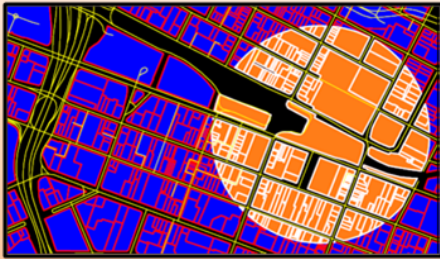


CURTIN UNIVERSITY OF TECHNOLOGY

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Housing Mobility and Location Choice: A Review of the Literature

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Carey Curtis



IMPACTS OF TRANSIT LED DEVELOPMENT

IN A NEW RAIL CORRIDOR

WORKING PAPER No. 2

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Contents

1.	Introduction.....	4
1.1	Purpose of this Review	4
1.2	Scope of the Review	5
1.3	Search Strategy	5
2.	Understanding Housing Mobility and Choice	6
3.	Understanding Location Choice.....	9
3.1	Utility Maximisation	9
3.2	Tiebout Theory	12
3.3	Racial and Socioeconomic Factors.....	13
3.4	Neighbourhood layout and population density	13
3.5	Housing Affordability	14
3.6	Other 'quality of life' factors.....	15
4.	Relative Influence of Transport Factors in Location Choice.....	17
5.	Limitations of this review.....	19
6.	Recommendations and draft survey	20
6.1	Important variables.....	20
6.2	Notes on the draft survey	20
	References	28
	Appendices	
	<i>Appendix 1 - SEARCH STRATEGY</i>	33
	<i>Appendix 1 - SEARCH STRATEGY</i>	34
	Appendix 2 SEARCH RECORD.....	35
	Appendix 3: Literature Review Matrix – Housing Choice Factors	37

1. Introduction

The decision to buy or rent a home is a large financial commitment that, in most cases, will continue to influence the quality of life, access to opportunities and transportation patterns of families and individuals long after the event. Residential location choices shape our cities in important ways. Studying these decisions can reveal a great deal about the culture, aspirations and expectations of a nation's residents. Furthermore, the relatively permanent impact that residential choices have on travel behaviour makes an understanding of those choices important for the formation of effective policies to manage travel demand (Guo & Bhat 2006), particularly where those policies focus on land use planning solutions such as transit-oriented development.

The study of residential mobility and housing choice has captured the interest of scholars in a diverse range of disciplines. Economists, geographers, sociologists, planners, psychologists, to name just a few, have theorised about and researched various aspects of housing movement and choice to contribute to an extensive and growing body of literature on the subject.

1.1 Purpose of this Review

The purpose of this review is to summarise current knowledge about the factors which influence household choices regarding residential location, with a particular emphasis on the role of transport factors. Specifically, the review supports a current research project studying the impacts of transit led development in a new rail corridor. The review was undertaken to provide a context for publications arising from the research and also to inform the housing choice component of the household survey design. Although the paper necessarily provides some theoretical context for the literature reviewed, the focus here is mainly on empirical work.

1.2 Scope of the Review

The literature on this topic is not only vast but spread across various fields. The breadth of the topic held its own challenges and, consequently, the account below provides only a brief overview and critique of the major housing choice theories. Special attention is made to factors and variables that have been repeatedly shown to influence housing choices, including but not limited to locational factors. Finally, the paper concludes with some guidance for survey design.

1.3 Search Strategy

Materials for this review were sourced primarily from electronic journals and databases (Appendix 1 and 2). To begin with, a list of academic journals which dealt explicitly with housing issues was compiled, a search schedule created and each journal searched issue by issue for relevant article titles from the last 5 years. This not only ensured that relevant articles were not overlooked but also helped familiarise the researcher with the language used in housing studies and to identify relevant search terms. Following this preliminary search, a wider search of various electronic databases was conducted. For the most part the following three search terms were used: **Hous*** (truncated to capture house and housing), **Loca*** (location, locality, locale), **Choice** and **Trans*** (transport, transit, transportation). Various combinations of these terms and synonyms were used to search the selected databases (a detailed record of search terms used, databases searched and number of 'hits' can be found in appendix one). After searching the topic specific journals and databases a total of 130 articles were located which were potentially relevant to the review. These were then classified as either 'current' or 'historical' depending on the date of publication. Only recent articles (that is, published in 2001 or later) relevant to the review topic were read in the initial stage (30 articles). The remaining articles were only reviewed if they were found to be particularly influential in relation to current studies. The review used primarily journal articles, due to an interest in empirical work. However, a small number of books and research reports are also referred to in the following review.

2. Understanding Housing Mobility and Choice

In order to gain an understanding of housing location decisions, some appreciation of the theoretical context on household movement is necessary. This is because location choices can not easily be disentangled from other factors which influence decision making about housing.

