Creating a Low-Income Renter Panel as Part of the Evaluation of the Fannie Mae Self-Help Community Advantage Secondary Mortgage Demonstration Program

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Introduction

This paper presents preliminary findings from the Center for Community Capitalism's baseline survey of low-income renters. Over time, this sample will serve as a comparison panel for our panel of low-income homeowners in our evaluation of the Community Advantage Program (CAP) . The renter sample was drawn to be comparable along key dimensions to our owner panel. This paper describes and compares the two samples.

Because of its preliminary nature, this paper is limited to the presentation of descriptive, univariate statistics, which means we do not employ statistical controls that may account for and help explain variations in renter/owner responses. Subsequent papers and analyses will use the two panels to help explore the impacts of homeownership on low-income populations.

The paper begins with a description of the Community Advantage Program and our data collection methods and status. Then we compare renter and owner demographics, including respondents' age, race, education, marital status, household size, and employment status. This is followed by a comparison of CAP owners and renters in areas such as health insurance coverage, debts and assets, and measures of social capital and parenting. Finally, we compare demographic profiles of the two groups to national low-income households using the Census Bureau's 2003 American Housing Survey, and we present our conclusions.

Summary of Findings

There are substantial demographic differences in age, race, education, marital status, employment, and income between the CAP owner panel and the low-income renter sample. Corresponding differences also exist in household assets and liabilities. One of the more interesting findings is that, despite their large differences in demographics and assets, the CAP owners and the low-income renters display similar trends in terms of neighborhood friends, interactions, and social ties.

Overall, these comparisons indicate that large demographic differences exist between the owners and renters, and that these differences will have to be accounted and controlled for in our subsequent work. We continue to believe that the addition of a "matched" renter panel to our homeowner panel of CAP participants will be a valuable tool in our overall evaluation of the social and economic impacts of homeownership on lower-income households.

CAP Background

In 1998, the Ford Foundation invited the Center for Community Capitalism to evaluate the Community Advantage Program (CAP), a secondary mortgage market program developed out of a partnership between the Ford Foundation, Fannie Mae, and Self-Help, a leading community development financial institution. The goal of CAP is to provide tangible evidence to lenders, policy makers, and the secondary mortgage market that low-wealth borrows are "bankable," and that Fannie Mae (and, by implication, Freddie Mac) can significantly expand their purchase of affordable housing loans without compromising either balance sheets or safety and soundness concerns.

With a Ford Foundation grant to underwrite a significant portion of the credit risk, Self-Help purchases affordable mortgages such as Community Reinvestment Act (CRA) loans from participating lenders. These loans could not otherwise be sold readily in the secondary market, because borrowers typically have high debt to income levels, limited assets, non-traditional employment, or poor credit history, or the loans may lack private mortgage insurance. Participating lenders originate and service the loans under contract with Self-Help. Because Self-Help retains recourse on these loans, it then securitizes or sells them to Fannie Mae, effectively creating a traditional outlet for otherwise illiquid loans. This allows lenders to extend more home loans to customers who may not qualify under traditional mortgage guidelines.

The agreement between Fannie Mae and Self-Help originally stipulated that Fannie Mae would purchase $2 billion in CAP mortgages over a five-year period. To support this level of risk, the Ford Foundation made a $50 million grant to Self-Help—at that time the largest grant ever for homeownership. By 2004, Self-Help had reached its $2 billion target, leveraging the Ford grant 40 times, and Fannie Mae agreed to extend the program.

To qualify for the CAP program, borrowers must meet one of three criteria: (1) have income of no more than 80% of the area median income (AMI); (2) be a minority with income not in excess of 115% of AMI; (3) or purchase a home in a high-minority (>30%) or low-income (<80% of AMI) census tract and have income not in excess of 115% of AMI. This mix of income- and location-based targeting gives participating lenders some flexibility in developing programs to meet the needs of their markets.

By the end of 2004, Self-Help had purchased 38,573 loans totaling $3.4 billion, with an average loan size of $88,000. The participating lenders appear to be successfully serving the affordable market: 85% of borrowers earned 80% or less of AMI and 45% are minority. The loans are overwhelmingly fixed-rate, purchase money mortgages originated through retail channels. One-third of the loans have a loan-to-value ratio (LTV) above 97%, and more than 35% of the borrowers have FICO scores below 660, with another 17% having no score.[1] (See Exhibit A for a profile of CAP loans acquired through 2004.)

[1] For the purposes of this report, loans that have a credit score of 0 or a missing credit score are treated as having "no score."

Methods

Research Overview

The Center for Community Capitalism is undertaking in-depth, long-term research on CAP to evaluate performance and impacts of homeownership on low- and moderate-income borrowers. This research includes a series of interviews over six years of CAP borrowers ("CAP owners") to collect data on household and community characteristics. It also includes a comparison panel of renters, to better isolate the impacts of homeownership. The large number of study participants and the panel design make the CAP study a promising opportunity to understand not only the performance of CAP loans, but also the social and wealth impacts of homeownership.

The survey schedule is shown in Table 1, below. As of December 2005, two waves of data from the CAP owner panel had been completed, with the third wave nearing completion. The first CAP owner survey (owner wave-1) collected demographic data and focused on the mortgage origination process, including information on homeownership education, lender selection, and closing costs. The second CAP owner survey (owner wave-2) added an additional module on social capital and parenting and updated certain demographic information. In the third owner survey (owner wave-3), now in process, we are collecting additional data on mortgages, wealth, and assets; attitudes toward savings and credit; and social capital and parenting.

To better identify the impacts of homeownership, we developed a comparison panel of low-income renters ("renters"), with the first renter survey (renter wave-1) administered at the time of the owner wave-2 survey. The second renter survey (renter wave-2) is concurrent with the third wave of the owner survey, both of which are nearly complete.

Table 1: CAP Survey Data Collection Schedule

Year	Owners	Renters
2003	Wave 1	n/a
2004	Wave 2	Wave 1
2005	Wave 3	Wave 2
2006	Wave 4	Wave 3
2007	Wave 5	Wave 4
2008	Wave 6	Wave 5

This paper deals primarily with the results of the baseline renter survey. Here, we set the stage for future analysis and survey results by describing the renter sample, particularly in the context of how this group compares with the CAP homeowner panel at the point of the owner wave-2 survey. Further details on the renter sampling plan can be found in the report by RTI International (Akin et al. 2004), referenced at the end of this report and available upon request.

Rationale for the Renter Survey

The research literature on homeownership recognizes the challenges of isolating the impacts of homeownership *per se* from other possible housing-related influences on family and other outcomes. Rohe, McCarthy, and Van Zandt (2000, 32) discuss this issue explicitly: "Most of the current research relies on cross-sectional designs that are poorly suited to establishing causal directions. Longitudinal designs are better suited to this task, particularly if they include comparison groups."[2] Without a comparison group, it will be impossible to separate the influence of homeownership from other potentially confounding factors, such as housing type, neighborhood quality, or the degree to which a family participates in their community. By incorporating low-income renters as a comparison group, we can compare differences between owners and renters located in comparable neighborhoods. Assessing the potential financial and social benefits of homeownership requires collecting data, over time, from both homeowners and renters.

This report does not answer these causal questions, but rather provides a preliminary comparison of the CAP owners and the low-income renter group. With the data collected from these two surveys, we can investigate differences in social capital and neighborhood characteristics by tenure[3] and how those differences relate to job opportunities, levels of neighborhood participation, and family outcomes.

Future waves of panel data from both renters and owners will ultimately enable us to probe additional questions: How does the incidence of trigger events, such as divorce and unemployment, vary with housing tenure? Are there social and economic benefits that derive from higher renter mobility rates? How do low-income renters view homeownership, and are their intentions to become homeowners good predictors of future housing choices? What factors affect the transition from renting to homeownership? Most importantly, by comparing the experiences of low-income renters to CAP homeowners, we will be able to explore the role that homeownership plays in wealth accumulation.

Sample Selection

The owner wave-1 survey was administered between 2001 and 2004, with most of the surveys occurring in 2003, on a sample of 3,690 owners drawn from the universe of homeowners participating in CAP.[4] Most respondents completed the wave-1 survey between 12 months and 24 months (mean of 17 months) after origination of their mortgage[5]. The owner wave-2 survey was completed on 2,571 of the original 3,690

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[3] "Tenure" refers to the owner/renter status of unit.

[4] To be eligible for inclusion in the panel sample, a loan had to have a first payment date of November 1, 1999, or later. The sampling was spread out over many months and took place in several "draws." The first draw consisted of 806 loans, which was the total number of eligible loans as of September 31, 2000. The sampling process lasted from late 1999 to 2003. The number of CAP loans purchased from January 2000 through December 2003 was about 22,000.

[5] Interviewers contacted homeowners and renters by phone, requesting to speak with the person whose name appeared on the mortgage application or the lease. Owner respondents were identified according to the first person on the mortgage application, and renters on the basis of who signed the lease. When more

households and was administered between 2003 and 2005, with 82% of the surveys occurring in 2004. Most respondents were re-interviewed between 12 months and 24 months after wave-1 (mean of 17 months).

The goal of the renter sample selection was to complete around 1,500 interviews of low-income renters who lived in the same areas as the CAP owners. We particularly wanted low-income renters who lived in geographic proximity to CAP owners so as to neutralize the impacts of local market conditions on homeowner outcomes, especially with respect to financial impacts of homeownership. We also wanted to assess "how renters differ from homeowners who live in the same areas" (Akin et al. 2004, 1). To select the low-income renter panel, we limited our search to the 30 metropolitan areas with the largest number of outstanding CAP loans, starting with the subset of CAP owners in those areas who had participated in the owner wave-1 survey. We then looked for "matching" renters, that is, those living in the same neighborhood as a CAP owner. The term "neighborhood" was defined, ideally, as the same census block group as the homeowner. If too few qualified renters could be found in a particular census block group, the search was extended to census tract level. If insufficient potential renter respondents were found in the census tract, the neighborhood was extended to a four-mile radius around the CAP owner.

The potential renter survey respondents were identified from a database created and maintained by Genesys (Akin et al. 2004, 4). To be eligible for participation in the low-income renter sample, a respondent had to be the person who signed the rental lease and paid the rent and had to meet CAP income limits.[6,7] A total of 15,935 households were sampled to ultimately locate 1,651 qualified, matching low-income renter panel participants.

Data collection for the renter wave-1 survey ran from October 2003 to April 2004. After some additional screening of ineligible surveys and a rematching[8] of owner wave-2 respondents to renter wave-1 respondents, we ended up with 1,088 CAP owners and 1,530 low-income renters. Not all owners had a matching renter, and some had more than one, so the datasets are not a one-to-one match. However, the low-income renter sample does represent low-income renters from the same neighborhoods (as defined herein) as the CAP owner panel.

