

**Graduate Program in Urban Planning
School of Architecture and Urban Design
The University of Kansas**

UBPL 710
Introduction to Housing Policy
Fall, 2006

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HOUSING ASSESSMENT PROBLEM

This assignment involves the collection of data on any one large city within the United States. Data to complete this problem will be drawn from the Census of Housing for 1990 and 2000. These data will be selected, analyzed and summarized in a manner that provides answers to a set of policy issues relevant to planning for the future of the city's housing stock on the supply side and for the future of the city's households on the demand side.

Each student is to choose a city and gather data from the Census publications available in the Government Documents Library in Anschutz Hall or from the Census Bureau's website. There is no need to be familiar with the selected city. Part of the process of operating as a planner is: to extract data from secondary sources; to organize and analyze that data; and, finally, to present the policy implications that can be derived from the analysis of the data even without personal experience in the area.

The Bureau of the Census publications and Internet services provide the means to assess the qualitative and quantitative changes that have occurred in a city's housing stock over time. The Bureau of the Census publications cover a great many topics including the characteristics of the housing units themselves as well as many characteristics of the households who reside in the units. Using these time series data, each student is to prepare a set of tables identifying the changes that have taken place in the housing stock and in the population of households within the chosen city. A memorandum providing a description of these changes along with their planning implications is required as well.

PURPOSE OF THE ASSIGNMENT

This assignment has been designed to address a set of different concerns:

1. It should provide the student with an introduction to a very valuable source of data on housing, the Census of Housing. The Census of Housing is available for all cities in the United States. All of these data are available through the Bureau of the Census' web site at "www.census.gov". Follow the links to the American Factfinder site. Other sites are available as well. Attached to this assignment is a listing of the Census tables needed to obtain the data required. However, many students find it easier to use the printed Census tables in Census publications stored in Anschutz Library.

2. The assignment will approximate the community profile section of the consolidated plan required of all communities who receive funds from the federal government under a variety of housing and community development programs. The ability to complete a market analysis as found in a community profile is an essential skill for planners working in this field.
3. The assignment asks the student to address housing issues from a variety of perspectives:
 - Economic: The supply and demand adjustments of the housing stock over time;
 - Social: Identification of the households who occupy different types and qualities of housing;
 - Architectural: Examination of the size, type and condition of the housing units;
 - Planning: Investigation and projection of the trends so as to assess the future needs of the city.
4. It requires that the student prepare a concise report addressing the housing policy issues confronting the city. This report is to take the form of a memorandum with a set of tables and charts. The memorandum is to summarize the content of the tables and charts and is to respond to the housing policy questions in a narrative format making references to the tables and charts as necessary.

ISSUES TO BE ADDRESSED IN THE STUDY

The data should be selected to respond to the following issues. Suggested measures are shown in parentheses.

1. DEMAND:

Within each tenure group—that is, owners and renters—what the breakdown of the households:

By race and Hispanic origin (i.e.: White, Black, other races and Hispanic origin, non-Hispanic origin)?

By household composition (i.e.: married couple households and female headed households with no husband present)?

By turnover, that is, recent movers and long-term residents (i.e.: percent of households who moved within the last year and percent of households who have not moved for 20 years or more)?

By income and poverty level (i.e.: median household income and percent of population below poverty)?

By percent of households who pay greater than an affordable percent of income toward housing (i.e.: greater than 35 percent)?

2. SUPPLY:

What is the breakdown of the city's housing stock by tenure (i.e.: renter occupied and owner occupied)?

Within each tenure group describe the supply of units in terms of:

The value of owner occupied units (i.e.: median value, change over time compared to the consumer price index as a measure of inflation);

The gross rent charged on renter occupied units (i.e.: median gross rent, change over time compared to the consumer price index);

The growth of the stock (i.e.: the rate at which the stock is expanding or contracting over time);

The reduction in the number of older units (i.e.: the loss of units built before 1940, 1950, etc.);

The incidence of substandard units (i.e.: the percent of units that lack complete plumbing).