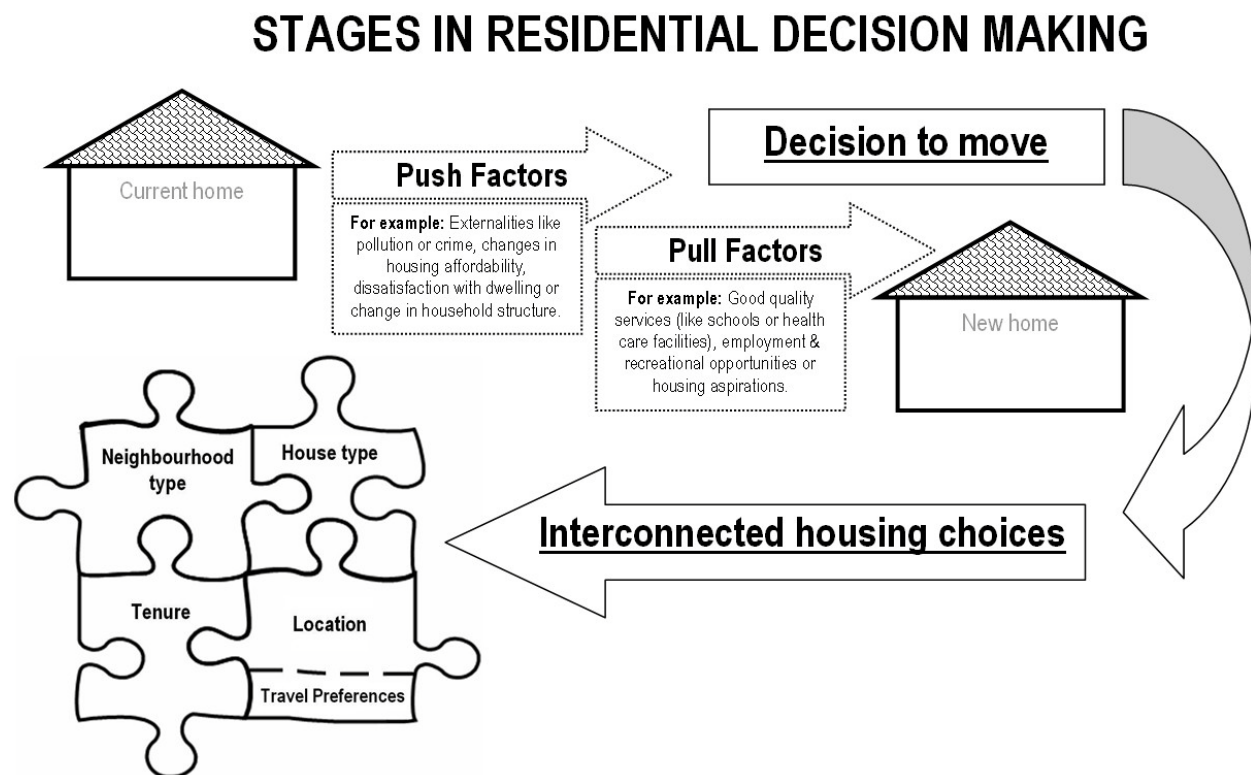
Decisions about residential location are usually made in stages (Figure 1). The decision to move or stay is influenced by a range of pull and push factors. According to Rossi (1955), "Reasons for moving are divided into those which pertain to the decision to move out of the former home - "pushes" - and those reasons pertaining to the choice among places to move to - "pulls" (Rossi 1955, p. 8). Push factors may include an increase in externalities like pollution or crime, changes in housing affordability, dissatisfaction with the current dwelling or changes in household structure (as a result of a birth, death or divorce for example). Pull factors often include things like access to good quality public services (like schools and health care facilities), employment, leisure and recreational opportunities or the fulfilment of housing aspirations (Sanchez & Dawkins 2001). Once the initial decision to move house is made, it is followed by a series of interconnected decisions about tenure, house and neighbourhood type and location.

It is difficult to understand these decisions in isolation from each other for a number of reasons. First and foremost, when people buy or rent a home they gain a whole **package of goods**: features of the house itself, accessibility to work and shopping, social networks and community characteristics, local services and amenities like schools and parks, neighbourhood layout and features of the natural environment.

There are also a range of **housing types** available to consumers: single family detached homes, town houses, apartments or flats and so on. Individual dwellings also vary in quality and availability. It is important to remember that housing location choices

are, in many ways, a product of constraint in that often they depend on which housing types are available in particular locations at affordable prices, knowledge of alternatives, societal expectations or norms and the regulatory environment (Burgess & Skeltys 1992; Paaswell & Benjamin 1977).

Figure 1: Stages in Residential Decision Making



There are also different **types of households**: singles and couples (with or without children), unrelated house sharers, retirees and so on. People tend to live in different types of households as they progress through the **life-cycle**. One of the most frequently cited works in the literature on household movement, entitled “Why families move: a study in the social psychology of urban residential mobility” by Rossi (1955) studied the link between residential mobility and the life-cycle of individuals. In short, Rossi found that households adjust their housing consumption to fit their changing needs as they progress through the life-cycle. Household movement, he suggests, is not a random

event but rather is “determined by each individual household’s needs, dissatisfactions and aspirations” (Rossi 1955, p. 177); changes in the household structure in terms of size, age of members and marital status, for example, all bring about changes in housing needs which must often be met by moving. Different types of households are known to make different kinds of choices regarding where to live based what the household needs and values at their stage in the lifecycle. This variation is discussed in the following section.

It is also important to realise that **tenure type** has an impact on how mobile people are in the housing market and where they choose to live. As renters generally have lower relocation costs some writers have theorised that this makes them more ‘foot loose’ in the housing market so able to move more frequently than owner occupiers (Crane 1996; Oswald 1999). This association between housing tenure and residential mobility is been supported by Australian empirical studies (Burgess & Skeltys 1992; Hassan, Zang & McDonnell-Baum 1996). Tenure does not just affect the frequency of household movement but it also impacts upon housing location choices in important ways. In a study of housing location choices in Australia’s two largest cities for example, Burgess and Skeltys found that inner urban areas are dominated by mobile renter households and that renters placed a much greater emphasis on reducing travel time to work than other tenure types. They found that a large proportion of households moving to the outer or fringe areas were first homebuyers for whom affordability was the overriding concern in dwelling and location choice. When asked about compromises made in their housing decisions these households frequently reported compromising on access to work in order to achieve home ownership (Burgess & Skeltys 1992).

