



# Public Housing Survey Toplines

Dr. Skip Mark with Research Assistance from Jennifer Vincent and Emmanuel Michaca

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## Methodology in Brief

**Field Dates:** 6/2021 – 12/2021  
**N=** 277

This survey was funded by the South Kingstown Housing Authority, the Social Science Institute for Research, Education, and Policy, the Rhode Island Foundation, and the Johnny Cake Center. It is part of a larger project on public housing in South Kingstown, Rhode Island. The survey is one component of the larger project and was designed to measure public housing residents' attitudes towards their housing.

The survey was designed by Dr. Skip Mark, PhD with URI masters student Emmanuel Michaca in consultation with the South Kingstown Housing Authority and Dr. Shanna Pearson-Merkowitz, PhD. The survey was administered by URI graduate and undergraduate students who underwent training in survey methodology with Dr. Skip Mark and completed the Collaborative Institutional Training Initiative (CITI) research ethics and Human Subjects training.

The instrument was generated in English and Spanish using Qualtrics. Respondents who completed the survey were given \$20 gift cards to Stop and Shop, a local grocery chain. From July - August of 2021 the survey was administered in person using the Qualtrics offline survey product on tablets. During this time, students knocked on each door at Public Housing residences and asked residents to partake in the survey. Due to a rise in COVID-19, the survey methodology was changed in late August of 2021 to a drop-off-pick-up method. Survey administrators dropped-off survey packets on Thursday afternoons to every door at one or more housing developments; they returned the following Sunday to pick up completed surveys. Residences with completed surveys were then given the gift card.

South Kingstown's three public housing developments were surveyed repeatedly with surveyors returning four times to increase response rates. The final response rate for South Kingstown was 54%. Other locations were only visited once. The survey response rate at the other public housing locations was 40 - 50%. All survey locations were selected from the United States Department of Housing and Urban Development list of public housing developments in Rhode Island. We chose housing developments where residential units could be directly accessed, minimizing exposure of residents and surveyors to COVID-19. This meant that we had to exclude apartment buildings where resident doors were located within the building. Our team partnered with Housing Authorities in Bristol, Kent, Providence, Newport, and South Kingstown to inform residents of the survey. The response rate in areas outside of South Kingstown ranged from 40% to over 50%.

Likert scales were used to identify respondents' attitudes. These have been provided in bar graphs below. For each question we generated graphs for Non-South Kingstown developments and South Kingstown developments for ease of comparison. We also generated three latent measures of housing satisfaction that combine responses to three items: satisfaction with the units themselves, satisfaction with management, satisfaction with the safety of the area, and satisfaction with the community. We generated latent satisfaction using an Item Response Theory rating scale model.

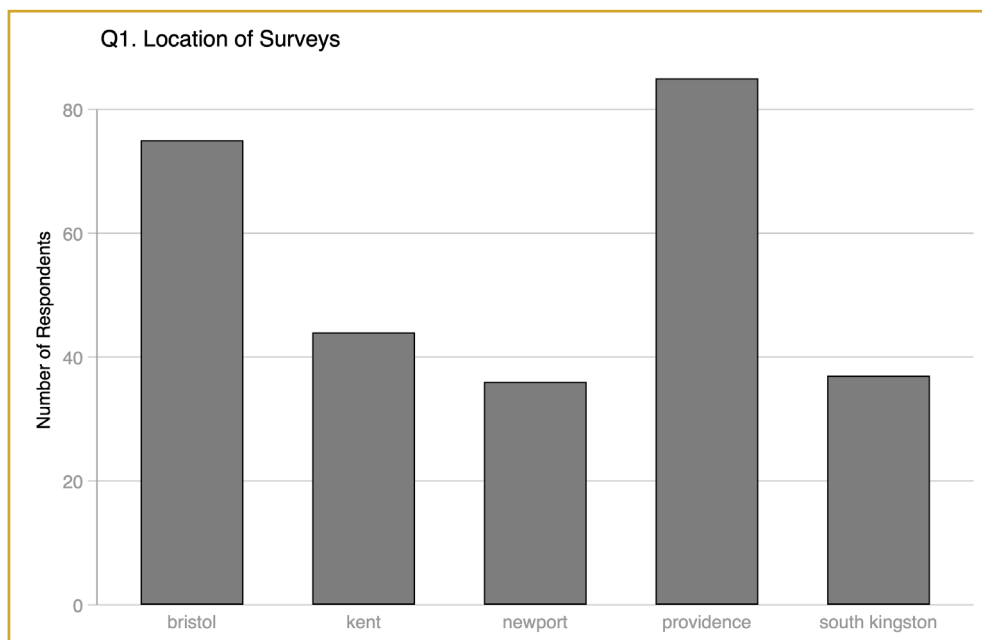
We combine all questions asking about satisfaction with the unit (Q14) into one measure (satisfaction with the units); all questions asking about satisfaction with management (Q15) into one measure and all questions asking about satisfaction with safety (Q10) into one measure. Numbers greater than zero indicate more positive attitudes while scores below zero indicate more negative attitudes. Using multiple regression, we examine how levels of satisfaction in South Kingstown compared to the rest of the state. We also test how resident age, white individuals compared to non-white individuals, resident gender, presence of children, access to a car, the reliability of car access, and disability status impacted individuals' satisfaction levels. Each of these is measured as a dichotomous variable (satisfied (1) or not satisfied(0)). We plot these findings in a coefficient plot with confidence intervals. Where the coefficients fall entirely above or below zero, the indicator is considered statistically significant and individuals who fall under that category are significantly more or less satisfied compared to the comparison group while controlling for other factors. For example, these graphs show that while controlling for other factors, those 65 or older are significantly more likely to be satisfied with the community than those under 65.

The “South Kingstown” variable indicates whether individuals in public housing developments in South Kingstown are significantly more/less satisfied compared to public housing residents in Rhode Island outside South Kingstown when controlling for other factors such as age, race, having children, etc. The “White” variable indicates whether white individuals are significantly more/less satisfied compared to non-white individuals. The “Women” variable indicates whether women are more/less satisfied compared to men and “Child” indicates whether individuals in a household with at least one child are more/less satisfied compared to households without children. The variable “No Access to Car” indicates whether individuals without access to a car are more/less satisfied compared to those with access to a car. “Unreliable car” indicates whether individuals with an unreliable car (if they have access) are more/less satisfied compared to those with a reliable car. Finally, “Disabled” indicates how those with disabilities experience public housing compared to those without disabilities.

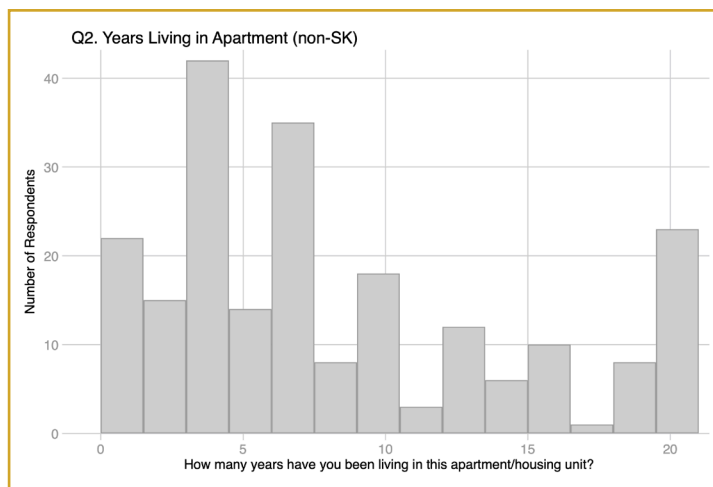
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## Survey Questions

### Question 1 Respondent County Location



## Question 2 How many years have you been living in this apartment/housing unit?

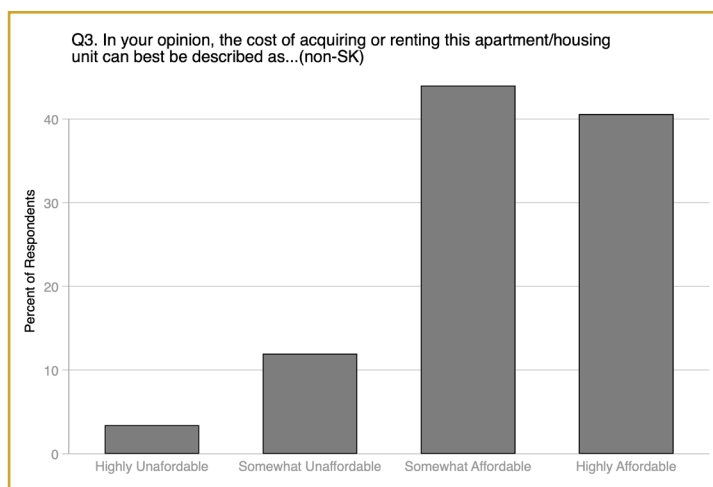


All Public Housing Developments

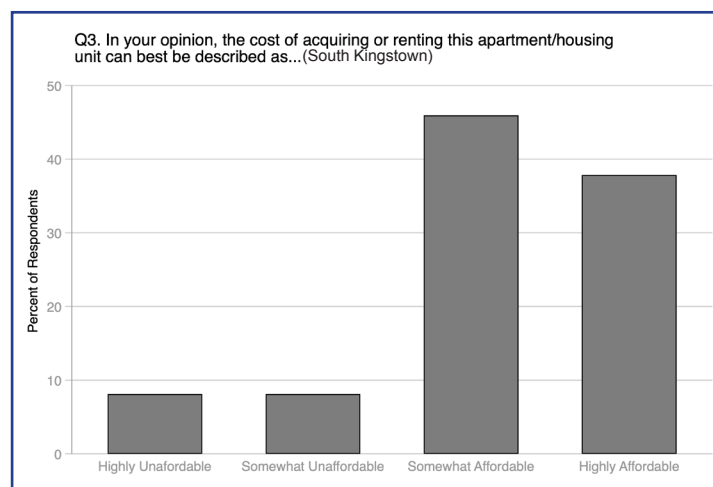


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## Question 3 In your opinion, the cost of acquiring or renting this apartment/housing unit can best be described as...

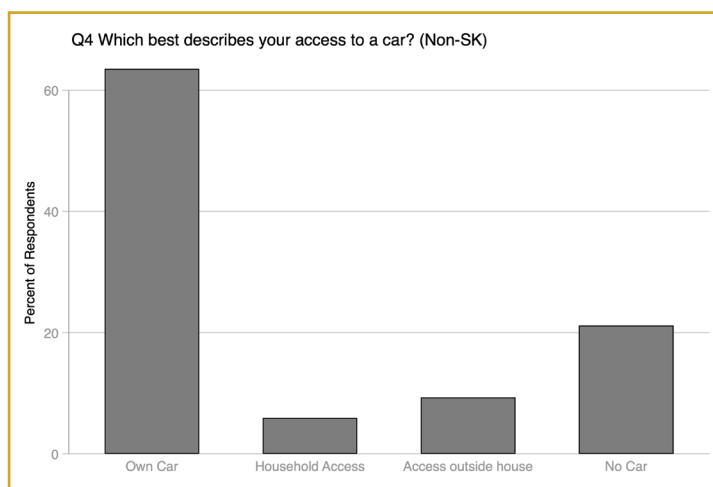


All Public Housing Developments

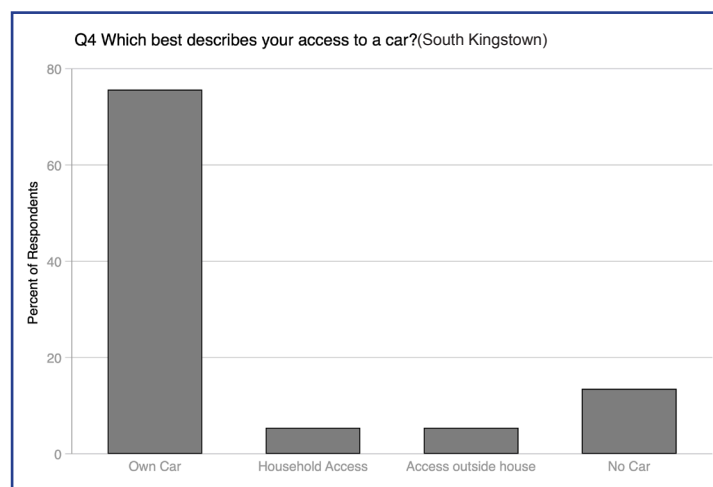


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## Question 4 Which best describes your access to a car?

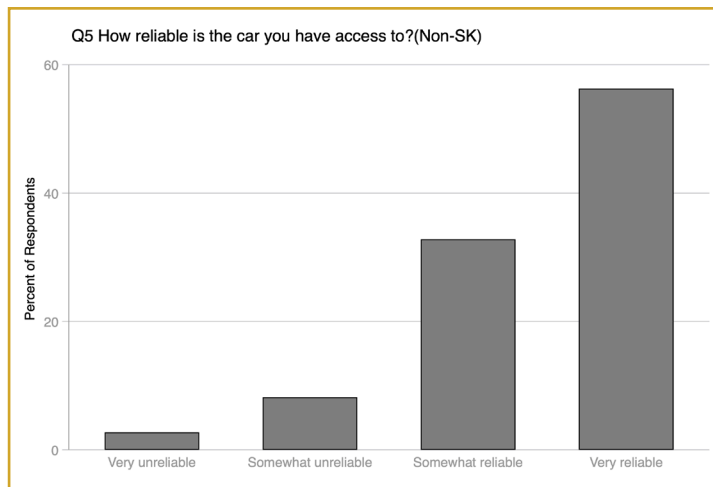


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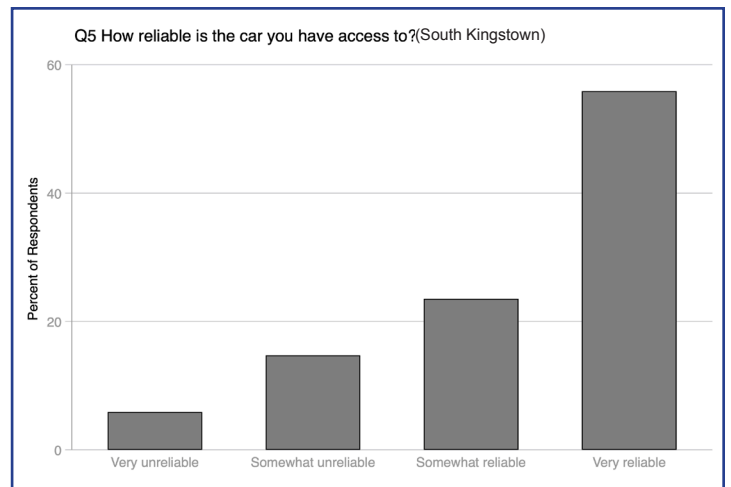


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## Question 5 How reliable is the car you have access to? (If applicable)

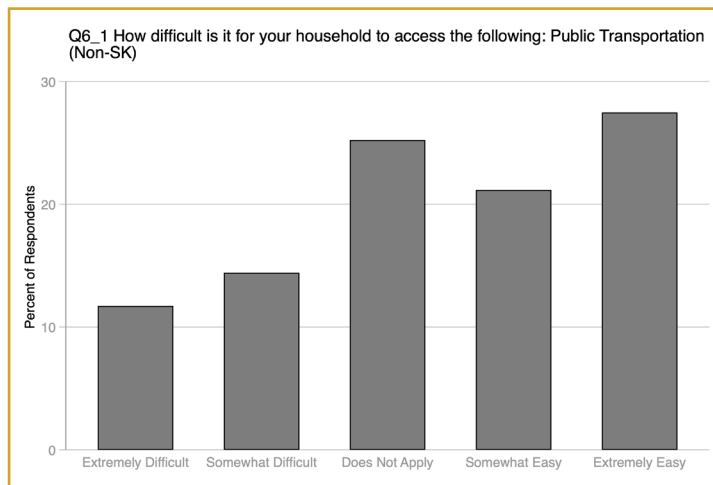


All Public Housing Developments

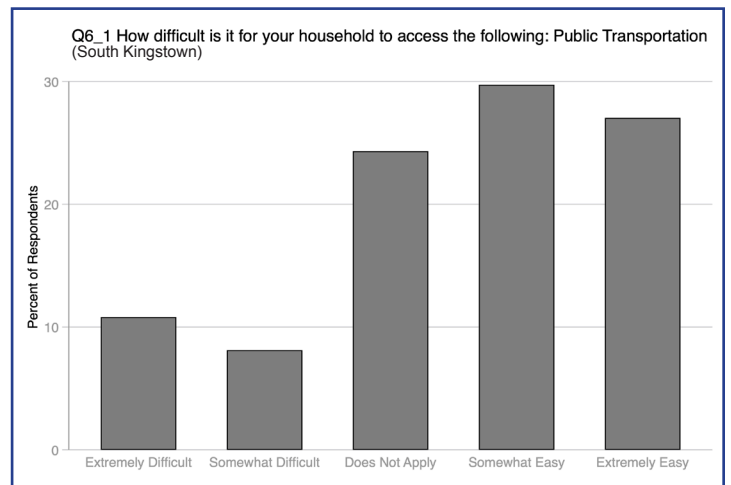


South Kingstown Public Housing Developments

## Question 6-1 How difficult is it for your household to access the following: Public Transportation

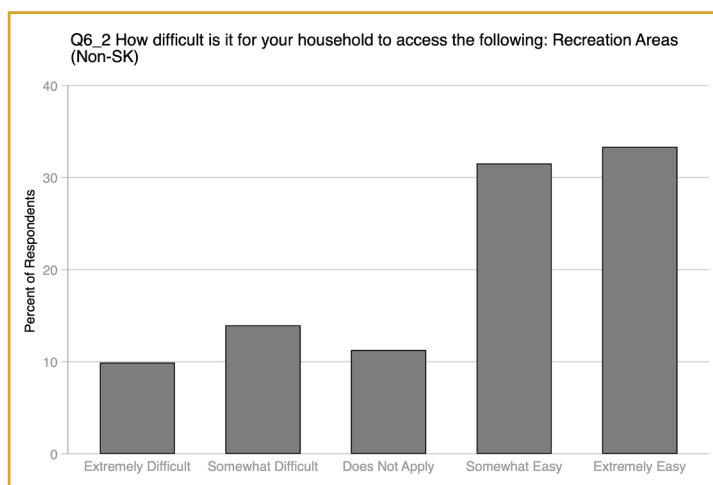


All Public Housing Developments

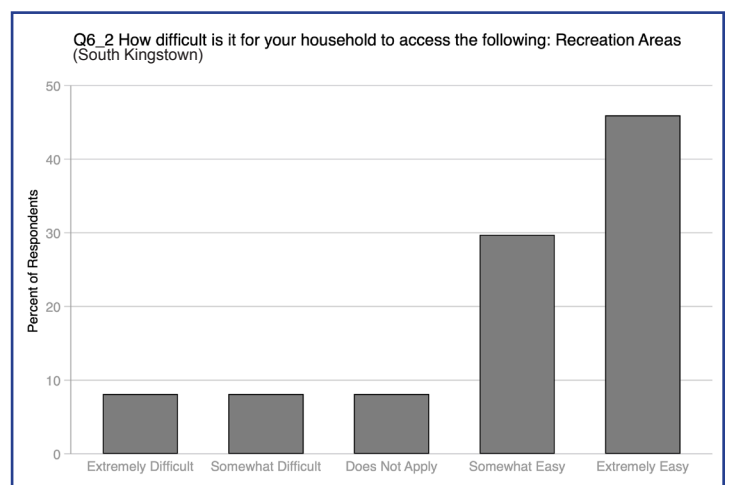


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## Question 6-2 How difficult is it for your household to access the following: Recreational Areas

