

Housing Needs Assessment Survey

For Coos Bay/North Bend

Final Report

Prepared for:

**Affordable Housing Opportunity Partnership
Coos Bay, North Bend, and Surrounding Urbanized Areas
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Prepared by:

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Acknowledgments

The Community Planning Workshop (CPW) thanks to Wal-Mart Stores for their generous donation of gift certificates used as survey incentives.

A very special thank you to all of the survey respondents that took their time to complete the Housing Needs Survey.

Executive Summary

Background

Shoji Planning and Development is conducting a housing needs assessment for the Affordable Housing Opportunity Partnership in the Coos Bay/North Bend area. Housing needs assessments typically include information about housing characteristics and condition, household characteristics, and cost of housing. The most complete and reliable source of housing data is the U.S. Census of Population and Housing. The Census, however, is conducted every 10 years and was last conducted in 1990. It is probable that many characteristics of the Coos Bay/North Bend communities have changed since that time.

Recognizing the limitations of available data sets, the Affordable Housing Opportunity Partnership desired to implement a household survey to gather current data on housing and demographic characteristics. The Partnership contracted the University of Oregon's Community Planning Workshop (CPW) to implement the survey. CPW used the questions generated by the Partnership and previous housing surveys conducted by CPW to develop a draft survey questionnaire for review and comment by Shoji Planning and the Affordable Housing Partnership. Questions were selected based upon their relevance and importance with respect to providing current housing data, consistent with the U.S. Census on key housing indicators in Coos Bay/North Bend. Following revision, the final version of the survey included information on:

- Household demographics including age, employment, education, gender, and household size;
- Crowding;
- Length of residency;
- Age and condition of housing;
- Rental value of current housing;
- Household income and cost burden;
- Barriers to home ownership

We provide a copy of the survey instrument in **Appendix A: Coos Bay/North Bend Housing Needs Assessment Survey Instrument**.

Methodology

We used the Oregon Department of Motor Vehicles (DMV) driver's license list to draw our initial sample of 1,550 addresses. The intended sample size for the first mailing was 1,000 households. Using a function in *Microsoft Access 2000*, we were able to cross-reference the DMV sample list with the United Postal Service address list, which enabled us to eliminate addresses that were no longer current or correct. This process decreased our address list to

around 1,470. The next step involved deleting from our list those addresses that were located outside the city limits of Coos Bay/North Bend. We downloaded a map of Coos Bay/North Bend and the surrounding areas from the Oregon Department of Transportation homepage (<http://www.odot.state.or.us/>). Using that map, we determined which streets were outside the Urban Growth Boundary (UGB), and eliminated addresses from our list that contained those street names. This process decreased our list to approximately 1,200 addresses. To arrive at our target sample size of 1,000, we deleted every 6th address from the list.

Table 1-1 shows the sample composition and response rate for the Coos Bay/North Bend Housing Needs Assessment Survey. The first-mailing included 1,000 surveys, of which we received 168 completed surveys back. A total of 128 surveys were returned by the Post Office as undeliverable. The second-mailing included 800 surveys, 700 of which went to first-mailing addresses from whom we had not heard. The remaining 100 second-mailing surveys were mailed to new addresses pulled from the DMV driver's license list. Together, the first and second mailings consisted of a total of 1,800 surveys to 1,100 households. We obtained 243 valid responses for a response rate of 26.0 percent.

Table 1-1
Sample Composition and Response Rate

Mailing	Surveys Mailed	# of New Addresses	Survey Response	Undeliverables	Response Rate
First	1,000	1,000	168	129	19.3%
Second	800	100	75	35	9.8%
Total	1,800	1,100	243	164	26.0%

Note: The second-mailing included 800 surveys, 700 of which went to households that were included in the first-mailing but from whom we had not heard. 100 of the second-mailing surveys went to new addresses pulled from the DMV driver's license list.

Based on the population of Coos Bay/North Bend households, this response rate allows us to infer the survey results to the entire population of Coos Bay/North Bend households at a 90 percent confidence interval at a ± 5 percent margin of error. What this means is that if the survey were administered 100 times, the results would be the same 90 of the 100 times.

Findings

Following is a summary of the results from the Coos Bay/North Bend Housing Needs Assessment Survey. This section includes demographic characteristics, housing condition, housing cost and household income, and housing needs.

Housing Characteristics and Conditions

- About 71% of survey respondents in Coos Bay/North Bend own or are buying their home, while 23% of those surveyed rent their home. Slightly more than 6% indicated they occupy their housing without payment of rent.

- Nearly 69% of respondents indicated that they reside in a single family dwelling, while 17% live in mobile or manufactured homes, and 9% live in apartments (i.e. structures with 3 or more units).
- The majority of respondents (59%) live in dwellings with between four and six rooms. The average number of rooms per dwelling was slightly more than five.
- Dwellings with two or three bedrooms are the most common. Nearly 77% of survey respondents reported living in dwellings with two or three bedrooms. The average number of bedrooms reported by survey respondents was 2.8.
- Slightly more than 40% of dwelling units were built in or before the year 1960.
- The average owner paid about \$75 more per month for housing than the average renter did. The overall average housing cost per month was \$470.
- The average monthly household income was \$2,929. The median was \$2,500.
- Almost 80% of respondents spent \$200 or less on utilities each month. The average monthly payment was \$175.
- Among renters, over 72% of respondents experience cost burden (paying more than 30% of monthly income for housing) and over 36% experience severe cost burden (paying more than 50% of monthly income for housing). Among owners, 25% of respondents experience cost burden and over 8% experience severe cost burden. In total, 38% of survey respondents experience cost burden and 16% experience severe cost burden.
- About 77% of respondents indicated that they use electricity to heat their homes, while 29% indicated that they use wood.
- A majority (78%) of respondents indicated that their dwelling was in either “Excellent” or “Good” condition overall. About 22% of respondents indicated that their dwelling was in either “Fair” or “Poor” condition overall.