3. MATCHING OF SUPPLY WITH DEMAND:

Within each tenure group identify the extent to which the supply matches the needs of the demand.

Especially important in this component is to match the supply of units required by the poor and other special populations to the number of households in each of these populations.

Specifically:

Compare the number of renters in various income categories to the number of units in the stock with rents affordable to these renter households.

Compare the number of owner-occupants in various income categories to the number of owner-occupied units with a value affordable to these owners.

4. SUBMARKETS FOR MINORITY HOUSEHOLDS

Do minority populations appear to have similar or different housing problems?

Do these problems appear to be getting better or worse over time?

Does the rate of change of these problems appear to be significant or is the rate relatively small?

REQUIREMENTS OF THE FINAL PRESENTATION

Prepare a memorandum that summarizes the housing conditions of the selected city. All assignments should be submitted on or before the due date listed in the course syllabus.

Remember, this is planning, not pure science. What is expected is a set of indicators of change in the city. These indicators will often provide conflicting information. These indicators are always subject to interpretation, but they should be identified and discussed despite any ambiguity. For example, normally population growth in excess of supply growth will result in prices rising faster than inflation. This may or may not be the case for the city chosen.

Remember also that indicators suggest trends, but these trends may not apply uniformly to all households. For example, the city's increase in the median rent level may be greater than the city's increase in median renter household income. This does not mean that all renters are worse off. It does indicate that a typical renter household is likely to be suffering from rent becoming a greater burden on income. Indicators such as this are used to determine the planning implications of issues confronting a city.

MEMORANDUM SAMPLE ANSWER

TO: The Director of Housing and Community Development

FROM: Kirk McClure

DATE: September 1, 2006

RE: **Analysis of the Kansas City, Kansas Housing Market**

In response to your request for information on the general condition of the housing market in Kansas City, Kansas (KCK), the following memorandum has been prepared using 1980, 1990 and 2000 data from the Bureau of the Census.

General Market Characteristics

In general, the housing market in KCK is in a slow decline. The population of the City is declining slowly (-1.9 percent) during the decade of the 1990s, and the number of households is declining at a faster rate (-3.7 percent). The decline in the number of housing units (-4.7 percent) is even faster than the decline in the number of households. This indicates that the housing market is responding to the decline in population by contracting rapidly. While the housing market in KCK appears to be soft, in light of the population reduction, the rapid contraction of the housing stock may result in some tightening over time.

Demand Characteristics

Table 1 lists some of the fundamental characteristics of the demand side of the housing market.

Size of the Population

The population is in a slow decline. During the 1990s, the rate of population decline averaged about 0.2 percent per year. This is less than the rate or decline experienced during the 1980s, indicating some stabilization of the city's population base. It is not uncommon for a market with declining population to have a rate of household formation that is positive or at least declining less rapidly than population as the declining population leaves its housing behind making it possible for more households to form from within the smaller total population. This was the case in KCK during the 1980s, but not during the 1990s. During the last decade, the number of households actually declined faster than the population decline. If this were to continue, it would mean a softening of the demand for housing.

Race and Ethnicity

The racial and ethnic composition of the population is changing as well. The number of non-Hispanic white-headed households declined about 19 percent during the 1990s, while black and other racial minority households grew by about 13 percent. The Hispanic population more than doubled. This increasing minority population leaves the City with a population of households that is 56 percent non-Hispanic white, 33 percent non-Hispanic racial minorities, and about 11 percent Hispanic.

Age of the Population

The decline in the population has not been uniform across the age cohorts. The decline has been rapid among the elderly while the non-elderly population has remained about the same size. Households headed by a person less than 65 years old grew but only by 0.4 percent during the 1990s. The number of households headed by a person of age 65 through 74 declined by over 22 percent during the decade. The number of households headed by a person 75 years old or older, a proxy for the frail elderly population, also declined, but at a lower rate, about 9.3 percent. This suggests that the City's housing market could see some reduction in demand for elderly housing while the demand for housing from the workforce should stay about the same.

