

# Hawai'i Renters Survey 2013

## Part 2. Qualitative Findings Have Implications for a More Robust Housing Security Measure



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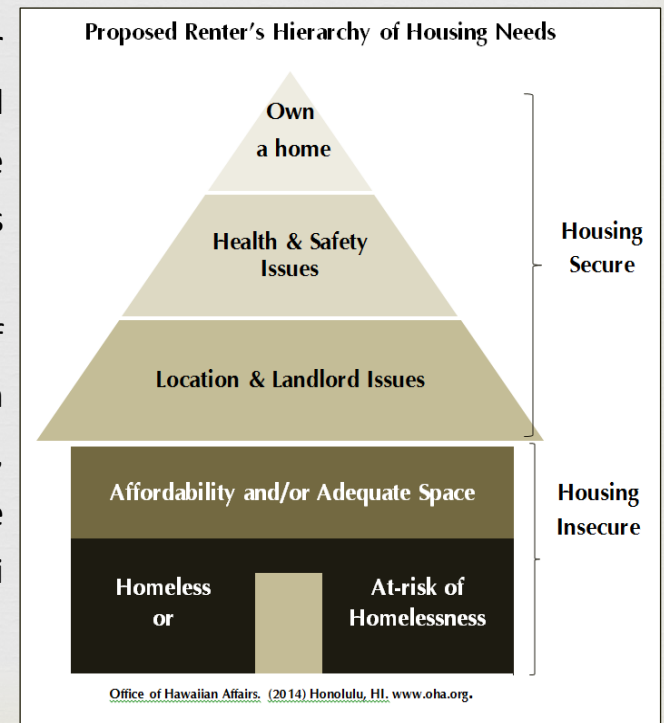
# ABSTRACT

**INTRODUCTION.** Although the right to housing - which essentially equates to housing security - is recognized by the United Nations, there is no single measure of housing security status. In the U.S. various indices are currently required to robustly assess housing security issues of the homeless, of renters and of homeowners.

**METHODOLOGY.** A proposed Hierarchy of Rental Housing Needs was developed using Constant Comparative Analysis of the Hawai'i Renters Study 2013 dataset, and by comparison of themes across groups.

**RESULTS.** Themes differentiated two levels of housing security labeled as housing secure and insecure. The insecure classification included the themes of homelessness/at-risk of homelessness, and the tradeoffs between affordability and adequate space. The housing secure classification included themes related to location and landlord, or health and safety issues. Quantification of housing themes verified differences in housing security classification by whether they were happy or unhappy with housing, by Section 8 status and across counties, but not by Native Hawaiian household status.

**IMPLICATIONS.** Findings indicate that the fundamental experience of housing insecurity is similar across ethnic groups studied, although families due to their size, may prioritize space over affordability. Thus, a more robust measure single measure of housing security may be possible and warranted for policy evaluation. A proposed Hawai'i Housing Security Matrix Measure, is presented for consideration.



# LIFT FOR DETAILS

## Data Collection:

See Part I. of Hawai'i Renters Survey 2013

## Qualitative Data Analysis:

- Constant Comparative Analysis of responses to “Why you were happy (or unhappy)” with your current rental unit?” was refined to 8 housing themes
- Cross tab analysis of themes was compared by Happy with Housing, Section 8, and Native Hawaiian Household status
- The Hierarchy of Rental Housing Needs was specifically aligned with quantitative and qualitative results from of those who they were “Unhappy while on a Section 8 Wait List” (Housing Insecure)

### A. Household Characteristics

Questions about #1 right now for any/all household members Circle or write in response below

Is your household currently receiving Section 8 assistance? Yes No, on list Don't Know

If you are on the wait list, how many YEARS have you been waiting?

