

“DOUBLED UP” HOUSING SURVEY

PREPARED FOR MOUNTAINLAND CONTINUUM OF CARE

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**Tricia Campbell
Katie Forrest
Bryan Moore
Heather Taylor**

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EXECUTIVE SUMMARY

The Doubled Up Housing Survey was conducted to assist Mountainland Continuum of Care in addressing the issue of affordable housing availability in Utah County. To assess this issue, the survey was designed to determine how many Utah County residents are currently living or had lived in a “doubled-up” situation due to economic or social necessity within the past year. In addition to asking about their doubled-up situation, the survey asked respondents concerning the following: age, marital status, gender, disability, and household income. All respondents were also asked their zip code and whether or not the primary occupant owned or rented the residence.

Summary and Preview of Findings

Of the 315 Utah County respondents surveyed:

- 9% were currently living in a doubled-up situation
- 4% had lived in a doubled-up situation within the past year
- Among the population of doubled-up residents:
 - 4% lived in rented housing, 96% lived in housing owned by the primary occupant.
 - 5% either were disabled or were staying with someone with a disability
 - 41% were married, 55% single, and 4% divorced
 - Provo was the area with the highest frequency distribution of doubled-up residents
 - Most doubled-up residents stayed with their host for 1-3 months, although it was not uncommon to extend their stay

INTRODUCTION

The Mountainland Continuum of Care's vision is to provide decent, safe and affordable housing and effective support services to homeless and near homeless families and individuals including initial stabilization, transitional housing, permanent housing, and independence from governmental assistance. This vision emphasizes the complete cooperation, coordination and spirit of partnership of all housing organizations, faith based organizations, service agencies as well as the private and public sector to efficiently utilize limited resources and to implement effective programs.

Service organizations have long noted the lack of reliable information regarding affordable housing in Utah County. Mountainland Continuum of Care and others believe the lack of affordable housing affects many in our community that current estimates do not reflect. In order to better understand the affordable housing situation in Utah County, our statistics group conducted a study to better estimate the number of Utah County residents who live in “doubled up” situations.

Doubled up situations is defined as, “friends or family members who are forced to share housing because of temporary economic or social necessity.” Examples would include friends or relatives needing a place to stay due to loss of job, income, eviction, illness, disability or an abusive situation. Individuals that double up represent a portion of the population that would technically be classified as homeless. Most of those who double up are forced to live with associates because of inadequate access to affordable housing. This can place undue hardship on the host family, both financially and otherwise, and could potentially put them in a vulnerable housing situation.

The Mountainland Continuum of Care's purpose is to provide decent, safe and affordable housing and effective support services to homeless and near homeless families and individuals. The team conducted this survey to obtain statistically significant estimates of those in doubled up living situations who could benefit from affordable housing.

METHODOLOGY and SURVEY DEVELOPMENT

In January 2008, the research team met with Myla Dutton, Executive Director at Community Action Services and Food Bank, to define the scope of the study and to learn what information would be most valuable to the client. After the initial meeting, several drafts of the “Doubled Up Housing Survey” were developed and sent to both Myla Dutton and Dr. Gloria Wheeler for review over the next six weeks. Through the different drafts, information was more clearly defined until the final survey was written (see appendix A). The survey was then sent to the BYU Institutional Review Board (IRB) final approval. Approval was granted for the study to begin.

Phone surveys were conducted using randomized phone lists obtained from both phone book listings and Excel spreadsheets using Utah county prefixes. Respondents were guaranteed their confidentiality and were asked to respond to a series of questions. The main purpose of the survey was to determine the percentage of Utah County residents living in “doubled-up” housing situations. Data was gathered from 315 Utah county respondents. Demographic information was also gathered on the “doubled up” respondents as well as the local zip code where they resided to determine where affordable housing is most needed. Most telephone surveys were conducted in the late afternoon and evening hours to reach the greatest number of households.

LIMITATIONS

The survey was designed to be simple and easy for respondents to understand. As a result, one of the strengths of this survey was that it was relatively short to administer. The typical time for each survey was between one and five minutes, depending on the responses. This allowed us to administer it quickly and potentially gain a large number of responses. The survey was also able to gain representation from all the communities within Utah County.

There were a few weaknesses in the survey. Three of the main weaknesses were: 1) finding people who identified themselves as the “visitor” in a doubled up situation; 2) obtaining income information for those classified as visitors; and 3) the effectiveness of using landline telephone surveys.

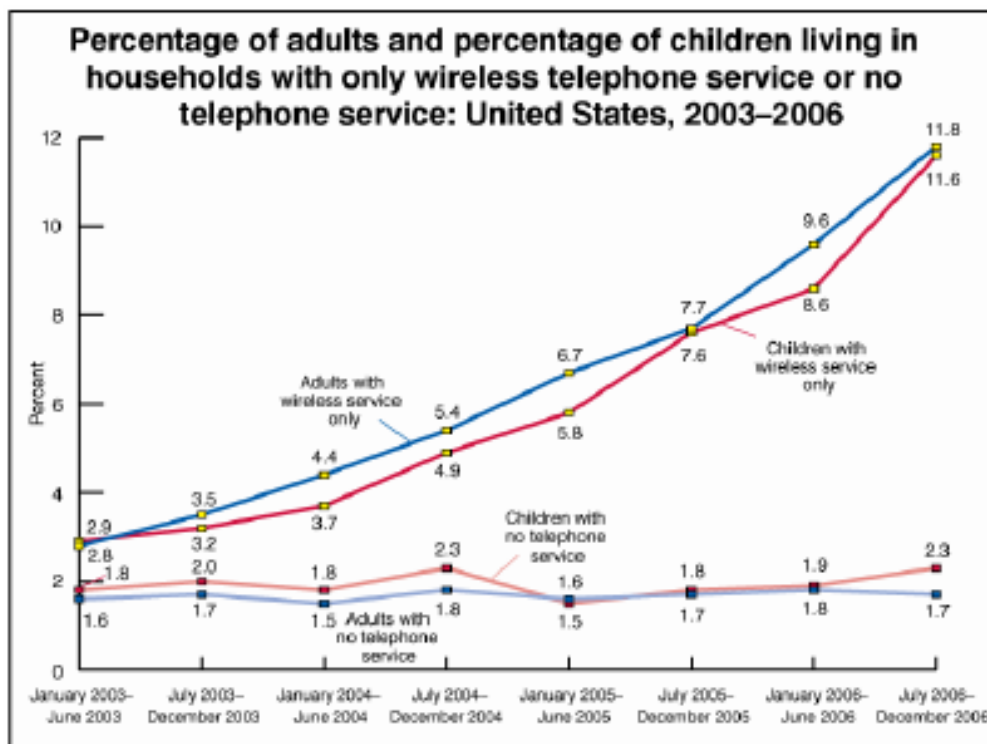
1) The majority of all responses of doubled up situations came from the “hosts” (the individuals who owned/rented the residence and who had others staying with them). Some reasons for this could be that the ‘visitor’ was unlikely to answer the landline unless he/she expected to receive a call. Because all of the information was obtained from the host, there could be a limitation to the degree of accuracy in the responses.

