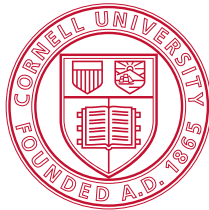


Tompkins County Renter Survey Student Population

Final Report

June 06, 2008

Principal Investigator: John Gutenberger



Prepared by:

Cornell University
Survey Research Institute

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Tompkins County Renter Survey **Protocol**

The Survey Research Institute (SRI) at Cornell was contracted to conduct a web survey of Tompkins County renters from Cornell University, Ithaca College, and Tompkins Cortland Community College in order to find ways to improve housing availability to meet the needs of renters in Tompkins County. The survey was sponsored by the Tompkins County Planning Department and Cornell University.

The samples of student email addresses were provided by each participating institution: Cornell University, Ithaca College, and Tompkins Cortland Community College. The requirement for the sample was to obtain a list of current students currently living off-campus. The survey was sent out to 1999 people, 1775 of whom had valid email addresses and were eligible for the survey. Invitation e-mails were sent out on April 22nd, 2008 followed by reminder e-mails to non-respondents on May 1st, May 6th, May 9st, May 19th, and a final reminder on May 27th, 2008. On May 7th, additional sample was added and invitations were sent to the new respondents.

Data collection ended on June 6th, 2008. 356 people completed the survey out of a possible 1775 with valid email addresses yielding a response rate of 20.06 %.

Total Sample size:	1999
Eligible Sample (n):	1775
<u>Bad email addresses:</u>	74
Ineligible:	150
Refusals:	26
Touched survey:	40
Started survey and selected Finish Later:	10
Total Eligible Completions (c):	356
Response Rate (c/n):	20.06 %

sample	Ineligible	Eligible	Completions	Out of (eligible)	Rate	Overall Rate
Cornell University	56	137		544	25.18 %	7.72 %
Ithaca College	55	151		734	20.57 %	8.51 %
TC3	39	68		497	13.68 %	3.83 %
Overall	150	356		1775		20.06 %

Ineligibility Reason:	Cornell University	Ithaca College	TC3	Overall
Not a student	3	12	1	16
Live on campus	18	1	0	19
Do not live in Tompkins County	23	30	1	54
Own home	12	12	37	61
Total	56	55	39	150

Most Recent Completion:	06/03/2008 - 11:15:29 PM
Average Completion Time:	5 Minutes

Tompkins County Renter Survey

Emails

INVITATION – April 22nd, 2008, ADD-ON INVITATION – May 7th, 2008

Sender: Edward Marx <surveyresearch2@cornell.edu>

Subject: Invitation to participate in Tompkins County Renter Survey

Dear [[fname]] [[lname]],

We need your help. We need ten minutes of your time . . .

Tompkins County Planning Department, in cooperation with Cornell University, Ithaca College and Tompkins Cortland Community College, is conducting the Tompkins County Renter Survey. We are looking for ways to improve housing availability to the meet the needs of renters in Tompkins County. The survey is sponsored by the Tompkins County Planning Department and Cornell University.

Participation in the renter survey is critical to obtaining a snapshot of the current renter market. Armed with this information and data, housing organizations, local government, employers, and higher education institutions would be better able advocate for and/or plan housing development to meet constituent needs. In addition, housing organizations and developers will be able to design and construct housing projects targeted to effectively meet emerging demand.

Please take a moment to answer this survey to help us better understand your experience and opinions regarding the Tompkins County Renter Survey. Your participation in this survey is voluntary and please be assured that all the information you provide will be kept strictly confidential and will never be used in any way to permit identification of you.

To access the survey, please use the following URL:

[http://www.cornellsurveyresearch.com/renter/?survid=\[\[survid\]\]](http://www.cornellsurveyresearch.com/renter/?survid=[[survid]])

(This is a unique URL only for you; please do not forward this link to anyone else.)

If you have any questions about the survey, please do not hesitate to contact staff at the Survey Research Institute at 607-255-3786 or surveyresearch2@cornell.edu.

Thank you very much.

Edward C. Marx

Tompkins County Commissioner of Planning and Public Works

Tompkins County Renter Survey

Emails

REMINDER – May 1st, 2008

Sender: Edward Marx <surveyresearch2@cornell.edu>

Subject: Invitation to participate in Tompkins County Renter Survey - Reminder

Dear [[fname]] [[lname]],

You recently received an email asking for your participation in the Tompkins County Renter Survey. Our records show that you have not yet completed the survey and we want to give you another opportunity to participate. **Please take a moment to answer this brief survey to help us better understand your experiences and opinions regarding the Tompkins County Renter Survey.**

This survey is voluntary and is strictly confidential. Under no circumstances will your individual responses be made available to anyone. All the information you provide will be used in aggregate form only.

To access the survey, please use the following URL:

[http://www.cornellsurveyresearch.com/renter/?survid=\[\[survid\]\]](http://www.cornellsurveyresearch.com/renter/?survid=[[survid]])

(This is a unique URL only for you; please do not forward this link to anyone else.)

Please make sure you press the "Submit Survey" button once you have completed the survey.

If you have any questions about the survey, please do not hesitate to contact us at 607-255-3786 or surveyresearch2@cornell.edu.

Thank you very much.

Edward C. Marx

Tompkins County Commissioner of Planning and Public Works

Tompkins County Renter Survey

Emails

REMINDER – May 6th, 2008

Sender: Edward Marx <surveyresearch2@cornell.edu>

Subject: Invitation to participate in Tompkins County Renter Survey - Reminder

Dear [[fname]] [[lname]],

We still have not received your completed Tompkins County Renter Survey. Your response is very important to us and we want to give you another opportunity to participate. Please take a moment to answer this survey to help us better understand and meet the needs of renters in Tompkins County.

This survey is voluntary and is strictly confidential. Under no circumstances will your individual responses be made available to anyone. All the information you provide will be used in aggregate form only.

To access the survey, use the following link:

[http://www.cornellsurveyresearch.com/renter/?survid=\[\[survid\]\]](http://www.cornellsurveyresearch.com/renter/?survid=[[survid]])

(This is a unique URL only for you; please do not forward this link to anyone else.)

Please make sure you press the "Submit Survey" button once you have completed the survey.

If you have any questions about the survey, please do not hesitate to contact us at 607-255-3786 or surveyresearch2@cornell.edu.

Thank you very much.

Edward C. Marx

Tompkins County Commissioner of Planning and Public Works

Tompkins County Renter Survey

Emails

REMINDER – May 9th, May 19th, May 27th, 2008

Sender: Edward Marx <surveyresearch2@cornell.edu>

Subject: Invitation to participate in Tompkins County Renter Survey - Reminder

Dear [[fname]] [[lname]],

You have received several e-mails requesting your participation in the Tompkins County Renter Survey. Our records show you have not yet completed the survey and we want to give you a final opportunity to participate. For the results to be truly representative, we need your response. Please take a few minutes to answer this survey to help us better understand and meet the needs of renters in Tompkins County.

This survey is voluntary and is strictly confidential. Under no circumstances will your individual responses be made available to anyone. All the information you provide will be used in aggregate form only.

To access the survey, use the following link:

[http://www.cornellsurveyresearch.com/renter/?survid=\[\[survid\]\]](http://www.cornellsurveyresearch.com/renter/?survid=[[survid]])

(This is a unique URL only for you; please do not forward this link to anyone else.)

Please make sure you press the "Submit Survey" button once you have completed the survey.

If you have any questions about the survey, please do not hesitate to contact us at 607-255-3786 or surveyresearch2@cornell.edu.

Thank you very much.

Edward C. Marx
Tompkins County Commissioner of Planning and Public Works



The Tompkins County Housing Needs Assessment estimates a need for 2,127 additional rental-housing units over the next 10 years. These estimates are based on population growth dynamics and underlying demographic trends in the county. The renter survey will provide a greater understanding of the nature and specific sub-components of this evolving renter unit demand.

The survey is being done in collaboration with Cornell University, Ithaca College, Tompkins Cortland Community College and Tompkins County Planning Department. We are looking at ways to improve availability to meet the needs of renters in Tompkins County. Your participation is greatly appreciated.

You are logged in for the first time!

[Continue to Survey](#)



[q1] 1. Are you currently a full-time or part-time student?

- Full time
- Part time
- Neither [End survey]

Previous

Next

Finish Later



[q2] 2. Do you currently live on or off campus?

- On campus [End survey]
- Off campus

Previous

Next

Finish Later



[q3] 3. Do you currently live in Tompkins County?

- Yes
- No [End survey]

Previous

Next

Finish Later



[q4] 4. Do you own or rent the home you are living in now?

- Rent
- Own [End Survey]

Previous

Next

Finish Later



[q5] 5. How long have you lived in Tompkins County?

- Less than one year
- 1 to 5 years
- More than 5 years

[q6] 6. How much longer do you expect to live in Tompkins County?

- Less than one year
- 1 to less than 3 years
- 3 to less than 6 years
- 6 to less than 10 years
- 10 years or more
- Do not know

[q7] 7. Have you ever owned a home?

- Yes
- No

[q8] 8. Do you live outside of Tompkins County more than four weeks a year?

- Yes
- No

Previous

Next

Finish Later



[q9] 9. Do you rent a detached house/duplex or an apartment?

- House/Duplex Apartment

[q10] 10. What is the size of your present apartment or house in terms of number of bedrooms?

- 0-studio/efficiency, no formal bedrooms
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 Do not know

[q11] 11. Is the total monthly rent for your current residence:

- Less than \$200 per month
 Between \$200 and \$299 per month
 Between \$300 and \$399/month
 Between \$400 and \$499/month
 Between \$500 and \$599/month
 Between \$600 and \$699/month
 Between \$700 and \$799/month
 Between \$800 and \$899/month
 Between \$900 and \$999/month
 Between \$1000 and \$1099/month
 \$1100 or more per month
 Do not know

[q12] 12. If you share the rent for your apartment or house with other individuals, what is your personal monthly rent:

- Do not share apartment or house with other individuals
 Less than \$200 per month
 Between \$200 and \$299 per month
 Between \$300 and \$399/month
 Between \$400 and \$499/month
 Between \$500 and \$599/month
 Between \$600 and \$699/month
 Between \$700 and \$799/month

- Between \$800 and \$899/month
- Between \$900 and \$999/month
- Between \$1000 and \$1099/month
- \$1100 or more per month
- Do not know

[q13] 13. Is electric or gas included in your rent?

- Yes
- No
- Do not know

[q14] 14. Is water included in your rent?

- Yes
- No
- Do not know

[q15] 15. What is the average total monthly cost of your utilities, if they are not included in your rent? Utilities include gas, electric and water.