Housing Needs

- Almost 63% of respondents had lived in their current dwelling for 10 or fewer years. Over 13% had lived in their current dwelling for one year or less. The average length of residency in Coos Bay/North Bend was just over 11 years.
- Almost 80% of respondents indicated that their current dwelling adequately meets their housing needs. Slightly more than 14% of respondents indicated that their current dwelling was too small, and 10% that their current dwelling is too expensive.
- If they were to move in the next five years, 72% of respondents would want to buy their next dwelling. About 8% would want to rent, and almost 20% are uncertain.

- More than 53% of respondents indicated that they expect their present dwelling to adequately meet their housing needs in five years. About 20% indicated that they expected to require a large single family dwelling (three or more bedrooms), 12% a small single family dwelling.
- Of those survey respondents that indicated a desire to move (about 44%), 28% had not done so because housing costs are too high. The cost of moving had deterred 16% of respondents from moving and the inability to afford first and last month's rent and/or a security deposit had kept 15% of respondents from moving.

Household Characteristics and Demographics

- About 56% of survey respondents came from households of 2 or fewer persons. The average household size was 2.5 persons, and the median household size was 2 persons.
- Almost 25% of persons in the households were 17 years of age or less, and 23% were 60 years of age or more.
- Almost 61% of respondents indicated that they lived closest to Coos Bay, almost 37% to North Bend. These figures represent the same proportions as indicated in the 1990 U.S. Census. According to the Census, 61% of the Coos Bay/North Bend population was made up of Coos Bay residents, 39% of North Bend residents.
- Almost 33% of respondents were 61 years of age or older. Data from the 1990 U.S. Census indicates that roughly 21% of Coos Bay/North Bend Residents were 61 years of age or older. This suggests that the typical survey respondent is older than the average Coos Bay/North Bend resident is. Our survey sample, however, did not include persons under age 18. The average age of survey respondent was 50.5, and the median age was 51.
- About 56% of respondents indicated they were female, and 44% indicated they were male. This is not a surprising result; CPW typically receives a higher percentage of household surveys completed by female householders. The 1990 U.S. Census indicates that 52% of Coos Bay/North Bend residents were female, 48% male.
- Almost 62% of respondents indicated that they had at least "some college", while 11% had done post graduate work.
- More than 58% of respondents earned their income from wage or salary employment. Nearly 35% received Social Security income, while 24% received other retirement income, and 19% were self-employed.
- More than 46% of respondents had household income of less than \$30,000, while 19% had household incomes of \$60,000 or more. Notably 11% had household incomes of less than \$10,000.

Selected Comments from Survey Respondents

- I like to see some new creative designs for couples or singles that could be built in a community area with appropriate recreation and social facilities included.
- Would like to see natural gas come into our area! It would benefit this community and all the people who reside in it!
- There is far too much low income and subsidized housing in Coos Bay - North Bend. No more is needed. It is breaking independent property owners.
- We have children & grandchildren and I think we are badly in need of more affordable housing for this community. By that, I mean according to jobs & cost of living in this area.
- Wish there were nice town houses or condos in this area. There are essentially none.
- More upscale condominium housing would probably sell in Coos Bay/North Bend.
- The zoning law needs to be changed to include singlewide mobile homes in the city limits. I plan to buy a lot of my own to put my mobile home on. The zoning law will not let me put it in the city limits.

Chapter One: Introduction

Background

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Report Organization

This report is designed to be read on several levels. Readers who desire a brief overview of the research findings should read the Executive Summary. Further, each chapter ends with a discussion of key findings or conclusions. A more detailed assessment of housing conditions and needs are presented in chapters two through four.

This report is organized into four chapters including this chapter. The remainder of the report is organized as follows:

- **Chapter Two, Housing Characteristics and Conditions**, describes the housing stock in the community, provides a profile of income levels, portion of income spent on housing, and the availability and cost of housing by community.

- **Chapter Three, Housing Needs**, provides an analysis of housing needs in Coos Bay/North Bend based on major need indicators. We present an analysis of crowding, substandard housing conditions, and current and future housing needs.
- **Chapter Four, Household Characteristics and Demographics**, provides a profile of demographic characteristics of survey respondents and their households.

Two appendices provide more detailed information at the end of the report. These appendices include:

- **Appendix A, Coos Bay/North Bend Housing Needs Assessment Survey**, provides a copy of the survey instrument.
- **Appendix B, Transcript of Survey Comments**, lists comments respondents provided on the Coos Bay/North Bend Housing Needs Assessment Survey.

