

# HOUSING NEEDS AND THE DEMAND FOR HOUSING IN MOULTRIE, GA

*Housing and Demographics Research Center  
University of Georgia  
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## EXECUTIVE SUMMARY

In July 2005 the Housing and Demographics Research Center surveyed 515 applicants of a poultry processing plant in Moultrie, Georgia to determine the housing demand, needs and preferences of people living and working in the area. Those applicants surveyed represent a random sample from the 1,500 workers that will eventually be hired. A translator was available for Spanish speaking applicants. This data summary is purely descriptive. Differences in frequencies do not indicate statistical differences. The UGA Office of Vice President for Public Service and Outreach and the Georgia Department of Community Affairs provided funding for this project. Special thanks for Sanderson Farms for their cooperation in conducting this survey.

### **Key Findings: Projections and Implications for the Demand for Housing**

An estimated 28 percent of those surveyed would like to move from their current residence and another 25 percent may be in need of a new place to live because of the condition of their residence. Applying these percentages to the total number of workers to be hired by Sanderson Farms (1,500) yields the following demand projections.

- **Preferences: New demand for housing** – Based on the number of applicants surveyed that expressed a desire to move, about 420 employees hired may be looking for a new place to live in Colquitt County. This would create demand for construction of new housing, purchase/rental of existing houses on the market or rental of apartments with vacancies.
- **Housing condition indicators: New demand for housing** – Of those that did not report wanting to move, 128 had one of the following situations:<sup>1</sup> overcrowded home, dissatisfied with home, lived with non-immediate family members, or had poor physical housing conditions. Therefore, another 375 employees hired

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<sup>1</sup> This represents 128 distinct households and is in addition to the number that expressed a desire to move.

potentially are in need of new housing, due to unfit or undesirable living conditions.

- ***Overcrowding*** – Based on the percentage of surveyed applicants living in overcrowded housing, with more than one person per room, about 510 employees hired may be living in overcrowded conditions.
- ***Home satisfaction*** – Based on the percentage of surveyed applicants who reported not being satisfied with their current housing situation, about 345 employees hired may not be satisfied with their current housing situation.
- ***Living with others*** – Based on the percentage of those surveyed that reported sharing a housing unit with extended family and/or friends, about 375 employees hired (or the extended family/friends that live with them) may be in need of their own place to live. The demand could be for more than this, depending on how many separate households are living together.
- ***Home repairs*** – Based on the percentage of applicants surveyed who reported exterior deterioration or plumbing, heating or electricity problems, potentially 495 employees hired need their house repaired.
  - Based on the percentage of applicants surveyed who reported having (only) one major housing problem, about 300 employees hired may be in need of *house repairs*.
  - Based on the percentage of applicants surveyed who reported having more than one major housing problem, another 195 may be in need of *major home rehabilitation*.
- ***Affordability*** – Based on aggregate survey statistics for housing payments and gross income and average utility costs from the City of Moultrie Utility Department, neither renters nor homeowners were cost burdened. The average renter paid about 19 percent of gross income for rent and utilities, and the average homeowner with a mortgage paid about 18 percent.
- ***Wages and cost of housing*** - Given the wage rate and cost of housing in Moultrie, employees could afford rental of their own unit after their first

year of employment, but probably cannot afford homeownership without additional wage earners in the household.

### **Demographic & Housing Data Profile Summary**

- ***Demographic profile*** - The median applicant age was 32 years old. Two-thirds of the applicants surveyed were female and a majority was black. The age range of applicants surveyed was from 18 to 69 years old.
- ***Housing type*** - Most applicants reported living in either a single-family house (40 percent) or a manufactured (mobile) home (35 percent). About 13 percent lived in an apartment and about eight percent lived in a duplex or triplex.
- ***Homeownership*** - More applicants reported renting than owning. Overall, the homeownership rate for those surveyed was 41 percent. For single-family homes, the homeownership rate was 40 percent. For mobile homes, the homeownership rate was 59 percent.
- ***County of residence*** - A majority of applicants reported living in Colquitt County (67 percent) and more than one-half of all applicants reported living in Moultrie.
- ***Educational attainment*** - Most applicants at least 25 years old (67 percent) had at least a high-school diploma. Whites and blacks were much more likely to report having a high-school diploma than Hispanic applicants.
- ***Household type and size*** - A majority of applicants reported living with only their spouse and/or children (62 percent). Hispanics were most likely to report living with extended family members or friends and most likely to report living in larger households (5 or more persons). Thirty-eight percent of all applicants surveyed were single parents.
- ***Household income*** - About one-half of the applicants surveyed indicated a net monthly household income of more than \$1,500.
- ***Housing payments*** - Three-quarters of renters and 53 percent of homeowners with a mortgage reported a monthly housing payment of \$400 or less. About 50 percent of renters and 25 percent of homeowners paid \$300 or less.

## **Housing Needs & Conditions Summary**

- ***Housing problems*** - About one-third of respondents indicated having at least one major housing problem within the last year. Apartment dwellers were less likely to report having physical housing problems than single family or mobile home residents surveyed. Applicants living in mobile homes were more likely than single family residents and apartment dwellers to report having more than one housing problem.
- ***Overcrowding*** - More than one-third of the applicants surveyed reported living in overcrowded housing conditions. Hispanics were the most likely to report living in overcrowded conditions. Applicants living in apartment units were more likely to report living in overcrowded conditions than single-family or mobile homes.
- ***Home satisfaction*** - Nearly one-quarter of the respondents indicated they were not happy with their current housing unit. Apartment dwellers were more likely than single-family or mobile home residents to report being dissatisfied with their current housing situation. Many reasons were reported for why applicants were dissatisfied with their current house: poor quality, lack of ownership, too small, live with extended family and/or friends, poor neighborhood, and wrong housing type.
- ***Cost burdened*** - Based on aggregate survey statistics for housing payments and gross income and average utility costs from the City of Moultrie Utility Department, neither renters nor homeowners were cost burdened. The average renter paid about 19 percent of gross income for rent and utilities, and the average homeowner with a mortgage paid about 18 percent.