3. Understanding Location Choice

This section provides a critical reflection on two major economic theories of housing location choice discussed in the literature – the ‘utility maximisation’ and ‘Tiebout’ theories. Following this several factors known to influence housing location choices are discussed under separate subheadings.

3.1 Utility Maximisation

One influential theory of location choice is called the ‘utility maximisation theory’. This is an economic theory which suggests that people will seek to minimise commuting costs by selecting a housing location which provides greater accessibility to their workplace, alternatively they may accept increased commuting costs in exchange for less expensive housing further from employment (Alonso 1964). This theory is also sometimes called the transportation and land cost ‘trade-off’ as it proposes that households literally trade-off commuting and housing costs against each other (Hoang & Wakely 2000; Krizek 2003).

Although still influential, this theory has been subject to a range of criticisms (Hoang & Wakely 2000; Murie 1974; Richardson 1977; Sinai 2001; Sirgy, Grzeskowiak & Su 2005). First, it assumes that households are free to locate wherever they choose, when in reality movers operate within considerable constraints when choosing a new place to live (Richardson 1977). There are relatively few houses available at any one time and sometimes certain housing types are only available in specific locations (new houses on the urban fringe for example). Also, time constraints can impose limitations on the search for somewhere to live. These constraints can lead movers to choose a second best option (Richardson 1977).

Second, the utility maximisation theory also assumes perfect information of the housing market. People rarely, if ever, make housing choices with perfect information. Rather choices are often based on limited knowledge and made from a

limited number of alternatives (Murie 1974; Sinai 2001). Moreover, the household's evaluation of utility is often affected by their experience in the housing market (Sirgy, Grzeskowiak & Su 2005).

A further criticism of the theory relates to its ignoring other important determinants of housing choices. Hoang and Wakely (2000) suggest that such theories are flawed for their "rigid economic determinism" (Hoang & Wakely 2000, p. 33) and instead of being the result of an "economistic access/space tradeoff" (Hoang & Wakely 2000, p. 33) patterns of residential location are also influenced by factors related to social status and dwelling quality. One does not have to delve too deep into the available literature to find evidence that housing choices are indeed riddled with complexity. These choices involve a wide range of non-economic factors such as household desires for racial or religious segregation (Guo & Bhat 2006; Stringer, Cornish & Finlay 1991; Toussaint-Comeau & Rhine 2004), reflections of self image and social status (Kenyon & Heath 2001; Lindstrom 1997; Marcus 1995; Sirgy, Grzeskowiak & Su 2005), access to open space and natural features (Kaplan & Austin 2004; Vogt & Marans 2004), neighbourhood design preferences (Morrow-Jones, Irwin & Roe 2004; Myers & Gearin 2001), access to recreational opportunities (Colwell, Dehring & Turnbull 2002) and other lifestyle factors (Gans 1968; Krizek & Waddell 2002).

The most powerful critiques of this theory, relate the changing structure of households and the location of employment in cities in many developed countries, for example, Waddell argues that "suburban employment centers have overtaken central business districts in importance, a dramatic rise in female labor force participation has made dual-earner households more prevalent than single-worker households, and non-work trips now outnumber home-based work trips" (Waddell 1996, p. 1). Now, more than ever before, household choices regarding employment and place of residence are often **jointly made decisions**. Changing gender roles and the increasing prevalence of dual career households mean that the interaction between household location and commuting decisions is more complex than it once was.

There is a substantial body of research literature that focuses on how housing location decisions operate in these dual-earner households (see for example Abraham & Hunt 1997; Chapple & Weinberger 2000; Davis 1993; Freedman & Kern 1997; Green 1997; Hanson & Pratt 1991; Rouwendal 1998; Rouwendal & Meijer 2001; Rouwendal & Rietvald 1994; Sermons & Koppelman 2001; Singell & Lillydahl 1986; Timmermans et al. 1992; Tkocz & Kristensen 1994; Van Ommeren, Rietvald & Nijkamp 1998; Waddell 1996). Working women tend to have shorter commutes than men and it has been hypothesized that this is largely due to their disproportionate share in household maintenance and child rearing duties (Fanning Madden 1981; Sermons & Koppelman 2001; Waddell 1996).

The influence that female work location has on residential location choice in these households is unclear. Waddell's (1996) study in Oahu, Hawaii, showed that the female commute had less influence on the residential location choice than the male commute and females showed a higher probability of a job change following a move. However, subsequent research seems to contradict this finding. Following the analysis of census data for several metropolitan regions in the US (Philadelphia, Chicago, San Francisco, Detroit and Houston), Freedman and Kern (1997) suggest that the job location of working wives affects not only the household residential location but also the work location of her husband. Gou and Bhat's (2006) study which used data from travel surveys in the San Francisco Bay Area, US, found that "households tend to locate themselves close to the work locations of the workers in the household. In particular, households locate themselves close to the workplace of female workers in the household" (Guo & Bhat 2006, p. 9). However, support for these findings is not unanimous, for instance, in another US study using data from the 2001 American Housing Survey, Plaut (2006) found that commute decisions in dual-income households operated as 'complements' rather than 'substitutes', that is in residential selection commute trips are jointly chosen to be either longer or shorter for both spouses. This study only included households where both spouses

commuted to work by *car* so it is difficult to tell whether the finding can be applied to two worker households who travel by other modes.