Chapter 2: Housing Characteristics and Conditions

Introduction

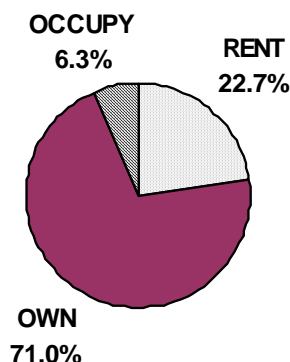
In this chapter we describe the characteristics and condition of housing in Coos Bay/North Bend. Housing characteristics are important because they allow an analysis of the existing housing stock and of households by housing type. Housing condition is important because it affects cost of housing and living conditions. Further, a housing condition analysis provides data on the quality of the housing stock, and whether rehabilitation programs should be considered.

Housing Characteristics and Conditions

Survey Question 1. Do you rent or own the home you live in?

Figure 2-1 shows that 71% of survey respondents in Coos Bay/North Bend own or are buying their home, while 23% of those surveyed rent their home. More than 6% indicated they occupy their housing without payment of rent.

Figure 2-1
Housing Tenure of Survey Respondents

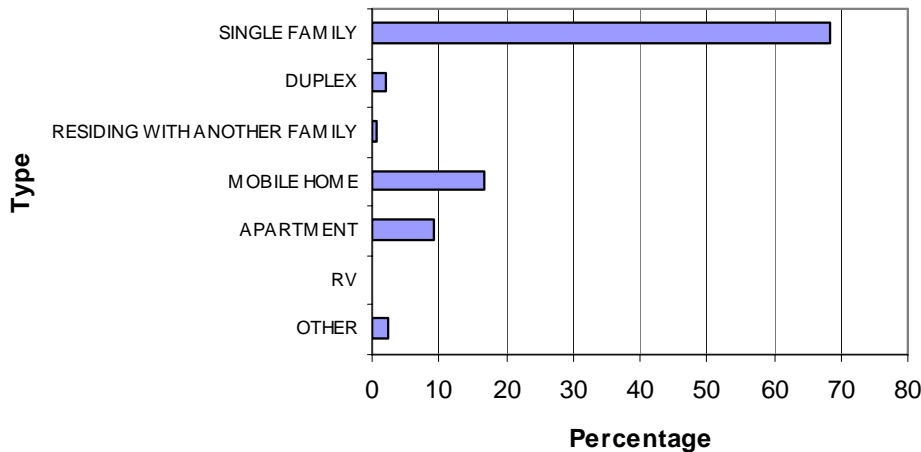


Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999.

Survey Question 2. What type of home do you live in?

Figure 2-2 shows occupied units by type as reported by survey respondents. Nearly 69% of respondents indicated that they reside in a single-family dwelling. More than 16% live in mobile or manufactured homes, and 9% live in apartments (i.e. structures with 3 or more units).

Figure 2-2
Type of Unit Occupied by Survey Respondents



Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999.

Survey Question 3. How many rooms do you have in your home? (do **not** count bathrooms, utility rooms, porches, hallways, foyers, or half rooms)

Table 2-1 shows the number of rooms and bedrooms per unit as reported by survey respondents. The majority of respondents (59%) live in dwellings with between four and six rooms. The average number of rooms per dwelling was slightly more than five.

Not surprisingly, dwellings with two or three bedrooms are the most common. Nearly 77% of survey respondents reported living in dwellings with two or three bedrooms. The average number of bedrooms reported by survey respondents was 2.8.

Table 2-1
Number of Rooms and Bedrooms Per Unit
As Reported by Survey Respondents

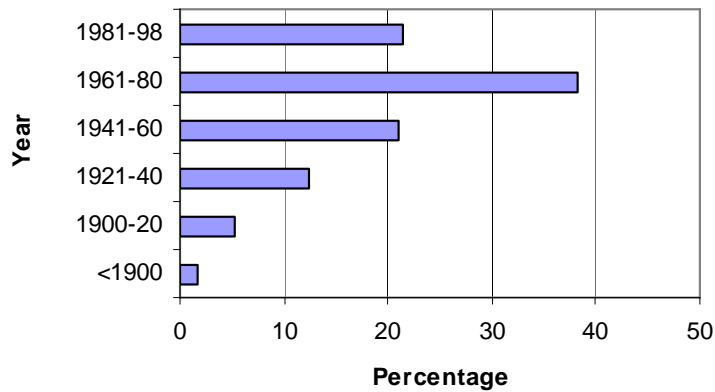
Rooms	Number of Rooms		Number of Bedrooms	
	Number of Respondents	Percent of Respondents	Number of Respondents	Percent of Respondents
1	3	1.2%	15	6.6%
2	9	3.7%	62	27.4%
3	17	7.1%	111	49.1%
4	35	14.5%	27	11.9%
5	49	20.3%	9	4.0%
6	60	24.9%	1	0.4%
7	37	15.4%	0	0.0%
8	13	5.4%	1	0.4%
9+	18	7.5%	0	0.0%
Total	241	100.00%	226	100.00%

Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999

Survey Question 4. Please estimate the year your home was built.

Figure 2-3 shows the age of dwelling units as reported by survey respondents. Slightly more than 40% of dwelling units were built in or before the year 1960.

Figure 2-3
Age of Dwelling Unit as Reported by Survey Respondents



Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999.

Survey Question 5. How much is the house payment/rent **PER MONTH** for the residence you live in **not including** utilities (e.g., water, garbage, sewage, gas, electricity, heating fuel)? If you live in a mobile home park, please include the amount you pay for your space. Please write "0" if you pay nothing.