- Under \$25
- Between \$25-\$50
- Between \$50-\$100
- Between \$100-\$150
- Over \$150
- Do not know

[Previous](#) [Next](#)
[Finish Later](#)



[q16] 16. Where did you find your current apartment/house?

- Cornell University listings
- Ithaca College listings
- Internet
- Newspaper
- Apartment Guide
- Friend/co-worker
- Realtor

[q17] 17. How easy or difficult was it to find an acceptable apartment/house to rent? Would you say it was:

- Very difficult Somewhat difficult Somewhat easy Very easy Do not know

[q18] 18. Was there one particular area of the County you were looking for an apartment/house?

- No
- City of Ithaca
- Town of Ithaca
- Northwest outside the Town of Ithaca (Ulysses, Enfield)
- Southwest outside the Town of Ithaca (Newfield, Danby)
- Northeast outside the Town of Ithaca (Lansing, Dryden, Groton)
- Southeast outside the Town of Ithaca (Caroline)
- Other [q18_oth] - please list

[q19] 19. Is this apartment/house affordable to you?

- Yes No

[q20] 20. Does this apartment/house have adequate space to meet your needs?

- Yes No



21. Please rate the importance of the following factors as to why you rent.

	1-Not at all important	2	3	4	5-Very important
[q21a] a. College student here temporarily	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q21b] b. May move from Tompkins County in the near future	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q21c] c. Financially more affordable than owning a home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q21d] d. Less maintenance/responsibility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q21e] e. Do not need large living space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q21f] f. Have another home/vacation home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q21g] g. Can not afford down payment on a house	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q21h] h. Want to be close to school	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q21i] i. Other [q21_oth] – please explain <input type="text"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



22. When you looked for your current apartment/house, how important were each of the following characteristics or features?

	1-Not at all important	2	3	4	5-Very important
[q22a] a. Access to a garage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q22b] b. Adequate number of bedrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q22c] c. Location of apartment/house	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q22d] d. Layout of the apartment/house	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q22e] e. Outside appearance of the building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q22f] f. Condition of the neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q22g] g. Parks or recreation areas nearby	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q22h] h. Play area for children on-site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q22i] i. Security of the building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q22j] j. Common areas in the building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q22k] k. Condition of apartment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q22l] l. Close to shopping/services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q22m] m. Close to place of employment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q22n] n. Close to relatives/friends	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
[q22o] o. Close to bus/shuttle stop	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



[q23] 23. If you could change or improve one thing about your current apartment/house, what would it be?

Previous

Next

Finish Later



[q24] 24. For statistical purposes (and again, please be assured that all the information you provide will be kept strictly confidential) please tell me which of the following category best describes your total personal income in 2007 before taxes from all sources.

- Less than \$10,000
- \$10,000 to under \$20,000
- \$20,000 to under \$30,000
- \$30,000 to under \$40,000
- \$40,000 to under \$50,000
- \$50,000 to under \$75,000
- \$75,000 to under \$100,000
- \$100,000 to under \$150,000
- \$150,000 or more
- Do not know

[q25] 25. If there is a second wage earner in your household whose annual income contributes to the monthly rent of your apartment/home is their annual income before taxes:

- Less than \$10,000
- \$10,000 to under \$20,000
- \$20,000 to under \$30,000
- \$30,000 to under \$40,000
- \$40,000 to under \$50,000
- \$50,000 to under \$75,000
- \$75,000 to under \$100,000
- \$100,000 to under \$150,000
- \$150,000 or more
- No second wage earner
- Do not know

[q26] 26. Within the next 2-3 years, are you very, somewhat, or not at all interested in owning your own home?

Very

Somewhat

Not at all

Do not know

[Remaining questions on the page are displayed if answered "Very" or "Somewhat" for q26]

[q27] 27. Have you looked to buy a home in the past 12 months?

- Yes
- No

[q28] 28. Where would you want to buy a home?

- City of Ithaca
- Tompkins County outside the city of Ithaca
- A surrounding county
- Somewhere else
- Unsure

[q29] 29. What type of housing would you be most interested in owning?

- Single family home
- Duplex
- Townhouse
- Condo
- Mobile home
- Other
- Any
- Do not know

[q30] 30. Would you prefer to own a home in an:

- Urban neighborhood
- Village or Hamlet
- Suburban subdivision
- Rural area

Previous

Next

Finish Later



[q31] 31. How old are you?

- Between 18-20 years old
- Between 21-24 years old
- Between 25-35 years old
- Between 36-65 years old
- Over 65 years old

32. How many adults are in your household?

- [q32a] a. Between 18-20 years old
- [q32b] b. Between 21-24 years old
- [q32c] c. Between 25-35 years old
- [q32d] d. Between 36-65 years old
- [q32e] e. Over 65 years old

33. How many children in your household are:

- [q33a] a. Under 5 years old
- [q33b] b. Between 5-12 years old
- [q33c] c. Over 12 years old

[q34] 34. How many adults in your household work full time?

- 1
- 2
- 3
- 4 or more

35. What best describes your personal work situation? (Check all that apply)

- [q35a] Working full time
- [q35b] Working part time
- [q35c] Retired
- [q35d] Student
- [q35e] Disabled
- [q35f] Unemployed

[q36] 36. Gender

- Male
- Female

Previous

Submit Survey

Finish Later



Thank you for taking the time to complete this survey.

Your survey has been submitted, please close your browser.

If you have questions or require technical assistance with this survey, please [email](#) the Survey Research Institute or call 1-888-367-8404.

CODEBOOK

Student Renter Survey 356 Cases

June 11, 2008

Prepared by:

Survey Research Institute (SRI) at Cornell
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Tel (607) 255-3786
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www.sri.cornell.edu

INTRODUCTION

The Survey Research Institute (SRI) at Cornell was contracted to conduct a web survey of Tompkins County renters from Cornell University, Ithaca College, and Tompkins Cortland Community College in order to find ways to improve housing availability to meet the needs of renters in Tompkins County. The survey was sponsored by the Tompkins County Planning Department and Cornell University.

The samples of student email addresses were provided by each participating institution: Cornell University, Ithaca College, and Tompkins Cortland Community College. The requirement for the sample was to obtain a list of current students currently living off-campus. The survey was sent out to 1999 people, 1775 of whom had valid email addresses and were eligible for the survey. Invitation e-mails were sent out on April 22nd, 2008 followed by reminder e-mails to non-respondents on May 1st, May 6th, May 9st, May 19th, and a final reminder on May 27th, 2008. On May 7th, additional sample was added and invitations were sent to the new respondents.

Data collection ended on June 6th, 2008. 356 people completed the survey out of a possible 1775 with valid email addresses yielding a response rate of 20.06 %.

N = 356

filename = alldata.dat

file type = fixed-format ASCII

logical record length = 708

DEFINITIONS:

INPUT LOCATION = Location of variable within data set. In card-image format, this would be "card/column" location.

VALUE = Numeric value given to each discrete response category. May also reflect the quantitative value of a continuous variable.

NUMBER (N) = Frequency of response.

PERCENT (PCT) = Percentage of response.

MISSING DATA (MD) = Code value given to any question which was unanswered or refused by the respondent.

VALUE = -1 or blank = The variable field is blank in the data set because the question does not apply. Typically, these are questions embedded within a skip pattern.

June 11, 2008

CONTENTS

CASEID: CASEID _____	1
fname: First name (part of sample) _____	1
lname: Last name (part of sample) _____	1
email: Email address (part of sample) _____	1
career: Career (part of sample) _____	2
class: Class (part of sample) _____	2
sample: Sample (part of sample) _____	2
q1: Screening - Student status _____	3
q2: Screening - Housing locale _____	3
q3: Screening - Tompkins resident _____	3
q4: Screening - Rent vs Own _____	4
q5: Current duration in Tompkins _____	4
q6: Expected duration in Tompkins _____	4
q7: Home ownership _____	5
q8: Outside Tompkins 4+ weeks _____	5
q9: Rental type _____	5
q10: Number of bedrooms _____	6
q11: Total rent _____	6
q12: Personal rent if shared _____	7
q13: Power included _____	7
q14: Water included _____	8
q15: Utility cost _____	8
q16: Found residence through _____	9
q17: Find acceptable place _____	9
q18: Particular area _____	10
q18_oth: Particular area-Other _____	10
q19: Affordable _____	11
q20: Adequate space _____	11
q21a: Student-reasons for renting _____	11
q21b: May move-reasons for renting _____	12
q21c: More affordable-reasons for renting _____	12
q21d: Less maintenance-reasons for renting _____	13
q21e: Do not need space-reasons for renting _____	13
q21f: Have another home-reasons for renting _____	14
q21g: No down payment-reasons for renting _____	14
q21h: Close to school-reasons for renting _____	15
q21i: Other-reasons for renting _____	15
q21_oth: Reasons for renting-Other-description _____	16
q22a: Garage-importance of feature _____	17
q22b: Number of bedrooms-importance of feature _____	17
q22c: Location-importance of feature _____	18
q22d: Layout-importance of feature _____	18
q22e: Outside appearance-importance of feature _____	19

June 11, 2008

q22f: Neighborhood-importance of feature _____	19
q22g: Parks nearby-importance of feature _____	20
q22h: Play area-importance of feature _____	20
q22i: Security-importance of feature _____	21
q22j: Common areas-importance of feature _____	21
q22k: Condition-importance of feature _____	22
q22l: Close to Shopping-importance of feature _____	22
q22m: Close to Employment-importance of feature _____	23
q22n: Close to Relatives-importance of feature _____	23
q22o: Close to Bus stop-importance of feature _____	24
q24: Personal income _____	24
q25: Second income _____	25
q26: Interested in buying _____	25
q27: Looked at homes _____	26
q28: Ideal location _____	26
q29: Preferred type _____	27
q30: Ideal area _____	27
q31: Age _____	28
q32a: Number adults-18-20 _____	28
q32b: Number adults-21-24 _____	29
q32c: Number adults-25-35 _____	29
q32d: Number adults-35-65 _____	30
q32e: Number adults-over 65 _____	30
q33a: Number child-under 5 _____	31
q33b: Number child-5-12 _____	31
q33c: Number child-over 12 _____	32
q34: Adults work full-time _____	32
q35a: Work-Full time _____	33
q35b: Work-Part time _____	33
q35c: Work-Retired _____	33
q35d: Work-Student _____	34
q35e: Work-Disable _____	34
q35f: Work-Unemployed _____	34
q36: Gender _____	35

June 11, 2008

CASEID: CASEID

356 cases (Range of valid codes: 10093-99929)

Data type: numeric
Record/columns: 1/1-5

fname: First name (part of sample)

First name (part of sample)

356 cases

Data type: character
Record/columns: 1/6-25

lname: Last name (part of sample)