From this point forward, we use the term "owner" or ("CAP owner") to refer only to this group of 1,088 CAP panel participants (who are a subset of all CAP owners); likewise, the term "renter" (or "low-income renter" or "CAP renter") refers to the renter sample only. In no way do we intend to generalize the findings to

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than one person signed a mortgage or a lease, the interviewer asked to speak with the person most knowledgeable about the household's housing situation.

[6] The income limit is equal to 80% AMI when the percent minority population is less than 30 percent or equal to 115 percent of the AMI if the percent minority population is 30 percent or greater in census tracts.

[7] Both owner and renter respondents were required to be age 18 through 64, and attempts were made to exclude college students.

[8] After data collection was completed, many homeowners were linked to 2 or more renter panel members, whereas some owners were not linked to any rental panel members. At that point, if an owner had more than one renter match, where possible, extra renters were re-assigned to unmatched owners living within 4 miles. Ultimately, however, some owners did not have a matching renter and some had more than one.

homeowners or renters more broadly, nor, in this paper, to affordable homeowners and low-income renters in general.

Analysis

To compare owners and renters, descriptive statistics were computed across identical questions. Conceptually related items were summed to form indices, where higher scores denote more positive responses (negatively-worded items were recoded for index construction). In the attached tables, the items that comprise each index are indented below the index score. Reliability coefficients are reported where appropriate.

To improve the skewed distributions of some continuous variables, logarithmic transformations were attempted, and where this was done, both the original and the transformed variables are displayed. Variables of interest were examined using Chi-square and T-test statistical tests ($p<.05$).

As indicated earlier, the analysis does not include control variables that might help explain some of the variations across owners and renters. We will employ appropriate multivariate statistical techniques in subsequent analyses of the impacts of homeownership on household behavior and other outcomes.

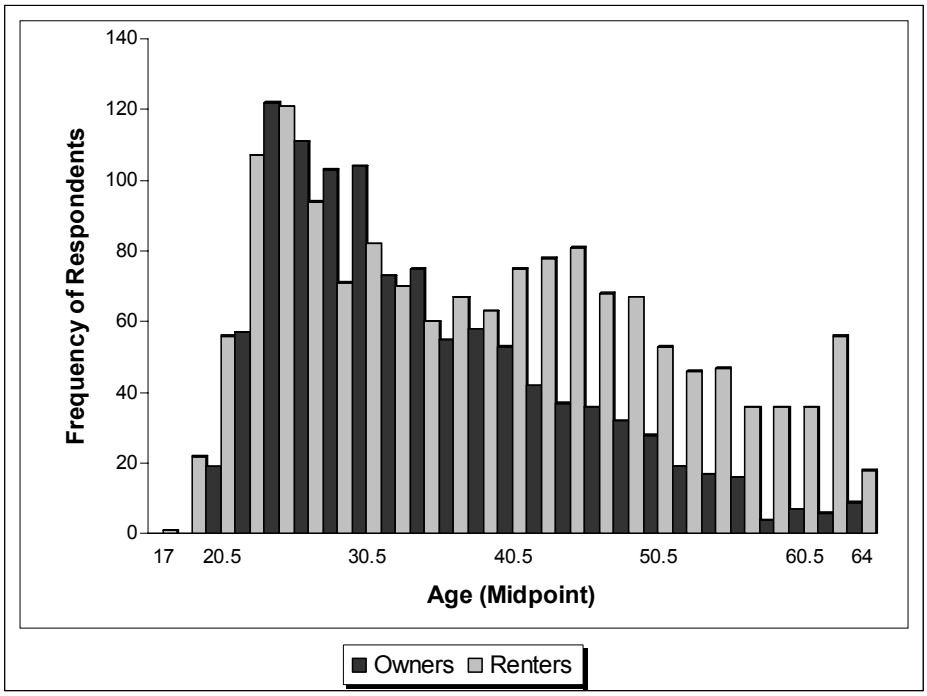
Findings

Exhibits B.1 through B.4 display descriptive statistics for all variables. Exhibit B.1 shows the sample size and percentages for categorical variables while Exhibit B.2 shows the sample size, mean, and standard deviation for all continuous variables. Exhibits B.3 and B.4 provide additional statistical characteristics of the distributions of the continuous variables, including the range, kurtosis, and skew. In addition, the figures and tables contained in the text also display relevant attributes of the distributions for selected variables.

Demographics

On average, CAP owners are about four years younger than renters (34.7 vs. 38.5, respectively). Figure 1 displays the age distributions and shows a positive skew for owners' age with a peak in the early twenties. Renters'age also exhibits a positive skew but the distribution is bimodal, peaking both in the mid-twenties and in the mid-forties. T-tests confirm significant differences in the age distributions of the renter and owner panels.

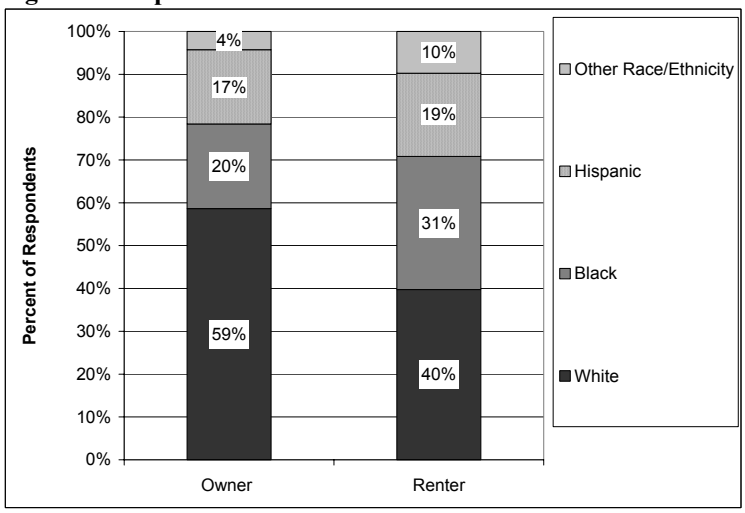
Figure 1: Distribution of Respondents' Age



Owner N=1085; Renter N=1357

There are also significant differences in the racial characteristics of the two panels. While Hispanics were evenly represented in both samples, large differences existed between blacks and whites. A majority of owners (59%) but a minority of renters (40%) were white. Conversely, only 20% of owners were black, while nearly one-third (31%) of renters were black. These differences were statistically significant (Figure 2).

Figure 2: Respondents' Race

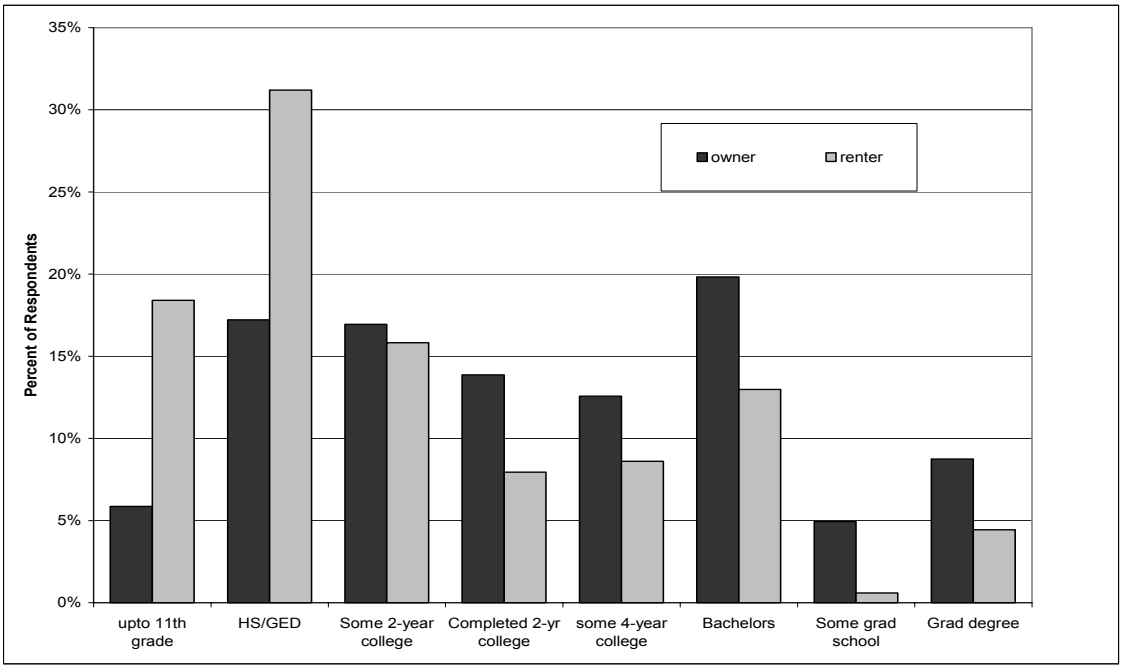


Owner N=1079; Renter N=1518

Substantial and statistically significant differences also exist in the gender makeup of the two panels (Exhibit B.1). More than half (54%) of the CAP owner sample were male compared to only 30% of the renters.

Roughly half of all renters had no more than a high school education, while this is true for less than one-quarter of all owners (Exhibit B.1 and Figure 3). Chi-square tests indicated that CAP owners had achieved significantly higher levels of education and were more likely to attend and complete college and professional schools.

