below.**

Always ..... 1  
Sometimes ..... 2  
Once in a while .... 3  
Rarely ..... 4  
Never ..... 5  
NA ..... 7  
DK ..... 8  
NR ..... 9

- Q. **30 Any open cracks or holes on the exterior walls?**  
Check -> 1 2 3 4 5 7 8 9
- Q. **31 Is the painting of the building in good condition?**  
Check -> 1 2 3 4 5 7 8 9
- Q. **32 Foundations missing materials?**  
Check -> 1 2 3 4 5 7 8 9
- Q. **33 Signs of cracking cement on foundations?**  
Check -> 1 2 3 4 5 7 8 9
- Q. **34 Are exterior doors weather tight and secure?**  
Check -> 1 2 3 4 5 7 8 9
- Q. **35 Are the windows weather tight and secure?**  
Check -> 1 2 3 4 5 7 8 9
- Q. **36 Are the windows kept in good repair?**  
Check -> 1 2 3 4 5 7 8 9
- Q. **37 Are the doors kept in good repair?**  
Check -> 1 2 3 4 5 7 8 9

**SECTION 5****INTERIOR DWELLING CONDITION**

**Q. 38 Do you authorize the West Broadway Housing Resource Centre to use the portion of information on the interior housing condition of your dwelling for its housing registry?**

Check -> Yes (1) No (2) Na (7) Dk (8) NR (9)

Now, we would like to evaluate a number of interior features of the dwelling which have been found to be important in telling about the overall condition of your place. Your cooperation in rating some basic conditions is appreciated. On a scale of 1 to 5, being 1 ALWAYS and 5 NEVER. How would you rate the following aspects in your dwelling since you moved there? Please use scale below.

|                     |   |
|---------------------|---|
| Always .....        | 1 |
| Sometimes .....     | 2 |
| Once in a while ... | 3 |
| Rarely .....        | 4 |
| Never .....         | 5 |
| NA .....            | 7 |
| DK .....            | 8 |
| NR .....            | 9 |

**Q. 39 Ceilings including plaster and paint reasonably clean?**

Check -> 1 2 3 4 5 7 8 9

**Q. 40 Have you noticed any visible holes or cracks on interior ceilings?**

Check -> 1 2 3 4 5 7 8 9

**Q. 41 Have you noticed any signs of dampness on walls or ceilings?**

Check -> 1 2 3 4 5 7 8 9

**Q. 42 Have you noticed the plaster on walls peeling or braking?**

Check -> 1 2 3 4 5 7 8 9



- Q. **43 Do interior doors provide you security?**  
Check -> 1 2 3 4 5 7 8 9
- Q. **44 Do interior doors provide you privacy?**  
Check -> 1 2 3 4 5 7 8 9
- Q. **45 Do interior walls and partitions provide you security?**  
Check -> 1 2 3 4 5 7 8 9
- Q. **46 Do interior walls and partitions provide you privacy?**  
Check -> 1 2 3 4 5 7 8 9
- Q. **47 Are rooms provided with adequate light?**  
Check -> 1 2 3 4 5 7 8 9
- Q. **48 Are floors in unit free from cracks and holes?**  
Check -> 1 2 3 4 5 7 8 9
- Q. **49 Are Fire and safety alarms in good condition?**  
Check -> 1 2 3 4 5 7 8 9
- |                      |   |
|----------------------|---|
| Always .....         | 1 |
| Sometimes .....      | 2 |
| Once in a while .... | 3 |
| Rarely .....         | 4 |
| Never .....          | 5 |
| NA .....             | 7 |
| DK .....             | 8 |
| NR .....             | 9 |
- Q. **50 Are yards clean and well kept?**  
Check -> 1 2 3 4 5 7 8 9
- Q. **51 Are yards free from junk and debris?**  
Check -> 1 2 3 4 5 7 8 9
- Q. **52 Are fences in good repair**  
Check -> 1 2 3 4 5 7 8 9
- Q. **53 Have you noticed any loose or broken stair?**  
Check -> 1 2 3 4 5 7 8 9
- Q. **54 Have you noticed any broken or loose stairs railings?**  
Check -> 1 2 3 4 5 7 8 9

**Q. 55 Are existing fixtures in common halls in good condition?**

Check -> 1 2 3 4 5 7 8 9

**On a scale of 1 to 5, being 1 VERY SATISFIED and 5 NOT SATISFIED AT ALL. How satisfied are you with the following aspects of your dwelling since you moved there? Please use scale below**

Very Satisfied ..... 1  
 Somewhat satisfied ..... 2  
 Satisfied ..... 3  
 Not Very Satisfied ..... 4  
 Not Satisfied ..... 5  
 NA ..... 7  
 DK ..... 8  
 NR ..... 9

**Q. 56 Colour of walls inside unit?**

Check -> 1 2 3 4 5 7 8 9

**Q. 57 Layout of rooms in unit?**

Check -> 1 2 3 4 5 7 8 9

**Q. 58 Bedrooms?**

Check -> 1 2 3 4 5 7 8 9

**Q. 59 Bathrooms**

Check -> 1 2 3 4 5 7 8 9

**Q. 60 Kitchen facilities?**

Check -> 1 2 3 4 5 7 8 9

**Q. 61 Combined living and dining room?**

Check -> 1 2 3 4 5 7 8 9

**Q. 62 Laundry facilities?**

Check -> 1 2 3 4 5 7 8 9

Very Satisfied ..... 1  
 Somewhat satisfied ..... 2  
 Satisfied ..... 3  
 Not Very Satisfied ..... 4  
 Not Satisfied ..... 5  
 NA ..... 7  
 DK ..... 8  
 NR ..... 9

- Q. 63 Size of unit/ space**  
 Check -> 1 2 3 4 5 7 8 9
- Q. 64 Privacy from other households members?**  
 Check -> 1 2 3 4 5 7 8 9
- Q. 65 Noise from neighbours**  
 Check -> 1 2 3 4 5 7 8 9
- Q. 66 View from unit**  
 Check -> 1 2 3 4 5 7 8 9
- Q. 67 Personal safety and security**  
 Check -> 1 2 3 4 5 7 8 9
- Q. 68 About other residents on the street**  
 Check -> 1 2 3 4 5 7 8 9
- Q. 69 Overall interior**  
 Check -> 1 2 3 4 5 7 8 9
- Q. 70 Interior temperature in cold days?**  
 Check -> 1 2 3 4 5 7 8 9
- Q. 71 Interior temperature in hot days**  
 Check -> 1 2 3 4 5 7 8 9

**On a scale of 1 to 5, being 1 POOR and 5 EXCELLENT. How satisfied are you with the space available in your unit since you moved there? Please use scale below**

Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8) NR (9)

**Q. 72 the space for sleeping and dressing?**  
 Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8) NR (9)

**Q. 73 the space for personal hygiene?**

Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8)  
NR (9)

**Q. 74 the food preparation area?**

Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8)  
NR (9)

**Q. 75 the serving and dining area?**

Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8)  
NR (9)

**Q. 76 the recreation and self improvement area?**

Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8)  
NR (9)

**Q. 77 the space for guest and visits?**

Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8)  
NR (9)

**Q. 78 the space for housekeeping and storage?**

Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8)  
NR (9)

**SECTION 6****OWNER AND RESIDENT BACKGROUND****Q. 79 Including yourself, how many people are usually living in this dwelling?**

- a. Number of people 18 + years: \_\_\_\_\_ NA ( ) DK (8) NR (9)  
b. Number of Children under 18: \_\_\_\_\_ NA ( ) DK (8) NR (9)

**Q. 80 What age category are you in?**

- 15 -19 ..... (1)  
20 - 34 ..... (2)  
35 - 49 ..... (3)  
50 - 64 ..... (4)  
65 - Over ..... (5)  
NA ..... (7)  
DK ..... (8)  
NR ..... (9)

**Q. 81 Is there any one living in your household who has any disability or condition that LIMITS THEIR MOBILITY, AGILITY, SIGHT AND SEEING around the dwelling.?**

Check -> Yes (1) No (2) Na (7) Dk (8) NR (9)

**Q. 82 Is the dwelling suited to satisfy any special needs arising from the resident's disability?**

Check -> Yes (1) No (2) Na (7) Dk (8) NR (9)

**Q. 83 Please indicate the highest degree of education you have attained?**

|    |                             |   |
|----|-----------------------------|---|
| a. | less than high school ..... | 1 |
| b. | High School .....           | 2 |
| c. | College or technical .....  | 3 |
| d. | University .....            | 4 |
| e. | NA .....                    | 7 |
| f. | DK .....                    | 8 |
| g. | NR .....                    | 9 |

**Q. 84 How long have you been living in this dwelling?**

|    |                        |   |
|----|------------------------|---|
| a. | Less than 1 year ..... | 1 |
| b. | 1 - 3 years .....      | 2 |
| c. | 4 or more years .....  | 3 |
| d. | DK .....               | 8 |
| e. | NR .....               | 9 |

**Q. 85 For this specific dwelling, how much is the basic rent or mortgage per month?**

|    |                       |   |
|----|-----------------------|---|
| a. | Less than \$250 ..... | 1 |
| b. | \$251 - \$350 .....   | 2 |
| c. | \$351 - \$450 .....   | 3 |
| d. | \$451 - \$550 .....   | 4 |
| e. | \$551 - \$650 .....   | 5 |
| f. | \$651 or over .....   | 6 |
| g. | NA .....              | 7 |
| h. | DK .....              | 8 |
| i. | NR .....              | 9 |

**Q. 86 How would you rate the current condition of your neighbourhood? Please check one item from the scale below.**

- |    |                                |   |
|----|--------------------------------|---|
| a. | Rapidly declining .....        | 1 |
| b. | Thoroughly deteriorating ..... | 2 |
| c. | Gradually declining .....      | 3 |
| d. | Stable .....                   | 4 |
| e. | Revitalizing .....             | 5 |
| f. | DK .....                       | 8 |
| g. | NR .....                       | 9 |

**THANK YOU FOR YOUR CO-OPERATION**

# **THE LANGSIDE HOUSING CONDITION SURVEY**

**Tested Version 1996  
Questionnaire**

**JAIRO VIAFARA**

**APRIL, 1997**

## **HOUSING CONDITION SURVEY**

Hi. my name is ( \_\_\_\_\_ ), I am from the West Broadway Neighbourhood Housing Resource at 185 Young Street, at the Broadway Community Centre (Show your Identification Card)

**THIS SURVEY IS NOT A HOUSING INSPECTION.** We are conducting a Housing Survey of the area to determine the physical condition of the houses and the number of rental units available to potential future renters. This information will be compiled into a central registry for people who are looking to rent houses in the area. Hopefully you have received our community information notice or have been informed about this activity.

**NEITHER THE CITY OF WINNIPEG, NOR MANITOBA HOUSING WILL HAVE ACCESS TO THIS INFORMATION IN UNPROCESSED FORM.** Would you please allow us to interview you about the condition of your housing. This interview is expected to take about 15 minutes of your time. We encourage you to make all your choices based on your personal observations. **YOU HAVE THE RIGHT TO TERMINATE OR REFUSE TO ANSWER THIS INTERVIEW WHEN YOU SO DECIDE!** Once the survey is completed, **THE INFORMATION GATHERED ON THE CONDITION OF THE DWELLING IS NEITHER INTENDED TO ENDORSE NOR TO CONDEMN ANY PERSON OR BUILDING UNIT.**

**THE WEST-BROADWAY HOUSING COALITION IS COMMITTED TO RESPECTING YOUR RIGHT TO PRIVACY. PERSONAL INFORMATION GATHERED IN SECTION 8 OF THIS SURVEY WILL BE KEPT STRICTLY CONFIDENTIAL!**

**Thank you for your co-operation. If you wish to request more information about the purpose of this survey, please feel free to contact the West Broadway Neighbourhood Housing Resource Centre at 783-1995**

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**SECTION 1.**

- Q. 1. **Questionnaire Number:** \_\_\_\_\_
- Q. 2. **Your Dwelling Unit address:**  
⇒ Suite: ..... Number: ..... Street:
- Q. 3. **Initial House Visit:**  
Temporally Absent ..... (01)  
No one at home ..... (02)  
Refusal ..... (03)  
Language Barriers..... (04)  
Dwelling Vacant ..... (05)  
Lot Vacant..... (06)  
No Contact ..... (07)
- Q. 4. **Interviewed by : (Name of Interviewer here)**  
Check one ⇒  
At the door ..... (1)  
By telephone ..... (2)  
Self-administered ..... (3)
- Q. 5. **Survey Conducted on:** (YYMMDD) -----
- Q. 6. **What time is it? (Write the time here)**
- Q. 7. **Designated Gender of Respondent**  
Male ..... (1)  
Female ..... (2)

**Section 2.**

- Q. 8.. **Do you or does some member of your household own or rent this building?**  
Check one ⇒  
Own ..... (1)  
Rent ..... (2)
- Q. 9. **As the owner of this building are you the ONLY resident in this building unit?**  
Check one ⇒  
Yes (1) No (2) NA (7) DK (8) NR (9)  
If answer is NO Go to ⇒ 11

- Q. 10. **Do you share this building premises with other individuals?**  
Check one ⇒  
Yes (1) No (2) NA (7) DK (8) NR (9)
- Q. 11.. **Which of the following best describes the owner of this building?**  
Relative ..... (1)  
Landlord ..... (2)  
Government ..... (3)  
Other type of owner ..... (4)  
Don't Know ..... (8)  
No Response ..... (9)
- Q. 12. **As the renter of this dwelling unit, are you the only resident in the building?**  
Check one ⇒  
Yes (1) No (2) NA (7) DK (8) NR (9)
- Q. 13. **Do you share the building unit with other households?**  
Check one ⇒  
Yes (1) No (2) NA (7) DK (8) NR (9)

*The following questions will provide us with an indication of the different HOUSEHOLDS arrangements prevailing in this building unit. A household is a person or a group of persons occupying a dwelling unit as their usual place of residence. It may consist of a family group with or without boarders, roomers, employees or partners, or a group of unrelated people. Please select ONLY the option that best describes your case.*

- Q. 14. **Do you live in a ROOMING HOUSE?**  
Check one ⇒  
Yes (1) No (2) NA (7) DK (8) NR (9)
- Q. 15 **Are there two or more rooms rented and used by households units living SEPARATELY in this building?**  
Check one ⇒  
Yes (1) No (2) NA (7) DK (8) NR (9)
- Q. 16. **How many rented rooms? \_\_\_\_\_ RENTED ROOMS**
- Q. 17. **Are you living in a SINGLE FAMILY DWELLING?**  
Check one ⇒  
Yes (1) No (2) NA (7) DK (8) NR (9)
- Q. 18. **Is the building unit occupied by one household?**  
Check one ⇒  
Yes (1) No (2) NA (7) DK (8) NR (9)

- Q. 19. **Do you live in an APARTMENT HOUSE (That is , a dwelling consisting of two or more suites)**  
 Check one ⇒  
 Yes (1) No (2) NA (7) DK (8) NR (9)
- Q. 20. **Does the place consist of two or more suites?**  
 Check one⇒  
 Yes (1) No (2) NA (7) DK (8) NR (9)
- Q. 21. **How many suites do you think are there? \_\_\_\_\_ Suites.**
- Q. 22. **Do you live in a MULTIPLE DWELLING UNIT? That is , a building occupied by 2 or more households)**  
 Check one ⇒  
 Yes (1) No (2) NA (7) DK (8) NR (9)
- Q. 23. **If you are neither an owner nor a renter, indicate the type of living arrangements you are enjoying.**  
 Check one ⇒
- a. Living in half-way house ..... ( 1 )
  - b. Living in a Foster home ..... ( 2 )
  - c. Living in a Commonground ..... ( 3 )
  - d. Living in a Co-op house ..... ( 4 )

**Section 3.**

**Condition of Mechanical Systems in Dwelling**

*This section attempts to evaluate the conditions of the mechanical systems in your dwelling unit; that is, things like electrical, heating and plumbing systems. ONCE AGAIN, YOU ARE INFORMED THAT THIS SURVEY IS NOT A HOUSE INSPECTION VISIT, YOU ALSO HAVE THE RIGHT TO TERMINATE OR REFUSE TO ANSWER THIS INTERVIEW WHEN YOU SO DECIDE!*

**Electrical System**

- Q. 24. **Are there enough electrical outlets in the following rooms, so that you don't have to use extension cords or more than one appliance per outlet?**
- |                      | Yes | No | NA | DK | NR |
|----------------------|-----|----|----|----|----|
| a. Kitchen .....     | 1   | 2  | 3  | 8  | 9  |
| b. Eating area ..... | 1   | 2  | 3  | 8  | 9  |
| c. Living room ..... | 1   | 2  | 3  | 8  | 9  |
| d. Bedrooms .....    | 1   | 2  | 3  | 8  | 9  |
| e. Other areas ..... | 1   | 2  | 3  | 8  | 9  |

- Q. 25. **Are the halls and entrances properly lit?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 26. **Do all habitable rooms have at least one ready to open window?**  
Check one ⇒  
Yes (1) No (2) NA (7) DK (8) NR (9)
- Q. 28. **Are there any fuses or circuit breakers which have blown or have tripped three or more times RECENTLY?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 29. **In which area of your dwelling do fuses or circuit breakers blow or trip?**

|                             | Yes | No | NA | DK | NR |
|-----------------------------|-----|----|----|----|----|
| a. Kitchen .....            | 1   | 2  | 7  | 8  | 9  |
| b. Eating area .....        | 1   | 2  | 7  | 8  | 9  |
| c. Living room .....        | 1   | 2  | 7  | 8  | 9  |
| d. Bedrooms .....           | 1   | 2  | 7  | 8  | 9  |
| e. Other areas.....         | 1   | 2  | 7  | 8  | 9  |
| f. Laundry facilities ..... | 1   | 2  | 7  | 8  | 9  |

### Heating System

- Q. 30. **In the last six months, how many times has the heating system in your dwelling failed in situations where you do not feel the cause was unsuitable use?**
- None at all ..... 0  
Once ..... 1  
Twice ..... 2  
Three times ..... 3  
Often ..... 4  
NA ..... 7  
DK ..... 8  
NR ..... 9
- Q. 31. **Is getting enough heat a problem in your dwelling?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 32. **Is poor insulation a problem in your dwelling?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 33. **In your opinion is air ventilation adequate in your dwelling unit?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)

**Plumbing System**

**Q. 34. Which of the following facilities do you have access to in your dwelling unit?**

|                         | Exclusive<br>use | Shared<br>use | NA      | DK      | NR |
|-------------------------|------------------|---------------|---------|---------|----|
| a. Kitchen sink .....   | 1 .....          | 2 .....       | 7 ..... | 8 ..... | 9  |
| b. Water heater .....   | 1 .....          | 2 .....       | 7 ..... | 8 ..... | 9  |
| c. Bathroom sink .....  | 1 .....          | 2 .....       | 7 ..... | 8 ..... | 9  |
| d. Bath or shower ..... | 1 .....          | 2 .....       | 7 ..... | 8 ..... | 9  |
| e. Flush toilet .....   | 1 .....          | 2 .....       | 7 ..... | 8 ..... | 9  |

**Q. 35. Which of the following facilities are INSIDE your dwelling unit?**

|                            | Yes | No | NA | DK | NR |
|----------------------------|-----|----|----|----|----|
| a. Kitchen .....           | 1   | 2  | 7  | 8  | 9  |
| b. Bathroom / Shower ..... | 1   | 2  | 7  | 8  | 9  |
| c. Flush toilet .....      | 1   | 2  | 7  | 8  | 9  |
| d. Bathroom sink .....     | 1   | 2  | 7  | 8  | 9  |

**Q. 36. Does the dwelling unit have COLD WATER in the kitchen , sink and shower?**

Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)

**Q. 37. Does the dwelling unit have HOT WATER in kitchen, sink & shower?**

Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)

**Q. 39. Are there any laundry and drying facilities currently available for your dwelling unit?**

Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)

**Q. 40 In general, I consider the following facilities in this dwelling unit to be:**

Please use scale

|                                    |   |   |   |   |   |
|------------------------------------|---|---|---|---|---|
| In good repair and condition.      | 1 |   |   |   |   |
| Neglected /Poorly maintained.....  | ↓ | 2 |   |   |   |
| In need of major repairs .....     | ↓ | ↓ | 3 |   |   |
| Don't Know .....                   | ↓ | ↓ | ↓ | 8 |   |
| No Response .....                  | ↓ | ↓ | ↓ | ↓ | 9 |
|                                    | 1 | 2 | 3 | 8 | 9 |
| a. Plumbing .....                  | 1 | 2 | 3 | 8 | 9 |
| b. Sewerage system .....           | 1 | 2 | 3 | 8 | 9 |
| c. Water distribution system ..... | 1 | 2 | 3 | 8 | 9 |
| d. Kitchen facilities .....        | 1 | 2 | 3 | 8 | 9 |
| e. Bathroom facilities .....       | 1 | 2 | 3 | 8 | 9 |

**Insects and Rodents.**

*The following questions are to evaluate the presence -if any- of insects and rodents in your dwelling unit.*

**Q. 41. Since you moved to this dwelling, Have you noticed any bedbugs, cockroaches or other like vermin in these premises?**

Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)

**Q. 42. Since you moved to this dwelling, Have you observed the presence of mice, rats and other rodents?**

Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)

**Q. 43. How about the presence of filth, liquid waste, garbage, or decaying matter in and around your dwelling?**

Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)

**Section 4.**

**Exterior Dwelling Condition.**

*We would like to evaluate a number of exterior features of the dwelling which have been found to be important in telling about the overall condition of your place. **THIS IS NOT A HOUSE INSPECTION SURVEY** but it will require your cooperation in rating some basic conditions. The information gathered about the exterior condition of the dwelling is neither intended to endorse nor to condemn any unit or person. **YOU MAY TERMINATE OR REFUSE TO CONTINUE THIS INTERVIEW WHEN YOU SO DECIDE.***

- Q. 44. DO YOU AUTHORIZE THE WEST-BROADWAY HOUSING RESOURCE CENTRE TO USE THE PORTION OF INFORMATION ON THE EXTERIOR HOUSING CONDITION OF YOUR DWELLING FOR ITS HOUSING REGISTRY?