3.2 Tiebout Theory

Another major theory is called the 'Tiebout hypothesis' after the seminal article by Charles Tiebout (1956). According to this theory the main factor influencing household location choice is quality and cost of municipal services (Friedman 1981; Reshovsky 1979). The central idea here is that housing consumers 'vote with their feet' by weighing up the value of local services against local taxes and then they make residential decisions that best reveal their preferences for those services (Friedman 1981; John, Dowding & Biggs 1995). Services thought to be evaluated by households when choosing a residential location include things like public libraries, health services, education, refuse collection and street cleaning, leisure services (including parks and sports facilities), social services and law enforcement (Dowding & John 2002).

This theory has been subject to many of the same criticisms as the trade-off model. Namely, that housing consumers have full mobility and full knowledge in their housing decisions (John, Dowding & Biggs 1995). For some this theory provides some explanation of the movement of more affluent households to suburban areas witnessed in US cities, often referred to as the "flight from blight" effect, where those who can afford it escape from the fiscal and social problems of the city (Bayoh, Irwin & Haab 2006; John, Dowding & Biggs 1995).

Of all public services there is ample evidence that perceptions of school quality wield the greatest influence over residential location decisions (Bayoh, Irwin & Haab 2006; Jae Hong Kim, Pagliara & Preston 2005; Morrow-Jones, Irwin & Roe 2004; Vogt & Marans 2004). As one would expect, the influence of this factor is particularly pronounced in households with children of school age (Tae-Kyung Kim, Horner & Marans 2005). However, Myers and Gearin (2001) argue that while school quality

continues to be important in housing location choices its influence is declining as the proportion of households with children decreases.

A reading of the literature suggests that household location decisions are not only influenced by access to work and local services. A range of other factors come into play when households choose where to live. These are briefly discussed below.

3.3 Racial and Socioeconomic Factors

The type of people living in the community can play a key role in people's housing choices. Many past studies in housing research have shown that social stratification and homogeneity is important to residential location choices (Sirgy, Grzeskowiak & Su 2005). South and Crowder (1997) find that "suburbanization is in part driven by a desire for segregation in which higher-class households will relocate to separate themselves from lower-class households" (South and Crowder in Bayoh, Irwin & Haab 2006, p. 102) and Lindstrom (1997) emphasizes the importance of shared values and 'cultural worlds' in housing location choices. Recent empirical work continues to point to the influence of these factors. Gou & Bhat (2006), for example, show that in the US "households tend to locate in an area with a high proportion of other households with a similar household structure and household size as their own" (Guo & Bhat 2006, p. 12). In addition, a number of studies have found that racial and ethnic factors influence residential location such as that by Toussaint-Comeau and Rhine (2004) who highlight the tendency for Hispanic immigrants in the US to locate themselves in 'ethnic enclaves'.

3.4 Neighbourhood layout and population density

Another important consideration in housing choices is the type of neighbourhood design. Myers and Gearin (2001) present survey evidence which shows that the preference for centrally located townhouses in walkable neighbourhoods is more than twice as great in older households. They suggest that this preference combined with changing demographics, notably an aging population and a decreasing number

of households with children in the US, will bring about a significant increase in demand for such housing. However, later research by Morrow-Jones et al (2004) exploring consumer preferences for 'neotraditional' or 'new urbanist' neighbourhood designs showed a distinct preference for lower density, cul-de-sac neighbourhoods among a sample of homeowners in Franklin County, Ohio. This research used a stated preference experimental design (also called conjoint analysis) which was advantageous in that it allowed the researchers to control for factors like school quality, safety, access to public open space etc. The main advantage over the traditional revealed preference approach though is said to be that it allows of the examination of preferences for housing options not currently available in the market. However, there is a question about whether the respondents can truly imagine the hypothetical neighbourhoods with which they are presented. Moreover, the stated preference approach can also be subject to several forms of bias including 'non-commitment bias', as households may not actually behave in the way they claim they will; and 'strategic or policy response bias', where households answer in a particular way in order to bring about certain policy outcomes (Walker et al. 2002).

3.5 Housing Affordability

As most households make housing choices within budgetary constraints, housing cost is a significant factor in household location choices. A major Australian study found housing affordability to be an important determinant of household residential location which, combined with a desire to achieve home ownership, is one of the reasons that households have moved to the urban fringe (Burgess & Skeltys 1992). This is especially true for young first homebuyers. As mentioned previously, access to work is one of the most prominent compromises reported by these households and the available evidence suggests that, more often than not, these households increase their travel after they move (Burgess & Skeltys 1992).

3.6 Other 'quality of life' factors

A number of factors, generally classified as 'quality of life' features, are also known to influence housing location choices. These factors relate to people's preferred lifestyles, preferences for leisure and recreation, familial connections, aesthetics of the surroundings and feelings of safety and security.

Colwell et al (2002) explored the connection between preferences for recreation (particularly outdoor activities dependent on sites outside urban areas such as skiing, scuba diving or rock climbing) and the tendency for people to choose a residential location in close proximity to the recreation site. They claim that consumer preference for recreation does exert influence over residential location; the stronger taste for recreation the more likely a person is to locate close to recreation sites.

Other authors have emphasized the importance of familiarity and social connections in residential choices. Winstanley et al claim that "many people are reluctant to leave familiar and convenient surroundings to which they have grown accustomed and become attached" (Winstanley, Thorns & Perkins 2002, p. 817) and this is consistent with the results from residential mobility studies that show many people who move do so only across short distances (Burgess & Skeltys 1992).