Less than 1 1 2 3 4 5 or more

Including yourself, how many PEOPLE live in your household? 1 2 3 4 5 6 7 8 Other \_\_\_\_

Please indicate how many members of your household (INCLUDING yourself) there are at each age range:

0-4 \_\_\_\_ 5-11 \_\_\_\_ 12-17 \_\_\_\_ 18-24 \_\_\_\_ 25-34 \_\_\_\_

35-55 \_\_\_\_ 55-64 \_\_\_\_ 65-79 \_\_\_\_ 80+ \_\_\_\_

Is anyone in your household Native or part-HAWAIIAN? Yes No

Number of Native or part-Hawaiian family members \_\_\_\_

Please circle all the types of ASSISTANCE anyone in your household receives now:

Food stamps Unemployment Disability Social Security WIC School Meals

Work Comp Free Medical Food Pantry/Free Food Other (please describe): \_\_\_\_\_

What was your household EARNED INCOME in 2012? (no benefits) \$ \_\_\_\_\_/year

How much do you actually now SPEND on RENT each month? \$ \_\_\_\_\_/month

How much do you feel you can AFFORD to spend on rent? \$ \_\_\_\_\_/month

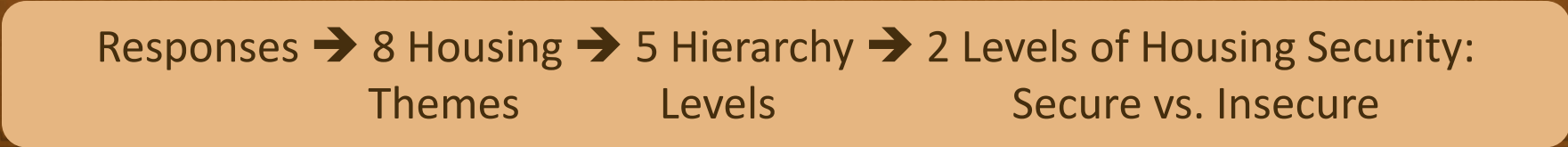
How much do you spend UTILITIES excluding cell phone a month \$ \_\_\_\_\_/month

How many BEDROOMS are there in the place you live in now? 0 1 2 3 Other \_\_\_\_

\*Does anyone living with you require an ADA compliant unit? Yes No

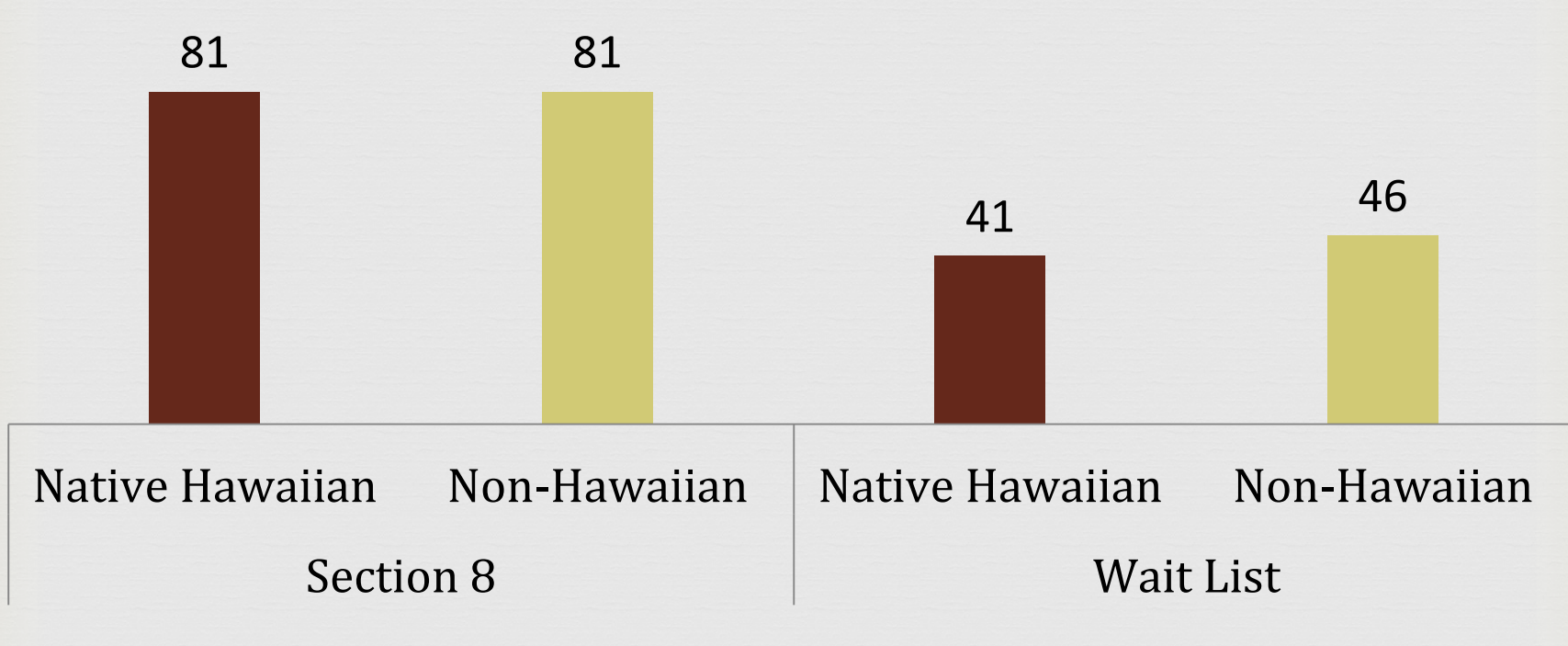
**Are you happy w/your current rental unit?**  
Yes No