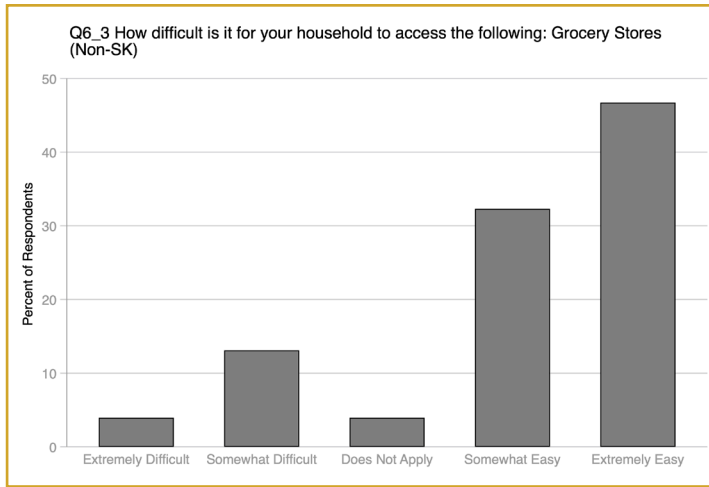


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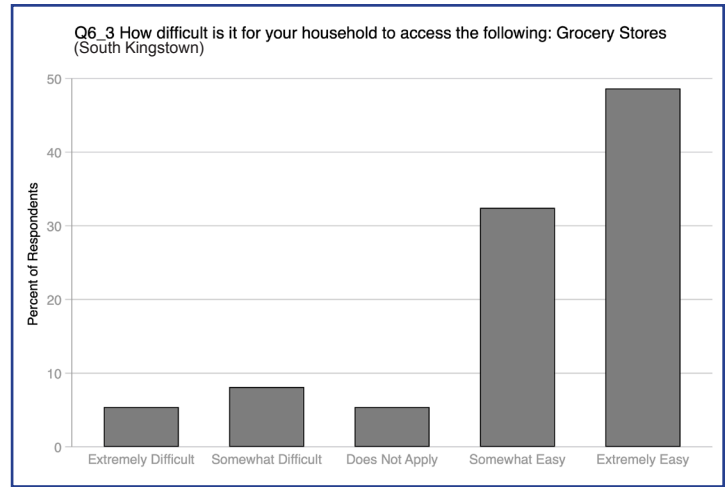


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### Question 6-3 How difficult is it for your household to access the following: Grocery Stores

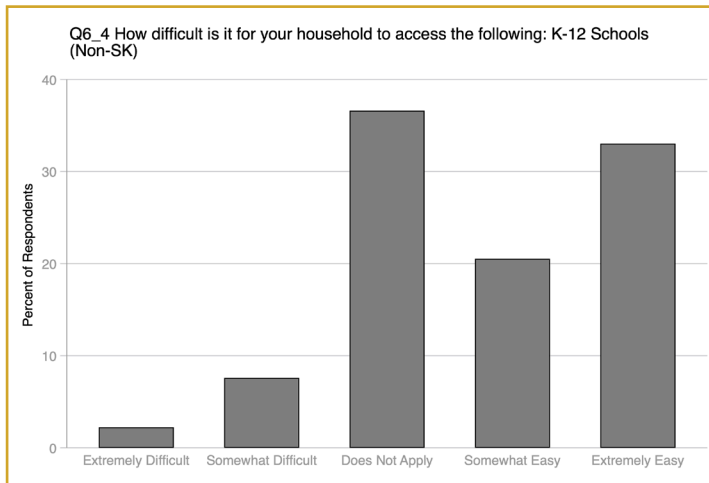


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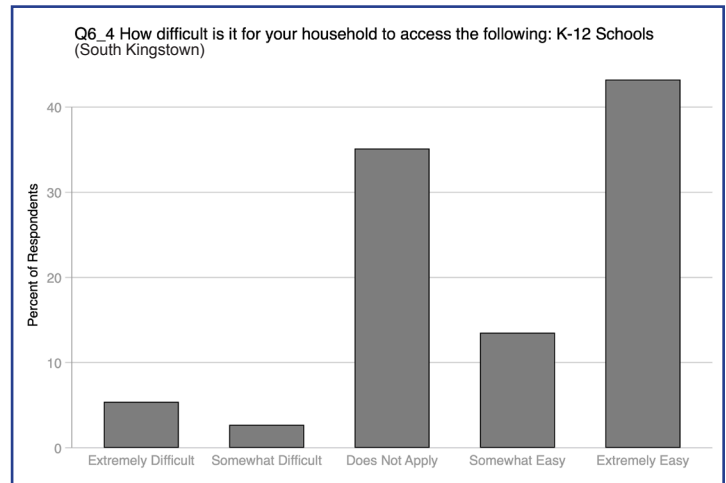


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### Question 6-4 How difficult is it for your household to access the following: K - 12 Schools

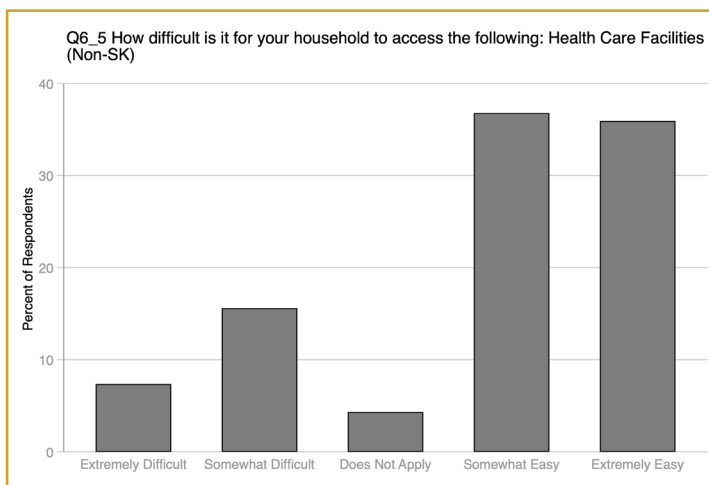


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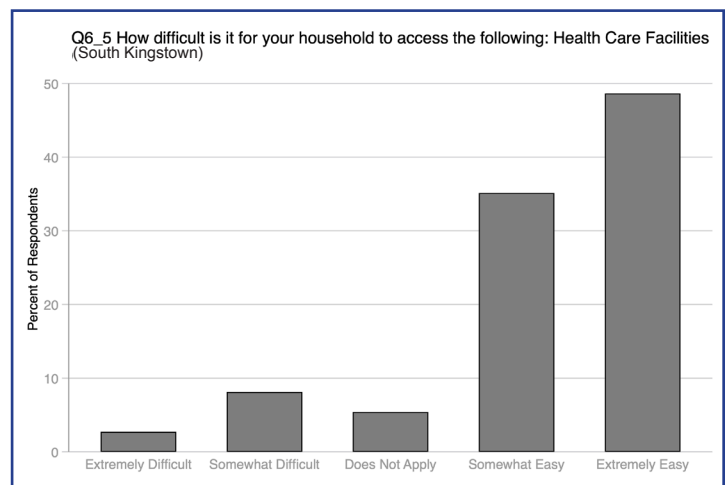


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### Question 6-5 How difficult is it for your household to access the following: Health Care Facilities

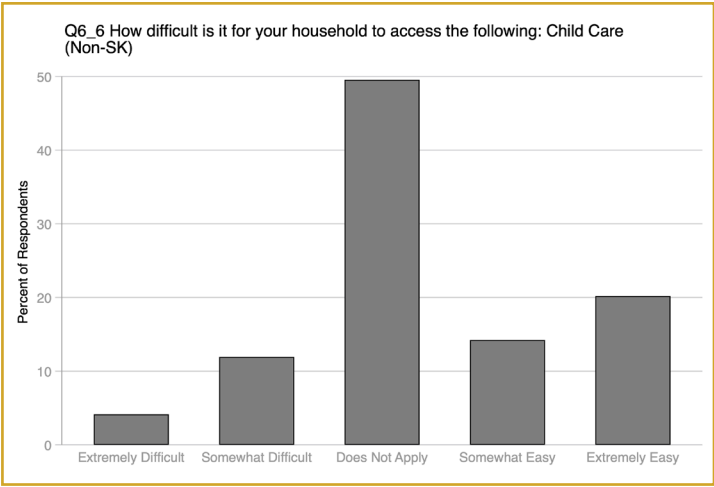


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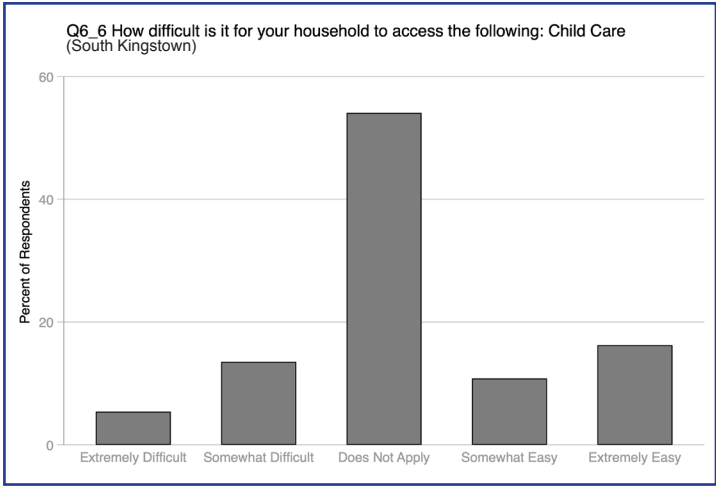


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Question 6-6 How difficult is it for your household to access the following: Child Care

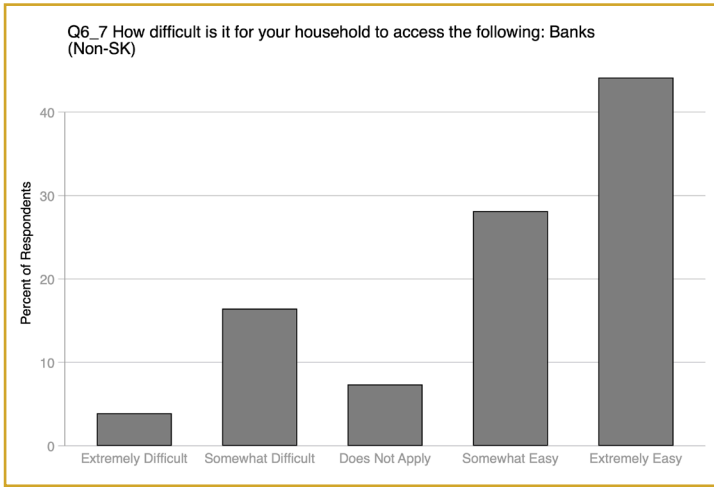


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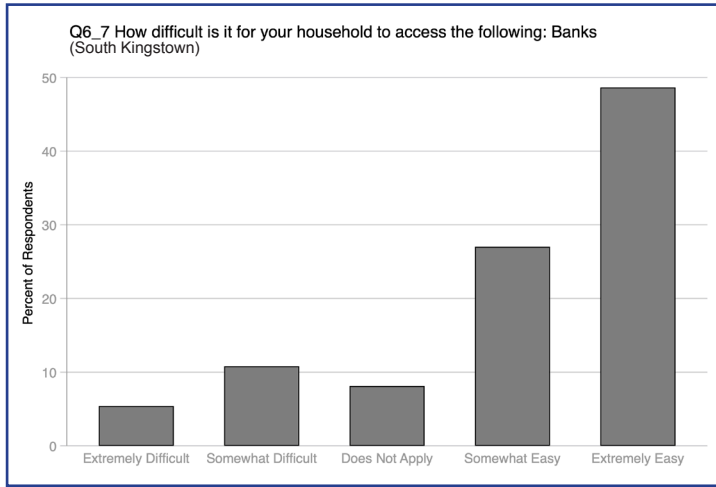


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Question 6-7 How difficult is it for your household to access the following: Banks

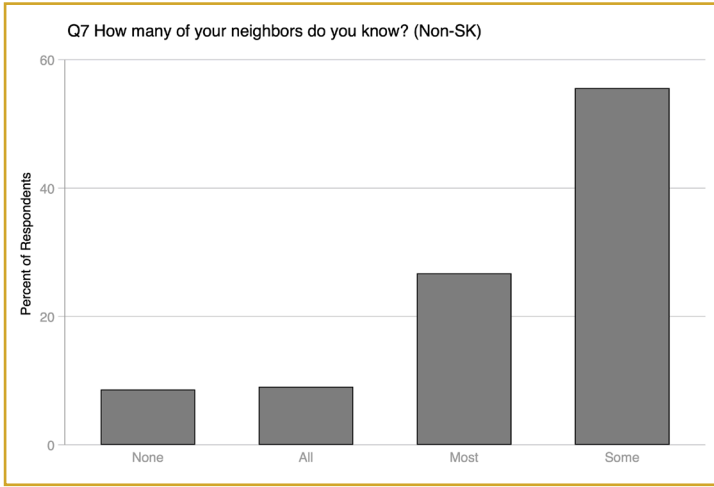


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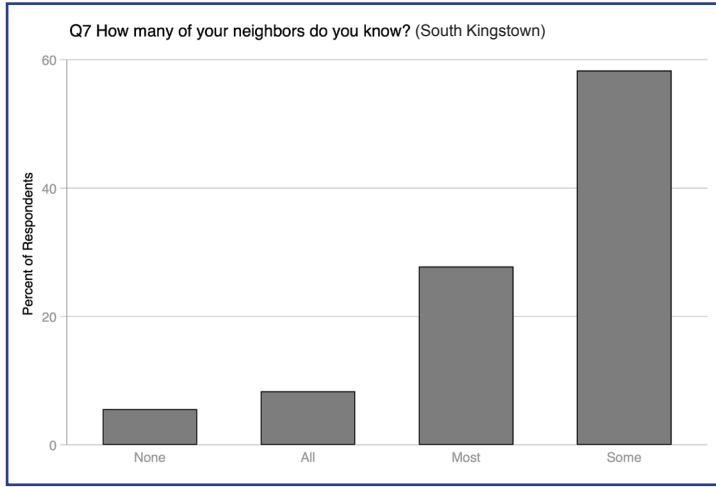


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Question 7 How many of your neighbors do you know?

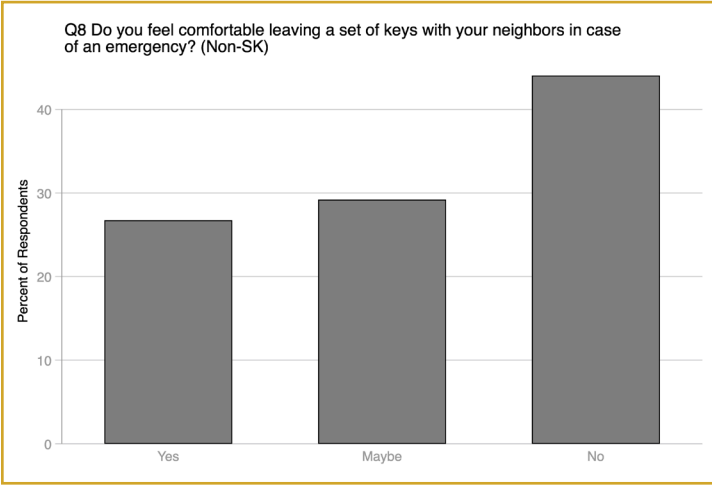


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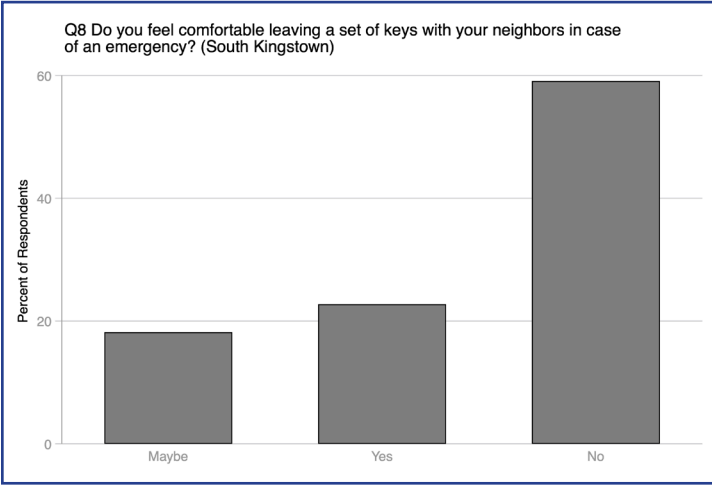


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**Question 8    Do you feel comfortable leaving a set of keys with your neighbors in case of an emergency?**

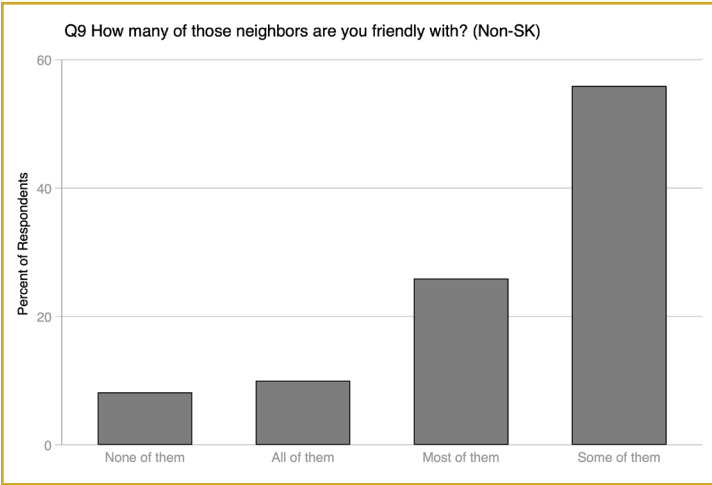


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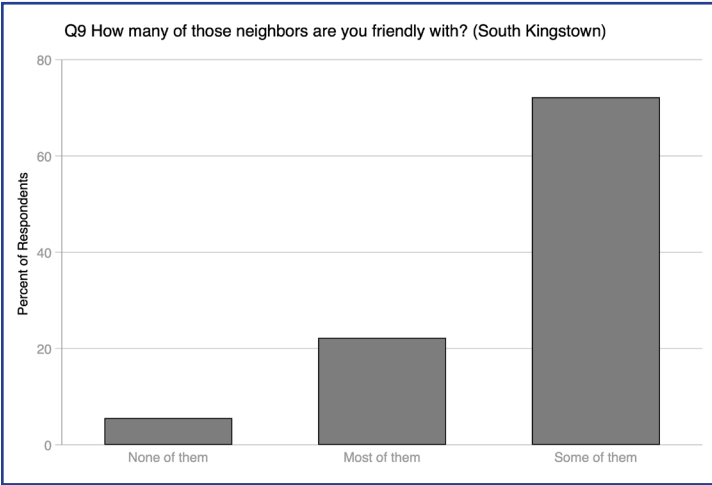