2) In the majority of the doubled up housing situations, the host did not know the income of the visitor/visiting family. This created difficulty in determining whether or not the visitor was below the poverty line. A possible suggestion for future surveys would be to give a quantified poverty line number and then to ask if they were above or below the poverty line.

3) The final concern was the growing population of cell phone users. In the two previous surveys (done in 2000 and 2004), it was common that almost all household had landlines. However in the past four years, there has been a major increase in the number of people who have only cell phones. A similar trend was noticed recently in research conducted by the Center for Disease Control. As we surveyed, the largest number of respondents was older women. We did not track the particular information of who answered each telephone call, but each team member who administered the survey noticed a trend of those whom they were able to reach. We could conclude that because the older population still has and uses a landline, they were easier to reach.

To refer back to the research done by the Center for Disease Control (Blumenthal, July 2007), the National Center for Health Statistics publishes semi-annual estimates of “cell phone only households” based on the National Health Interview Survey. The NHIS recently provided a sample of more than 43,000 households with a response rate "greater than 90 percent of the eligible households in the sample." It is estimated that 12.8% of American households (and 11.8% of all adults) had "only wireless telephones" during the second half of 2006. Including those without any telephone service at all (1.7% of adults), the survey estimated that 13.5% of adults were essentially out of reach for telephone surveys conducted late last year.

Stephen J. Blumberg, the primary author of the CDC report, states that the "compound growth rate" in cell-phone only households and adults has remained "remarkably stable over time," growing by "22-23% every six months" and not slowing down. If the compound growth rate in 2007 and 2008 remains as it was in 2003-2006, then more than 25% of U.S. households will only have cell phones during the second half of 2008.



As a result of this information, we feel that some of our results could be skewed because the people who are more likely to have a land line would generally tend to be older and more stable. It is these respondents who would most likely own their home.

For future research phone surveys may *not* be the most accurate way to capture the information desired. With each passing year, more and more people disconnect their landlines and choose to use only a cell phone. Door to door surveys conducted in target neighborhoods known to have resident with lower incomes may be more effective.

DATA ANALYSIS

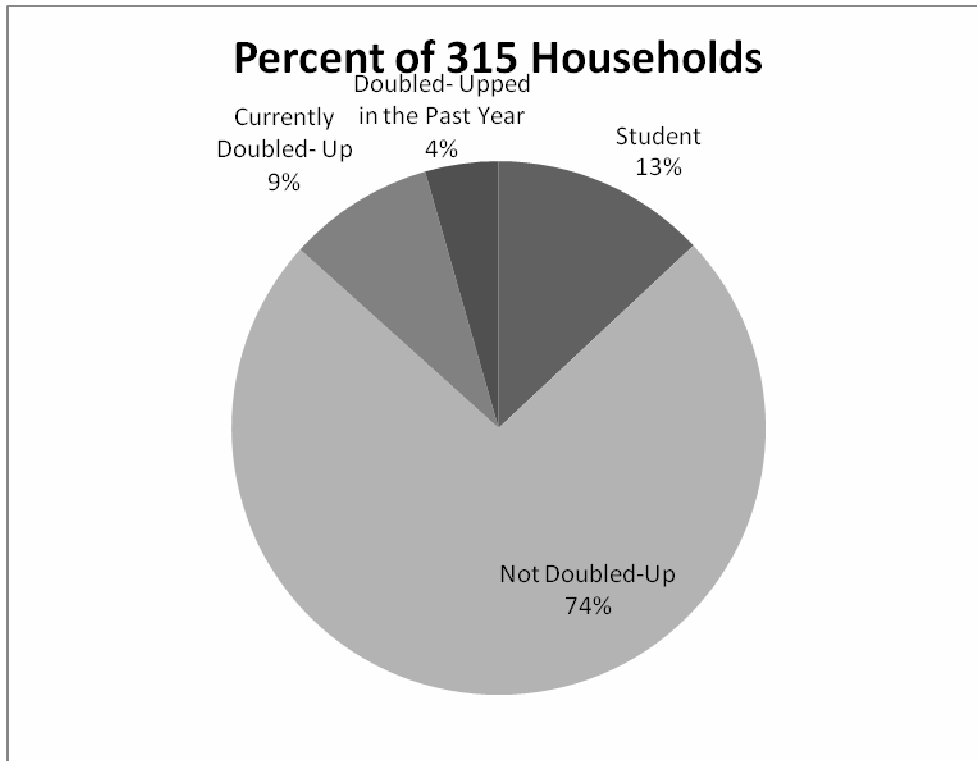
Thirteen percent of the 315 respondents either currently live or had lived in a doubled-up situation in the past year. Much of the apparent decrease in doubled-up respondents since the last study may be attributed to the following:

1. The increasing reliance on cell phones. In the past few years, many in the younger generation increasingly rely only on cell phones. Many in the transient population, which was the target population, do not have access to land lines. The survey method probably missed much of the target population.
2. Measuring Students separately. Many students live in circumstances that are similar to those of doubled-up respondents. They are mobile and often live with friends or family; however, since this is socially acceptable and often a unique financial situation, the survey did not include students in the doubled-up category.

There are important items to consider when looking at the confidence intervals. Among the population that was actually surveyed, one can be 95 percent confident that the proportion of Utah County that lived in doubled up situations at the time of the survey was between .0656 and .1373. Likewise, one can be 95 percent confident that the proportion of Utah County residents that lived in doubled-up situations in the past year *but were not currently living* in doubled-up situations at the time of the survey was between .0247 and .0768.

When comparing the graphs of the percentage of all respondents who own vs. rent, and the percentage of double-uppers hosts who own vs. rent there was an interesting relationship. Double-uppers hosts tended to own their own homes more often than the rest of the population. This seems to suggest that double-uppers/visitors tend to live with friends and family that have stable housing situations.