**Please explain why or why not?**



# Finding #1. Section 8 Vouchers enhanced housing satisfaction → “Housing Security”

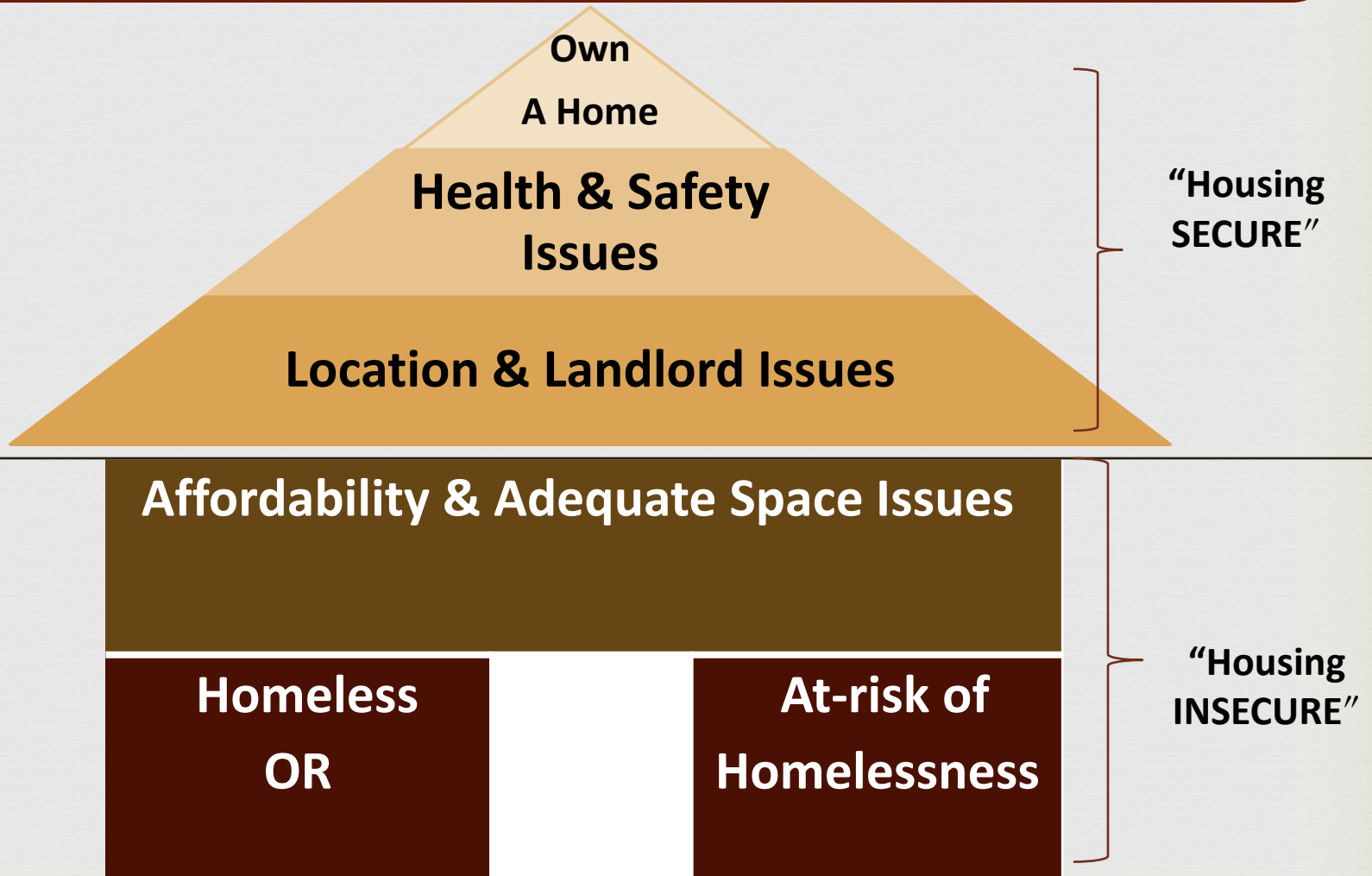
% Reporting they were “happy with current unit”