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University of Georgia  
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## I. INTRODUCTION

In July 2005 the Housing and Demographics Research Center surveyed 515 applicants of a poultry processing plant and 16 management personnel in Moultrie, Georgia. The poultry plant plans to hire a total of 1,500 workers. As of October 2005, there were about 500 employees working. The UGA Office of Vice President for Public Service and Outreach and the Georgia Department of Community Affairs provided funding for this project. Special thanks for Sanderson Farms for their cooperation in conducting this survey.

The purpose of this survey was to determine the housing demand, needs and preferences of people living and working in the area. The main focus of this report is to describe the housing needs of the applicants. The instrument used to conduct this survey is located in Appendix A, a detailed description of the data and data manipulation is located in Appendix B, and a bullet-point description of the management data is located in Appendix C.

Applicants were surveyed during hiring and orientation sessions at Moultrie Technical College. Each applicant was invited to complete the survey, at which time the survey purpose and time commitment was explained to them. A translator was available for Spanish speaking applicants. The translator read the survey questions to the applicant and filled out the survey form for them.

The percentage of non responses was very low, less than one percent overall. Housing payment and income questions had the lowest response rate.

## II. DEMOGRAPHICS AND HOUSING DATA

*Summary: The average applicant was 32 years old, female, and black. Applicants were most likely to report renting, living in either a single-family house or a manufactured home, and living in Colquitt County. Overall, the homeownership rate was 41 percent. A majority of applicants had a high-school diploma and lived with only their spouse and/or children.*

- **Place of residence:** Nearly two-thirds (343) of the applicants resided in Colquitt County. Of these applicants, 278 lived in Moultrie, 43 lived in another city in Colquitt County, and 22 people lived in the County but no city. Ten percent (53) of

applicants lived in Mitchell County (30 applicants lived in Camilla). About 6 percent (30) of the applicants lived in Albany. Between three and six percent of applicants came from each of the following counties: Worth, Thomas, Dougherty, Tift, and Cook. There were no out of state applicants surveyed.

- **Age:** The median applicant age was 32. The age range was from 18 to 69 years old. About 25 percent (131) of the respondents were 25 years old or less, 25 percent (121) were 26 to 32 years old, about 25 percent (130) were 33 to 41 years old, and about 25 percent (122) were 42 years old or older.
- **Gender:** About one-third (172) of the applicants were male and two-thirds (342) were female.
- **Race & Ethnicity:** Sixty-three percent (325) of the applicants were black, about 20 percent (96) were Hispanic, and 17 percent (85) were white.
- **Educational attainment:** Of the 387 applicants that were at least 25 years old, 67 percent (258) had at least a high school diploma or GED. Thirty-three percent (129) did not have a high school diploma. Of those with at least a high school degree, 10 applicants had an Associate's degree and two had a Bachelor's degree.
- **Household size:** One-quarter of the applicants (126) lived in 1- or 2-person households, about 44 percent (228) lived in 3- or 4-person households, and 29 percent (150) had 5 or more persons living in their housing unit.
- **Household type:** About 62 percent (319) of the applicants lived with only their spouse (or girlfriend/boyfriend/fiancé) and/or children, about 6 percent (29) lived with only their parents (and siblings), and 6 percent (28) lived alone. The households of the remaining 25 percent (129) included extended family members (grandchildren aunt, uncle, cousin, niece, and/or nephew), in-laws, or friends.
- **Single-family households:** Thirty-eight percent (198) of all respondents were single-parents.
- **Married living with spouse:** About 31 percent (166) of all respondents were married, living with their spouse.
- **Housing type:** Most applicants lived in either a single-family detached house (single-family house) or a manufactured/mobile home. About 40 percent (210) of the applicants lived in a single-family house and 35 percent (177) lived in a

manufactured/mobile home (mobile home). About 13 percent (65) lived in an apartment and about eight percent (42) lived in a duplex or triplex.

- **Housing tenure:** About 53 percent (275) of the applicants were renters and about 41 percent (210) were homeowners. About 6 percent (30) of the applicants lived with their parents and were not the householder or spouse. Of the homeowners, 62 percent (130) had a mortgage and 38 percent (80) owned their home, no longer paying a mortgage.
- **Utility bills:** According the City of Moultrie Utility Department, on average, residents of the City of Moultrie pay about \$17.00 for sewer and \$20.00 for water per month. In the summer, the average monthly gas bill is \$16.25 and the average monthly electric bill is \$96.81. In the winter, the average monthly gas bill is much higher, \$71.35, and the average monthly electric bill is lower, \$72.04. Therefore, in the summer, the total average utility bill would be about \$150.00 and in the winter, it would be about \$180.00. Yearly, the average utility bill estimate is \$165.00 per month.
- **Renter housing payments:** More than one-half (141) of all renters paid \$300 or less per month for housing, 27 percent (75) paid \$301-\$400, 12 percent (33) paid \$401-\$500, and 9 percent (24) paid more than \$500. The median renter house payment (without utilities) was between \$201 and \$300. For the 35 respondents that indicated their rental payment with utilities included, the median payment was between \$301 and \$400.
- **Homeowner housing payments:** Of the 130 homeowners with a mortgage, 25 percent (32) paid \$300 or less, 28 percent (36) paid \$301-\$400, 24 percent (31) paid \$401-\$500, and 23 percent (30) paid more than \$500. The median owner house payment (without utilities) was \$301 and \$400. For the 10 respondents that indicated their house payment with utilities included, the median payment was between \$401 and \$500.
- **Employment status and current income of applicants:** Almost 80 percent of the applicants were currently working in some capacity, as 407 reported working last month and reported a net monthly income last month. Twenty-eight percent (114) had a net monthly income of less than \$500, 43 percent (174) had \$501 - \$1,000, 21

percent (85) had \$1,001 - \$1,500, 7 percent (28) had \$1,501 - \$2,000, and 1 percent (6) had more than \$2,000.