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**Question 9    How many of those neighbors are you friendly with?**

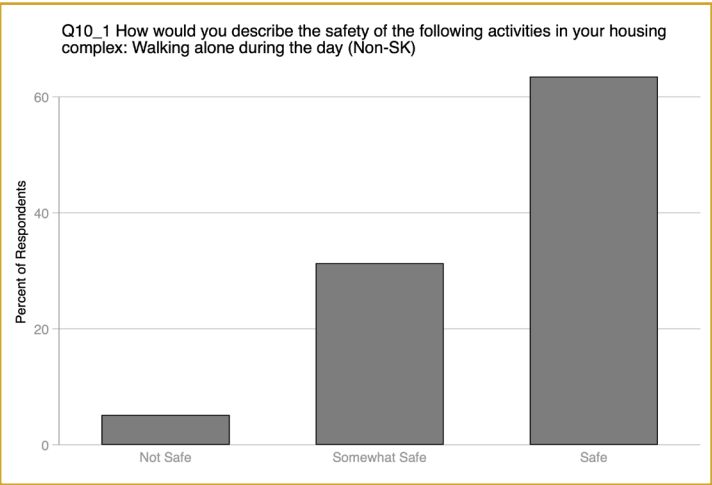


All Public Housing Developments

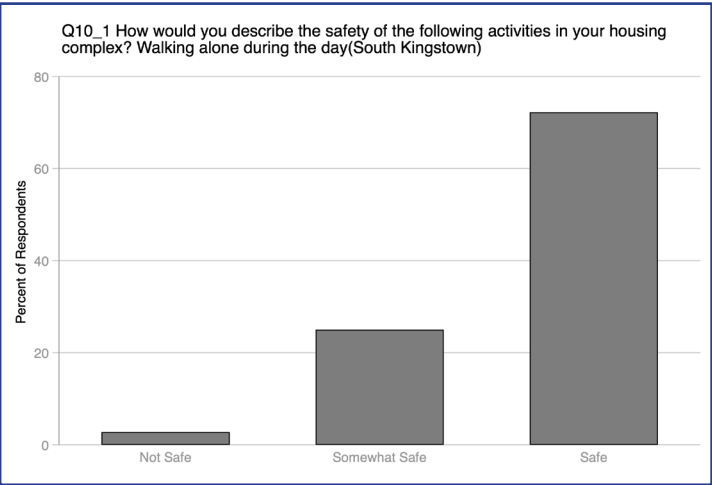


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**Question 10-1    How would you describe the safety of the following activities in your housing complex? Walking alone during the day ...**

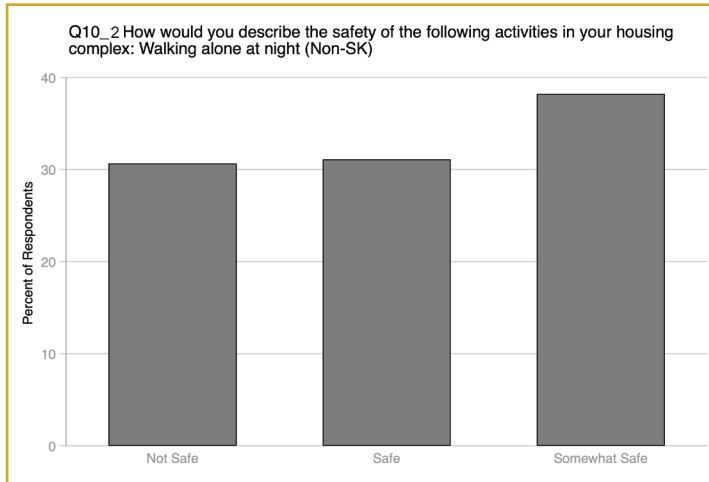


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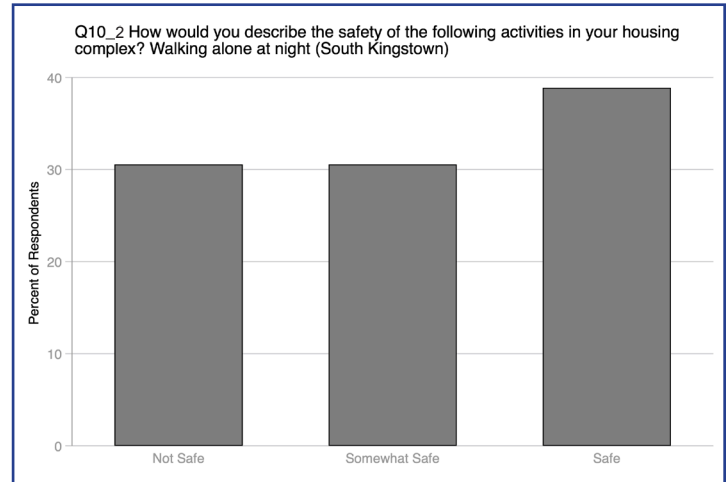


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## Question 10-2 How would you describe the safety of the following activities in your housing complex? Walking alone at night ...

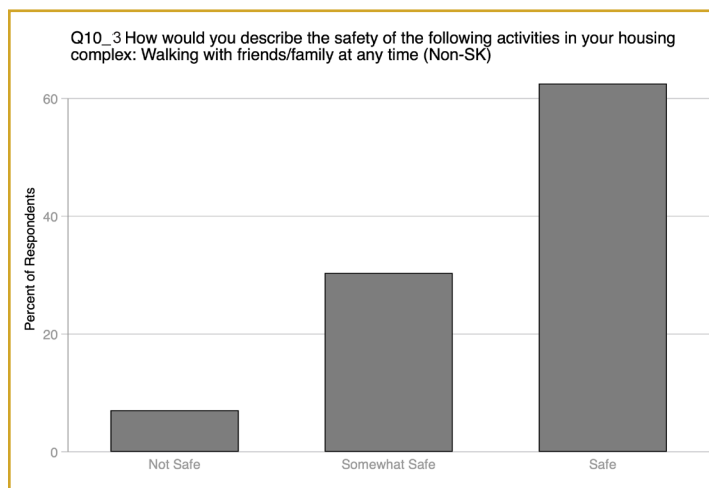


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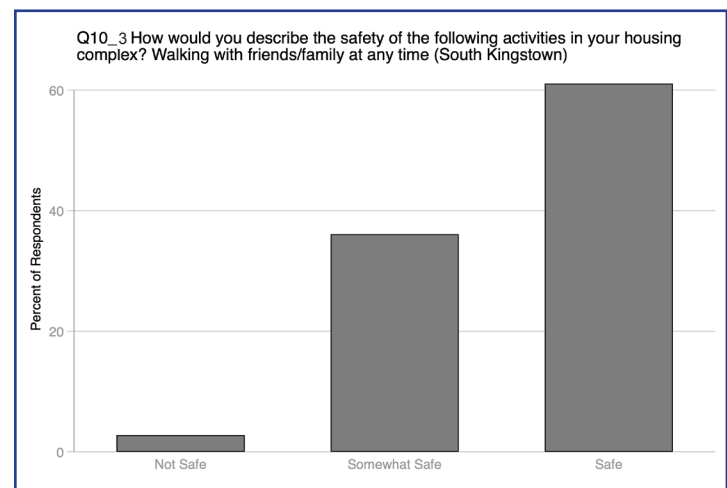


South Kingstown Public Housing Developments

## Question 10-3 How would you describe the safety of the following activities in your housing complex? "Walking with friends or family at any time" ...

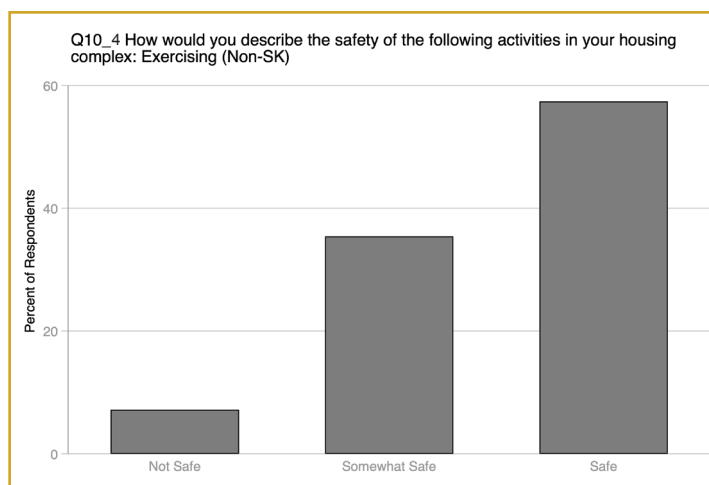


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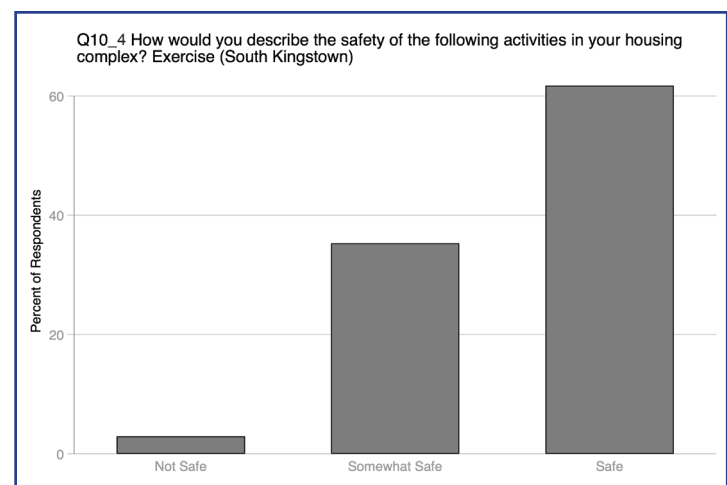


South Kingstown Public Housing Developments

## Question 10-4 How would you describe the safety of the following activities in your housing complex? Exercising ...



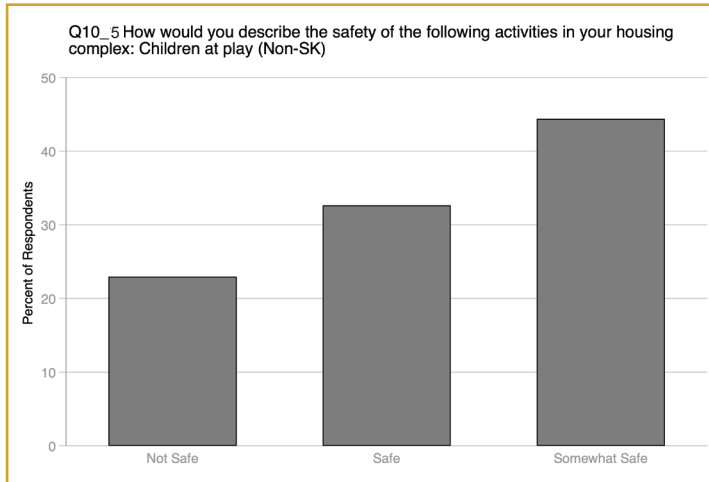
All Public Housing Developments



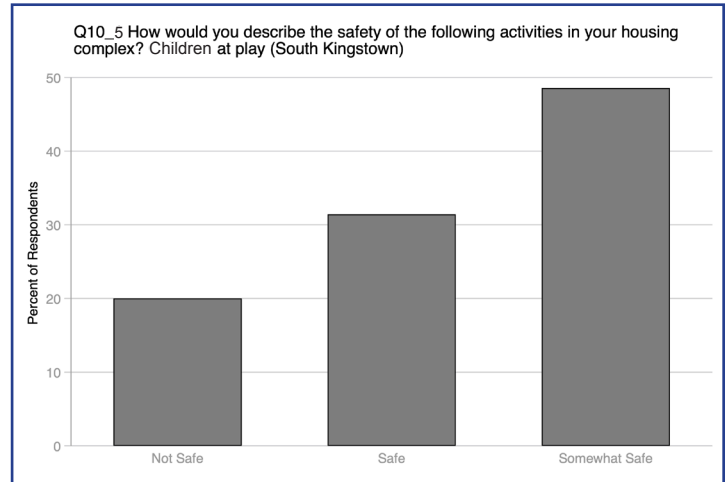
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## Question 10-5 How would you describe the safety of the following activities in your housing complex? Children at play ...

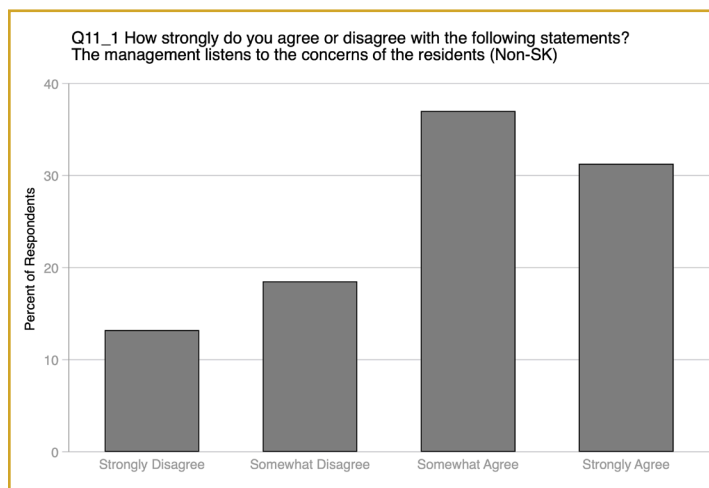


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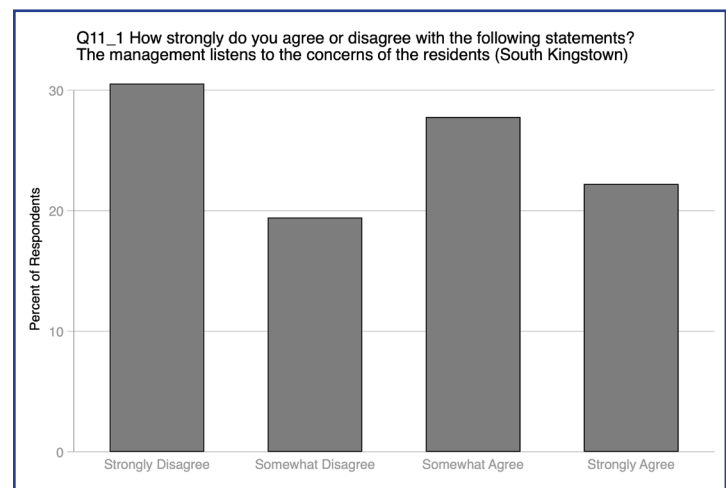


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## Question 11-1 How strongly do you agree or disagree with the following statement? The management listens to the concerns of the residents.

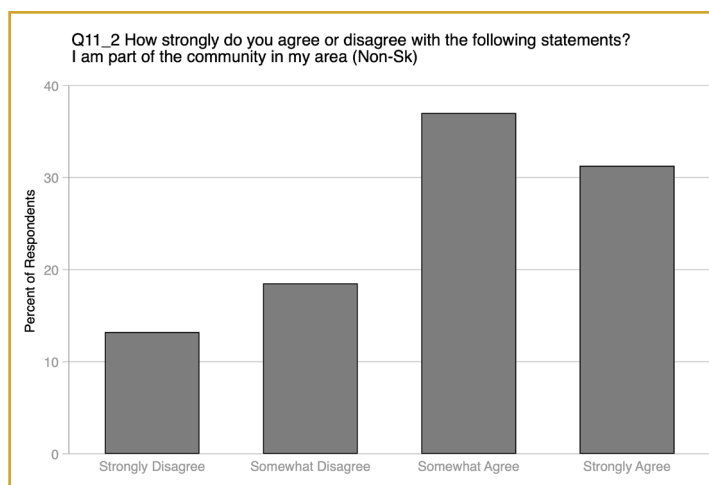


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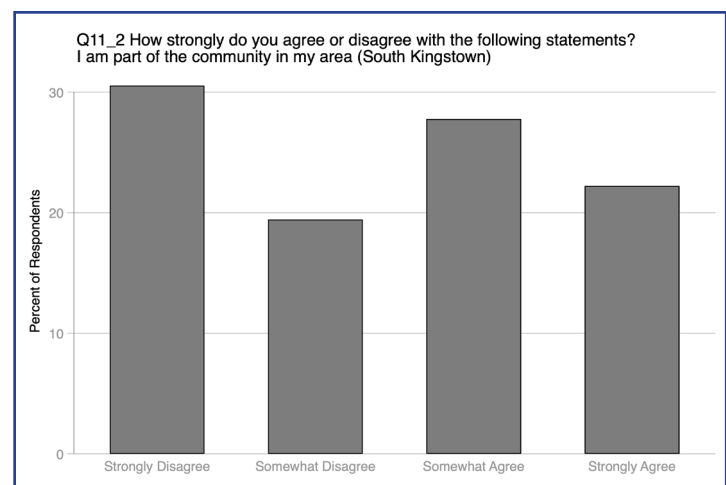


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## Question 11-2 How strongly do you agree or disagree with the following statement? I am part of the community in my area.