**Happiness with current housing (tantamount to housing security) was significantly associated with having a Section 8 voucher (*Pearson Chi Square=79, df=1, p < 0.001*) and did not vary with Native Hawaiian household status**

# RESULTS

Quantitative analysis of housing themes confirmed differences were linked to “happiness with housing” and household size, not ethnic background



Happy/unhappy *“responses”* were basis of hierarchy  
Using Constant Comparative Analysis: *Quotes ->8Themes->5Levels*

Responses to “Are you happy with your current rental unit (Yes or No)? Explain why or why not?”

***“Own home”***

***“Safety, Pests, Stairs, Asthma”***

***“Convenient Location”  
“Good (or Bad) Landlord”***

***“Too small. Not affordable. Struggling to pay.”***

***“Homeless”, “Live in Tent”  
“Don’t have home of my home”***

***“Housing SECURE”***

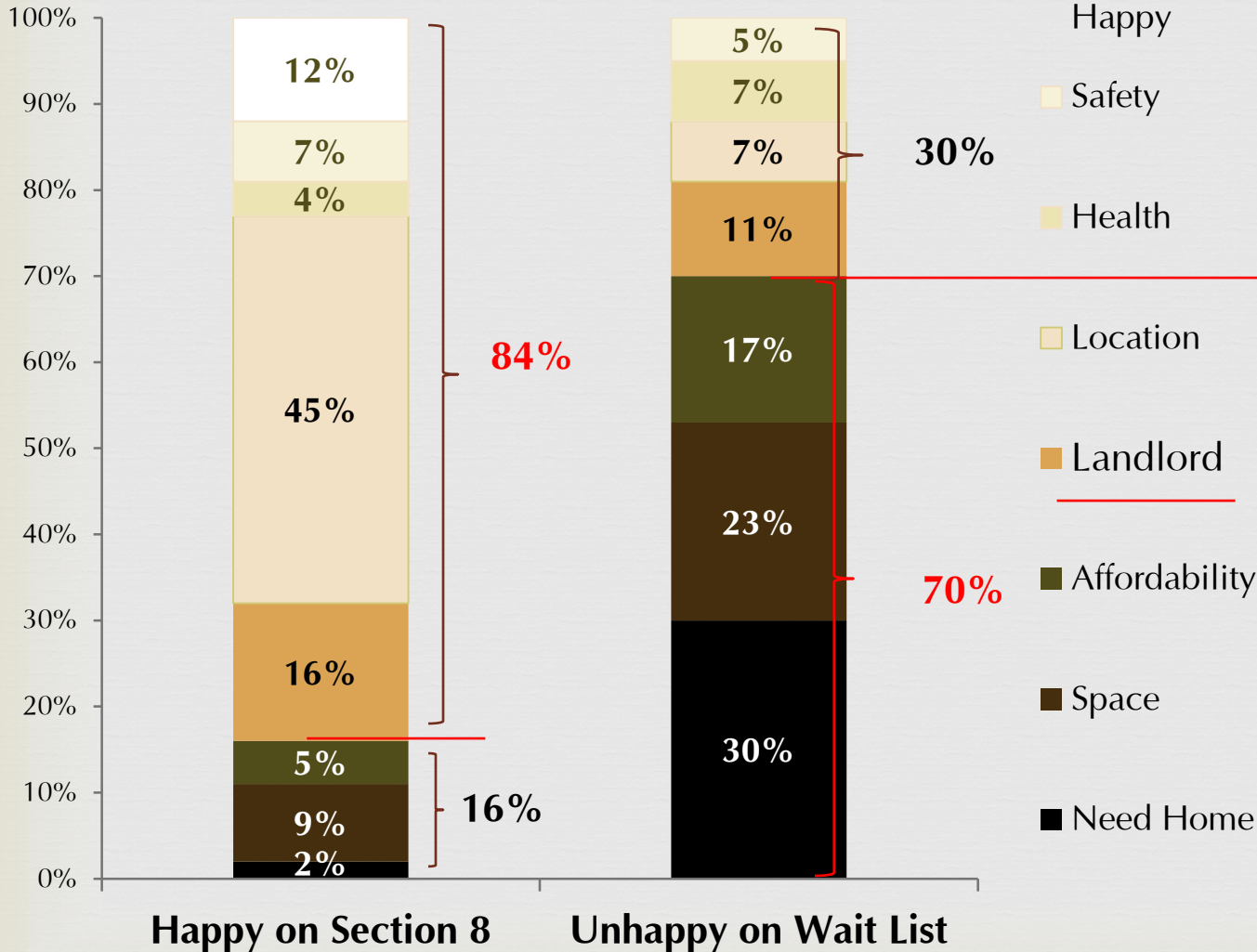
***“Housing INSECURE”***

# Difference explained by how happy (secure) a household was NOT by ethnic differences

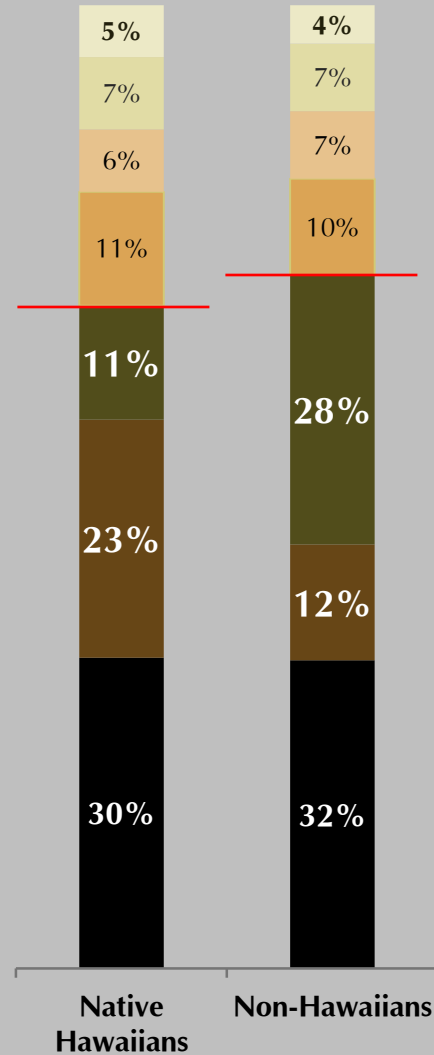
**84% Secure**  
when **Happy** on  
Section 8

Vs.

**70% Insecure:**  
**Unhappy** on Wait  
List



Difference between  
Hawaiians vs.  
Non-Hawaiians  
attributable to household  
size (space vs.  
affordability)



# Differences in the frequency of housing themes reported exist between counties

County	Rank	Unhappy with Housing	Happy with Housing
Hawai'i	1	<b>Need Home - 32%</b>	Good Location – 40%
	2	Enough Space - 20%	Affordable – 17%
	3	Affordable - 19%	<b>Need Home – 13%</b>
Kaua'i	1	Enough Space – 27%	Good Location – 37%
	2	<b>Landlord/Old – 19%</b>	Landlord/Old – 16%
	3	<b>Affordable – 15% + Safety - 15%</b>	Multiple Reasons – 16%
Maui	1	Enough Space – 28%	Good Location – 35%
	2	<b>Need Home – 22%</b>	Affordable – 25%
	3	Affordable – 19%	Enough Space – 19%
Honolulu	1	Enough Space – 26%	Good Location - 43%
	2	<b>Need Home - 23%</b>	Landlord/Old – 19%
	3	Landlord/Old – 15%	Multiple Reasons – 19%