A number of researchers have also analysed the impact of access to open space and natural features in residential decisions. Two recent studies of home buyer attitudes in Detroit, Michigan, have provided some evidence that the desire to be 'close to nature' plays a significant role in housing decisions for households locating on the urban fringe (Kaplan & Austin 2004; Vogt & Marans 2004). Although Vogt and Marans (2004) find these environmental characteristics to be important, neighbourhood and house design and the quality of schools were found to be more important considerations for movers.

Reflections of self image and social status also appear to play an important role in settlement decisions. Sirgy et al (2005) make a distinction between 'functional congruity' and 'self-congruity'. Functional congruity basically relates to the utilitarian aspects of a housing choice where as self-congruity is more symbolic and reflects the buyer's idea of their own personality, class, aesthetic preferences and also how they wish to be seen by others (Sirgy, Grzeskowiak & Su 2005). The argument presented is that when making housing decisions buyers are likely to consider both the functional and symbolic aspects of the housing decision.

This is similar to Marcus' concept of 'settlement identity', based on qualitative data collected by way of in-depth interviews, she suggests that people "tend to feel most comfortable in a particular type of place, its values, lifestyle, and image" (Marcus 1995, p. 201). This place preference determines a person's settlement identity which is often shaped by past or childhood experiences (Marcus 1995). Other theorists use the idea of lifestyle classifications to conceptualise housing location. Gans (1968) identified and described five different lifestyle types in urban areas in the US: 'cosmopolites', the 'unmarried and childless', 'ethnic villagers', the 'deprived' and 'trapped' or downward mobile. Krizek and Waddell (2002) have emphasised the need to recognise the integrated nature of household decisions regarding residential location and travel behaviour. They assert that long-term decisions about residential location and short-term decisions about travel behaviour are interlinked and mutually reinforcing. Using data from the 1989 Puget Sound transportation study they conducted a cluster analysis on household travel behaviour, activity participation, vehicle ownership and residential location choices which resulted in the identification of nine 'lifestyle classifications' (retirees; single, busy urbanists; elderly homebodies; urbanists with higher income; transit users; suburban errand runners; family and activity-orientated participants; suburban workaholics; exurban, family commuters). These classifications represent preferences and tastes which dictate travel behaviour and residential location.

4. Relative Influence of Transport Factors in Location Choice

The results of studies which explore the role of transport factors in the residential location of households have been mixed. While some researchers find that transport factors to play an important role in household residential location, others contend that the high level of accessibility afforded by private cars nearly everywhere in metropolitan areas diminishes the importance of transport factors.

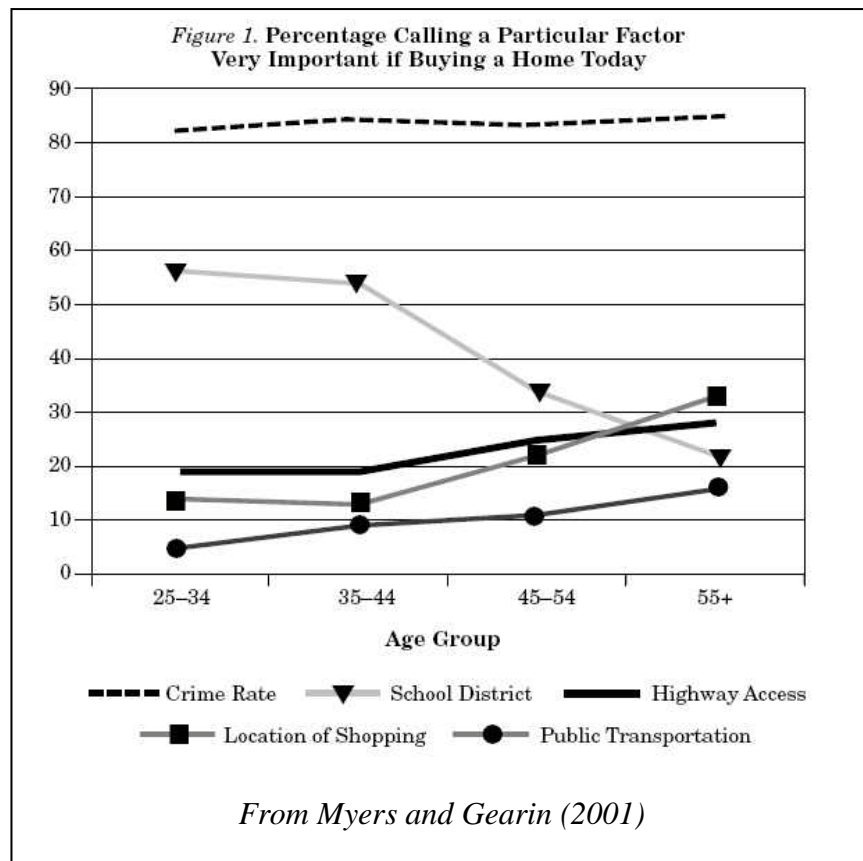
As societies change so do transportation patterns and housing aspirations. The aforementioned increase in dual-income families complicates the housing location relative to workplace decision. Another factor of contemporary relevance is the growing popularity of telecommuting. While few empirical studies have explored the impact of these new technologies on residential location, some researchers suggest that such measures have the potential to induce the decentralization of land development in urban areas (Tayyyaran, Khan & Anderson 2003).

In a study of commuting behaviour and residential location in Los Angeles, US, Giuliano and Small (1993) found that households generally commute more than they need to and this suggests that transport, to the workplace at least, is not a salient determinant of residential location. The authors of this study propose a number of hypotheses which may explain this pattern: individuals do not find commuting very onerous; frequent job turnover and high moving costs leads households to choose accessibility to future employment no just their current job; two-worker households cannot find jobs close together; non work trips are becoming more important or; in choosing a place to live households place greater emphasis on housing or neighbourhood characteristics than they do on transport factors (Giuliano & Small 1993).

