

HOPE VI for High Point Interim Report: Panel Study Baseline and Initial Relocation Outcomes

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Executive Summary

This report is the second of three evaluating the High Point HOPE VI redevelopment. HUD awarded a HOPE VI revitalization grant to SHA on June 26, 2000 to redevelop the 50-year-old, 716-unit development. This report focuses results for families, specifically in two areas:

1. What are the baseline characteristics of a sample of High Point residents prior to redevelopment?

2. How are relocated residents doing so far?

This report first summarizes the responses from in-person interviews with 200 Vietnamese- and English-speaking residents prior to redevelopment. Second, the report presents interim relocation outcomes based on the interviews and on five focus groups with Vietnamese-, Cambodian-, and English-speaking relocated residents.

Panel Study Baseline

High Point's diversity is unique nationally, and therefore any evaluation effort should consider the effect of ethnicity on family relocation outcomes. However, not every language group is represented in equal numbers at High Point. Of the 561 household on-site at the time of the survey, the most frequently spoken languages were English (72 percent, or 229 household heads,) and Vietnamese (23 percent, or 104 household heads). We therefore selected a stratified random sample of Vietnamese- and English-speaking heads of household for in-depth, in-person interviews. These interviews were conducted between January and May of 2002, prior to the bulk of relocations from the site. We attempted to contact all 104 Vietnamese-speaking household heads living on site at the time of the survey, and were able to interview 82 for a response rate of 79 percent. We selected a random sample of 173 of the 229 English-speaking household heads and reached 118, for a response rate of 68 percent. These response rates are well above the generally accepted 50 percent needed to generalize survey responses to each language group.

Family background and demographics differ for Vietnamese and English speakers. The two groups also differ in their education, income, and family backgrounds. As compared to Vietnamese-speaking residents, English speakers have attained somewhat higher levels of education. The employment level of Vietnamese- and English-speaking household heads is similar, with about half of each group working for pay at the time of the survey. English speakers receive a higher hourly pay rate, however. In terms of their family lives, English-speakers tended to come from

families where both parents had graduated high school, while this was untrue for Vietnamese speakers. Vietnamese speakers are more likely to be married, and were less likely to have had their first child as a teenager.

How did they feel about the High Point Neighborhood?

The majority of Vietnamese- and English-speaking household heads identified their neighborhood as all of High Point. Taken as a whole, English-speaking respondents reported engaging in activities with their neighbors more frequently than did Vietnamese respondents. At the same time, English-speaking household heads reported significantly less cohesiveness among neighbors in High Point than did heads of Vietnamese households.

Perceived Problems at High Point

The majority of both English- and Vietnamese-speaking respondents believed that unemployment and people hanging out were problems at High Point, but a significantly higher proportion of English-speaking respondents thought that teenage pregnancy was a problem. Most English and Vietnamese speakers believed drug activity and people being attacked or robbed were problems in the community. In terms of maintenance, the majority of both Vietnamese- and English-speaking respondents felt that cars parked inappropriately and trash in the streets and on lawns were problems at High Point prior to redevelopment.

Neighborhood Satisfaction

Despite differences in English and Vietnamese speakers' reported perceptions about problems at High Point, the two groups do not differ in their overall satisfaction with High Point. Overall, residents were moderately satisfied with High Point as a place to live, with an average score of seven on a ten-point scale (ten is most satisfied).

How did residents find jobs when they lived at High Point?

While living at High Point, two-thirds of Vietnamese-speaking respondents have looked for a job, compared to about half of English speakers. During their most recent job search, significantly more English-speaking respondents were offered a job.

In looking for a job, Vietnamese speakers tended to rely more on personal connections than their English-speaking neighbors. Only about 10 percent of English speakers' job search contacts lived at High Point, compared to a third of Vietnamese residents job search contacts.

Redevelopment, therefore, may significantly disrupt the ability of Vietnamese residents to find jobs. At the same time, it may bring greater opportunity by bringing greater resources to the community.