# IMPLICATIONS

## A more robust housing security measure is possible

**Discussion.** Since housing security is multi-faceted (including aspects of homelessness, affordability, crowdedness, adequacy of the physical, etc.) it is difficult to assess the efficacy of policies designed to promote housing security. Findings suggest that because experience of housing security appears consistent across key ethnic groups a single more robust housing measure is possible. Yet, Hawai'i - with its unique weather, ethnic diversity & high costs of living - is a unique housing market.

**Bottom Line.** Although housing security may be a universally similar experience, aspects of housing choices that affect housing security vary by region, leading to different trade-offs in obtaining housing security. Therefore, a region-specific housing security measure may be best to assess the efficacy of housing policies in Hawai'i.

### **Possible Next Steps for Research (Based on interest, time and funding)**

- ✓ “Proposed Hawai'i Housing Security Measure” based on this study, national measures, and similar efforts across the United States
  - Revise based on community feedback and develop a plan to validate.
  - Validate with a diverse sample; finalize measure and classification system
  - Utilize measure to standardize assessment of policy and programs designed to improve housing security.

# Proposed Hawai'i Housing Status Categories

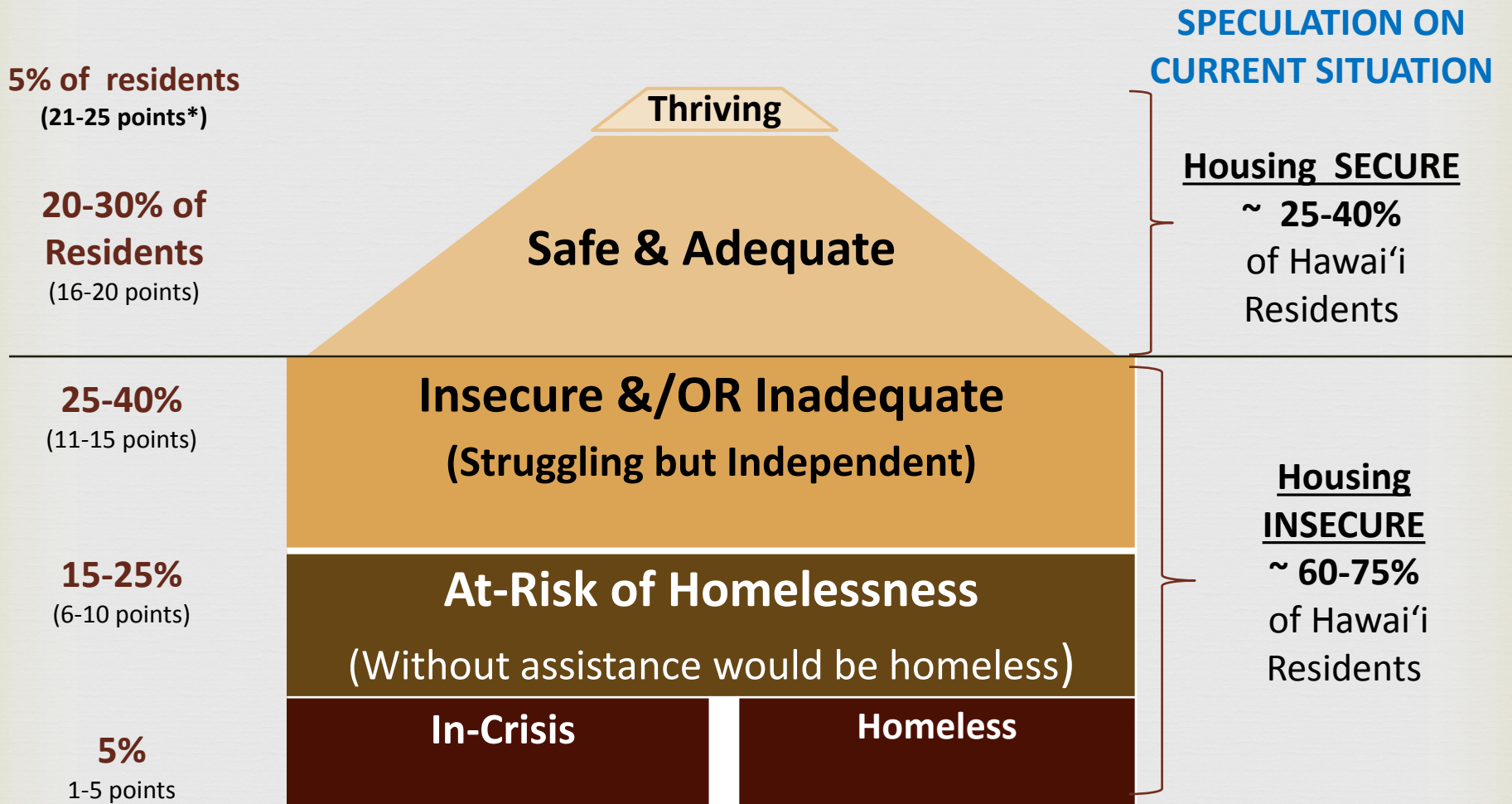
Category	Description
In-Crisis	a. Homeless (i.e. living on street, car, beach, etc.)
In-Crisis	b. Eviction or Foreclosure notice in process
At-Risk	a. Sheltered or institutionally housed
At-Risk	b. Subsidized living with family &/or friends
Renter	a. With housing assistance (S-8, public housing, family)
Renter	b. WithOUT housing assistance
Homeowner	a. Department of Hawaiian Homelands Leasee
Homeowner	b. With mortgage (Not DHHL)
Homeowner	c. Fully paid off (No mortgage: Not DHHL)