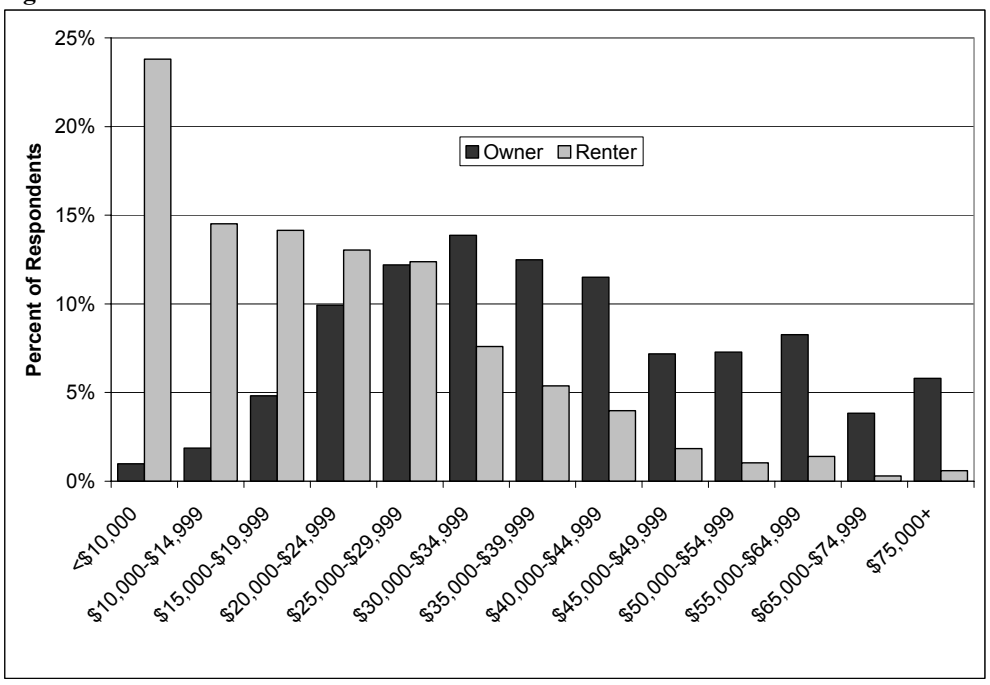
Figure 3: Respondents' Highest Level of Education Completed



Owner N=1074; Renter N=1510

Despite having to satisfy the same broad income limits as owners for inclusion in the panel, renters as a whole have much lower incomes than owners. Nearly one-fourth of renters had an annual income in the year preceding the survey of less than $10,000, compared to just 1% of all owners. Similarly, 25% of owners had incomes exceeding $50,000, compared to just 3% of all renters (Figure 4). Income differences between the panels were statistically significant.

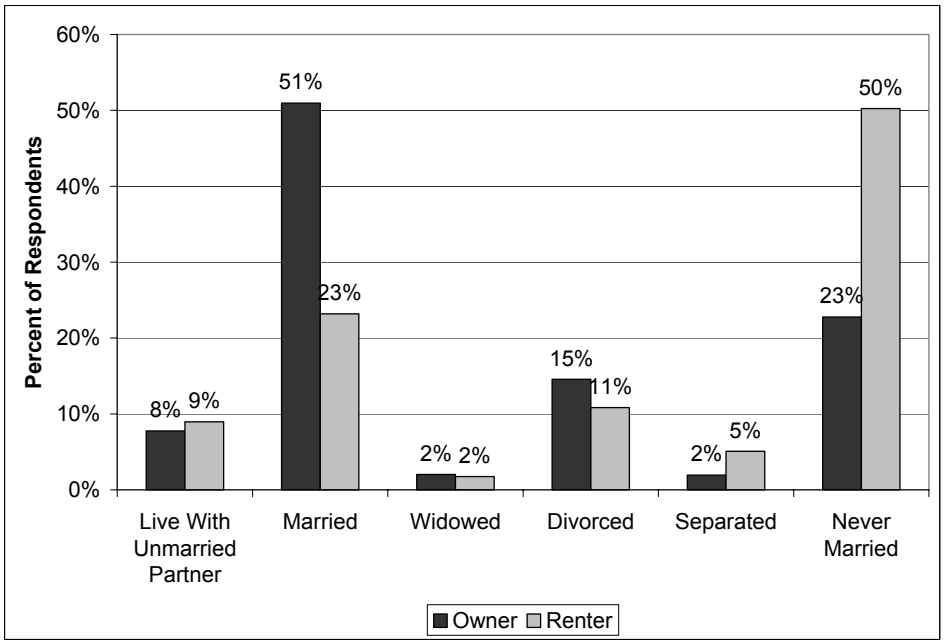
Figure 4: Total Household Income of Owners vs. Renters



Owner N=1085; Renter N=1357

Although rates of divorce, separation, and cohabitation were comparable, marital status differed between the panels. Despite being younger, owners were twice as likely as renters to be married. Conversely, renters were twice as likely to have never been married. Overall, 59% of owners were married or living with a partner while only 32% of renters were married or partnered (Figure 5).

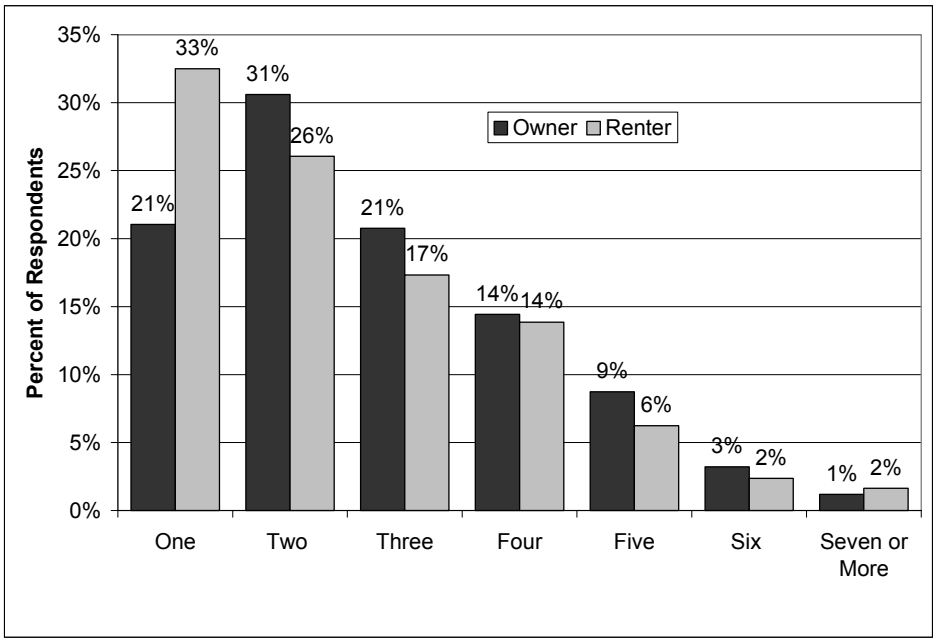
Figure 5: Marital Status



Owner N=1085; Renter N=1520

Owners also had larger households, averaging 2.8 members compared to 2.5 for renters. One-third of renters lived alone, compared to only one-fifth of the owners (Figure 6).

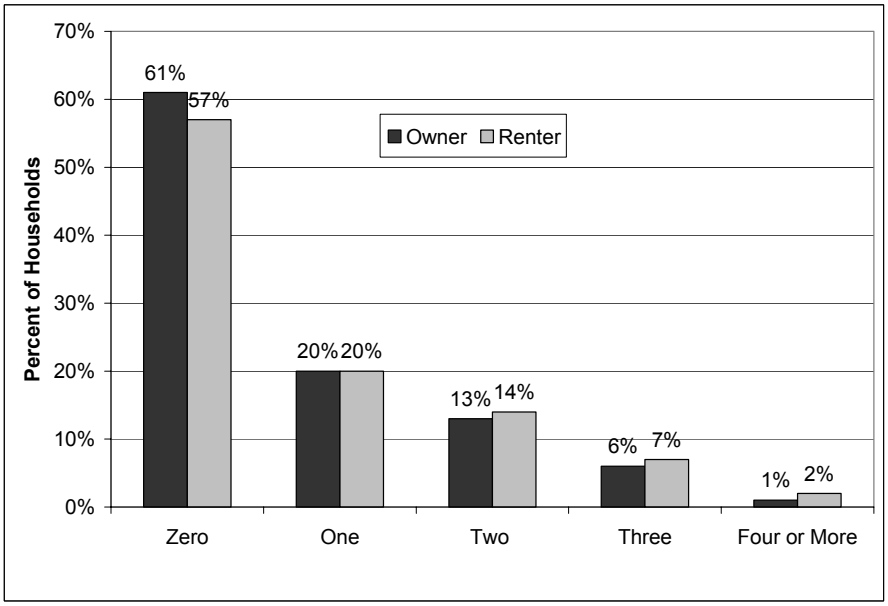
Figure 6: Household Size



Owner N=1088; Renter N=1523

Although owners had larger households, they also had slightly fewer children below age 18 than renters (Figure 7). Owners' larger household size is due to higher rates of marriage and partnerships, and the fact that more renters have neither a spouse nor live-in partner.

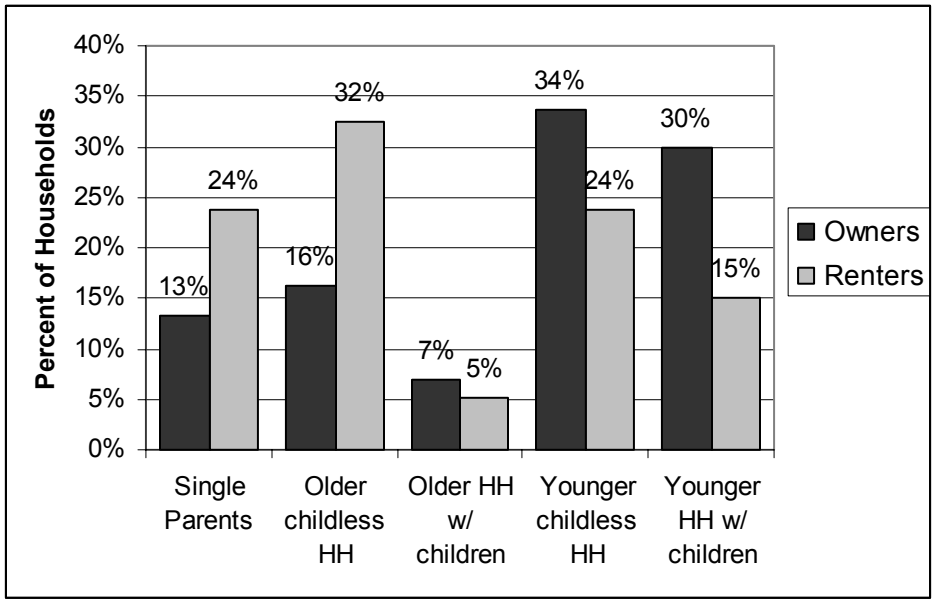
Figure 7: Number of Children in Household (Age <18)



Owner N=1087; Renter N=1530

We divided the two panels by the presence of children and marital/partnership status; and by age to create five categories: Single parent, older (over 40) childless household, younger (under 40) childless household; older household with children and younger household with children. We found a much larger percentage of renters to be either single parents on the one hand, or older childless households on the other. Conversely, a larger share of owners was comprised of younger childless households and younger households with children (Figure 8).

Figure 8: Renter and Owner Household Types



The differences between household types affect distributions of employment, income, and education.[9] In general, regardless of tenure, younger childless households are more highly educated and more likely to be employed and have higher incomes than other household types, although these differences are most pronounced among renters. Where employment rates of other renters range from 50% to 71%, among younger childless couples 80% work outside the home. Among owners, younger childless households trail only older households with children in employment rates.

Conversely, older childless households and single parents tend to be economically worse off than others, particularly among renters. Older singles have the lowest employment rates, education levels and incomes.