Respondents & Doubled-Up Status

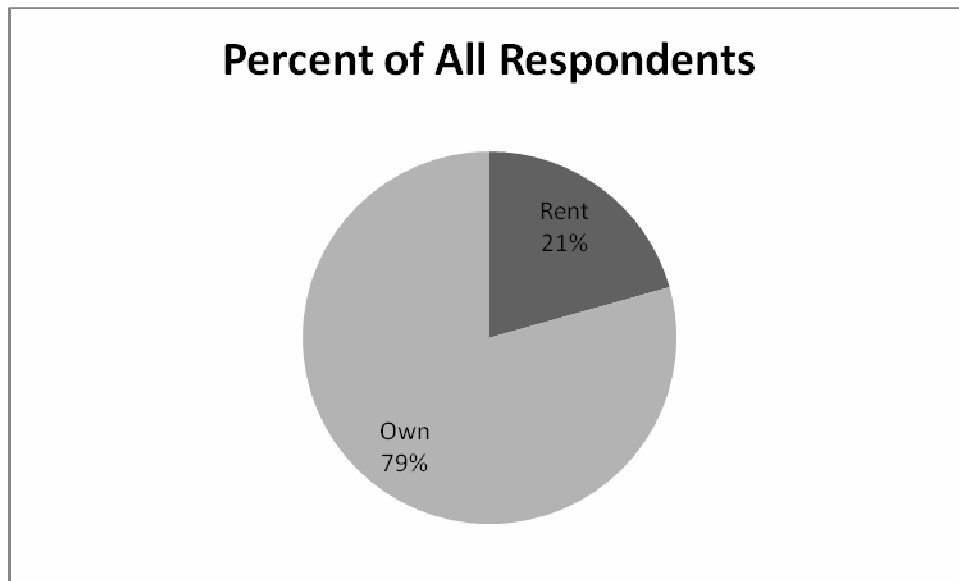


Descriptive Statistics

Variable	Lo 95% CI	Up 95% CI
Currdbl	0.0656	0.1373
Pastdbl	0.0247	0.0768
Student	0.0928	0.1675

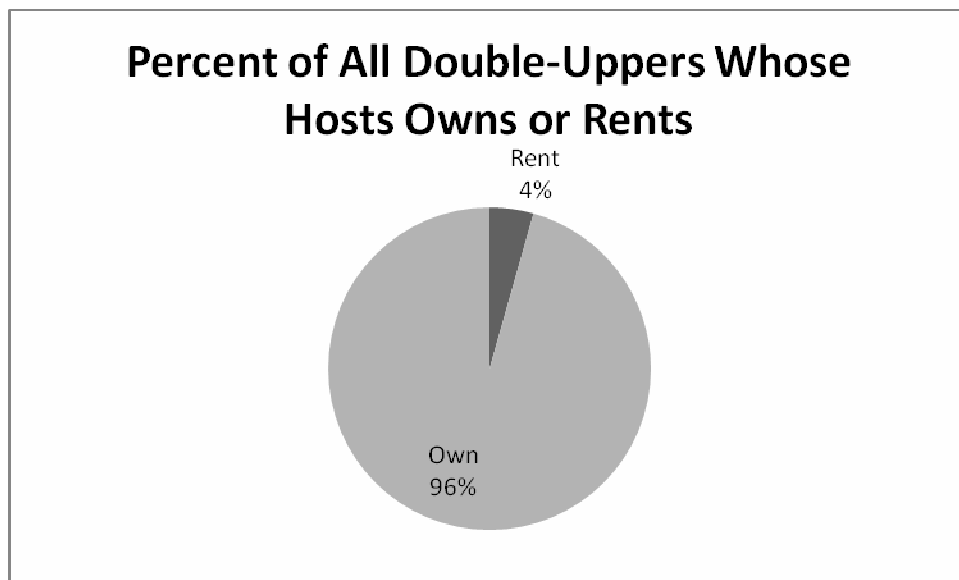
Student	41
Not Doubled-Up	232
Currently Doubled- Up	28
Doubled- Upped in Past Year	14
Total Respondents	315

Rent vs. Own for All Respondents



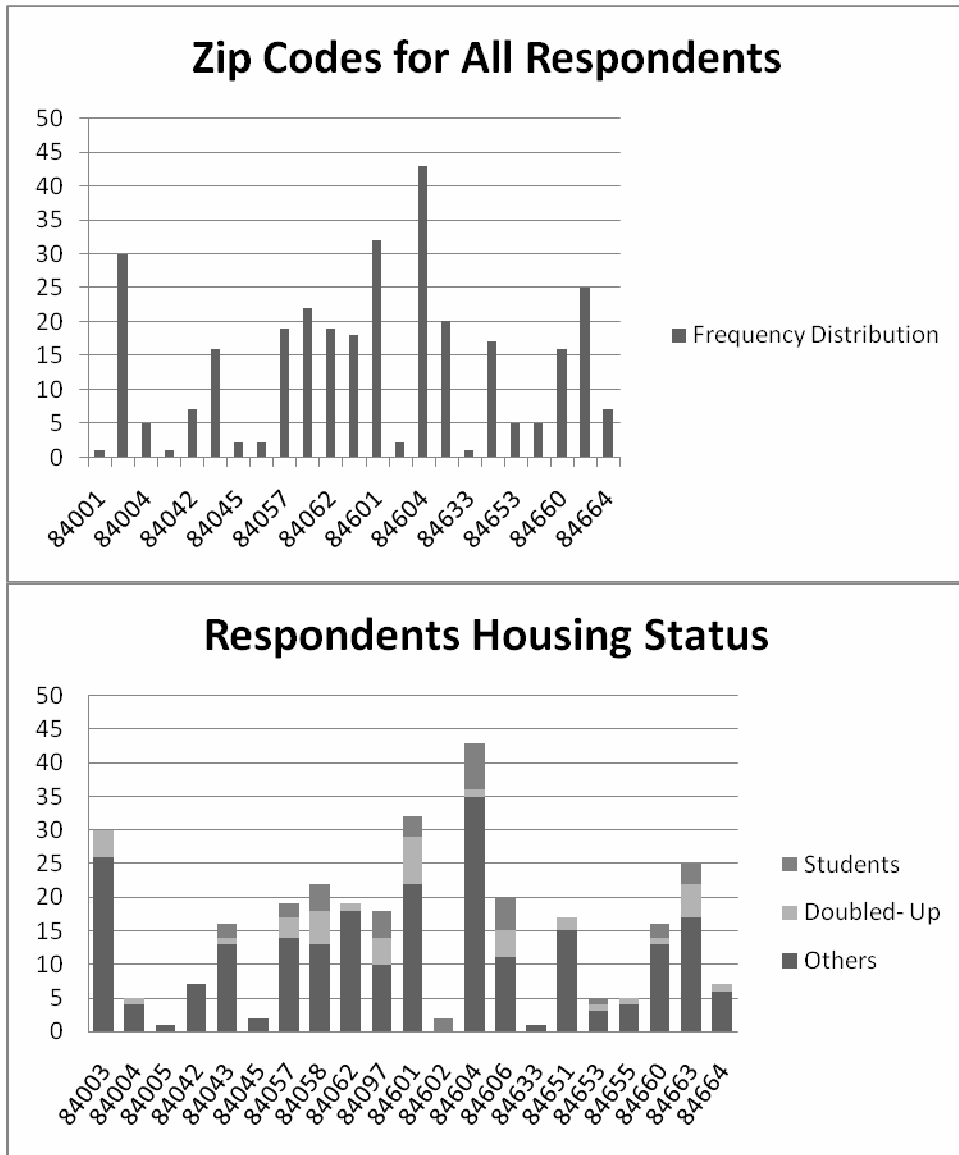
Rent	65
Own	250

Rent vs. Own (Doubled-Up Respondents)