# Proposed Hawai'i Housing Security Matrix

Level/ Aspect	1. Crisis	2. At-Risk	3. Insecure	4. Safe	5. Thriving
<b>Affordability</b> (Housing costs/Income)	<b>Homeless.</b>  A homeless person could be asked to complete the VP-SPDAT survey instead of these questions	Without some type of assistance (financial or housing ) would be homeless.	>50% income spent on housing	30-50% income spent on housing	<30% income spent on housing
<b>People per room</b>		No choice (shelter, institutional housing)	2 or more people per room	1.1-1.99 people per room	<1.0 people per room
<b>Health &amp; Safety</b>		Very Risky: Life threatening (police or ambulance needed)	Risky:Excessive bugs, theft, noise or heat	Unhealthy at times, but safe	Safe and Healthy
<b>Adequacy</b> (Plumbing, Electrical, Key appliances, Roof)		Severely Inadequate (2+ major unfixable problems)	Inadequate. Problems likely to be resolved	Adequate. Minor problem like sharing a bathroom	Excellent . Only routine repairs
<b>Commute</b>		>60 Minutes	31-60 minutes	15-30 Minutes	≤15 Minutes

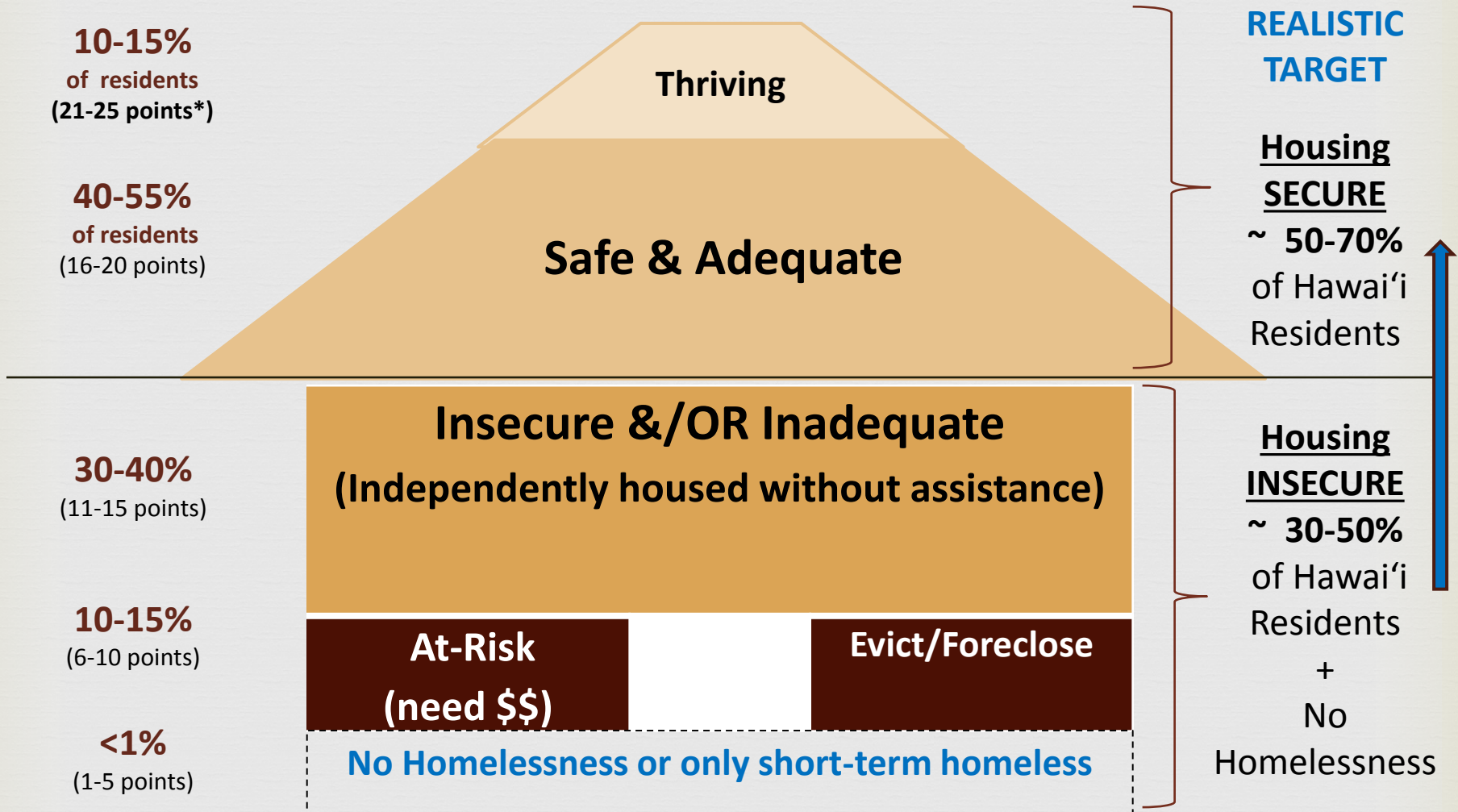
Note. Levels are conceptually similar with findings of the Hawai'i Renters Study 2013. Except for the Health and Safety category categorical measures were based on constructs used nationally, with response categories redesigned for Hawai'i unique housing challenges. Contact: Jodad@oha.org.

# CURRENT Hawai'i Housing Security Status?



\* Categorization based on a sum of cumulative points from the Proposed Hawai'i Housing Security Matrix.

# REALISTIC Hawai'i Housing Security TARGET?



\* Categorization based on a sum of cumulative points from the Proposed Hawai'i Housing Security Matrix.

### **Suggested Citation of Poster Presentation.**

Derrickson, J.P. (2014) *Hawai'i Renters Study 2013. Part 2. Qualitative findings have implications for a more robust housing security measure.* As presented at the American Indigenous Research Association Annual Meeting, Pablo, Montana. October, 2014.

### **Suggested Citation of Hawai'i Renters Study 2013**

Navarrette, J. & Derrickson, J.P. (2014). *Hawai'i Renters Study 2013. Understanding the Housing Needs of Native Hawaiian and Non-Hawaiian Section 8 Households.* Office of Hawaiian Affairs, Honolulu, HI.

### **Title picture credit.**

*Kamehameha Schools Archives.* Title: 14-2-53-46 'ohana in front of hale pili nui.  
<http://gallery.ksbe.edu/archives/public/Hawaiian-portraits/i-ka-hale/14-2-53-46-ohana-in-front-of-hale-pili-nui>

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