The higher level of younger childless households among owners, coupled with the overrepresentation of older childless households in the renter sample, may help to explain these differences; subsequent multivariate analysis will confirm or modify these findings.

[9] Chi-squared tests of household type on employment, education, and income are significant at the .01 level for both owners and renters.

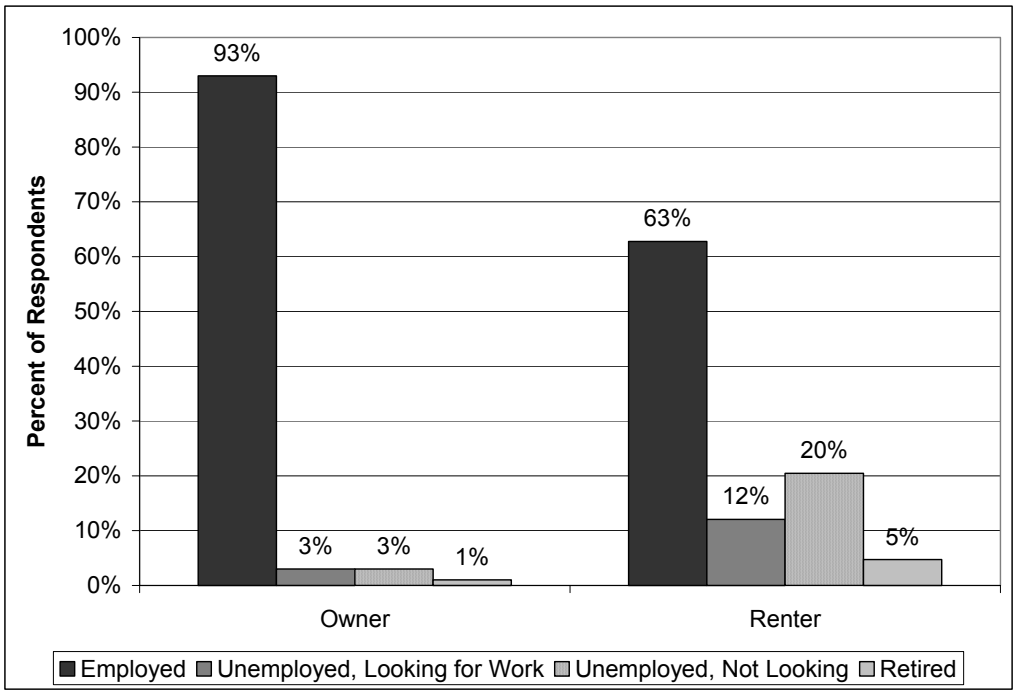
Employment

As we indicated above, members of both panels were gainfully employed, but the employment rate was much higher for owners (93%) than for renters (63%). In addition, employed homeowners were more likely to have supervisory positions: a third of owners supervised other workers compared to one-quarter of working renters. Of working respondents, 19% of owners and 16% of renters worked more than one job.

Although a relatively large segment of renters was not working (37%), only 12% were unemployed and looking for work while 25% were retired or not looking for work and thus were not in the labor force (Figure 9). In contrast, only 7% of owners were not working with only 3% actively looking for work.

Labor market volatility can impact on mortgage payment patterns and homeownership potential. Although nearly one-third (32%) of renters were unemployed at least one week in the year previous to the survey, this is true for just to 10% of owners (refer to Exhibit B.1). Overall, owners were more likely to be continuously employed than renters.

Figure 9: Respondent's Employment Status

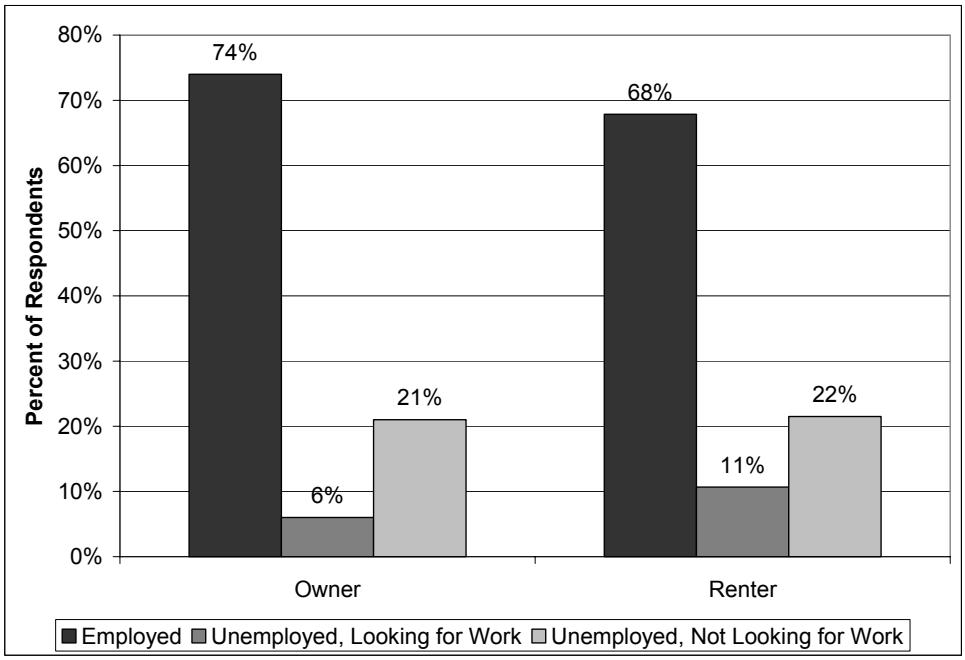


Owner N=1087; Renter N=1526

Spousal work patterns were similar to those of respondents (Figure 10), but the differences between renters and owners were less dramatic. Spouses and partners in both owner- and renter-occupied housing were slightly less likely to be employed than were the respective respondents.[10]

[10] Note that the question for spousal employment did not ask about retirees; thus, retirees are included in the unemployed/not looking for work category.

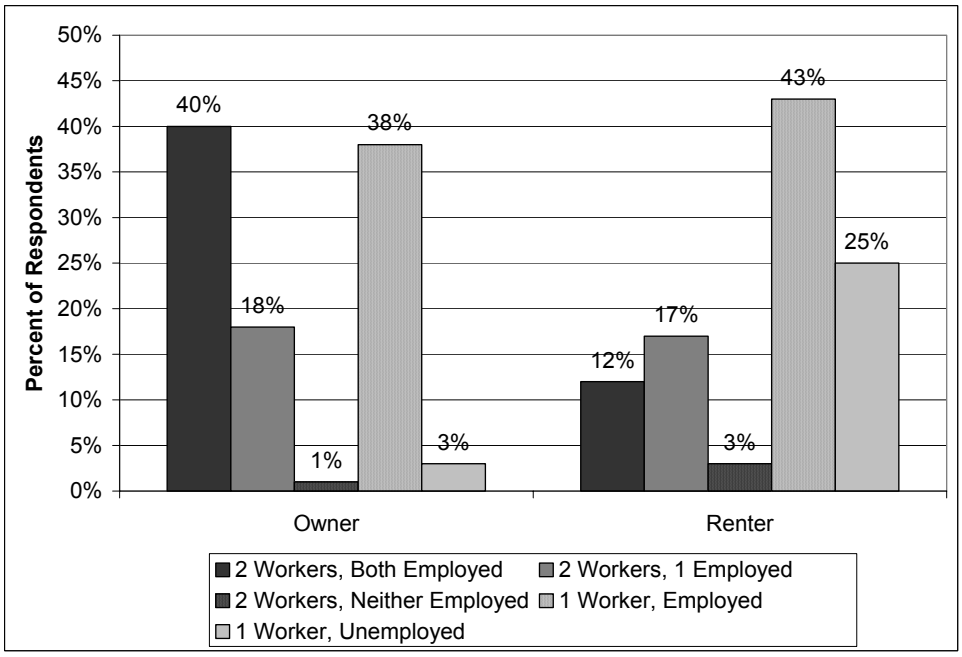
Figure 10: Spouse/Partner Employment Status



Owner N=635; Renter N=479

Among homeowners, both respondents and spouses/partners were much more likely to be employed than among renters (Figure 11). Conversely, renters were more likely to have an unemployed household member.

Figure 11: Joint Employment Status (by Marital/Living Status)



Owner N=1085; Renter N=1497

The next sections analyze the characteristics of the CAP samples with respect to financial security, social capital, and parenting.

Insurance, Assets, and Debt

CAP owners and their families were much more likely to be covered by medical insurance than were renters (86% vs. 69%). Nearly half of renters' spouses/partners did not have medical insurance, while this was true for just one-fifth of owners' spouses/partners. While children in both samples were more likely to have medical insurance than their parents, this was more likely to be true for children of homeowners that renters.

Respondents were asked about emergency assets and number of cars owned (refer to Exhibit B.1).[11] The results suggest that, as might be expected, owners have more assets than renters. In terms of assets available for an emergency, slightly less than half of the low-income renters had enough to cover more than one monthly housing payment, while more than 75% of CAP owners did. Despite its importance in getting to work, 20% of renters did not own a vehicle, compared to just 2% of owners. Two-thirds of owners had two or more vehicles, compared to one-fourth of renters; the larger size of owner households may partially account for this difference.

The panels also differed with respect to their use and management of consumer credit. Eighty-two percent of all owners had credit cards and 62% had store cards. This was true for just 37% and 23% of renters, respectively. Renters were twice as likely as owners to have received a call from a bill collector in the last month (43%).[12]

Social Capital

Among other things, the term social capital refers to the connections among individuals and their neighborhood and the social networks to which they belong. Social capital involves civic and religious activities, participation in neighborhood groups, social ties, and volunteering. While large differences exist between renters and owners on demographics, employment, and assets, the two groups are quite comparable in terms of social capital. Owners and renters converse with neighbors at the same rate, are equally likely to have friends in the neighborhood, and display similar patterns in terms of formal social ties and interactions. While these initial findings do not take account of the many differences in the panels to which we have previously alluded, these similarities are not consistent with the research literature that suggests homeowners amass more social capital than otherwise similar renters.

In terms of community participation, roughly one-third of respondents attended church and participated in religious activities. Participation in school-related groups was also comparable. However, participation in neighborhood-based community service groups

[11] In the (as yet incomplete) 2005 surveys of both owners and renters, we explore size and types of assets in much greater detail. This data will be presented in forthcoming reports.