Last name (part of sample)

356 cases

Data type: character
Record/columns: 1/26-45

email: Email address (part of sample)

Email address (part of sample)

356 cases

Data type: character
Record/columns: 1/46-95

June 11, 2008

career: Career (part of sample)

Career (part of sample)

%	N	VALUE	LABEL
19.7	70	Grad/Prof	
18.8	67	Udergrad	
61.5	219		
-----	----		
100.0	356	cases	

Data type: character
Record/columns: 1/96-115

class: Class (part of sample)

Class (part of sample)

%	%	N	VALUE	LABEL
VALID	ALL			
21.3	21.3	76	0	Graduate Student
11.8	11.8	42	1	Freshman
14.6	14.6	52	2	Sophomore
15.7	15.7	56	3	Junior
35.4	35.4	126	4	Senior
0.3	0.3	1	5	5th Year Senior
0.8	0.8	3	6	Extramural UG
0.0	0.0	0	7	Extramural GR
-----	-----	----		
100.0	100.0	356	cases	

Data type: numeric
Minimum code defined as valid: 0
Missing-data code: 9
Record/column: 1/116

sample: Sample (part of sample)

Sample (part of sample)

%	%	N	VALUE	LABEL
VALID	ALL			
38.5	38.5	137	1	Cornell University
42.4	42.4	151	2	Ithaca College
19.1	19.1	68	3	TC3
-----	-----	----		
100.0	100.0	356	cases	

Data type: numeric
Minimum code defined as valid: 1
Missing-data code: 9
Record/column: 1/117

June 11, 2008

q1: Screening - Student status

1. Are you currently a full-time or part-time student?

%	%	N	VALUE	LABEL
VALID	ALL			
92.1	91.9	327	1	Full time
7.9	7.9	28	2	Part time
0.0	0.0	0	3	Neither
	0.3	1	9	Refused/Not Answered
-----	-----	----		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/118

q2: Screening - Housing locale

2. Do you currently live on or off campus?

%	%	N	VALUE	LABEL
VALID	ALL			
0.0	0.0	0	1	On campus
100.0	99.4	354	2	Off campus
	0.6	2	9	Refused/Not Answered
-----	-----	----		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/119

q3: Screening - Tompkins resident

3. Do you currently live in Tompkins County?

%	%	N	VALUE	LABEL
VALID	ALL			
0.0	0.0	0	0	No
100.0	99.7	355	1	Yes
	0.3	1	9	Refused/Not Answered
-----	-----	----		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data code: 9
 Record/column: 1/120

June 11, 2008

q4: Screening - Rent vs Own

4. Do you own or rent the home you are living in now?

%	%	N	VALUE	LABEL
VALID	ALL			
0.0	0.0	0	0	Own
100.0	99.2	353	1	Rent
	0.8	3	9	Refused/Not Answered
-----	-----	---		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data code: 9
 Record/column: 1/121

q5: Current duration in Tompkins

5. How long have you lived in Tompkins County?

%	%	N	VALUE	LABEL
VALID	ALL			
14.4	14.3	51	1	Less than one year
64.2	64.0	228	2	1 to 5 years
21.4	21.3	76	3	More than 5 years
	0.3	1	9	Refused/Not Answered
-----	-----	---		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/122

q6: Expected duration in Tompkins

6. How much longer do you expect to live in Tompkins County?

%	%	N	VALUE	LABEL
VALID	ALL			
38.6	34.8	124	1	Less than one year
43.3	39.0	139	2	1 to less than 3 years
9.7	8.7	31	3	3 to less than 6 years
1.9	1.7	6	4	6 to less than 10 years
6.5	5.9	21	5	10 years or more
	9.6	34	8	Do not know
	0.3	1	9	Refused/Not Answered
-----	-----	---		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data codes: 9,8
 Record/column: 1/123

June 11, 2008

q7: Home ownership

7. Have you ever owned a home?

%	%	N	VALUE	LABEL
VALID	ALL			
5.4	5.3	19	1	Yes
94.6	93.5	333	2	No
	1.1	4	9	Refused/Not Answered
-----	-----	---		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/124

q8: Outside Tompkins 4+ weeks

8. Do you live outside of Tompkins County more than four weeks a year?

%	%	N	VALUE	LABEL
VALID	ALL			
55.5	55.1	196	1	Yes
44.5	44.1	157	2	No
	0.8	3	9	Refused/Not Answered
-----	-----	---		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/125

q9: Rental type

9. Do you rent a detached house/duplex or an apartment?

%	%	N	VALUE	LABEL
VALID	ALL			
46.1	45.2	161	1	House/Duplex
53.9	52.8	188	2	Apartment
	2.0	7	9	Refused/Not Answered
-----	-----	---		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/126

June 11, 2008

q10: Number of bedrooms

10. What is the size of your present apartment or house in terms of number of bedrooms?

VALID	%	%	N	VALUE	LABEL
5.7	5.6	20	0	0-studio/efficiency, no formal bedrooms	
13.7	13.5	48	1	1	
22.3	21.9	78	2	2	
21.1	20.8	74	3	3	
13.7	13.5	48	4	4	
6.3	6.2	22	5	5	
7.7	7.6	27	6	6	
2.6	2.5	9	7	7	
3.4	3.4	12	8	8	
0.3	0.3	1	9	9	
3.1	3.1	11	10	10	
	1.1	4	88	Do not know	
	0.6	2	99	Refused/Not Answered	
-----	-----	----			
100.0	100.0	356	cases		

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data codes: 99,88
 Record/columns: 1/127-128

q11: Total rent

11. Is the total monthly rent for your current residence:

VALID	%	%	N	VALUE	LABEL
0.3	0.3	1	1	1	Less than \$200 per month
1.2	1.1	4	2	2	Between \$200 and \$299 per month
2.1	2.0	7	3	3	Between \$300 and \$399/month
5.1	4.8	17	4	4	Between \$400 and \$499/month
7.8	7.3	26	5	5	Between \$500 and \$599/month
8.7	8.1	29	6	6	Between \$600 and \$699/month
9.0	8.4	30	7	7	Between \$700 and \$799/month
7.2	6.7	24	8	8	Between \$800 and \$899/month
7.5	7.0	25	9	9	Between \$900 and \$999/month
7.8	7.3	26	10	10	Between \$1000 and \$1099/month
43.2	40.4	144	11	11	\$1100 or more per month
	3.4	12	88	88	Do not know
	3.1	11	99	99	Refused/Not Answered
-----	-----	----			
100.0	100.0	356	cases		

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data codes: 99,88
 Record/columns: 1/129-130

June 11, 2008

q12: Personal rent if shared

12. If you share the rent for your apartment or house with other individuals, what is your personal monthly rent:

VALID	%	%	N	VALUE	LABEL
24.2	22.2		79	1	Do not share apartment or house with other individuals
0.9	0.8		3	2	Less than \$200 per month
2.1	2.0		7	3	Between \$200 and \$299 per month
19.9	18.3		65	4	Between \$300 and \$399/month
26.9	24.7		88	5	Between \$400 and \$499/month
14.7	13.5		48	6	Between \$500 and \$599/month
7.0	6.5		23	7	Between \$600 and \$699/month
2.4	2.2		8	8	Between \$700 and \$799/month
0.6	0.6		2	9	Between \$800 and \$899/month
0.0	0.0		0	10	Between \$900 and \$999/month
0.3	0.3		1	11	Between \$1000 and \$1099/month
0.9	0.8		3	12	\$1100 or more per month
			1.7	6	88 Do not know
			6.5	23	99 Refused/Not Answered
-----	-----	---			
100.0	100.0		356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data codes: 99,88
 Record/columns: 1/131-132

q13: Power included

13. Is electric or gas included in your rent?

VALID	%	%	N	VALUE	LABEL
26.5	25.8		92	1	Yes
73.5	71.6		255	2	No
			1.7	6	8 Do not know
			0.8	3	9 Refused/Not Answered
-----	-----	---			
100.0	100.0		356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data codes: 9,8
 Record/column: 1/133

June 11, 2008

q14: Water included

14. Is water included in your rent?

%	%	N	VALUE	LABEL
VALID	ALL			
67.3	64.9	231	1	Yes
32.7	31.5	112	2	No
	2.5	9	8	Do not know
	1.1	4	9	Refused/Not Answered
-----	-----	----		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data codes: 9,8
 Record/column: 1/134

q15: Utility cost

15. What is the average total monthly cost of your utilities, if they are not included in your rent? Utilities include gas, electric and water.

%	%	N	VALUE	LABEL
VALID	ALL			
2.8	0.8	3	1	Under \$25
10.1	3.1	11	2	Between \$25-\$50
36.7	11.2	40	3	Between \$50-\$100
20.2	6.2	22	4	Between \$100-\$150
30.3	9.3	33	5	Over \$150
	66.0	235	-1	
	2.2	8	8	Do not know
	1.1	4	9	Refused/Not Answered
-----	-----	----		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data codes: 9,8
 Record/column: 1/135

June 11, 2008

q16: Found residence through

16. Where did you find your current apartment/house?

%	%	N	VALUE	LABEL
VALID	ALL			
7.4	7.3	26	1	Cornell University listings
6.9	6.7	24	2	Ithaca College listings
25.8	25.3	90	3	Internet
16.3	16.0	57	4	Newspaper
1.4	1.4	5	5	Apartment Guide
38.7	37.9	135	6	Friend/co-worker
3.4	3.4	12	7	Realtor
	2.0	7	9	Refused/Not Answered
-----	-----	---		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/136

q17: Find acceptable place

17. How easy or difficult was it to find an acceptable apartment/house to rent?
 Would you say it was:

%	%	N	VALUE	LABEL
VALID	ALL			
15.0	14.6	52	1	Very difficult
32.9	32.0	114	2	Somewhat difficult
41.3	40.2	143	3	Somewhat easy
10.7	10.4	37	4	Very easy
	2.0	7	8	Do not know
	0.8	3	9	Refused/Not Answered
-----	-----	---		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data codes: 9,8
 Record/column: 1/137

June 11, 2008

q18: Particular area

18. Was there one particular area of the County you were looking for an apartment/house?

VALID	%	%	N	VALUE	LABEL
16.7	16.6		59	1	No
48.6	48.3		172	2	City of Ithaca
17.8	17.7		63	3	Town of Ithaca
1.1	1.1		4	4	Northwest outside the Town of Ithaca (Ulysses, Enfield)
2.0	2.0		7	5	Southwest outside the Town of Ithaca (Newfield, Danby)
8.2	8.1		29	6	Northeast outside the Town of Ithaca (Lansing, Dryden, Groton)
0.6	0.6		2	7	Southeast outside the Town of Ithaca (Caroline)
5.1	5.1		18	8	Other
	0.6		2	9	Refused/Not Answered
-----	-----	---			
100.0	100.0		356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/138

q18_oth: Particular area-Other

18. Was there one particular area of the County you were looking for an apartment/house?

Other

- please list

%	N	VALUE	LABEL
1.7	6	Collegetown	
0.3	1	Collegetown (Cornell)	
0.3	1	Groton	
0.3	1	North of Cornell campus	
0.3	1	any in or around Ithaca	
0.8	3	collegetown	
0.3	1	just not Collegetown	
0.3	1	walking distance to Sage Hall	
95.8	341		
-----	---		
100.0	356		cases