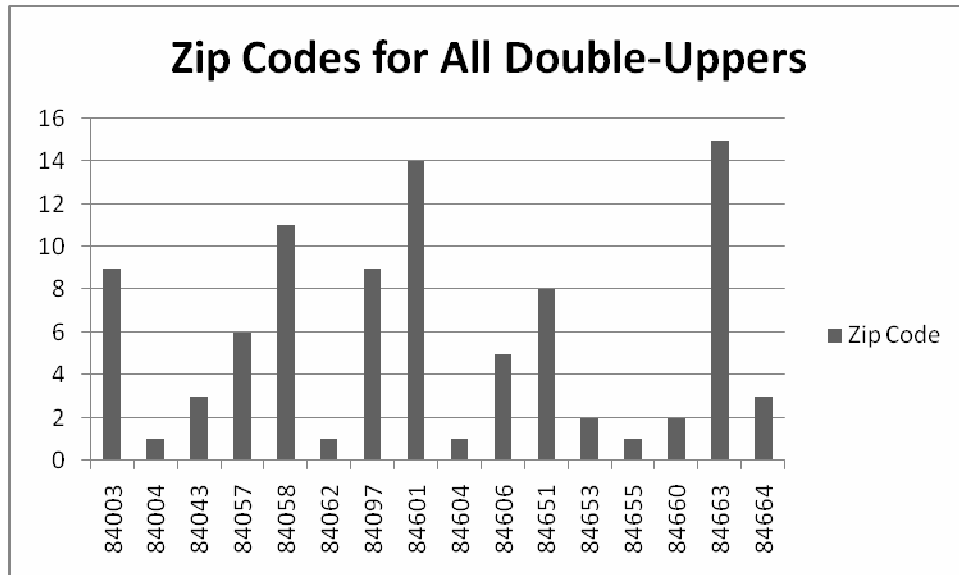
Rent	4
Own	87

Zip Codes of All Respondents Surveyed



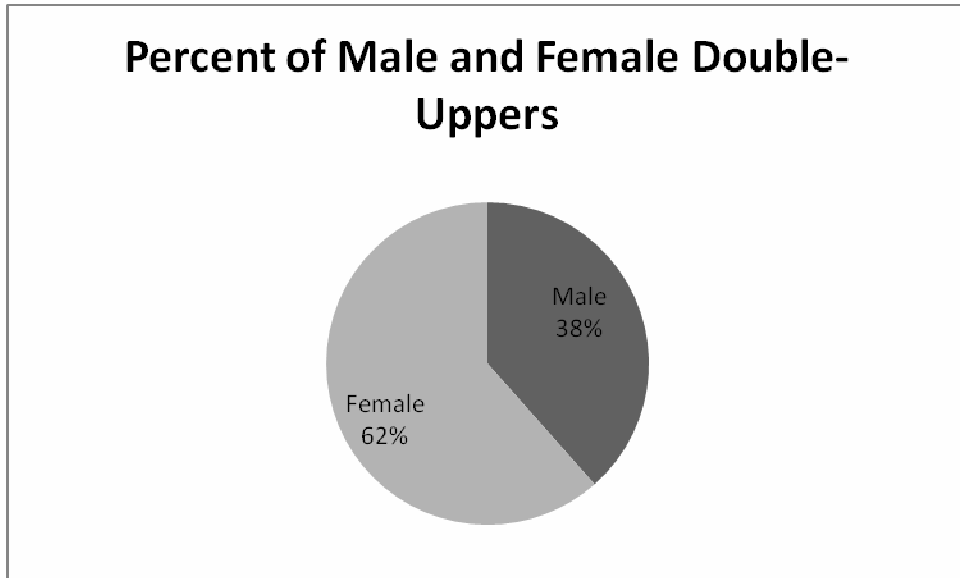
The graph shows how many students, double-uppers, and other respondents lived in each zip code. Particularly areas of concerns that need more research are 84058, 84601, and 84663.

Zip Codes of Doubled-Up Respondents



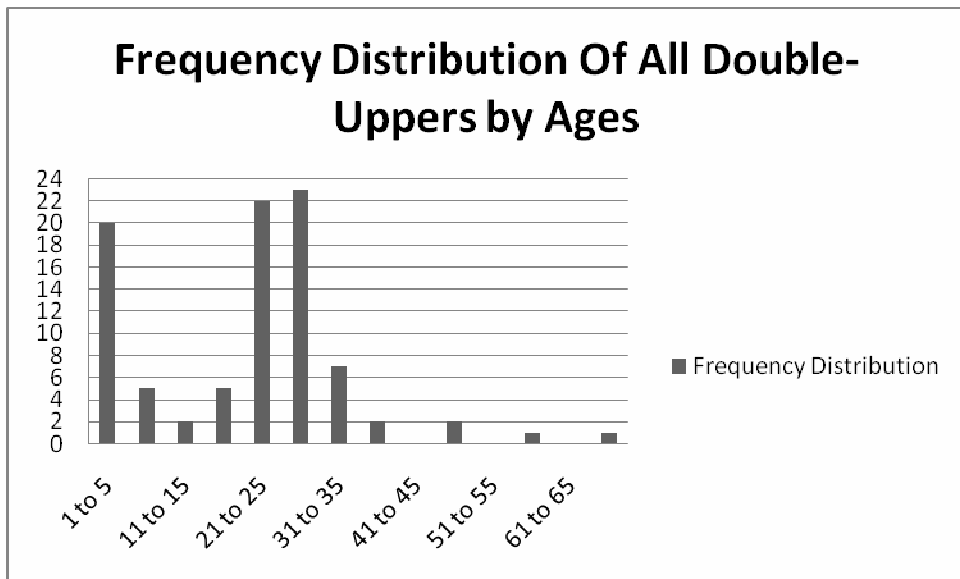
City	ZIP CODE	Number of Respondents
American Fork	84003	9
Alpine	84004	1
Lehi	84043	3
Orem	84057	6
Orem	84058	11
Pleasant Grove	84062	1
Orem	84097	9
Provo	84601	14
Provo	84603	1
Provo	84606	5
Payson	84651	2
Salem	84653	1
Spanish Fork	84660	2
Springville	84663	15
Mapleton	84664	3