Household Composition

During the 1990s, there was a shift in the type of households that made up the different tenure groups. The population saw a 16-percentage point decline the share of households who are married couples to 41 percent of all households. In particular, female-headed families with no husband present comprise 18 percent of the population of households in 2000. Despite these changes in household composition and the declining number of households, the average size of the City's households has remained relatively constant at 2.6 persons per household.

Length of Residency

The KCK housing market has a normal to low rate of unit turnover. About one in every five households moves each year, compared to the national average of 28 percent. In 2000, the number of households that have resided in their homes for 20 or more years was about 38 percent, which is higher than the national average of 33 percent.

Household Income and Spending on Housing

Demand for housing is a direct function of the income that resident households have to spend on housing and are willing to pay for that housing. During the 1990s, income grew by more than the rate of inflation. The median income grew by 41 percent while inflation grew by 32 percent, indicating that households had greater spending power over the decade.

Despite the soft housing market conditions of KCK, many households find that they have to spend a very large proportion of their income to obtain housing for themselves. About 14 percent of owners and about 30 percent of renters spending more than 35 percent of their income on housing. This is generally viewed as a hardship level of spending.

Table 1. Analysis of the Housing Market of Kansas City, Kansas
 Characteristics of the Demand for Housing

	Year			Change	
	2000	1990	1980	1990-2000	1980-1990
Demand for Housing					
Population	146,867	149,768	161,087	-1.9%	-7.0%
Households	55,015	57,141	59,655	-3.7%	-4.2%
<i>Race of Householder</i>					
White owners	23,108	26,520	30,503	-12.9%	
White renters	10,418	12,769	14,057	-18.4%	
Total white households	33,526	39,289	44,560	-14.7%	-11.8%
Black owners	8,408	7,572	7,236	11.0%	
Black renters	8,028	7,946	6,262	1.0%	
Total black households	16,436	15,518	13,498	5.9%	15.0%
Other owners	2,288	1,290		77.4%	
Other renters	2,036	1,044		95.0%	
Total other households	4,324	2,334	1,597	85.3%	46.1%
Two Races	1,215	n/a	n/a		
<i>Race and Hispanic Origin of Householder</i>					
Hispanic of any race	6,285	2,915	2,105	115.6%	38.5%
Hispanic of any race as % total	11.4%	5.1%	3.5%	124.0%	44.5%
Non-Hispanic minority	18,412	16,273		13.1%	
Non-Hispanic minority as % total	33.5%	28.5%		17.6%	
Non-Hispanic white	30,804	37,973		-18.9%	
Non-Hispanic white as % total	56.0%	66.4%		-15.7%	
Total households	55,015	57,161	59,655	-3.8%	
<i>Age of Householder</i>					
Non-elderly renters	18,691	18,519		0.9%	
Non-elderly owners	25,334	24,726		2.5%	
Total non-elderly	43,407	43,245	46,521	0.4%	-7.0%
Age 65-74 renters	1,054	1,599		-34.1%	
Age 65-74 owners	4,918	6,086		-19.2%	
Age 65-74	5,972	7,685		-22.3%	
Age 75+ renters	1,332	1,641		-18.8%	
Age 75+ owners	4,172	4,570		-8.7%	
Age 75+	5,636	6,211		-9.3%	
Total elderly	11,608	13,896	13,134	-16.5%	5.8%
<i>Family Composition</i>					
Family households	36,226	39,124		-7.4%	
Married couple	22,878	27,166		-15.8%	
Female-headed family	10,108	9,753		3.6%	
Other	3,240	2,205		46.9%	
<i>Average Household Size</i>					
Owners	2.69	2.70	2.40	-0.4%	12.5%
Renters	2.52	2.40	1.80	5.0%	33.3%
All households	2.62	2.59	2.00	1.3%	29.3%
<i>Length of Residency</i>					
Moved previous year	11,276	11,986	12,712	-5.9%	-5.7%
Moved previous year as % total	20.3%	21.0%	21.3%	-3.2%	-1.6%
Move in 20+ years ago	20,839	23,659	11,613	-11.9%	103.7%
Move in 20+ years ago as % total	37.6%	41.4%	19.5%	-9.2%	112.7%
<i>Median Household Income</i>					
Renter Housholds	32,841	\$ 23,307	\$ 15,167	40.9%	53.7%
Owner Households	23,329	\$ 15,716	\$ 10,114	48.4%	55.4%
Owner Households	40,812	\$ 28,601	\$ 18,564	42.7%	54.1%
<i>Percent of Population Below Poverty</i>					
	18.9%	17.6%	15%		
<i>Spending on Housing</i>					
Owners spending 35+% of income	4,467	4,337		3.0%	
Owners with spending known	31,015	31,799		-2.5%	
Percent of owners spending 35+%	14.4%	13.6%		5.6%	
Renters spending 35+% of income	5,759	6,705		-14.1%	
Renters with spending known	19,434	20,534		-5.4%	
Percent of renters spending 35+%	29.6%	32.7%		-9.4%	