Data type: character
 Record/columns: 1/139-393

June 11, 2008

q19: Affordable

19. Is this apartment/house affordable to you?

VALID	%	%	N	VALUE	LABEL
74.0	73.6		262	1	Yes
26.0	25.8		92	2	No
	0.6		2	9	Refused/Not Answered
-----	-----		---		
100.0	100.0		356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/394

q20: Adequate space

20. Does this apartment/house have adequate space to meet your needs?

VALID	%	%	N	VALUE	LABEL
81.6	81.2		289	1	Yes
18.4	18.3		65	2	No
	0.6		2	9	Refused/Not Answered
-----	-----		---		
100.0	100.0		356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/395

q21a: Student-reasons for renting

21. Please rate the importance of the following factors as to why you rent.

a. College student here temporarily

VALID	%	%	N	VALUE	LABEL
16.2	16.0		57	1	1-Not at all important
2.8	2.8		10	2	2
6.0	5.9		21	3	3
10.5	10.4		37	4	4
64.5	63.8		227	5	5-Very important
	1.1		4	9	Refused/Not Answered
-----	-----		---		
100.0	100.0		356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/396

June 11, 2008

q21b: May move-reasons for renting

21. Please rate the importance of the following factors as to why you rent.

b. May move from Tompkins County in the near future

%	%	N	VALUE	LABEL
VALID	ALL			
37.1	36.0	128	1	1-Not at all important
9.0	8.7	31	2	2
11.9	11.5	41	3	3
12.8	12.4	44	4	4
29.3	28.4	101	5	5-Very important
	3.1	11	9	Refused/Not Answered
-----	-----	----		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/397

q21c: More affordable-reasons for renting

21. Please rate the importance of the following factors as to why you rent.

c. Financially more affordable than owning a home

%	%	N	VALUE	LABEL
VALID	ALL			
22.0	21.3	76	1	1-Not at all important
6.7	6.5	23	2	2
20.6	19.9	71	3	3
15.4	14.9	53	4	4
35.4	34.3	122	5	5-Very important
	3.1	11	9	Refused/Not Answered
-----	-----	----		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/398

June 11, 2008

q21d: Less maintenance-reasons for renting

21. Please rate the importance of the following factors as to why you rent.

d. Less maintenance/responsibility

%	%	N	VALUE	LABEL
VALID	ALL			
17.2	16.9	60	1	1-Not at all important
13.2	12.9	46	2	2
22.7	22.2	79	3	3
20.7	20.2	72	4	4
26.1	25.6	91	5	5-Very important
	2.2	8	9	Refused/Not Answered
-----	-----	----		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/399

q21e: Do not need space-reasons for renting

21. Please rate the importance of the following factors as to why you rent.

e. Do not need large living space

%	%	N	VALUE	LABEL
VALID	ALL			
25.2	24.7	88	1	1-Not at all important
14.6	14.3	51	2	2
29.5	28.9	103	3	3
20.1	19.7	70	4	4
10.6	10.4	37	5	5-Very important
	2.0	7	9	Refused/Not Answered
-----	-----	----		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/400

June 11, 2008

q21f: Have another home-reasons for renting

21. Please rate the importance of the following factors as to why you rent.

f. Have another home/vacation home

%	%	N	VALUE	LABEL
VALID	ALL			
66.4	63.2	225	1	1-Not at all important
5.6	5.3	19	2	2
10.6	10.1	36	3	3
7.1	6.7	24	4	4
10.3	9.8	35	5	5-Very important
	4.8	17	9	Refused/Not Answered
-----	-----	----		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/401

q21g: No down payment-reasons for renting

21. Please rate the importance of the following factors as to why you rent.

g. Can not afford down payment on a house

%	%	N	VALUE	LABEL
VALID	ALL			
29.8	28.7	102	1	1-Not at all important
5.3	5.1	18	2	2
17.0	16.3	58	3	3
14.3	13.8	49	4	4
33.6	32.3	115	5	5-Very important
	3.9	14	9	Refused/Not Answered
-----	-----	----		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/402

June 11, 2008

q21h: Close to school-reasons for renting

21. Please rate the importance of the following factors as to why you rent.

h. Want to be close to school

%	%	N	VALUE	LABEL
VALID	ALL			
4.8	4.8	17	1	1-Not at all important
2.8	2.8	10	2	2
10.5	10.4	37	3	3
15.6	15.4	55	4	4
66.3	65.7	234	5	5-Very important
	0.8	3	9	Refused/Not Answered
-----	-----	---		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/403

q21i: Other-reasons for renting

21. Please rate the importance of the following factors as to why you rent.

i. Other

%	%	N	VALUE	LABEL
VALID	ALL			
51.0	7.0	25	1	1-Not at all important
4.1	0.6	2	2	2
6.1	0.8	3	3	3
0.0	0.0	0	4	4
38.8	5.3	19	5	5-Very important
	86.2	307	9	Refused/Not Answered
-----	-----	---		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/404

June 11, 2008

q21_oth: Reasons for renting-Other-description
--

21. Please rate the importance of the following factors as to why you rent.

Other

please explain

LABEL	%	N	VALUE
	0.3	1	Cheaper than on campus housing
	0.3	1	Cheaper than on-campus housing
	0.3	1	Cheaper to live off campus than on
	0.3	1	Home foreclosure, Section 8 + child dependent
	0.3	1	Hometown
	0.3	1	I DON'T FUCKING CARE ABOUT CORNELL OR THIS GOD DAM SURVEY!!!
	0.3	1	I don't want to rent but I have no choice!
	0.3	1	I have Section 8 - they subsidize an apartment.
	0.3	1	I live with my three children in my mothers home with her because I can't afford anything else
right now.	0.3	1	I wanted to experience living in the real world, instead of on campus.
	0.3	1	My fraternity house
	0.3	1	Was supposed to be cheaper than living on campus.
	0.3	1	bad credit
	0.3	1	cheaper to rent off campus than to pay on-campus housing costs
	0.3	1	dog
	0.3	1	it is our only option
	0.3	1	just need a place to live for school that is close.
	0.3	1	live with a partner
	0.3	1	living at school costs twice as much
	0.3	1	moving away from Ithaca because the cost of living is extremely high
	0.3	1	proximity to my child's school
	0.3	1	school district for kids
	0.3	1	would rather live off campus than on campus as a Jr in college
	93.5	333	
	-----	---	
	100.0	356	cases

Data type: character
Record/columns: 1/405-659

June 11, 2008

q22a: Garage-importance of feature

22. When you looked for your current apartment/house, how important were each of the following characteristics or features?

a. Access to a garage

VALID	%	ALL	N	VALUE	LABEL
55.3	54.2	193	1	1-Not at all important	
18.1	17.7	63	2	2	
12.9	12.6	45	3	3	
8.0	7.9	28	4	4	
5.7	5.6	20	5	5-Very important	
	2.0	7	9	Refused/Not Answered	
-----	-----	----			
100.0	100.0	356		cases	

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/660

q22b: Number of bedrooms-importance of feature

22. When you looked for your current apartment/house, how important were each of the following characteristics or features?

b. Adequate number of bedrooms

VALID	%	ALL	N	VALUE	LABEL
4.6	4.5	16	1	1-Not at all important	
5.5	5.3	19	2	2	
8.9	8.7	31	3	3	
17.6	17.1	61	4	4	
63.4	61.8	220	5	5-Very important	
	2.5	9	9	Refused/Not Answered	
-----	-----	----			
100.0	100.0	356		cases	

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/661

June 11, 2008

q22c: Location-importance of feature

22. When you looked for your current apartment/house, how important were each of the following characteristics or features?

c. Location of apartment/house

%	%	N	VALUE	LABEL
VALID	ALL			
1.1	1.1	4	1	1-Not at all important
2.0	2.0	7	2	2
6.3	6.2	22	3	3
28.6	28.1	100	4	4
62.0	61.0	217	5	5-Very important
	1.7	6	9	Refused/Not Answered
-----	-----	---		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/662

q22d: Layout-importance of feature

22. When you looked for your current apartment/house, how important were each of the following characteristics or features?

d. Layout of the apartment/house

%	%	N	VALUE	LABEL
VALID	ALL			
8.9	8.7	31	1	1-Not at all important
13.5	13.2	47	2	2
28.7	28.1	100	3	3
30.2	29.5	105	4	4
18.7	18.3	65	5	5-Very important
	2.2	8	9	Refused/Not Answered
-----	-----	---		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/663

June 11, 2008

q22e: Outside appearance-importance of feature

22. When you looked for your current apartment/house, how important were each of the following characteristics or features?

e. Outside appearance of the building

VALID	%	ALL	N	VALUE	LABEL
10.3	10.1		36	1	1-Not at all important
25.0	24.4		87	2	2
34.5	33.7		120	3	3
20.1	19.7		70	4	4
10.1	9.8		35	5	5-Very important
	2.2		8	9	Refused/Not Answered
-----	-----		---		
100.0	100.0		356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/664

q22f: Neighborhood-importance of feature

22. When you looked for your current apartment/house, how important were each of the following characteristics or features?

f. Condition of the neighborhood

VALID	%	ALL	N	VALUE	LABEL
4.3	4.2		15	1	1-Not at all important
10.4	10.1		36	2	2
25.9	25.3		90	3	3
37.8	36.8		131	4	4
21.6	21.1		75	5	5-Very important
	2.5		9	9	Refused/Not Answered
-----	-----		---		
100.0	100.0		356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/665

June 11, 2008

q22g: Parks nearby-importance of feature

22. When you looked for your current apartment/house, how important were each of the following characteristics or features?

g. Parks or recreation areas nearby

VALID	%	ALL	N	VALUE	LABEL
28.7	28.1	100		1	1-Not at all important
29.3	28.7	102		2	2
26.7	26.1	93		3	3
10.1	9.8	35		4	4
5.2	5.1	18		5	5-Very important
	2.2	8		9	Refused/Not Answered
-----	-----	----			
100.0	100.0	356			cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/666

q22h: Play area-importance of feature

22. When you looked for your current apartment/house, how important were each of the following characteristics or features?