Table 2-2 shows the gross housing payments for survey respondents. Note that the table does not include the "Occupy Without Payment" category, although these responses are reflected in the total. The data suggests that owners spend significantly higher sums on housing than renters. The average owner paid about \$75 more per month than the average renter did. The overall average housing cost per month was \$470.

Table 2-2
Gross Housing Payment Per Month for Survey Respondents

Payment	Renters		Owners		Total	
	Number of Respondents	Percentage of Respondents	Number of Respondents	Percentage of Respondents	Number of Respondents	Percentage of Respondents
Less than \$100	0	0.00%	23	17.0%	28	14.2%
\$100-\$199	6	11.11%	1	0.7%	7	3.6%
\$200-\$299	8	14.81%	17	12.6%	25	12.7%
\$300-\$399	6	11.11%	11	8.1%	17	8.6%
\$400-\$499	18	33.33%	11	8.1%	29	14.7%
\$500-\$599	9	16.67%	16	11.9%	25	12.7%
\$600-\$749	5	9.26%	32	23.7%	39	19.8%
\$750-\$999	2	3.70%	11	8.1%	14	7.1%
\$1,000 and over	0	0.00%	13	9.6%	13	6.6%
Total	54	100.00%	135	100.0%	197	100.0%
Average	\$421		\$497		\$470	
Median	\$443		\$510		\$460	

Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999

Survey Question 6. Is your rent subsidized?

Four percent of survey respondents indicated that all or part of their rent is subsidized. For those who received subsidies, the average subsidy size was around \$230.

Survey Question 7. How much is your household's **total monthly income** from all jobs and other sources *before* deductions?

Table 2-3 shows the monthly household income for survey respondents before any deductions. The average monthly household income was \$2,929. The median was \$2,500.

Table 2-3
Monthly Household Income of Survey Respondents

Income Level	Number of Respondents	Percentage of Respondents
\$0-\$1,000	39	19.2%
\$1,001-\$2,000	46	22.7%
\$2,001-\$3,000	40	19.7%
\$3,001-\$4,000	33	16.3%
\$4,001-\$5,000	20	9.9%
\$5,001-\$6,000	12	5.9%
\$6,001-\$7,000	4	2.0%
\$7,001-\$8,000	5	2.5%
\$8,001-\$9,000	0	0.0%
\$9,000 or More	4	2.0%
Total	203	100.0%

Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999

Survey Question 8. On average, how much is spent in your household **PER MONTH** for all utilities (e.g., water, garbage, sewage, gas, electricity, heating fuel -- do **not** include telephone)? Please write "0" if you pay nothing.

Table 2-4 shows the monthly household utility payment made by survey respondents. Almost 80% of respondents spend \$200 or less on utilities each month. The average monthly payment was \$175.

Table 2-4
Monthly Household Utility Payments by Survey Respondents

Payment	Number of Respondents	Percentage of Respondents
\$0-\$100	65	29.7%
\$101-\$200	108	49.3%
\$201-\$300	31	14.2%
\$301-\$500	9	4.1%
\$500 or More	6	2.7%
Total	219	100.0%

Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999

Income Spent on Housing

The total amount a household spends on housing is referred to as cost burden. Total housing expenses are generally defined to include payments and interest or rent, utilities, and insurance. HUD guidelines indicate that households paying 30 percent or more of their income on housing experience “cost burden” and households paying 50 percent or more of their income on housing experience “severe cost burden.”

Table 2-5 shows the percentage of income spent on housing by survey respondents. Note that the table does not include the “Occupy Without Payment” category, although these responses are reflected in the total. Among renters, over 72% of respondents experience cost burden and over 36% experience severe cost burden. Among owners, 25% of respondents experience cost burden and over 8% experience severe cost burden. In total, 38% of survey respondents experience cost burden and 16% experience severe cost burden.

Table 2-5
Percentage of Household Income Spent on Housing by Owners and Renters

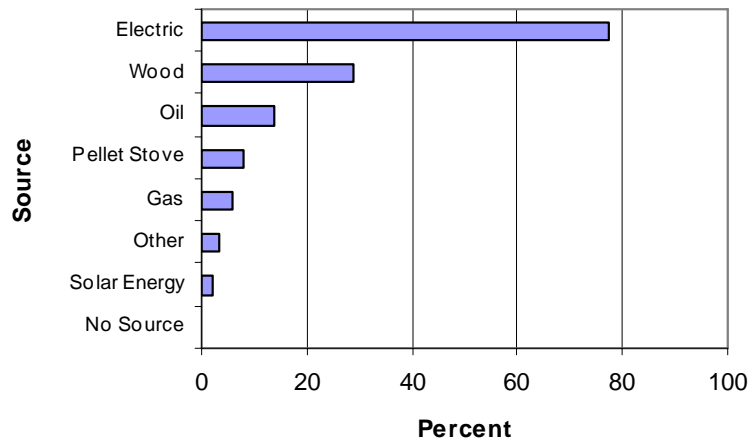
Percent of Income	Renters		Owners		Total	
	Number of Respondents	Percentage of Respondents	Number of Respondents	Percentage of Respondents	Number of Respondents	Percentage of Respondents
Less than 10%	0	0.0%	17	15.7%	20	12.3%
10-19%	4	8.5%	40	37.0%	46	28.4%
20-29%	9	19.1%	24	22.2%	35	21.6%
30-39%	9	19.1%	12	11.1%	21	13.0%
40-49%	8	17.0%	6	5.6%	14	8.6%
50% or More	17	36.2%	9	8.3%	26	16.0%
Total	47	100%	108	100%	162	100%
Cost Burden (30+%)	34	72.3%	27	25.0%	61	37.7%
Severe Cost Burden (50+%)	17	36.2%	9	8.3%	26	16.0%

Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999

Survey Question 9. How do you heat your home (check all that apply).