- **Employment status and income of household members:** Almost two-thirds (338) of the applicants surveyed reported living with at least one other person who was working. Of the 323 respondents with employed household members who reported a net monthly income, 16 percent had a net monthly income of less than \$500, 20 percent had \$501 - \$1,000, 19 percent had \$1,001 - \$1,500, 15 percent had \$1,501 - \$2,000, 9 percent had \$2,001 - \$2,500, 10 percent had \$2,501 - \$3,500, and 8 percent had more than \$3,500. About 3 percent did not work last month.
- **Net monthly household income:** Combining (using the range midpoint) the net monthly income of survey applicants and their household members' combined net monthly income yields an estimate of the total net monthly income for the entire household. This estimate includes all persons, regardless of if they were working or not. Of the 402 applicants that reported monthly incomes for themselves and others in their household, 28 percent (112) had a household income of \$1,000 or less, 20 percent (81) had \$1,001-\$1,500, 15 percent (62) had \$1,501-\$2,000, 13 percent (52) had \$2,001-\$2,500, 7 percent (30) had \$2,501-\$3,000, and 16 percent (65) had more than \$3,000. The median net monthly household income was \$1,750.
- **Length of stay in current home:** About 19 percent (97) of all applicants had lived in their current house for less than one year. Fifty-five percent (282) had lived in their current house for three years or less and 75 percent (385) had lived there for 7 years or less.
- **Age of housing unit:** The median age of applicants' housing unit was 16 years old, built in 1989. The median age of single-family houses was 27 years old, built in 1978. The median age of mobile homes was 10 years old, built in 1995. Six applicants reported living in a mobile home that was built before 1975, HUD code.

### III. HOUSING NEEDS AND CONDITIONS

*Summary:* About one-third of respondents indicated having at least one major housing problem within the last year. More than one-third of the applicants surveyed lived in overcrowded housing conditions. Nearly one-quarter of the respondents indicated they

*were not happy with their current housing unit. Eleven percent of all applicants surveyed reported having at least one major physical housing problem and living in overcrowded conditions. The average respondent pays about 18-19 percent of household income on housing payments.*

- **Housing problems:** Nearly one-third (166) of the all respondents indicated having at least one major housing problem within the last year and about 13 percent of the applicants (65) had more than one major housing problem. Major housing problem categories were the exterior, electricity, central heating, and plumbing. Sixty-eight percent (349) had no housing problems.
- **Overcrowding:** More than one-third (177) of the applicants surveyed lived in overcrowded housing conditions. A unit is considered overcrowded if there is more than one person per room. Rooms include all common rooms and bedrooms but not bathrooms.
- **Housing satisfaction:** Nearly one-quarter (118) of the respondents indicated they were not happy with their current housing unit. Thirty-one percent (37) of these respondents were not happy with their house because of poor quality, 17 percent (20) due to lack of ownership, 17 percent (20) said their place was too small, 14 percent (17) indicated they lived with others (place was not their own), 13 percent (15) cited a poor neighborhood, and 8 percent (9) said it was just the wrong type of unit.
- **Housing problems/Overcrowding/Housing satisfaction:** Five percent (24) of all applicants surveyed had all three conditions: at least on major housing problem, lived in overcrowded conditions, and were not satisfied with their house.
- **Cost burdened:** The federal government considers a household cost burdened if they spend more than one-third of their gross income on their housing payment or rent, including utilities.
- **Homeowner cost burdened** – Assuming a 30 percent tax rate, the median net monthly income of homeowners with a mortgage (\$2,000) would equate to a \$2,857 gross monthly income. The median house payment was \$350, and the estimated average utility bill in the City of Moultrie is \$165. This yields a combined house and utility payment of \$515. Therefore, using aggregate

statistics, the average homeowner with a mortgage pays 18 percent of gross income for housing costs.

- **Renter cost burdened** – Assuming a 30 percent tax rate, the median net monthly income of renters (\$1,500) would equate to a \$2,143 gross monthly income. The median house payment was \$250, and the estimated average utility bill in the City of Moultrie is \$165. This yields a combined house and utility payment of \$415. Therefore, using aggregate statistics, the average homeowner with a mortgage pays 19 percent of gross income for housing costs.

#### **IV. HOUSING DEMAND INDICATORS**

*Summary: Based on the proportion indicating that they would like to move, an estimated 420 of new hires at Sanderson Farms may be looking for a different house, apartment or manufactured home. About 165 of these would be looking to move into Colquitt County, creating new demand for housing units or purchases of existing ones on the market. Potentially 375 new hires live with extended family members (grandchildren, grandparents, aunt, uncle, cousin, niece, or nephew), in-laws and/or unrelated individuals and are sharing housing. Employees could afford rental of their own unit after their first year of employment, but probably cannot afford homeownership without additional wage earners in the household.*

- **Desire to move:** Twenty-eight percent (144) of all respondents expressed a desire to move from their current housing. This suggests that about 420 of the new hires may be looking for a house, apartment or manufactured home to buy or rent.
  - Sixty percent of those that want to move live in Colquitt County and 40 percent live in another county. Eleven percent (85) of all applicants surveyed expressed a desire to move to Colquitt County from another County. This suggests that about 165 of the new hires would be looking to move into Colquitt County.
  - Fifty-five percent of those that want to move indicated that they would look for something to buy. About 35 percent said they would look for a single-family detached house, 12 percent indicated they would look for a

mobile home, and 32 percent checked “other.” Respondents may not have understood this question.

