

**IMPACTS OF RESIDENTIAL ENVIRONMENTS ON HOUSING SATISFACTION  
AMONG KOREAN AMERICAN ELDERS**

**Eunju Hwang and Ann C. Ziebarth**

The purpose of this study was to identify important aspects of residential environments on housing satisfaction among Korean American elders. Using Shea and Inman's ecological model for the assessment of housing for older adults, this research utilized the subjective perceptions of various aspects of their residential environments as an intervening variable to predict housing satisfaction. A total of 177 Korean American elders participated in this study. In the analysis of quantitative data collected in 2003 using a self-administered questionnaire, the psychological (a sense of belonging to one's neighborhood) and social (neighborhood social environment and community services) aspects of residential environments were positively related to housing satisfaction. The physical environment was not significantly related to housing satisfaction. The results of this study supported the importance of community involvement at the neighborhood level.

**SUSTAINABLE CHARACTERISTICS OF EARTH BAG HOUSING**

**Brooke Barnes, Mihyun Kang, and Huantian Cao**

The purpose of this study was to promote the awareness of the earthbag building system, while calling attention to its sustainable properties. Although the earthbag building system allows for the construction of affordable and sustainable housing, it is not widely known and its sustainable characteristics have, therefore, gone unrecognized throughout the home building industry. A case study was conducted for this research. A private earthbag residence located in Crestone, Colorado, was selected based upon the builder's experience and expertise in the earthbag building system. Interviews were conducted to acquire insight into the construction methods and materials used for the earthbag building system. Sustainable characteristics were assessed using criteria set forth by the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) Home program that intends to transform traditional home building practices into those that are more sustainable. By studying an existing earthbag residence in conjunction with the USGBC LEED Home program, it was possible to promote the awareness of the sustainable properties of the earthbag building system. This knowledge has implications throughout the housing industry, allowing for the construction of affordable and sustainable homes.

## **ASSESSING THE PRIDE OF HOUSING OWNERSHIP OPTIONS AMONG OLDER ADULTS IN GEORGIA**

**Anne L. Sweaney, Yoko Mimura, Stephanie E. Vanderford, and Jaxk Reeves**

This experimental study involved the use of photographs of both single-family site-built and manufactured houses to determine if the knowledge that a certain house is manufactured would make older individuals feel less proud of living in such a house, compared to a single-family site-built house. Based on a total of 82 study participants, the findings of this pilot study suggested that when told the structure type of each house, participants were slightly less likely to choose a manufactured home as the house in which they would be the most proud to live. The researchers' difficulty in communicating the concept of "pride" to the study participants was discussed as well.

## **CONCENTRATIONS OF SUBPRIME LENDING ACTIVITIES, EQUITY RISK FACTORS, AND BANKRUPTCY FILINGS**

**Lucy Delgadillo, Luke Erickson, and Dan Coster**

High levels of bankruptcy filings in Utah along with high concentrations of subprime originated and refinanced mortgage loans raised the question of whether or not these two indicators were related. Aggregate level studies of subprime market activities have suggested the spatial nature of lending, but they have not tested it in relation to bankruptcy filings. Using multivariate analysis it was shown that the aggregated subprime market activity and equity-related risk factors, such as the use of second mortgages and estimations of the risk-related investments in real estate at the local level, had important and statistically significant effects on aggregate bankruptcy filings. Results from the model suggested that about 32% of the variance in Utah bankruptcy filings in 2003 was accounted for by housing-related predictors.

## **PERCEPTIONS OF TERMINOLOGY ASSOCIATED WITH AGING IN PLACE**

**Carole Miller and Margot A. Olson**

The purpose of this study was to clarify terminology used by interior designers to describe issues relating to aging in place. A focus group of six college professors discussed 11 common terms and recommended further clarification of the following six terms: transgenerational design, universal design, accessible design, inclusive design, and lifespan/lifecycle design. A focus group consensus was that ADA-compliant design, designing for special needs, designing for seniors, designing for handicapped, and barrier-free design be eliminated from common usage due to negative connotations.

## **A HOUSING FINANCE CASE STUDY: BUYING AND SELLING A HOME**

**Sue R. Crull**

The purpose of this academic note was to present a case study that was a problem-based team activity about buying and selling a home. The case study is a realistic approach for applying

research techniques, decision-making skills, and critical thinking analyses. Case studies are successful because students take the roles of characters in the “story” and actually conduct “first-person” investigations of the problem. The case study presented in this note was in three parts and completed over a nine week period. The students discussed reading materials, used financial calculators on the Internet, and made decisions that influenced future decisions as they proceeded through the case study. Teaching with the case study method entails that the instructor gives up some control of the class and instills a responsibility for learning within the student teams. To be effective, the instructor will model, coach, and structure the assignments. The case study underlies the critical thinking process because the students interact with each other by asking questions, finding and calculating possible solutions, evaluating alternatives, and making judgments. Assessment involved informal exchange between teams as well as formal rubrics used by the instructor for grading the reports. The ultimate assessment is the opinion of an internship sponsor or a potential employer who views the case study in a student’s portfolio and learns of the student’s knowledge and practice in the field of housing finance.

**MULTI-FAMILY HOUSING, SOCIAL CAPITAL, AND CHARITABLE BEHAVIOR:  
DOES SPATIAL CONNECTEDNESS INFLUENCE SOCIAL CONNECTEDNESS?  
Russell N. James, III**

Research and popular discussion in the last decade have led to a growing understanding of the importance of social capital for efficient societal functioning. This article considered the relationship of spatial connectedness in the built environment to social connectedness. Using charitable giving as a measure of pro-social behavior, an examination of 15,535 households participating in the Consumer Expenditure Survey revealed an inverse U-shaped relationship between proximity measures and social connectedness. Tobit and double-hurdle analyses showed charitable giving levels and participation initially rising as the number of units per structure rises and then falling for higher density levels. Separately, a probit analysis indicated a positive association between charitable giving participation and the presence of one shared wall, as well as a smaller, but still positive, association with multiple shared walls. Social connectedness appeared to be most strongly encouraged in the “sweet spot” between the physical isolation of detached single-family homes and the overcrowding of very large, high-density apartment buildings.