Figure 2-4 shows the source of heat as reported by survey respondents. More than 77% of respondents indicated that they use electricity to heat their homes. Nearly 29% indicated that they use wood as a source of heat.

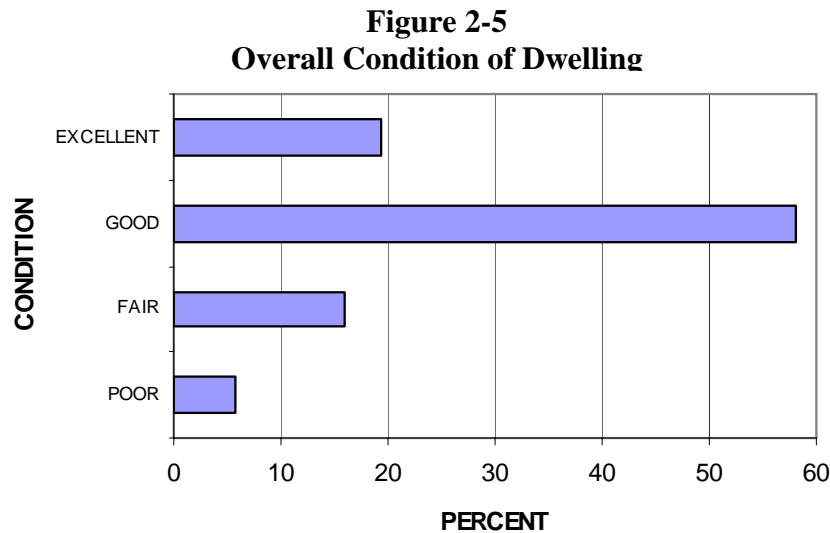
Figure 2-4
Source of Heat as Reported by Survey Respondents



Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999.

Survey Question 10. How would you rate the overall condition of your dwelling?

Figure 2-5 shows how respondents rated the overall condition of their dwelling. About 78% of respondents indicated that their dwelling was in either “Excellent” or “Good” condition overall. While 22% of respondents indicated that their dwelling was in either “Fair” or “Poor” condition overall.



Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999.

Key Findings

- 71% of survey respondents in Coos Bay/North Bend own or are buying their home, while 23% of those surveyed rent their home. Six percent indicated they occupy their housing without payment of rent.
- 69% of respondents indicated that they reside in a single-family dwelling, while 17% live in mobile or manufactured homes, and 9% live in apartments (i.e. structures with 3 or more units).
- The majority of respondents (59%) live in dwellings with between four and six rooms. The average number of rooms per dwelling was slightly more than five.
- Dwellings with two or three bedrooms are the most common. Nearly 77% of survey respondents reported living in dwellings with two or three bedrooms. The average number of bedrooms reported by survey respondents was 2.8.
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Chapter 3: Housing Needs

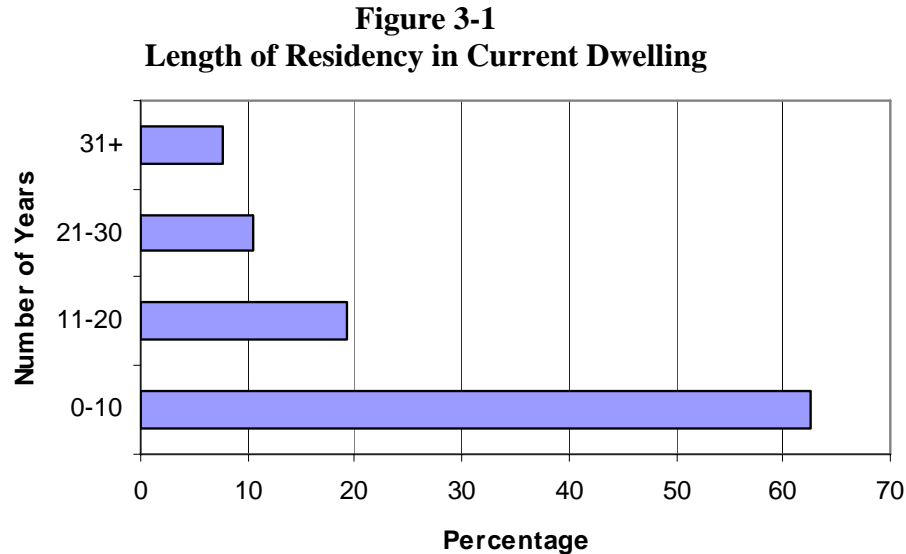
Introduction

In this chapter we describe the various housing needs, both current and future, that survey respondents have identified and expressed. Identifying housing needs is important because such information can help guide policy development and decision-making processes aimed at addressing and meeting these needs. Preserving and improving existing housing is crucial in providing affordable housing.

Housing Needs

Survey Question 11. How long have you lived in your present home?