- **Sharing a house:** Twenty-five percent of surveyed applicants indicated that they currently share housing with extended family members (grandchildren, grandparents, aunt, uncle, cousin, niece, or nephew), in-laws and/or unrelated individuals. Thus, potentially 375 Sanderson new hires are sharing housing, and are likely good candidates for ownership or rental of their own housing.
  - Of the 129 applicants that live in non-traditional housing situations, 47 percent live in single-family homes and 42 percent live in mobile homes. Forty-nine percent were black, 17 percent were White, and 34 percent were Hispanic. Median age was 28. Compared with all applicants surveyed, those that shared housing were more likely to be Hispanic.
- **Wages and cost of rental housing:** The National Low Income Housing Coalition cites \$8.12 as the wage rate needed to afford a two-bedroom apartment at the fair market rent in Moultrie in 2004. The starting wage rate for most line jobs at Sanderson Farms is \$7.05. Employees working for six months get a raise, and after one year on the job, a worker would be making \$9.50 per hour. Thus, these employees can afford rental of their own unit after their first year of employment.
- **Wages and cost of homeownership:** The starting hourly wage rate (\$7.05), working full-time at Sanderson Farms, translates into an annual gross income of \$14,664. After one year of employment, the workers’ annual gross income would be \$19,760. For a two-earner family at this wage level (husband and wife employed at Sanderson Farms), the household wage-income would be \$39,520. Using the standard yardstick that a person can afford a home that is between 2.5 and 3.2 times their annual gross income (Center for Housing Policy), this hypothetical family could afford a home between \$98,800 and \$126,464.
- **Median home price:** The estimated median housing value for owner-occupied housing units (not including mobile homes) in Georgia in 2000 was \$111,200. This price should be a representative figure for the Moultrie area in 2005. Assuming a home of this price, a household would need a combined annual gross income of between \$34,750 and \$44,480 to afford homeownership. Thus, the

hypothetical couple both working at Sanderson Farms for a year could probably afford to buy the average priced house.

## **V. Comparisons by race, housing type, and tenure** (See Appendix D for data profiles)

### **Race**

- White applicants were the oldest and Hispanics were the youngest. Whites and blacks were much more likely to report having a high-school diploma than Hispanic applicants. Whites were most likely to report living in 1- or 2-person households and Hispanics were least likely. Hispanics were most likely to report living in households with 5 or more persons and whites were least likely. Hispanics were most likely to report living with “others” and blacks were least likely. Blacks were most likely to report being single-parents and Hispanics were least likely.
- Hispanics and whites were much more likely than blacks to report living in mobile homes. Blacks and whites were more likely than Hispanics to report living in single-family houses. Blacks were more likely to report living in apartments than whites or Hispanics. Whites had the highest homeownership rate and Blacks had the lowest. Blacks and whites were more likely to report owning their mobile home than Hispanics. Whites and Hispanics were more likely than blacks to report owning their single-family houses.
- Hispanics were the most likely to live in overcrowded living conditions and whites were the least likely. Blacks were the most likely to have at least one physical housing condition and whites were the least likely. About 13 percent of all three groups had more than one housing problem. Blacks were much more likely to indicate not being happy with their housing unit than whites or Hispanics. Previous research has shown that Hispanics’ housing expectations are lower than non Hispanics.

### **Housing Type**

- Residents of single-family houses were more likely to rent, and mobile home residents were more likely to own. The median age of single-family housing

residents was the highest and the median age of apartment residents was the lowest. Mobile home residents were much more likely to not have a high school diploma than single-family or apartment residents. Mobile home residents were the most likely to have households with 5 or more members and apartment residents the least likely. Apartment residents were much more likely to be single parents than single-family or mobile home residents.

- Apartment units were more likely to be overcrowded than single-family or mobile homes. Apartment dwellers were less likely to report having physical housing problems than single family or mobile home residents surveyed. Applicants living in mobile homes were more likely than single family residents to report having more than one housing problem. Apartment dwellers were more likely than single-family or mobile home residents to report being dissatisfied with their current housing situation.

### **Tenure**

- On average, homeowners were older than renters. Renters were more likely than homeowners to be single parents. Renters were more likely than homeowners to live in overcrowded conditions. Renters were also more likely to report not being satisfied with their housing unit. Poor quality was cited most often by renters, homeowners, single-family residents, and mobile home residents. A poor neighborhood and lack of homeownership was cited most often by apartment residents.

### **VI. Next step(s)**

This report represents one of two components of a larger study. In addition to determining housing demand, the HDRC was to evaluate the ability of the community to respond to the (increased) housing demand. In general, these data have been shared with the Moultrie community, including builders and developers. Several steps have been made to help the community respond to the increase in housing demand in Moultrie. These include:

- In October 2005, together with a DCA representative and the FACS County Extension agent, the HDRC shared these data

with a builder interested in building a workforce housing subdivision in the Tifton/Moultrie. The developer sited homebuyer education and credit worthiness as significant obstacles to the planning of the project.

- In October 2005, the HDRC arranged an informational meeting in Moultrie for bankers and developers. Several DCA and USDA representatives presented information and conducted a questions and answers session about affordable housing and homeownership programs. The purpose of this meeting was to inform the local community about financial assistance programs to help them build housing and about housing assistance for homebuyers.
- In November 2005 a community-wide (preliminary) data presentation was made at the Colquitt County Extension office. In addition to the Sanderson Farms PowerPoint presentation, the agenda included the City of Moultrie discussing current housing efforts and their participation in GICH, as well as Housing Resources, Inc. discussing practical issues of building workforce housing.

The results of this survey, the events described above, and the direction of the GICH implementation team, the City of Moultrie requested that the HDRC survey the broader workforce in Moultrie. In preparation for this, the questionnaire has been revised in several important ways:

*Changes to existing questions:*

- Ask for gross income, rather than net
- Ask for exact dollar figure for income, rather than ranges
- Use household type categories, rather than asking for relationship of each household member
- Reworked utility questions

- Ask the number of children under the age of 5 and the number of children 5-18 years old, rather than asking the age of each household member

*Added additional questions:*

- For mobile home residents, ask about land ownership
- Is the unit subsidized?

With the improved survey, employees of the City of Moultrie, Colquitt County, Riverside, the Colquitt County School system and Memorial Hospital will be surveyed. The logistics of the survey with each entity are currently being planned. The total number of workers surveyed will be around 2,000-3,000. The SWGRDC has submitted an application for funding to DCA to conduct these surveys, in cooperation with the HDRC, and will be notified by May 2006.

Together with the Sanderson Farms data, the additional surveys will yield a picture of the entire workforce, giving a comprehensive look at the demand for housing and the housing needs of workers living in needs, in Moultrie, Georgia. These data will help the community identify the number of people who are eligible for DCA and USDA housing assistance programs and to target informational events about homeownership opportunities.