Check one ⇒

Yes (1)      No (2)      NA (7)      Dk (8)      Nr (9)

**To the best of your knowledge, please provide a general rating of the following structural conditions. Please answer YES only if you are certain.**

- Q. 45      **Is the roof Sagging?**

Check one ⇒

Yes (1) No (2) NA (7) Dk (8) Nr (9)

- Q. 46      **Does the roof leak?**

Check one ⇒

Yes (1) No (2) NA (7) Dk (8) Nr (9)

- Q. 47.      **Are there any shingles missing from the roof in quantity?**

Check one ⇒

Yes (1) No (2) NA (7) Dk (8) Nr (9)

- Q. 48.      **Is the roof's surface missing any material?**

Check one ⇒

Yes (1) No (2) NA (7) Dk (8) Nr (9)

- Q. 49.      **To the best of your observation, Is there any loose material on the roof's surface?**

Check one ⇒

Yes (1) No (2) NA (7) Dk (8) NR (9)

- 
- 
- Q. 50. **Is there any loose material on the exterior walls? .**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 51. **Are there any open cracks or holes on the exterior walls?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 52. **Is the painting of the building unit in good condition?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 53. **Are there any loose bricks on walls?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 54. **Please rate the condition of the exterior doors in your unit. Are the doors weather tight and secure?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 55. **Please rate the condition of the exterior windows in your unit? Are the windows weather tight and secure?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 56. **Are the windows kept in good repair?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 57. **Are the doors kept in good repair?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 58. **Is the paint in the walls of the building in good condition?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- To the best of your knowledge, please rate the condition of the exterior foundation walls around the perimeter area of your dwelling?**
- Q. 59. **Foundation missing materials?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 60. **Cracking cement?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- 
-



**Section 5.**

**Maintenance of Yards and Common Areas**

Our concern is now with some exterior characteristics of the dwelling. I will be asking you some questions about maintenance of the yard and fences, Generally speaking, how would you rate the following elements in your dwelling unit?

- Q. 61.        **Are yards clean & well kept?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 62.        **Are yards free from junk, debris?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 63.        **Are yards free from excessive growth of weeds?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 64.        **Are plants and vegetation well kept and trimmed?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 65.        **Are fences in good repair?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 66.        **Are there any loose OR broken stairs?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 67.        **Are there any broken or loose stairs railings?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 68.        **Are existing light fixtures in common hallways in good condition?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- 
-

**SECTION 6.**

**INTERIOR CONDITION OF UNIT**

Our concern now is with the interior condition of the dwelling. I will be asking you some questions on the conditions of the walls, ceilings, partitions, painting and so on. ***THIS IS NOT A HOUSE INSPECTION*** but it will require your cooperation in rating some basic conditions. ***THE INFORMATION GATHERED ABOUT THE INTERIOR CONDITION OF THE DWELLING IS NEITHER INTENDED TO ENDORSE NOR TO CONDEMN ANY UNIT OR PERSON. YOU MAY TERMINATE OR REFUSE TO CONTINUE THIS SURVEY WHEN YOU SO DECIDE.***

- Q. 69 DO YOU AUTHORIZE THE WEST BROADWAY HOUSING RESOURCE CENTRE TO USE THE PORTION OF INFORMATION ON THE INTERIOR HOUSING CONDITIONS OF YOUR DWELLING FOR ITS HOUSING REGISTRY?  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 70 Are the ceilings, including painting reasonably clean?  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 71. Are there any visible holes or cracks on interior ceilings?  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 72. Are electric outlets and fixtures in good repair?  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 73. Are there any signs of dampness penetrating walls OR ceilings?  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 74. Are the walls, including plaster reasonably clean?  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 75. Is plaster on walls, either peeling or breaking?  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 76. Do the doors insure your privacy and safety?  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- 
-

- Q. 76. **Do the interior walls and partitions insure your privacy ?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 77. **Do the interior walls and partitions insure your safety?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 78. **Are rooms provided with adequate daylight?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 79. **Are the floors in your unit free from cracks and holes?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)
- Q. 80. **Are the floors free from signs of dampness?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)

### Section 7.

#### Interior Space Available for Social Activities

I would like to ask you some questions about the available space in your unit and how satisfied you are with it. Using the scale below, please rate the amount of space available to you to conduct your social activities, including those social activities of all members of your household.

Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8) NR (9)

- Q. 81. **Generally speaking, how would you rate the space available for sleeping and dressing?**  
Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8) NR (9)
- Q. 82. **How would you rate the space available for personal hygiene?**  
Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8) NR (9)
- Q. 83. **What is your opinion of the area available for food preparation?**  
Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8) NR (9)
- Q. 84. **How would you rate the serving and dining area?**  
Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8) NR (9)
- 
-

- Q. 85. **How would you rate the space available for recreation and self-improvement?**  
Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8) NR (9)
- Q. 86. **How would you rate the space for guest and visits?**  
Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8) NR (9)
- Q. 87. **How would you rate the space for circulation between rooms?**  
Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8) NR (9)
- Q. 88. **Please rate the space for House keeping & storage.**  
Poor (1) Fair (2) Adequate (3) Good (4) Excellent (5) NA (7) DK (8) NR (9)

**Section 8.**

**Owner / Resident Background**

The next group of questions deals specifically with important personal characteristics of the resident. ***THIS INFORMATION WILL BE KEPT CONFIDENTIAL AND THERE IS NO WAY ANYONE CAN OBTAIN INFORMATION ABOUT YOUR HOUSEHOLD.***

- Q. 89. **Including yourself, how many people are usually living in this dwelling?**  
Number: \_\_\_\_\_ Dk:(8) NR (9)  
a. People 18 + years: \_\_\_\_\_ people. Dk (8) NR (9)  
b. Children Under 18: \_\_\_\_\_ people. Dk (8) NR (9)
- Q. 90. **What age category are you in?**
- |         |     |
|---------|-----|
| 15-19   | ( ) |
| 20-34   | ( ) |
| 35-49   | ( ) |
| 50-64   | ( ) |
| 65 over | ( ) |
| DK      | ( ) |
| NR      | ( ) |
- Q. 91. **Is there any one living here who has any disability or condition that LIMITS THEIR MOBILITY, AGILITY, SIGHT AND SEEING around the dwelling. That is, a person with limited mobility, a person unable to get in / out of bed or a blind person?**  
Check one ⇒  
Yes (1) No (2) NA (7) Dk (8) Nr (9)

**Q. 92. Is the dwelling suited to satisfy any special needs arising from the resident's disability or condition?**

Check one ⇒

Yes (1) No (2) NA (7) Dk (8) Nr (9)

**Q. 93. Please indicate the highest degree of education you have attained:**

- a. Less than High School ..... (1)
- b. High School ..... (2)
- c. College/Technical ..... (3)
- d. University ..... (4)

**Q. 94. Please indicate which category best describes your household composition:**

- a. Couple with one or more children ..... (1)
- b. Couple with no children ..... (2)
- c. Single parent family ..... (3)
- d. Single Adult ..... (4)
- e. More than one unrelated single adult ..... (5)

**Q. 95. How long have you been living in this dwelling?**

- a. Less than a 1 year ..... (1)
- b. 1-3 years ..... (2)
- c. 4 or more years ..... (3)
- d. Don't know ..... (8)
- e. No response ..... (9)

**Q. 96. For this specific dwelling, how much is the basic rent or mortgage per month?**

- a. Less than \$ 250 per month ..... (1)
- b. \$ 251 - \$ 350 per month ..... (2)
- c. \$ 351 - \$ 450 per month ..... (3)
- d. \$ 451 - \$ 550 per month ..... (4)
- e. \$ 551 - \$ 650 per month ..... (5)
- f. \$ 651 - or more per month ..... (6)
- g. Don't Know ..... (8)
- h. No response ..... (9)

**Q. 97. Are the following utilities included in your rent?**

|                           | Yes | No | NA | DK | NR |
|---------------------------|-----|----|----|----|----|
| a. Hydro .....            | 1   | 2  | 7  | 8  | 9  |
| b. Water .....            | 1   | 2  | 7  | 8  | 9  |
| c. Washer and Dryer ..... | 1   | 2  | 7  | 8  | 9  |
| d. Parking .....          | 1   | 2  | 7  | 8  | 9  |

Q. 98. **If you answered NO to any previous item, How much then do you pay for that?**

- a. Hydro ..... \$ \_\_\_\_\_
- b. Water ..... \$ \_\_\_\_\_
- c. Washer and Dryer ..... \$ \_\_\_\_\_
- d. Parking ..... \$ \_\_\_\_\_

Q. 99. **On a scale of 1 to 5 with 1 being VERY SATISFIED and 5 NOT SATISFIED AT ALL, how satisfied are you with the following aspect of your dwelling?**

- 1. Very Satisfied**
- 2. Somewhat Satisfied**
- 3. Satisfied**
- 4. Not Very Satisfied**
- 5. Not Satisfied**
- 9. No Response**

|  |   |   |   |   |   |   |
|--|---|---|---|---|---|---|
| a. Colour of walls inside unit .....   | 1 | 2 | 3 | 4 | 5 | 9 |
| b. Layout of rooms in unit .....       | 1 | 2 | 3 | 4 | 5 | 9 |
| c. Kitchen .....                       | 1 | 2 | 3 | 4 | 5 | 9 |
| d. Bathroom .....                      | 1 | 2 | 3 | 4 | 5 | 9 |
| e. Bedroom/s .....                     | 1 | 2 | 3 | 4 | 5 | 9 |
| f. Laundry facilities .....            | 1 | 2 | 3 | 4 | 5 | 9 |
| g. Landlord relations .....            | 1 | 2 | 3 | 4 | 5 | 9 |
| h. Size of unit/space .....            | 1 | 2 | 3 | 4 | 5 | 9 |
| i. Privacy from other households ..... | 1 | 2 | 3 | 4 | 5 | 9 |
| j. Noise from neighbours .....         | 1 | 2 | 3 | 4 | 5 | 9 |
| k. View from unit .....                | 1 | 2 | 3 | 4 | 5 | 9 |
| l. Safety and security .....           | 1 | 2 | 3 | 4 | 5 | 9 |
| m. Other residents on street .....     | 1 | 2 | 3 | 4 | 5 | 9 |
| n. Overall interior .....              | 1 | 2 | 3 | 4 | 5 | 9 |
| o. Rent .....                          | 1 | 2 | 3 | 4 | 5 | 9 |

Q. 100. **How would you rate the current condition of your neighbourhood? Please check one item from the scale below.**

- a. Rapidly declining ..... (1)
- b. Thoroughly deteriorating ..... (2)
- c. Gradually declining ..... (3)
- d. Stable ..... (4)
- e. Revitalizing ..... (5)
- f. Don't Know ..... (8)
- g. No Response ..... (9)

Q. 101 **What time is it? (Please write the time)**

⇒

**Thank you for your co-operation!**

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# **THE LANGSIDE HOUSING CONDITION SURVEY**

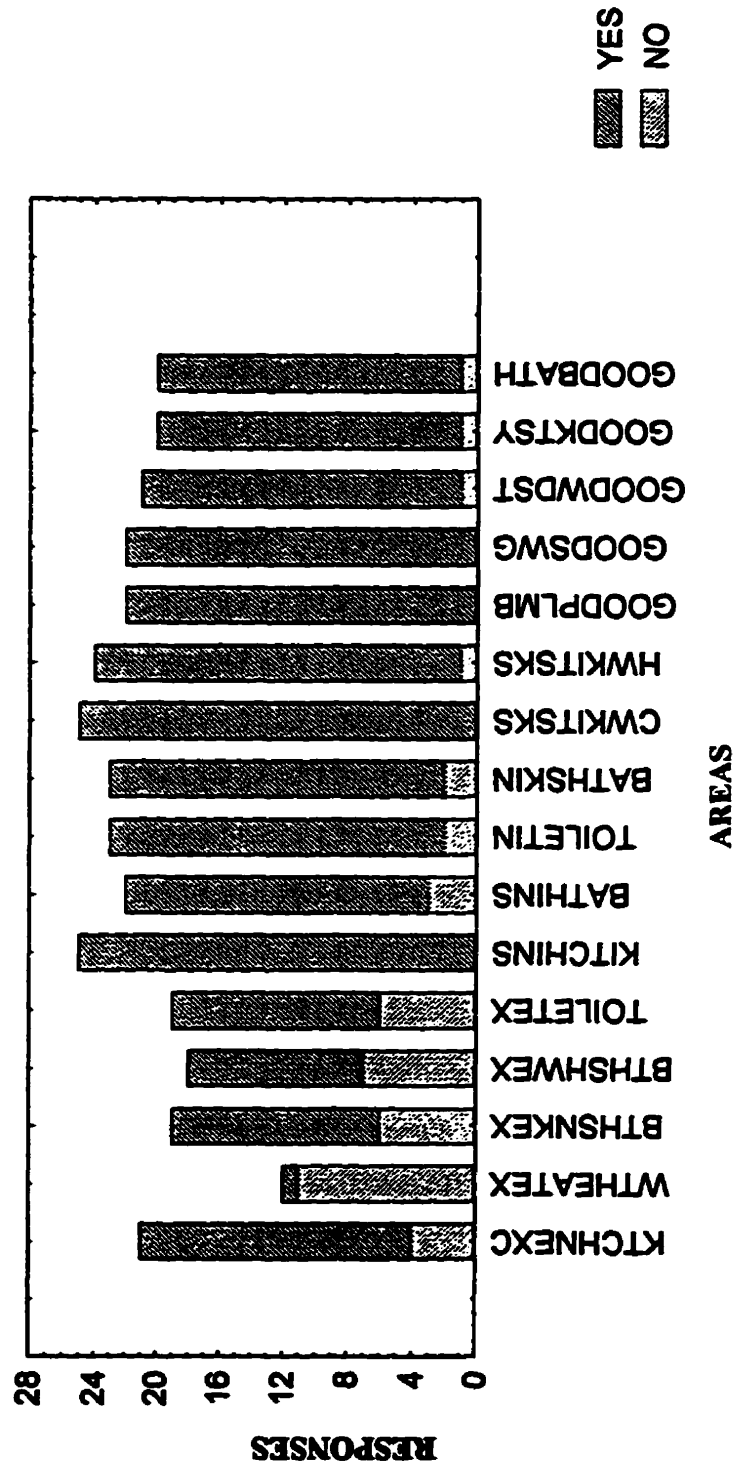
**List of Tables**

**JAIRO VIAFARA**

**APRIL, 1997**

**GRAPH 1 LANGSIDE HOUSING CONDITION SURVEY SAMPLE TEST  
DEFICIENCIES WHICH CAUSE HOUSING TO BE JUDGED  
PHYSICALLY INADEQUATE**

**PART I PLUMBING DATA  
(Q.34,35,36,37,40)**





**TABLE 4      LANGSIDE HOUSING CONDITION SURVEY SAMPLE TEST**

**DEFICIENCIES WHICH CAUSE HOUSING TO BE JUDGED  
PHYSICALLY INADEQUATE**

**PART I                      PLUMBING DATA  
(Q34,35,36,37,40)**

| VARIABLE NAME        | VALUE LABEL  | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  |
|----------------------|--------------|-------|-------|-------|-------|-------|-------|
| <b>Q. 34 VAR043</b>  |              |       |       |       |       |       |       |
| KITCHEN ACCESS       | 01 EXCLUSIVE | 21    |       |       | %     | %     | %     |
|                      | 02 SHARED    | 4     |       |       | 84.0  | 84.0  | 84.0  |
|                      | 07 NA        | 0     |       |       | 16.0  | 16.0  | 100.0 |
|                      | 08 DK        | 0     |       |       | 0.0   |       |       |
|                      | 09 NR        | 0     |       |       | 0.0   |       |       |
|                      |              | 25    | 25    | 100.0 | 100.0 |       |       |
| <b>Q.34 VAR 044</b>  |              |       |       |       |       |       |       |
| WATER HEATER ACCESS  | 01 EXCLUSIVE | 12    |       |       | %     | %     | %     |
|                      | 02 SHARED    | 11    |       |       | 48.0  | 52.2  | 52.2  |
|                      | 07 NA        | 1     |       |       | 44.0  | 47.8  | 100.0 |
|                      | 08 DK        | 0     |       |       | 4.0   |       |       |
|                      | 09 NR        | 1     |       |       | 0.0   |       |       |
|                      |              | 25    | 23    | 100.0 | 100.0 |       |       |
| <b>Q. 34 VAR 045</b> |              |       |       |       |       |       |       |
| BATHROOM SINK ACCESS | 01 EXCLUSIVE | 19    |       |       | %     | %     | %     |
|                      | 02 SHARED    | 6     |       |       | 76.0  | 76.0  | 76.0  |
|                      | 07 NA        | 0     |       |       | 24.0  | 24.0  | 100.0 |
|                      | 08 DK        | 0     |       |       | 0.0   |       |       |
|                      | 09 NR        | 0     |       |       | 0.0   |       |       |
|                      |              | 25    | 25    | 100.0 | 100.0 |       |       |
| <b>Q. 34 VAR 046</b> |              |       |       |       |       |       |       |
| BATH SHOWER ACCESS   | 01 EXCLUSIVE | 18    |       |       | %     | %     | %     |
|                      | 02 SHARED    | 7     |       |       | 72.0  | 72.0  | 72.0  |
|                      | 07 NA        | 0     |       |       | 28.0  | 28.0  | 100.0 |
|                      | 08 DK        | 0     |       |       | 0.0   |       |       |
|                      | 09 NR        | 0     |       |       | 0.0   |       |       |
|                      |              | 25    | 25    | 100.0 | 100.0 |       |       |
| <b>Q. 34 VAR 047</b> |              |       |       |       |       |       |       |
| FLUSH TOILET ACCESS  | 01 EXCLUSIVE | 19    |       |       | %     | %     | %     |
|                      | 02 SHARED    | 6     |       |       | 76.0  | 76.0  | 76.0  |
|                      | 07 NA        | 0     |       |       | 24.0  | 24.0  | 100.0 |
|                      | 08 DK        | 0     |       |       | 0.0   |       |       |
|                      | 09 NR        | 0     |       |       | 0.0   |       |       |
|                      |              | 25    | 25    | 100.0 | 100.0 |       |       |
| <b>Q. 35 VAR 048</b> |              |       |       |       |       |       |       |
| KITCHEN INSIDE       | 01 YES       | 25    |       |       | %     | %     | %     |
|                      |              |       |       |       | 100.0 | 100.0 | 100.0 |

|          |    |    |    |     |       |       |
|----------|----|----|----|-----|-------|-------|
| DWELLING | 02 | NO | 0  | 0.0 | 0.0   | 100.0 |
|          | 07 | NA | 0  | 0.0 |       |       |
|          | 08 | DK | 0  | 0.0 |       |       |
|          | 09 | NR | 0  | 0.0 |       |       |
|          |    |    | 25 | 25  | 100.0 | 100.0 |

|               |    |     | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  |
|---------------|----|-----|-------|-------|-------|-------|-------|-------|
|               |    |     |       |       |       | %     | %     | %     |
| Q. 35 VAR 049 |    |     |       |       |       |       |       |       |
| BATH:SHOWER   | 01 | YES | 22    |       |       | 88.0  | 88.0  | 88.0  |
| DWELLING      | 02 | NO  | 3     |       |       | 12.0  | 12.0  | 100.0 |
| INSIDE        | 07 | NA  | 0     |       |       | 0.0   |       |       |
|               | 08 | DK  | 0     |       |       | 0.0   |       |       |
|               | 09 | NR  | 0     |       |       | 0.0   |       |       |
|               |    |     | 25    | 25    |       | 100.0 | 100.0 |       |