Supply Characteristics

Table 2 lists data on the housing stock by tenure for the years of 1980, 1990, and 2000.

Stock Size and Tenure

The size of the stock of housing in KCK has been in steady decline over the decades from 1980 to 2000. At the end of the 1990s, there were about 61,400 homes in the city, down about 5 percent from the start of the decade. The percentage of the housing stock devoted to rental units has risen slightly from 36 percent in 1980 to 40 percent in 2000.

The vacancy rate in 2000 is above normal for the stock of homes for owner-occupancy at about 3.0 percent. The vacancy rate for rental housing is also high at 8.4 percent in 2000, but this is down from almost 17 percent in 1990. This may reflect the rapid contraction of the stock of housing in response to the declining population.

Housing Value and Inflation

The median value of owner occupied housing increased to \$52,500 by 2000, which represents an increase of 29 percent over the 1990s. Median gross rents (which include the contract rent plus the cost of all utilities) increased by 34 percent during the 1990s. During this same time period, general price levels increased by 32 percent as indicated by the Consumer Price Index of all items for KCK. This suggests that the cost of rental housing was effectively flat. The value of owner-occupied housing appeared to decrease over the time period (house prices increased less than inflation), but the median cost of owner-occupied housing (housing plus the costs of utilities and maintenance) rose by 34 percent, slightly greater than the 32 percent increase in inflation.

Housing Size, Age and Condition

It is difficult to evaluate the physical condition of the housing stock from census data. No single measure is available that assesses whether the overall condition of a housing unit is good or bad. However, several indicators can be used to provide indications of the stock's condition. These indicators correlate well with the stock conditions, and taken collectively, can provide good insights on the overall condition of the stock. These indicators are the presence of complete plumbing, the net rate of growth of the stock (additions minus demolitions), and the age of the stock.

The physical condition of the housing is relatively good if the presence of complete plumbing is a good indicator of the incidence of substandard housing. In 1980 only about 1.0 percent of the stock lacked complete plumbing. In 1990, only 0.7 percent continued to suffer from this problem. By 2000, this problem had fallen to only 0.4 percent of the stock.

New units are being built, but the stock of housing is not growing. Instead, the new units are simply replacing some of those units that are being withdrawn from the stock. In 1990, the annual rate of additions to the stock amounted to 0.7 percent of the total supply. In 2000, this rate was down, but only to about 0.5 percent per year. However despite the addition of these new units, the total stock declined by 4.7 percent from 1990 to 2000. This indicates that the rate of additions to the stock has been much smaller than the rate of removals. The removals generally seem to be from the older stock as would be expected. During the time period from 1990 to 2000, about 12000 units built before 1940 were demolished.