## HOUSING SURVEY

*The purpose of this survey is to determine the housing needs and demand of people living or working in Colquitt County. This survey is voluntary, and the information that you give will be strictly confidential. Your answers will not affect the hiring decision of Sanderson Farms. Please ask if you have any questions.*

### SECTION I: CURRENT HOUSING

1. In what city / county do you live?

City:

County:

State:

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

1.  A single family detached house
2.  A duplex or triplex (house containing 1-3 units)
3.  An apartment (building with 4 or more units)
4.  A manufactured or mobile home
5.  Other, please describe \_\_\_\_\_
6.  Don't know

3. How many rooms are there where you live (**not** including bathrooms)? \_\_\_\_\_ rooms

4. How many bathrooms are there where you live?  
\_\_\_\_\_ full-bathrooms (toilet, sink and tub/shower)  
\_\_\_\_\_ half-bathrooms (toilet and sink only)

5. How long have you lived there?

\_\_\_\_\_ years (record 0 if less than 1 year)       Don't Know

6. About what year was your house, apartment, or mobile home built?

Year built \_\_\_\_\_       Don't Know

7. How far is this from Sanderson Farms? \_\_\_\_\_ miles

8. Do you own or rent this house, apartment or mobile home?

1.  Own (paid for)
2.  Own (paying mortgage)
3.  Rent
4.  Other, please specify: \_\_\_\_\_

9. Please check the range that is closest to your total **monthly house or rent payment**.

- |   |  |
|---|--|
| 1. <input type="checkbox"/> Less than \$200 | 7. <input type="checkbox"/> \$701 - \$800                  |
| 2. <input type="checkbox"/> \$201 - \$300   | 8. <input type="checkbox"/> \$801 - \$1,000                |
| 3. <input type="checkbox"/> \$301 - \$400   | 9. <input type="checkbox"/> \$1,001 - \$1,200              |
| 4. <input type="checkbox"/> \$401 - \$500   | 10. <input type="checkbox"/> \$1,201 - \$1,400             |
| 5. <input type="checkbox"/> \$501 - \$600   | 11. <input type="checkbox"/> More than \$1400              |
| 6. <input type="checkbox"/> \$601- \$700    | 12. <input type="checkbox"/> Does not Apply: Home paid for |

10. Does this payment include utilities?

1.  YES, What utilities does it include? \_\_\_\_\_
2.  NO

11. Have you had major problems with any of the following within the last year?

- |   |                              |                             |                                      |
|---|------------------------------|-----------------------------|--------------------------------------|
| A. Exterior (e.g. the roof leaks, holes in the walls) | <input type="checkbox"/> YES | <input type="checkbox"/> NO |                                      |
| B. Electricity  | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> Do not have |
| C. Central heating                                    | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> Do not have |
| D. Plumbing   | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> Do not have |

12. Are you satisfied (happy) with your present housing?

1.  YES
2.  NO, why not? \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

13. If you have school-aged children, which child care option do you prefer to use?

- |  |   |
|--|---|
| 1. <input type="checkbox"/> Child care center            | 4. <input type="checkbox"/> After school program                                  |
| 2. <input type="checkbox"/> Family child care home       | 5. <input type="checkbox"/> Informal program at YMCA, etc.                        |
| 3. <input type="checkbox"/> Friend / neighbor / relative | 6. <input type="checkbox"/> Stay at home alone                                    |
|  | 7. <input type="checkbox"/> Don't have school-aged children OR children are grown |

## SECTION II: HOUSING PLANS

PLEASE ANSWER QUESTIONS 14-19 IF YOU PLAN TO MOVE, IF HIRED BY SANDERSON FARMS. IF YOU DO NOT PLAN TO MOVE SKIP TO SECTION III (PAGE 3).

14. If hired by Sanderson Farms, would you move closer to your new job?

1.  YES
2.  NO, I already live close enough or do not want to move. → **Skip to Section III.** (page 3)

15. Where would you want to live?

City:

County:

Don't know

16. Ideally, how close would you like to live to Sanderson Farms? \_\_\_\_\_ miles

17. What type of housing would you look for? (Please check only one.)

1.  A single family detached house
2.  A duplex or triplex (house containing 1-3 units)
3.  An apartment (building with 4 or more units)
4.  A manufactured or mobile home
5.  Anything decent and affordable
6.  Other, please describe \_\_\_\_\_

18. Would you rent or buy?

1.  Rent
2.  Buy

19. How much would you spend on your total **monthly** house or rent payment?

- |   |  |
|---|--|
| 1. <input type="checkbox"/> Less than \$200 | 7. <input type="checkbox"/> \$701 - \$800      |
| 2. <input type="checkbox"/> \$201 - \$300   | 8. <input type="checkbox"/> \$801 - \$1,000    |
| 3. <input type="checkbox"/> \$301 - \$400   | 9. <input type="checkbox"/> \$1,001 - \$1,200  |
| 4. <input type="checkbox"/> \$401 - \$500   | 10. <input type="checkbox"/> \$1,201 - \$1,400 |
| 5. <input type="checkbox"/> \$501 - \$600   | 11. <input type="checkbox"/> More than \$1400  |
| 6. <input type="checkbox"/> \$601- \$700    | 12. <input type="checkbox"/> Don't Know        |

### **SECTION III. OTHER**

The following questions ask for information about you and the people you live with. Your responses will be combined with others, and no one will know how *you* answered.