Percent Male vs. Female Doubled Up



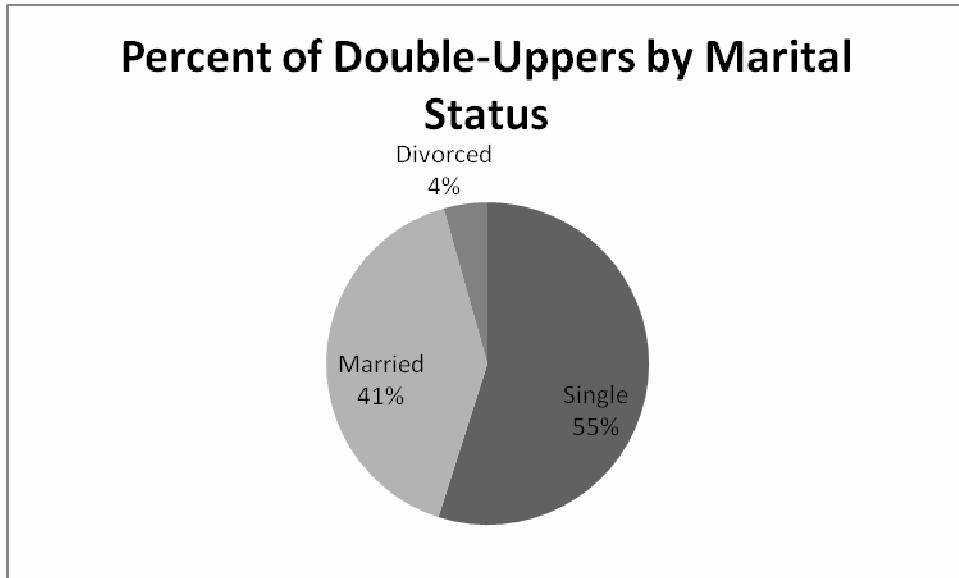
There were more female doubled-up respondents (62 percent) than males (38 percent).

Frequency of Age in Doubled-Up Housing



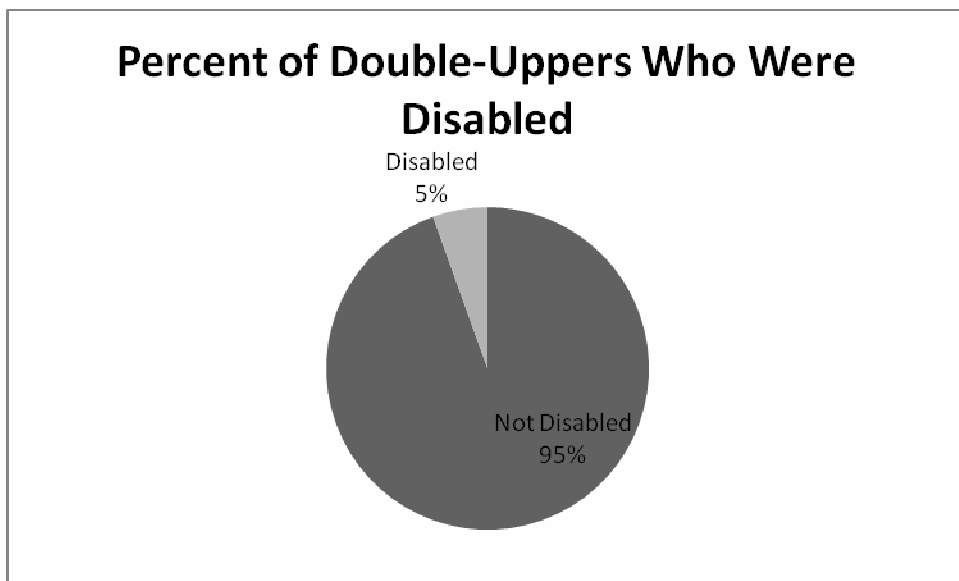
The chart above indicates that those living in doubled up situations tend to be young adults and young children, particularly in the 1 to 5 age group and the 21 to 30 age group.

Percent of Doubled Up by Marital Status



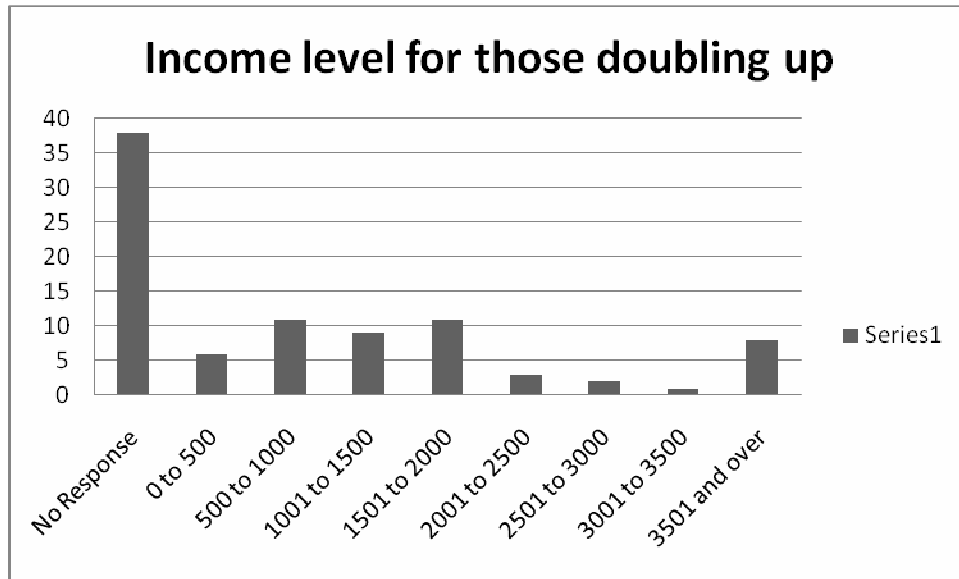
For those living in doubled-up situations there tended to be slightly more single individuals than married.