Figure 3-1 shows the number of years survey respondents have lived in their respective current dwellings. Almost 63% of respondents have lived in their current dwelling for 10 or fewer years. Over 13% had lived in their current dwelling for one year or less. The average length of residency was just over 11 years.



Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999.

Survey Question 12. Check **all** statements that describe your current housing.

Table 3-1 contains a list of statements describing current housing conditions. Almost 80% of respondents indicated that their current dwelling adequately meets their housing needs. About 14% of respondents indicated that their current dwelling was too small, and 10% that their current dwelling is too expensive.

Table 3-1
Current Housing Conditions

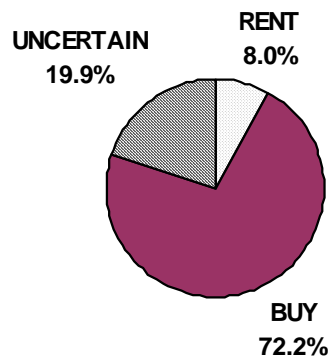
Statement	Number of Respondents	Percentage of Respondents
MEETS MY NEEDS	193	79.4%
PHYSICAL CONDITION NOT ADEQUATE	15	6.2%
LOCATION INCONVENIENT TO EMPLOYMENT	22	9.1%
LOCATION INCONVENIENT TO SERVICES	21	8.6%
DOES NOT ALLOW CHILDREN	11	4.5%
DOES NOT ALLOW PETS	16	6.6%
TOO SMALL	35	14.4%
TOO LARGE	6	2.5%
TOO EXPENSIVE	25	10.3%
NO PRIVACY	15	6.2%
OTHER	18	7.4%

Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999

Survey Question 13. Would you prefer to buy or rent your next residence?

Figure 3-2 shows the desired tenure of future dwellings by survey respondents. If they were to move, 72% of respondents would want to buy their next dwelling. About 8% would want to rent, and almost 20% are uncertain.

Figure 3-2
Desired Tenure of Future Dwelling by Survey Respondents



Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999.

Survey Question 14. In **FIVE** years, what type of housing do you think will best suit your needs?

Table 3-2 shows the housing needs that survey respondents expect to have in five years. More than 53% of respondents indicated that they expect their present dwelling to adequately meet their housing needs in five years. About 20% indicated that they expected to require a large single family dwelling, 12% a small single family dwelling.

**Table 3-2
Future Housing Needs**

Housing Type	Number of Respondents	Percentage of Respondents
PRESENT HOME	125	53.2%
LARGE SINGLE FAMILY	48	20.4%
SMALL SINGLE FAMILY	27	11.5%
ASSISTED CARE	8	3.4%
MOBILE HOME	11	4.7%
DUPLEX	2	0.9%
APARTMENT	4	1.7%
RETIREMENT COMPLEX	4	1.7%
OTHER	6	2.6%
Total	235	100.0%

Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999

Survey Question 15. If you want to move but feel you are unable to do so, what are the main reasons that you do not move? (Check **all** that apply)

Table 3-3 shows the reasons why those survey respondents that wish to move do not do so. Of those survey respondents that indicated a desire to move (about 44%), 28% have not done so because housing costs are too high. The cost of moving has deterred 16% of respondents from moving and the inability to afford first and last month's rent and/or a security deposit has kept 15% of respondents from moving.

**Table 3-3
Reasons for Not Moving**

Reason	Number of Respondents	Percentage of Respondents
DO NOT WANT TO MOVE	137	56.4%
HOUSING COSTS ARE TOO HIGH	68	28.0%
OTHER DEBTS	29	11.9%
COST OF MOVING	39	16.0%
CANNOT AFFORD FIRST AND LAST MONTH RENT, SECURITY DEPOSIT	37	15.2%
DIFFICULTY OF MOVING PERSONAL BELONGINGS	19	7.8%
CAN'T FIND HOUSING IN PREFERRED LOCATION	21	8.6%
CAN'T FIND PREFERRED TYPE OF HOUSING	15	6.2%
UNABLE TO FIND HOUSE IN SUITABLE CONDITION	10	4.1%
RESTRICTIONS WHICH DO NOT ALLOW CHILDREN	4	1.6%
RESTRICTIONS WHICH DO NOT ALLOW PETS	8	3.3%
LACK OF STEADY EMPLOYMENT INCOME	14	5.8%
LACK OF REFERENCES	5	2.1%
LACK OF TRANSPORTATION	4	1.6%
CAN'T FIND HOUSING FOR HOUSEHOLD MEMBER WITH PHYSICAL OR MENTAL DISABILITY	5	2.1%
OTHER	23	9.5%

Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999

Key Findings

- Almost 63% of respondents had lived in their current dwelling for 10 or fewer years. Over 13% had lived in their current dwelling for one year or less. The average length of residency was just over 11 years.
- Almost 80% of respondents indicated that their current dwelling adequately meets their housing needs. About 14% of respondents indicated that their current dwelling was too small, and 10% that their current dwelling is too expensive.
- If they were to move, 72% of respondents would want to buy their next dwelling. About 8% would want to rent, and almost 20% are uncertain.

- More than 53% of respondents indicated that they expect their present dwelling to adequately meet their housing needs in five years. About 20% indicated that they expected to require a large single family dwelling, 12% a small single family dwelling.
- Of those survey respondents that indicated a desire to move, 28% had not done so because housing costs are too high. The cost of moving had deterred 16% of respondents from moving and the inability to afford first and last month's rent and/or a security deposit had kept 15% of respondents from moving.