#### **About you**

20. Age: \_\_\_\_\_ years

21. Sex: 1.  Male 2.  Female

22. Are you Hispanic/Latino? 1.  YES 2.  NO

23. Race:

1.  African American (Black)
2.  Caucasian (White)
3.  Other please specify \_\_\_\_\_

24. **Highest** educational level achieved:

- |   |   |
|---|---|
| 1. <input type="checkbox"/> No formal education             | 5. <input type="checkbox"/> Some college, no degree     |
| 2. <input type="checkbox"/> Elem/middle school (Grades 1-8) | 6. <input type="checkbox"/> Associate degree            |
| 3. <input type="checkbox"/> Some high school (Grades 9-11)  | 7. <input type="checkbox"/> Bachelor's degree           |
| 4. <input type="checkbox"/> High school graduate or GED     | 8. <input type="checkbox"/> Other, Please specify _____ |

25. Are you currently employed? 1.  YES 2.  NO

26. How long have you worked there? \_\_\_\_\_ years & \_\_\_\_\_ months

27. How do (would) you get to work?

1.  Drive my own car
2.  Family/friends
3.  Carpool with others from work
4.  Bus/van service
5.  Other: \_\_\_\_\_

28. About how much was your take-home pay last **month**?

- |   |  |
|---|--|
| 1. <input type="checkbox"/> Less than \$500 | 7. <input type="checkbox"/> \$3001 - \$3500          |
| 2. <input type="checkbox"/> \$501 - \$1000  | 8. <input type="checkbox"/> \$3501 - \$4000          |
| 3. <input type="checkbox"/> \$1001 - \$1500 | 9. <input type="checkbox"/> \$4001 - \$4500          |
| 4. <input type="checkbox"/> \$1501 - \$2000 | 10. <input type="checkbox"/> \$4501 - \$5000         |
| 5. <input type="checkbox"/> \$2001 - \$2500 | 11. <input type="checkbox"/> More than \$5000        |
| 6. <input type="checkbox"/> \$2501 - \$3000 | 12. <input type="checkbox"/> Did not work last month |

29. How many total years have you worked in your lifetime? \_\_\_\_\_ years

**About those living with you**

30. How many people live with you (**not** including yourself)? \_\_\_\_\_ people

31. What is their relationship to you (child, wife, girlfriend, brother, friend, etc.) and how old are they?  
Please list the relationship and age of all household members. Use the back if more than 6 household members.

- |                        |                  |
|------------------------|------------------|
| 1. Relationship: _____ | Age: _____ years |
| 2. Relationship: _____ | Age: _____ years |
| 3. Relationship: _____ | Age: _____ years |
| 4. Relationship: _____ | Age: _____ years |
| 5. Relationship: _____ | Age: _____ years |
| 6. Relationship: _____ | Age: _____ years |

32. How many people in your household are employed (**not** including yourself)? (include self-employment and paid employment which takes place in the home)

\_\_\_\_\_ people

33. About how much was their **combined** take-home pay last month (do not include your income)?

- |   |  |
|---|--|
| 1. <input type="checkbox"/> Less than \$500 | 7. <input type="checkbox"/> \$3001 - \$3500                      |
| 2. <input type="checkbox"/> \$501 - \$1000  | 8. <input type="checkbox"/> \$3501 - \$4000                      |
| 3. <input type="checkbox"/> \$1001 - \$1500 | 9. <input type="checkbox"/> \$4001 - \$4500                      |
| 4. <input type="checkbox"/> \$1501 - \$2000 | 10. <input type="checkbox"/> \$4501 - \$5000                     |
| 5. <input type="checkbox"/> \$2001 - \$2500 | 11. <input type="checkbox"/> More than \$5000                    |
| 6. <input type="checkbox"/> \$2501 - \$3000 | 12. <input type="checkbox"/> No one else in household is working |

34. Please provide any additional information regarding your current housing situation or future housing plans.

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**Thank you for taking the time to complete this survey. You've been very helpful.**

## **APPENDIX B: ABOUT THE DATA**

There are 515 observations. This represents a random sample from the 1,500 workers that will eventually be hired. This data summary is purely descriptive. Differences in frequencies do not indicate statistical differences. Percentages may not add to 100 percent due to rounding. The percentage of non responses was very low, less than one percent overall.

Raw data are reported for the majority of the variables and did not require manipulation. The following variables were created from the raw data: housing problem(s), overcrowding, net household income, and cost burdened.

A housing problem is defined as having a major problem with one of the following within the past year: exterior, electricity, central heating, and plumbing. There are two indicators of physical housing problems: 1) if a respondent has had any one of these problems and 2) if the respondent has had more than one of these problems within the last year. Dummy variables were created for each of these four problems. A dummy variable was created for whether or not the respondent answered yes to more than one.

A household is considered overcrowded if there is more than one person per room. This measure was calculated by dividing the number of household members by the number of rooms in the housing unit. A dummy variable was created indicating whether or not this calculation was 1.00 and below or 1.01 and above.

Net income of the applicant was added to net income of all other household members to calculate net household income. Since these data were collected in ranges, the midpoint values were used in the aggregation. The non-response rate for the income variables was higher than other questions.

Cost burdened is a measure of housing affordability. The federal government considers a household cost burdened if they spend more than one-third of their gross income on housing payment or rent, including utilities. This estimate was made using aggregate survey statistics for both renters and homeowners paying a mortgage. A 30 percent tax rate was used to calculate median gross income from median net income (see previous paragraph). Average monthly utility costs was obtained from the City of Moultrie Utility Department and added to the median housing payment figure. With the

resultant gross income and housing payment figures, the percent of income used for housing payments was calculated.

Responses to open-ended questions must be categorized to conduct meaningful analysis. This pertained to five variables: type of residence, housing tenure, satisfaction with house, household type, and single-parent. Several yes or no survey questions asked the respondent to explain why, and some questions had a space for “other.”

The open-ended responses for “What type of residence is your home?” were analyzed and recoded, if appropriate. Twenty-seven of the 35 were able to be identified as one of the first four housing types: single-family detached house, duplex or triplex, apartment building, and manufactured/mobile home.

The open-ended responses for “Do you own or rent?” were analyzed and recoded, if appropriate. Thirty of the 32 who responded as “other” indicated they lived with their parents. A category, live with parents, was created for these observations, and their response for monthly house/rent payment was set to “does not apply.” If a respondent indicated their home was paid for, if they did not mark “does not apply” for house payment, it was recoded that way.

Respondents were asked why, if they answered no to the question “Are you happy with your present housing?” These were analyzed and recoded, if possible. Six categories were created: poor quality, live with others, too small, wrong type, lack of ownership, and poor neighborhood. Of the 118 respondents indicating that they were not happy with their housing unit, 111 were recoded to reflect the aforementioned categories.