Residents' Social Community in and around High Point

The social relationships of pre-redevelopment High Point residents, regardless of ethnic background, center on King County, although Vietnamese speakers tend to be more locally tied to both West Seattle and to High Point. Vietnamese residents are more likely to depend on ties that live in High Point for social support. At the same time, both groups have social relationships that take them away from High Point, and the majority of the people whom they know are working. Again, redevelopment may significantly disrupt the social worlds of the Vietnamese residents.

Preliminary Relocation Assessment

The second part of this interim report focuses on an interim assessment of relocation. To understand how relocated residents are doing, we use three data sources. The first is a set of questions from the in-person interviews about what residents were thinking about prior to making the decision whether to move away from or stay at High Point during the redevelopment. The second is administrative tracking data on relocated residents. The third is a series of five focus groups with relocated residents.

Thinking about the move

We asked the sample of High Point residents what was important to them when thinking about their decision regarding moving from High Point. Most Vietnamese- and English-speaking residents agreed that stability in their families' living situation was important to them in deciding whether to leave High Point. Vietnamese speakers were more likely to agree that neighborhood quality considerations such as safety and living in a good neighborhood with good schools were important in making the decision whether to move. While Vietnamese residents wanted neighborhoods where others spoke their languages, more English speakers sought racial diversity.

Where have families gone?

By May of 2003, 437, or 63 percent, of the 694 residents who were living at High Point as of the date of the HOPE VI grant (June 26, 2000) had moved away. Half (50 percent) had received a HCV. A minority (17 percent) had moved to non-HUD-assisted housing, including moving in

with family, leaving the state, purchasing a home, renting locally, and a few who were unknown. Another quarter (26 percent) had moved to other SHA units, and 6 percent (or 26 households) had been evicted or had abandoned their housing units.¹ This distribution contrasts with the national picture, where 31 percent of relocatees used a HCV to move, and about half moved to other public housing projects (Kingsley, Johnson, and Pettit 2003).

Most relocatees moved within King County. For those in Seattle, they predominantly stayed in West Seattle or went to the Rainier Valley. Some with HCVs moved to southern King County where housing is more affordable. The majority of HCV and private-market moves were in parts of the City of Seattle and King County that are home to higher proportions of minorities and also tend to have larger housing units.

How did Relocated Residents Experience their Moves?

Focus groups with relocated residents suggest that some relocatees saw the redevelopment process as an opportunity for their families, especially their children, to move away from High Point, the stigma of public housing, and drug problems they experienced there. Relocatees who selected a HCV were drawn to the increased housing options it provided, while those who chose SHA's Scattered Sites wanted to continue to live in public housing for its security. Most relocatees wanted to stay near High Point – usually in West Seattle. Many in the focus groups saw the move away from High Point as temporary and planned to return when the redevelopment is completed.

Among the focus group participants, many were confused about the relocation process, rules and financial responsibilities associated with HCVs and Scattered Sites. Relocated residents reported receiving inconsistent and possibly incomplete information from Seattle Housing Authority (SHA).² Most focus group participants were able to find housing in 2-3 months, but the experience was stressful for many of them because they did not feel they had enough choices or time. These sentiments, however, are not unique to High Point Hope VI relocatees, and have been expressed by relocatees in several other cities (Smith 2002).

¹ The rate of evictions in all of SHA low-income public housing between October 2001 and September 2001 (inclusive) was similar to the annualized rate of evictions during the relocation process (about 2percent per year).

² SHA conducted a mail satisfaction survey with relocated residents in which the majority of respondents said they were satisfied with the service they received from the relocation and management offices. At the same time, many of the open-ended comments reflect the same concerns voiced in the focus groups.

Although relocated residents were happy to get away from negative aspects of High Point such as drugs, violence, and the stigma of the projects, many missed the strong sense of community and belonging they enjoyed at High Point. Moving away from High Point also caused relocatees to appreciate the services that High Point had provided, such as free garbage collection and utilities.