|               |    |     | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  |
|---------------|----|-----|-------|-------|-------|-------|-------|-------|
|               |    |     |       |       |       | %     | %     | %     |
| Q. 35 VAR 050 |    |     |       |       |       |       |       |       |
| FLUSH TOILET  | 01 | YES | 23    |       |       | 92.0  | 92.0  | 92.0  |
| DWELLING      | 02 | NO  | 2     |       |       | 8.0   | 8.0   | 100.0 |
| INSIDE        | 07 | NA  | 0     |       |       | 0.0   |       |       |
|               | 08 | DK  | 0     |       |       | 0.0   |       |       |
|               | 09 | NR  | 0     |       |       | 0.0   |       |       |
|               |    |     | 25    | 25    |       | 100.0 | 100.0 |       |

|               |    |     | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  |
|---------------|----|-----|-------|-------|-------|-------|-------|-------|
|               |    |     |       |       |       | %     | %     | %     |
| Q. 35 VAR 051 |    |     |       |       |       |       |       |       |
| BATHROOM SINK | 01 | YES | 23    |       |       | 92.0  | 92.0  | 92.0  |
| DWELLING      | 02 | NO  | 2     |       |       | 8.0   | 8.0   | 100.0 |
| INSIDE        | 07 | NA  | 0     |       |       | 0.0   |       |       |
|               | 08 | DK  | 0     |       |       | 0.0   |       |       |
|               | 09 | NR  | 0     |       |       | 0.0   |       |       |
|               |    |     | 25    | 25    |       | 100.0 | 100.0 |       |

|               |    |     | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  |
|---------------|----|-----|-------|-------|-------|-------|-------|-------|
|               |    |     |       |       |       | %     | %     | %     |
| Q. 36 VAR 052 |    |     |       |       |       |       |       |       |
| COLD WATER IN | 01 | YES | 25    |       |       | 100.0 | 100.0 | 100.0 |
| KITCHEN, SINK | 02 | NO  | 0     |       |       | 0.0   | 0.0   | 100.0 |
| AND SHOWER    | 07 | NA  | 0     |       |       | 0.0   |       |       |
|               | 08 | DK  | 0     |       |       | 0.0   |       |       |
|               | 09 | NR  | 0     |       |       | 0.0   |       |       |
|               |    |     | 25    | 25    |       | 100.0 | 100.0 |       |

|               |    |     | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  |
|---------------|----|-----|-------|-------|-------|-------|-------|-------|
|               |    |     |       |       |       | %     | %     | %     |
| Q. 37 VAR 053 |    |     |       |       |       |       |       |       |
| HOT WATER IN  | 01 | YES | 24    |       |       | 96.0  | 96.0  | 96.0  |
| KITCHEN, SINK | 02 | NO  | 1     |       |       | 4.0   | 4.0   | 100.0 |
| AND SHOWER    | 07 | NA  | 0     |       |       | 0.0   |       |       |
|               | 08 | DK  | 0     |       |       | 0.0   |       |       |
|               | 09 | NR  | 0     |       |       | 0.0   |       |       |
|               |    |     | 25    | 25    |       | 100.0 | 100.0 |       |

|               |    |              | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  |
|---------------|----|--------------|-------|-------|-------|-------|-------|-------|
|               |    |              |       |       |       | %     | %     | %     |
| Q. 40 VAR 055 |    |              |       |       |       |       |       |       |
| RATE PLUMBING | 01 | GOOD         | 22    |       |       | 88.0  | 95.7  | 95.7  |
|               | 02 | POOR         | 0     |       |       | 0.0   | 0.0   | 95.7  |
|               | 03 | NEED REPAIRS | 1     |       |       | 4.0   | 4.3   | 100.0 |
|               | 08 | DK           | 0     |       |       | 0.0   |       |       |
|               | 09 | NR           | 2     |       |       | 8.0   |       |       |
|               |    |              | 25    | 23    |       | 100.0 | 100.0 |       |

| FREQ. | TOTAL | VALID | FREQ. | VALID | CUM. |
|-------|-------|-------|-------|-------|------|
|-------|-------|-------|-------|-------|------|

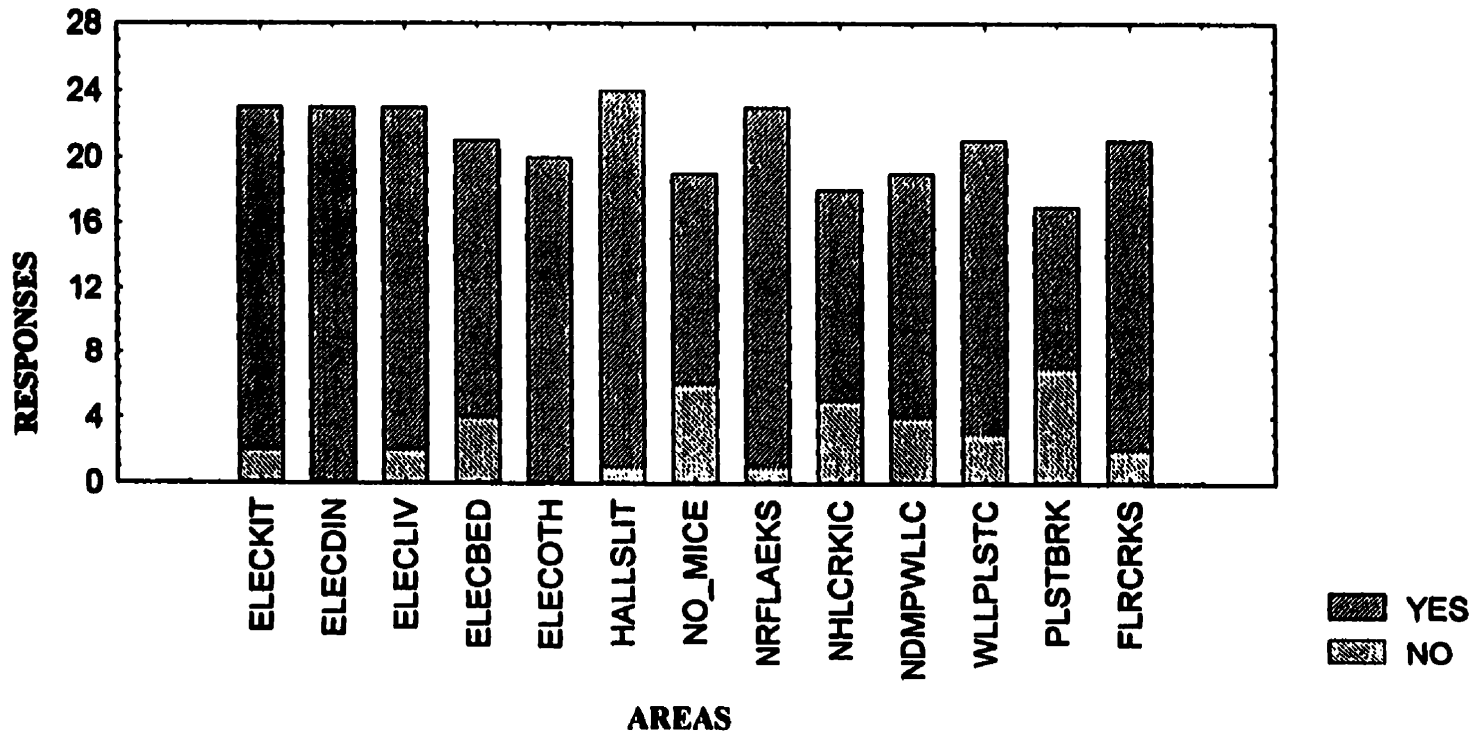
| Q. 40 VAR 056 |    |              |    | %    | %     | %     |
|---------------|----|--------------|----|------|-------|-------|
| RATE SEWERAGE | 01 | GOOD         | 22 | 88.0 | 95.7  | 95.7  |
|               | 02 | POOR         | 0  | 0.0  | 0.0   | 95.7  |
|               | 03 | NEED REPAIRS | 1  | 4.0  | 4.3   | 100.0 |
|               | 08 | DK           | 0  | 0.0  |       |       |
|               | 09 | NR           | 2  | 8.0  |       |       |
|               |    |              | 25 | 23   | 100.0 | 100.0 |

| Q. 40 VAR 057 |    |              |    | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM. |
|---------------|----|--------------|----|-------|-------|-------|-------|-------|------|
|               |    |              |    | %     | %     | %     |       |       |      |
| RATE WATER    | 01 | GOOD         | 21 | 84.0  | 91.3  | 91.3  |       |       |      |
| DISTRIBUTION  | 02 | POOR         | 1  | 4.0   | 4.3   | 95.7  |       |       |      |
|               | 03 | NEED REPAIRS | 1  | 4.0   | 4.3   | 100.0 |       |       |      |
|               | 08 | DK           | 0  | 0.0   |       |       |       |       |      |
|               | 09 | NR           | 2  | 8.0   |       |       |       |       |      |
|               |    |              | 25 | 23    | 100.0 | 100.0 |       |       |      |

| Q. 40 VAR 058 |    |              |    | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM. |
|---------------|----|--------------|----|-------|-------|-------|-------|-------|------|
|               |    |              |    | %     | %     | %     |       |       |      |
| RATE KITCHEN  | 01 | GOOD         | 20 | 80.0  | 90.9  | 90.9  |       |       |      |
| SYSTEM        | 02 | POOR         | 1  | 4.0   | 4.5   | 95.5  |       |       |      |
|               | 03 | NEED REPAIRS | 1  | 4.0   | 4.5   | 100.0 |       |       |      |
|               | 08 | DK           | 0  | 0.0   |       |       |       |       |      |
|               | 09 | NR           | 3  | 12.0  |       |       |       |       |      |
|               |    |              | 25 | 22    | 100.0 | 100.0 |       |       |      |

| Q. 40 VAR 059 |    |              |    | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM. |
|---------------|----|--------------|----|-------|-------|-------|-------|-------|------|
|               |    |              |    | %     | %     | %     |       |       |      |
| RATE BATHROOM | 01 | GOOD         | 20 | 80.0  | 90.9  | 90.9  |       |       |      |
| FACILITY      | 02 | POOR         | 1  | 4.0   | 4.5   | 95.5  |       |       |      |
|               | 03 | NEED REPAIRS | 1  | 4.0   | 4.5   | 100.0 |       |       |      |
|               | 08 | DK           | 0  | 0.0   |       |       |       |       |      |
|               | 09 | NR           | 3  | 12.0  |       |       |       |       |      |
|               |    |              | 25 | 22    | 100.0 | 100.0 |       |       |      |

**GRAPH 2 LANGSIDE HOUSING CONDITION SURVEY SAMPLE TEST  
 DEFICIENCIES WHICH CAUSE HOUSING TO BE JUDGE  
 PHYSICALLY INADEQUATE  
 PART II PHYSICAL STRUCTURE DATA  
 (Q.24,25,42,46,71,73,74,75,79)**



**TABLE 4            LANGSIDE HOUSING CONDITION SURVEY SAMPLE TEST**

**"DWELLING UNIT CONDITION"  
DEFICIENCIES WHICH CAUSE A HOUSING TO BE JUDGED  
PHYSICALLY INADEQUATE**

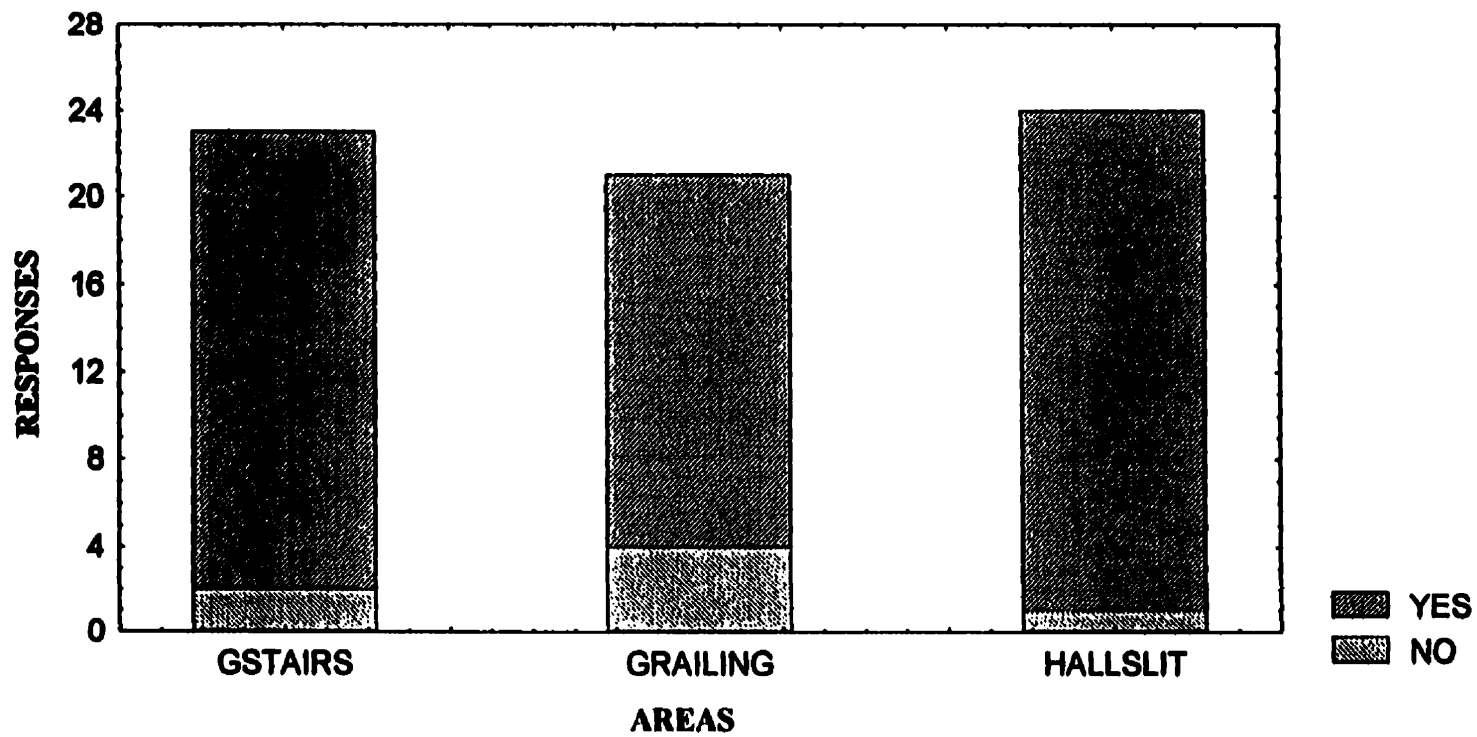
**PART II            PHYSICAL STRUCTURE DATA  
(Q.24,25,42,46,71,73,74,75,79)**

| VARIABLE NAME     | VALUE LABEL | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  |
|-------------------|-------------|-------|-------|-------|-------|-------|-------|
| Q. 24 VAR025      |             |       |       |       | %     | %     | %     |
| ELECTRICAL SYSTEM | 01 YES      | 23    |       |       | 92.0  | 92.0  | 92.0  |
|                   | 02 NO       | 2     |       |       | 8.0   | 8.0   | 100.0 |
| KITCHEN           | 07 NA       | 0     |       |       | 0.0   |       |       |
|                   | 08 DK       | 0     |       |       | 0.0   |       |       |
|                   | 09 NR       | 0     |       |       | 0.0   |       |       |
|                   |             |       | 25    | 25    | 100.0 | 100.0 |       |
|                   |             |       |       |       | FREQ. | VALID | CUM.  |
| VAR026            |             |       |       |       | %     | %     | %     |
| ELECTRICAL SYSTEM | 01 YES      | 23    |       |       | 92.0  | 100.0 | 100.0 |
|                   | 02 NO       | 0     |       |       | 0.0   | 0.0   | 100.0 |
| EATING AREA       | 07 NA       | 2     |       |       | 8.0   |       |       |
|                   | 08 DK       | 0     |       |       | 0.0   |       |       |
|                   | 09 NR       | 0     |       |       | 0.0   |       |       |
|                   |             |       | 25    | 23    | 100.0 | 100.0 |       |
|                   |             |       |       |       | FREQ. | VALID | CUM.  |
| VAR027            |             |       |       |       | %     | %     | %     |
| ELECTRICAL SYSTEM | 01 YES      | 23    |       |       | 92.0  | 92.0  | 92.0  |
|                   | 02 NO       | 2     |       |       | 8.0   | 8.0   | 100.0 |
| LIVING ROOM       | 07 NA       | 0     |       |       | 0.0   |       |       |
|                   | 08 DK       | 0     |       |       | 0.0   |       |       |
|                   | 09 NR       | 0     |       |       | 0.0   |       |       |
|                   |             |       | 25    | 25    | 100.0 | 100.0 |       |
|                   |             |       |       |       | FREQ. | VALID | CUM.  |
| VAR028            |             |       |       |       | %     | %     | %     |
| ELECTRICAL SYSTEM | 01 YES      | 21    |       |       | 84.0  | 84.0  | 84.0  |
|                   | 02 NO       | 4     |       |       | 16.0  | 16.0  | 100.0 |
| BEDROOM           | 07 NA       | 0     |       |       | 0.0   |       |       |
|                   | 08 DK       | 0     |       |       | 0.0   |       |       |
|                   | 09 NR       | 0     |       |       | 0.0   |       |       |
|                   |             |       | 25    | 25    | 100.0 | 100.0 |       |
|                   |             |       |       |       | FREQ. | VALID | CUM.  |
| VAR029            |             |       |       |       | %     | %     | %     |
| ELECTRICAL SYSTEM | 01 YES      | 20    |       |       | 80.0  | 100.0 | 100.0 |
|                   | 02 NO       | 0     |       |       | 0.0   | 0.0   | 100.0 |
| OTHER AREAS       | 07 NA       | 2     |       |       | 8.0   |       |       |
|                   | 08 DK       | 0     |       |       | 0.0   |       |       |
|                   | 09 NR       | 3     |       |       | 12.0  |       |       |
|                   |             |       | 25    | 20    | 100.0 | 100.0 |       |

|                         |    |     | FREQ. | TOTAL VALID | FREQ. | VALID | CUM.  |
|-------------------------|----|-----|-------|-------------|-------|-------|-------|
| <b>Q. 25 VAR030</b>     |    |     |       |             | %     | %     | %     |
| <b>HALLS PROPER</b>     | 01 | YES | 24    |             | 96.0  | 96.0  | 96.0  |
| <b>LIT</b>              | 02 | NO  | 1     |             | 4.0   | 4.0   | 100.0 |
|                         | 07 | NA  | 0     |             | 0.0   |       |       |
|                         | 08 | DK  | 0     |             | 0.0   |       |       |
|                         | 09 | NR  | 0     |             | 0.0   |       |       |
|                         |    |     | 25    | 25          | 100.0 | 100.0 |       |
| <b>Q. 42 VAR 061</b>    |    |     |       |             | FREQ. | VALID | CUM.  |
| <b>PRESENCE OF MICE</b> |    |     |       |             | %     | %     | %     |
|                         | 01 | YES | 6     |             | 24.0  | 24.0  | 24.0  |
|                         | 02 | NO  | 19    |             | 76.0  | 76.0  | 100.0 |
|                         | 07 | NA  | 0     |             | 0.0   |       |       |
|                         | 08 | DK  | 0     |             | 0.0   |       |       |
|                         | 09 | NR  | 0     |             | 0.0   |       |       |
|                         |    |     | 25    | 25          | 100.0 | 100.0 |       |
| <b>Q. 46 VAR 065</b>    |    |     |       |             | FREQ. | VALID | CUM.  |
| <b>ROOF LEAKS?</b>      |    |     |       |             | %     | %     | %     |
|                         | 01 | YES | 1     |             | 4.0   | 4.2   | 4.2   |
|                         | 02 | NO  | 23    |             | 92.0  | 95.8  | 100.0 |
|                         | 07 | NA  | 1     |             | 4.0   |       |       |
|                         | 08 | DK  | 0     |             | 0.0   |       |       |
|                         | 09 | NR  | 0     |             | 0.0   |       |       |
|                         |    |     | 25    | 24          | 100.0 | 100.0 |       |
| <b>Q. 71 VAR 090</b>    |    |     |       |             | FREQ. | VALID | CUM.  |
| <b>HOLES-CRACKS</b>     |    |     |       |             | %     | %     | %     |
| <b>ON INTERIOR</b>      |    |     |       |             |       |       |       |
| <b>CEILINGS</b>         |    |     |       |             |       |       |       |
|                         | 01 | YES | 5     |             | 20.0  | 21.7  | 21.7  |
|                         | 02 | NO  | 18    |             | 72.0  | 78.3  | 100.0 |
|                         | 07 | NA  | 0     |             | 0.0   |       |       |
|                         | 08 | DK  | 1     |             | 4.0   |       |       |
|                         | 09 | NR  | 1     |             | 4.0   |       |       |
|                         |    |     | 25    | 23          | 100.0 | 100.0 |       |
| <b>Q. 73 VAR 092</b>    |    |     |       |             | FREQ. | VALID | CUM.  |
| <b>DAMPNESS WALLS</b>   |    |     |       |             | %     | %     | %     |
| <b>CEILING</b>          |    |     |       |             |       |       |       |
|                         | 01 | YES | 4     |             | 16.0  | 17.4  | 17.4  |
|                         | 02 | NO  | 19    |             | 76.0  | 82.6  | 100.0 |
|                         | 07 | NA  | 0     |             | 0.0   |       |       |
|                         | 08 | DK  | 0     |             | 0.0   |       |       |
|                         | 09 | NR  | 2     |             | 8.0   |       |       |
|                         |    |     | 25    | 23          | 100.0 | 100.0 |       |
| <b>Q. 74 VAR 093</b>    |    |     |       |             | FREQ. | VALID | CUM.  |
| <b>WALLS-PLASTER</b>    |    |     |       |             | %     | %     | %     |
| <b>CLEAN</b>            |    |     |       |             |       |       |       |
|                         | 01 | YES | 21    |             | 84.0  | 87.5  | 87.5  |
|                         | 02 | NO  | 3     |             | 12.0  | 12.5  | 100.0 |
|                         | 07 | NA  | 0     |             | 0.0   |       |       |
|                         | 08 | DK  | 0     |             | 0.0   |       |       |
|                         | 09 | NR  | 1     |             | 4.0   |       |       |
|                         |    |     | 25    | 24          | 100.0 | 100.0 |       |
| <b>Q. 75 VAR 094</b>    |    |     |       |             | FREQ. | VALID | CUM.  |
| <b>PLASTER PEEL</b>     |    |     |       |             | %     | %     | %     |
| <b>BREAK</b>            |    |     |       |             |       |       |       |
|                         | 01 | YES | 7     |             | 28.0  | 29.2  | 29.2  |
|                         | 02 | NO  | 17    |             | 68.0  | 70.8  | 100.0 |
|                         | 07 | NA  | 0     |             | 0.0   |       |       |
|                         | 08 | DK  | 0     |             | 0.0   |       |       |