[12] Preliminary data from the 2005 surveys suggest that owners and renters hold strongly different attitudes toward credit. For example, renters are more likely to feel that being in debt is "never a good thing" than owners and to want to repay debt as soon as possible, although renters are more likely to disagree with the statement that credit cards should be used only for emergencies. Note that this data is not yet complete; it will be presented and analyzed in future reports.

such as homeowners and tenants associations was twice as high for owners (20%) than for renters (10%). Participation in other volunteer or charitable groups was also higher for owners (23%) than for renters (17%).

Exhibit B.2 indicates that renters reported volunteering 17 hours per month, which was higher than the 13 hours of volunteering for owners. These differences were partly due to outliers, and the differences diminished when the high skew was corrected by taking the log of volunteering. While renters reported volunteering more, owners scored slightly higher than renters on attitudes toward volunteering.[13]

One important difference between owners and renters involves voter registration. Consistent with the research literature, owners were much more likely to be registered to vote than renters (74% vs. 60%), and owners were also more likely to have voted in recent elections.

Parenting

Parenting measures consist of school-related involvement over the past 12 months and parental cognitive stimulation and emotional support of their children within specified age ranges.[14] Generally, parental expectations were similar between renters and owners, while parental involvement in school activities was higher for owners. School age children of both groups were equally likely to attend school (97%).[15]

Parents of both tenures were equally likely to ensure that their child completed their homework on time (>90%). However, owners were more likely than renters to attend all of their parent-teacher meetings. If we combine these two items, we find that parental academic support was higher for owners than for renters (refer to Exhibit B.1).[16]

Owners were more likely to attend school events and volunteer at school. An index summing these two items indicates that owners were much more likely to have a high level of parental social involvement at school (45%, versus 31%).[17]

Renters scored lower than owners on measures of academic and social parental involvement in school, but the differences may not reflect attitudes toward the value of education. Other factors such as a lack of transportation or difficulty leaving work may explain renters' lower attendance at school events. However, these other possible

[13] Items comprising the volunteering index also pertain to the theory of planned behavior to be explored in future analysis.

[14] These items have smaller sample sizes because they are limited to parents.

[15] Given the lack of variability in responses to several of the parenting items, future data collection efforts should consider dropping or revising survey questions in the parenting module.

[16] If parents reported attending nearly all parent-teacher conferences AND making sure child did homework on time most or all of the time, then parental academic support was rated as "high"; if parents reported attending nearly all conferences but only making sure homework was completed on time sometimes – or – conversely, if they only attended conferences sometimes but made sure homework was completed most or all of the time, parental academic support was rated as "moderate"; for all others who responded, parental academic support was classified as "none".

[17] If parents reported attending school events AND volunteering at school, then parental social involvement was rated as "high"; if parents either attended events OR volunteered (but not both), then parental social involvement was rated "moderate"; for all others who responded, parental social involvement was classified as "low".

explanations seem less plausible given that more renters (61%) than owners (48%) had met with a school principal or counselor regarding their child.[18] These and related issues will be explored more systematically in subsequent work.

Additional parenting items were taken from the Home Observation for Measurement of the Environment scale (HOMES), an additive index originally conceived by Baker et al. (1993).[19] HOMES consists of age-specific items designed to measure the cognitive stimulation and emotional support that parents provide to their children. To the original HOMES indices we added two items that asked about child computer use and household internet access. Following the procedure used by Baker et al. (1993), the items were coded as either zero for a "No" response or one for a "Yes" response, and then summed by age group to provide a comprehensive measure of parental stimulation and support. Results shown in Exhibit B.1 indicate that owners scored higher than renters on HOMES indices for all four age groups.

Neighborhood Considerations

Both owners (38%) and renters (31%) noted that services were the biggest problem in their neighborhoods. However, renters (28%) were more than twice as likely as owners (12%) to cite crime as the biggest problem. Content analysis of open-ended responses indicated that renters experienced a higher rate of additional neighborhood problems: noise from development, unsupervised youth, and difficulty with neighbors.

Correspondingly, 93% of owners would recommend their neighborhood to someone thinking about moving, compared to 74% of renters.

CAP Owners and Renters vs. National Low-Income

We compared our owner and renter panels with their national counterparts by applying CAP eligibility criteria to households enumerated in the American Housing Survey (AHS) national sample.[20] Before presenting this comparison, two caveats regarding the comparability of the CAP and AHS samples are in order. First, we were unable to precisely apply the CAP eligibility criteria to the AHS sample because of the lack of neighborhood data. In the AHS sample, both renters and owners are screened for urban location and age (less than 65), and they will either have an income under 80% AMI or be a racial minority with an income under 120% of their AMI. Because AHS lacks detailed geographic information, respondents who met the third criterion (non-minority

[18] This school involvement item, parental meetings with the principal or counselor regarding a child, was examined separately because such meetings are often made for corrective rather than proactive reasons.
[19] Items comprising the HOMES scale also pertain to the theory of planned behavior to be explored in future analysis.
[20] Because the CAP owner sample is not representative of all low-income homeowners, this comparison will not be used to extrapolate CAP findings to all low-income homeowners in the country; we use it only as a means for better understanding who CAP owners and renters are and how they compare with the national distributions of owners and renters.

with an income under 120% AMI moving into a high-minority area) cannot be identified. Less than 10% of the CAP sample qualified under this criterion.

Second, AHS owners include individuals at all durations of homeownership, whereas CAP owners in this sample are more recent homeowners, having purchased their homes in the three years or so preceding the survey.

Mindful of these two limitations, comparisons of CAP and AHS owners and renters, shown in Exhibit C, is revealing. First, where CAP owners are largely between 25 years and 35 years old, more than three-quarters of AHS owners (78%) are older than 35 (and 52% are older than 45). The age distribution of AHS renters is similar to the bimodal distribution of CAP renters with peaks, around ages 25 and 45.

The CAP owner and rental samples also contain larger percentages of minorities than the national low-income owner and renter populations. The percentage of both CAP owners and renters who are minorities is roughly 8 points higher than their AHS counterparts. CAP renters are also significantly more likely to be female than AHS renters. As much as 70% of CAP renters were male, compared to 54% of AHS renters (Exhibit C).

There are few differences in the distributions of CAP and AHS owners with respect to marital status, household size, and number of children, notwithstanding the fact that CAP owners are relatively younger than their national counterparts. However, AHS owners are slightly more likely to be widowed, divorced, or separated. CAP owners and renters are also slightly less likely to live alone, but slightly more likely to have children in the house (see Exhibit C).

CAP owners are also more highly educated than low-income owners across the country. Forty-eight percent of CAP owners earned an associate's or higher degree, compared with 29% of AHS owners. The CAP renters sample more closely resembles AHS renters. Twenty-six percent of CAP renters earned an associate's degree or bachelor's degree, compared with 24% of AHS renters (Exhibit C).

These educational differences were reflected in household incomes. Twenty-five percent of CAP owners earned more than $50,000 and 18% earned less than $25,000, compared to 11% and 32%, respectively, of AHS owners. CAP renters tended to have lower incomes than AHS renters. Eighty-five percent of CAP renters earned less than $35,000, compared to 75% of AHS renters.

Differences in the employment rates of the owner samples may be driving the difference in income. Over 93 percent of CAP owners were employed, compared with 66% of AHS owners. Sixty-two percent of CAP renters were employed compared to 67% of AHS renters.[21]

Overall, CAP owners are relatively younger since CAP is largely focused on recent, first-time homebuyers, with fewer long-term owners.. CAP owners are also more educated

[21] Some of this difference may be attributable to the different form the question takes in each survey. CAP borrowers were asked, "are you currently working for profit?" while AHS borrowers were asked, "did you work at all last week?"

and have higher incomes than the larger set of AHS owners. These characteristics likely reflect differences between new and mature homeowners, and should serve as a caution against extrapolating the behavioral and other findings from our CAP panel analyses to low-income homeowners at large, without controlling for significant compositional differences in the samples.

Conclusions

These comparisons between the CAP owner and renter panels reveal substantial demographic differences, not just in housing but also in age, race, education, marital status, employment, and income. Corresponding differences also exist in household assets and liabilities. One of the more interesting findings is that, despite their large differences in demographics and assets, owners and renters display similar trends in terms of neighborhood friends, interactions, and social ties.

Overall, these comparisons indicate that large demographic differences exist between the owners and renters. In subsequent work, once these differences are accounted and controlled for, the addition of a "matched" renter panel to our homeowner panel of CAP participants will be a valuable tool in our overall evaluation of the social and economic impacts of homeownership on lower-income households.

References

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Exhibit A: Profile of All CAP Loans as of 12/2004

Variable	% of all CAP loans
Sex	
Male	56.7%
Female	43.3%
Race	
White	54.6%
Black	23.2%
Hispanic	14.5%
Other	7.6%
Income	
Less than $10,000	1.1%
$10,000-$14,999	2.8%
$15,000-$19,999	9.8%
$20,000-$24,999	16.5%
$25,000-$34,999	33.3%
$35,000-$49,999	25.3%
$50,000-$74,999	9.1%
$75,000 or greater	2.1%
Householder Age at origination	
30 years or younger	46.3%
31-40	26.9%
41 years or older	26.8%
Rural households	23.5%
Borrower credit score at origination	
No Credit Score	17.3%
Less than 620	17.5%
620-659	17.9%
660-719	24.2%
720 or greater	23.1%
Other Statistics:	
Borrower credit score at origination	674 (mean)
Loan to value at origination (mean)	95.5%
N	38,573

Exhibit B.1: Owners and Renters; Categorical Variables - Frequencies and Percentages						
			Owners		*Renters*	
Variable Group	***Variable Name***	***Value***	***n***	***%***	***n***	***%***
Demographics	Sex[1]	Male	587	54.0	451	29.6
		Female	501	46.1	1075	70.5
	Race	White	633	58.7	603	39.7
		Black	213	19.7	472	31.1
		Hispanic	187	17.3	295	19.4
		Other	46	4.3	148	9.8
	Highest Education Level Attained[2]	11th Grade or Less	63	5.9	278	18.4
		High School Graduate/GED	185	17.2	471	31.2
		Some 2 Year College/Trade School	182	16.9	239	15.8
		Associate/Trade School Degree	149	13.9	120	7.9
		Some 4 Year College	135	12.6	130	8.6
		Bachelor's Degree	213	19.8	196	13.0
		Some Graduate School	53	4.9	9	0.6
		Graduate or Professional Degree	94	8.8	67	4.4
	Income	Less than $10,000	10	1.0	323	23.8
		$10,000-$14,999	19	1.9	197	14.5
		$15,000-$19,999	49	4.8	192	14.2
		$20,000-$24,999	101	9.9	177	13.0
		$25,000-$34,999	265	26.1	271	20.0
		$35,000-$49,999	317	31.2	152	11.2
		$50,000-$74,999	197	19.4	37	2.7
		$75,000 or more	59	5.8	8	0.6
	Marital Status	Living with an unmarried partner	84	7.7	134	8.8
		Married	553	51.0	347	22.8
		Widowed	22	2.0	26	1.7
		Divorced	158	14.6	162	10.7
		Separated	21	1.9	76	5.0
		Never been married	247	22.8	752	49.5
Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530						