On the other hand, a more recent stated preference experiment exploring residential location choice behaviour in Oxfordshire, UK, found that transport factors *were* important determinants of housing movement and location choice. The study found that an

increase in travel time or cost to work or shopping was a good predictor of household movement (i.e. a 'push factor'). The authors concluded that "individuals prefer residential locations with a combination of shorter commuting time, lower transport costs, lower density and higher school quality" (Jae Hong Kim, Pagliara & Preston 2005).

Survey data from the US shows that the importance of transport factors relative to other factors changes with stage of the lifecycle. The graph below illustrates the dramatic reduction in the importance of school quality in location decisions as people age and the increasing importance of both access to public transport and the road network.



5. Limitations of this review

Majority of articles surveyed for this review reported on US studies. How well those findings transfer to and Australian context is questionable. The limited number of Australian studies in this field show that the emphasis on school quality is not nearly as strong as it is overseas, rather the available data from Sydney and Melbourne shows that housing affordability and the desire for home ownership is extremely influential (Burgess & Skeltys 1992). In Western Australia, 'being in a central location', 'having access to shopping facilities', 'familiarity with the area', 'quietness and attractiveness of neighbourhoods' were common reasons reported for housing location decisions (Australian Bureau of Statistics 1998).

6. Recommendations and draft survey

6.1 Important variables

The following variables are considered important to housing and location choices based on a review of the literature and the consultation of an existing housing location choice survey (Burgess & Skeltys 1992).

Individual and household characteristics

- Housing tenure
- Type of home
- Length of occupancy
- Household employment structure
- Household type
- Household size

☆ It will also be important to know about:

Demographics: residential address, gender, age and SES status of householders.

Travel behaviour: location of employment, main modes of transport work/non work travel.

Reason/s for moving

- To purchase own home
- Investment
- Size/Quality of home
- Reduce Costs
- Family/Social Contacts
- Neighbourhood Services
- Neighbourhood Character

- Proximity to Work
- Outside Personal Control
- Personal reasons

Reason/s for choosing area

- No Choice
- Could Afford
- Proximity to work
- Neighbourhood Services
- Neighbourhood Character
- Family/Social Contacts
- Affordability

Reason for choosing dwelling

- Price
- Availability
- Investment
- Features of Dwelling

Relative importance of location

6.2 Notes on the draft survey

The following survey questions aim to determine recent movers' reasons for moving and for selecting their current dwelling and housing location. Preliminary questions relate to dwelling type, household type, employment structure and tenancy characteristics. Question 1 documents the type of house; it is envisioned that the

interviewer will be able to judge this independently without asking respondents directly. Questions 2 and 3 relate to the household type and size. Determining the presence or absence of school aged children, this is important because this variable is known to effect housing location decisions (at least in the US context). Two alternative formats for question 2 are offered. Question 6 asks about the length of occupancy in the current dwelling. This is important for revealed preference surveys as householders may not remember, or may misremember, why they chose current residence. The remainder of the survey gathers data about why people move house including 'push' and 'pull' factors, and why they have chosen their current dwelling and location these factors are listed below. Finally, the survey attempts to establish the relative importance of the location versus dwelling qualities and changes brought about by the move.

REVEALED PREFERENCE SURVEY: Housing location questions

HOUSE AND HOUSEHOLD CHARACTERISTICS

1. Description of the dwelling (interviewer)

1. **Separate house**
Semidetached, row or terrace house, townhouse:
2. 1 storey
3. 2 or more storeys
- Flat, unit or apartment:**
4. 1 or 2 storey block
5. 3 storey block
6. 4 or more storey block
7. Attached to a house
8. **Caravan, tent, cabin in a caravan park**
9. **Caravan, tent, cabin, houseboat not in a caravan park**
10. **Improvised home**
11. **House or flat attached to a shop/office**

2. Which of the following best describes your household type?

1. Person living ALONE.
2. Married couple ONLY.
3. Married couple living ONLY with their unmarried child(ren) aged 15 years and over.
4. Married couple living ONLY with their child(ren) aged 0-14.
5. Married couple living ONLY with their child(ren) aged 0-14 and their unmarried child(ren) aged 15 or over.
6. One person living ONLY with his/her unmarried child(ren) aged 15 or over.
7. One person living ONLY with his/her child(ren) aged 0-14.
8. One person living ONLY with his/her child(ren) age 0-14 and his/her unmarried child(ren) aged 15 or over.
9. Unrelated house sharers
10. Other

3. How many people live in this house?

4. Household employment structure:

1. No earner
2. One earner
3. Two or more earners

5. Please indicate tenure type:

1. Renting (private)
2. Renting (public)
3. Living with family

Purchasing this home

- 4.First home buyer
- 5.Change over buyer
- 6. Owner occupier
- 7. Other (SPECIFY)
.....

ALTERNATIVE FORMAT FOR QUESTION 2 (layout from HALCS survey)

WHAT ARE THE NAMES OF ALL THE PEOPLE WHO USUALLY LIVE HERE, STARTING WITH THE HEAD OF THE HOUSEHOLD? - Complete column A to H.
Do not include visitors.