h. Play area for children on-site

VALID	%	ALL	N	VALUE	LABEL
78.4	76.7	273		1	1-Not at all important
8.0	7.9	28		2	2
4.9	4.8	17		3	3
3.7	3.7	13		4	4
4.9	4.8	17		5	5-Very important
	2.2	8		9	Refused/Not Answered
-----	-----	----			
100.0	100.0	356			cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/667

June 11, 2008

q22i: Security-importance of feature

22. When you looked for your current apartment/house, how important were each of the following characteristics or features?

i. Security of the building

VALID	%	ALL	N	VALUE	LABEL
10.3	10.1		36	1	1-Not at all important
11.5	11.2		40	2	2
22.7	22.2		79	3	3
30.5	29.8		106	4	4
25.0	24.4		87	5	5-Very important
	2.2		8	9	Refused/Not Answered
-----	-----		---		
100.0	100.0		356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/668

q22j: Common areas-importance of feature

22. When you looked for your current apartment/house, how important were each of the following characteristics or features?

j. Common areas in the building

VALID	%	ALL	N	VALUE	LABEL
40.7	39.9		142	1	1-Not at all important
14.9	14.6		52	2	2
20.1	19.7		70	3	3
18.1	17.7		63	4	4
6.3	6.2		22	5	5-Very important
	2.0		7	9	Refused/Not Answered
-----	-----		---		
100.0	100.0		356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/669

June 11, 2008

q22k: Condition-importance of feature

22. When you looked for your current apartment/house, how important were each of the following characteristics or features?

k. Condition of apartment

VALID	%	%	N	VALUE	LABEL
1.7	1.7		6	1	1-Not at all important
2.0	2.0		7	2	2
9.0	8.7		31	3	3
36.7	35.7		127	4	4
50.6	49.2		175	5	5-Very important
	2.8		10	9	Refused/Not Answered
-----	-----		----		
100.0	100.0		356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/670

q22l: Close to Shopping-importance of feature

22. When you looked for your current apartment/house, how important were each of the following characteristics or features?

l. Close to shopping/services

VALID	%	%	N	VALUE	LABEL
15.5	15.2		54	1	1-Not at all important
19.5	19.1		68	2	2
27.3	26.7		95	3	3
27.0	26.4		94	4	4
10.6	10.4		37	5	5-Very important
	2.2		8	9	Refused/Not Answered
-----	-----		----		
100.0	100.0		356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/671

June 11, 2008

q22m: Close to Employment-importance of feature

22. When you looked for your current apartment/house, how important were each of the following characteristics or features?

m. Close to place of employment

VALID	%	ALL	N	VALUE	LABEL
21.6	21.1	75	1	1-Not at all important	
10.4	10.1	36	2	2	
19.9	19.4	69	3	3	
29.7	28.9	103	4	4	
18.4	18.0	64	5	5-Very important	
	2.5	9	9	Refused/Not Answered	
-----	-----	---			
100.0	100.0	356		cases	

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/672

q22n: Close to Relatives-importance of feature

22. When you looked for your current apartment/house, how important were each of the following characteristics or features?

n. Close to relatives/friends

VALID	%	ALL	N	VALUE	LABEL
25.1	24.4	87	1	1-Not at all important	
13.3	12.9	46	2	2	
23.7	23.0	82	3	3	
23.1	22.5	80	4	4	
14.7	14.3	51	5	5-Very important	
	2.8	10	9	Refused/Not Answered	
-----	-----	---			
100.0	100.0	356		cases	

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/673

June 11, 2008

q22o: Close to Bus stop-importance of feature

22. When you looked for your current apartment/house, how important were each of the following characteristics or features?

o. Close to bus/shuttle stop

VALID	%	ALL	N	VALUE	LABEL
37.8	36.8		131	1	1-Not at all important
16.4	16.0		57	2	2
13.8	13.5		48	3	3
13.0	12.6		45	4	4
19.0	18.5		66	5	5-Very important
	2.5		9	9	Refused/Not Answered
-----	-----		---		
100.0	100.0		356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/674

q24: Personal income

24. For statistical purposes (and again, please be assured that all the information you provide will be kept strictly confidential) please tell me which of the following category best describes your total personal income in 2007 before taxes from all sources.

VALID	%	ALL	N	VALUE	LABEL
63.0	58.4		208	1	Less than \$10,000
16.4	15.2		54	2	\$10,000 to under \$20,000
13.0	12.1		43	3	\$20,000 to under \$30,000
3.0	2.8		10	4	\$30,000 to under \$40,000
1.8	1.7		6	5	\$40,000 to under \$50,000
1.2	1.1		4	6	\$50,000 to under \$75,000
0.6	0.6		2	7	\$75,000 to under \$100,000
0.3	0.3		1	8	\$100,000 to under \$150,000
0.6	0.6		2	9	\$150,000 or more
	5.3		19	88	Do not know
	2.0		7	99	Refused/Not Answered
-----	-----		---		
100.0	100.0		356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data codes: 99,88
 Record/columns: 1/675-676

June 11, 2008

q25: Second income

25. If there is a second wage earner in your household whose annual income contributes to the monthly rent of your apartment/home is their annual income before taxes:

%	%	N	VALUE	LABEL
VALID	ALL			
17.6	12.1	43	1	Less than \$10,000
5.3	3.7	13	2	\$10,000 to under \$20,000
7.0	4.8	17	3	\$20,000 to under \$30,000
4.5	3.1	11	4	\$30,000 to under \$40,000
2.0	1.4	5	5	\$40,000 to under \$50,000
3.7	2.5	9	6	\$50,000 to under \$75,000
1.6	1.1	4	7	\$75,000 to under \$100,000
3.7	2.5	9	8	\$100,000 to under \$150,000
4.5	3.1	11	9	\$150,000 or more
50.0	34.3	122	10	No second wage earner
	7.9	28	88	Do not know
	23.6	84	99	Refused/Not Answered
-----	-----	----		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data codes: 99,88
 Record/columns: 1/677-678

q26: Interested in buying

26. Within the next 2-3 years, are you very, somewhat, or not at all interested in owning your own home?

%	%	N	VALUE	LABEL
VALID	ALL			
18.0	15.4	55	1	Very
30.1	25.8	92	2	Somewhat
52.0	44.7	159	3	Not at all
	13.2	47	8	Do not know
	0.8	3	9	Refused/Not Answered
-----	-----	----		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data codes: 9,8
 Record/column: 1/679

June 11, 2008

q27: Looked at homes

27. Have you looked to buy a home in the past 12 months?

%	%	N	VALUE	LABEL
VALID	ALL			
20.3	8.1	29	1	Yes
79.7	32.0	114	2	No
	58.7	209	-1	
	1.1	4	9	Refused/Not Answered
-----	-----	---		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/680

q28: Ideal location

28. Where would you want to buy a home?

%	%	N	VALUE	LABEL
VALID	ALL			
11.5	3.7	13	1	City of Ithaca
23.9	7.6	27	2	Tompkins County outside the city of Ithaca
8.8	2.8	10	3	A surrounding county
55.8	17.7	63	4	Somewhere else
	58.7	209	-1	
	9.3	33	8	Unsure
	0.3	1	9	Refused/Not Answered
-----	-----	---		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data codes: 9,8
 Record/column: 1/681

June 11, 2008

q29: Preferred type

29. What type of housing would you be most interested in owning?

VALID	%	%	N	VALUE	LABEL
69.1	23.9		85	1	Single family home
4.1	1.4		5	2	Duplex
9.8	3.4		12	3	Townhouse
8.9	3.1		11	4	Condo
0.8	0.3		1	5	Mobile home
1.6	0.6		2	6	Other
5.7	2.0		7	7	Any
		58.7	209	-1	
		6.5	23	8	Do not know
		0.3	1	9	Refused/Not Answered
-----	-----	---			
100.0	100.0		356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data codes: 9,8
 Record/column: 1/682

q30: Ideal area

30. Would you prefer to own a home in an:

VALID	%	%	N	VALUE	LABEL
25.0	10.1		36	1	Urban neighborhood
24.3	9.8		35	2	Village or Hamlet
25.0	10.1		36	3	Suburban subdivision
25.7	10.4		37	4	Rural area
		58.7	209	-1	
		0.8	3	9	Refused/Not Answered
-----	-----	---			
100.0	100.0		356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/683

June 11, 2008

q31: Age

31. How old are you?

%	%	N	VALUE	LABEL
VALID	ALL			
13.0	12.9	46	1	Between 18-20 years old
57.9	57.6	205	2	Between 21-24 years old
22.3	22.2	79	3	Between 25-35 years old
6.2	6.2	22	4	Between 36-65 years old
0.6	0.6	2	5	Over 65 years old
	0.6	2	9	Refused/Not Answered
-----	-----	---		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/684

q32a: Number adults-18-20

32. How many adults are in your household?

a. Between 18-20 years old

%	%	N	VALUE	LABEL
VALID	ALL			
79.7	76.1	271	0	
10.9	10.4	37	1	
4.1	3.9	14	2	
2.6	2.5	9	3	
0.6	0.6	2	4	
0.6	0.6	2	5	
0.3	0.3	1	6	
0.6	0.6	2	10	
0.3	0.3	1	23	
0.3	0.3	1	30	
	4.5	16	99	Refused/Not Answered
-----	-----	---		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data code: 99
 Record/columns: 1/685-686

June 11, 2008

q32b: Number adults-21-24

32. How many adults are in your household?

b. Between 21-24 years old

%	%	N	VALUE	LABEL
VALID	ALL			
37.6	36.0	128	0	
17.6	16.9	60	1	
13.8	13.2	47	2	
8.2	7.9	28	3	
7.9	7.6	27	4	
4.7	4.5	16	5	
4.7	4.5	16	6	
0.9	0.8	3	7	
2.4	2.2	8	8	
0.6	0.6	2	9	
1.2	1.1	4	10	
0.3	0.3	1	12	
	4.5	16	99	Refused/Not Answered
-----	-----	----		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data code: 99
 Record/columns: 1/687-688

q32c: Number adults-25-35

32. How many adults are in your household?

c. Between 25-35 years old

%	%	N	VALUE	LABEL
VALID	ALL			
72.6	69.4	247	0	
18.8	18.0	64	1	
7.1	6.7	24	2	
0.9	0.8	3	3	
0.3	0.3	1	4	
0.3	0.3	1	10	
	4.5	16	99	Refused/Not Answered
-----	-----	----		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data code: 99
 Record/columns: 1/689-690