**GRAPH 3 LANGSIDE HOUSING CONDITION SURVEY SAMPLE TEST  
 DEFICIENCIES WHICH CAUSE HOUSING TO BE JUDGED  
 PHYSICALLY INADEQUATE  
 PART III COMMON AREA  
 (Q.66,67,25)**





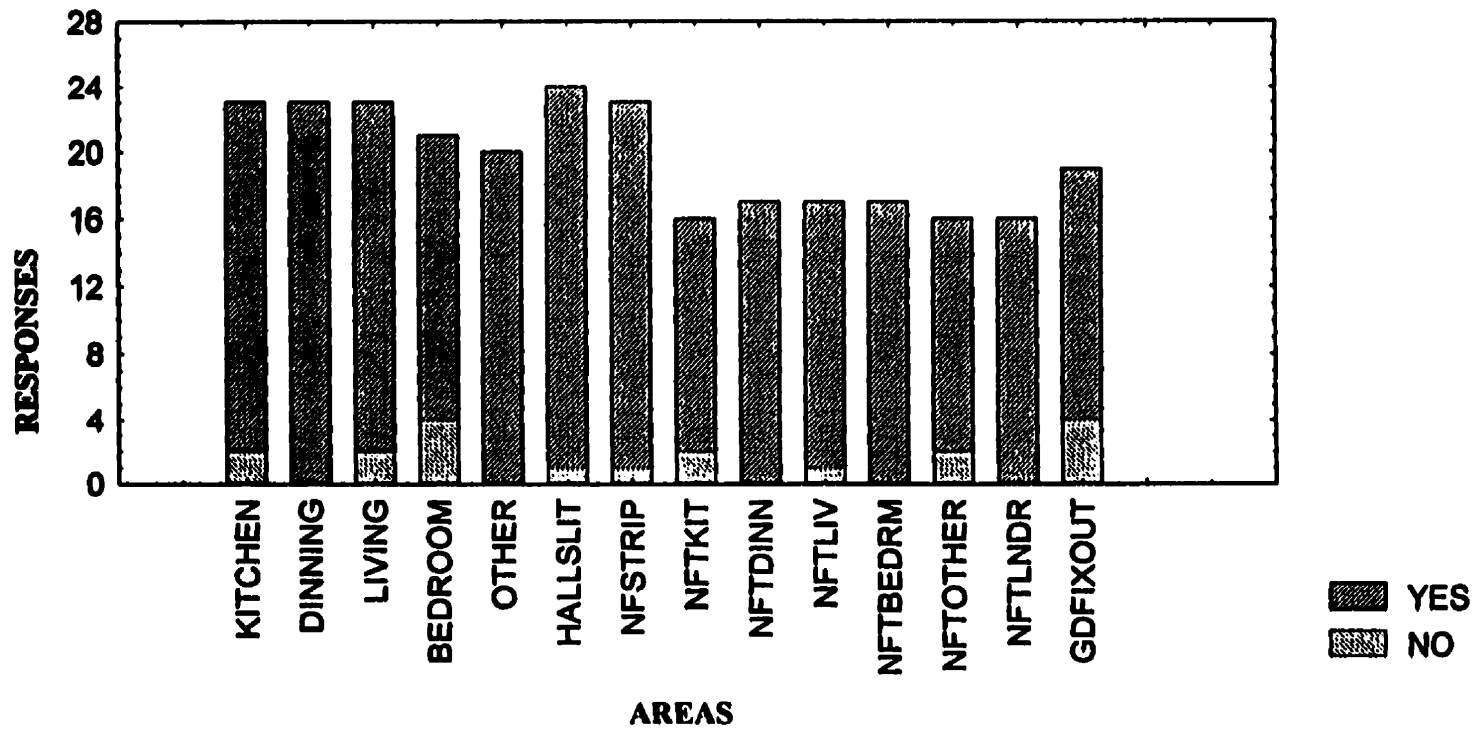
**TABLE 4                      LANGSIDE HOUSING CONDITION SURVEY SAMPLE TEST**

**"HOUSING CONDITION ASSESSMENT"  
DEFICIENCIES WHICH CAUSE A HOUSING TO BE JUDGED  
PHYSICALLY INADEQUATE**

**PART III                      COMMON AREAS DATA  
(Q.66,67,29)**

| VARIABLE NAME        | VALUE LABEL | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  |
|----------------------|-------------|-------|-------|-------|-------|-------|-------|
| Q. 66 VAR 085        |             |       |       |       | %     | %     | %     |
| LOOSE-BROKEN STAIRS? | 01 YES      | 2     |       |       | 8.0   | 8.0   | 8.0   |
|                      | 02 NO       | 23    |       |       | 92.0  | 92.0  | 100.0 |
|                      | 07 NA       | 0     |       |       | 0.0   |       |       |
|                      | 08 DK       | 0     |       |       | 0.0   |       |       |
|                      | 09 NR       | 0     |       |       | 0.0   |       |       |
|                      |             |       | 25    | 25    | 100.0 | 100.0 |       |
|                      |             |       |       |       |       |       |       |
|                      |             |       |       |       |       |       |       |
| Q. 67 VAR 086        |             |       |       |       | FREQ. | VALID | CUM.  |
| LOOSE-BROKEN         | 01 YES      | 4     |       |       | 16.0  | 16.0  | 16.0  |
| STAIRS RAILINGS      | 02 NO       | 21    |       |       | 84.0  | 84.0  | 100.0 |
|                      | 07 NA       | 0     |       |       | 0.0   |       |       |
|                      | 08 DK       | 0     |       |       | 0.0   |       |       |
|                      | 09 NR       | 0     |       |       | 0.0   |       |       |
|                      |             |       | 25    | 25    | 100.0 | 100.0 |       |
|                      |             |       |       |       |       |       |       |
|                      |             |       |       |       |       |       |       |
| Q. 25 VAR030         |             |       |       |       | FREQ. | VALID | CUM.  |
| HALLS PROPER         | 01 YES      | 24    |       |       | 96.0  | 96.0  | 96.0  |
| LIT                  | 02 NO       | 1     |       |       | 4.0   | 4.0   | 100.0 |
|                      | 07 NA       | 0     |       |       | 0.0   |       |       |
|                      | 08 DK       | 0     |       |       | 0.0   |       |       |
|                      | 09 NR       | 0     |       |       | 0.0   |       |       |
|                      |             |       | 25    | 25    | 100.0 | 100.0 |       |

**GRAPH 4 LANGSIDE HOUSING CONDITION SURVEY SAMPLE TEST  
 DEFICIENCIES WHICH CAUSE HOUSING TO BE JUDGED  
 PHYSICALLY INADEQUATE  
 PART IV ELECTRICAL CONDITION DATA  
 (Q.24,25,28,29,72)**



**TABLE 4                    LANGSIDE HOUSING CONDITION SURVEY SAMPLE TEST**

**DEFICIENCIES WHICH CAUSE HOUSING TO BE JUDGED  
PHYSICALLY INADEQUATE**

**PART IV                    ELECTRICAL DATA  
(Q.24,25,28,29,72)**

| VARIABLE NAME | VALUE LABEL | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  |
|---------------|-------------|-------|-------|-------|-------|-------|-------|
| Q. 24 VAR025  |             |       |       |       | %     | %     | %     |
| ELECTRICAL    | 01 YES      | 23    |       |       | 92.0  | 92.0  | 92.0  |
| SYSTEM        | 02 NO       | 2     |       |       | 8.0   | 8.0   | 100.0 |
| KITCHEN       | 07 NA       | 0     |       |       | 0.0   |       |       |
|               | 08 DK       | 0     |       |       | 0.0   |       |       |
|               | 09 NR       | 0     |       |       | 0.0   |       |       |
|               |             |       | 25    | 25    | 100.0 | 100.0 |       |
|               |             |       |       |       | FREQ. | TOTAL | VALID |
|               |             |       |       |       | FREQ. | VALID | CUM.  |
|               |             |       |       |       | %     | %     | %     |
| VAR026        |             |       |       |       |       |       |       |
| ELECTRICAL    | 01 YES      | 23    |       |       | 92.0  | 100.0 | 100.0 |
| SYSTEM        | 02 NO       | 0     |       |       | 0.0   | 0.0   | 100.0 |
| EATING AREA   | 07 NA       | 2     |       |       | 8.0   |       |       |
|               | 08 DK       | 0     |       |       | 0.0   |       |       |
|               | 09 NR       | 0     |       |       | 0.0   |       |       |
|               |             |       | 25    | 23    | 100.0 | 100.0 |       |
|               |             |       |       |       | FREQ. | TOTAL | VALID |
|               |             |       |       |       | FREQ. | VALID | CUM.  |
|               |             |       |       |       | %     | %     | %     |
| VAR027        |             |       |       |       |       |       |       |
| ELECTRICAL    | 01 YES      | 23    |       |       | 92.0  | 92.0  | 92.0  |
| SYSTEM        | 02 NO       | 2     |       |       | 8.0   | 8.0   | 100.0 |
| LIVING ROOM   | 07 NA       | 0     |       |       | 0.0   |       |       |
|               | 08 DK       | 0     |       |       | 0.0   |       |       |
|               | 09 NR       | 0     |       |       | 0.0   |       |       |
|               |             |       | 25    | 25    | 100.0 | 100.0 |       |
|               |             |       |       |       | FREQ. | TOTAL | VALID |
|               |             |       |       |       | FREQ. | VALID | CUM.  |
|               |             |       |       |       | %     | %     | %     |
| VAR028        |             |       |       |       |       |       |       |
| ELECTRICAL    | 01 YES      | 21    |       |       | 84.0  | 84.0  | 84.0  |
| SYSTEM        | 02 NO       | 4     |       |       | 16.0  | 16.0  | 100.0 |
| BEDROOM       | 07 NA       | 0     |       |       | 0.0   |       |       |
|               | 08 DK       | 0     |       |       | 0.0   |       |       |
|               | 09 NR       | 0     |       |       | 0.0   |       |       |
|               |             |       | 25    | 25    | 100.0 | 100.0 |       |
|               |             |       |       |       | FREQ. | TOTAL | VALID |
|               |             |       |       |       | FREQ. | VALID | CUM.  |
|               |             |       |       |       | %     | %     | %     |
| VAR029        |             |       |       |       |       |       |       |
| ELECTRICAL    | 01 YES      | 20    |       |       | 80.0  | 100.0 | 100.0 |
| SYSTEM        | 02 NO       | 0     |       |       | 0.0   | 0.0   | 100.0 |
| OTHER AREAS   | 07 NA       | 2     |       |       | 8.0   |       |       |
|               | 08 DK       | 0     |       |       | 0.0   |       |       |
|               | 09 NR       | 3     |       |       | 12.0  |       |       |
|               |             |       | 25    | 20    | 100.0 | 100.0 |       |
|               |             |       |       |       | FREQ. | TOTAL | VALID |
|               |             |       |       |       | FREQ. | VALID | CUM.  |
|               |             |       |       |       | %     | %     | %     |
| Q. 25 VAR030  |             |       |       |       |       |       |       |

|              |    |     |    |    |       |       |       |
|--------------|----|-----|----|----|-------|-------|-------|
| HALLS PROPER | 01 | YES | 24 |    | 96.0  | 96.0  | 96.0  |
| LIT          | 02 | NO  | 1  |    | 4.0   | 4.0   | 100.0 |
|              | 07 | NA  | 0  |    | 0.0   |       |       |
|              | 08 | DK  | 0  |    | 0.0   |       |       |
|              | 09 | NR  | 0  |    | 0.0   |       |       |
|              |    |     | 25 | 25 | 100.0 | 100.0 |       |

|                 |    |     |                   |             |       |
|-----------------|----|-----|-------------------|-------------|-------|
|                 |    |     | FREQ. TOTAL VALID | FREQ. VALID | CUM.  |
| Q. 28 VAR032    |    |     |                   | %           | %     |
| FUSES/CIRC.     | 01 | YES | 1                 | 4.0         | 4.2   |
| BLOWN/TRIPPED 3 | 02 | NO  | 23                | 92.0        | 95.8  |
| OR MORE TIMES   | 07 | NA  | 0                 | 0.0         | 100.0 |
| RECENTLY        | 08 | DK  | 0                 | 0.0         |       |
|                 | 09 | NR  | 1                 | 4.0         |       |
|                 |    |     | 25                | 24          | 100.0 |

|              |    |     |                   |             |       |
|--------------|----|-----|-------------------|-------------|-------|
|              |    |     | FREQ. TOTAL VALID | FREQ. VALID | CUM.  |
| Q. 29 VAR033 |    |     |                   | %           | %     |
| FUSES TRIP   |    |     |                   | %           | %     |
| KITCHEN      | 01 | YES | 2                 | 8.0         | 11.1  |
|              | 02 | NO  | 16                | 64.0        | 88.9  |
|              | 07 | NA  | 3                 | 12.0        | 100.0 |
|              | 08 | DK  | 0                 | 0.0         |       |
|              | 09 | NR  | 4                 | 16.0        |       |
|              |    |     | 25                | 18          | 100.0 |

|              |    |     |                   |             |       |
|--------------|----|-----|-------------------|-------------|-------|
|              |    |     | FREQ. TOTAL VALID | FREQ. VALID | CUM.  |
| Q. 29 VAR034 |    |     |                   | %           | %     |
| FUSES TRIP   |    |     |                   | %           | %     |
| EATING AREA  | 01 | YES | 0                 | 0.0         | 0.0   |
|              | 02 | NO  | 17                | 68.0        | 100.0 |
|              | 07 | NA  | 3                 | 12.0        |       |
|              | 08 | DK  | 0                 | 0.0         |       |
|              | 09 | NR  | 5                 | 20.0        |       |
|              |    |     | 25                | 17          | 100.0 |

|              |    |     |                   |             |       |
|--------------|----|-----|-------------------|-------------|-------|
|              |    |     | FREQ. TOTAL VALID | FREQ. VALID | CUM.  |
| Q. 29 VAR035 |    |     |                   | %           | %     |
| FUSES TRIP   |    |     |                   | %           | %     |
| LIVING ROOM  | 01 | YES | 1                 | 4.0         | 5.6   |
|              | 02 | NO  | 17                | 68.0        | 94.4  |
|              | 07 | NA  | 3                 | 12.0        | 100.0 |
|              | 08 | DK  | 0                 | 0.0         |       |
|              | 09 | NR  | 4                 | 16.0        |       |
|              |    |     | 25                | 18          | 100.0 |

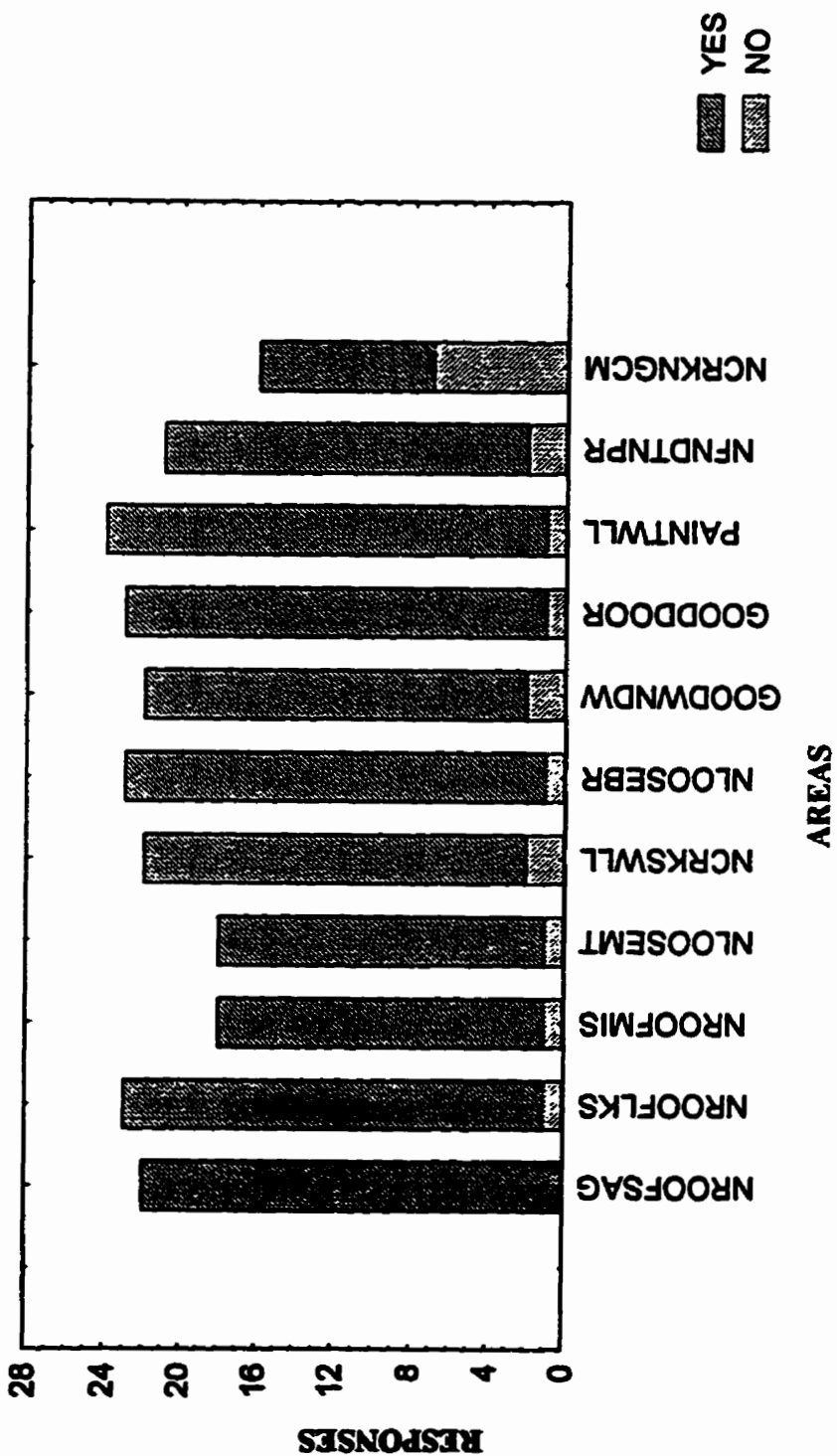
|              |    |     |                   |             |       |
|--------------|----|-----|-------------------|-------------|-------|
|              |    |     | FREQ. TOTAL VALID | FREQ. VALID | CUM.  |
| Q. 29 VAR036 |    |     |                   | %           | %     |
| FUSES TRIP   |    |     |                   | %           | %     |
| BEDROOM      | 01 | YES | 0                 | 0.0         | 0.0   |
|              | 02 | NO  | 17                | 68.0        | 100.0 |
|              | 07 | NA  | 3                 | 12.0        |       |
|              | 08 | DK  | 0                 | 0.0         |       |
|              | 09 | NR  | 5                 | 20.0        |       |
|              |    |     | 25                | 17          | 100.0 |

|              |    |     |                   |             |       |
|--------------|----|-----|-------------------|-------------|-------|
|              |    |     | FREQ. TOTAL VALID | FREQ. VALID | CUM.  |
| Q. 29 VAR037 |    |     |                   | %           | %     |
| FUSES TRIP   |    |     |                   | %           | %     |
| OTHER AREAS  | 01 | YES | 2                 | 8.0         | 11.1  |
|              | 02 | NO  | 16                | 64.0        | 88.9  |
|              | 07 | NA  | 3                 | 12.0        | 100.0 |
|              | 08 | DK  | 0                 | 0.0         |       |
|              | 09 | NR  | 4                 | 16.0        |       |
|              |    |     | 25                | 18          | 100.0 |

| Q. 29 VAR038 |    |     | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  |
|--------------|----|-----|-------|-------|-------|-------|-------|-------|
|              |    |     |       |       |       | %     | %     | %     |
| FUSES TRIP   | 01 | YES | 0     |       |       | 0.0   | 0.0   | 0.0   |
| LAUNDRY      | 02 | NO  | 16    |       |       | 64.0  | 100.0 | 100.0 |
|              | 07 | NA  | 4     |       |       | 16.0  |       |       |
|              | 08 | DK  | 0     |       |       | 0.0   |       |       |
|              | 09 | NR  | 5     |       |       | 20.0  |       |       |
|              |    |     |       | 25    | 16    | 100.0 | 100.0 |       |

| Q. 72 VAR 091     |    |     | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  |
|-------------------|----|-----|-------|-------|-------|-------|-------|-------|
|                   |    |     |       |       |       | %     | %     | %     |
| GOOD ELECTRIC     | 01 | YES | 19    |       |       | 76.0  | 82.6  | 82.6  |
| FIXTURES, OUTLETS | 02 | NO  | 4     |       |       | 16.0  | 17.4  | 100.0 |
|                   | 07 | NA  | 0     |       |       | 0.0   |       |       |
|                   | 08 | DK  | 0     |       |       | 0.0   |       |       |
|                   | 09 | NR  | 2     |       |       | 8.0   |       |       |
|                   |    |     |       | 25    | 23    | 100.0 | 100.0 |       |