Person	Person to be interviewed	NAME	RELATIONSHIP		SEX M=1 F=2	AGE Age at last birthday?	MARITAL STATUS Married =1 Defacto =2 Separated = 3 Divorced = 4 Widowed = 5 Never Married = 6
	<input type="checkbox"/>		Relationship to household head?				
	odd=head even=spouse		To head	within house/h			
01			H				
02							
03							
04							
05							
06							
07							
08							
09							
10							

Relationship codes

Head = H
Spouse = Sp
Son = son
Daughter = D
Brother = Bro
Sister = Sis
Father = F
Mother = M
Uncle = U
Aunt = A
Grandson = G/Son
Granddaughter = G/D
Nephew = Nph
Niece = Nce
Cousin = Csn
Step = St
Boarder = Bdr
Partner = Pfr

Household code _____

1. Person living ALONE.
2. Married couple ONLY.
3. Married couple living ONLY with their unmarried child(ren) aged 15 years and over.
4. Married couple living ONLY with their child(ren) aged 0-14.
5. Married couple living ONLY with their child(ren) aged 0-14 and their unmarried child(ren) aged 15 or over.
6. One person living ONLY with his/her unmarried child(ren) aged 15 or over.
7. One person living ONLY with his/her child(ren) aged 0-14.
8. One person living ONLY with his/her child(ren) age 0-14 and his/her unmarried child(ren) aged 15 or over.
9. Other households

'Married' means marital status codes 1 and 2 - married and de facto
'Unmarried' means marital status codes 3 to 6 - separated, divorced, widowed or never married.

The only location where I could find this type of house		
Could Afford		
Housing is in my price range in this area		
Proximity to work		
Handy to where I work		
Handy to my (spouse's/ partners) work		
*Change above questions to 'close to work'?		
Neighbourhood Services		
Good access to public transport		
Good access to health and/or medical services		
Close to shopping facilities		
It is close to recreation sites (i.e. beaches, walking trails)		
Good choice and availability of cultural facilities		
Close to schools		
Good quality local schools		
Good access to child care		
Neighbourhood Character		
It is a scenic/ environmentally attractive area		
Good street layout for walking and/or cycling		
Has a close community feel		
Am familiar with area		
It is an area with houses of good quality		
It is an area with other people of similar age and/or background		
It's a safe area		
Family/Social Contacts		
It is handy to family/friends		
Other (SPECIFY)		
.....		

9. What were the reasons for choosing this particular dwelling?

9a. What was the main reason?		
Reason for choosing house	All	Main
Price		
It was in my price range		
Availability		
It was available		
Investment		
It looked like a good investment		
General Features of Dwelling		
Liked architectural style of house		
The house is very private		
Plenty of scope for renovation/ remodeling/redecoration		
It is not attached to another house (separate house)		
It has a garage/carport		
Particular Features of Dwelling		
It is a dwelling with high quality fixtures and fittings		
There is a lot of room inside the house		
The upkeep and maintenance looked easy		
It is physically secure		
Outdoor Features		
There is plenty of private outdoor space		
It has a private garden area		
Has a compact and easily maintained garden		
It has no garden to maintain		
Other (SPECIFY)		
.....		

IMPORTANCE OF LOCATION

10. Overall, which was more important to you in selecting this home: the area in

which the dwelling is located or the dwelling itself?

Locality/area..... 1
 Dwelling..... 2
 Equally important..... 3

CHANGES BROUGHT ABOUT BY THE MOVE

11. Have you had to make any of these changes as a result of your move?		
Changes brought on my the move	Y	N
Changed occupation		
Increased work hours		
Decreased work hours		
Increased travel time to work		
Decreased travel time to work		
Changed mode of travel to work (SPECIFY MODE).....		
Shifted location of job		
Education/training arrangements of adult member of household		
School attended by children		
Child care arrangements		
Other (SPECIFY).....		
None of the above		

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Appendices

Appendix 1 - SEARCH STRATEGY

Possible search terms			
<i>Key terms & variants</i>			
Hous* (House, housing)	Loca* (Location, locality, locale)	Choice	Trans* (Transport, transit, transportation)
<i>Possible synonyms</i>			
Home Dwelling Residence Residential Accommodation Lodging Tenure	Neighbourhood Neighborhood	Preference Selection Decision	Travel Journey Trip Commute
<p><u>Housing Journals</u></p> <p>Housing Studies Housing Economics Housing Policy Debate Housing, Theory and Society Journal of Housing and the Built Environment Journal of Housing Economics Urban Studies Urban Policy and Research International Planning Studies</p> <p><u>Keyword Search Databases</u></p> <p>Science Direct InfoTrac OneFile ProQuest 5000</p> <p><u>Web</u></p> <p><u>Google Scholar</u> <u>AHURI</u></p>		<p><u>Search record</u></p> <p>Searched all housing journals issue by issue.</p> <p>Keyword searched discipline relevant databases:</p> <p><i>Science Direct:</i> “housing and location and choice” (40 hits)</p> <p><i>InfoTrac Onefile:</i> “housing and location and choice” (74 hits)</p> <p><i>Proquest 5000:</i> “housing and location and choice” – 2 hits so broadened search with: “hous* or residen* and loca* or Neighbo?rhood and choice or preference or selection” (882 hits)</p> <p><i>Google Scholar:</i> hous* or residen* and loca* and choice or preference or selection – 2001-2005 (15 hits) hous* or residen* and loca* and choice or preference or selection (53 hits)</p>	

Appendix 2 SEARCH RECORD

Housing Studies (Meta Press)

	Vol. 167 (2001)	Vol. 17 (2002)	Vol. 18 (2003)	Vol. 19 (2004)	Vol. 20 (2005)	Vol. 21 (2006)
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Issue 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Issue 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Housing Economics (ProQuest)