June 11, 2008

q32d: Number adults-35-65

32. How many adults are in your household?

d. Between 36-65 years old

%	%	N	VALUE	LABEL
VALID	ALL			
86.8	82.9	295	0	
5.6	5.3	19	1	
7.4	7.0	25	2	
0.3	0.3	1	10	
	4.5	16	99	Refused/Not Answered
-----	-----	----		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data code: 99
 Record/columns: 1/691-692

q32e: Number adults-over 65

32. How many adults are in your household?

e. Over 65 years old

%	%	N	VALUE	LABEL
VALID	ALL			
99.1	94.7	337	0	
0.6	0.6	2	1	
0.3	0.3	1	10	
	4.5	16	99	Refused/Not Answered
-----	-----	----		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data code: 99
 Record/columns: 1/693-694

June 11, 2008

q33a: Number child-under 5

33. How many children in your household are:

a. Under 5 years old

%	%	N	VALUE	LABEL
VALID	ALL			
84.4	37.9	135	0	
13.1	5.9	21	1	
1.3	0.6	2	2	
0.6	0.3	1	3	
0.6	0.3	1	30	
	55.1	196	99	Refused/Not Answered
-----	-----	----		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data code: 99
 Record/columns: 1/695-696

q33b: Number child-5-12

33. How many children in your household are:

b. Between 5-12 years old

%	%	N	VALUE	LABEL
VALID	ALL			
85.6	38.5	137	0	
10.0	4.5	16	1	
3.1	1.4	5	2	
0.6	0.3	1	3	
0.6	0.3	1	30	
	55.1	196	99	Refused/Not Answered
-----	-----	----		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data code: 99
 Record/columns: 1/697-698

June 11, 2008

q33c: Number child-over 12

33. How many children in your household are:

c. Over 12 years old

%	%	N	VALUE	LABEL
VALID	ALL			
90.6	40.7	145	0	
6.3	2.8	10	1	
1.9	0.8	3	2	
0.6	0.3	1	10	
0.6	0.3	1	30	
	55.1	196	99	Refused/Not Answered
-----	-----	----		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data code: 99
 Record/columns: 1/699-700

q34: Adults work full-time

34. How many adults in your household work full time?

%	%	N	VALUE	LABEL
VALID	ALL			
69.4	40.2	143	1	1
23.8	13.8	49	2	2
3.9	2.2	8	3	3
2.9	1.7	6	4	4 or more
	42.1	150	9	Refused/Not Answered
-----	-----	----		
100.0	100.0	356	cases	

Data type: numeric
 Minimum code defined as valid: 1
 Missing-data code: 9
 Record/column: 1/701

June 11, 2008

q35a: Work-Full time

35. What best describes your personal work situation? (Check all that apply)

Working full time

%	%	N	VALUE	LABEL
VALID	ALL			
88.8	88.8	316	0	No
11.2	11.2	40	1	Yes
-----	-----	----		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data code: 9
 Record/column: 1/702

q35b: Work-Part time

35. What best describes your personal work situation? (Check all that apply)

Working part time

%	%	N	VALUE	LABEL
VALID	ALL			
74.2	74.2	264	0	No
25.8	25.8	92	1	Yes
-----	-----	----		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data code: 9
 Record/column: 1/703

q35c: Work-Retired

35. What best describes your personal work situation? (Check all that apply)

Retired

%	%	N	VALUE	LABEL
VALID	ALL			
100.0	100.0	356	0	No
0.0	0.0	0	1	Yes
-----	-----	----		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data code: 9
 Record/column: 1/704

June 11, 2008

q35d: Work-Student

35. What best describes your personal work situation? (Check all that apply)

Student

%	%	N	VALUE	LABEL
VALID	ALL			
15.4	15.4	55	0	No
84.6	84.6	301	1	Yes
-----	-----	----		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data code: 9
 Record/column: 1/705

q35e: Work-Disable

35. What best describes your personal work situation? (Check all that apply)

Disabled

%	%	N	VALUE	LABEL
VALID	ALL			
98.0	98.0	349	0	No
2.0	2.0	7	1	Yes
-----	-----	----		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data code: 9
 Record/column: 1/706

q35f: Work-Unemployed

35. What best describes your personal work situation? (Check all that apply)

Unemployed

%	%	N	VALUE	LABEL
VALID	ALL			
98.3	98.3	350	0	No
1.7	1.7	6	1	Yes
-----	-----	----		
100.0	100.0	356		cases

Data type: numeric
 Minimum code defined as valid: 0
 Missing-data code: 9
 Record/column: 1/707

June 11, 2008

q36: Gender

36. Gender

VALID	%	N	VALUE	LABEL
37.6	36.5	130	1	Male
62.4	60.7	216	2	Female
	2.8	10	9	Refused/Not Answered
-----	-----	---		
100.0	100.0	356	cases	

Data type: numeric

Minimum code defined as valid: 1

Missing-data code: 9

Record/column: 1/708

June 11, 2008

Tompkins County Renter Survey
Open-Ended Responses

q23: 23. If you could change or improve one thing about your current apartment/house, what would it be?

- 10093 less expensive, newer
- 10211 better insulated against cold outside.
- 10313 The landlord very often ignores things which need to be fixed in our house and we pay a lot of money to live there.
- 10316 Not on third floor.
- 10366 the rent would be cheaper
- 10448 I would like it to be less expensive, I live on the third floor.
- 11083 Size and reconditioning wood floors
- 11132 Its not very well insulated, and the heating vents come out of the ceiling. The heating bills are really expensive as a result, as well as because of the fact that its propane heat. On average though, my house is much much cheaper than many living spaces for students, and it is an overall great deal for the amount of space, yard, garage, and waterfalls nearby.
- 11255 That the landlord wouldn't be so skeezy.
- 11542 I would have the utilities included in my rent and I would have a fenced in yard
- 12272 Cheaper bills
- 12300 Lower rent, closer to friends
- 12485 Fix it up. The landlady does not do adequate maintenance to the interior or exterior of the house. Lots of unfinished jobs in basement, attic, common space and outside of building.
- 12504 free parking
- 12908 decrease the rent to make it more affordable
- 13437 I want easier access to a supermarket besides P&C. P&C is small and does not have a wide enough variety of produce. Wegmans and Tops are far away and public transportation to them is difficult. There is a shuttle to Wegmans, but it is only during the academic year. However, I may consider taking the #30 bus to Tops during the summer.
- 13527 New furniture
- 13644 General upkeep of the house, the landlord is slow to respond to requests (for screens on windows for summer, etc) and the neighborhood has a whole looks like landlords are not maintaining the area but renters have no incentive too
- 13802 i would install a dishwasher.
- 14776 carpeting/flooring
- 15162 the total cost. It was my senior year so my parents said they would be willing to pay a little more for a studio. The prices in collegetown for what you get are ridiculous
- 15289 To allow pets and layout of apartment.
- 15403 bigger bedrooms
- 15774 better quality for the money
- 15965 Closer to campus
- 16479 The exterior is not very attractive. I would like to see my landlord fix it up a bit (the inside is very nice, newly redone).

Tompkins County Renter Survey
Open-Ended Responses

q23: 23. If you could change or improve one thing about your current apartment/house, what would it be?

- 16897 Considering the space and the condition of the apartment, I believe the rent is too high. However, it was the cheapest apartment close to Cornell's campus that I could find. Ithaca's housing market is, by far, the most expensive I know of for a college town that is not close to a metropolitan area.
- 17465 The house is not maintained well, needs new windows, doors, appliances, painting. When first moved in house was designated a hazard because of the water heater. Roof leaks as well and still not entirely fixed by landlord.
- 17817 If I could change anything, the most important thing would be to get rid of the house centipedes--I found one in the shower with me about half-way through...
- 18074 the furnitures
- 18825 I wish I didn't have to walk up the slope to campus everyday (ie location).
- 19316 The condition that it is in. It's fairly old and could use some work.
- 19388 The thing I would change is not any physical characteristics of the apartment itself, but the failure of the leasing company I rent from to disclose accurate information about the general ambiance of the building during the pre-leasing process. The building was framed by 3 leasing agents as a quiet building occupied mostly by older college students and young professionals, while in reality I have up to this point been threatened and nearly assaulted on four occasions by two violent thieves on parole, have seen drunken fights, and have been asked if I had any marijuana to sell. If they aren't already, leasing companies should be subject to legal action for knowingly providing misleading information about their current or typical client base in order to rent a space.
- 19689 I wouldn't live in a basement apartment.
- 20050 none
- 20433 Better upkeep of the apartment. The condition of rental properties in Ithaca is abysmal, and the cost far exceeds what should be charged for the area.
- 21082 Better insulation
- 21460 Kitchen/bathroom
- 21767 this house is old, creaky, and not well insulated. i would bulldoze it and rebuild.
- 21843 The location. It is not in the heart of any residential or commercial area.
- 22175 i live in a trailer. I would like to buy a house with land
- 22227 Our landlord's maintenance is very poor, so things he has previously fixed are constantly causing more problems when his repair fails.
- 22711 The price does not match the quality. It is way more expensive than it should be.
- 22731 The apartment came furnished, but the furnishings are disgusting and falling apart. Old houses are nice, but old toilets and doors are a hassle.
- 23459 More bathroom space (even if I had to sacrifice kitchen space)
- 23727 The utilities bill is split equally between the 4 apartments in the house. I try my hardest to save on gas and electric, but no one else in the building does so I get stuck paying over \$130 a month. I would change that.
- 25169 better maintenance. Collegetown apartments tend to be ugly and run down.
- 25747 The house is aging and little is done on behalf of the landlord to keep the house in good shape. Fixtures

Tompkins County Renter Survey
Open-Ended Responses

q23: 23. If you could change or improve one thing about your current apartment/house, what would it be?

need to be updated. We replaced the couches on our own because the other ones provided by the landlord were unsanitary.

25921 cost of rent

25945 include utilities in rent

26920 I need a larger hot water heater, other than that I'm very happy.

27457 In general I would make it more energy efficient, replace windows, doors and heating system (direct vent heating is highly inefficient).

27512 The amount of time we're allowed to have guests.

27518 Landlord lives in Georgia and the local maintenance man is hard to reach and extremely unreliable.

27902 Cheaper rent.

28348 The landlords would take better care of it. It is in horrible condition.

28689 More space for same location and rent price.

29610 Better upkeep and furniture...

29686 Cheaper rent.

29911 where do I start I live where I live because it is the only place I could find to live at the time. I do not want to live where I live but I have to for a year because of the lease is a year

30150 Less than one year lease, since many students are only there for one semester at a time. I know this would mean less profit for the renting company, but why should we have to pay for months we are not there?

30748 Get rid of the apartment manager!

32051 Nothing

32624 make it more energy efficient

32628 Add more storage space

32638 it's getting old, needs to be refurbished (bathroom is kind of falling apart); also possibly add another bathroom.