Respondents were asked to list the relationship of each member of their household. From these responses, the variables “household type” and “single-parent household” were created. The four household type categories are: live alone, live with spouse (or fiancé/girlfriend/boyfriend) and/or children, live with parents, and live with others. The “live with others” category includes households with extended family (grandchildren aunt, uncle, cousin, niece, and/or nephew) and/or only siblings, and/or in-laws and/or friends, and/or live with spouse and children and child’s family, and/or live with parents and respondents family. The single-parent variable is dichotomous, indicating whether or not the applicant lives in a single-parent household.

As all other data, the reference point for these variables is the applicant. For example, if the applicant lives with their child but no husband, the observation is coded as a single-parent household. If the applicant lives with only their mother, it is not coded as a single-parent household. Stepchildren and stepparents are treated as children and parents, respectively.

### **APPENDIX C: MANAGEMENT DATA**

- 16 Sanderson Farms management personnel were surveyed.
- 10 lived in single-family detached houses; 2 lived in a duplex/triplex; 1 lived in an apartment and 1 lived in a mobile home
- 3 have lived in their current house for 1 year or less; 9 have lived there between 2 and 5 years; and 4 have lived in their current house for more than 5 years (but not more than 8 years)
- 3 were single-parents
- 2 lived with others
- 5 management respondents lived in a house built before 1980
- 7 of the 16 were renters
- 14 were happy with their present housing
- Median age was 35. The age ranged from 27 to 48
- 10 were male
- No management surveyed were Hispanic
- 9 were black
- All management surveyed had a high school diploma or GED, and 4 had a Bachelor's degree
- 3 had housing problems, 2 of whom had 2 or more housing problems
- 2 lived in overcrowded housing conditions
- 12 lived in a household with at least one other wage earner; 8 of these had 2 or 3 other wage-earners in their household
- Combined monthly net income of other workers in household: 1 was less than \$1,500, 5 were between \$2,001 and \$3,000, 2 were between \$3,001 and \$4,000, and 3 were more than \$4,500.

## **APPENDIX D: DATA PROFILES BY RACE, HOUSING TYPE, AND TENURE**

### **Profile of Black respondents (N=325)**

- The median age of black applicants was 32.
- Of those 25 years old or older (249), 75 percent had at least a high-school diploma or GED.
- Twenty-six percent lived in one- or two- person households, 48 percent lived in 3- or 4-person households, and 26 percent had 5 or more household members.
- About 67 percent of black applicants lived with only their spouse (or fiancé) and/or children and 20 percent lived with others. The remaining lived alone or with their parents.
- About 51 percent of black respondents were single-parents.
- Eighteen percent of blacks had lived in their current house for less than one year.
- The median age of single-family homes was 1978 (n=41). The median age of mobile homes was 1996 (n=52).
- Twenty-five percent of blacks lived in mobile homes, 44 percent lived in single-family houses, 11 percent lived in duplexes, and 17 percent lived in apartments.
- The black homeownership rate was 37 percent.
- Of the 81 mobile homes, 65 percent were owned (39 percent mortgaged) and 28 percent were rented. The others lived with parents.
- Of the 143 single-family houses, 36 percent were owned (26 percent mortgaged) and 61 percent were rented. The others lived with parents.
- Thirty-six percent lived in overcrowded conditions.
- Thirty-five percent had at least one major housing problem,
- Thirteen percent had more than one major housing problem.
- Twenty-eight percent indicated not being satisfied with their house.

### **Profile of White respondents (N=85)**

- The median age of white applicants was 38.
- Of those 25 years old or older (66), 77 percent had at least a high-school diploma or GED.
- Thirty-seven percent lived in one- or two- person households, 45 percent lived in 3- or 4-person households, and 18 percent had 5 or more household members.
- About 53 percent of white applicants lived with only their spouse (or fiancé) and/or children and 28 percent lived with others. The remaining lived alone or with their parents.
- About 29 percent of white respondents were single-parents.
- Twenty-one percent of whites had lived in their current house for less than one year.
- The median age of single-family homes was 1968 (n=19). The median age of mobile homes was 1993 (n=28).
- Fifty percent of whites lived in mobile homes, 41 percent lived in single-family houses, 1 percent lived in duplexes, and 6 percent lived in apartments.
- The white homeownership rate was 54 percent.
- Of the 43 mobile homes, 67 percent were owned (31 percent mortgaged) and 31 percent were rented.
- Of the 34 single-family houses, 50 percent were owned (29 percent mortgaged) and 32 percent were rented.
- Twenty-three percent lived in overcrowded conditions.
- Twenty-six percent had at least one major housing problem.
- Thirteen percent had more than one major housing problem.
- Fourteen percent of white applicants indicated not being satisfied with their house.

### **Profile of Hispanic respondents (N=96)**

- The median age of Hispanic applicants was 29.
- Of those 25 years old or older (73), 27 percent had at least a high-school diploma or GED.
- Eight percent lived in one- or two- person households, 40 percent lived in 3- or 4- person households, and 52 percent had 5 or more household members.
- About 54 percent of Hispanic applicants lived with only their spouse (or fiancé) and/or children and 44 percent lived with others. The remaining lived alone or with their parents.
- About 19 percent of Hispanic respondents were single-parents.
- Seventeen percent of Hispanics had lived in their current house for less than one year.
- The median age of single-family homes was 1990 (n=10). The median age of mobile homes was 1991 (n=14).
- Fifty-seven percent of Hispanic applicants lived in mobile homes, 33 percent lived in single-family houses, 5 percent lived in duplexes, and 5 percent lived in apartments.
- The Hispanic homeownership rate was 45 percent.
- Of the 55 mobile homes, 48 percent were owned (26 percent mortgaged) and 43 percent were rented.
- Of the 31 single-family houses, 48 percent were owned (42 percent mortgaged) and 48 percent were rented.
- Forty-five percent lived in overcrowded conditions.
- Thirty percent had at least one major housing problem.
- Thirteen percent had more than one major housing problem.
- Sixteen percent of Hispanic applicants indicated not being satisfied with their house.