**Table 2. Analysis of the Housing Market of Kansas City, Kansas
Characteristics of the Supply of Housing**

	<i>Year</i>			<i>Change</i>	
	<i>2000</i>	<i>1990</i>	<i>1980</i>	<i>1990-2000</i>	<i>1980-1990</i>
Supply of Housing					
<i>Total Housing Units</i>	61,447	64,452	64,401	-4.7%	0.1%
Owner occupied	34,424	35,382	38,548	-2.7%	-8.2%
Renter occupied	21,077	21,759	21,107	-3.1%	3.1%
Total occupied units	55,501	57,141	59,655	-2.9%	-4.2%
Total vacant	5,946	7,311	4,719	-18.7%	
Vacant for rent	2,227	4,400	596	-49.4%	
Vacant for sale	1,049	965	612	8.7%	
Other vacant	2,670	1,946	3,511	37.2%	
Total owner stock	35,473	36,347	39,160	-2.4%	-7.2%
Total renter stock	23,304	26,159	21,703	-10.9%	20.5%
Total owner and renter stock	58,777	62,506	60,863	-6.0%	2.7%
Vacancy rate owners	3.0%	2.7%	1.6%		
Vacancy rate renters	9.6%	16.8%	9.5%		
Percent of units rental tenure	39.6%	41.9%	35.7%		
Percent of units owner tenure	60.4%	58.1%	64.3%		
<i>Rental Costs</i>					
Median gross rent	\$ 491	\$ 374	\$ 209	31.3%	78.9%
<i>Owner Value and Costs with Mortgage</i>					
Median value owner occupied	\$ 52,500	\$ 40,700	28,100	29.0%	44.8%
Median housing costs	\$ 731	\$ 545	279	34.1%	95.3%
<i>Consumer Price Index</i>					
CPI for Kansas City Metro	166.6	126.0	83.6	32%	51%
<i>Age of Structure</i>					
Median Year built	1958	1956			
Built previous year	332	420	672		
Built previous year as % stock	0.5%	0.7%	1.0%		
Built prior to 1940	3,676	15,627	20,559		
Built prior to 1940 as % stock	6.0%	24.2%	31.9%		
<i>Incomplete Units</i>					
Lacking complete plumbing	237	311	837		
Lacking complete kitchen	223	672			
<i>Overcrowding in Persons per Unit</i>					
Owner units less than 1.0	32,858	34,454		-5%	
Owner units 1.0+	1,548	928		67%	
Overcrowded owners as percent of total	4.5%	2.6%			
Renter units less than 1.0	18,931	20,142		-6%	
Renter units 1.0+	2,147	1,617		33%	
Overcrowded renters as percent of total	10.2%	7.4%			
Total units less than 1.0	51,806	54,596	62,727	-5%	
Total units 1.0+	3,695	2,545	1,674	45%	
Total overcrowded as percent of total	6.7%	4.5%	2.6%	50%	

The stock of housing is, however, quite old. Over one-half of the housing was built prior to 1960. This indicates that most housing is over 45 years old. With this many homes in this age category and the value of these homes stable, it suggests that the housing stock is in need of a great deal of investment in order to provide a good quality of housing service.

MATCHING THE SUPPLY AND THE DEMAND FOR LOW- AND MODERATE-INCOME HOUSEHOLDS

Table 1 plus Charts 1 and 2 provide some indication of the match between the supply of housing supply and the demand for housing in 2000 and 1990.

Spending on Housing

It is assumed that renters should spend no more than 30 percent of their income on housing. Similarly, it is assumed that homeowners cannot afford to borrow more than 90 percent of the value of the home and cannot pay more than 28 percent of income toward repayment of this borrowing. Using these constraints, it is possible to divide the housing stock into categories affordable to households in different income categories.