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List of Abbreviations

HCVP	Housing Choice Voucher Program (formerly Section 8)
HOPE	Housing Opportunities for People Everywhere
HUD	U.S. Department of Housing and Urban Development
SHA	Seattle Housing Authority

I. Introduction and Background

This report is the second of three reports evaluating the High Point HOPE VI redevelopment. The purpose of this long-term evaluation effort is to understand the impact of redevelopment on families and on the neighborhood surrounding High Point. This report, however, focuses only on family well being.

HOPE VI is a national effort to redevelop troubled public housing into mixed-income communities throughout the U.S. The grant program began in 1992, arising out of the recommendations of the National Commission on Severely Distressed Public Housing (U.S. Department of Housing and Urban Development 2002). Since its inception in 1993, the HOPE VI program has awarded grants in 158 cities and about 185 public housing communities (Kleit and Allison 2002), encompassing more than 115,000 units of public housing (U.S. Department of Housing and Urban Development 2002). Its goals are to:

- Change the physical shape of public housing;
- Establish positive incentives for resident self-sufficiency and comprehensive services that empower residents;
- Lessen concentrations of poverty by placing public housing in non-poverty neighborhoods and promoting mixed-income communities;
- Forge partnerships with other agencies, local governments, nonprofit organizations, and private businesses to leverage support and resources. (U.S. Department of Housing and Urban Development 2002)

HUD awarded a HOPE VI revitalization grant to SHA on June 26, 2000 to redevelop a garden community that was built in 1942 as temporary housing for World War II workers. Originally, 1,300 units were on-site. By the 1970s, distress or location in landslide prone areas had caused the demolition of 550 units. By 2000, 716 units were occupied by public housing residents; the rest housed social service providers. By 2005, the redevelopment intends to:

- Assure the short and long term well being of High Point residents with new opportunities for quality housing and self-sufficiency.
- Reintegrate the High Point community into greater West Seattle.
- Develop a mixed-income community enhanced by public amenities such as new trails, a new public library, grocery store, clinic, and more.

- Build quality housing, safe streets, and environmentally sustainable infrastructure (Mithun, Street, & Associates, SvR Design Company, and Nakano Associates, 2002).

By the end of the redevelopment, the land use mix, the combination of housing types, and the resident profile will change. In 2000, all the housing on-site was available to people with incomes of less than 80 percent of the area median, although 85 percent of residents qualified as extremely low income, with incomes at or below 30 percent of the area median. After redevelopment, the community will contain:

- 250 Rental units available to households earning 60 percent of the area median income or less.
- 350 Rental units available to households earning 30 percent of the area median income or less
- 735 Market rate for sale homes or rental units
- 116 Rental units of senior housing for households earning 30 percent or less of the area median
- 149 Units of senior market rate rental housing
- 1600 Housing units on site

The result will be greater housing density with a greater range of incomes on-site. To achieve this mix, residents will have to move from their current homes. Some will stay on site during redevelopment. Some will return to a rebuilt High Point after moving temporarily. Others will move away permanently from the community. As of December 2003 437 of the 694 families who were on site as of the grant date had relocated. These 437 households represent all of the off-site relocations that will be required as part of the redevelopment, though others will likely relocate for other reasons.

This outcome evaluation focuses on the impact of redevelopment on families and on the neighborhood around High Point. The focus of this evaluation is based on both the HOPE VI Performance Monitoring and Evaluation Conference that HUD and the Urban Institute sponsored in December 2000 in Washington, DC, as well as discussions with SHA staff regarding the questions that are unanswered about HOPE VI both locally and nationally. Thus, the evaluation seeks to answer two questions:

- 1. What happens to families as a result of HOPE VI?**
- 2. What are the neighborhood impacts of HOPE VI?**

While the baseline report (Kleit and Allison 2002) addressed both of these questions, this report focuses only on family impacts.

What Happens to Families?

The family impact evaluation focuses on four areas of impact. First, we examine how income, dependence on public assistance, job attachment and job searching change over time. Second, the evaluation tracks how neighborhood quality changes for a sample of families who stay at High Point and who move as a result of the redevelopment. Third, the evaluation examines how families make decisions about their moves. Lastly, the evaluation looks at social relations in the neighborhood and the changes in neighborhood involvement over time.