**GRAPH 5 LANGSIDE HOUSING CONDITION SURVEY SAMPLE TEST  
DWELLING UNIT CONDITION  
(Q.45,46,48,49,51,53,56,57,58,59,60)**



**TABLE 5                    LANGSIDE HOUSING CONDITION SURVEY SAMPLE TEST**

**ANALYSIS OF DWELLING CONDITION**  
**(Q.45,46,48,49,51,53,56,57,58,59,60)**

| VARIABLE NAME           | VALUE LABEL | FREQ. | TOTAL VALID | FREQ. | VALID | CUM.  |
|-------------------------|-------------|-------|-------------|-------|-------|-------|
| <b>Q. 45 VAR 064</b>    |             |       |             |       |       |       |
| ROOF SAGGING?           | 01 YES      | 0     |             | 0.0   | 0.0   | 0.0   |
|                         | 02 NO       | 22    |             | 88.0  | 100.0 | 100.0 |
|                         | 07 NA       | 1     |             | 4.0   |       |       |
|                         | 08 DK       | 2     |             | 8.0   |       |       |
|                         | 09 NR       | 0     |             | 0.0   |       |       |
|                         |             | 25    | 22          | 100.0 | 100.0 |       |
| <b>Q. 46 VAR 065</b>    |             |       |             |       |       |       |
| ROOF LEAKS?             | 01 YES      | 1     |             | 4.0   | 4.2   | 4.2   |
|                         | 02 NO       | 23    |             | 92.0  | 95.8  | 100.0 |
|                         | 07 NA       | 1     |             | 4.0   |       |       |
|                         | 08 DK       | 0     |             | 0.0   |       |       |
|                         | 09 NR       | 0     |             | 0.0   |       |       |
|                         |             | 25    | 24          | 100.0 | 100.0 |       |
| <b>Q. 48 VAR 067</b>    |             |       |             |       |       |       |
| ROOFS SURFACE MISS      | 01 YES      | 1     |             | 4.0   | 5.3   | 5.3   |
|                         | 02 NO       | 18    |             | 72.0  | 94.7  | 100.0 |
|                         | 07 NA       | 1     |             | 4.0   |       |       |
|                         | 08 DK       | 5     |             | 20.0  |       |       |
|                         | 09 NR       | 0     |             | 0.0   |       |       |
|                         |             | 25    | 19          | 100.0 | 100.0 |       |
| <b>Q. 49 VAR 068</b>    |             |       |             |       |       |       |
| LOOSE MAT. ON ROOF      | 01 YES      | 1     |             | 4.0   | 5.3   | 5.3   |
|                         | 02 NO       | 18    |             | 72.0  | 94.7  | 100.0 |
|                         | 07 NA       | 1     |             | 4.0   |       |       |
|                         | 08 DK       | 5     |             | 20.0  |       |       |
|                         | 09 NR       | 0     |             | 0.0   |       |       |
|                         |             | 25    | 19          | 100.0 | 100.0 |       |
| <b>Q. 51 VAR 070</b>    |             |       |             |       |       |       |
| CRACKS-HOLES EXT. WALLS | 01 YES      | 2     |             | 8.0   | 8.3   | 8.3   |
|                         | 02 NO       | 22    |             | 88.0  | 91.7  | 100.0 |
|                         | 07 NA       | 0     |             | 0.0   |       |       |
|                         | 08 DK       | 1     |             | 4.0   |       |       |
|                         | 09 NR       | 0     |             | 0.0   |       |       |
|                         |             | 25    | 24          | 100.0 | 100.0 |       |
| <b>Q. 53 VAR 072</b>    |             |       |             |       |       |       |
| LOOSE BRICKS WALLS      | 01 YES      | 1     |             | 4.0   | 4.2   | 4.2   |
|                         | 02 NO       | 23    |             | 92.0  | 95.8  | 100.0 |
|                         | 07 NA       | 1     |             | 4.0   |       |       |
|                         | 08 DK       | 0     |             | 0.0   |       |       |
|                         | 09 NR       | 0     |             | 0.0   |       |       |
|                         |             | 25    | 24          | 100.0 | 100.0 |       |

|               |    |     | FREQ. | TOTAL VALID | FREQ. | VALID | CUM.  |
|---------------|----|-----|-------|-------------|-------|-------|-------|
| Q. 56 VAR 075 |    |     |       |             | %     | %     | %     |
| WINDOWS KEPT  | 01 | YES | 22    |             | 88.0  | 91.7  | 91.7  |
| GOOD          | 02 | NO  | 2     |             | 8.0   | 8.3   | 100.0 |
|               | 07 | NA  | 1     |             | 4.0   |       |       |
|               | 08 | DK  | 0     |             | 0.0   |       |       |
|               | 09 | NR  | 0     |             | 0.0   |       |       |
|               |    |     | 25    | 24          | 100.0 | 100.0 |       |

|                 |    |     | FREQ. | TOTAL VALID | FREQ. | VALID | CUM.  |
|-----------------|----|-----|-------|-------------|-------|-------|-------|
| Q. 57 VAR 076   |    |     |       |             | %     | %     | %     |
| DOORS KEPT GOOD | 01 | YES | 23    |             | 92.0  | 95.8  | 95.8  |
|                 | 02 | NO  | 1     |             | 4.0   | 4.2   | 100.0 |
|                 | 07 | NA  | 0     |             | 0.0   |       |       |
|                 | 08 | DK  | 1     |             | 4.0   |       |       |
|                 | 09 | NR  | 0     |             | 0.0   |       |       |
|                 |    |     | 25    | 24          | 100.0 | 100.0 |       |

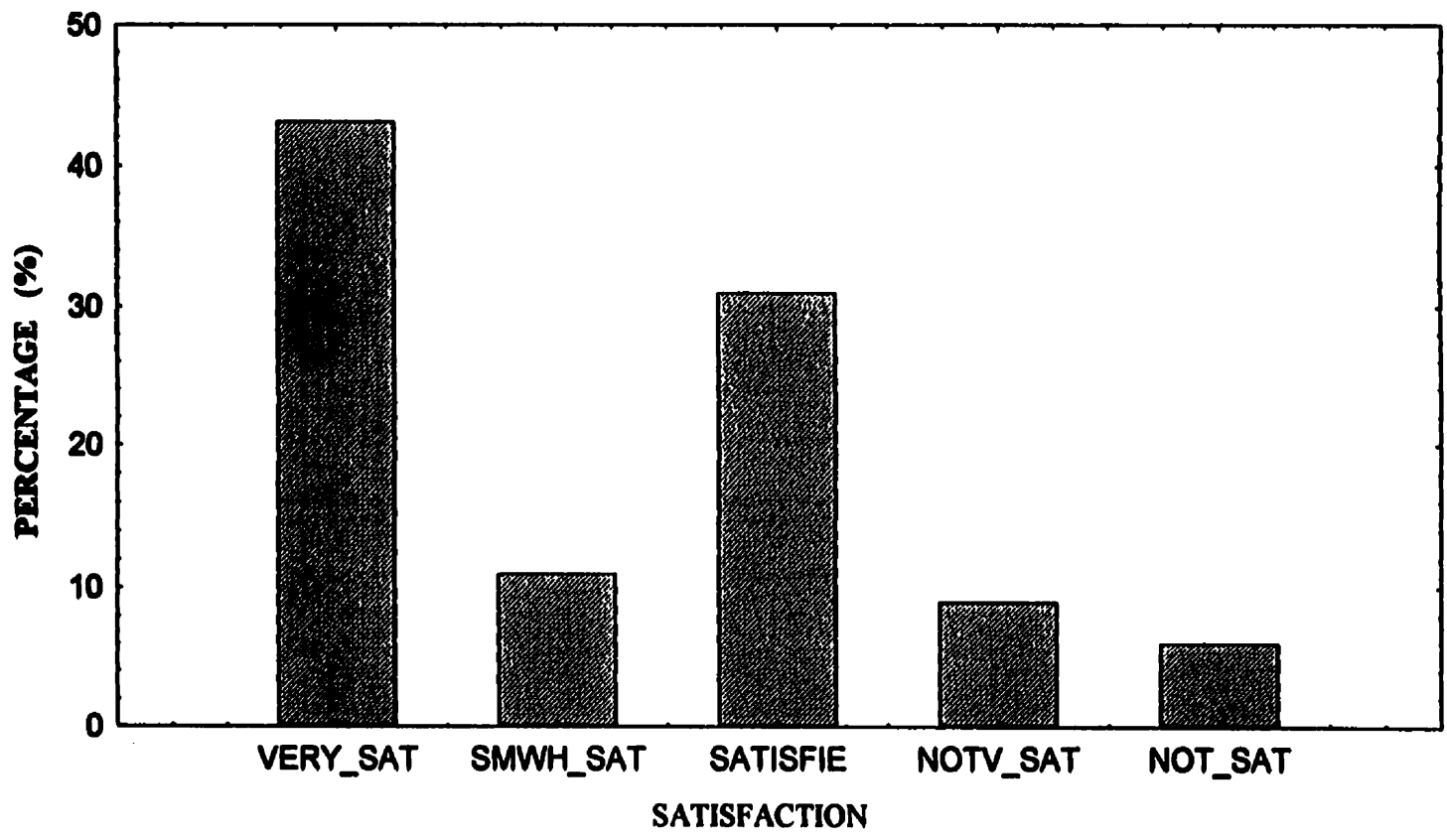
|                 |    |     | FREQ. | TOTAL VALID | FREQ. | VALID | CUM.  |
|-----------------|----|-----|-------|-------------|-------|-------|-------|
| Q. 58 VAR 077   |    |     |       |             | %     | %     | %     |
| PAIN WALLS GOOD | 01 | YES | 24    |             | 96.0  | 96.0  | 96.0  |
|                 | 02 | NO  | 1     |             | 4.0   | 4.0   | 100.0 |
|                 | 07 | NA  | 0     |             | 0.0   |       |       |
|                 | 08 | DK  | 0     |             | 0.0   |       |       |
|                 | 09 | NR  | 0     |             | 0.0   |       |       |
|                 |    |     | 25    | 25          | 100.0 | 100.0 |       |

|               |    |     | FREQ. | TOTAL VALID | FREQ. | VALID | CUM.  |
|---------------|----|-----|-------|-------------|-------|-------|-------|
| Q. 59 VAR 078 |    |     |       |             | %     | %     | %     |
| FOUNDATION    | 01 | YES | 2     |             | 8.0   | 8.7   | 8.7   |
|               | 02 | NO  | 21    |             | 84.0  | 91.3  | 100.0 |
|               | 07 | NA  | 1     |             | 4.0   |       |       |
|               | 08 | DK  | 1     |             | 4.0   |       |       |
|               | 09 | NR  | 0     |             | 0.0   |       |       |
|               |    |     | 25    | 23          | 100.0 | 100.0 |       |

|                 |    |     | FREQ. | TOTAL VALID | FREQ. | VALID | CUM.  |
|-----------------|----|-----|-------|-------------|-------|-------|-------|
| Q. 60 VAR 079   |    |     |       |             | %     | %     | %     |
| CRACKING CEMENT | 01 | YES | 7     |             | 28.0  | 30.4  | 30.4  |
|                 | 02 | NO  | 16    |             | 64.0  | 69.6  | 100.0 |
|                 | 07 | NA  | 1     |             | 4.0   |       |       |
|                 | 08 | DK  | 1     |             | 4.0   |       |       |
|                 | 09 | NR  | 0     |             | 0.0   |       |       |
|                 |    |     | 25    | 23          | 100.0 | 100.0 |       |



**GRAPH 6 LANGSIDE HOUSING CONDITION SURVEY SAMPLE TEST  
RESIDENT'S OVERALL SATISFACTION  
(Q.99)**



**TABLE 6 LANGSIDE HOUSING CONDITION SURVEY SAMPLE TEST****OVERALL DWELLING SATISFACTION  
(Q99)**

| VALUE LABEL           | FREQ. | TOTAL | VALID |       | CUM. |
|-----------------------|-------|-------|-------|-------|------|
|                       |       |       | FREQ. | %     |      |
| 01 VERY SATISFIED     | 142   |       | 37.9  | 43    | 43   |
| 02 SOMEWHAT SATISFIED | 35    |       | 9.3   | 11    | 54   |
| 03 SATISFIED          | 103   |       | 27.5  | 31    | 85   |
| 04 NOT VERY SATISFIED | 29    |       | 7.7   | 9     | 94   |
| 05 NOT SATISFIED      | 19    |       | 5.1   | 6     | 100  |
| 07 NOT APPLICABLE     | 4     |       | 1.1   |       |      |
| 09 NO RESPONSE        | 43    |       | 11.5  |       |      |
|                       |       | 375   | 328   | 100.0 | 100  |

**RESIDENT'S SATISFACTION WITH INTERIOR SPACE AVAILABLE  
FOR SOCIAL ACTIVITIES  
(Q81-Q88)**

| VALUE LABEL  | FREQ. | TOTAL | VALID |     | CUM. |
|--------------|-------|-------|-------|-----|------|
|              |       |       | FREQ. | %   |      |
| 01 POOR      | 5     |       | 2.5   | 3   | 3    |
| 02 FAIR      | 27    |       | 13.5  | 15  | 17   |
| 03 ADEQUATE  | 36    |       | 18.0  | 20  | 37   |
| 04 GOOD      | 66    |       | 33.0  | 36  | 73   |
| 05 EXCELLENT | 49    |       | 24.5  | 27  | 100  |
| 07 NA        | 6     |       | 3.0   |     |      |
| 08 DK        | 0     |       | 0.0   |     |      |
| 09 NR        | 11    |       | 5.5   |     |      |
|              |       | 200   | 183   | 100 | 100  |

**GENERAL CONDITION OF FACILITIES IN THE DWELLING UNIT  
(Q49)**

| VALUE LABEL     | FREQ. | TOTAL | VALID |       | CUM. |
|-----------------|-------|-------|-------|-------|------|
|                 |       |       | FREQ. | %     |      |
| 01 GOOD         | 105   |       | 84.0  | 93    | 93   |
| 02 POOR         | 3     |       | 2.4   | 3     | 96   |
| 03 NEED REPAIRS | 5     |       | 4.0   | 4     | 100  |
| 08 DK           | 0     |       | 0.0   |       |      |
| 09 NR           | 12    |       | 9.6   |       |      |
|                 | 0     | 125   | 113   | 100.0 | 100  |





Q. 14 VAR015  
LIVE ROOMING  
HOUSE

|  | 01 YES | 02 NO | 07 NA | 08 DK | 09 NR | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  | FREQ. | VALID | CUM.  |
|--|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
|  | %      | %     | %     | %     | %     |       |       |       | %     | %     | %     |       | %     | %     |
|  | 5      | 20.0  | 23.8  | 0.0   | 0.0   | 16    | 64.0  | 76.2  | 100.0 | 100.0 | 100.0 | 16    | 64.0  | 76.2  |
|  | 0      | 0.0   | 0.0   | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0     | 0.0   | 0.0   |
|  | 4      | 16.0  | 19.0  | 0.0   | 0.0   | 1     | 4.0   | 4.8   | 100.0 | 100.0 | 100.0 | 4     | 16.0  | 19.0  |
|  | 25     | 100.0 | 100.0 | 0.0   | 0.0   | 25    | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 25    | 100.0 | 100.0 |

Q. 15 VAR016  
LIVING  
SEPARATELY

|  | 01 YES | 02 NO | 07 NA | 08 DK | 09 NR | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  | FREQ. | VALID | CUM.  |
|--|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
|  | %      | %     | %     | %     | %     |       |       |       | %     | %     | %     |       | %     | %     |
|  | 9      | 36.0  | 50.0  | 50.0  | 0.0   | 9     | 36.0  | 50.0  | 100.0 | 100.0 | 100.0 | 9     | 36.0  | 50.0  |
|  | 0      | 0.0   | 0.0   | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0     | 0.0   | 0.0   |
|  | 7      | 28.0  | 38.0  | 50.0  | 0.0   | 1     | 4.0   | 5.6   | 100.0 | 100.0 | 100.0 | 7     | 28.0  | 38.0  |
|  | 25     | 100.0 | 100.0 | 100.0 | 0.0   | 25    | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 25    | 100.0 | 100.0 |

Q. 16 VAR017  
NUMBER RENTED  
ROOMS

|  | 00 | 01    | 02    | 03    | 04    | 05    | 06    | 07    | 08     | 09     | NA     | DK     | NR     | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  |       |
|--|----|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--------|-------|-------|-------|-------|-------|-------|-------|
|  | %  | %     | %     | %     | %     | %     | %     | %     | %      | %      | %      | %      | %      |       |       |       | %     | %     | %     |       |
|  | 0  | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0    | 0.0    | 0.0    | 0.0    | 0.0    | 0     | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |
|  | 1  | 4.0   | 5.3   | 7.1   | 9.3   | 12.0  | 15.7  | 20.0  | 26.7   | 34.7   | 45.3   | 59.3   | 77.3   | 1     | 4.0   | 5.3   | 7.1   | 9.3   | 12.0  | 15.7  |
|  | 0  | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0    | 0.0    | 0.0    | 0.0    | 0.0    | 0     | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |
|  | 8  | 32.0  | 42.7  | 56.7  | 75.3  | 97.3  | 126.0 | 164.0 | 213.3  | 278.0  | 362.7  | 471.3  | 612.0  | 8     | 32.0  | 42.7  | 56.7  | 75.3  | 97.3  | 126.0 |
|  | 48 | 192.0 | 255.3 | 339.3 | 444.0 | 581.3 | 753.3 | 973.3 | 1260.0 | 1640.0 | 2133.3 | 2780.0 | 3626.7 | 48    | 192.0 | 255.3 | 339.3 | 444.0 | 581.3 | 753.3 |

Q. 17 VAR018  
SINGLE FAMILY

|  | 01 YES | 02 NO | 07 NA | 08 DK | 09 NR | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  | FREQ. | VALID | CUM.  |
|--|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
|  | %      | %     | %     | %     | %     |       |       |       | %     | %     | %     |       | %     | %     |
|  | 13     | 52.0  | 59.1  | 59.1  | 0.0   | 13    | 52.0  | 59.1  | 100.0 | 100.0 | 100.0 | 13    | 52.0  | 59.1  |
|  | 0      | 0.0   | 0.0   | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0     | 0.0   | 0.0   |
|  | 3      | 12.0  | 13.8  | 13.8  | 0.0   | 3     | 12.0  | 13.8  | 100.0 | 100.0 | 100.0 | 3     | 12.0  | 13.8  |
|  | 25     | 100.0 | 100.0 | 100.0 | 0.0   | 25    | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 25    | 100.0 | 100.0 |