Match of Demand and Stock for Owners

Chart 1 illustrates that the distribution of income among households who own their own homes in 2000 was normal, peaking at about \$30,000 and growing smaller at both higher and lower levels of income. The distribution of the values of homes for owner-occupancy is not normally distributed. Reflecting the soft housing market conditions, the distribution is heavily skewed toward the low end of the value distribution. There are many more homes in the market at prices less than \$40,000 than there are households who can only afford to purchase homes in this price range. Similarly, there are more homes in the \$40,000 to \$80,000 price range than households who can only afford this price range. This suggests that, among owners, housing hardship in KCK is not a function of price but of income. It also suggests that the KCK housing market is affordable to most households.

Table 1 shows the match of low-income households and low-cost units over time. Among owners, the supply of low-cost units has included 13,000 to 15,000 units while the number of low-income households has been only 4,300 to 4,500 households.

Match of Demand and Stock for Renters

In contrast to the market for owner-occupied housing, the market for rental housing follows a different pattern. The distribution of renter households is skewed toward the lowest income levels with very few households in the upper income category. The distribution of rental units is, however, approximately normally distributed with a peak in the category of rents from \$250 to \$500.

Notably, the number of rental units available at less than \$250 in 2000 was very much less than the number of households with incomes less than \$10,000. This would indicate a shortage of affordable rental housing. However, the very next high category of units has a distinct reversal of this condition. The number of units in the \$250 to \$500 range is far in excess of the number of renter households with incomes ranging from \$10,000 to \$20,000. This suggests that, overall, there are more than enough units at less than \$500 per

month to house all of the renter households who have incomes of less than \$20,000. The problems is that the market is unable to provide units below the \$250 rent threshold, a category of rental unit that is needed by the poor.

**Table 3. Analysis of the Housing Market for Kansas City, Kansas
Housing for Low-Income Households**

	<i>Year</i>		<i>Change</i>
	2000	1990	1990-2000
Housing for Low- and Moderate-Income Households			
<i>Demand: Households by Tenure and Income</i>			
All owner households	31,461	35,382	-11%
Owners Income < \$15,000	4,317	4,571	-6%
(<\$10,000 in 1990) Share	14%	13%	
All renter households	20,986	21,759	-4%
Renters income < \$15,000	6,857	7,259	-6%
(<\$10,000 in 1990) Share	33%	33%	
<i>Supply: Housing by Tenure and Price</i>			
All owner occupied units	31,461	35,382	-11%
Units under \$50,000	14,711	12,568	17%
(<\$35,000 in 1990) Share	47%	36%	
All renter-occupied units	20,986	21,759	-4%
Units under \$350	5,177	4,303	20%
(under \$250 1990) Share	25%	20%	
<i>Match of Low-Income Households and Low-Cost Units</i>			
Rental	-1,680	-2,956	
Owner	10,394	7,997	

Chart 1. Analysis of the Housing Stock of Kansas City, Kansas
Match of Supply and Demand for Owner-Occupied Housing 2000