To the extent possible, the evaluation will track changes in the well-being of all original High Point families using SHA, HUD, and other administrative records, regardless of whether they stay on site or move as a result of the redevelopment. A needs assessment that SHA conducted in the summer of 2001 supplements these administrative data to help create a baseline description of the families who lived at High Point prior to redevelopment. In addition, we interviewed a sample of 200 High Point residents in the winter of 2002, prior to the bulk of resident relocations from High Point. One year after the first unit is occupied at the redeveloped High Point, we plan to re-interview this random sample of residents, whether they live on site or off site, in order to assess family impacts. In the summer of 2003, we also conducted focus groups looking at resident perceptions of the relocation experience and how the relocation has shaped their access to services and social support networks.

This Report

This interim report focuses on two areas:

- 1. What are the baseline characteristics of the sample of High Point residents prior to redevelopment?**
- 2. How are relocated residents doing so far?**

To answer the first question the report summarizes data from the results of the pre-redevelopment survey of 200 Vietnamese and English-speaking residents. To answer the second question, the report uses administrative tracking records and the results of focus group discussions with residents who have relocated from High Point

The structure of the report is as follows. In the “Methodology,” we explain the how we conducted the in-person survey, used the tracking data, and accomplished the focus groups. Then we address the two questions around which this report centers, with the “Panel Study Baseline” focusing on the people interviewed prior to redevelopment, and the “Preliminary Relocation Assessment” focusing on how relocated residents are doing. The report ends with conclusions and recommendations.

Future Report

The third and final report in this evaluation will include an assessment of changes over time in family outcomes, the neighborhood, and surrounding areas. First, it will compare a sample of households who live at High Point after the redevelopment with a sample who moved away with regards to their income, dependence on public assistance, job attachment and job search strategies. Second, the report will summarize how neighborhood quality has changed for families who stay at High Point and for families who moved as a result of the redevelopment. Third, the final report will also include a spatial analysis of relocation outcomes, and compare those outcomes with initial and interim relocation preferences. Finally, the report will look at changes in neighborhood-based social relations and involvement in the neighborhood over time.

II. Methodology

This report focuses on answering two questions:

- 1 What are the baseline characteristics of the sample of High Point residents prior to redevelopment?
- 2 How are relocated residents doing so far?

The purpose of this section is to explain the methods we used to answer these questions. Research involving human subjects, including public housing residents, requires approval from the University of Washington Human Subjects Division in order to protect individuals' privacy and rights. Therefore, prior to initiating any inquiries with current or past High Point residents, the team prepared and submitted rigorous documentation to show compliance with the Division's requirements that people involved in the study do so volitionally with informed consent about their rights. The UW's Human Subjects Review Division approved the research design and methods.

Panel Study

The panel study is comprised of pre- and post-redevelopment interviews with a sample of household heads that lived at High Point prior to redevelopment in the winter of 2002. About one year after High Point is reoccupied, we plan to conduct a second interview with these households.

High Point prior to redevelopment was very ethnically and racially diverse. The community was home to speakers of more than ten different languages, and many residents also had very limited English-language ability. To maximize the limited financial resources for this long-term evaluation, we decided to focus on speakers of English and Vietnamese, the most common languages at High Point prior to redevelopment. In the summer of 2001, English speakers comprised 72 percent of 561 households on-site, while Vietnamese speakers comprised 23 percent^{3,4}

³ Other households spoke a variety of languages: Cambodian: 10 percent; Somali: 9 percent; Spanish: 7 percent; Amaharic: 4 percent; Tigrigna: 4 percent; Oromofia: 3 percent; Laotian: 2 percent; Samoan: 1 percent; and other languages representing less than 1 percent of the population each.