Exhibit B.1: Owners and Renters; Categorical Variables - Frequencies and Percentages, p.2						
			Owners		*Renters*	
Variable Group	***Variable Name***	***Value***	***n***	***%***	***n***	***%***
Demographics (cont'd)	Total Number of Household Members	One	229	21.0	495	32.5
		Two	333	30.6	397	26.1
		Three	226	20.8	264	17.3
		Four	157	14.4	211	13.9
		Five or More	143	13.1	156	10.2
	Number of Children (Age<18) in Household[3]	Zero	543	49.9	865	56.5
		One	249	22.9	305	19.9
		Two	182	16.7	216	14.1
		Three or more	114	9.3	144	9.4
	School Age Children (Age 5-17) Attend School	Yes	415	97.2	752	97.0
		No	12	2.8	23	3.0
	Relationship to Other Household Members[4]	Spouse	521	47.9	347	22.7
		Unmarried Partner	110	10.1	134	8.8
		Child	581	53.4	696	45.5
		Parent	136	12.5	46	3.0
		Brother/Sister	131	12.0	56	3.7
		Other Relative	145	13.3	96	6.3
		Non-Relative	136	12.5	115	7.5
Employment	Employment Status (Respondent)	Employed	1015	93.4	958	62.8
		Unemployed, looking for work	30	2.8	184	12.1
		Unemployed, not looking for work	29	2.7	312	20.5
		Retired	13	1.2	72	4.7
	Employment Status (Spouse/partner)	Employed	467	73.5	325	67.9
		Unemployed, looking for work	37	5.8	51	10.7
		Unemployed, not looking for work	131	20.6	103	21.5
	Joint Employment Status	2 Workers, Both Employed	435	40.1	183	12.2
		2 Workers, 1 Employed	195	18.0	252	16.8
		2 Workers, Neither Employed	7	0.7	46	3.1
		1 Worker, Employed	416	38.3	646	43.2
		1 Worker, Unemployed	32	3.0	370	24.7
Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530						

Exhibit B.1: Owners and Renters; Categorical Variables - Frequencies and Percentages, p.3						
			Owners		*Renters*	
Variable Group	***Variable Name***	***Value***	***n***	***%***	***n***	***%***
Employment (cont'd)	Pension/KEOGH Plan[5]	Own pension/KEOGH plan	632	64.2	304	32.4
		Do not own plan	353	35.8	634	67.6
	Employer Type	Private	754	74.3	704	74.8
		Government	197	19.4	136	14.5
		Self-employed	53	5.2	74	7.9
		Other	10	1.0	27	2.9
	Works More than One Job	Yes	196	19.3	155	16.2
		No	818	80.6	800	83.8
	Supervising	Yes	320	33.3	231	26.2
		No	640	66.7	651	73.8
	Overtime Available Every 3 Months	Yes	467	48.8	439	50.5
		No	491	51.2	431	49.5
	Unemployed At Least One Week in Previous Year	Yes	99	9.5	364	31.9
		No	946	90.5	778	68.1
	Number of Times Unemployed in Previous Year	One	69	76.7	203	70.2
		Two	16	17.8	54	18.7
		Three or more	5	6.5	46	11.0
	Spouse/partner Works More than One Job[6]	Yes	48	10.3	37	12.5
		No	418	89.7	258	87.5
	Unemployed At Least One Week in Previous Year (Spouse/partner)	Yes	63	12.5	127	33.8
		No	442	87.5	249	66.2
Medical Insurance	Covered by insurance (Respondent)	Yes	930	86.0	1060	69.3
		No	152	14.1	470	30.7
	Covered by insurance (Spouse/partner)	Yes	517	81.7	255	53.7
		No	116	18.3	220	46.3
	Covered by insurance (Children)	Yes	486	92.1	516	84.7
		No	42	8.0	93	15.3
Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530						

Exhibit B.1: Owners and Renters; Categorical Variables - Frequencies and Percentages, p.4						
			Owners		*Renters*	
Variable Group	***Variable Name***	***Value***	***n***	***%***	***n***	***%***
Emergency Assets	Savings/Assets	More than 2x monthly housing pymnt	589	54.7	471	32.5
		Between 1x and 2x monthly housing payment	224	20.8	228	15.8
		Equal to or less than housing pymnt	264	24.5	749	51.7
Money & Debt	Number of Vehicles	None	21	2.0	324	21.3
		One	385	35.8	807	53.1
		Two	487	45.3	298	19.6
		Three or more	182	16.9	90	5.9
	Credit Card	Yes	881	82.0	554	36.8
		No	193	18.0	952	63.2
	Store Card	Yes	664	61.7	344	22.8
		No	412	38.3	1168	77.3
	Bill collector called (within last 12 months)	Yes	210	19.5	656	43.2
		No	865	80.5	864	56.8
Social Capital:	Attend church & religious activities	Not attend church/religious activities	450	41.4	767	50.4
Neighborhood Participation		Attend church only	268	24.7	318	20.9
		Attend church & religious activities	368	33.9	436	28.7
	School related organizations	Yes	159	14.6	175	11.5
		No	927	85.4	1349	88.5
	Neighborhood based group	Yes	215	19.8	153	10.0
		No	873	80.2	1372	90.0
	Other volunteer group	Yes	254	23.4	260	17.1
		No	833	76.6	1264	82.9
	Registered to vote	Yes	796	73.7	914	60.4
		No	284	26.3	599	39.6
	Voted 2000 election	Yes	655	60.4	723	47.6
		No	430	39.6	796	52.4
	Voted last election	Yes	446	41.2	407	26.9
		No	637	58.8	1107	73.1
Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530						

Exhibit B.1: Owners and Renters; Categorical Variables - Frequencies and Percentages, p.5						
			Owners		*Renters*	
Variable Group	***Variable Name***	***Value***	***n***	***%***	***n***	***%***
Social Capital:	Friends in neighborhood	None	248	22.8	350	23.0
Ties to Neighbors		1 or 2	377	34.7	543	35.7
		Several	462	42.5	630	41.4
	Times conversed with neighbors in past month	Never	75	6.9	149	9.8
		Once or twice	219	20.2	308	20.2
		Once a week or less	295	27.1	366	24.0
		More than once a week	498	45.8	700	46.0
Social Capital:	Biggest problem in neighborhood	Crime	98	12.5	356	28.1
Neighborhood Quality		Schools	59	7.5	48	3.8
		Jobs	114	14.5	224	17.7
		Neighborhood appearance	129	16.4	115	9.1
		Services	302	38.4	388	30.6
		Youth	10	1.3	28	2.2
		Development	2	0.3	31	2.4
		People in Neighborhood	21	2.7	43	3.4
		Racial/Socioeconomic Concerns	4	0.5	22	1.7
		No Problems	23	2.9	11	0.9
		Other	24	3.1	37	2.9
	Recommend neighborhood to someone moving	Yes	998	92.5	1106	73.5
		No	81	7.5	398	26.5
Parenting Module:[7]	Index: Parental academic support for education	High	190	64.0	171	58.4
General		Moderate	82	27.6	97	33.1
		Low	25	8.4	25	8.5
	Attends parent-teacher meetings	Nearly all	209	69.4	199	60.1
		Some	75	24.9	107	32.3
		None	17	5.6	25	7.6
	Make sure child does homework on time	Most or all of the time	274	90.7	267	91.1
		Sometimes	18	6.0	19	6.5
		Rarely	10	3.3	7	2.4
Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530						

Exhibit B.1: Owners and Renters; Categorical Variables - Frequencies and Percentages, p.6						
			Owners		*Renters*	
Variable Group	***Variable Name***	***Value***	***n***	***%***	***n***	***%***
Parenting Module:[7]	Index: Parental social involvement at school	High	135	45.2	102	30.9
General (cont)		Moderate	122	40.8	158	47.9
		Low	42	14.1	70	21.2
	Attended school event	Yes	249	82.8	249	75.5
		No	54	17.8	81	24.5
	Volunteered at school	Yes	146	48.5	114	34.4
		No	155	51.5	217	65.6
	Met with principal/school counselor	Yes	145	47.9	203	61.3
		No	158	52.1	128	38.7
Parenting Module:	Expect child to graduate high school	Yes	304	99.7	290	99.3
General (cont'd)		No	1	0.3	2	0.7
	Expect child to graduate college	Yes	275	94.2	248	91.9
		No	17	5.8	22	8.1
	Expect child to earn graduate degree	Yes	195	84.1	182	82.0
		No	37	5.9	40	8.0
Parenting Module:	Child taken outside 4 or more times/week	Yes	129	92.8	145	80.1
HOMES: Age<3		No	10	7.2	36	19.9
	Child has 10 or more books	Yes	126	91.3	138	76.7
		No	12	8.7	42	23.3
	Respondent reads to child	Yes	122	88.4	164	91.1
		No	16	11.6	16	8.9
	Number of toys child has	0 to 5	6	4.3	8	4.4
		6 to 10	8	5.8	27	15.0
		More than 10	125	89.9	145	80.6
HOMES: Age 3-5 yrs.	How often reads to child	Once per week or less	9	8.3	16	14.8
		More than one per week	38	35.2	24	22.2
		Almost every day	61	56.5	68	63.0
	Child has 10 0r more books	Yes	103	95.4	97	89.9
		No	5	4.6	11	10.1
	Family has computer at home	Yes	82	75.9	60	55.6
		No	26	24.1	48	44.4
Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530						