Q. 18 VAR019  
ONE HOUSEHOLD  
BUILDING

|  | 01 YES | 02 NO | 07 NA | 08 DK | 09 NR | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  | FREQ. | VALID | CUM.  |
|--|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
|  | %      | %     | %     | %     | %     |       |       |       | %     | %     | %     |       | %     | %     |
|  | 10     | 40.0  | 50.0  | 50.0  | 0.0   | 10    | 40.0  | 50.0  | 100.0 | 100.0 | 100.0 | 10    | 40.0  | 50.0  |
|  | 0      | 0.0   | 0.0   | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0     | 0.0   | 0.0   |
|  | 5      | 20.0  | 25.0  | 25.0  | 0.0   | 5     | 20.0  | 25.0  | 100.0 | 100.0 | 100.0 | 5     | 20.0  | 25.0  |
|  | 25     | 100.0 | 100.0 | 100.0 | 0.0   | 25    | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 25    | 100.0 | 100.0 |

Q. 19  
APARTMENT HOUSE

|  | 01 YES | 02 NO | FREQ. | TOTAL | VALID | CUM. | FREQ. | VALID | CUM.  |
|--|--------|-------|-------|-------|-------|------|-------|-------|-------|
|  | %      | %     |       |       |       |      | %     | %     | %     |
|  | 4      | 16.0  | 4     | 16.0  | 100.0 | 4    | 16.0  | 100.0 | 100.0 |
|  | 17     | 68.0  | 17    | 68.0  | 100.0 | 17   | 68.0  | 100.0 | 100.0 |
|  | 25     | 100.0 | 25    | 100.0 | 100.0 | 25   | 100.0 | 100.0 | 100.0 |

| Q. 20 VAR021                           | 01 YES | 02 NO | 03 TWO OR MORE SUITES | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM. | %   | %    |       |
|--|--------|-------|-----------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-------|-------|-------|-------|-------|------|-----|------|-------|
| 07 NA                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 1     |       |       |       |       |      |     | 40   |       |
| 08 DK                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      |     | 00   |       |
| 09 NR                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 3     | 25    | 21    | 1000  | 1000  |      |     | 120  |       |
| FREQ. TOTAL-VALID FREQ. VALID CUM. % % |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |       |       |       |       |       |      |     |      |       |
| 01 YES                                 |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 6     |       |       |       |       |      | 240 | 31.6 | 31.6  |
| 02 NO                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 1     | 13    | 520   | 68.4  | 100.0 |      |     | 520  |       |
| 07 NA                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 2     |       |       |       |       |      | 80  |      |       |
| 08 DK                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 09 NR                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 4     | 25    | 19    | 1000  | 1000  |      |     | 160  |       |
| FREQ. TOTAL-VALID FREQ. VALID CUM. % % |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |       |       |       |       |       |      |     |      |       |
| 0                                      |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 36    |       |       |       |       |      | 880 | 1000 | 1000  |
| 07 NA                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 2     |       |       |       |       |      | 4.4 |      |       |
| 08 DK                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 09 NR                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 7     | 45    | 36    | 1000  | 1000  |      |     | 156  |       |
| FREQ. TOTAL-VALID FREQ. VALID CUM. % % |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |       |       |       |       |       |      |     |      |       |
| 01 YES                                 |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 10    |       |       |       |       |      | 400 | 41.7 | 41.7  |
| 02 NO                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 14    |       |       |       |       |      | 560 | 58.3 | 100.0 |
| 07 NA                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 1     |       |       |       |       |      | 40  |      |       |
| 08 DK                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 09 NR                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| FREQ. TOTAL-VALID FREQ. VALID CUM. % % |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |       |       |       |       |       |      |     |      |       |
| 0                                      |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 01 HALF-WAY HOUSE                      |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 02 FOSTER HOME                         |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 03 COMMON GROUND                       |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 2     |       |       |       |       |      | 400 | 66.7 | 66.7  |
| 04 CO-OP HOUSE                         |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 1     |       |       |       |       |      | 200 | 33.3 | 100.0 |
| 07 NA                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 2     |       |       |       |       |      | 400 |      |       |
| FREQ. TOTAL-VALID FREQ. VALID CUM. % % |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |       |       |       |       |       |      |     |      |       |
| 0                                      |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 01 YES                                 |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 23    |       |       |       |       |      | 920 | 92.0 | 92.0  |
| 02 NO                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 2     |       |       |       |       |      | 80  | 8.0  | 100.0 |
| 07 NA                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 08 DK                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 09 NR                                  |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| FREQ. TOTAL-VALID FREQ. VALID CUM. % % |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |       |       |       |       |       |      |     |      |       |
| 0                                      |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |
| 25                                     |        |       |                       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0     |       |       |       |       |      | 00  |      |       |

|             |        | FREQ. TOTAL-VALID FREQ. VALID CUM. |   |   |   |   |   |   |   |   |    |       |       |       |
|-------------|--------|------------------------------------|---|---|---|---|---|---|---|---|----|-------|-------|-------|
|             |        | %                                  | % | % | % | % | % | % | % | % | %  |       |       |       |
| VAR06       | 01 YES |                                    |   |   |   |   |   |   |   |   | 23 | 91.0  | 100.0 | 100.0 |
| ELECTRICAL  | 02 NO  |                                    |   |   |   |   |   |   |   |   | 0  | 0.0   | 0.0   | 100.0 |
| SYSTEM      | 07 NA  |                                    |   |   |   |   |   |   |   |   | 2  | 8.0   |       |       |
| EATING AREA | 08 DK  |                                    |   |   |   |   |   |   |   |   | 0  | 0.0   |       |       |
|             | 09 NR  |                                    |   |   |   |   |   |   |   |   | 0  | 0.0   |       |       |
|             |        |                                    |   |   |   |   |   |   |   |   | 25 | 100.0 | 100.0 |       |

|             |        | FREQ. TOTAL-VALID FREQ. VALID CUM. |   |   |   |   |   |   |   |   |    |       |       |       |
|-------------|--------|------------------------------------|---|---|---|---|---|---|---|---|----|-------|-------|-------|
|             |        | %                                  | % | % | % | % | % | % | % | % | %  |       |       |       |
| VAR07       | 01 YES |                                    |   |   |   |   |   |   |   |   | 23 | 92.0  | 92.0  | 92.0  |
| ELECTRICAL  | 02 NO  |                                    |   |   |   |   |   |   |   |   | 2  | 8.0   | 8.0   | 100.0 |
| SYSTEM      | 07 NA  |                                    |   |   |   |   |   |   |   |   | 0  | 0.0   |       |       |
| LIVING ROOM | 08 DK  |                                    |   |   |   |   |   |   |   |   | 0  | 0.0   |       |       |
|             | 09 NR  |                                    |   |   |   |   |   |   |   |   | 0  | 0.0   |       |       |
|             |        |                                    |   |   |   |   |   |   |   |   | 25 | 100.0 | 100.0 |       |

|            |        | FREQ. TOTAL-VALID FREQ. VALID CUM. |   |   |   |   |   |   |   |   |    |       |       |       |
|------------|--------|------------------------------------|---|---|---|---|---|---|---|---|----|-------|-------|-------|
|            |        | %                                  | % | % | % | % | % | % | % | % | %  |       |       |       |
| VAR08      | 01 YES |                                    |   |   |   |   |   |   |   |   | 21 | 84.0  | 84.0  | 84.0  |
| ELECTRICAL | 02 NO  |                                    |   |   |   |   |   |   |   |   | 4  | 16.0  | 16.0  | 100.0 |
| SYSTEM     | 07 NA  |                                    |   |   |   |   |   |   |   |   | 0  | 0.0   |       |       |
| BEDROOM    | 08 DK  |                                    |   |   |   |   |   |   |   |   | 0  | 0.0   |       |       |
|            | 09 NR  |                                    |   |   |   |   |   |   |   |   | 0  | 0.0   |       |       |
|            |        |                                    |   |   |   |   |   |   |   |   | 25 | 100.0 | 100.0 |       |

|             |        | FREQ. TOTAL-VALID FREQ. VALID CUM. |   |   |   |   |   |   |   |   |    |       |       |       |
|-------------|--------|------------------------------------|---|---|---|---|---|---|---|---|----|-------|-------|-------|
|             |        | %                                  | % | % | % | % | % | % | % | % | %  |       |       |       |
| VAR09       | 01 YES |                                    |   |   |   |   |   |   |   |   | 20 | 80.0  | 80.0  | 80.0  |
| ELECTRICAL  | 02 NO  |                                    |   |   |   |   |   |   |   |   | 0  | 0.0   | 0.0   | 100.0 |
| SYSTEM      | 07 NA  |                                    |   |   |   |   |   |   |   |   | 2  | 8.0   |       |       |
| OTHER AREAS | 08 DK  |                                    |   |   |   |   |   |   |   |   | 0  | 0.0   |       |       |
|             | 09 NR  |                                    |   |   |   |   |   |   |   |   | 3  | 12.0  |       |       |
|             |        |                                    |   |   |   |   |   |   |   |   | 25 | 100.0 | 100.0 |       |

|             |        | FREQ. TOTAL-VALID FREQ. VALID CUM. |   |   |   |   |   |   |   |   |    |       |       |       |
|-------------|--------|------------------------------------|---|---|---|---|---|---|---|---|----|-------|-------|-------|
|             |        | %                                  | % | % | % | % | % | % | % | % | %  |       |       |       |
| Q.25 VAR09  | 01 YES |                                    |   |   |   |   |   |   |   |   | 24 | 96.0  | 96.0  | 96.0  |
| HALLS PROPR | 02 NO  |                                    |   |   |   |   |   |   |   |   | 1  | 4.0   | 4.0   | 100.0 |
| LIT         | 07 NA  |                                    |   |   |   |   |   |   |   |   | 0  | 0.0   |       |       |
|             | 08 DK  |                                    |   |   |   |   |   |   |   |   | 0  | 0.0   |       |       |
|             | 09 NR  |                                    |   |   |   |   |   |   |   |   | 0  | 0.0   |       |       |
|             |        |                                    |   |   |   |   |   |   |   |   | 25 | 100.0 | 100.0 |       |

|              |        | FREQ. TOTAL-VALID FREQ. VALID CUM. |   |   |   |   |   |   |   |   |    |      |       |       |
|--------------|--------|------------------------------------|---|---|---|---|---|---|---|---|----|------|-------|-------|
|              |        | %                                  | % | % | % | % | % | % | % | % | %  |      |       |       |
| Q.26 VAR01   | 01 YES |                                    |   |   |   |   |   |   |   |   | 22 | 88.0 | 88.0  | 88.0  |
| AT LEAST ONE | 02 NO  |                                    |   |   |   |   |   |   |   |   | 3  | 12.0 | 100.0 | 100.0 |



















|               |        | 25    | 24    | 100.0 | 100.0 |
|---------------|--------|-------|-------|-------|-------|
|               |        | FREQ. | TOTAL | %     | CUM.  |
| Q. 54 VAR 075 | 01 YES | 72    | 98.0  | 91.7  |       |
| WINDOWS KEPT  | 02 NO  | 2     | 3.0   | 2.3   | 100.0 |
| GOOD          | 07 NA  | 1     | 1.0   | 0.0   |       |
|               | 08 DK  | 0     | 0.0   | 0.0   |       |
|               | 09 NR  | 0     | 0.0   | 0.0   |       |
|               |        | 25    | 24    | 100.0 | 100.0 |

|               |        | 23    | 92.0  | 93.8  | 93.8  |
|---------------|--------|-------|-------|-------|-------|
|               |        | FREQ. | TOTAL | %     | CUM.  |
| Q. 57 VAR 076 | 01 YES | 1     | 4.0   | 4.2   | 100.0 |
| DOORS KEPT    | 02 NO  | 0     | 0.0   | 0.0   |       |
| GOOD          | 07 NA  | 1     | 4.0   | 4.0   |       |
|               | 08 DK  | 0     | 0.0   | 0.0   |       |
|               | 09 NR  | 0     | 0.0   | 0.0   |       |
|               |        | 25    | 24    | 100.0 | 100.0 |

|               |        | 24    | 96.0  | 96.0  | 96.0  |
|---------------|--------|-------|-------|-------|-------|
|               |        | FREQ. | TOTAL | %     | CUM.  |
| Q. 58 VAR 077 | 01 YES | 1     | 4.0   | 4.0   | 100.0 |
| PAINT WALLS   | 02 NO  | 0     | 0.0   | 0.0   |       |
| GOOD          | 07 NA  | 0     | 0.0   | 0.0   |       |
|               | 08 DK  | 0     | 0.0   | 0.0   |       |
|               | 09 NR  | 0     | 0.0   | 0.0   |       |
|               |        | 25    | 25    | 100.0 | 100.0 |

|               |        | 2     | 8.0   | 8.7   | 8.7   |
|---------------|--------|-------|-------|-------|-------|
|               |        | FREQ. | TOTAL | %     | CUM.  |
| Q. 59 VAR 078 | 01 YES | 21    | 84.0  | 91.3  | 100.0 |
| FOUNDATION    | 02 NO  | 1     | 4.0   | 4.0   |       |
|               | 07 NA  | 0     | 0.0   | 0.0   |       |
|               | 08 DK  | 0     | 0.0   | 0.0   |       |
|               | 09 NR  | 0     | 0.0   | 0.0   |       |
|               |        | 25    | 23    | 100.0 | 100.0 |

|               |        | 7     | 28.0  | 30.4  | 30.4  |
|---------------|--------|-------|-------|-------|-------|
|               |        | FREQ. | TOTAL | %     | CUM.  |
| Q. 60 VAR 079 | 01 YES | 16    | 64.0  | 69.6  | 100.0 |
| CRACKING      | 02 NO  | 1     | 4.0   | 4.0   |       |
| CEMENT        | 07 NA  | 1     | 4.0   | 4.0   |       |
|               | 08 DK  | 0     | 0.0   | 0.0   |       |
|               | 09 NR  | 0     | 0.0   | 0.0   |       |
|               |        | 25    | 23    | 100.0 | 100.0 |

|  |  | FREQ. | TOTAL | %     | CUM.  |
|--|--|-------|-------|-------|-------|
|  |  | 25    | 23    | 100.0 | 100.0 |





|                   | 0  | 25 | 25 | 100.0 | 100.0 |
|-------------------|----|----|----|-------|-------|
| 09 NR             |    |    |    |       |       |
| Q. 67 VAR 065     |    |    |    |       |       |
| 01 YES            | 4  |    |    | 16.0  | 16.0  |
| 02 NO             | 21 |    |    | 84.0  | 100.0 |
| 07 NA             | 0  |    |    | 0.0   |       |
| 08 DK             | 0  |    |    | 0.0   |       |
| 09 NR             | 0  |    |    | 0.0   |       |
|                   | 0  | 25 | 25 | 100.0 | 100.0 |
| FREQ. TOTAL-VALID |    |    |    |       |       |
| FREQ. %           |    |    |    |       |       |
| VALID CUM. %      |    |    |    |       |       |
| Q. 68 VAR 067     |    |    |    |       |       |
| 01 YES            | 25 |    |    | 100.0 | 100.0 |
| 02 NO             | 0  |    |    | 0.0   | 100.0 |
| 07 NA             | 0  |    |    | 0.0   |       |
| 08 DK             | 0  |    |    | 0.0   |       |
| 09 NR             | 0  |    |    | 0.0   |       |
|                   | 0  | 25 | 25 | 100.0 | 100.0 |
| FREQ. TOTAL-VALID |    |    |    |       |       |
| FREQ. %           |    |    |    |       |       |
| VALID CUM. %      |    |    |    |       |       |
| Q. 69 VAR 068     |    |    |    |       |       |
| 01 YES            | 10 |    |    | 40.0  | 71.4  |
| 02 NO             | 4  |    |    | 16.0  | 28.6  |
| 07 NA             | 5  |    |    | 20.0  |       |
| 08 DK             | 2  |    |    | 8.0   |       |
| 09 NR             | 4  |    |    | 16.0  |       |
|                   | 4  | 25 | 14 | 100.0 | 100.0 |
| FREQ. TOTAL-VALID |    |    |    |       |       |
| FREQ. %           |    |    |    |       |       |
| VALID CUM. %      |    |    |    |       |       |
| Q. 70 VAR 069     |    |    |    |       |       |
| 01 YES            | 20 |    |    | 80.0  | 83.3  |
| 02 NO             | 4  |    |    | 16.0  | 16.7  |
| 07 NA             | 0  |    |    | 0.0   |       |
| 08 DK             | 0  |    |    | 0.0   |       |
| 09 NR             | 1  |    |    | 4.0   |       |
|                   | 1  | 25 | 24 | 100.0 | 100.0 |
| FREQ. TOTAL-VALID |    |    |    |       |       |
| FREQ. %           |    |    |    |       |       |
| VALID CUM. %      |    |    |    |       |       |
| Q. 71 VAR 070     |    |    |    |       |       |
| 01 YES            | 5  |    |    | 20.0  | 21.7  |
| 02 NO             | 18 |    |    | 72.0  | 78.3  |
| 07 NA             | 0  |    |    | 0.0   |       |
| 08 DK             | 1  |    |    | 4.0   |       |
| 09 NR             | 1  |    |    | 4.0   |       |
|                   | 1  | 25 | 23 | 100.0 | 100.0 |
| FREQ. TOTAL-VALID |    |    |    |       |       |
| FREQ. %           |    |    |    |       |       |
| VALID CUM. %      |    |    |    |       |       |

| Q. 72 VAR 091                            | 01 YES | 02 NO | 07 NA | 08 DK | 09 NR | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  | %     | %     |
|--|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| GOOD ELECTRIC                            |        |       |       |       |       | 19    | 76.0  | 82.6  | 19    | 76.0  | 82.6  | 17.4  | 100.0 |
| FIXTURES                                 |        |       |       |       |       | 4     | 16.0  | 17.4  | 4     | 16.0  | 17.4  | 8.6   | 100.0 |
| OUTLET                                   |        |       |       |       |       | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 100.0 |
|  |        |       |       |       |       | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 100.0 |
|  |        |       |       |       |       | 2     | 8.0   | 8.0   | 2     | 8.0   | 8.0   | 10.0  | 100.0 |
|  |        |       |       |       |       | 25    | 100.0 | 100.0 | 25    | 100.0 | 100.0 | 100.0 | 100.0 |
| FREQ. TOTAL-VALID FREQ. VALID CUM. % % % |        |       |       |       |       |       |       |       |       |       |       |       |       |
| Q. 73 VAR 092                            | 01 YES | 02 NO | 07 NA | 08 DK | 09 NR | 4     | 16.0  | 17.4  | 4     | 16.0  | 17.4  | 8.6   | 100.0 |
| DAMPNESS                                 |        |       |       |       |       | 19    | 76.0  | 82.6  | 19    | 76.0  | 82.6  | 17.4  | 100.0 |
| WALLS                                    |        |       |       |       |       | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 100.0 |
| CEILING                                  |        |       |       |       |       | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 100.0 |
|  |        |       |       |       |       | 2     | 8.0   | 8.0   | 2     | 8.0   | 8.0   | 10.0  | 100.0 |
|  |        |       |       |       |       | 25    | 100.0 | 100.0 | 25    | 100.0 | 100.0 | 100.0 | 100.0 |
| FREQ. TOTAL-VALID FREQ. VALID CUM. % % % |        |       |       |       |       |       |       |       |       |       |       |       |       |
| Q. 74 VAR 093                            | 01 YES | 02 NO | 07 NA | 08 DK | 09 NR | 21    | 84.0  | 87.5  | 21    | 84.0  | 87.5  | 87.5  | 100.0 |
| WALLS-PLASTER                            |        |       |       |       |       | 3     | 12.0  | 12.5  | 3     | 12.0  | 12.5  | 100.0 | 100.0 |
| CLEAN                                    |        |       |       |       |       | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 100.0 |
|  |        |       |       |       |       | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 100.0 |
|  |        |       |       |       |       | 1     | 4.0   | 4.0   | 1     | 4.0   | 4.0   | 4.0   | 100.0 |
|  |        |       |       |       |       | 25    | 100.0 | 100.0 | 25    | 100.0 | 100.0 | 100.0 | 100.0 |
| FREQ. TOTAL-VALID FREQ. VALID CUM. % % % |        |       |       |       |       |       |       |       |       |       |       |       |       |
| Q. 75 VAR 094                            | 01 YES | 02 NO | 07 NA | 08 DK | 09 NR | 7     | 28.0  | 29.2  | 7     | 28.0  | 29.2  | 29.2  | 100.0 |
| PLASTER PEEL                             |        |       |       |       |       | 17    | 68.0  | 70.8  | 17    | 68.0  | 70.8  | 70.8  | 100.0 |
| BREAK                                    |        |       |       |       |       | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 100.0 |
|  |        |       |       |       |       | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 100.0 |
|  |        |       |       |       |       | 1     | 4.0   | 4.0   | 1     | 4.0   | 4.0   | 4.0   | 100.0 |
|  |        |       |       |       |       | 25    | 100.0 | 100.0 | 25    | 100.0 | 100.0 | 100.0 | 100.0 |
| FREQ. TOTAL-VALID FREQ. VALID CUM. % % % |        |       |       |       |       |       |       |       |       |       |       |       |       |
| Q. 76 VAR 095                            | 01 YES | 02 NO | 07 NA | 08 DK | 09 NR | 23    | 92.0  | 93.8  | 23    | 92.0  | 93.8  | 93.8  | 100.0 |
| DOORS INSURE                             |        |       |       |       |       | 1     | 4.0   | 4.2   | 1     | 4.0   | 4.2   | 4.2   | 100.0 |
| PRIVACY                                  |        |       |       |       |       | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 100.0 |
|  |        |       |       |       |       | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 100.0 |
|  |        |       |       |       |       | 1     | 4.0   | 4.0   | 1     | 4.0   | 4.0   | 4.0   | 100.0 |
|  |        |       |       |       |       | 25    | 100.0 | 100.0 | 25    | 100.0 | 100.0 | 100.0 | 100.0 |
| FREQ. TOTAL-VALID FREQ. VALID CUM. % % % |        |       |       |       |       |       |       |       |       |       |       |       |       |
| Q. 76 INTERIOR                           | 01 YES | 02 NO | 07 NA | 08 DK |       | 24    | 96.0  | 100.0 | 24    | 96.0  | 100.0 | 100.0 | 100.0 |
| WALLS                                    |        |       |       |       |       | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 100.0 |
|  |        |       |       |       |       | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 100.0 |
|  |        |       |       |       |       | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 100.0 |
|  |        |       |       |       |       | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 100.0 |
|  |        |       |       |       |       | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0.0   | 100.0 |