⁴ The original intention was to interview samples of the 3 largest language groups, which include not only English and Vietnamese, but also Somali and Amharic speakers. However, since these interviews took place just after the tragedy of 9/11, these communities were highly suspicious of people coming to their homes to ask them questions, especially about their social networks. In the end, we completed only 16

Before most of the relocations occurred, we interviewed a stratified random sample of High Point residents. We focused on Vietnamese- and English-speaking household heads of working age (between the ages of 18 and 64). Of the 561 households on site at that time, 333 household heads rated their spoken English as “fair or better,” or spoke Vietnamese but English only poorly or not at all.⁵ Of the 104 Vietnamese- speaking heads of household, we tried to reach all of them and interviewed 82, for a response rate of 79 percent. Of the 229 English-speaking household heads, we selected a random sample of 173 and reached 118, for a response rate of 68 percent.⁶ Both response rates are well above the usual 50 percent needed to be able to generalize to a population.

Interviews took about an hour in English and about 1.5 hours in Vietnamese; all participants received \$10 for their time. Among Vietnamese speakers, the ability to speak English varied greatly. Just over a third (35 percent, or 29 residents) spoke only languages other than English. Another 48, or 59 percent, self-rated their spoken English as fair, poor, or nonexistent. We conducted all interviews with heads of household; 75 percent of the respondents were women.

The survey includes baseline questions that allow us to track changes in a number of measures concerning family well being. First, the survey asks about income, dependence on public assistance, job attachment and job searching in order to examine how redevelopment may impact families’ financial well-being. A second set of questions ask about neighborhood quality so that we can make pre- and post-redevelopment comparisons of perceptions of the High Point community among people who remain on site. We will also use these questions to compare perceived changes in neighborhood quality for those who relocated. Some of these questions are taken from the national studies of HOPE VI sites in an effort to be comparable (Buron, Popkin, Levy, Harris, and Khadduri 2002; Popkin et al. 2002). A third set of questions asks respondents to talk about how respondents are thinking about their move. Lastly, the interview asks a series of detailed questions about residents’ social relations and their neighborhood involvement, in order to understand how redevelopment might change them.

Somali interviews with a non-random sample of household heads. This is too small a number to allow for generalization to the larger population of Somalis on-site. Thus we were unable to include these language groups in the study.

⁵ We only contacted people who had given their permission for the UW to contact them for research purposes during SHA’s summer 2001 relocation preference and needs assessment survey.

⁶ Residents were moving away throughout the study. Of those who remained on site long enough to be contacted by our interviewers, the response rate was 82percent among English speakers and 83percent among Vietnamese speakers. Only 5 of the 82 Vietnamese speakers were interviewed in English.

The social network questions were very detailed, and represent a modification of the data collection technique in Kleit (2001a; 2001a; 2002). We asked respondents about the people they knew and whether those people lived at High Point or not. Respondents could nominate up to 31 people they knew in the following categories: (1) people with whom they had talked about jobs in the past; (2) people with whom they would talk about jobs in the future; (3) their best friend; (4) people with whom they would talk about important personal matters; (5) people with whom they would talk about their move from High Point; (6) presence and number of relatives on site; and (7) neighbors whom they know well enough to say hello. Only 13 respondents (7 percent) refused to answer these social network questions, and only 9 (5 percent) said they did not know anyone. The remainder nominated anywhere from 1 person to 31 people, with an average of 9 people nominated. The 178 respondents who nominated at least one person answered questions about the demographic characteristics of their contacts, the quality of their relationships, and those they would depend on for specific needs.

We appended information from several other sources to the survey data. First, we included housing authority administrative records for High Point residents. These are records on household composition, race, and sources of income that SHA staff update at least annually as part of resident income recertifications for the purpose of calculating rent. Second, we appended information from SHA's relocation preference and needs assessment survey of the High Point community from the summer of 2001, which includes demographics, service needs, and perceptions of the community.⁷

How are Relocated Residents Doing?

To answer this question, we use two data sources. The first is administrative tracking data on all relocated residents. The second is a series of five focus groups with a sample of relocated residents.