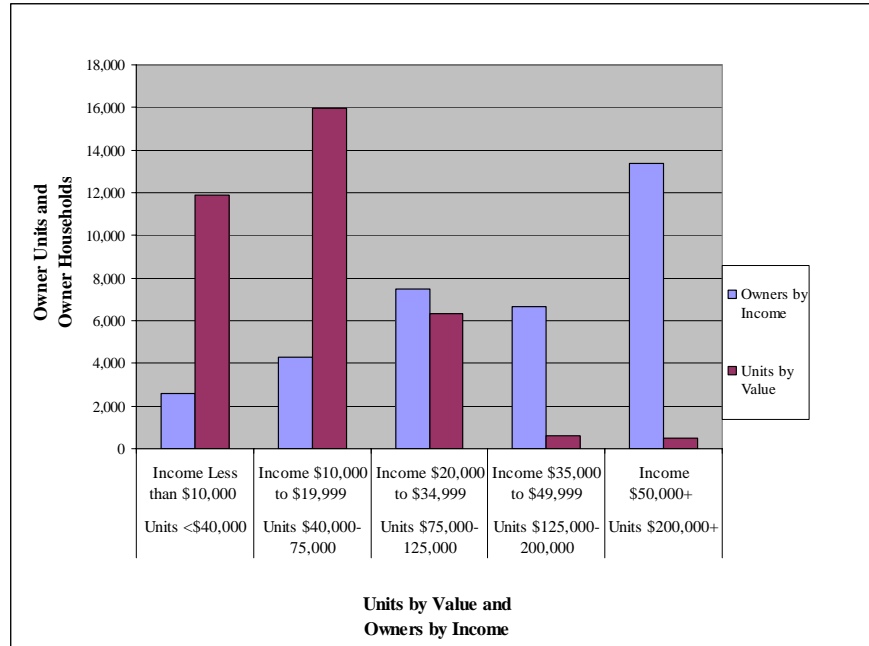
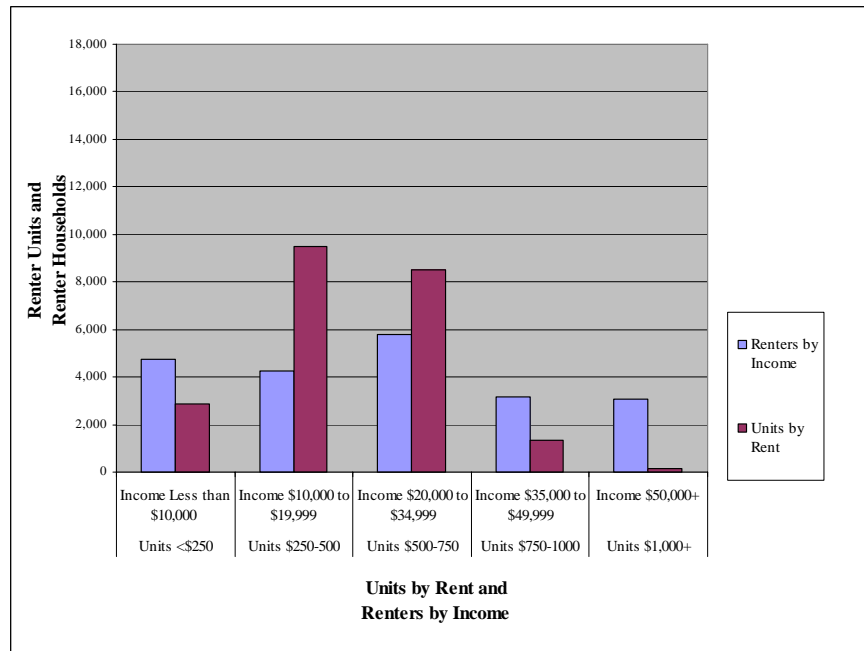


Chart 2. Analysis of the Housing Stock of Kansas City, Kansas
Match of Supply and Demand for Rental Housing 2000



PROVISION OF HOUSING FOR BLACK HOUSEHOLDS

Table 4 describes data for black households for the years 1980, 1990 and 2000.

Black Demand for Housing

Black households comprise about 30 percent of all households in KCK in 2000, up from 27 percent in 1990. However, Blacks comprise a disproportionate share of the poor. In 2000, 25 percent of all Blacks had incomes placing them below poverty compared to 19 percent for the population as a whole. In 2000, black households had incomes that were 95 of the level of all households, up from 77 percent in 1990. This suggests a lower ability to pay for housing among blacks, but this problem appears to be diminishing over time.

Affordability for Black Households

Rents for black households appear to be lower with a median of \$464 in 2000 compared to \$491 for all households. Black median gross rents increased by 30 percent from 1990 to 2000, comparable to the 31 percent increase for the population as a whole. The median value of owner-occupied housing for blacks rose faster during the 1990s for blacks than it did for all households, but the value of black-owned housing still was only 88 percent of that for the City as a whole.