Exhibit B.1: Owners and Renters; Categorical Variables - Frequencies and Percentages, p.7						
			Owners		*Renters*	
Variable Group	***Variable Name***	***Value***	***n***	***%***	***n***	***%***
	Internet available at home	Yes	59	72.0	45	75.0
		No	23	28.0	15	25.0
	Child uses computer	Yes	58	70.7	40	66.7
		No	24	29.3	20	33.3
	Child has 5 or more DVD/Videos	Yes	103	95.4	101	93.5
		No	5	4.6	7	6.5
	Help child learn alphabet, numbers, etc.	Yes	107	99.1	107	99.1
		No	1	0.9	1	0.9
	Child taken on outing	Yes	106	98.1	106	98.1
		No	2	1.9	2	0.9
HOMES: Age 6-9 Years	Child has 10 or more books	Yes	105	93.7	98	93.3
		No	7	6.3	7	6.7
	How often reads to child	Once per Week or Less	28	25.0	15	14.6
		More than Once per Week	26	23.2	33	32.0
		Almost Every Day	58	51.8	55	53.4
	Child reads for enjoyment > once/week	Yes	87	77.7	97	92.4
		No	25	22.3	8	7.6
	Family has computer at home	Yes	94	83.9	72	68.6
		No	18	16.1	33	31.4
	Internet available at home	Yes	68	72.3	57	79.2
		No	26	27.7	15	20.8
	Child uses computer	Yes	86	91.5	63	87.5
		No	8	8.5	9	12.5
	Child participates in organized activities	Yes	70	62.5	46	43.8
		No	42	37.5	59	56.2
	Supports child in organized activities	Once per week or less	20	28.6	20	44.4
		More than one per week	38	54.3	15	33.3
		Almost every day	12	17.1	10	22.2
	Child attended concert, museum in previous yr	Yes	94	83.9	78	75.7
		No	18	16.1	25	24.3
	Child had TV in his /her room	Yes	71	63.4	68	64.8
		No	41	36.6	37	35.2
Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530						

Exhibit B.1: Owners and Renters; Categorical Variables - Frequencies and Percentages, p.8						
			Owners		*Renters*	
Variable Group	***Variable Name***	***Value***	***n***	***%***	***n***	***%***
Parenting Module: HOMES	Child has 20 or more books	Yes	131	78.4	147	72.8
Age 10 or Older		No	36	21.6	55	27.2
	Child reads for enjoyment more than once/week	Yes	120	71.4	141	69.8
		No	48	28.6	61	30.2
	Family has computer at home	Yes	150	88.8	148	72.6
		No	19	11.2	56	27.4
	Internet at home	Yes	122	81.3	111	75.5
		No	28	18.7	36	24.5
	Child uses computer	Yes	143	95.3	141	95.3
		No	7	4.7	7	4.7
	Child participates in organized activities	Yes	119	70.4	135	66.2
		No	50	29.6	69	33.8
	Supports child in organized activities	Once per week or less	42	35.3	52	38.5
		More than one per week	38	31.9	35	25.9
		Almost every day	39	32.8	48	35.6
	Child attended concert, museum in previous year	Yes	138	83.1	162	80.6
		No	28	16.9	39	19.4
	Child has TV in his/her room	Yes	118	69.8	142	69.6
		No	51	30.2	62	30.4
Parenting Module:	Know who child is with when not at home	Rarely	4	1.5	17	5.5
Supervision/Involvement		Sometimes	16	5.9	20	6.5
		Most or all of the time	252	92.6	271	88.0
	Know where child is when not at home	Rarely	1	0.4	5	1.6
		Sometimes	4	1.5	12	3.9
		Most or all of the time	269	98.2	291	95.5
	Know what time child will return home	Rarely	2	0.7	7	2.3
		Sometimes	2	0.7	14	4.6
		Most or all of the time	269	98.5	285	93.1
Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530						

Exhibit B.1: Owners and Renters; Categorical Variables - Frequencies and Percentages, p.9
NOTES TO EXHIBIT B.1
1 Gender of respondent. Specifically, owner respondents were identified according to the first person on the mortgage application, and renters on the basis of who signed the lease. 2 Education is shown for respondent. Specifically, owner respondents were identified according to the first person on the mortgage application, and renters on the basis of who signed the lease. 3 The number of children is defined as the total number of individuals under age 18 in the household, regardless of relationship to the respondent. This contrasts with the relationship to respondent question in which 'child' refers to the biological or legal children of the respondent regardless of age. 4 The frequency for each response represents the number of households in which at least one member holds the stated relationship to the respondent. Because many families have multiple members, the percentages for this question do not sum to 100. Instead, they reflect the ratio of the frequency to the total number of households (i.e. 53.4 percent of owners have child in the house; thus, 46.6 percent do not). Also, note that this variable does not include additions to the household since the baseline (thus spouse undercounts, as leavers are subtracted but new spouses are not added). 5 The remaining employment questions were asked only of the subsamples of employed respondents (Owner N=1015; Renter N=958). The questions regarding unemployment also include individuals who were unemployed but looking for employment at the time of the interview (Owner N=1045; Renter N=1142). 6 The spousal employment questions also applied to subsets of spouses: more than one job (Owner N=467; Renter N=325); spouse unemployment (Owner N=504; Renter N=376). 7 The Parenting Module is limited to respondents who are the parent/guardian of a child under age 18 (owner n=581; Renter n=696). High refusal rates further reduced these sample sizes to 306 owners and 332 renters (53% owner response rate and 48% renter response rate). The HOMES questions further divide this group into respondents with children in the applicable age ranges.
Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530

Exhibit B.2: Owners and Renters - Numeric Variables, Descriptive Statistics							
		OWNERS			RENTERS		
Variable Group	Variable	N	Mean	Std Dev	N	Mean	Std Dev
Age	Respondent's age	1083	34.7	9.8	1511	38.5	12.6
Household Size	Total number of household members	1088	2.8	1.5	1523	2.5	1.5
	Number of children (age<17)[1]	1088	0.7	1.0	1530	0.8	1.1
Money & Debt	Monthly vehicle payment ($)	615	388.2	173.5	460	342.5	179.2
Neighborhood issues	Difference people can make on neighborhood problems	973	2.6	1.0	1354	2.7	1.1
Parenting Index (HOME Scale)	HOME (< 3)	137	3.6	0.7	179	3.3	1.0
	HOME (3-5)	108	6.5	1.5	108	6.0	1.5
	HOME (6-9)	70	8.1	1.4	44	7.9	1.7
	HOME (10<)	117	7.2	1.5	131	6.9	1.7
Parental Involvement in School	Index: Parental Involvement in School	293	5.3	1.2	293	5.2	1.2
Volunteering	Hours/month volunteered	630	12.6	16.8	531	16.9	29.3
	Hours/month volunteered (logged)	630	2.0	1.1	531	2.2	1.1
	Index: Volunteering is good (alpha=.74 / .73 respectively)	1068	25.0	4.4	1482	23.9	4.5
	Difficult to volunteer 8hrs/month*	1085	2.9	1.2	1085	2.9	1.2
	Intend to volunteer 8 hrs/month	1084	3.2	1.2	1519	3.0	1.2
	Volunteering good thing to do	1087	4.2	0.6	1521	4.1	0.8
	Feel bad, if do not volunteer	1083	3.2	1.2	1512	3.1	1.2
	Others think I should volunteer	1078	3.0	1.1	1506	2.8	1.1
	Volunteering up to me	1085	4.2	0.7	1521	4.1	0.7
	Volunteering feels good	1082	4.0	0.7	1516	3.8	0.9
Reading to child	Index (alpha=.76 / .70 respectively)	246	28.3	3.8	311	28.4	3.7
	People want, read to child	247	4.3	0.7	312	4.3	0.8
	Read to child, up to self	247	4.2	0.7	313	4.3	0.8
	Intend to read everyday	246	4.1	0.8	314	4.1	0.9
	Disappointed can not read to child	247	3.8	1.0	313	3.7	1.1
	Reading to child good	247	4.5	0.5	313	4.5	0.5
	Difficult to read every day*	247	2.9	1.2	312	2.8	1.3
	Reading everyday makes self happy	247	4.3	0.6	313	4.3	0.6

Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530

Exhibit B.2: Owners and Renters - Numeric Variables, Descriptive Statistics, p.2							
		OWNERS			RENTERS		
Variable Group	Variable	N	Mean	Std Dev	N	Mean	Std Dev
Meeting with teacher	Index (alpha=.73 / .70 respectively)	269	28.5	3.6	277	28.9	3.6
	Plan to attend parent-teacher conferences	273	4.3	0.7	281	4.3	0.8
	Attending conferences up to self	272	3.8	1.0	282	4.0	1.0
	Feel bad, not attend conferences	273	4.1	0.9	282	4.1	1.0
	Others want me to attend conferences	271	4.0	0.8	281	4.1	0.8
	Attending conferences good thing	273	4.4	0.5	283	4.4	0.6
	Difficult to attend conferences*	272	2.4	1.1	282	2.3	1.1
	Feel good, attend conferences	273	4.2	0.7	283	4.3	0.6

1 The number of children is defined as the number of household members under the age of 18, regardless of whether these individuals are denoted 'child' in the relationship to respondent question.

Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530

Exhibit B.3: Owners - Numeric Variables, Descriptive Statistics									
Variable Group	***Variable***	***N***	***Mean***	***Med***	***Std Dev***	***Min***	***Max***	***Kurt***	***Skew***
Age	Respondent's age	1083	34.7	32	9.8	20	65	0.1	0.9
Household size	Total number of household members	1088	2.8	2	1.5	1	10	1.5	1.0
	Number of children (age<17)[1]	1088	0.7	0	1.0	0	6	2.0	1.5
Assets & debt	Monthly vehicle payment ($)	615	388.2	350	173.5	1	950	0.3	0.8
Neighborhood issues	Difference people can make on neighborhood problems	973	2.6	3	1.0	1	4	-1.2	-0.1
Parenting index (HOME Scale)	HOME (< 3)	137	3.6	4	0.7	0	4	5.1	-2.2
	HOME (3-5)	108	6.5	7	1.5	2	8	0.2	-0.9
	HOME (6-9)	70	8.1	8	1.4	3	10	1.9	-1.1
	HOME (10<)	117	7.2	8	1.5	2	9	1.7	-1.4
Parental nvolvement in school	Index: Parental Involvement in School	293	5.3	6	1.2	2	7	0.0	-0.7
Volunteering	Hours/month volunteered	630	12.6	8	16.8	1	160	26.8	4.3
	Hours/month volunteered (logged)	630	2.0	2	1.1	0	5	-0.4	-0.1
	Index: Volunteering is good (alpha=.74)	1068	25.0	25	4.4	10	35	-0.4	0.2
	Difficult to volunteer 8hrs/month*	1085	2.9	3	1.2	1	5	-1.3	0.1
	Intend to volunteer 8 hrs/month	1084	3.2	3	1.2	1	5	-1.2	0.0
	Volunteering good thing to do	1087	4.2	4	0.6	1	5	3.8	-1.0
	Feel bad, if do not volunteer	1083	3.2	3	1.2	1	5	-1.2	-0.1
	Others think I should volunteer	1078	3.0	3	1.1	1	5	-1.1	0.1
	Volunteering up to me	1085	4.2	4	0.7	1	5	3.5	-1.3
	Volunteering feels good	1082	4.0	4	0.7	1	5	1.9	-1.0
Reading to child	Index (alpha=.76)	246	28.3	28	3.8	18	35	-0.5	0.0
	People want, read to child	247	4.3	4	0.7	1	5	2.6	-1.0
	Read to child, up to self	247	4.2	4	0.7	1	5	3.1	-1.3
	Intend to read everyday	246	4.1	4	0.8	2	5	0.6	-0.9
	Disappointed can not read to child	247	3.8	4	1.0	1	5	-0.2	-0.8
	Reading to child good	247	4.5	4	0.5	2	5	-0.1	-0.3

Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530.