Tracking Data

The purpose of the tracking data is to maintain accurate address information for relocated High Point residents. Since the beginning of the High Point redevelopment, Rachel Garshick Kleit of the University of Washington's Daniel J. Evans School of Public Affairs has been under contract to conduct this tracking, as well as to undertake the long-term

⁷ Five bilingual relocation staff members set out to speak with as many household heads as they were able to using a closed-ended survey instrument. Of the 609 households remaining on-site in the summer of 2001, the housing authority contacted 558, for a 92percent response rate. Needs assessment interviews took up to an hour with each resident.

outcome evaluation. The relocation team and management staff at High Point provide initial relocation addresses from move-out records. At least once a year, relocated residents are sent a mailer asking them to update their address, say whether they need any housing, utility, or other assistance, and asks whether they would like to know more about other supportive services. Voluntary address corrections and returned mail alert the research team to address changes. The evaluation team also used a public records search service during the summer of 2003 in an attempt to find correct addresses for 52 households whose mailers had been returned as undeliverable. Move information summarized in this report includes 437relocated households.

Focus Groups with Relocated Residents

The purpose of the focus groups was to enhance understanding of the benefits and problems relocated families experienced as a result of moving away from High Point. Relocation was an integral part of the HOPE VI redevelopment of High Point Public Housing. We talked with the primary caretaker in relocated families to learn how SHA can better assist families who are relocated in the future.

Focus groups are a form of group interview exploring 5 to 12 participants' attitudes towards specific topics about which a facilitator guides discussion. We chose to do focus groups because we wanted the opportunity for unscripted discussion among participants about our topics of interest. The discussion is carefully recorded and the transcription analyzed to learn what the group thought about particular topics. By reaching out to people in an informal and less structured setting, we could explore issues with them in greater detail and gain a deeper and richer understanding of their experience of relocation.

Relocation of High Point residents was complete in May of 2003. Some families had moved nearly three years prior, while others had just completed their moves. Thus the focus groups were intended to provide an interim look at the impact of relocation.

Target Population

The target population for the focus groups was families who have relocated from High Point since June of 2000. We selected the primary adult caretaker in each family as the focus group participant, as that person was most likely to know about the effects of relocation on the family.

Rationale for Composition and Location of Focus Groups

The composition of the focus groups was designed to ensure that participants represented the three largest linguistic groups at High Point prior to redevelopment—English, Vietnamese and Cambodian—and the main types of off-site housing—HCV, Scattered Site⁸ and non-HUD assisted. While former High Point residents speak a number of languages other than English, only Cambodian- and Vietnamese-speaking residents are represented in sufficient numbers to warrant organizing focus groups in those languages. Of the 352 known families who relocated from High Point, 152 speak English, 60 speak Vietnamese, and 28 speak Cambodian (Table 1). Additional selection criteria included: having at least one dependent in the family; living in Seattle; and having available most recent move and current address information.

⁸ Scattered Site housing: SHA owns about 780 units of public housing in single-family, duplex or triplex structures, or in small apartment buildings with between four and twenty units scattered throughout the City of Seattle, primarily north of the Ship Canal and in West Seattle. SHA's intent is to provide affordable housing in neighborhoods where low-income people can live as neighbors with families in other income groups, as an alternative to traditional public housing communities where all residents are low-income. A scattered-site resident would have a very similar relationship with SHA as a High Point resident—similar leases, rent policies and expectations about maintenance and management. Social service provision, however, is minimal given the dispersed nature of the housing.

Table 1: Households, Housing Type and Location

Housing Type	Language	Number in Seattle	Where in Seattle?
Housing Choice Voucher Program	English	41	4 in North Seattle; majority around High Point, rest in West Seattle
	Cambodian	12	1 in North Seattle; rest evenly divided between West Seattle and Rainier Valley
	Vietnamese	18	1 in North Seattle; slightly more in Rainier Valley than West Seattle
Scattered Site	English	16	6 in North Seattle 1 in Magnolia 9 in West Seattle
Non-HUD Assisted	Vietnamese	8-15 ⁹	9 in West Seattle 6 in Rainier Valley
	English	7	1 in North Seattle 3 in West Seattle 1 in Rainier Valley 2 Downtown