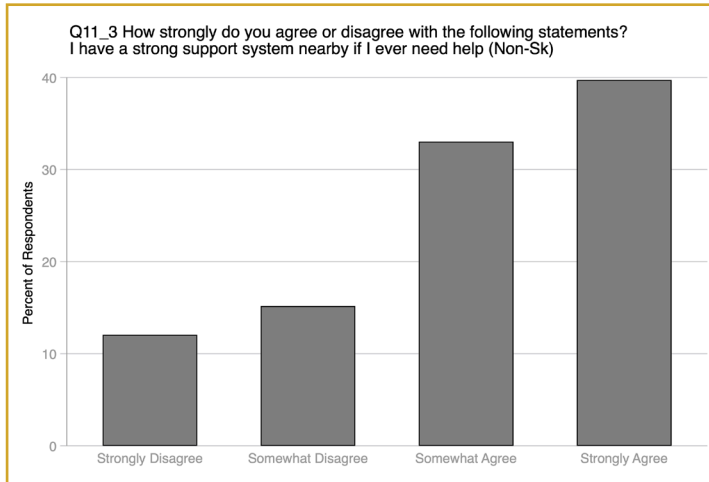


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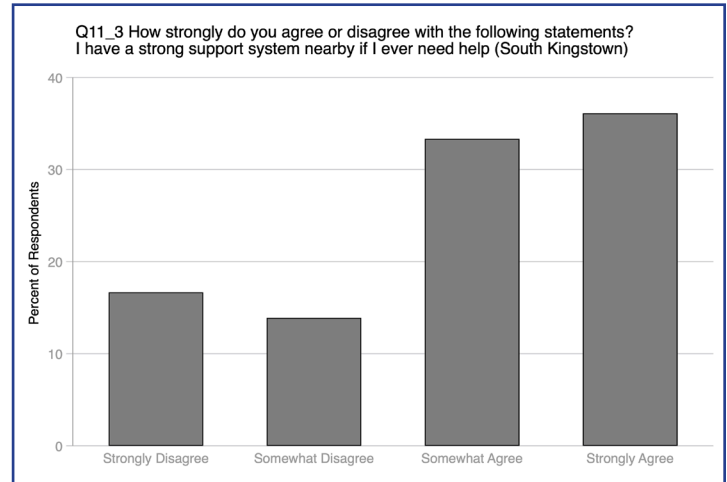


South Kingstown Public Housing Developments

**Question 11-3 How strongly do you agree or disagree with the following statement? I have a strong support system nearby if I ever need help.**

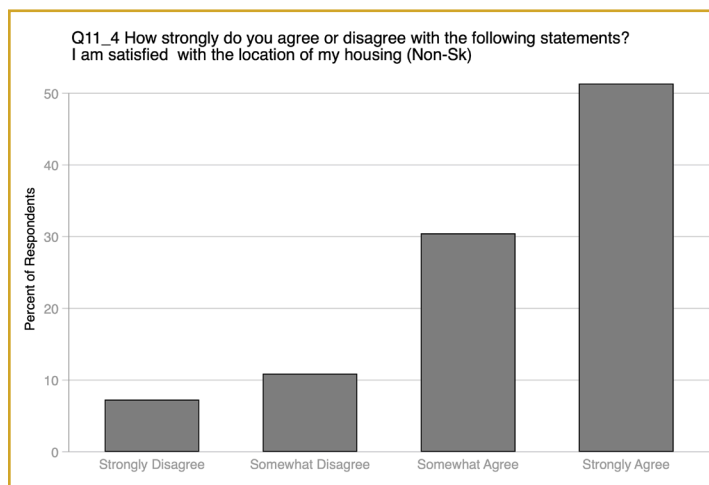


*All Public Housing Developments*

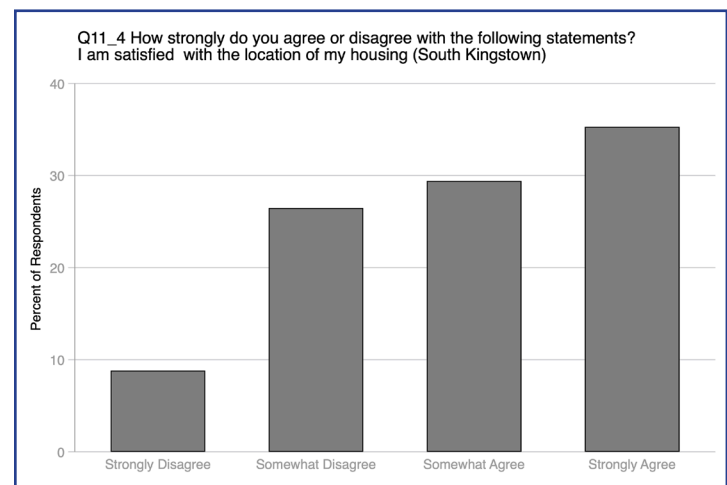


*South Kingstown Public Housing Developments*

**Question 11-4 How strongly do you agree or disagree with the following statement? I am satisfied with the location of my housing.**

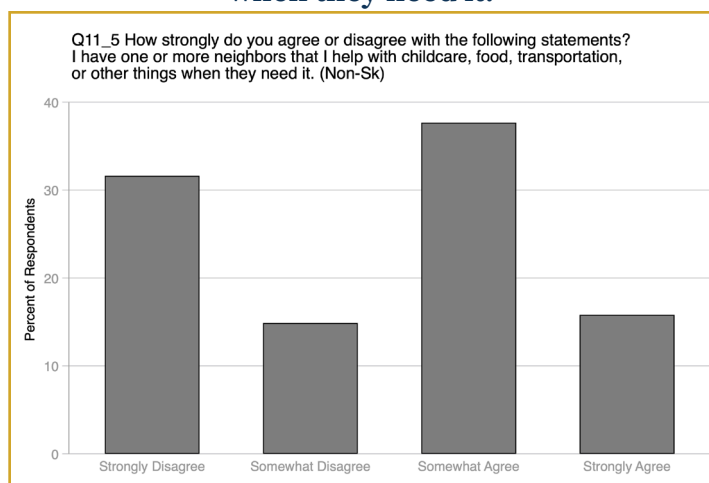


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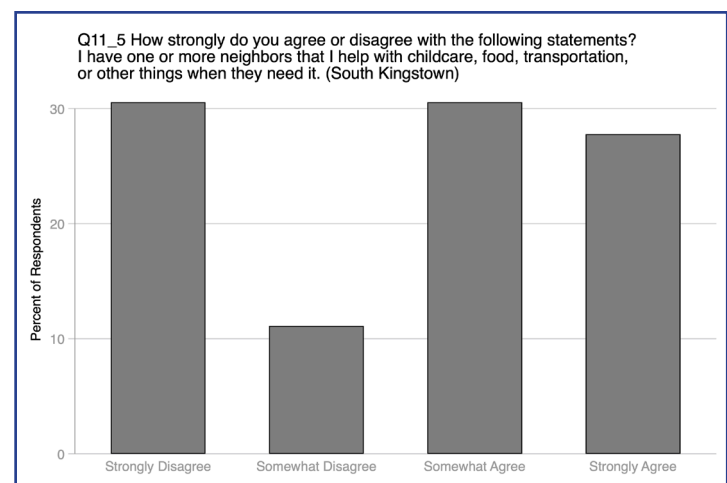


*South Kingstown Public Housing Developments*

**Question 11-5 How strongly do you agree or disagree with the following statement? I have one or more neighbors that I help with childcare, food, transportation, or other things when they need it.**

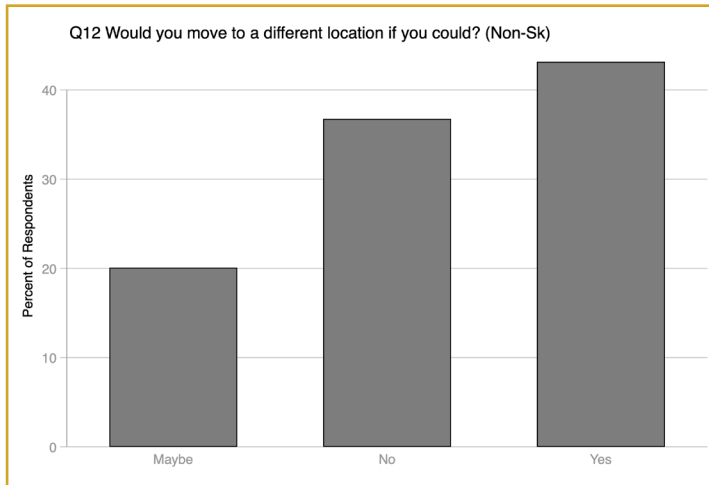


*All Public Housing Developments*

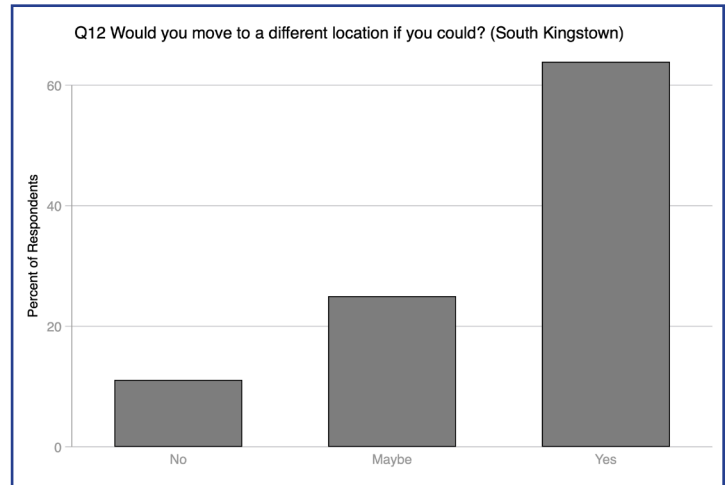


*South Kingstown Public Housing Developments*

## Question 12 Would you move to a different location if you could?

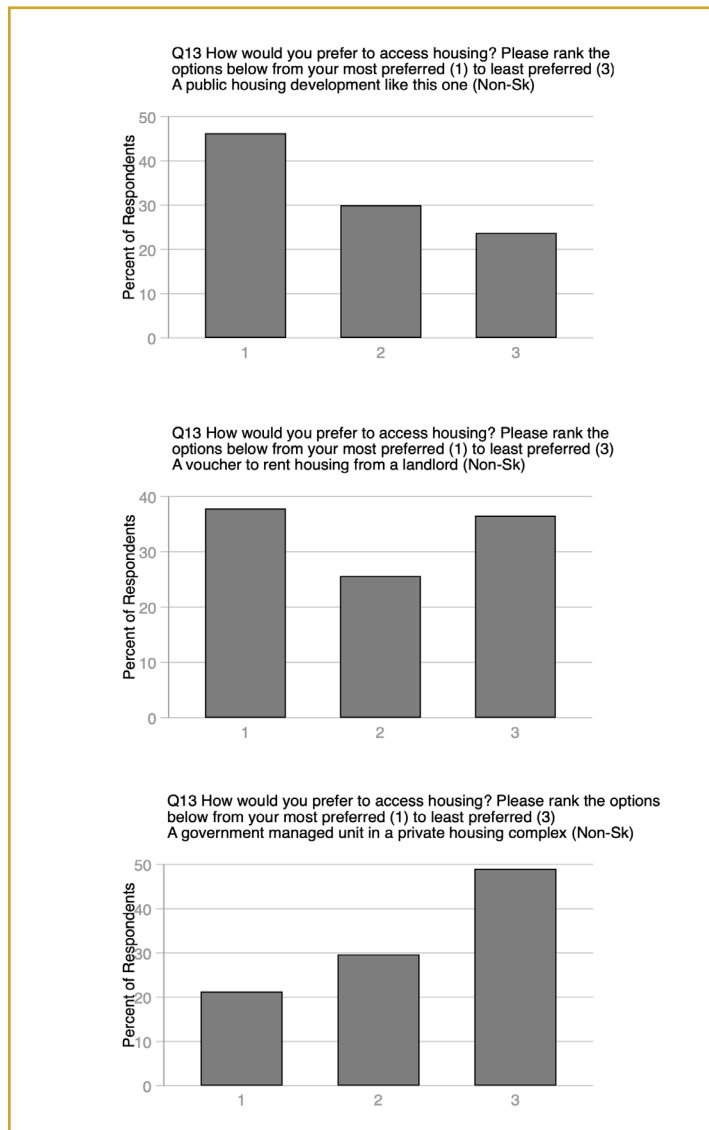


All Public Housing Developments

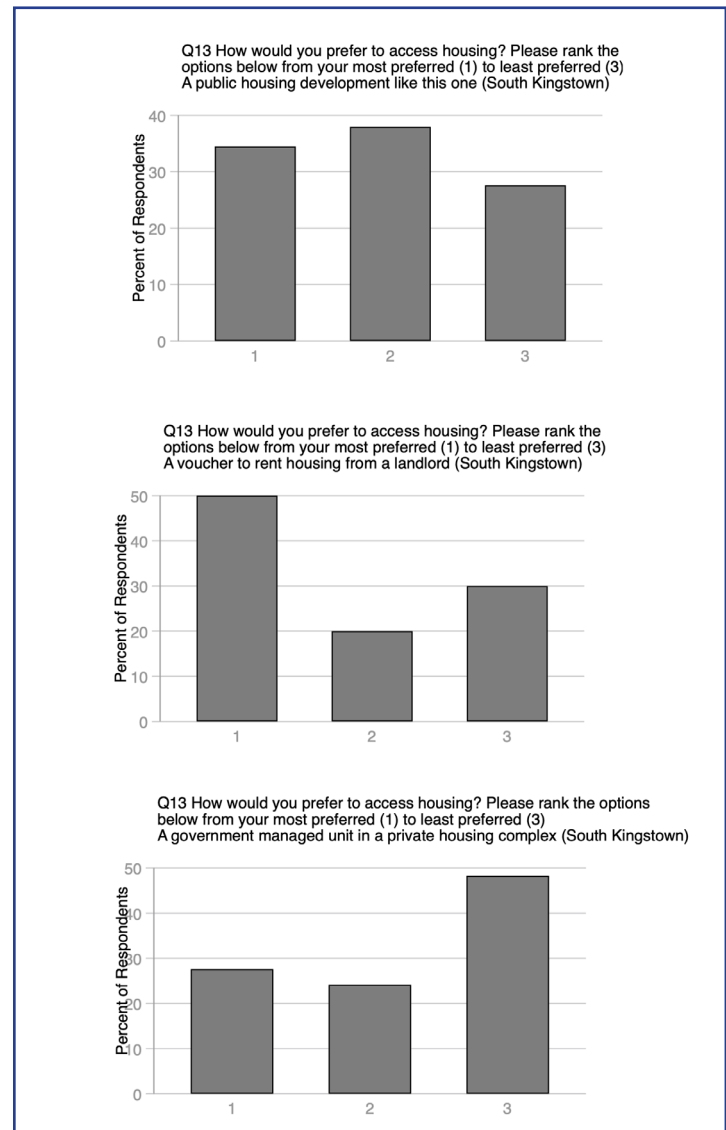


South Kingstown Public Housing Developments

## Question 13 How would you prefer to access housing? Please rank the options below from your most preferred (1) to least preferred (3).

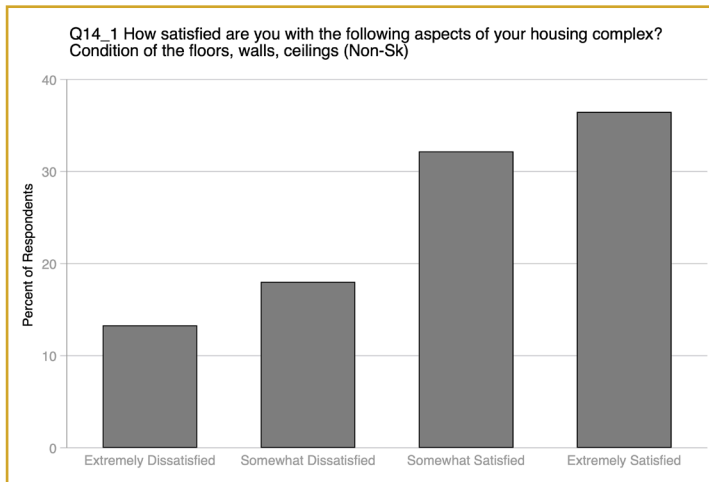


All Public Housing Developments

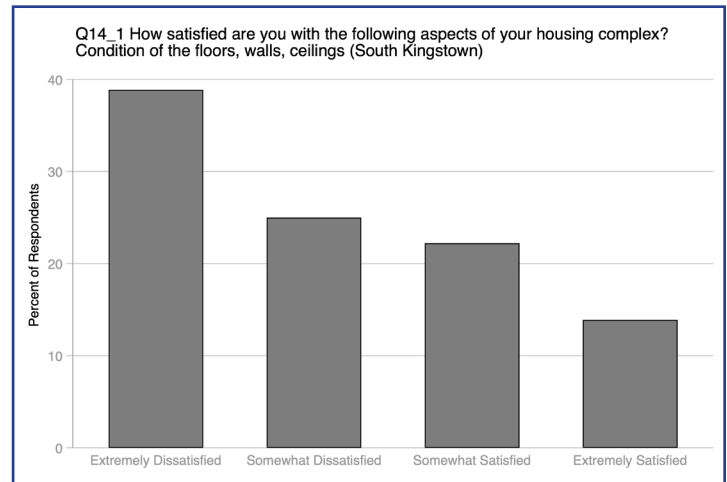


South Kingstown Public Housing Developments

## Question 14-1 How satisfied are you with the following aspects of your housing complex? Condition of floors, walls, ceilings ...