Exhibit B.3: Owners - Numeric Variables, Descriptive Statistics, p.2									
Variable Group	***Variable***	***N***	***Mean***	***Med***	***Std Dev***	***Min***	***Max***	***Kurt***	***Skew***
Reading to child (cont)	Difficult to read every day*	247	2.9	2	1.2	1	5	-1.3	0.2
	Reading everyday makes self happy	247	4.3	4	0.6	2	5	2.5	-0.9
	Plan to attend parent-teacher conferences	273	4.3	4	0.7	1	5	3.6	-1.3
Meeting with teacher	Index (alpha=.73)	269	28.5	28	3.6	17	35	0.0	0.0
	Attending conferences up to self	272	3.8	4	1.0	1	5	0.6	-1.1
	Feel bad, not attend conferences	273	4.1	4	0.9	1	5	1.0	-1.1
	Others want me to attend conferences	271	4.0	4	0.8	1	5	1.6	-1.1
	Attending conferences good thing	273	4.4	4	0.5	2	5	0.9	-0.4
	Difficult to attend conferences*	272	2.4	2	1.1	1	5	-0.3	0.8
	Feel good, attend conferences	273	4.2	4	0.7	1	5	4.7	-1.3

Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530. Note: * denotes items that were reverse coded when creating index

1 The number of children is defined as the number of household members under the age of 18, regardless of whether these individuals are denoted 'child' in the relationship to respondent question.

Exhibit B. 4: Renters - Numeric Variables, Descriptive Statistics									
Variable Group	***Variable***	***N***	***Mean***	***Med***	***Std Dev***	***Min***	***Max***	***Kurt***	***Skew***
Age	Respondent's age	1511	38.5	38	12.6	17	64	-1.0	0.3
Household size	Total number of household members	1523	2.5	2	1.5	1	9	0.9	1.0
	Number of children (age<17)[1]	1530	0.8	0	1.1	0	7	2.0	1.5
Monthly Rental Cost	Total monthly cost of rent, heat, and electricity	1390	585.2	575	250.7	0	2038	1.9	0.6
	Monthly rental payment	1451	484.2	489	225.1	0	2000	2.5	0.6
	Cost of heat/electricity, winter	1251	127.8	100	96.6	10	900	12.7	2.8
	Cost of heat/electricity, summer	1240	106.1	80	82.4	0	900	16.0	3.1
Assets & debt	Monthly vehicle payment ($)	460	342.5	300	179.2	75	2000	22.2	3.4
Neighborhood issues	Difference people can make on neighborhood problems	1354	2.7	3	1.1	1	4	-1.4	-0.2
Parenting index (HOME Scale)	HOME (< 3)	179	3.3	4	1.0	0	4	1.0	-1.4
	HOME (3-5)	108	6.0	6	1.5	2	8	-1.0	-0.1
	HOME (6-9)	44	7.9	8	1.7	4	10	-0.9	-0.5
	HOME (10<)	131	6.9	7	1.7	1	9	0.4	-0.8
Parental involvement in school	Index: Parental Involvement in School	293	5.2	5	1.2	1	7	-0.1	-0.5
Volunteering	Hours/month volunteered	531	16.9	10	29.3	1	300	43.7	5.8
	Hours/month volunteered (logged)	531	2.2	2	1.1	0	6	0.1	0.3
	Index: Volunteering is good (alpha=.73)	1482	23.9	24	4.5	7	35	-0.1	0.1
	Difficult to volunteer 8hrs/month*	1517	3.0	3	1.3	1	5	-1.3	0.0
	Intend to volunteer 8 hrs/month	1519	3.0	3	1.2	1	5	-1.1	0.2
	Volunteering good thing to do	1521	4.1	4	0.8	1	5	2.3	-1.3
	Feel bad, if do not volunteer	1512	3.1	3	1.2	1	5	-1.2	0.0
	Others think I should volunteer	1506	2.8	3	1.1	1	5	-1.0	0.3
	Volunteering up to me	1521	4.1	4	0.7	1	5	3.9	-1.3
	Volunteering feels good	1516	3.8	4	0.9	1	5	0.9	-1.0

Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530.

Exhibit B. 4: Renters - Numeric Variables, Descriptive Statistics p.2									
Variable Group	***Variable***	***N***	***Mean***	***Med***	***Std Dev***	***Min***	***Max***	***Kurt***	***Skew***
Reading to Child	Index (alpha=.70)	312	4.3	4	0.8	1	5	2.5	-1.3
	People want, read to child	311	28.4	28	3.7	16	35	-0.3	-0.1
	Read to child, up to self	313	4.3	4	0.8	2	5	1.9	-1.3
	Intend to read everyday	314	4.1	4	0.9	1	5	1.0	-1.1
	Disappointed can not read to child	313	3.7	4	1.1	1	5	-0.6	-0.7
	Reading to child good	313	4.5	4	0.5	2	5	0.7	-0.5
	Difficult to read every day*	312	2.8	2	1.3	1	5	-1.2	0.3
	Reading everyday makes self happy	313	4.3	4	0.6	2	5	1.7	-0.8
	Plan to attend parent-teacher conferences	281	4.3	4	0.8	1	5	3.2	-1.5
Meeting with Teacher	Index (alpha=.70)	277	28.9	28	3.6	15	35	0.5	-0.4
	Attending conferences up to self	282	4.0	4	1.0	1	5	1.4	-1.3
	Feel bad, not attend conferences	282	4.1	4	1.0	1	5	0.9	-1.2
	Others want me to attend conferences	281	4.1	4	0.8	1	5	1.2	-1.0
	Attending conferences good thing	283	4.4	4	0.6	2	5	0.7	-0.5
	Difficult to attend conferences*	282	2.3	2	1.1	1	5	-0.2	0.9
	Feel good, attend conferences	283	4.3	4	0.6	2	5	1.2	-0.7

Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530. Note: * denotes items that were reverse coded when creating index

1 The number of children is defined as the number of household members under the age of 18, regardless of whether these individuals are denoted 'child' in the relationship to respondent question.

Exhibit C: CAP Panels Compared to AHS Data Categorical Variables- Frequencies and Percentages								
			Owners		Renters		AHS	
Variable Group	Variable Name	Value	n	%	n	%	Onwer(%)	Renter(%)
Demographics	Sex	Male	587	54.0	451	29.6	52.8	45.8
		Female	501	46.1	1075	70.5	47.2	54.2
	Race	White	633	58.7	603	39.7	66.7	48.4
		Black	213	19.7	472	31.1	16.7	23.7
		Hispanic	187	17.3	295	19.4	10.2	20.1
		Other	46	4.3	148	9.8	6.4	7.8
	Highest education level achieved	11th grade or less	63	5.9	278	18.4	16.2	23.5
		High school graduate/GED	185	17.2	471	31.2	32.4	29.8
		Some trade school/college	317	29.5	369	24.4	22.1	23.1
		Associate/trade school degree	149	13.9	120	7.9	8.3	6.0
		Bachelor's degree	266	24.8	205	13.6	14.4	13.2
		Graduate or professional degree	94	8.8	67	4.4	6.5	4.4
	Income	Less than $10,000	10	1.0	323	23.8	8.1	16.1
		$10,000-$14,999	19	1.9	197	14.5	5.8	11.1
		$15,000-$19,999	49	4.8	192	14.2	8.1	12.2
		$20,000-$24,999	101	9.9	177	13.0	10.2	12.6
		$25,000-$34,999	265	26.1	271	20.0	28.5	23.4
		$35,000-$49,999	317	31.2	152	11.2	28.2	18.3
		$50,000-$74,999	197	19.4	37	2.7	9.7	5.8
		$75,000 or more	59	5.8	8	0.6	1.4	0.5
	Marital status	Living with an unmarried partner	84	7.7	134	8.8	.	.
		Married	553	51.0	347	22.8	49.0	27.2
		Widowed	22	2.0	26	1.7	5.7	2.8
		Divorced	158	14.6	162	10.7	24.0	20.2
		Separated	21	1.9	76	5.0	3.2	7.4
		Never been married	247	22.8	752	49.5	18.1	42.4

Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530; AHS owners, n=8143; AHS renters, n=9378.

Exhibit C: CAP Panels Compared to AHS Data Categorical Variables- Frequencies and Percentages, p. 2								
			Owners		Renters		AHS	
Variable Group	Variable Name	Value	n	%	n	%	Onwer(%)	Renter(%)
	Total number of household members	One	229	21.0	495	32.5	26.7	35.9
		Two	333	30.6	397	26.1	28.2	25.1
		Three	226	20.8	264	17.3	18.1	17.0
		Four	157	14.4	211	13.9	15.6	12.1
		Five or more	143	13.1	156	10.2	11.4	10.0
	Number of children (age<18) in household[1]	Zero	543	49.9	865	56.5	56.7	57.3
		One	249	22.9	305	19.9	19.1	18.9
		Two	182	16.7	216	14.1	16.4	14.6
		Three or more	114	9.3	144	9.4	7.9	9.2
Employment	Employment status (respondent)	Employed	1015	93.4	958	62.8	66.4	67.8
		Unemployed	59	5.5	496	32.6	30.9	29.7
		Retired	13	1.2	72	4.7	2.7	2.5
Neighborhood Quality	Rate neighborhood quality[2]	Very high	156	14.3	148	9.8	42.6	41.6
		High	592	54.4	467	30.8	39.6	29.5
		Neither high nor low	311	28.6	582	38.4	13.6	20.2
		Low	26	2.4	241	15.9	2.6	5.5
		Very low	3	0.3	78	5.2	1.6	3.2

Sample sizes: Owner's follow-up, n=1,088; Renter's baseline, n=1,530; AHS owners, n=8143; AHS renters, n=9378. The percentages for AHS owners and renters has been weighted by the weight data provided by AHS.

1 The number of children is defined as the total number of individuals under age 18 in the household, regardless of relationship to the respondent. This contrasts with the relationship to respondent question in which 'child' refers to the biological or legal children of the respondent regardless of age.
2 The values indicated by the respondent are somewhat different between surveys. The CAP survey provides responses from 'very high' to 'very low' as shown in the value column, but the AHS survey asks respondents to rate their neighborhood on a scale from 1 to 10. The frequencies shown assign 9 or 10 to 'very high', 7 or 8 to 'high', etc...

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