Percent of Doubled Up by Disability



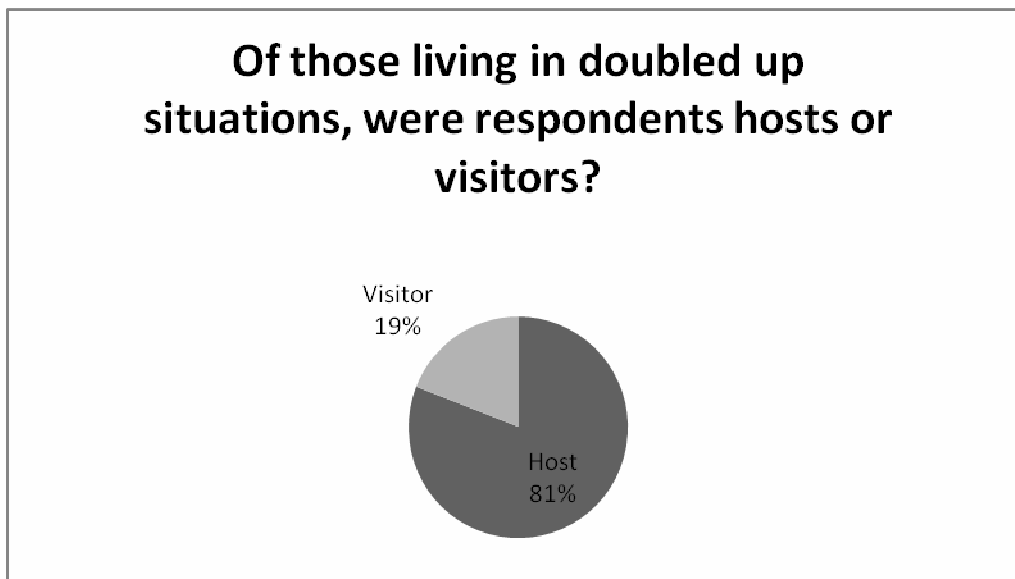
Only 5 percent of those doubling up were disabled. Perhaps the decrease from the previous study is the result from a change in definition. The survey stated in its definitions that those in care-giving situations should *not* be considered doubled up.

Income Level for those Doubling Up

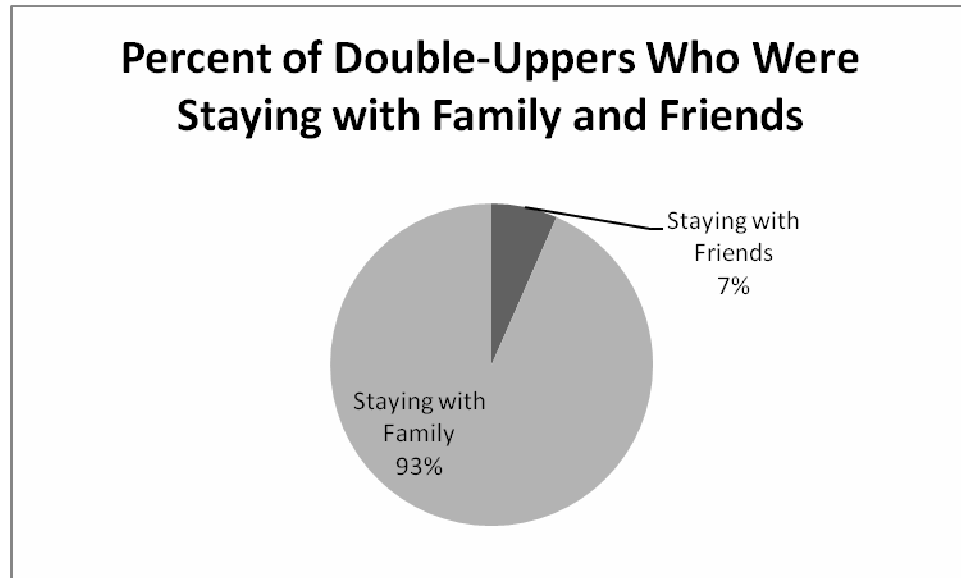


Most persons surveyed preferred not to respond to the income questions or did not know the income of those staying with them. Of those that did respond, most responses were in the range of 500 to 2000 dollars a month.

Hosts vs. Visitors

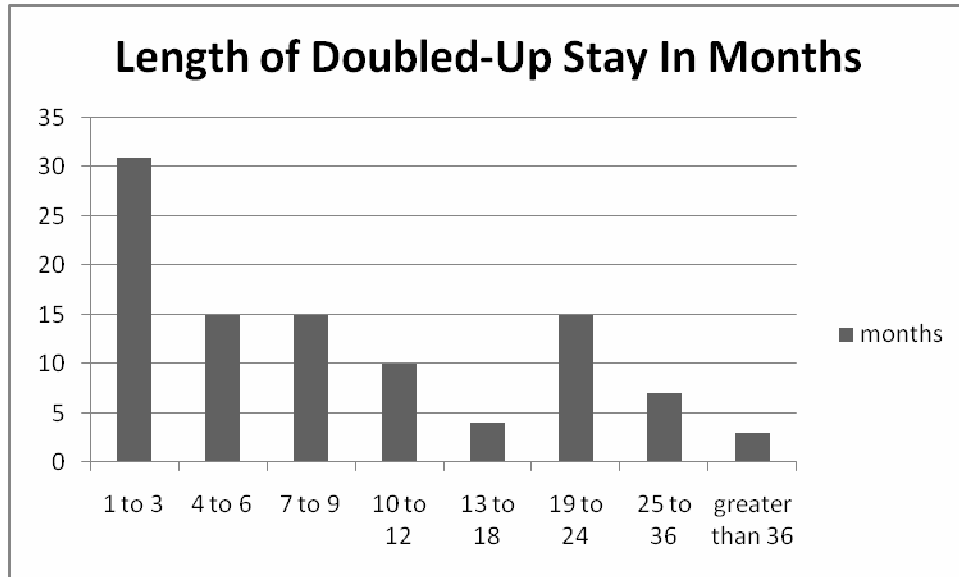


Percent of Doubled Up Staying with Friends or Family

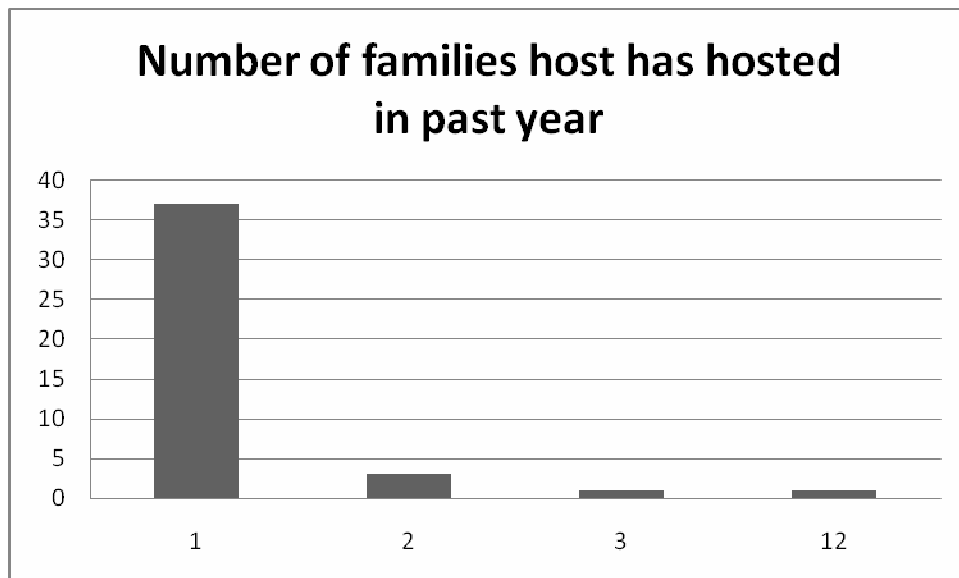


We found that a large majority of those living in doubled up situations lived with family rather than friends. This might be a result Utah County's family-oriented culture.