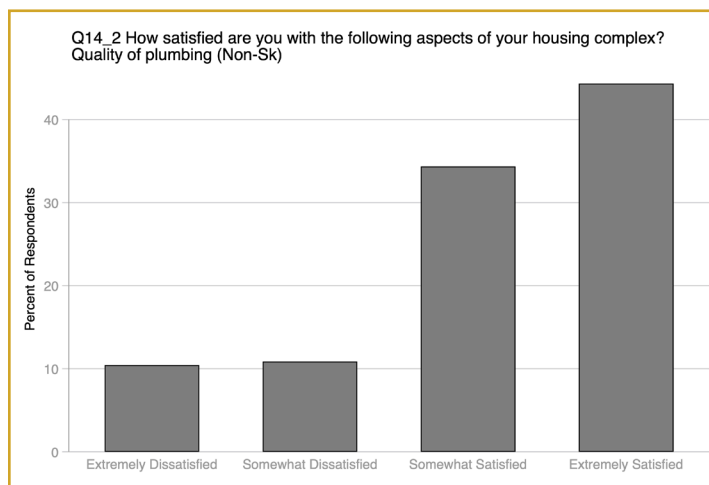


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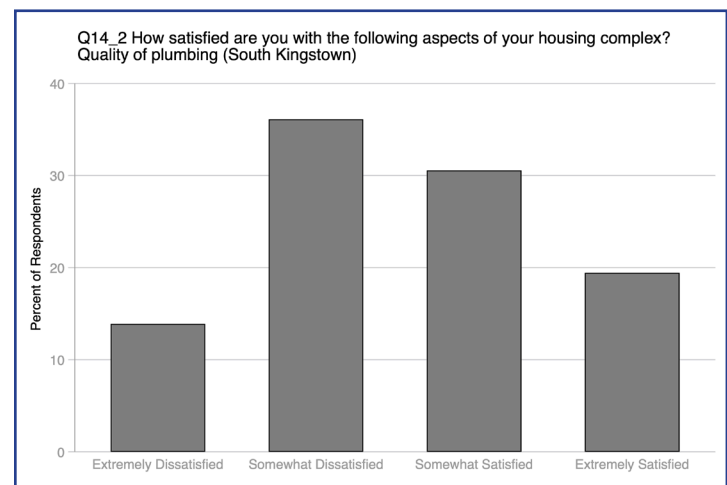


South Kingstown Public Housing Developments

## Question 14-2 How satisfied are you with the following aspects of your housing complex? Quality of plumbing ...

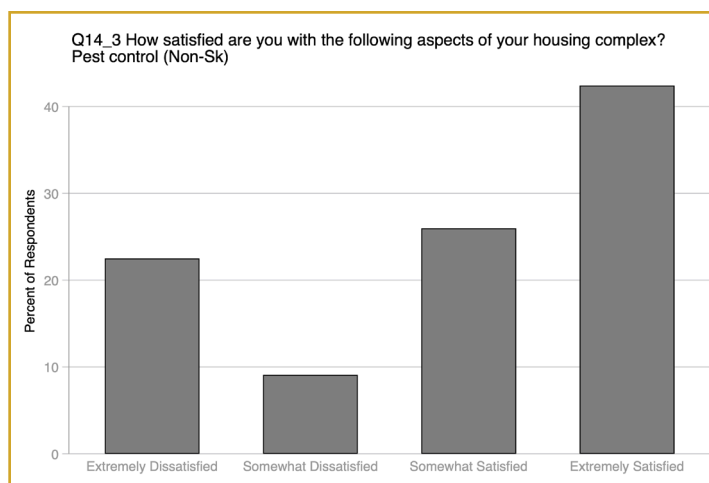


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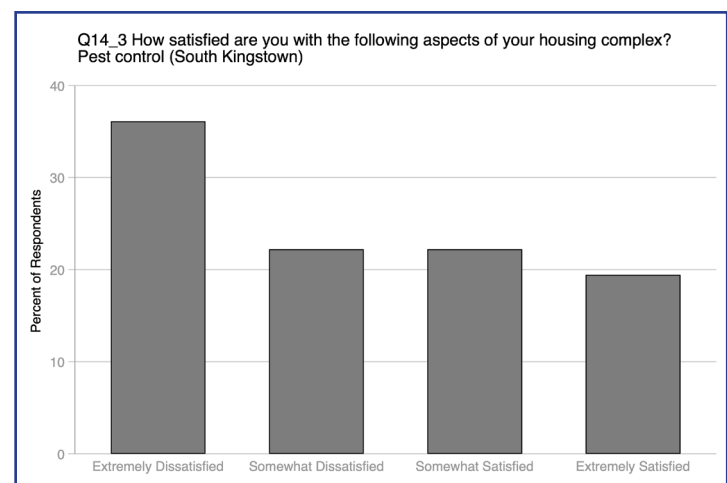


South Kingstown Public Housing Developments

## Question 14-3 How satisfied are you with the following aspects of your housing complex? Pest control ...

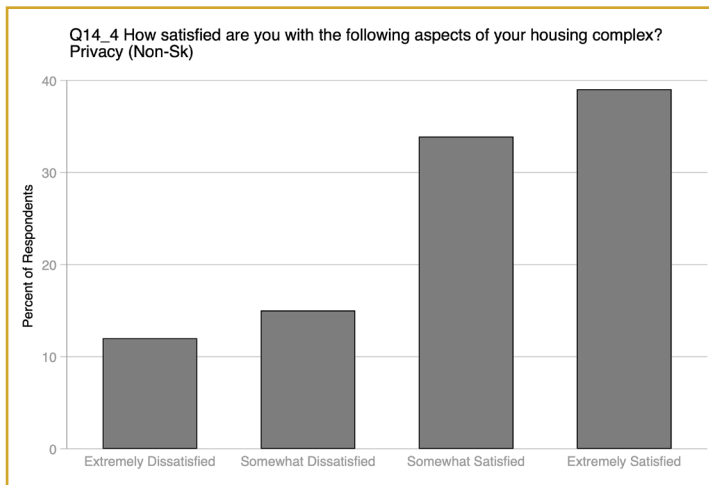


All Public Housing Developments

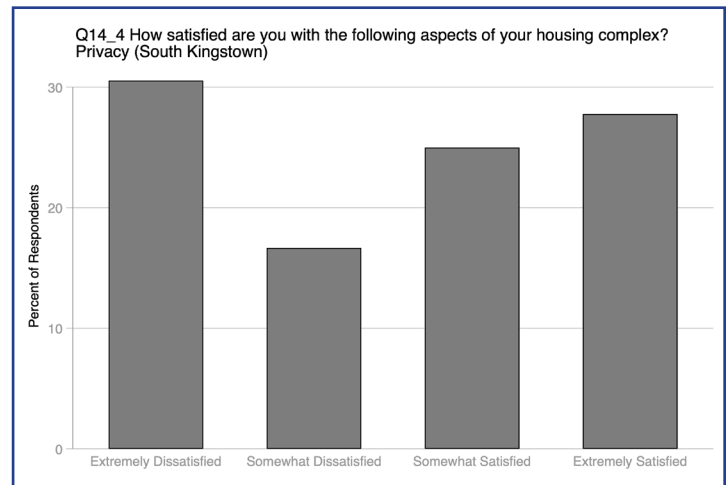


South Kingstown Public Housing Developments

## Question 14-4 How satisfied are you with the following aspects of your housing complex? Privacy ...

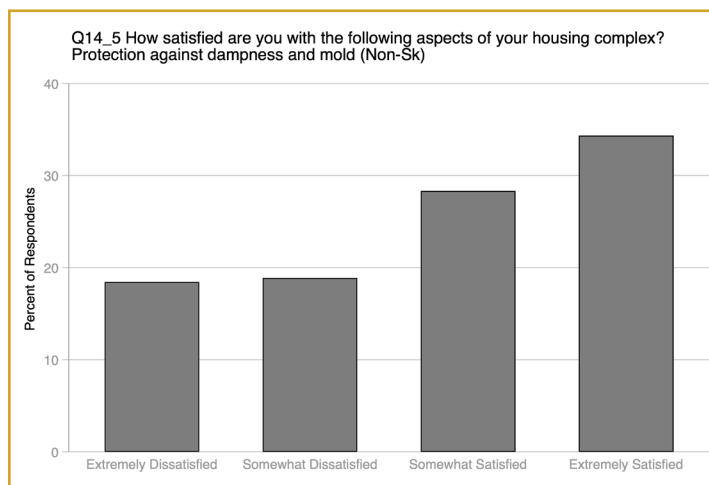


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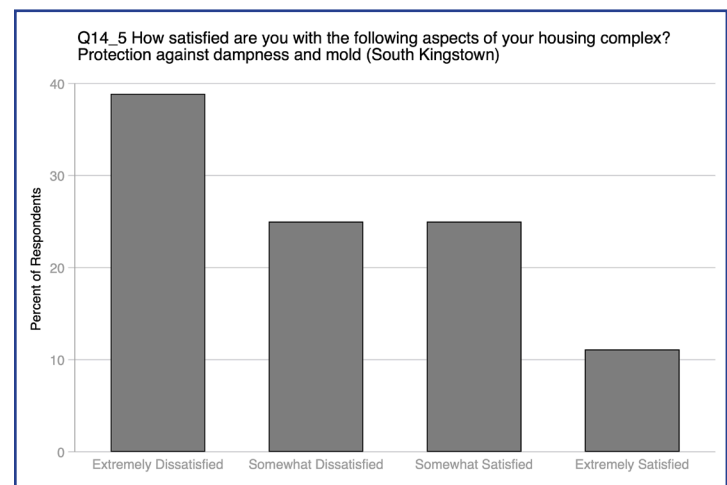


South Kingstown Public Housing Developments

## Question 14-5 How satisfied are you with the following aspects of your housing complex? Protection against dampness and mold ...

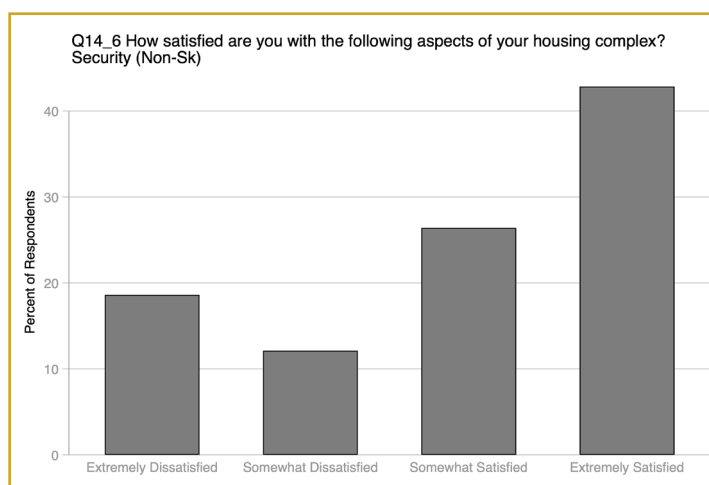


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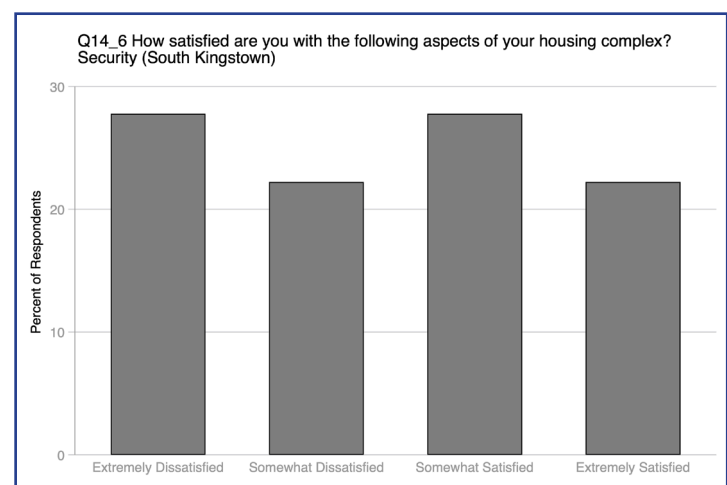


South Kingstown Public Housing Developments

## Question 14-6 How satisfied are you with the following aspects of your housing complex? Security ...

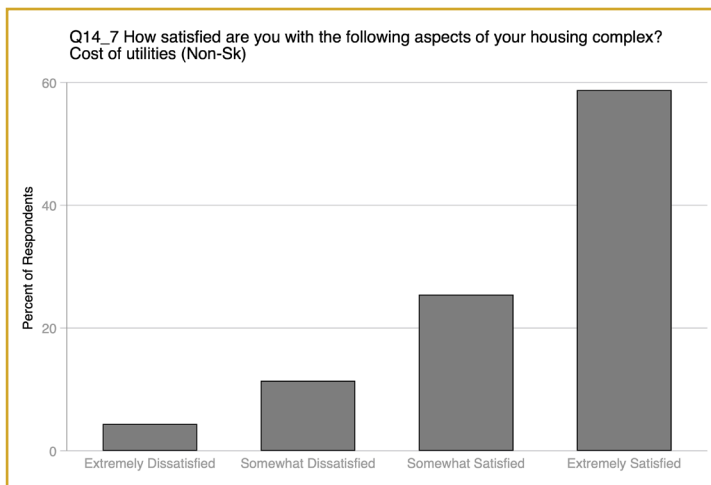


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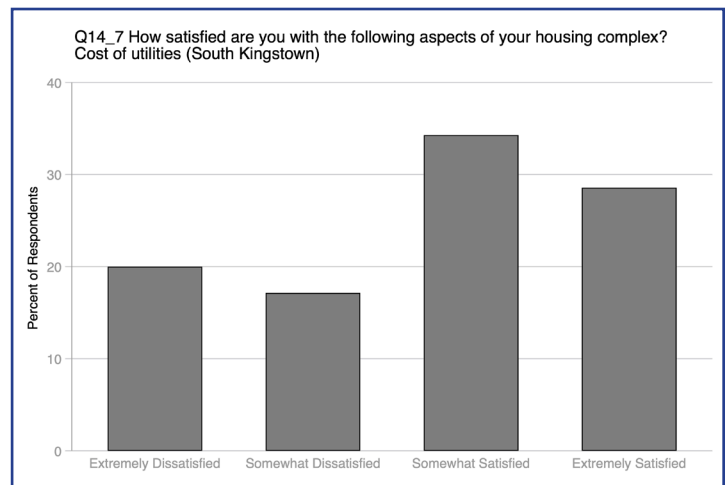


South Kingstown Public Housing Developments

## Question 14-7 How satisfied are you with the following aspects of your housing complex? Cost of utilities ...

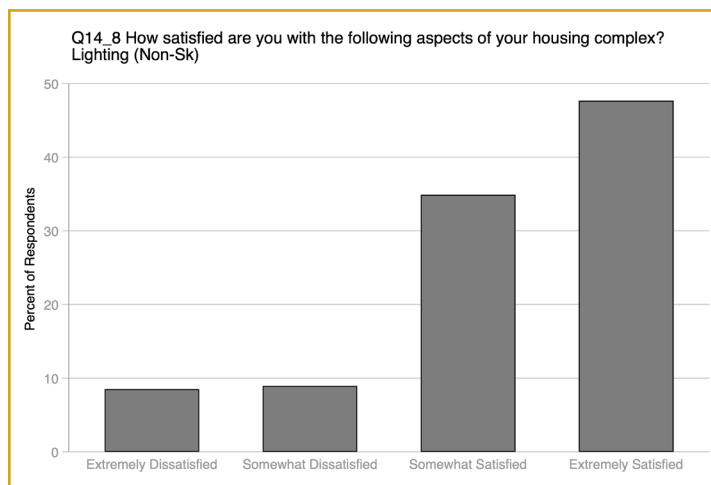


All Public Housing Developments

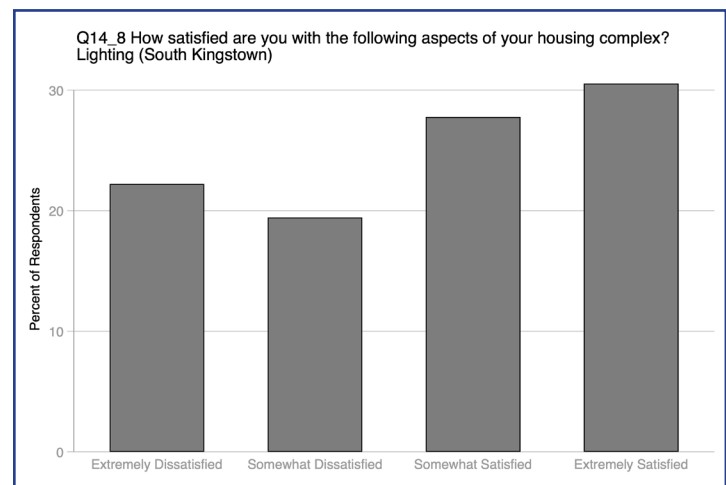


South Kingstown Public Housing Developments

## Question 14-8 How satisfied are you with the following aspects of your housing complex? Lighting ...

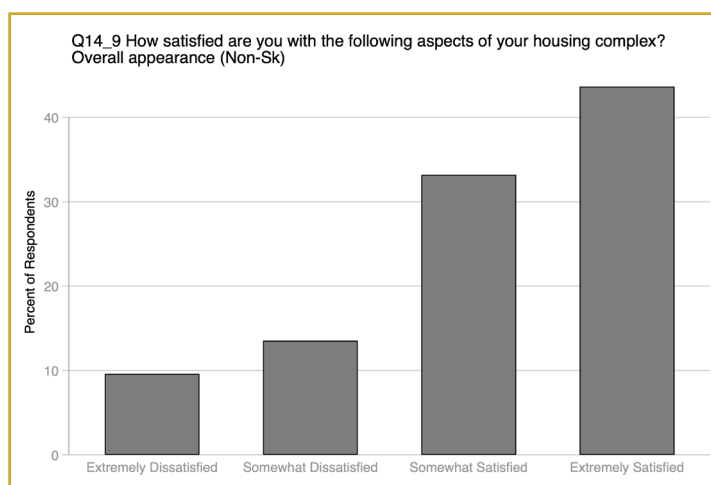


All Public Housing Developments

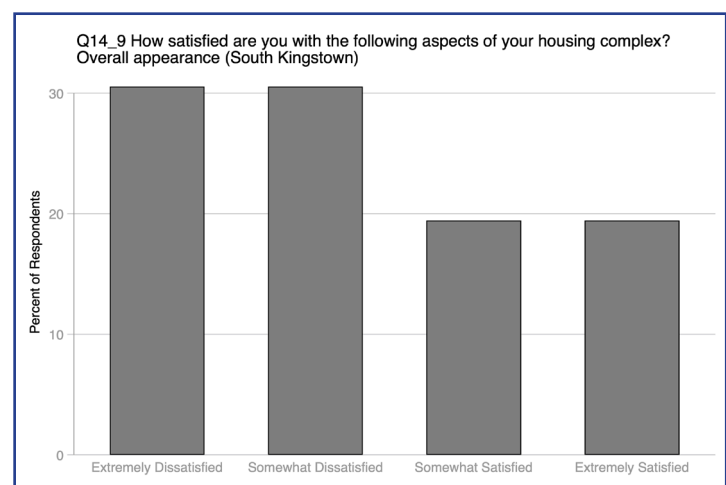


South Kingstown Public Housing Developments

## Question 14-9 How satisfied are you with the following aspects of your housing complex? Overall appearance ...

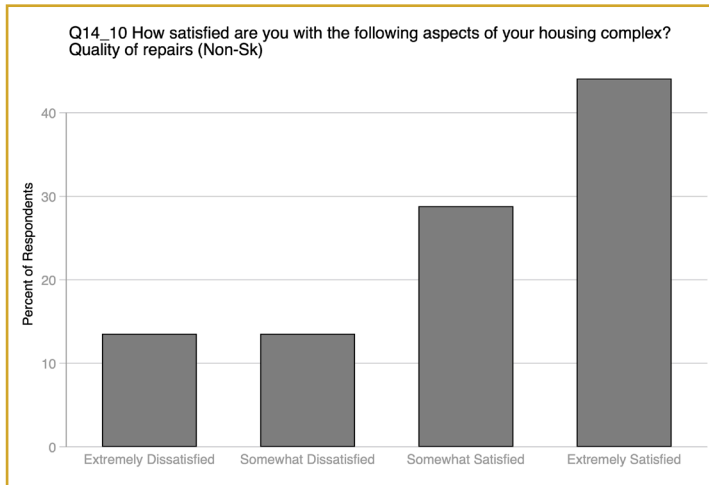


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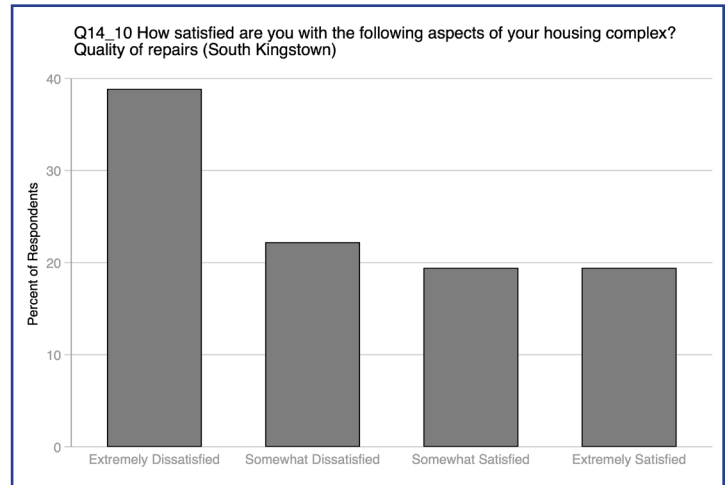