32715 dumpster for garbage onsite

33119 I'm a single mom facing bankruptcy. My 6 year-old daughter & I share a twin-size loft bed in another single mom's playroom (it is her 2 bedroom apartment: she now shares her bed with her child to accomodate us). I am currently searching for an apartment that meets both my needs + Section 8 requirements. I'm a full time college student (nontraditional transfer student with scholarship: cannot afford to reduce my credit hours or I lose the scholarship & have to quit school, then owe back all the student loans while still not having a chance at finding a better job) & I don't have a vehicle. It currently takes 3 hours out of my study time just to get my daughter home from school every evening due to having to use various TCAT bus routes & having to walk the remaining distance. My apartment must be a safe/functional 2 BR & the total cost (with utilities) cannot exceed \$800, but it must also be more centrally located between Ithaca College & the Commons.

33323 Cheaper. It was too expensive. Everything is too expensive in Ithaca for college students. and utilities should be included in rent. it is too expensive for the heat one needs in the winter months. which is majority of the school year.

Tompkins County Renter Survey
Open-Ended Responses

q23: 23. If you could change or improve one thing about your current apartment/house, what would it be?

- 33476 There would be more room for the four of us. My 2 children and I live with their grandmother. Or I would be able to afford to purchase my own home for my family.
- 33633 Better parking, better use of utilities (ie more energy efficient)
- 34043 -lower the rent!
- 34799 I would have my fucking name removed from this FUCKING list so I don't get FUCKING emails every stupid fucking day!!!!
- 35100 Closer to school + cheaper + renovation
- 36300 not well insulated
- 37064 I would not have rented a house from Jim Iacovelli. He is the worst person to deal with and does not do a single thing to improve the living conditions of the house. He treats us inhumanely and is very unfair in dealing with renters. Jim says he will do things, like fix the 10 inch holes in the driveway, but "never gets around to it". Jim didn't tell us that the house we were about to rent had no insulation and would probably not pass current housing regulations. There are squirrels in our walls and in the ceiling and he refuses to get rid of them. The squirrels then got through the wall and started running around the house, he still refuses to fix the problem. He charges us to use the washer and dryer when we pay for electricity and water and when he verbally agreed to let us do laundry for free.
- 37089 less expensive...include water, trash, etc. in price of rent. was a huge hassle to set up all those accounts, and now to cancel them as I move out.
- 37417 We live on the first level of the apartment complex and people live above us and are very loud at night. I would change it so you didn't have people above you and also make it so people couldn't smoke right on the patios and make your apartment have smoke smell in it. I have a 11 month old daughter and do not need to be around second hand smoke when in my own home...also the laundry areas people smoke in them sometimes and it is horrible just trying to breathe while doing laundry.
- 37591 I would just like to be closer to a bus stop, not have to park on opposite sides of the street from Nov - April each year, and have utilities included in the rent.
- 37603 the rent goes up every year when I recertify, and the paperwork is unbelievable when I do recertify. Legal Services was no help when I went to them for assistance. Is this legal for a landlord to raise the rent every year? also the utilities(light bill) went up as everyone elses. Can you send me a response as to wondering if this is legal, please and thank you...
- 37796 It is on a very steep hill which is not safe at certain times of year.
- 37877 the noise
- 37927 Cheaper laundry or improved machines. Individual mailboxes for each apartment. The wooden floors could be in a little better of shape (the occasional splinter). The single side of the street parking can occasionally be inconvenient, but generally works out.
- 37953 Outward appearance
- 37958 Insulation, heating in winter was expensive
- 38242 Cheaper rent
- 38826 About 2 years ago my apartment flooded, and I am quite sure that there is not mold in the building. I wish that my landlord were more responsive and less passive about the condition of the building.
- 39289 It should lower the price

Tompkins County Renter Survey
Open-Ended Responses

q23: 23. If you could change or improve one thing about your current apartment/house, what would it be?

39599 more privacy

39700 Noise from traffic.

39852 have more windows on more than one wall for better cross-ventilation

40140 The appliances/ general condition of house

40239 proximity to ithaca college

40537 Change old windows that get breezy in winter.

41100 Better light in the living room (we're on the ground floor, and there are balconies above our windows, so it gets very dark, even when it's very sunny outside).

41154 The bedroom is underground and therefore has a musty smell. I would try to change that

41186 better cost of gas/electric/water bills. As a college student, I am very limited on money and the living expenses were outrageous at my apartment. I almost spent as much money on bills as I did in monthly rent.

41334 Better hot water/water pressure.

41619 Bigger Livingroom

41820 better insulation (sound damping, a lot of noises)

42291 Laundry situation

42674 bigger kitchen, more living space, bigger bathroom, more storage space

43096 allow dogs

43307 I would not pay for laundry. We have a washer and dryer in our house but still have to pay for it.

43785 I would make rent affordable to families who live in poverty while trying to raise a family and attend college full time.

43937 Hmm... my landlord's awesome about upkeep. I live in a "garden level" (walkout basement) apartment, so it's a bit damp in the summer, but otherwise I'm pretty happy. The student renters upstairs are a bit noisy late at night (I like to go to bed at 10 or 11), but that's the trade-off for renting a city apartment. If I wanted silence, I'd live way out in the country!

44018 Lower rent

45756 The landlords in Ithaca are just out to get college kids money and it is not fair for those who's parents do not pay their rent. I am a struggling college kid and they are just trying to rip you off.

46046 I'd like a bigger bathroom, one with a real bathtub instead of a shower stall. I'd also like better sound insulation, so the upstairs neighbors' movements aren't audible. New hardwood floors, more counter space, a pool, a jacuzzi, a washer and dryer, a dishwasher, free utilities and internet. I want it all and I don't want to pay out the nose for it. :p

46135 Cheaper

46643 The entire apartment is wretched, but I would like there to be a kitchen larger than a shoebox.

47062 Walls were not paper thin, upgrades made by landlord (hot water in bathroom sink doesn't work, for example). It's a bit of a dump.

47217 Our downstairs neighbors have cats that they dont take good care of and it always smells downstairs and i feel like it is a representation of us because we live here. I wish the landlord would come out and check

Tompkins County Renter Survey
Open-Ended Responses

q23: 23. If you could change or improve one thing about your current apartment/house, what would it be?

- more often and make them clean up after their animals
- 47555 Upgrade the windows to be more energy efficient.
- 48206 ADD A LIVING ROOM, STAY MORE CLOSE TO CAMPUS
- 48474 Other tenant noise.
- 48693 There's a solar room attached to our apartment that is only accessible from one bedroom- it's a pretty bad layout. And there are no blinds- making it easy for anyone to see into our apartment. The windows are large and built in a way that seems to make blinds impossible.
- 48913 I wish the rent will be lower.
- 48948 Better relations with the landlord. More help from the University to figure out how to deal with the stress of renting.
- 49263 I would change the fact that i have nothing included in rent. For example, laundry, garbage, electric & cable (because i need internet for class work). These are all bills i pay on my own, while still trying to go to school full-time.
- 51373 fix things when they need to be fixed
- 51816 The outside of the house is unattractive, and could use some work. I wish that it would be repainted. But it is a very good deal for an apartment, so I'm basically satisfied.
- 52192 less mice.
- 52687 Laundry services.
- 52693 AC needs to be turned up higher!
- 53094 I would like an apartment in a better condition for the price that I am paying.
- 53642 Parking, only have 1 driveway with room for 2 cars. Have four people living in apartment
- 53677 Subdivision of houses in Ithaca is often awkward and leads to layout problems, the rental market takes over quality housing in this town!
- 53924 Own my own home & property in which has enough land to share with other people.
- 54790 how much it is.
- 54829 we are planning to have another child so we need a bigger space
- 55151 The apartment is good but old, and maintenance is always required. To live in a newer apartment would be a great advantage.
- 55780 It isn't falling apart.
- 55857 A dishwasher would be nice!
- 56032 my water pipes have been busted and leak on the ground-waiting 2 years for repair. ---need affordable and acceptable housing for children
- 56073 More parking!
- 56200 That is was not a walkout basement.
- 56329 make it newer, it's definitely very dated even though it's supposed to be in one of the better apartment buildings in collegetown
- 56335 Outside condition
- 56400 better kitchen

Tompkins County Renter Survey
Open-Ended Responses

q23: 23. If you could change or improve one thing about your current apartment/house, what would it be?

57070 nothing

57257 Larger bedrooms

57376 The cost of apartments in the Collegetown area are way too high relative to the condition of the housing. I saw many apartments of unacceptable quality that far surpassed my budget. Also, there needs to be stricter regulation of tenant behaviors such as smoking in the apartment.

57869 The rent is ridiculously high and it is a basement apartment so it constantly gets moldy.

58088 The kitchen wall is painted an odd shade of blue. More seriously, I've been surprised by the complete lack of attention the city pays to renter's rights. My landlords only rent to graduate students and professionals (i.e. this is a "nice" building) and yet it's a dump by Boston standards--there's no heat in the bedroom or bathroom. I had to agitate for months before my landlords would replace the malfunctioning refrigerator (it literally burned the wall behind it--this set off the smoke detector a couple of times). There is no lock on the front door of the building. Etc. Etc. I guess the reason the City of Ithaca doesn't bother with issues like this is that the residents are students who don't pay taxes to the city? Nevertheless, given the vast number and amount of potential legal problems that the decrepit state of the houses could give rise to, I'm surprised by the lack of oversight. While I wouldn't change anything about my apartment (Heck, I know that my apartment is nice by Ithaca standards and I'm only here for one more school year anyway.) I do think that there should be better city-wide oversight of the real estate rental market.

58384 Have a more reliable landlord.

59470 More administrative support/quicker maintenance

59478 The landlord.

59623 Lower prices-- all apartments around Cornell seem to have artificially inflated prices.

59645 I wish it were better insulated.

59656 I would like to be on ground level vs below ground level.

59812 cheaper rent newer windows that don't lose heat in winter

59916 woundnt be with parents

59958 washer and dryer in unite, more freedom with outdoor space

60306 I wish it was in better condition to begin with

60429 I'd have the storm windows fixed.

60483 I would have like the option for a 6 month extension on my lease. As a grad student who will be moving out of the area next winter, it was next to impossible to find an apartment for only 6 months. I know that many of my friends experienced similar disappointments. It's very sad that companies take advantage of students this way.

60934 Heating/Air conditioning

61045 a nicer kitchen countertop

61137 I want better bathroom. My bathroom is very small and difficult to clean.

61139 I would like for the rent to go down

61141 just about everything we live in a crapy neighborhood and dont want like the city at all iam a country boy and wish to live there again but the prices for renting are not so great its almost better to buy ahouse than to rent atleast i can paint with out asking .

Tompkins County Renter Survey
Open-Ended Responses

q23: 23. If you could change or improve one thing about your current apartment/house, what would it be?