Chapter 4: Household Characteristics and Demographics

Introduction

In this chapter we describe the household characteristics and demographics of the survey respondents. Demographics and economic data are important factors in determining households' ability to find and retain housing. Age and household size influence housing needs and income affects an individual's ability to pay for housing.

Household Characteristics and Demographics

Survey Question 16. How many people that live in your household are? (please indicate the number for each category; if none enter zeros)

Table 4-1 shows the household size of survey respondents. About 56% of respondents came from households of 2 or fewer persons. The average household size was 2.5, and the median household size was 2.

Table 4-1
Household Size of Survey Respondents

Household Size	Number of Respondents	Percentage of Respondents
1	39	16.0%
2	98	40.3%
3	46	18.9%
4	34	14.0%
5	14	5.8%
6	3	1.2%
10	1	0.4%
Total	243	96.6%
Mean= 2.50		
Median= 2		

Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999

Table 4-2 shows the number of persons in households of survey respondents by age. Almost 25% of persons in the households were 17 years of age or less, and 23% were 60 years of age or more.

Table 4-2
Ages of Persons in Households of Survey Respondents

Age	Number of Persons in Households	Percentage
Less than 7	37	9.4%
7-17	61	15.5%
18-39	89	22.6%
40-59	116	29.4%
60 or More	91	23.1%
Total	394	100.0%

Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999

Survey Question 17. What city or community do you live in or live closest to?

This question asked respondents to indicate which community (i.e. Coos Bay or North Bend) they lived closest to. We wished to send surveys only to persons who resided within the Urban Growth Boundaries of Coos Bay or North Bend. Almost 61% of respondents indicated that they lived closest to Coos Bay, almost 37% to North Bend. These figures represent the same proportions as indicated in the 1990 U.S. Census. According to the Census, 61% of the Coos Bay/North Bend population was made up of Coos Bay residents, 39% North Bend residents.

Survey Question 18. What is your age?

Table 4-3 shows the age distribution of survey respondents. Almost 33% of respondents were 61 years of age or older. 1990 U.S. Census data indicates that roughly 21% of Coos Bay/North Bend Residents were 61 years of age or older. Our survey sample, however, did not include persons under the age of 18. Nonetheless, this result may suggest that the typical survey respondent is older than the average Coos Bay/North Bend resident. The average age of survey respondent was 50.5, and the median age was 51.

Table 4-3
Age of Survey Respondents

Age	Number of Respondents	Percentage of Respondents
Less than 20	9	3.8%
20-30	35	14.8%
31-40	29	12.2%
41-50	45	19.0%
51-60	41	17.3%
61-70	34	14.3%
70+	44	18.6%
Total	237	100.0%

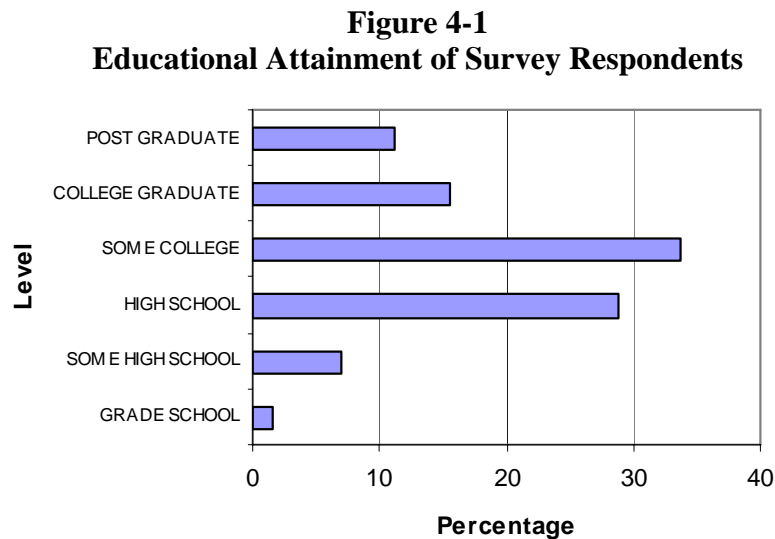
Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999

Survey Question 19. What is your gender?

This question asked survey respondents to indicate their gender. About 56% of respondents indicated they were female; 44% indicated they were male. 1990 U.S. Census indicates that 51.5% of Coos Bay/North Bend residents were female, 48.5% male. This suggests that a higher percentage of females responded to the survey than is represented by the entire population. This is a common result on household surveys completed by CPW. Female householders almost always account for a higher percentage of completed surveys than male householders. This suggests that females are more likely to fill out and return survey forms.

Survey Question 20. What is the highest level of education that you have completed?

Figure 4.1 shows the highest level of education completed by survey respondents. Almost 62% of respondents indicated that they had at least “some college”. About 11% had done post graduate work.