South Kingstown Public Housing Developments

## Question 14-10 How satisfied are you with the following aspects of your housing complex? Quality of repairs ...

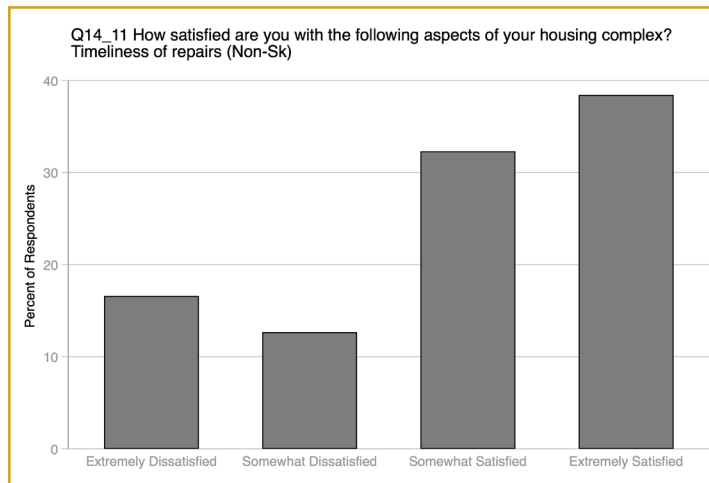


All Public Housing Developments

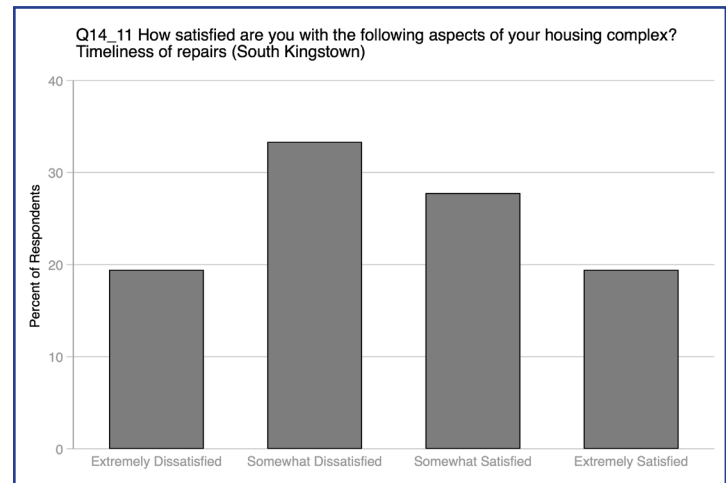


South Kingstown Public Housing Developments

## Question 14-11 How satisfied are you with the following aspects of your housing complex? Timeliness of repairs ...

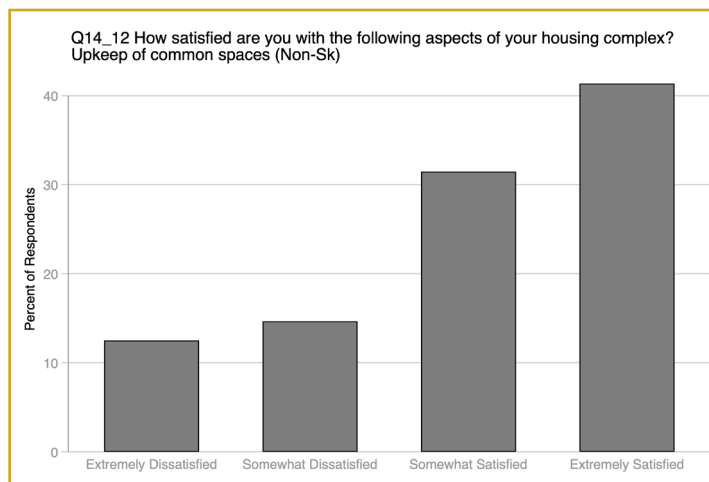


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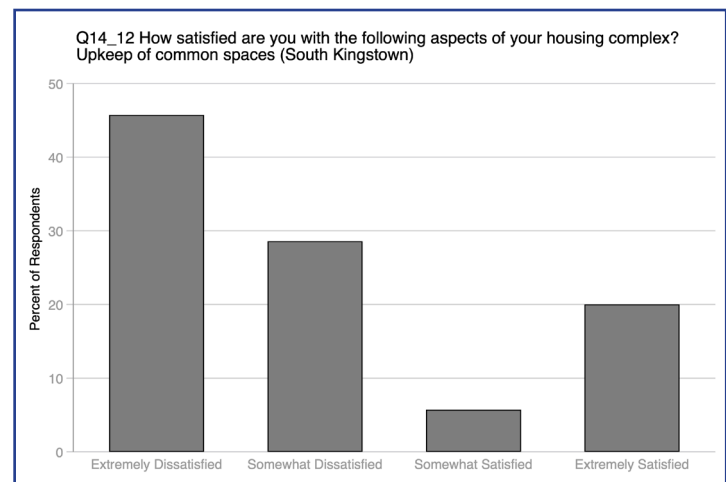


South Kingstown Public Housing Developments

## Question 14-12 How satisfied are you with the following aspects of your housing complex? Upkeep of common spaces

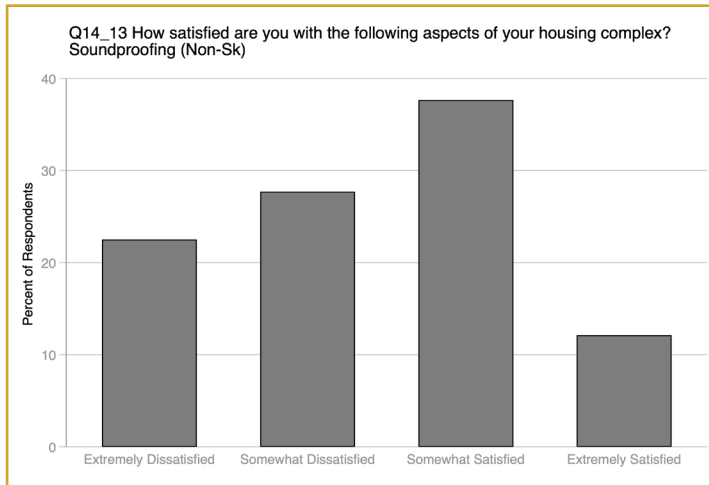


All Public Housing Developments

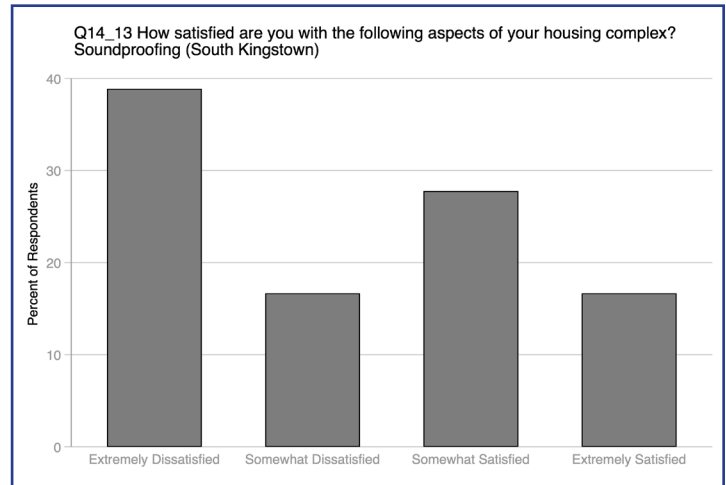


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**Question 14-13 How satisfied are you with the following aspects of your housing complex?  
Soundproofing ...**

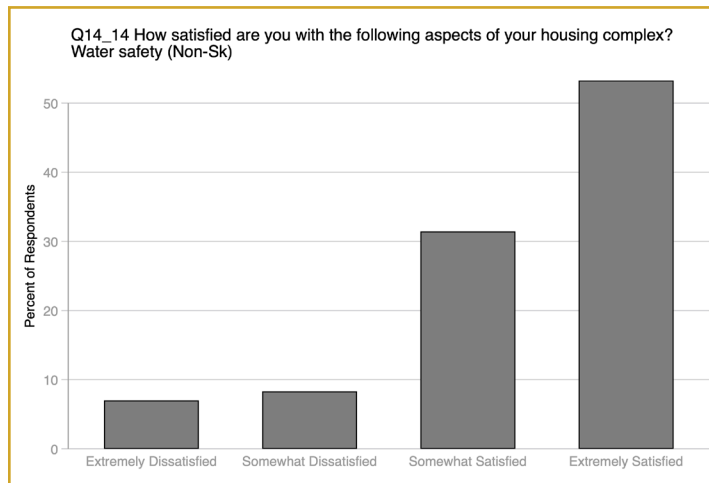


*All Public Housing Developments*

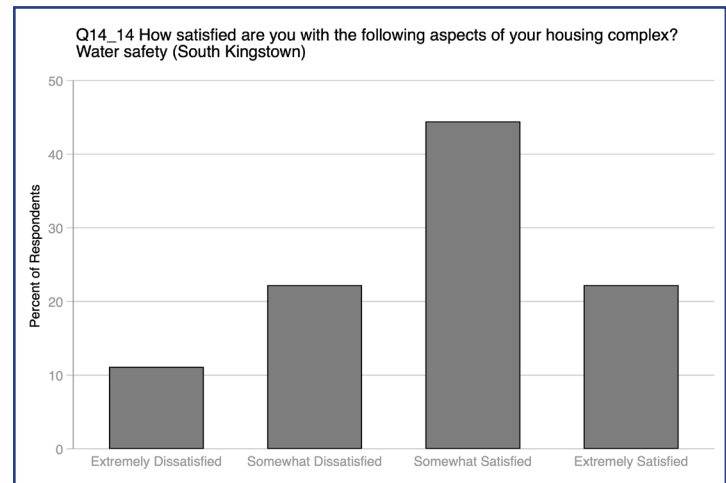


*South Kingstown Public Housing Developments*

**Question 14-14 How satisfied are you with the following aspects of your housing complex?  
Water safety ...**

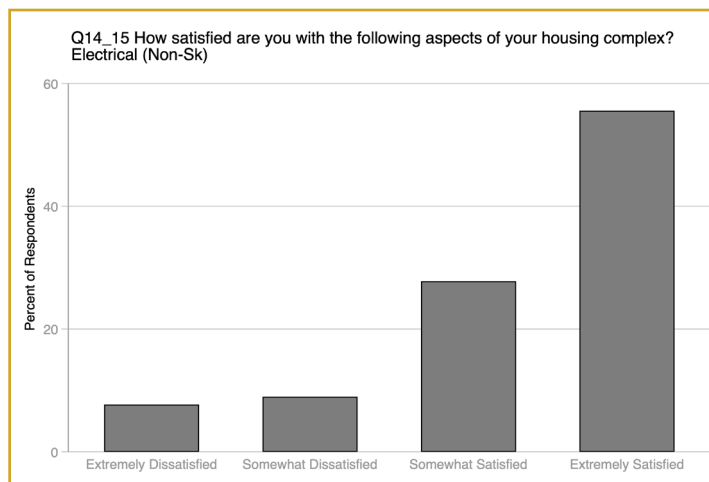


*All Public Housing Developments*

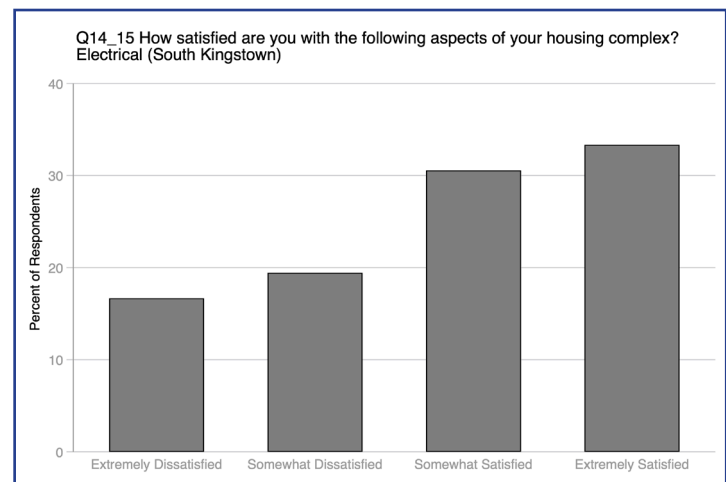


*South Kingstown Public Housing Developments*

**Question 14-15 How satisfied are you with the following aspects of your housing complex?  
Electrical ...**



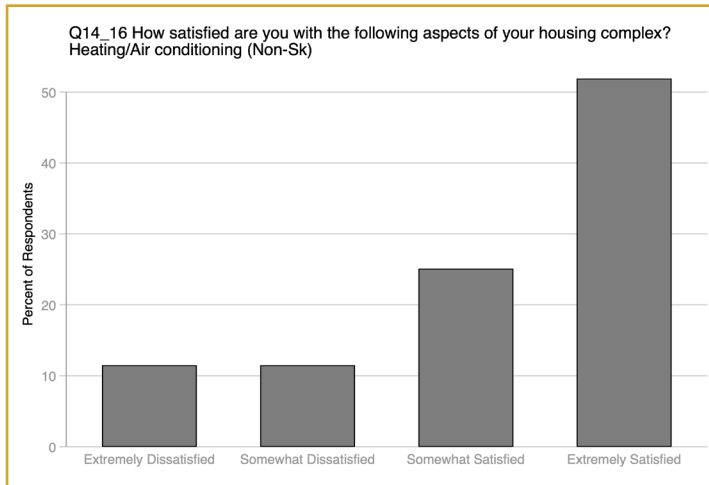
*All Public Housing Developments*



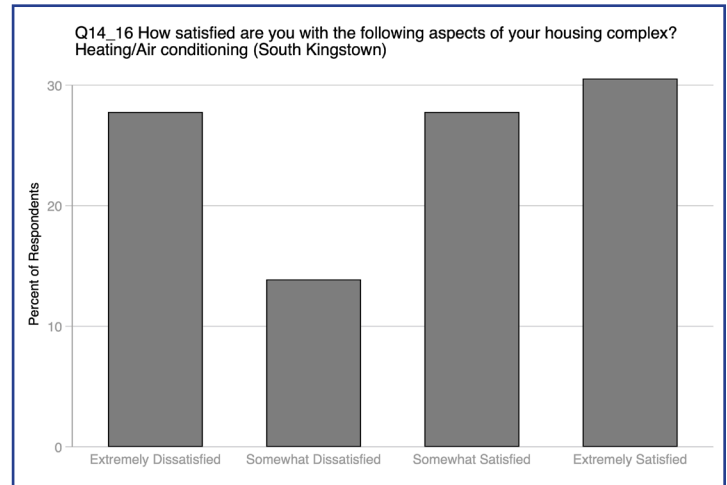
*South Kingstown Public Housing Developments*



## Question 14-16 How satisfied are you with the following aspects of your housing complex? Heating / air conditioning ...