| Q#    | VAR       | NR | 1 | 25 | 24 | 100.0 | 100.0 | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM.  | %    | %     |
|-------|-----------|----|---|----|----|-------|-------|-------|-------|-------|-------|-------|-------|------|-------|
| Q. 77 | VAR. 096  |    |   |    |    |       |       |       |       |       |       |       |       |      |       |
| 01    | YES       |    |   |    |    |       |       | 22    | 22    | 95.7  | 22    | 95.7  | 95.7  | 4.3  | 100.0 |
| 02    | NO        |    |   |    |    |       |       | 1     | 1     | 4.0   | 1     | 4.0   | 4.0   | 4.3  | 100.0 |
| 07    | NA        |    |   |    |    |       |       | 0     | 0     | 0.0   | 0     | 0.0   | 0.0   | 0.0  | 100.0 |
| 08    | DK        |    |   |    |    |       |       | 0     | 0     | 0.0   | 0     | 0.0   | 0.0   | 0.0  | 100.0 |
| 09    | NR        |    |   |    |    |       |       | 1     | 1     | 4.0   | 1     | 4.0   | 4.0   | 4.3  | 100.0 |
| Q. 78 | VAR. 097  |    |   |    |    |       |       |       |       |       |       |       |       |      |       |
| 01    | YES       |    |   |    |    |       |       | 24    | 24    | 100.0 | 24    | 100.0 | 100.0 | 0.0  | 100.0 |
| 02    | NO        |    |   |    |    |       |       | 0     | 0     | 0.0   | 0     | 0.0   | 0.0   | 0.0  | 100.0 |
| 07    | NA        |    |   |    |    |       |       | 0     | 0     | 0.0   | 0     | 0.0   | 0.0   | 0.0  | 100.0 |
| 08    | DK        |    |   |    |    |       |       | 0     | 0     | 0.0   | 0     | 0.0   | 0.0   | 0.0  | 100.0 |
| 09    | NR        |    |   |    |    |       |       | 1     | 1     | 4.0   | 1     | 4.0   | 4.0   | 4.0  | 100.0 |
| Q. 79 | VAR. 098  |    |   |    |    |       |       |       |       |       |       |       |       |      |       |
| 01    | YES       |    |   |    |    |       |       | 21    | 21    | 91.3  | 21    | 91.3  | 91.3  | 8.0  | 100.0 |
| 02    | NO        |    |   |    |    |       |       | 2     | 2     | 8.0   | 2     | 8.0   | 8.0   | 8.7  | 100.0 |
| 07    | NA        |    |   |    |    |       |       | 0     | 0     | 0.0   | 0     | 0.0   | 0.0   | 0.0  | 100.0 |
| 08    | DK        |    |   |    |    |       |       | 0     | 0     | 0.0   | 0     | 0.0   | 0.0   | 0.0  | 100.0 |
| 09    | NR        |    |   |    |    |       |       | 1     | 1     | 4.0   | 1     | 4.0   | 4.0   | 4.0  | 100.0 |
| Q. 80 | VAR. 099  |    |   |    |    |       |       |       |       |       |       |       |       |      |       |
| 01    | YES       |    |   |    |    |       |       | 23    | 23    | 95.8  | 23    | 95.8  | 95.8  | 4.0  | 100.0 |
| 02    | NO        |    |   |    |    |       |       | 1     | 1     | 4.0   | 1     | 4.0   | 4.0   | 4.2  | 100.0 |
| 07    | NA        |    |   |    |    |       |       | 0     | 0     | 0.0   | 0     | 0.0   | 0.0   | 0.0  | 100.0 |
| 08    | DK        |    |   |    |    |       |       | 0     | 0     | 0.0   | 0     | 0.0   | 0.0   | 0.0  | 100.0 |
| 09    | NR        |    |   |    |    |       |       | 1     | 1     | 4.0   | 1     | 4.0   | 4.0   | 4.0  | 100.0 |
| Q. 81 | VAR. 100  |    |   |    |    |       |       |       |       |       |       |       |       |      |       |
| 01    | POOR      |    |   |    |    |       |       | 0     | 0     | 0.0   | 0     | 0.0   | 0.0   | 0.0  | 0.0   |
| 02    | FAIR      |    |   |    |    |       |       | 3     | 3     | 12.0  | 3     | 12.0  | 12.5  | 12.5 | 12.5  |
| 03    | ADEQUATE  |    |   |    |    |       |       | 5     | 5     | 20.0  | 5     | 20.0  | 20.8  | 20.8 | 31.3  |
| 04    | GOOD      |    |   |    |    |       |       | 11    | 11    | 44.0  | 11    | 44.0  | 45.8  | 45.8 | 74.2  |
| 05    | EXCELLENT |    |   |    |    |       |       | 5     | 5     | 20.0  | 5     | 20.0  | 20.8  | 20.8 | 100.0 |
| 07    | NA        |    |   |    |    |       |       | 0     | 0     | 0.0   | 0     | 0.0   | 0.0   | 0.0  | 0.0   |
| 08    | DK        |    |   |    |    |       |       | 0     | 0     | 0.0   | 0     | 0.0   | 0.0   | 0.0  | 0.0   |
| 09    | NR        |    |   |    |    |       |       | 1     | 1     | 4.0   | 1     | 4.0   | 4.0   | 4.0  | 4.0   |

|               |              | 25    | 24          | 100.0 | 100.0      |
|---------------|--------------|-------|-------------|-------|------------|
|               |              | FREQ. | TOTAL-VALID | FREQ. | VALID CUM. |
|               |              | %     | %           | %     | %          |
| Q. 82 VAR 101 | 01 POOR      | 0     | 0.0         | 0.0   | 0.0        |
| RATE HYGIENE  | 02 FAIR      | 4     | 16.0        | 16.7  | 16.7       |
| SPACE         | 03 ADEQUATE  | 4     | 16.0        | 16.7  | 33.3       |
|               | 04 GOOD      | 10    | 40.0        | 41.7  | 73.9       |
|               | 05 EXCELLENT | 6     | 24.0        | 25.0  | 100.0      |
|               | 07 NA        | 0     | 0.0         | 0.0   |            |
|               | 08 DK        | 0     | 0.0         | 0.0   |            |
|               | 09 NR        | 1     | 4.0         | 4.0   |            |
|               |              | 25    | 24          | 100.0 | 100.0      |

|               |              | 25    | 24          | 100.0 | 100.0      |
|---------------|--------------|-------|-------------|-------|------------|
|               |              | FREQ. | TOTAL-VALID | FREQ. | VALID CUM. |
|               |              | %     | %           | %     | %          |
| Q. 83 VAR 101 | 01 POOR      | 1     | 4.0         | 4.2   | 4.2        |
| RATE AREA FOR | 02 FAIR      | 3     | 12.0        | 12.5  | 16.7       |
| FOOD          | 03 ADEQUATE  | 4     | 16.0        | 16.7  | 33.3       |
| PREPARATION   | 04 GOOD      | 10    | 40.0        | 41.7  | 73.9       |
|               | 05 EXCELLENT | 6     | 24.0        | 25.0  | 100.0      |
|               | 07 NA        | 0     | 0.0         | 0.0   |            |
|               | 08 DK        | 0     | 0.0         | 0.0   |            |
|               | 09 NR        | 1     | 4.0         | 4.0   |            |
|               |              | 25    | 24          | 100.0 | 100.0      |

|                 |              | 25    | 24          | 100.0 | 100.0      |
|-----------------|--------------|-------|-------------|-------|------------|
|                 |              | FREQ. | TOTAL-VALID | FREQ. | VALID CUM. |
|                 |              | %     | %           | %     | %          |
| Q. 84 VAR 103   | 01 POOR      | 1     | 4.0         | 4.5   | 4.5        |
| RATE SERVING AN | 02 FAIR      | 1     | 4.0         | 4.5   | 9.1        |
| DRINKING AREA   | 03 ADEQUATE  | 6     | 24.0        | 27.3  | 36.4       |
|                 | 04 GOOD      | 8     | 32.0        | 36.4  | 72.7       |
|                 | 05 EXCELLENT | 6     | 24.0        | 27.3  | 100.0      |
|                 | 07 NA        | 2     | 8.0         | 8.0   |            |
|                 | 08 DK        | 0     | 0.0         | 0.0   |            |
|                 | 09 NR        | 1     | 4.0         | 4.0   |            |
|                 |              | 25    | 23          | 100.0 | 100.0      |

|               |              | 25    | 23          | 100.0 | 100.0      |
|---------------|--------------|-------|-------------|-------|------------|
|               |              | FREQ. | TOTAL-VALID | FREQ. | VALID CUM. |
|               |              | %     | %           | %     | %          |
| Q. 85 VAR 104 | 01 POOR      | 2     | 8.0         | 8.7   | 8.7        |
| RATE SPACE    | 02 FAIR      | 7     | 28.0        | 36.4  | 36.1       |
| RECREATION    | 03 ADEQUATE  | 5     | 20.0        | 21.7  | 60.9       |
|               | 04 GOOD      | 3     | 12.0        | 13.0  | 73.9       |
|               | 05 EXCELLENT | 6     | 24.0        | 26.1  | 100.0      |
|               | 07 NA        | 1     | 4.0         | 4.0   |            |
|               | 08 DK        | 0     | 0.0         | 0.0   |            |
|               | 09 NR        | 1     | 4.0         | 4.0   |            |
|               |              | 25    | 23          | 100.0 | 100.0      |

|               |              | FREQ. TOTAL-VALID FREQ. VALID CUM. |       |       |       |
|---------------|--------------|------------------------------------|-------|-------|-------|
|               |              |                                    | %     | %     | %     |
| Q. 86 VAR 105 | 01 POOR      |                                    |       |       |       |
|               | 02 FAIR      | 1                                  | 4.0   | 4.3   | 4.3   |
|               | 03 ADEQUATE  | 5                                  | 20.0  | 21.7  | 26.1  |
|               | 04 GOOD      | 2                                  | 8.0   | 8.7   | 34.8  |
|               | 05 EXCELLENT | 7                                  | 28.0  | 30.4  | 65.2  |
|               | 07 NA        | 8                                  | 32.0  | 34.8  | 100.0 |
|               | 08 DK        | 0                                  | 0.0   |       |       |
|               | 09 NR        | 0                                  | 0.0   |       |       |
|               |              | 2                                  | 8.0   |       |       |
|               |              | 25                                 | 100.0 | 100.0 |       |

|               |              | FREQ. TOTAL-VALID FREQ. VALID CUM. |       |       |       |
|---------------|--------------|------------------------------------|-------|-------|-------|
|               |              |                                    | %     | %     | %     |
| Q. 87 VAR 106 | 01 POOR      |                                    |       |       |       |
|               | 02 FAIR      | 0                                  | 0.0   | 0.0   | 0.0   |
|               | 03 ADEQUATE  | 1                                  | 4.0   | 4.5   | 4.5   |
|               | 04 GOOD      | 7                                  | 28.0  | 31.8  | 36.4  |
|               | 05 EXCELLENT | 10                                 | 40.0  | 45.5  | 81.8  |
|               | 07 NA        | 4                                  | 16.0  | 18.3  | 100.0 |
|               | 08 DK        | 1                                  | 4.0   |       |       |
|               | 09 NR        | 0                                  | 0.0   |       |       |
|               |              | 2                                  | 8.0   |       |       |
|               |              | 25                                 | 100.0 | 100.0 |       |

|               |              | FREQ. TOTAL-VALID FREQ. VALID CUM. |       |       |       |
|---------------|--------------|------------------------------------|-------|-------|-------|
|               |              |                                    | %     | %     | %     |
| Q. 88 VAR 107 | 01 POOR      |                                    |       |       |       |
|               | 02 FAIR      | 0                                  | 0.0   | 0.0   | 0.0   |
|               | 03 ADEQUATE  | 3                                  | 12.0  | 14.3  | 14.3  |
|               | 04 GOOD      | 3                                  | 12.0  | 14.3  | 26.6  |
|               | 05 EXCELLENT | 7                                  | 28.0  | 33.3  | 61.9  |
|               | 07 NA        | 8                                  | 32.0  | 36.1  | 100.0 |
|               | 08 DK        | 2                                  | 8.0   |       |       |
|               | 09 NR        | 0                                  | 0.0   |       |       |
|               |              | 2                                  | 8.0   |       |       |
|               |              | 25                                 | 100.0 | 100.0 |       |

|               |       | FREQ. TOTAL-VALID FREQ. VALID CUM. |     |       |       |
|---------------|-------|------------------------------------|-----|-------|-------|
|               |       |                                    | %   | %     | %     |
| Q. 89 VAR 108 | 08 DK |                                    |     |       |       |
|               | 09 NR | 1                                  | 54  | 91.5  | 100.0 |
|               |       | 0                                  | 0.0 |       |       |
|               |       | 5                                  | 5   | 8.5   |       |
|               |       | 59                                 | 54  | 100.0 | 100.0 |

|               |       | FREQ. TOTAL-VALID FREQ. VALID CUM. |     |      |       |
|---------------|-------|------------------------------------|-----|------|-------|
|               |       |                                    | %   | %    | %     |
| Q. 89 VAR 109 | 08 DK |                                    |     |      |       |
|               | 09 NR | 1                                  | 7   | 50.0 | 100.0 |
|               |       | 0                                  | 0.0 |      |       |
|               |       | 7                                  | 7   | 50.0 | 100.0 |

| Q. 90 AGE CATEGORY | 14 | 7 | 1000 | 1000 | FREQ. | TOTAL-VALID | FREQ. | VALID | CUM. |
|--------------------|----|---|------|------|-------|-------------|-------|-------|------|
|                    |    |   |      |      | %     | %           | %     | %     | %    |
| 15-19              |    |   |      |      | 0     | 0.0         | 0.0   | 0.0   |      |
| 20-34              |    |   |      |      | 8     | 32.0        | 31.8  | 34.8  |      |
| 35-49              |    |   |      |      | 7     | 28.0        | 30.4  | 65.2  |      |
| 50-64              |    |   |      |      | 1     | 4.0         | 30.4  | 95.7  |      |
| 65-OVER            |    |   |      |      | 0     | 0.0         | 4.3   | 100.0 |      |
| 08 DK              |    |   |      |      | 0     | 0.0         |       |       |      |
| 09 NR              |    |   |      |      | 2     | 8.0         |       |       |      |
|                    |    |   |      |      | 25    | 100.0       | 100.0 |       |      |

| Q. 91 VAR 110 ANYBODY HAS DISABILITY? | 1 | 2 | 1000 | 1000 | FREQ. | TOTAL-VALID | FREQ. | VALID | CUM. |
|---------------------------------------|---|---|------|------|-------|-------------|-------|-------|------|
|                                       |   |   |      |      | %     | %           | %     | %     | %    |
| 01 YES                                |   |   |      |      | 1     | 4.0         | 4.3   | 4.3   |      |
| 02 NO                                 |   |   |      |      | 22    | 88.0        | 95.7  | 100.0 |      |
| 07 NA                                 |   |   |      |      | 0     | 0.0         |       |       |      |
| 08 DK                                 |   |   |      |      | 0     | 0.0         |       |       |      |
| 09 NR                                 |   |   |      |      | 2     | 8.0         |       |       |      |
|                                       |   |   |      |      | 25    | 100.0       | 100.0 |       |      |

| Q. 92 VAR 111 DWELLING SUITED FOR DISABLE | 1 | 2 | 1000 | 1000 | FREQ. | TOTAL-VALID | FREQ. | VALID | CUM. |
|---|---|---|------|------|-------|-------------|-------|-------|------|
|   |   |   |      |      | %     | %           | %     | %     | %    |
| 01 YES                                    |   |   |      |      | 3     | 12.0        | 21.4  | 21.4  |      |
| 02 NO                                     |   |   |      |      | 11    | 44.0        | 78.6  | 100.0 |      |
| 07 NA                                     |   |   |      |      | 8     | 32.0        |       |       |      |
| 08 DK                                     |   |   |      |      | 0     | 0.0         |       |       |      |
| 09 NR                                     |   |   |      |      | 3     | 12.0        |       |       |      |
|   |   |   |      |      | 25    | 100.0       | 100.0 |       |      |

| Q. 93 VAR 112 HIGHEST EDUCATION | 1 | 2 | 3 | 4 | 5 | 1000 | 1000 | FREQ. | TOTAL-VALID | FREQ. | VALID | CUM. |
|---------------------------------|---|---|---|---|---|------|------|-------|-------------|-------|-------|------|
|                                 |   |   |   |   |   |      |      | %     | %           | %     | %     | %    |
| 01 LESS THAN HIGH SCHL.         |   |   |   |   |   |      |      | 8.0   | 9.5         | 9.5   |       |      |
| 02 HIGH SCHOOL                  |   |   |   |   |   |      |      | 16.0  | 19.0        | 28.6  |       |      |
| 03 COLLEGE/TECHNICAL            |   |   |   |   |   |      |      | 24.0  | 28.6        | 57.1  |       |      |
| 04 UNIVERSITY                   |   |   |   |   |   |      |      | 36.0  | 42.9        | 100.0 |       |      |
| 09 NR                           |   |   |   |   |   |      |      | 16.0  |             |       |       |      |
|                                 |   |   |   |   |   |      |      | 25    | 100.0       | 100.0 |       |      |

| Q. 94 VAR 113 HOUSEHOLD COMPOSITION | 1 | 2 | 3 | 4 | 5 | 1000 | 1000 | FREQ. | TOTAL-VALID | FREQ. | VALID | CUM. |
|-------------------------------------|---|---|---|---|---|------|------|-------|-------------|-------|-------|------|
|                                     |   |   |   |   |   |      |      | %     | %           | %     | %     | %    |
| 01 COUPLE W/CHILDREN                |   |   |   |   |   |      |      | 20.0  | 21.7        | 21.7  |       |      |
| 02 COUPLE, NO CHILDREN              |   |   |   |   |   |      |      | 8.0   | 8.7         | 30.4  |       |      |
| 03 SING. PARENT FAMILY              |   |   |   |   |   |      |      | 8.0   | 8.7         | 39.1  |       |      |
| 04 SINGLE ADULT                     |   |   |   |   |   |      |      | 31.0  | 34.8        | 73.9  |       |      |
| 05 > 1 UNRELATED ADULT              |   |   |   |   |   |      |      | 24.0  | 26.1        | 100.0 |       |      |
| 09 NR                               |   |   |   |   |   |      |      | 2.0   |             |       |       |      |
|                                     |   |   |   |   |   |      |      | 25    | 100.0       | 100.0 |       |      |