Blacks tend to have greater housing affordability problems than is true for the population as a whole. Among black renters, 34 percent suffer a housing cost hardship (paying more than 35 percent of income toward housing) compared to 30 percent of the City's renter households. Among black owners, 21 percent suffer a housing cost hardship compared to 14 percent of the City's owner households.

Table 4. Analysis of the Housing Market of Kansas City, Kansas
Housing for Black Households

	<i>Year</i>			<i>Change</i>	
	2000	1990	1980	1990-2000	1980-1990
<i>Demand: Households by Tenure</i>					
Owner households	8,408	7,572	7,236	11.0%	4.6%
Renter households	8,028	7,946	6,062	1.0%	31.1%
Total Black Households	16,436	15,518	13,498	5.9%	15.0%
Median Income Renters		\$ 12,039	\$ 7,634		57.7%
Median Income Owners		\$ 25,030	\$ 15,282		63.8%
Median Income Black Households	31,311	\$ 18,035	\$ 11,028	73.6%	63.5%
Percent of Black Pop. below Poverty	24.5%	30.2%	27.4%		
<i>Supply: Housing Occupied by Black Households</i>					
Median Value owner-occupied	46,200	33,900	19,700	36.3%	72.1%
Median Gross Rent	464	357	189	30.0%	88.9%
<i>Spending on Housing by Black Households</i>					
Owners spending 35+% of income	1,622	1,679			
Owners with spending known	7,686	6,969			
Percent of owners spending 35+%	21.1%	24.1%			
Renters spending 35+% of income	2,552	3,492			
Renters with spending known	7,415	7,543			
Percent of renters spending 35+%	34.4%	46.3%			

Census Data Tables Needed to Complete the Assignment

The data needed to complete the housing market analysis assignment can be acquired either through Census documents in the Government Documents Library or through the Census Bureau's website. This site is www.census.gov.

If using the website, follow the links to:

Census 2000 Summary file 3.

Data: Access to all tables and maps in American FactFinder.

Census 2000 Summary File 3 (SF3)

Detailed Tables (Note that the 1990 data are accessible from this web page.)

Using the list method, select geographic type: place

Then select the state with your city: e.g.: Kansas

Then select the place: e.g. Kansas City city

Then add this selection to the geography by selecting "Add".

Move to the detailed tables selection by selecting "Next".

The tables you will need to complete the analysis are listed below. Many tables provide redundant information. Most provide much more data than you will need. As a result, there is no one correct way to obtain the information; many exist.

Table Number Contents

P1.	Total population
P87.	Poverty status
H1.	Housing Units
H7.	Tenure
H8.	Vacancy Status
H10.	Hispanic Householder by Race
H11.	Tenure by Race of Householder
H14.	Tenure by Age of Householder
H20.	Persons per Unit
H34.	Year structure built
H35.	Median Year Structure Built
H38.	Tenure by Year Householder Moved into Unit
H47.	Plumbing Facilities
H50.	Kitchen Facilities
H59.	Rent Asked
H62.	Gross Rent
H63.	Median Gross Rent
H73.	Household Income by Gross Rent as a Percentage of Household Income
H84.	Value for All Owner-Occupied Units
H85.	Median Value for All Owner-Occupied Units
H87.	Price asked
H97.	Household Income by owner costs as a Percentage of Household Income
HCT11.	Tenure by Household Income
HCT12.	Median Household Income by Tenure

Additional tables will be needed to determine the housing conditions by the race of the dominant minority group. For example, for blacks, the following tables are needed:

Table Number Contents

P15B.	Median Household Income by Race
H11.	Race of Householder by Tenure
HCT37B.	Median Gross Rent Black Renters
HCT39B.	Gross Rent as a Percent of Income Black Renters
HCT42B.	Median Value Black Owners
HCT44B.	Owner costs as a Percent of Income Black Owners

The tables for the 1990 Census are similar, but the actual table numbers will vary .

These tables can be downloaded as Excel or other files. Downloading will assist in the preparation of the tables for this assignment.