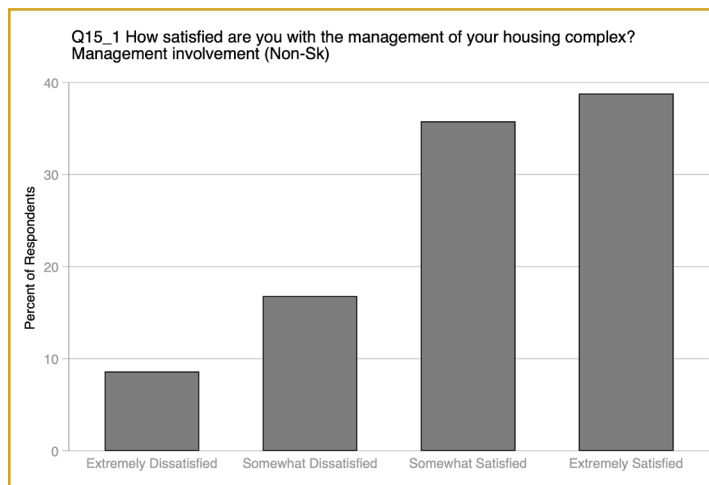


All Public Housing Developments

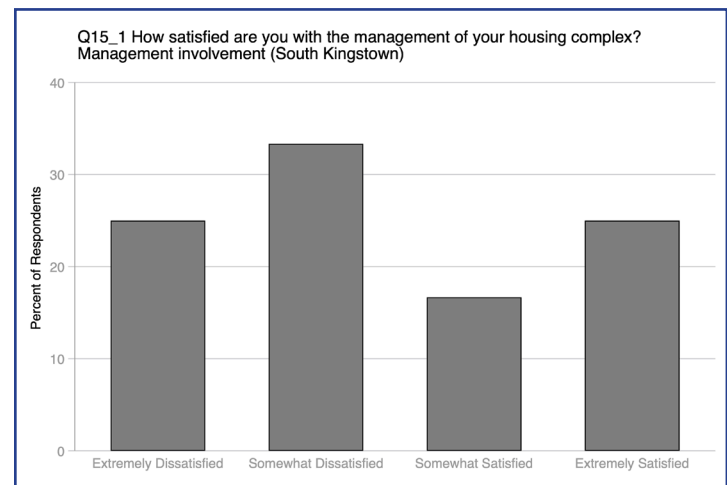


South Kingstown Public Housing Developments

## Question 15-1 How satisfied are you with the management of your housing complex? Management involvement ...

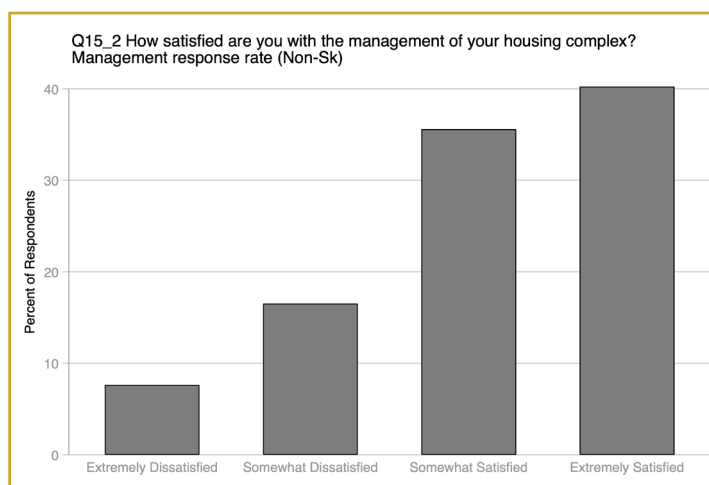


All Public Housing Developments

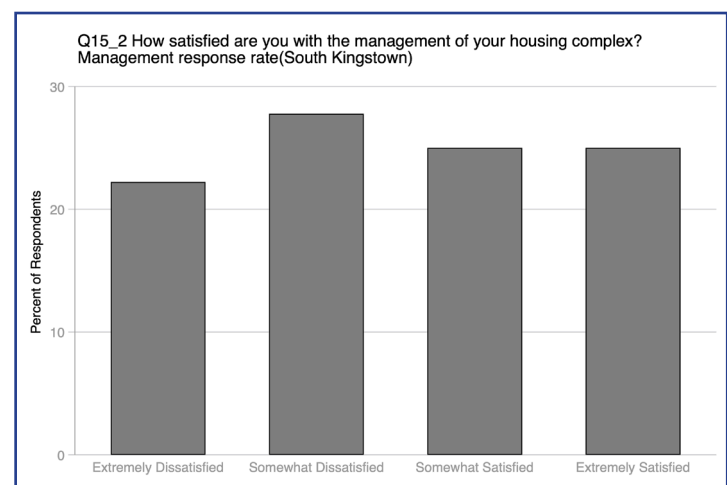


South Kingstown Public Housing Developments

## Question 15-2 How satisfied are you with the management of your housing complex? Management response rate ...

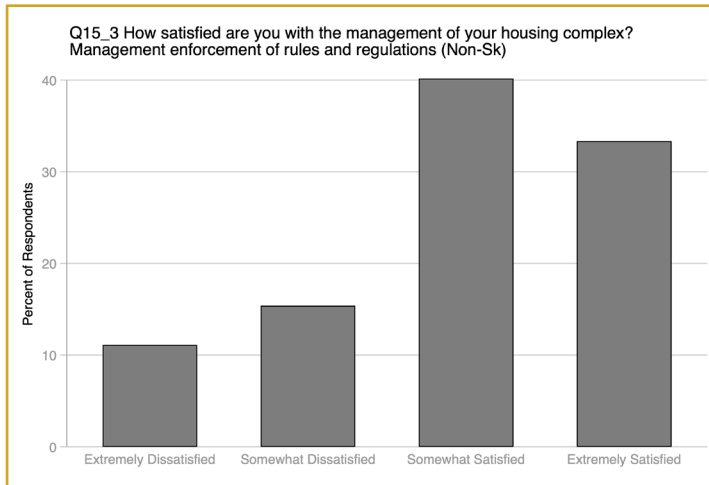


All Public Housing Developments

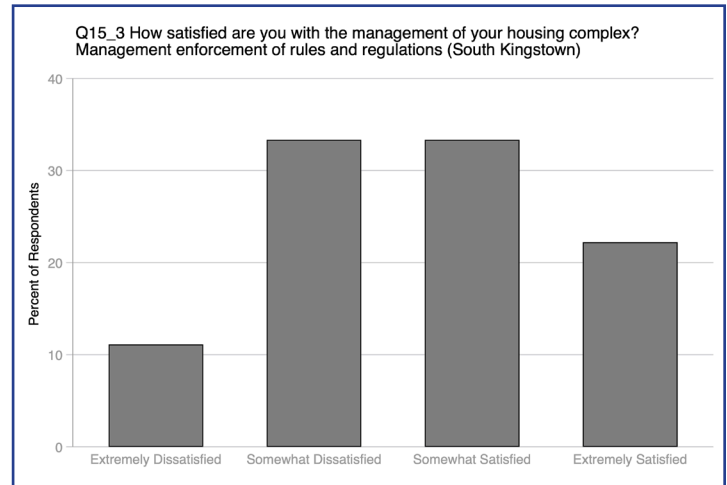


South Kingstown Public Housing Developments

**Question 15-3    How satisfied are you with the management of your housing complex?  
Management enforcement of the rules ...**

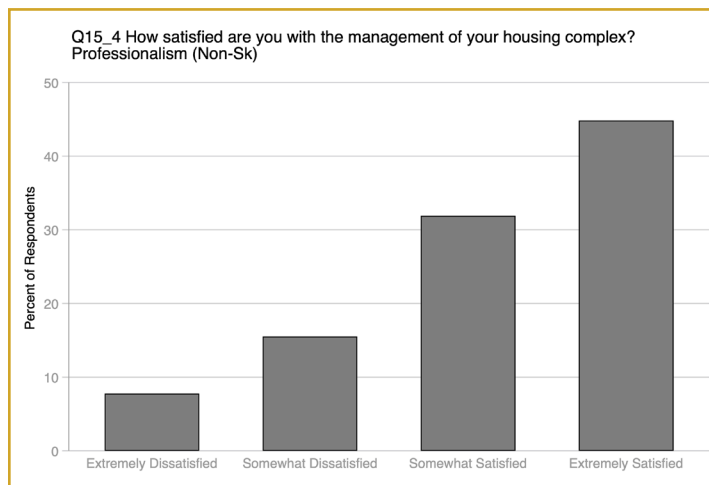


*All Public Housing Developments*

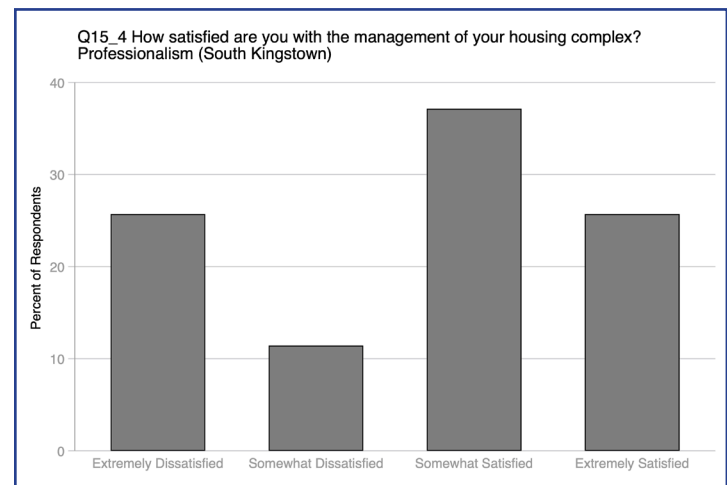


*South Kingstown Public Housing Developments*

**Question 15-4    How satisfied are you with the management of your housing complex?  
Professionalism ...**

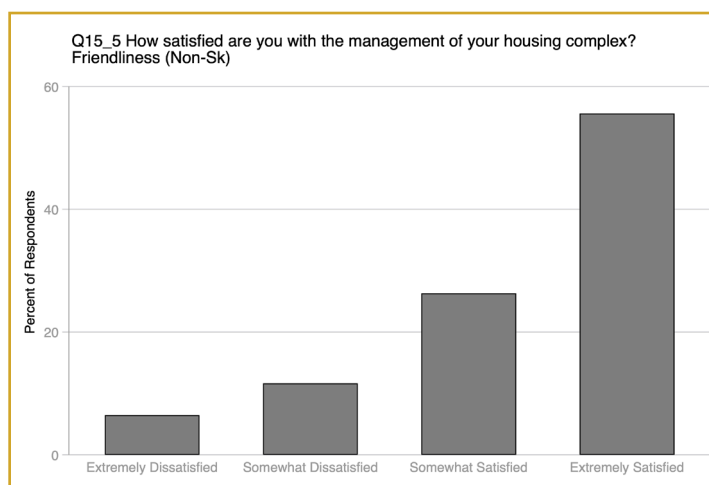


*All Public Housing Developments*

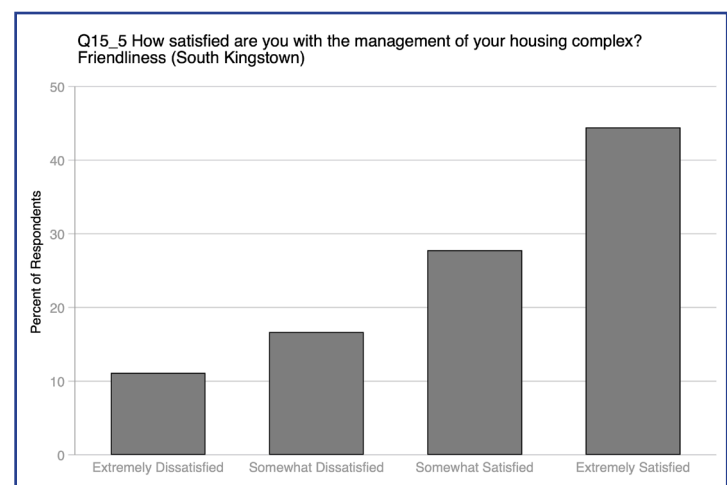


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**Question 15-5    How satisfied are you with the management of your housing complex?  
Friendliness ...**



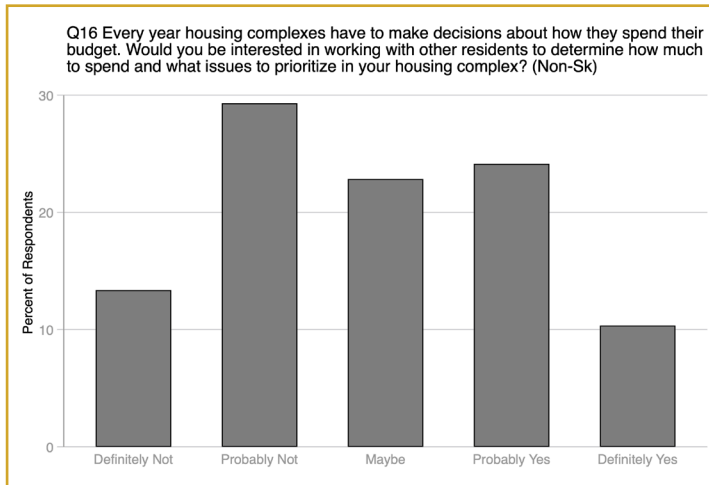
*All Public Housing Developments*



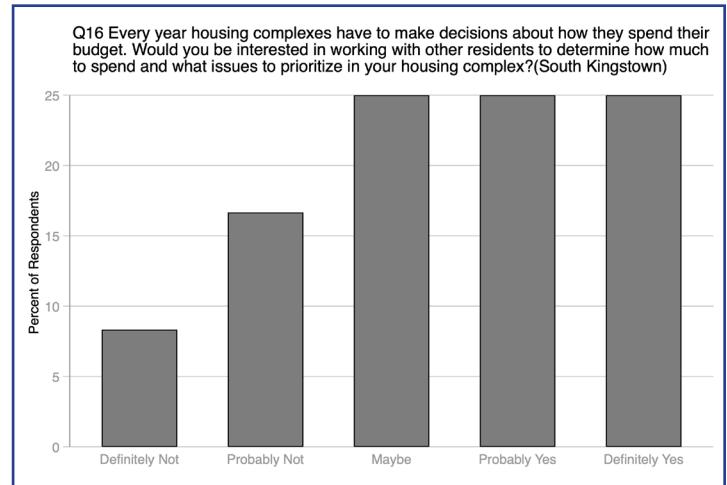
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## Question 16

Would you be interested in working with other residents to determine how much to spend and what issues to prioritize in your housing complex?



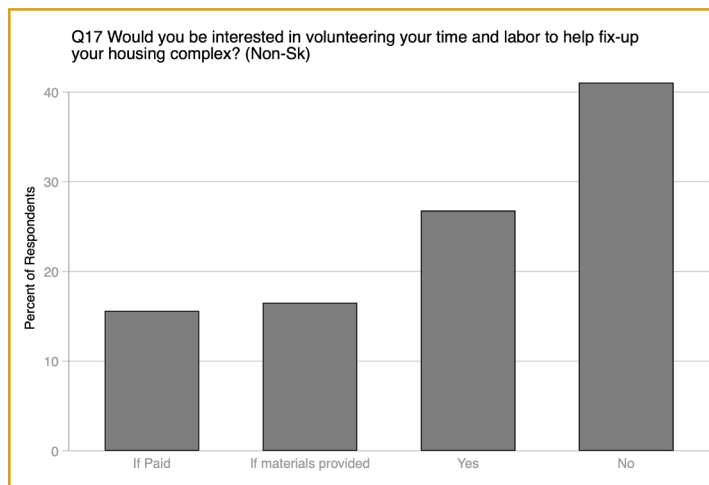
All Public Housing Developments



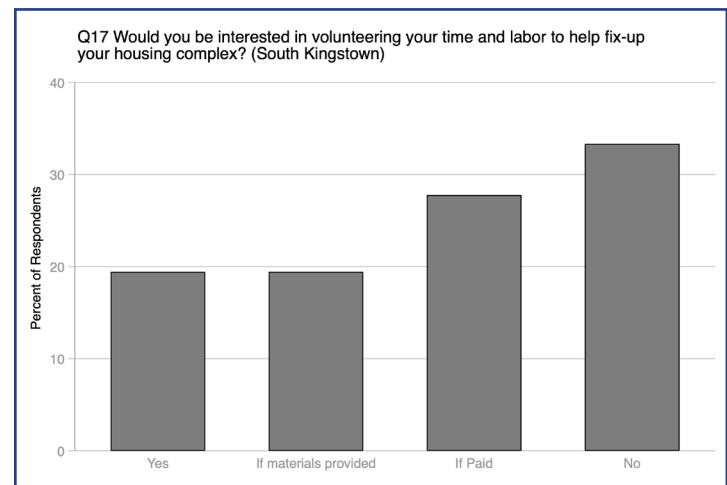
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## Question 17

Would you be interested in volunteering your time and labor to help fix-up your housing complex?



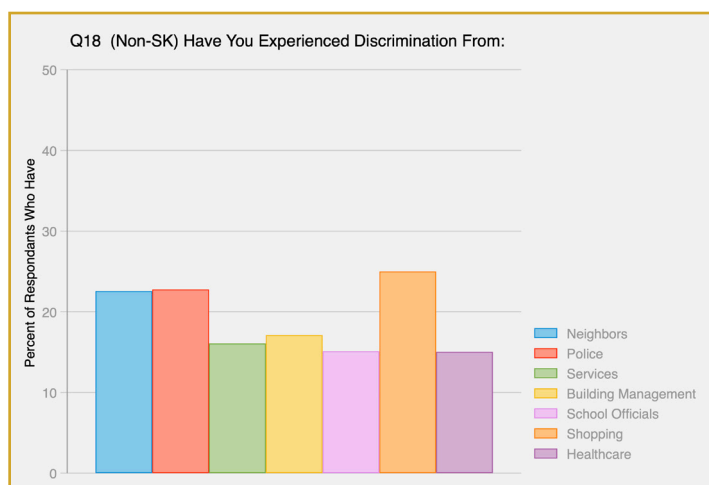
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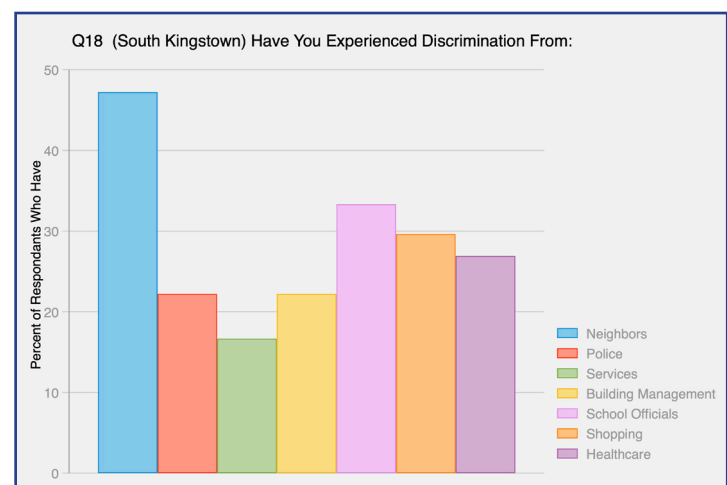
South Kingstown Public Housing Developments

## Question 18

Have you ever personally experienced discrimination or been treated unfairly while engaging in the following activities or with the following people:

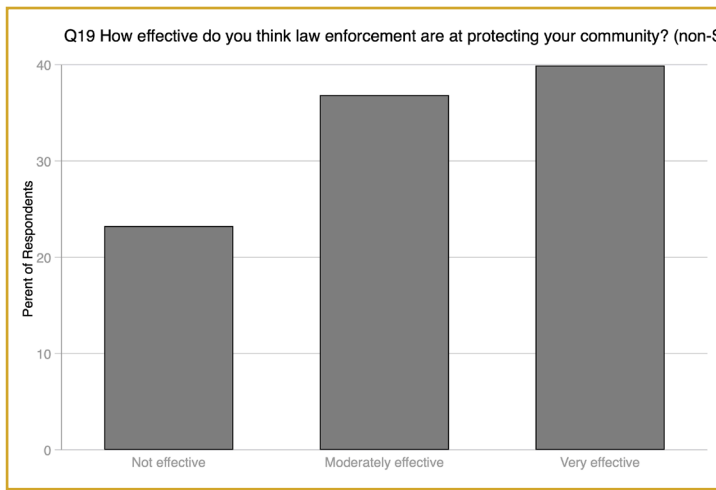


All Public Housing Developments

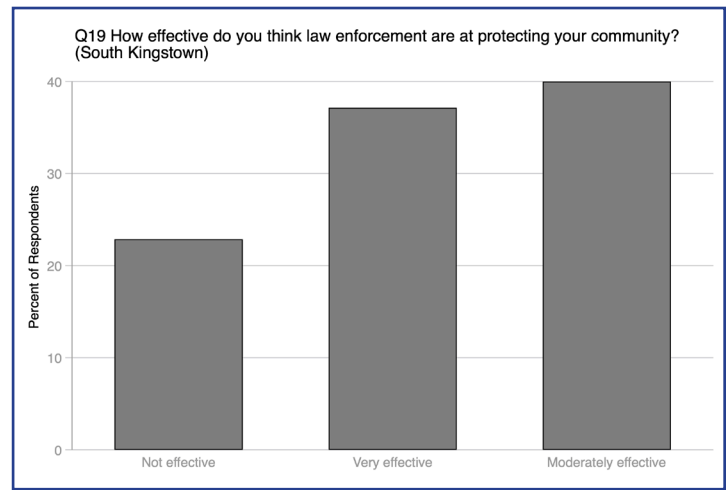


South Kingstown Public Housing Developments

## Question 19      How effective do you think law enforcement are at protecting your community?

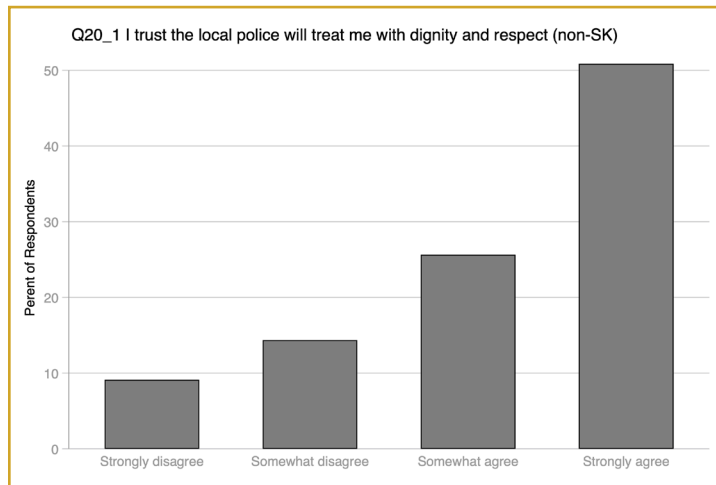


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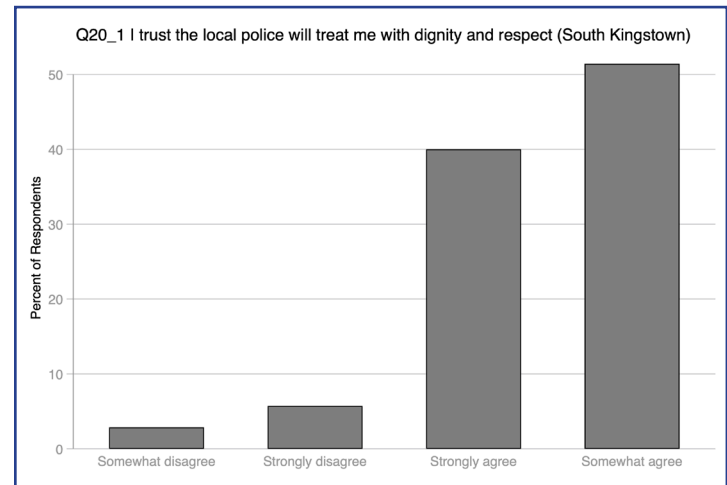


South Kingstown Public Housing Developments

## Question 20-1      Please indicate whether you agree or disagree with the following statement: I trust the local police will treat me with dignity and respect ...