Length of Doubled-up Stay



A majority of double-uppers stay with their hosts for under 12 months. However, it was not uncommon for double-uppers to stay with their hosts for up to three years.



Most hosts had hosted 1 family over the past year, which could include the family currently living with them, if currently hosting.

CONCLUSION

The data showed that doubled up housing has decreased significantly since the last survey was conducted in 2004. The typical age group of doubled-up persons was 21-30, with the next most frequent group included children between the ages of 1 and 5. The study was unable to determine the poverty rate of respondents, due to a lack of income information. Some 55% respondents were single and 44% were married. Provo, Springville, and Orem were the areas with the highest frequencies of doubled-up residents.

In conclusion, the researchers recommend that further study be done on the issue, analyzing closely other significant causes for doubling-up. Future researchers should especially try to overcome limitations related to cell phone usage, lack of opportunity to speak with the guests in the doubling up situation, and the inability to get income information.

APPENDIX A

SURVEY

Hello, my name is _____, and I am student from the Master of Public Administration program at BYU. I am doing a confidential survey for Community Action Services and Food Bank to determine how many people in Utah County are living with friends or relatives because they don't have access to affordable housing. The results of this survey will only be used for statistical analysis and your name and information will not be disclosed to anyone. First of all, are you at least 18 or could I speak to someone who is? Could you take a few minutes to answer some questions? This survey shouldn't take longer than 5 minutes. Your participation is voluntary and you may stop at any time; however, unfinished surveys will not be calculated into the results.

Sometimes because of temporary economic or social necessity people are forced to share housing. We call this *doubling-up*. An example would be: a friend or relative needing a place to stay due to loss of job, income, eviction, illness, disability or an abusive situation. In these circumstances, it is staying with someone for several weeks or longer. Students and caretakers would NOT count as doubled-up.

1. Are you a student?

Yes or No

If yes, go to question 13

If no, go to question 2

2. Do you currently live in a doubled-up situation?

Yes or No

If no, go to question 5

If yes, go to question 3

3. Does your family have their name on the lease, rental agreement, or mortgage **OR** are you staying with the family that does?

Host or Visitor

4. Are you living in this situation because of financial necessity or because of:

Financial necessity OR Other reasons

If other reasons, go to question 5

If financial necessity, go to question 8

5. If you don't mind sharing, what are your other reasons for living in this situation?

Go to question 8

Is there some way to get to Question 6? All the questions seem to route people to Question 8.

6. Have you lived in a doubled-up situation within the past year?

Yes or No

If no, go to question 13

If yes, continue to question 6

7. Did your family have their name on the lease, rental agreement, or mortgage OR were you staying with a family that did? Circle Host or Visitor

If Host go to question 9

If Visitor go to question 4

8. What is your relationship to the family that you are or were staying with?

Go to question 10

9. What is your relationship to the family that is or was staying with you?

Go to question 10

10. I'm going to ask a few questions about the people in your family such as age, marital status, gender, disability, and income. Let's start with the oldest:

HOST / Visiting FAMILY	Age	Marital Status	Gender	Relationship to #1	Disabled	Average monthly household Income
1						
2						
3						
4						
5						
6						

11. How long have you lived in your current or previous doubled-up situation?

12. How many different families have you lived in with or have lived with you in the past year?

If host go to question 13

If visitor go to question 14

13. Do you own or rent your residence?

14. What is your zip code?

Thank you for your participation and time. If you have any questions regarding the survey you can contact Gloria Wheeler at 801-422- 4641 or Gloria_wheeler@byu.edu.

APPENDIX B: Variable Definitions

Currdbl	=Currently doubling up (0 No, 1 Yes)
Pastdbl	=Doubling up in the past year (0 No, 1 Yes)
Student	=Currently a student (0 No, 1 Yes)
Ownorrent	=Does the primary occupant own or rent (0 Rent, 1 Own)
Zip	=Zip code of resident
Length	=Length of double-upper stay (in months)
Maritalst	=Marital status of each member of the doubled-up household (1 Single, 2 Married, 3 Divorced, 4 Other)
Gender	= Gender of each member of the doubled-up household (0 Male, 1 Female)
Familyfri	=Relationship between double-upper and host (0 Friends, 1 Family)
Disabled	=Disability status of each member of the doubled-up household (0 Not Disabled, 1 Disabled)
Age	=Age of each member of the doubled-up household (in years)
Income	=Monthly income of the doubled-up household (in dollars, -1 for no response or unknown)
Numberdouble	= Number of families host has hosted (in integers)
Financorother	=Reason for doubling up (0 Financial, 1 Other)
Hostorvisitit	=Is respondent the host or visitor (0 for Host, 1 for Visitor)

Appendix C: Descriptive Statistics

For all Data:

Frequency Distribution of Currdoubl

Cumulative

Value	Freq	Percent	Freq	Percent
0	248	89.9	248	89.9
1	28	10.1	276	100.0

Total 276 100.0

Frequency Distribution of Hostorvis

Cumulative

Value	Freq	Percent	Freq	Percent
0	34	81.0	34	81.0
1	8	19.0	42	100.0

Total 42 100.0

Frequency Distribution of Pastdoubl

Cumulative

Value	Freq	Percent	Freq	Percent
0	262	94.9	262	94.9
1	14	5.1	276	100.0

Total 276 100.0

Frequency Distribution of Student

Cumulative

Value	Freq	Percent	Freq	Percent
0	274	87.0	274	87.0
1	41	13.0	315	100.0

Total 315 100.0

Frequency Distribution of financoro

Cumulative

Value	Freq	Percent	Freq	Percent
0	31	73.8	31	73.8
1	11	26.2	42	100.0

Total 42 100.0

Frequency Distribution of length

Cumulative

Value	Freq	Percent	Freq	Percent
1	9	21.4	9	21.4
2	3	7.1	12	28.6
3	4	9.5	16	38.1
4	4	9.5	20	47.6
5	1	2.4	21	50.0
6	2	4.8	23	54.8
7	1	2.4	24	57.1
8	2	4.8	26	61.9
9	3	7.1	29	69.0
10	1	2.4	30	71.4
12	2	4.8	32	76.2
24	5	11.9	37	88.1
30	1	2.4	38	90.5
36	3	7.1	41	97.6
84	1	2.4	42	100.0

