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Becky L. Yust, Executive Editor
Chris C. Cook and Marilyn J. Bruin, Associate Editors

BIG FLIPPING SCHEMES IN SMALL CITIES? THE CASE OF MANSFIELD, OHIO

Katrin B. Anacker

This article presents a Poisson regression model that explains factors that affect neighborhoods with high proportions of potentially flipped properties based on a case study in Mansfield, Ohio. These neighborhoods were characterized by factors similar to those typical of challenged neighborhoods. Potential public policies were suggested that can address property flipping, focusing on the home buyer, the lender, the appraiser, and the inspector. Potential future public policies that address property flipping should especially focus on home buyers in neighborhoods that are characterized by variables that are significant in the model, such as a high proportion of vacant housing units, low housing unit values, and high proportions of senior or African American householders. (pp. 5-28)

**ARE PROFILES OF 'MOBILE HOME' RESIDENTS IN GEORGIA CHANGING?
EVIDENCE FROM 1980, 1990, AND 2000 U.S. CENSUS DATA**

Yoko Mimura, Stephanie E. Vanderford, Lance George, and Anne L. Sweaney

This study used U.S. Census data to perform a comparative assessment of sociodemographic profiles between residents of mobile or manufactured homes and sitebuilt construction. It also provides a comparison between the two types of residents for the time period 1980 to 2000 in the state of Georgia. Particularly, mobile and manufactured home residents are compared to those in single- and multifamily site-built homes. Results suggest that, increasingly, lower-income households, including Hispanic households, are living in mobile and manufactured homes as opposed to comparable single-family site-built homes. In addition, an increasing number of larger households, households headed by African Americans, and households headed by older individuals are living in mobile and manufactured homes relative to multifamily site-built homes. (pp. 29-52)

HOUSING HEROINES: A TRADITION OF SOCIAL ACTION RESEARCH

Ann Ziebarth

The work of early twentieth-century housing reformers illustrates the strong tradition of social action research within housing studies. These housing heroines successfully influenced public policy with their scholarship. As an antecedent to today's feminist scholarship, their work centered on issues that are critical to people's lives and implicitly recognized gender as a key factor. Furthermore, the feminist perspective is also apparent as these women acknowledged the experiential knowledge base of the people they sought to help incorporating their perspectives into the research. Feminists approach their work with explicit outcomes in mind: empowering participants and making effective changes and improvements in their lives. Thus, feminist scholarship is political as well as academic. Few research subjects are better suited to a feminist scholarship than housing studies. Where one lives has a direct impact for economic opportunities and for the well-being of household members. Therefore, the public policies that shape housing are directly linked to people's lives and livelihoods. Yet, the majority of housing research tends to remain at arms length, emphasizing the "objective science" model of research rather than action research designed to advocate for social change. It is time to examine the history of women's role in formulating housing policy and consider following the example of early twentieth-century activists in our own housing scholarship. (pp. 53-74)

HOME OWNERSHIP AND HOUSING COST BURDEN: A COMPARISON OF VETERANS AND NON-VETERANS

Greg A. Greenberg and Robert A. Rosenheck

Past research has found that veterans are at modestly greater risk than non-veterans for homelessness. Most attempts to explain these findings have focused on sociodemographic risk factors such as age, race, and prevalent mental illness. Less attention has been given to a potential proximate explanation of homelessness, housing status (i.e., home ownership and housing cost burden). We used data from the 2006 American Community Survey to examine whether male veterans in age-race/ethnic groups at greatest risk of homelessness are also less likely to own a home than matched male non-veterans, and whether they have a greater likelihood of experiencing housing cost burdens that could put them at risk of homelessness. Compared to non-veterans, recently discharged veterans and veterans from the immediate post-Vietnam era, veteran cohorts at greatest relative risk of homelessness were significantly less likely than their non-veteran peers to own their home while other cohorts of veterans were significantly more likely to own their home. However, veterans of virtually all ethnic and age groups were significantly and substantially less likely than their non-veteran peers to experience severe housing cost burdens. These data suggest that housing status does not explain the increased risk of homelessness among selected veteran subgroups. (pp. 75-94)

HOUSEHOLDS IN PRIVATIZED APARTMENT COMMUNITIES

Katie E. Parks, Andrew T. Carswell, and Russell N. James III

The academic community has not extensively researched residential satisfaction of military households possibly because of the uniformity of housing options offered within a military base environment. The recent passage of the Military Housing Privatization Initiative (MHPI) is the latest in a series of Congressional initiatives to improve housing options for the U.S. armed forces. Improvements in job performance and enlistment retention are listed as potential positive spillover effects. With the passage of MHPI, families of soldiers, particularly junior officers, experience more freedom in gaining access to market rental housing. This research examines the results from a widespread survey administered by one of the military branches. The overall survey results indicate that military personnel living in privatized housing communities did not have a higher overall satisfaction compared to those living in non-privatized housing. An analysis of military households' reactions toward residential environment characteristics showed that these households differ somewhat from traditional households. One characteristic, quality of property management staff, was found to be a significant driver of residential satisfaction among military families, consistent with previous findings in other renter populations. The paper concludes with possible reasons for these differences in terms of drivers of residential satisfaction. (pp. 95-114)

A HOUSE IS NOT A HOME: EFFECT OF EMINENT DOMAIN ABUSE ON THE POOR, AFRICAN AMERICANS, AND THE ELDERLY

Sandra Phillips and Marion R. Sillah

Since the mid 1950's, there has been a notable trend toward using eminent domain for private gain across the country, and numerous cases have been documented in the popular press. However, there are very few published empirical studies on the impact of eminent domain for private gain. Our study adds to this body of literature by testing the hypothesis that eminent domain for private redevelopment abuses the private property rights of society's most vulnerable citizens. The results of this study suggest that the poor, African American, and perhaps the elderly are more negatively impacted by private takings for private gain. (pp. 115-136)