62265 Consistent hot water

62278 I would condemn my house for being grossly energy inefficient and riddled with small problems. It should be demolished and considered unfit for human residence. Monthly utility bills average out to be 200/ month per person in my duplex on top of an overpriced rent.

62867 Space

63112 more accessible parking

63275 The house is heated with steam and the pipes bang in the winter! No banging would be nice.

64845 Nothing. I love it!!!!!!!!!!!!

65211 Purely not enough space. I wish there was a living room or common space, but we only have a small kitchen.

65483 My roommates

65724 the mold that grows in the bathroom, the layout of the kitchen and the paint peeling off the outside of the house.

66303 make it pet-friendly.

67197 Lower the rent and utilities. It is very over inflated for the condition of the house.

67696 I would like laundry facilities on site.

67768 Condition of the house

68613 Get laundry in the bldg.

68798 The heat/electricity bill is way to high.

69044 It's noisy.

69694 Nothing other than the windows for the winter time. They are old a very thin and I have to pay my own heat.

71022 Lower rent. I had to use student loan money to pay rent.

71508 How I obtain hot water. Change to regular hot water tank instead of boiler that requires fuel.

71869 have access to a grill or outdoor space.

72088 no faulty fire alarms, renovations should be on time and efficient, we still don't have screen windows, this morning we didn't have water for the shower, we still don't have hot water. sometimes the internet doesn't work

72631 A much lower rent than we are paing right now for a small 1 bdrm apt!!!!!!!!!!!!!! Being much closer to a Bus Line than we are right now. Closer to a Town -- -- Ithaca area!! A wood stove that is a little larger than what is in the appartment right now!! There a few others but I can't pin point them right now!!

72735 have the ceiling tiles in the entrance way fixed or stapled back up instead of them hanging and looking like shit

73002 I would change my rent. After living in a walk-out basement and an apartment that was a 50 minute walk from campus, my parents agree to split my rent with me so I could live in a nice apartment, but in order to live in said "nice apartment" I am paying \$1300 a month for my apt (not including parking, which after negotiation ended up being free, thank god). Any nice apartment in collegetown, with close proximity to campus, is upwards of \$900 a month, which in my opinion is ridiculous.

Tompkins County Renter Survey
Open-Ended Responses

q23: 23. If you could change or improve one thing about your current apartment/house, what would it be?

- 73016 Insulation!!! Get gets very cold, and utilities are very expensive.
- 73120 It would be nice to be able to control the heat in our apartment individually, and not have one thermostat for all of the apartments.
- 73725 The cost could be a little less considering the size of the apartment.
- 74553 I wouldn't, I enjoy the house I am living in.
- 74988 MORE SPACE FOR LESS MONEY!
- 75019 I wish the house was in better condition
- 75069 The rent is too high for the quality and condition of the house
- 75295 Have it be up to fire and safety codes. Maintenance improved and responsive landlord.
- 75624 Our landlords take advantage of the fact that we are college students.
- 75748 more space
- 75819 Eliminate running out of water.
- 76710 nicer bathrooms.
- 77995 Landlord Relations, garbage and waste management,
- 78095 Cheaper laundry services
- 78309 The cost of heat can be ridiculous because the house is poorly insulated and heated.
- 78431 I feel like our house was made with the cheapest possible materials, so walls, chairs, etc. break very easily. I would have also liked to have the basement of the house refinished. There are holes leading to the outside which allow small animals, bugs etc into the house. We have had several mice.
- 78647 More storage space!
- 79141 bigger bathroom
- 79152 The roof. It is falling off and our landlord doesn't really care. It just leaves pieces of the roof all over the ground outside and around the house.
- 79346 the condition of the house
- 79733 more space, cleaner
- 80015 Decrease the rent :-)
- 80133 The management company. They do not take good care of the apartment or my needs as the renter.
- 80254 not have to use fuel oil. We spent around 2000 just this winter in fuel oil (heating the home)
- 80356 cost
- 82304 Proximity to campus or a more frequent bus stop
- 82526 Make the woodstove in working order
- 82536 Better insalation
- 82587 I would improve the security of my mail and deliveries. I've had mail and deliveries stolen off my front porch because my apartment complex office doesn't take care of its tenants and hold packages if the owner is not home. I have to rent a PO box downtown, and its very inconvenient to shop for equipment for my school and work from online vendors who won't ship to PO Boxes. A lot of people pass through the complex, and it's not safe to have packages sitting on the front porch.

Tompkins County Renter Survey
Open-Ended Responses

q23: 23. If you could change or improve one thing about your current apartment/house, what would it be?

- 83061 I would like to see the landlord(s) take care of more of their responsibilities (e.g. plowing in the winter) on a timely basis, and notification of when they are letting themselves into the apartment. Also, it would be nice to have affordable and higher quality options for housing around town.
- 83561 Living condition of house, house is in ok condition looks like no work has been done to it in over 20 years other than what we had done, lay out of the house is some what sketchy. Floors old not well kept, cover up jobs to both walls ceiling, and floor. When moved in was not clean! Was a mess and dirty. Also sure that our home includes many health code violations!
- 83691 Quality of the way that it is maintained
- 84042 Nothing
- 84068 It needs to be better taken care of by the landlords--cleaning up after old tenants have moved out. My apartment was disgusting when I first moved in.
- 84555 i would like new carpet
- 85122 I wish my landlord was more readily accessible and that the condition of the house was better.
- 85150 parking situation
- 85231 Lower extremely high housing costs for relatively low quality living spaces.
- 85241 price - i find housing expensive in ithaca given Cornell's relatively low graduate stipends and general cost of living in NY state.
- 85495 Bigger space since I have 2 daughters that live with me.
- 85783 proper kitchen, instead of 3/4 size appliances, tiny sink that splatters, almost no counter space, and l-shaped
- 86192 To have a Full house rather than a split level apartment.
- 86214 location, rent, and utilities. The market in Ithaca is derived from incomes outside of Ithaca, unfortunately my income comes from within Ithaca which is below the housing requirement.
- 86478 Move it closer to Cornell
- 86589 It's not well insulated so is very cold in the winter (or you have to pay ridiculously high heating bills to warm it up).
- 87776 Poor heating of the apartment.
- 87909 It would have to be cheaper.
- 88089 I am very satisfied with my living arrangements. I am sad to be leaving. I always highly recommend my apartment. Cliff, who maintains the property, is fantastic!
- 88260 I would make sure it was well insulated
- 88367 Maybe be a little bigger and closer to the city
- 89057 NYSEG ARE CRIMINALS. FIND A NEW ENERGY SOURCE/COMPANY.
- 89109 Could use a recreation center nearby, like gym or pool.
- 89306 It is in a terrible complex with drugs and violence, I would like all of the crime to stop
- 89987 the amount of money it cost
- 90208 Closer to campus.
- 90875 storage space

Tompkins County Renter Survey
Open-Ended Responses

q23: 23. If you could change or improve one thing about your current apartment/house, what would it be?

- 91242 The water quality and pressure could be much better, and the rent for the place is a bit outrageous for me, I think landlords need to focus less on being money grubbing people and rent out affordable places and make sure they keep up on the maintenance of the property if you are paying so much for them.
- 91419 Make it cheaper
- 91508 rent price
- 91534 Have a more useful landlord.
- 91572 location- I live across from a gas station, which was a bad idea.
- 92059 The water quality in my apartment is awful. It can not be used for drinking, cooking, or bathing unless it is filtered first.
- 92106 The apartment needs major updating. All the appliances are at least thirty years old and not in good condition. The plumbing also needs work.
- 92348 My roommate. She's a spoiled brat. Can you help with that? :P
- 92517 I would have the apartment repainted inside and cleaned thoroughly.
- 93001 new windows and doors
- 93451 The house we rent in consists of four separate apartments. Currently, all four apartments, as well as the laundry (which is coin laundry) are on the same utilities meter. This means that when we use the laundry downstairs, we pay twice (once w/ quarters, and once on our utilities bill) and although my roommate and I are extremely energy-conscious, other tenants are frivolous and careless with their energy use. I would like for each apartment to be on a separate meter so we can pay utilities separately and not have to compensate for our neighbors' energy consumption.
- 93697 Location. I would like to live in collegetown, but since apartments there are very expensive, I live in an apartment in a house on Stewart Ave.
- 94173 nothing
- 94639 Our landlords blow.
- 94696 More efficient heating.
- 94799 I would like to have it so that everyone would get cable no matter where they lived and fix the plumbing.
- 95321 I wish my landlord would make the inside of the house look better. We spent days painting and used our money to buy the paint. Our landlord is never around and we can never get anyone to come to the house and fix things.
- 95629 The ventilation could be better. It is an attic apartment with small windows and can get quite stuffy in the summer.
- 95639 I think it is rather expensive and the insulation is bad. It gets extremely cold in the winter and the water does not get hot either.
- 95791 the rent. I wish it were slightly cheaper.
- 95795 If I could change anything it would be the neighbors. Not trying to be rude but some are just plain dirtbags. I wish the owners of the property would kind of do a background check or something.
- 95821 The stairs leading up to the house are in shambles
- 96077 there have been a lot of problems although it is a new house. also, some of our neighbors can be uncomfortable to live around when they are either on our property or being sketchy on their own

Tompkins County Renter Survey
Open-Ended Responses

q23: 23. If you could change or improve one thing about your current apartment/house, what would it be?

property.

96390 on-site laundry

96534 My landlord is negligent as far as having things repaired, taking care of the garbage, plowing in the winter. The building is old.

96540 The radiators don't work properly

96683 Better land lord.

97067 I want pets

97299 I would make the upstairs apartment uninhabitable so that we were the only ones in the house but the price didn't go up.

97773 Better insultation, more energy efficient

97819 Too much to even list. Very old house, could see it literally collapsing within the next 10 years.

98157 It is very run down - like most affordable housing downtown.

98794 The price

99053 Better insulation

99078 Security. There is not security in the house only deadbult locks

99698 Utilities would be included.

99929 the furnishings would be nicer

Tompkins County Renter Survey – General Population Questionnaire

The following files are stored on the cd-rom on the back page:

Filename	Filetype	Description
1. Protocol.doc	WORD	Survey protocol.
2. Codebook.doc	WORD	Codebook of the survey data. This file includes the frequencies of responses for each question, and the column locations of the variables in the ASCII file (alldata.dat).
3. alldata.dat	ASCII	ASCII data file (does not include the comments).
4. alldata.xls	EXCEL	Excel file containing all of the data.
5. Questionnaire.pdf	PDF	Questionnaire.
6. Emails.doc	WORD	E-mails sent to respondents.
7. Opentext.doc	WORD	Open-ended responses.