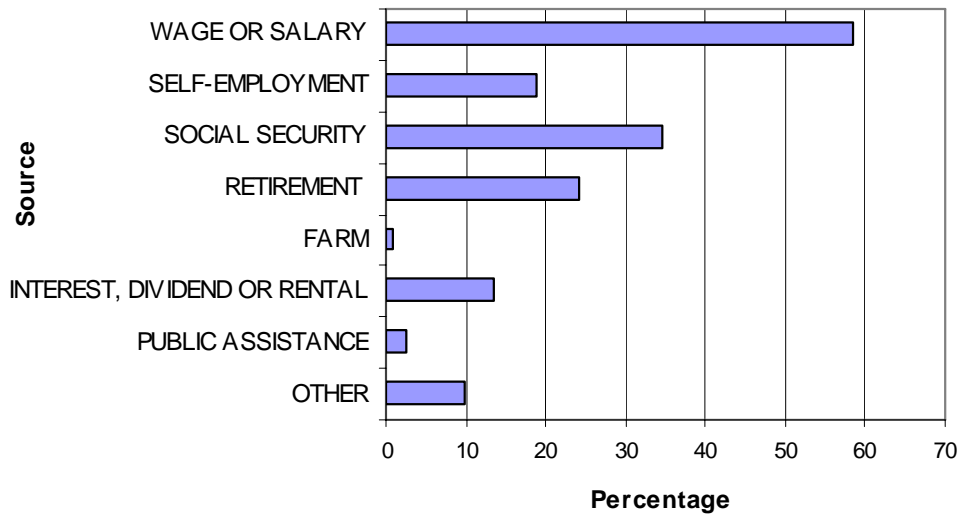


Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999.

Survey Question 21. Please indicate the sources of income in your household. (Check all that apply)

Figure 4-2 shows the sources of household income of survey respondents. Over 58% of respondents earned their income from wage or salary employment. Nearly 35% received Social Security income, while 24% received other retirement income, and 19% were self-employed.

Figure 4-2
Sources of Household Income of Survey Respondents

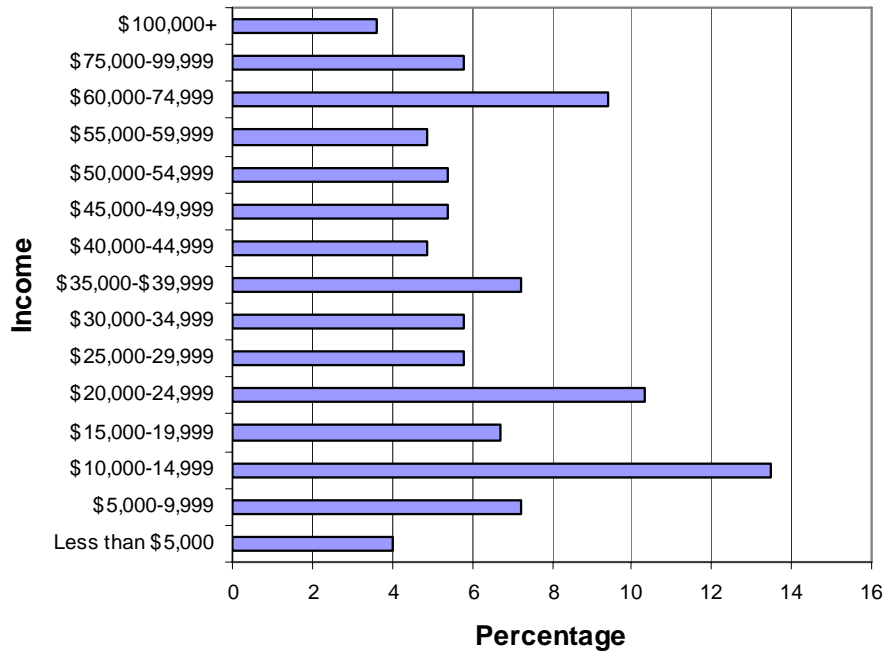


Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999.

Survey Question 22. Please indicate which of the following categories best describes your 1998 **TOTAL HOUSEHOLD INCOME**, before taxes:

Figure 4-3 shows the total household income of survey respondents before taxes for 1998. Over 46% of respondents had household income of less than \$30,000. Nearly 19% had household incomes of \$60,000 or more. Notably, 11% had household incomes of less than \$10,000.

Figure 4-3
Total Household Income of Survey Respondents



Source: Coos Bay/North Bend Housing Needs Assessment Survey, CPW, 1999.

Key Findings

- 56% of survey respondents came from households of 2 or fewer persons. The average household size was 2.5, and the median household size was 2.
- Almost 25% of persons in the households were 17 years of age or less, and 23% were 60 years of age or more.
- Almost 61% of respondents indicated that they lived closest to Coos Bay, almost 37% to North Bend. These figures represent the same proportions as indicated in the 1990 U.S. Census. According to the Census, 61.2% of the Coos Bay/North Bend population was made up of Coos Bay residents, 38.8% of North Bend residents.
- Almost 33% of respondents were 61 years of age or older. 1990 U.S. Census data indicates that roughly 21% of Coos Bay/North Bend Residents were 61 years of age or older. This

suggests that the typical survey respondent is older than the average Coos Bay/North Bend resident. The average age of survey respondent was 50.5, and the median age was 51.

- 56% of respondents indicated they were female; 43% indicated they were male. 1990 U.S. Census indicates that 51.5% of Coos Bay/North Bend residents were female, 48.5% male.
- Almost 62% of respondents indicated that they had at least “some college. More than 11% had done post graduate work.
- About 58% of respondents earned their income from wage or salary employment, while 35% received Social Security income. More than 24% received other retirement income, and 19% were self-employed.
- More than 46% of respondents had household income of less than \$30,000. Nearly 19% had household incomes of \$60,000 or more. Notably, 11% had household incomes of less than \$10,000.