### **Profile of respondents living in single-family houses (N=210)**

- The median age of applicants living in single-family houses was 35.
- Of those at least 25 years old (110), 72 percent had at least a high-school diploma or GED.
- Twenty-seven percent lived in one- or two- person households, 45 percent lived in 3- or 4-person households, and 28 percent had 5 or more household members.
- About 60 percent lived only with their spouse (or fiancé) and/or children and 28 percent lived with others.
- About 37 percent were single-parents.
- Sixty-eight percent were black, 17 percent were white, and 15 percent were Hispanic.
- Fifty-five percent rented, 40 percent were homeowners (71 percent of homeowners had a mortgaged), and 5 percent lived with their parents.
- Of single-family homeowners with a mortgage, 24 percent paid \$300 or less, 33 percent paid \$301-\$400, 20 percent paid \$401-\$500, 12 percent paid \$501-\$600, 9 percent paid \$601-\$700 and 2 percent paid more than \$700 (n=58).
- Of single-family renters, 44 percent paid \$300 or less, 25 percent paid \$301-\$400, 17 percent paid \$401-\$500, 7 percent paid \$501-\$600, 3 percent paid \$601-\$700 and 3 percent paid more than \$700 (n=115).
- Thirty percent were overcrowded.
- Thirty-three percent had at least one housing problem.
- Twelve percent had more than one housing problem.
- Twenty-two percent were not satisfied with their home. Poor quality was the reason cited most often.
- Eighteen percent have lived there for less than one year.
- Ten percent lived in single-family houses built before 1960 and may be exposed to the hazards of lead-based paint.

### **Profile of respondents living in mobile homes (N=177)**

- The median age of applicants living in mobile homes was 31.
- Of those at least 25 years old (88), 59 percent had at least a high-school diploma or GED.
- Twenty-one percent lived in one- or two- person households, 42 percent lived in 3- or 4-person households, and 37 percent had 5 or more household members.
- About 59 percent lived with only their spouse (or fiancé) and/or children and 29 percent lived with others.
- About 34 percent of mobile home residents were single-parents.
- Forty-five percent were black, 24 percent were white, and 31 percent were Hispanic.
- Thirty-three percent of residents rented, 59 percent were homeowners (58 percent of homeowners had a mortgaged), and 7 percent lived with their parents.
- Of mobile home owners with a mortgage, 26 percent paid \$300 or less, 26 percent paid \$301-\$400, 26 percent paid \$401-\$500, 11 percent paid \$501-\$600, and 10 percent paid more than \$600 (n=58).
- Of mobile home renters, 56 percent paid less than \$300, 29 percent paid \$301-\$400, 10 percent paid \$401-\$500, and 5 percent paid more than \$500 (n=59).
- Thirty-three were rented and 60 percent were owned
- Thirty-seven percent were overcrowded.
- Thirty-three percent had at least one housing problem.
- Fifteen percent had more than one housing problem.
- Twenty-two percent of the inhabitants were not satisfied with their home. Poor quality was the reason cited most often.
- Fourteen percent have lived there for less than one year.
- Three percent lived in mobile homes built before 1975 – HUD code.

### **Profile of respondents living in apartments (N=65)**

- The median age of applicants living in apartments was 27.
- Of those at least 25 years old (16), 72 percent had at least a high-school diploma or GED.
- Thirty-two percent lived in one- or two- person households, 46 percent lived in 3- or 4-person households, and 21 percent had 5 or more household members.
- About 79 percent of apartment residents lived with only their spouse (or fiancé) and/or children and 9 percent lived with others.
- About 65 percent of apartment residents were single-parents.
- Eighty-five percent of apartment residents were black, 8 percent were white, and 8 percent were Hispanic.
- Twenty-six percent paid \$300 or less, 48 percent paid \$301-\$400, 13 percent paid \$401-\$500, and 10 percent paid more than \$500 (n=31).
- Forty-five percent were overcrowded.
- Twenty-nine percent had at least one housing problem.
- Eleven percent had more than one housing problem.
- Thirty-one percent were not satisfied with their home. A poor neighborhood and lack of homeownership were the reasons cited most often.
- Twenty-six percent have lived there for less than one year.

### **Profile of homeowners (N=210)**

- The median age of homeowners was 36.
- Of those at least 25 years old (127), 67 percent had at least a high-school diploma or GED.
- Twenty-three percent lived in one- or two- person households, 44 percent lived in 3- or 4-person households, and 33 percent had 5 or more household members.
- About 59 percent lived with only their spouse (or fiancé) and/or children and 27 percent lived with others.
- About 30 percent (62) of homeowners were single-parent.
- Fifty-eight percent were black, 22 percent were white, and 20 percent were Hispanic.
- Fifty percent (105) lived in mobile homes and 40 percent (83) lived in single family houses.
- Thirty-one percent were overcrowded.
- Thirty-three percent had at least one housing problem.
- Fourteen percent had more than one housing problem.
- Fourteen percent were not satisfied with their home. Poor quality was the reason cited most often.
- Six percent of the homeowners have lived there for less than one year.

### **Profile of renters (N=275)**

- The median age of renters was 30.
- Of those at least 25 years old (96), 68 percent had at least a high-school diploma or GED.
- Twenty-seven percent lived in one- or two- person households, 46 percent lived in 3- or 4-person households, and 27 percent had 5 or more household members.
- About 68 percent lived with only their spouse (or fiancé) and/or children and 22 percent lived with others.
- About 49 percent were single-parents.
- Seventy-two percent of renters were black, 17 percent were Hispanic, and 12 percent were white.
- Forty-two percent lived in single-family houses, 23 percent in apartment buildings and 22 percent in mobile homes.
- Thirty-eight percent were overcrowded.
- Thirty-two percent had at least one housing problem.
- Twelve percent had more than one housing problem.
- Twenty-nine percent of the inhabitants were not satisfied with their home. Poor quality was the reason cited most often.
- Twenty-nine percent of renters have lived there for less than one year.