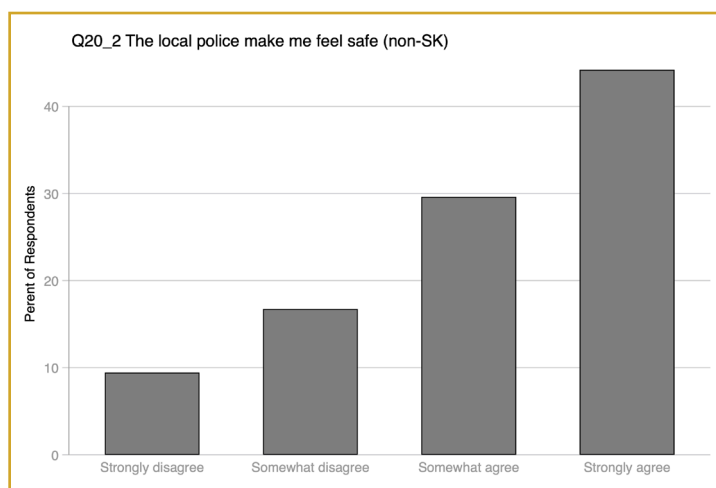


All Public Housing Developments

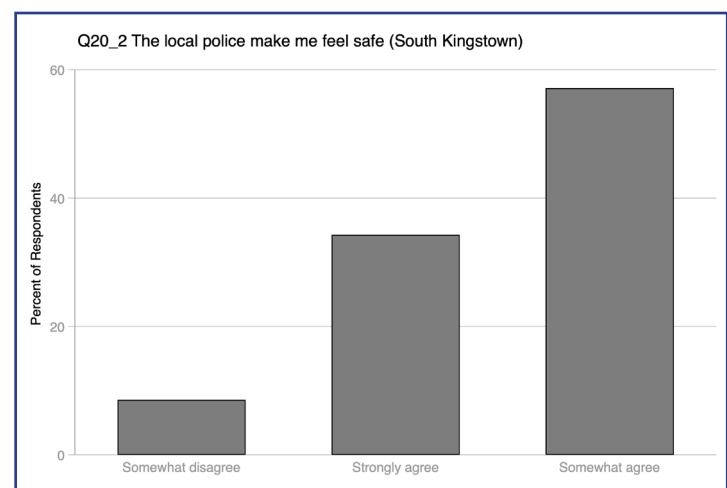


South Kingstown Public Housing Developments

## Question 20-2      Please indicate whether you agree or disagree with the following statement: The local police make me feel safe ...

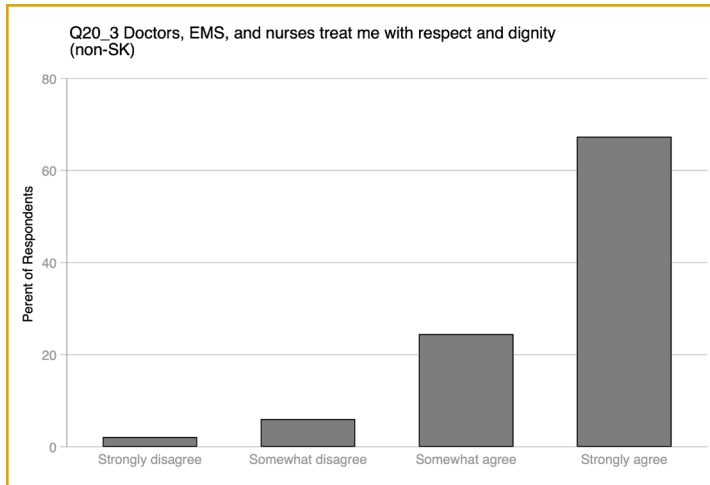


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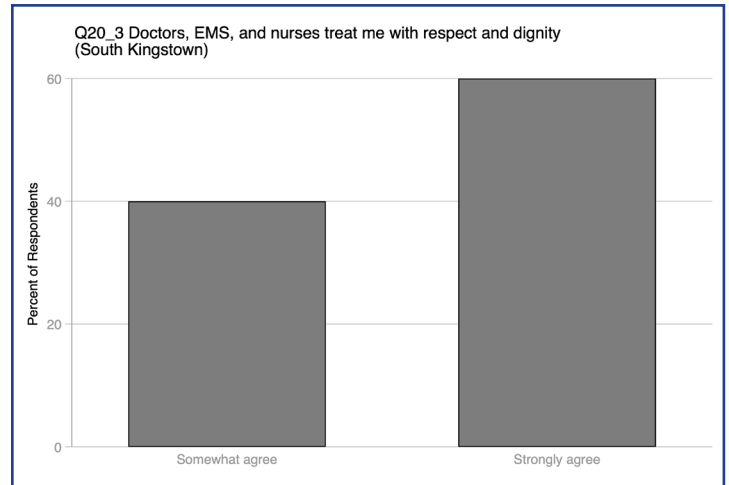


South Kingstown Public Housing Developments

**Question 20-3 Please indicate whether you agree or disagree with the following statement:  
Doctors, EMS, and nurses treat me with respect and dignity ...**

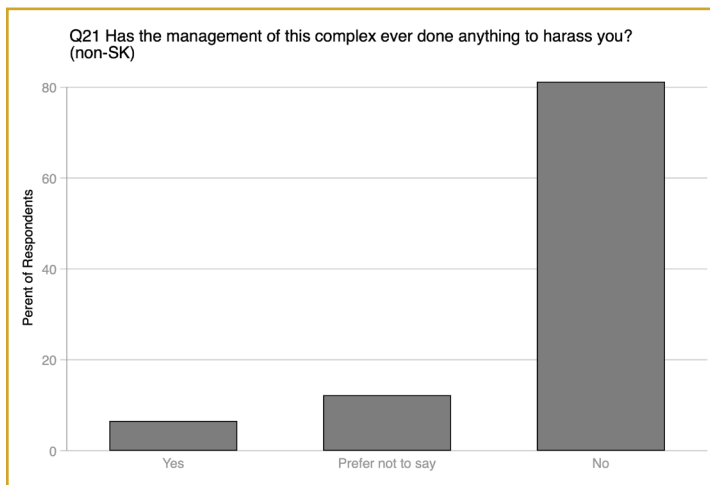


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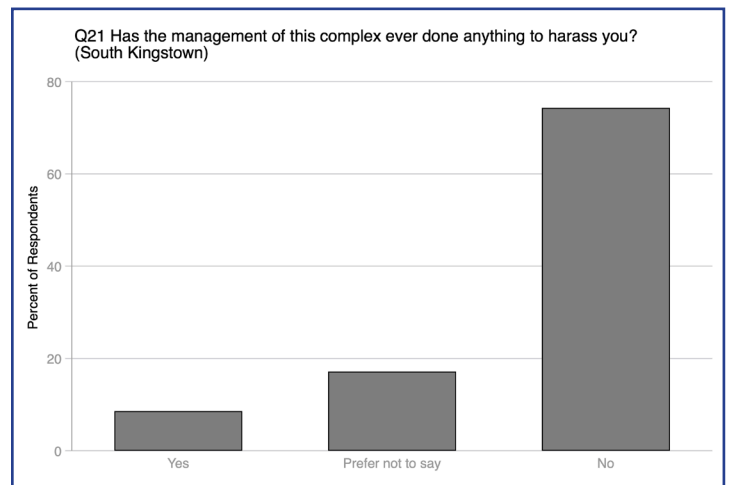


South Kingstown Public Housing Developments

**Question 21 Has the management of this complex ever done anything to harass you?**

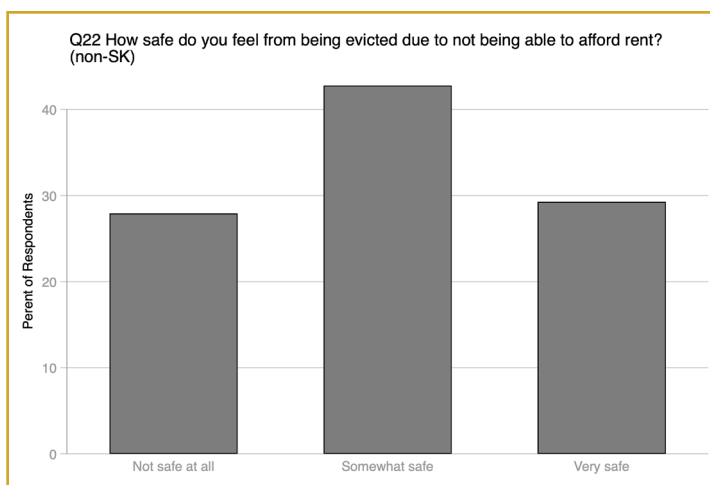


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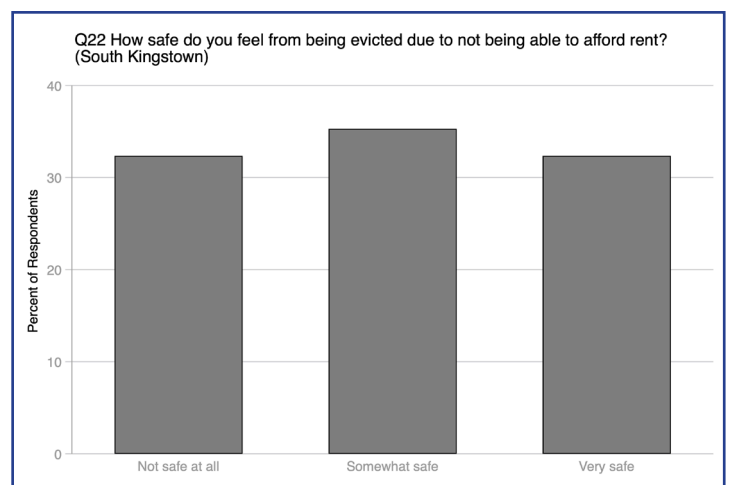


South Kingstown Public Housing Developments

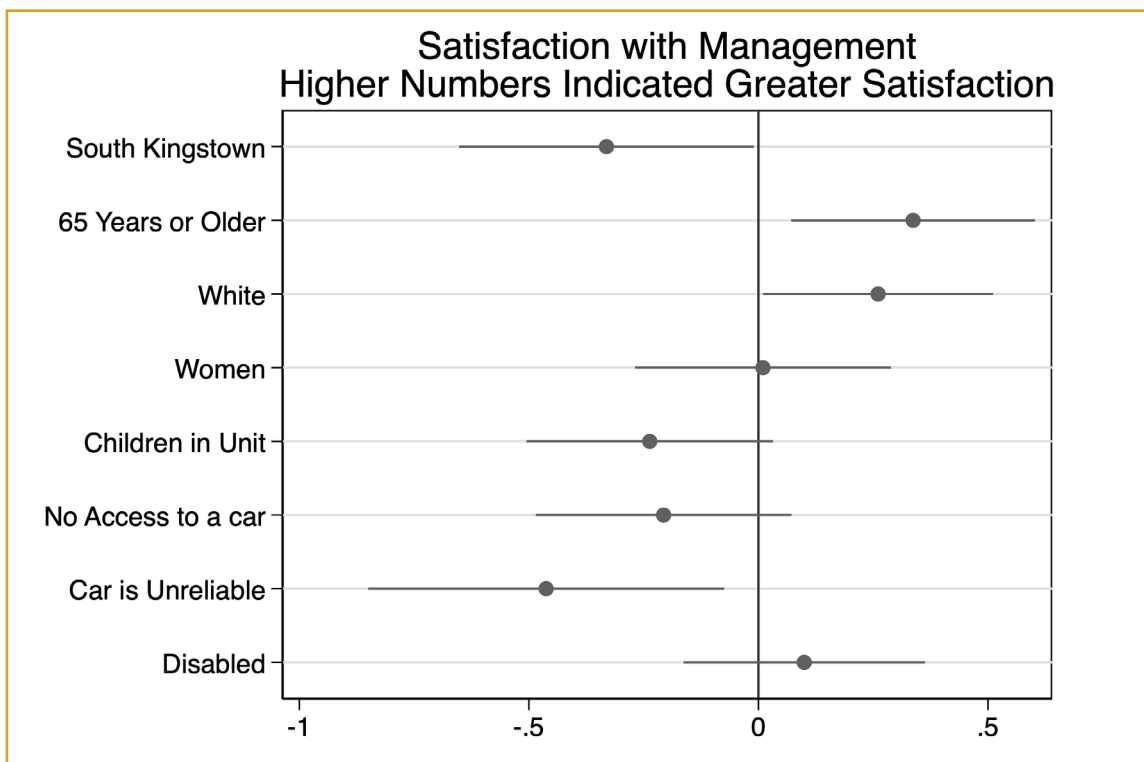
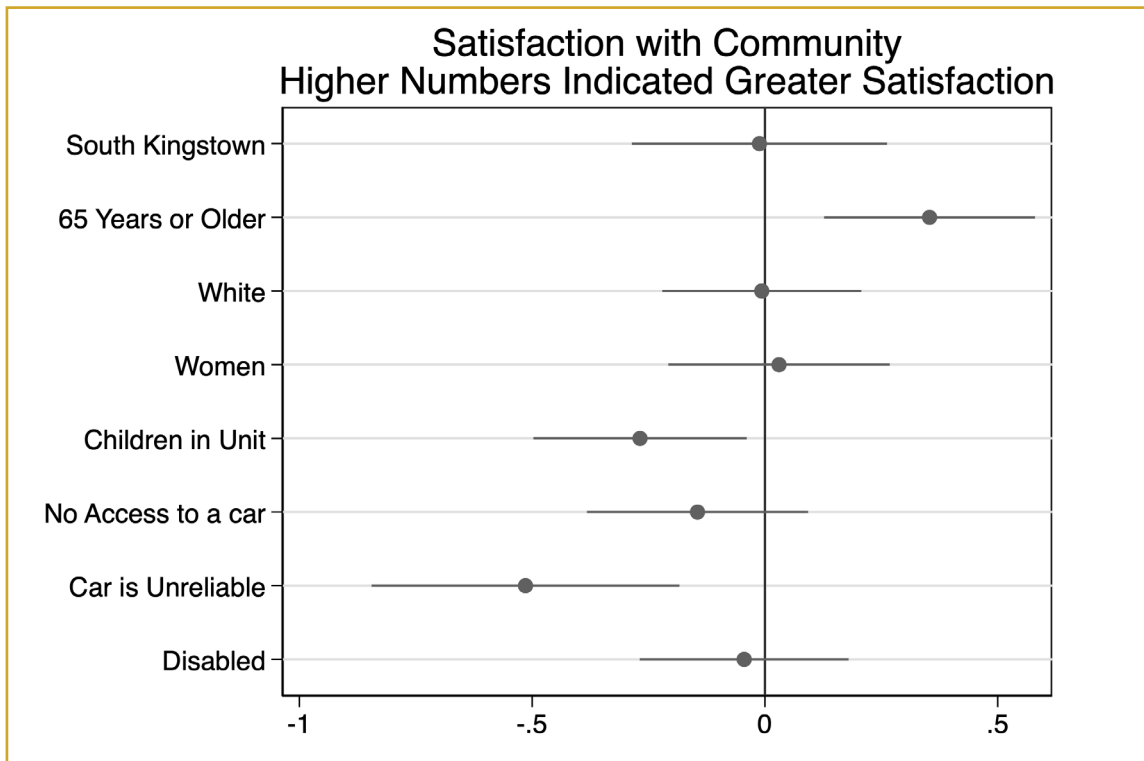
**Question 22 How safe do you feel from being evicted due to not being able to afford rent?**



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South Kingstown Public Housing Developments



The *South Kingstown* variable indicates that individuals in public housing developments in South Kingstown are significantly more or less happy compared to public housing residents throughout the state. The *White* variable indicates whether white individuals are significantly more satisfied compared to non-white individuals. *Women* indicates whether women are more satisfied compared to men. *Child* indicates whether individuals in a household with at least one child are more or less satisfied compared to households without children. *No Access to Car* indicates whether individuals without access to a car are more or less satisfied compared to those with access. *Unreliable car* indicates whether individuals with an unreliable car (if they have access) compare to those with a reliable car. *Disabled* indicates how those with disabilities experience public housing compared to those without disabilities.