	Vol. 49 (2001)	Vol. 50 (2002)	Vol. 51 (2003)	Vol. 52 (2004)	Vol. 53 (2005)	Vol. 54 (2006)
	Keyword search: "housing and choice"					

Housing Policy Debate (online)

	Vol.11 (2001)	Vol. 12 (2002)	Vol. 13 (2003)	Vol. 14 (2004)	Vol. 15 (2005)	Vol. 16 (2006)
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Housing, Theory and Society (Meta Press)

	Vol. 18 (2001)	Vol. 19 (2002)	Vol. 20 (2003)	Vol. 21 (2004)	Vol. 22 (2005)
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Issue 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Journal of Housing and the Built Environment (SpringerLink)

	Vol.16 (2001)	Vol. 17 (2002)	Vol. 18 (2003)	Vol. 19 (2004)	Vol. 20 (2005)	Vol. 21(2006)
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Journal of Housing Economics (Science Direct)

	Vol. 9 (2001)	Vol. 10 (2002)	Vol. 11 (2003)	Vol. 12 (2004)	Vol. 13 (2005)	Vol. 14(2006)
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Urban Studies (EBSCO Publishing)

	Vol. 38 (2001)	Vol. 39 (2002)	Vol. 40 (2003)	Vol. 41 (2004)	Vol. 42 (2005)	Vol. 43 (2006)
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Issue 13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Urban Policy and Research (MetaPress)

	Vol. 19 (2001)	Vol. 20 (2002)	Vol. 21 (2003)	Vol. 22 (2004)	Vol. 23 (2005)	Vol. 14(2006)
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Issue 4		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

International Planning Studies (MetaPress)

	Vol. 6 (2001)	Vol. 7 (2002)	Vol. 8 (2003)	Vol. 9 (2004)	Vol. 10 (2005)	Vol. 11 (2006)
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Issue 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Issue 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Keyword search on transport journals:

Transport Policy; Transportation Research A; Transportation Research B;
 Transportation Research D; Transportation Research E; Transportation;
 Transportation Planning and Technology; Planning Practice and Research; World
 Transport Policy & Practice; Journal of Transport Geography.

Appendix 3: Literature Review Matrix – Housing Choice Factors

NB. Items listed in grey were referred to by other authors as seminal works but not directly reviewed in this paper.

Choice Factor	Public services vs. property tax	Price of housing vs. travel cost	Recreational opportunities	Lifecycle	Stratification & place identity	Racial or socio-economic characteristics	Dual earner households/ women's job location	Transport	Workplace accessibility	Lifestyle preferences	Neighbourhood layout & population density	Natural features and open space	Product of constraint
Author and Date	Tiebout (1956)	Alonso (1964)	Colwell, Dehring & Turnbull (2001) <i>Preference for recreation influences residential location</i>	Rossi (1955)	Stringer, Cornish & Finlay (1991) <i>Desire for religious segregation influences housing choice</i>	Toussaint-Comeau and Rhine (2004) <i>Tendency for Hispanics in the US to cluster together in residential locations</i>	Fanning Madden (1981)	Benjamin & Paaswell (1977, 1981)		Gans (1965) <i>Constructs 'lifestyle categories' to describe people's preferences for urban or suburban residential locations</i>	Myers & Gearin (2001) <i>Connects demographic trends with market preference to predict changes in demand for denser more walkable neighbourhoods in the US</i>	Vogt and Marans (2004) <i>Neighbourhood & house design, access, & schools are more important considerations than natural & openness features</i>	Benjamin & Paaswell (1977)
	Friedman (1981)	Muth (1969)			Lindstrom (1997) <i>Importance of and shared values on housing choice</i>	Guo & Bhat (2006)	Freedman & Kern (1997)	Kim, Horner & Marans (2004) – <i>Importance of transport varies with stage of the lifecycle</i>		Kenyon & Health (2001) <i>Explores house sharing amongst professional young people - framed as a choice not product of financial constraint</i>	Morrow-Jones, Irwin and Roe (2004) – <i>neo-traditional is generally less preferred than a conventional subdivision with low density</i>	Kaplan and Austin (2004)	Dieleman (2001) <i>Review of other literature</i>
	John, Dowding & Biggs (1995)				Hoang and Wakely (2000) <i>Housing status & dwelling quality more important in housing location than accessibility</i>		Costa & Kahn (2000)	Kim, Pagliara & Preston (2005) – <i>Transport factors are important. People prefer shorter commute time, lower transport costs, lower density & quality schools</i>		Krizek & Waddell (2002)			
	Bayoh, Irwin and Haab (2006) <i>School quality & taxes most important in location</i>				Winstanley, Thorn and Perkins (2002)		Sermons & Koppelman (2001)				Scheiner & Kasper (2003)		

	<i>choice</i>												
					Sirgy, Grzeskowiak & Su (2005)		Karsten (2003) <i>Study of Amsterdam 'family gentrifiers'- gender relations & housing choice</i>						
							Gou and Bhat (2006)						
							Plaut (2006) <i>Commutes to work in dual-income households are jointly chosen to be either longer or shorter for both spouses</i>		Tayyar et al (2003) – <i>Declining importance due to tele- commuting</i>				
							Abraham & Hunt (1997) Chapple & Weinberger (2000) Davis (1993) Green (1997) Hanson & Pratt (1991) Rouwendal (1998) Rouwendal & Meijer (2001) Rouwendal & Rietvald (1994) Singell &						

							Lillydahl (1986) Timmerman s et al. (1992) Tkocz & Kristensen (1994) Van Ommeren et al. (1998)						
--	--	--	--	--	--	--	--	--	--	--	--	--	--