|  |                    | 1  | 40   | 4.3   | 100.0 |
|--|--------------------|----|------|-------|-------|
| 05                                     | NOT SATISFIED      | 1  | 40   | 4.3   | 100.0 |
| 07                                     | NOT APPLICABLE     | 0  | 0.0  |       |       |
| 09                                     | NO RESPONSE        | 2  | 8.0  |       |       |
|  |                    | 25 | 23   | 100.0 | 100.0 |
| FREQ. TOTAL-VALID FREQ. VALID CUM. % % |                    |    |      |       |       |
| D-BATHROOM                             |                    |    |      |       |       |
| 01                                     | VERY SATISFIED     | 8  | 32.0 | 34.8  | 34.8  |
| 02                                     | SOMEWHAT SATISFIED | 5  | 20.0 | 21.7  | 56.5  |
| 03                                     | SATISFIED          | 8  | 32.0 | 34.8  | 91.3  |
| 04                                     | NOT VERY SATISFIED | 1  | 4.0  | 4.3   | 95.7  |
| 05                                     | NOT SATISFIED      | 1  | 4.0  | 4.3   | 100.0 |
| 07                                     | NOT APPLICABLE     | 0  | 0.0  |       |       |
| 09                                     | NO RESPONSE        | 2  | 8.0  |       |       |
|  |                    | 25 | 23   | 100.0 | 100.0 |
| FREQ. TOTAL-VALID FREQ. VALID CUM. % % |                    |    |      |       |       |
| Q. 99 VAR 125<br>E-BEDROOMS            |                    |    |      |       |       |
| 01                                     | VERY SATISFIED     | 9  | 36.0 | 39.1  | 39.1  |
| 02                                     | SOMEWHAT SATISFIED | 5  | 20.0 | 21.7  | 60.9  |
| 03                                     | SATISFIED          | 8  | 32.0 | 34.8  | 93.7  |
| 04                                     | NOT VERY SATISFIED | 1  | 4.0  | 4.3   | 100.0 |
| 05                                     | NOT SATISFIED      | 0  | 0.0  |       |       |
| 07                                     | NOT APPLICABLE     | 0  | 0.0  |       |       |
| 09                                     | NO RESPONSE        | 2  | 8.0  |       |       |
|  |                    | 25 | 23   | 100.0 | 100.0 |
| FREQ. TOTAL-VALID FREQ. VALID CUM. % % |                    |    |      |       |       |
| Q. 99 VAR 126<br>F-SAT. LAUNDRY        |                    |    |      |       |       |
| 01                                     | VERY SATISFIED     | 10 | 40.0 | 58.8  | 58.8  |
| 02                                     | SOMEWHAT SATISFIED | 3  | 12.0 | 17.6  | 76.5  |
| 03                                     | SATISFIED          | 1  | 4.0  | 5.9   | 82.4  |
| 04                                     | NOT VERY SATISFIED | 2  | 8.0  | 11.8  | 94.1  |
| 05                                     | NOT SATISFIED      | 1  | 4.0  | 5.9   | 100.0 |
| 07                                     | NOT APPLICABLE     | 1  | 4.0  |       |       |
| 09                                     | NO RESPONSE        | 7  | 28.0 |       |       |
|  |                    | 25 | 17   | 100.0 | 100.0 |
| FREQ. TOTAL-VALID FREQ. VALID CUM. % % |                    |    |      |       |       |
| Q. 99 VAR 127<br>G-LANDLORD            |                    |    |      |       |       |
| 01                                     | VERY SATISFIED     | 16 | 64.0 | 76.2  | 76.2  |
| 02                                     | SOMEWHAT SATISFIED | 1  | 4.0  | 4.8   | 81.0  |
| 03                                     | SATISFIED          | 2  | 8.0  | 9.5   | 90.5  |
| 04                                     | NOT VERY SATISFIED | 2  | 8.0  | 9.5   | 100.0 |
| 05                                     | NOT SATISFIED      | 0  | 0.0  |       |       |
| 07                                     | NOT APPLICABLE     | 1  | 4.0  |       |       |
| 09                                     | NO RESPONSE        | 3  | 12.0 |       |       |
|  |                    | 25 | 21   | 100.0 | 100.0 |
| FREQ. TOTAL-VALID FREQ. VALID CUM. % % |                    |    |      |       |       |

| Q. 99 VAR 128 | H-SIZE UNIT | 01 VERY SATISFIED | 02 SOMEWHAT SATISFIED | 03 SATISFIED | 04 NOT VERY SATISFIED | 05 NOT SATISFIED | 06 NOT APPLICABLE | 07 NOT APPLICABLE | 09 NO RESPONSE | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM. | %     | %     |
|---------------|-------------|-------------------|-----------------------|--------------|-----------------------|------------------|-------------------|-------------------|----------------|-------|-------|-------|-------|-------|------|-------|-------|
|               |             |                   |                       |              |                       |                  |                   |                   |                | 13    | 52.0  | 96.1  | 1     | 4.0   | 4.5  | 63.6  |       |
|               |             |                   |                       |              |                       |                  |                   |                   |                | 8     | 32.0  | 34.4  | 0     | 0.0   | 0.0  | 100.0 |       |
|               |             |                   |                       |              |                       |                  |                   |                   |                | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0  | 100.0 |       |
|               |             |                   |                       |              |                       |                  |                   |                   |                | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0  | 100.0 |       |
|               |             |                   |                       |              |                       |                  |                   |                   |                | 3     | 12.0  | 100.0 | 3     | 25    | 22   | 100.0 | 100.0 |

| Q. 99 VAR 129 | I-PRIVACY | 01 VERY SATISFIED | 02 SOMEWHAT SATISFIED | 03 SATISFIED | 04 NOT VERY SATISFIED | 05 NOT SATISFIED | 06 NOT APPLICABLE | 07 NOT APPLICABLE | 09 NO RESPONSE | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM. | %     | %     |
|---------------|-----------|-------------------|-----------------------|--------------|-----------------------|------------------|-------------------|-------------------|----------------|-------|-------|-------|-------|-------|------|-------|-------|
|               |           |                   |                       |              |                       |                  |                   |                   |                | 12    | 48.0  | 52.2  | 2     | 8.0   | 8.7  | 60.9  |       |
|               |           |                   |                       |              |                       |                  |                   |                   |                | 6     | 24.0  | 24.1  | 3     | 12.0  | 13.0 | 100.0 |       |
|               |           |                   |                       |              |                       |                  |                   |                   |                | 0     | 0.0   | 0.0   | 0     | 0.0   | 0.0  | 100.0 |       |
|               |           |                   |                       |              |                       |                  |                   |                   |                | 2     | 8.0   | 100.0 | 2     | 25    | 23   | 100.0 | 100.0 |

| Q. 99 VAR 130 | J-NOISE FROM NEIGHBORS | 01 VERY SATISFIED | 02 SOMEWHAT SATISFIED | 03 SATISFIED | 04 NOT VERY SATISFIED | 05 NOT SATISFIED | 06 NOT APPLICABLE | 07 NOT APPLICABLE | 09 NO RESPONSE | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM. | %     | %     |
|---------------|------------------------|-------------------|-----------------------|--------------|-----------------------|------------------|-------------------|-------------------|----------------|-------|-------|-------|-------|-------|------|-------|-------|
|               |                        |                   |                       |              |                       |                  |                   |                   |                | 8     | 32.0  | 34.4  | 1     | 4.0   | 4.5  | 40.9  |       |
|               |                        |                   |                       |              |                       |                  |                   |                   |                | 5     | 20.0  | 22.7  | 3     | 12.0  | 13.6 | 71.3  |       |
|               |                        |                   |                       |              |                       |                  |                   |                   |                | 5     | 20.0  | 22.7  | 0     | 0.0   | 0.0  | 100.0 |       |
|               |                        |                   |                       |              |                       |                  |                   |                   |                | 3     | 12.0  | 100.0 | 3     | 25    | 22   | 100.0 | 100.0 |

| Q. 99 VAR 131 | K-VIEW FROM UNIT | 01 VERY SATISFIED | 02 SOMEWHAT SATISFIED | 03 SATISFIED | 04 NOT VERY SATISFIED | 05 NOT SATISFIED | 06 NOT APPLICABLE | 07 NOT APPLICABLE | 09 NO RESPONSE | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM. | %     | %     |
|---------------|------------------|-------------------|-----------------------|--------------|-----------------------|------------------|-------------------|-------------------|----------------|-------|-------|-------|-------|-------|------|-------|-------|
|               |                  |                   |                       |              |                       |                  |                   |                   |                | 9     | 36.0  | 40.9  | 0     | 0.0   | 0.0  | 40.9  |       |
|               |                  |                   |                       |              |                       |                  |                   |                   |                | 8     | 32.0  | 34.4  | 3     | 12.0  | 13.6 | 71.3  |       |
|               |                  |                   |                       |              |                       |                  |                   |                   |                | 2     | 8.0   | 9.1   | 2     | 8.0   | 9.1  | 100.0 |       |
|               |                  |                   |                       |              |                       |                  |                   |                   |                | 3     | 12.0  | 100.0 | 3     | 25    | 22   | 100.0 | 100.0 |

| Q. 99 VAR 132 | L-SAFETY SECURITY | 01 VERY SATISFIED | 02 SOMEWHAT SATISFIED | 03 SATISFIED | FREQ. | TOTAL | VALID | FREQ. | VALID | CUM. | %    | % |
|---------------|-------------------|-------------------|-----------------------|--------------|-------|-------|-------|-------|-------|------|------|---|
|               |                   |                   |                       |              | 10    | 40.0  | 43.5  | 1     | 4.0   | 4.3  | 47.8 |   |
|               |                   |                   |                       |              | 8     | 32.0  | 31.8  | 8     | 32.0  | 31.8 | 82.6 |   |

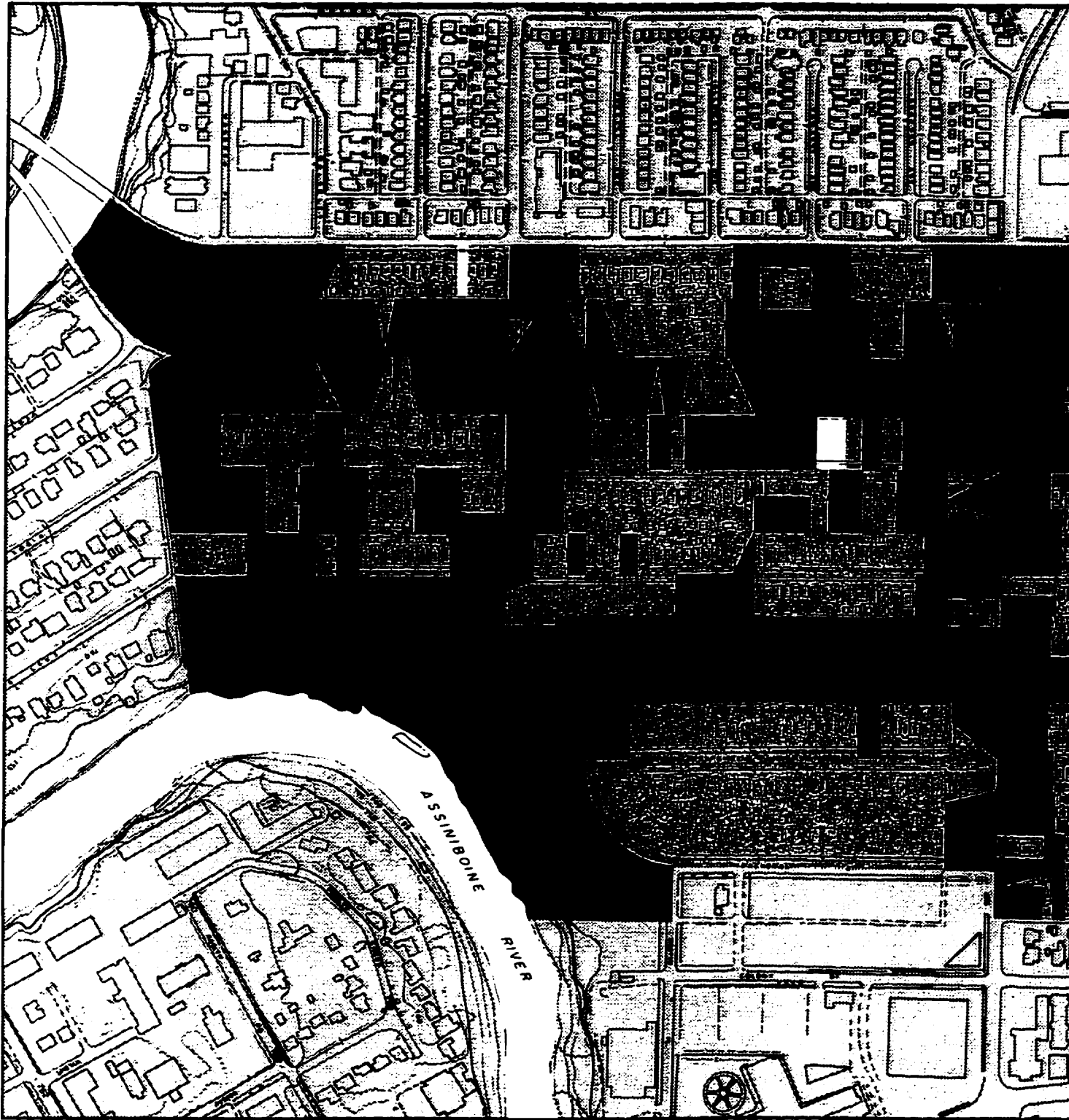


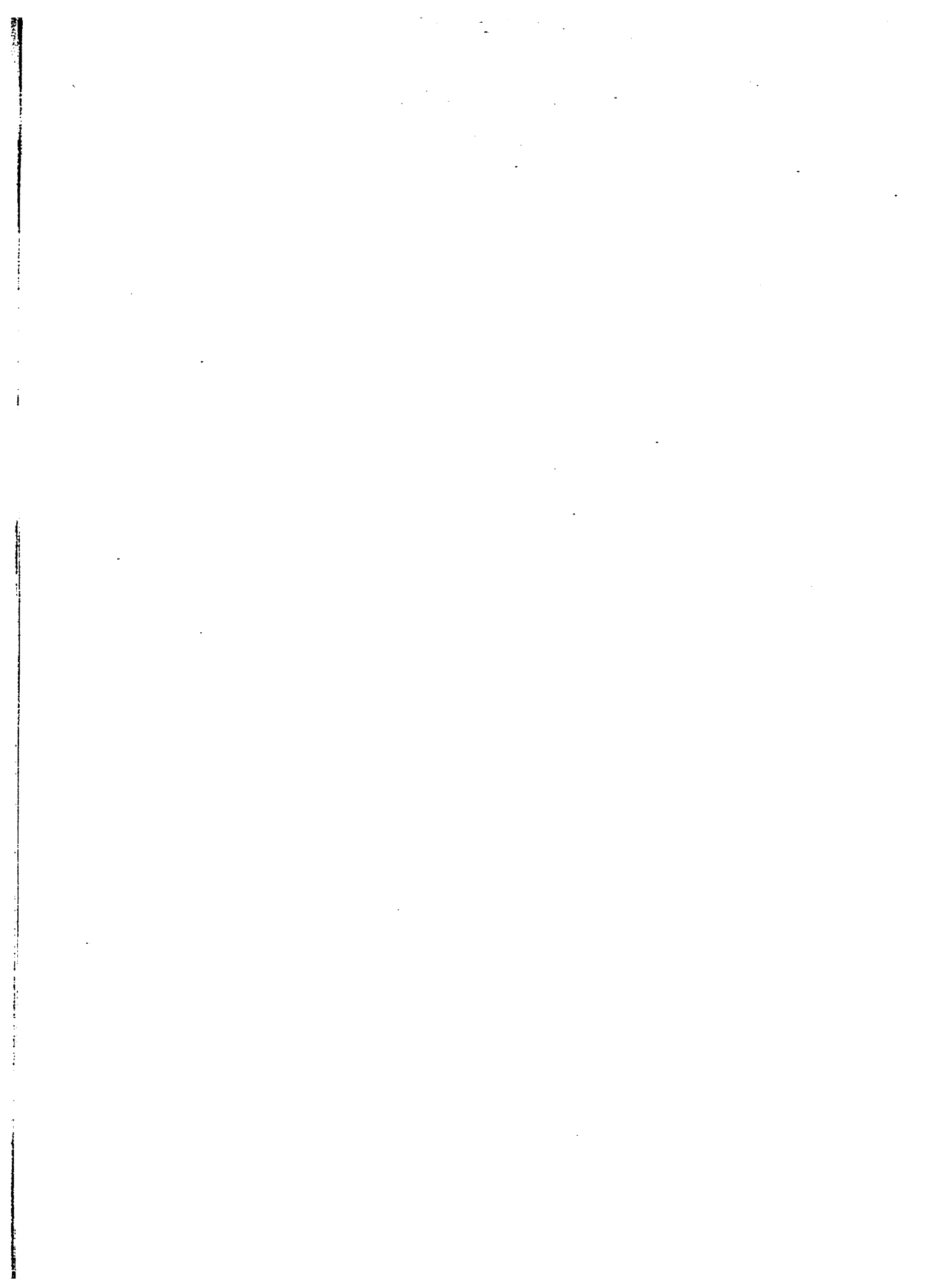
# **THE LANGSIDE HOUSING CONDITION SURVEY**

**List of Illustrations**

**JAIRO VIAFARA**

**APRIL, 1997**

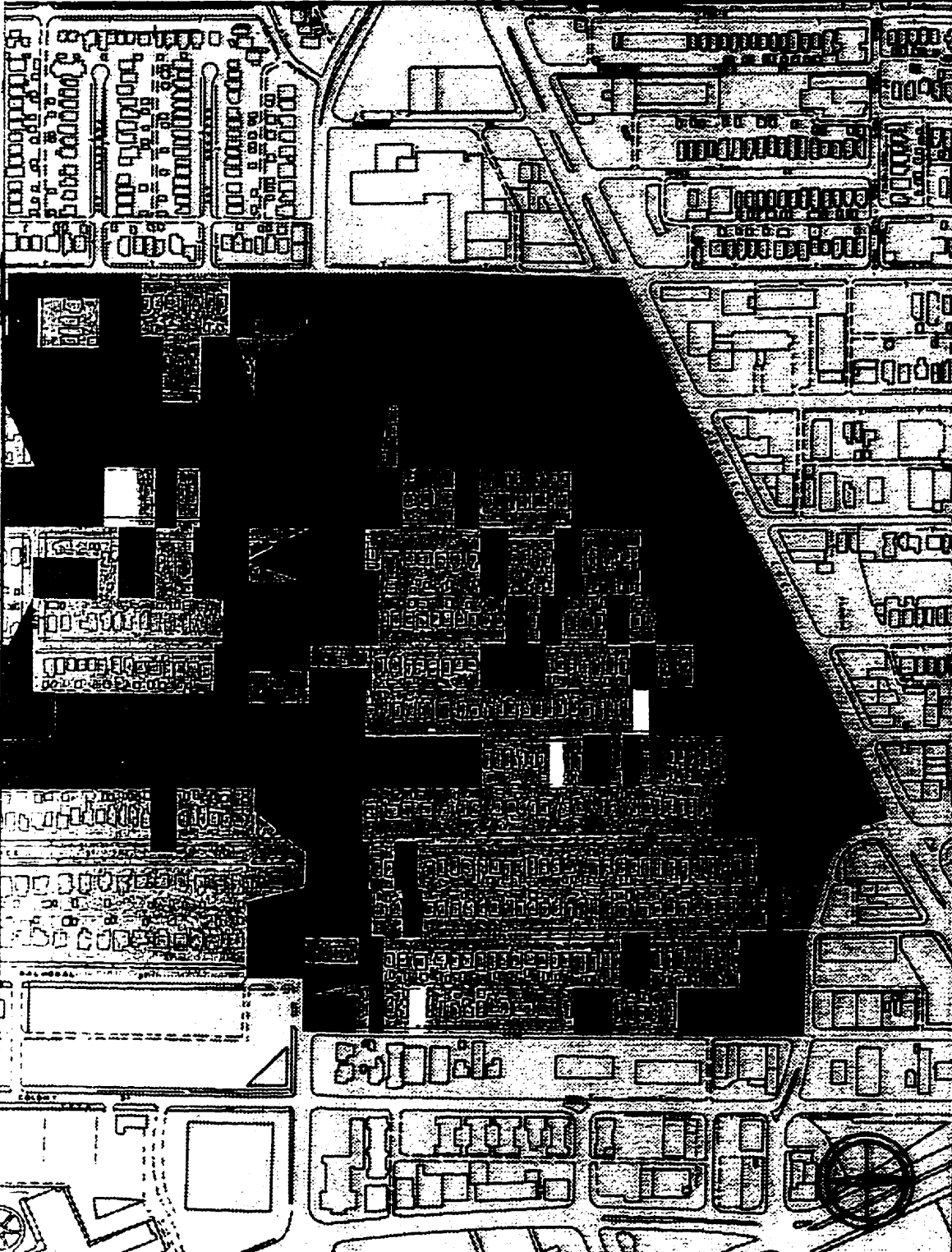















# MEMORIAL

## LAND USE



-  LOW DENSITY DWELLINGS
-  MULTIPLE DWELLINGS
-  COMMERCIAL
-  PARKS & RECREATION
-  SCHOOLS
-  PUBLIC/QUASI-PUBLIC
-  INDUSTRIAL
-  PUBLIC UTILITIES
-  VACANT LAND

THE CITY OF WINNIPEG  
DEPARTMENT OF  
ENVIRONMENTAL PLANNING

APRIL 1985