Total 42 100.0

Frequency Distribution of numberdou

Cumulative

Value	Freq	Percent	Freq	Percent
1	37	88.1	37	88.1
2	3	7.1	40	95.2
3	1	2.4	41	97.6
12	1	2.4	42	100.0

Total 42 100.0

Frequency Distribution of ownorrent

Cumulative

Value	Freq	Percent	Freq	Percent
0	65	20.6	65	20.6
1	250	79.4	315	100.0

Total 315 100.0

Frequency Distribution of zip

Cumulative

Value	Freq	Percent	Freq	Percent
84001	1	0.3	1	0.3
84003	30	9.5	31	9.8
84004	5	1.6	36	11.4
84005	1	0.3	37	11.7
84042	7	2.2	44	14.0
84043	16	5.1	60	19.0
84045	2	0.6	62	19.7
84047	2	0.6	64	20.3
84057	19	6.0	83	26.3
84058	22	7.0	105	33.3
84062	19	6.0	124	39.4
84097	18	5.7	142	45.1
84601	32	10.2	174	55.2
84602	2	0.6	176	55.9
84604	43	13.7	219	69.5
84606	20	6.3	239	75.9
84633	1	0.3	240	76.2
84651	16	5.1	256	81.3
84653	5	1.6	261	82.9
84655	5	1.6	266	84.4
84660	16	5.1	282	89.5
84663	25	7.9	307	97.5
84664	7	2.2	314	99.7
94651	1	0.3	315	100.0

Total 315 100.0

For Doubled-Up Respondents:

Frequency Distribution of Age

Cumulative

Value	Freq	Percent	Freq	Percent
1	9	9.9	9	9.9
2	6	6.6	15	16.5
3	2	2.2	17	18.7
4	2	2.2	19	20.9
5	1	1.1	20	22.0
6	1	1.1	21	23.1
8	2	2.2	23	25.3
9	1	1.1	24	26.4
10	1	1.1	25	27.5
12	2	2.2	27	29.7
17	1	1.1	28	30.8
19	1	1.1	29	31.9
20	3	3.3	32	35.2
21	1	1.1	33	36.3
23	9	9.9	42	46.2
24	7	7.7	49	53.8
25	5	5.5	54	59.3
26	6	6.6	60	65.9
27	7	7.7	67	73.6
28	7	7.7	74	81.3
29	3	3.3	77	84.6
31	1	1.1	78	85.7
32	2	2.2	80	87.9
33	1	1.1	81	89.0
34	1	1.1	82	90.1
35	2	2.2	84	92.3
36	1	1.1	85	93.4
37	1	1.1	86	94.5
47	2	2.2	88	96.7
58	1	1.1	89	97.8
60	1	1.1	90	98.9
70	1	1.1	91	100.0
Total	91	100.0		

Frequency Distribution of Disabled

Cumulative

Value	Freq	Percent	Freq	Percent
0	86	94.5	86	94.5
1	5	5.5	91	100.0

Total 91 100.0

Frequency Distribution of Familyfri

Cumulative

Value	Freq	Percent	Freq	Percent
0	6	6.6	6	6.6
1	85	93.4	91	100.0

Total 91 100.0

Frequency Distribution of Gender

Cumulative

Value	Freq	Percent	Freq	Percent
0	35	38.5	35	38.5
1	56	61.5	91	100.0

Total 91 100.0

Frequency Distribution of Pastdoubl

Cumulative

Value	Freq	Percent	Freq	Percent
0	69	75.8	69	75.8
1	22	24.2	91	100.0

Total 91 100.0

Frequency Distribution of financoro

Cumulative

Value	Freq	Percent	Freq	Percent
0	66	72.5	66	72.5
1	25	27.5	91	100.0

Total 91 100.0

Frequency Distribution of income

Cumulative

Value	Freq	Percent	Freq	Percent
-1	38	42.7	38	42.7
0	6	6.7	44	49.4
600	5	5.6	49	55.1
800	2	2.2	51	57.3
999	1	1.1	52	58.4
1000	3	3.4	55	61.8
1499	4	4.5	59	66.3
1500	5	5.6	64	71.9
1600	3	3.4	67	75.3
1800	5	5.6	72	80.9
2000	3	3.4	75	84.3
2500	3	3.4	78	87.6
3000	2	2.2	80	89.9
3300	1	1.1	81	91.0
8000	7	7.9	88	98.9
20000	1	1.1	89	100.0

Total 89 100.0

Frequency Distribution of length

Cumulative

Value	Freq	Percent	Freq	Percent
1	22	24.2	22	24.2
2	4	4.4	26	28.6
3	5	5.5	31	34.1
4	7	7.7	38	41.8
5	3	3.3	41	45.1
6	5	5.5	46	50.5
7	5	5.5	51	56.0
8	5	5.5	56	61.5
9	5	5.5	61	67.0
10	1	1.1	62	68.1
12	4	4.4	66	72.5
24	15	16.5	81	89.0
30	2	2.2	83	91.2
36	5	5.5	88	96.7
84	3	3.3	91	100.0

Total 91 100.0

Frequency Distribution of maritalst

Cumulative

Value	Freq	Percent	Freq	Percent
1	50	54.9	50	54.9
2	37	40.7	87	95.6
3	4	4.4	91	100.0

Total 91 100.0

Frequency Distribution of numberdou

Cumulative

Value	Freq	Percent	Freq	Percent
1	82	90.1	82	90.1
2	6	6.6	88	96.7
3	2	2.2	90	98.9
12	1	1.1	91	100.0

Total 91 100.0

Frequency Distribution of ownorrent

Cumulative

Value	Freq	Percent	Freq	Percent
0	4	4.5	4	4.5
1	84	95.5	88	100.0

Total 88 100.0

Frequency Distribution of zip

Cumulative

Value	Freq	Percent	Freq	Percent
84003	9	9.9	9	9.9
84004	1	1.1	10	11.0
84043	3	3.3	13	14.3
84057	6	6.6	19	20.9
84058	11	12.1	30	33.0
84062	1	1.1	31	34.1
84097	9	9.9	40	44.0
84601	14	15.4	54	59.3
84604	1	1.1	55	60.4
84606	5	5.5	60	65.9

84651	8	8.8	68	74.7
84653	2	2.2	70	76.9
84655	1	1.1	71	78.0
84660	2	2.2	73	80.2
84663	15	16.5	88	96.7
84664	3	3.3	91	100.0
Total	91	100.0		