Based on the numbers of households, their housing types, and the languages they spoke (Table 1), we planned to hold 6 focus groups:

- 4 Housing Choice Voucher Program groups:
 - ◆ 2 groups in English (1 at High Point, 1 at New Holly)
 - ◆ 1 in Vietnamese (at New Holly)
 - ◆ 1 in Cambodian (at High Point)
- 1 Scattered Site group in English (at High Point)
- 1 Non-HUD group in Vietnamese (at High Point)

We selected the locations for the focus groups based in part on potential participants' current place of residence. However, the families are scattered throughout Seattle, with most living either in West Seattle or in the Rainier Valley. We selected High Point and New Holly as locations for the focus groups because participants are familiar with them.

⁹ We did not have language information for seven residents, but they had Vietnamese surnames, so we added them to the sample to try to obtain adequate numbers for a focus group.

Implementation

A written discussion scenario was used as a guide for the focus group leaders (Appendix B). The discussion scenario included topics such as the reasons residents decided to move away from High Point, how they found their current housing, and the social support they had at High Point compared to their new community. The discussion scenario was translated into Cambodian and Vietnamese to ensure that all focus groups leaders asked participants similar questions and used similar prompts to elicit responses.

Experienced focus group leaders led all focus group discussions. The research team identified bilingual discussion group leaders, recruiters, note-takers, and interpreter/translators and trained them for the Vietnamese- and Cambodian-speaking groups. Several weeks before the focus groups, all of the staff met to review their roles and responsibilities and the process for organizing the groups. Guides were provided for each project role (discussion leader, recruiter, note-taker, interpreter/translator), and the written discussion scenario was available in English, Cambodian and Vietnamese.

We audiotaped all of the focus groups. A professional transcription company transcribed the English tapes, and the research assistant and the project co-investigator reviewed the three English transcriptions and noted additional observations. Facilitators translated Vietnamese and Cambodian groups directly into English, and the note taker reviewed the Cambodian group's transcription (no note taker was present for the Vietnamese group).

Potential focus group participants received a letter from SHA describing the purpose of the focus groups and informing them that they would receive a telephone invitation to participate in a focus group. Vietnamese and Cambodian speaking participants received a translation of the letter, as well as the original in English. Several days after the letters were sent, and 7-10 days before the date of the focus group, recruiters called the participants for whom correct telephone numbers were available. Recruiters made at least five attempts, at different times of the day, to speak directly with a member of the household. The recruiters for the Vietnamese and Cambodian groups are native speakers of those languages. When people agreed to attend the group, they were sent a reminder post card with the date, time and location of the focus group. For all but the first group, a reminder postcard was also mailed to potential participants who could not be reached by phone.

Recruitment Difficulties

The greatest obstacle to recruiting participants was reaching potential participants (Table 2). In many cases, available phone numbers were inaccurate. In other cases, recruiters could only leave a message and in some cases were unable to make personal contact at all. As a result, recruiters were not able to speak with over half of the total participant pool. We attempted to find accurate phone numbers through the electronic public records and telephone search services, as well as through SHA, but were able to find only a few correct phone numbers. In addition, the recruiter for the English groups went to the addresses of five of the Scattered-Site households that she was unable to reach by phone. Two of these families had moved, and the recruiter left information about the focus group for the other three residents, one of whom attended a group.

Table 2: Contact Summary

Group		Total	Wrong Numbers	Left Message only	Unable to leave message	Ineligible for group	Total households unable to contact directly or ineligible
HCVP	English	41	12	4	0	1 no longer HCVP	17 (41 percent)
	Cambodian	12	1	1	0	0	2 (17 percent)
	Vietnamese	18	5	2	3	0	10 (55 percent)
Scattered-Site	English	16	4	2	0	2 did not speak English	8 (50 percent)
Non-HUD Assisted	Vietnamese	15	1	4	2	2 did not speak Vietnamese (database incorrect)	9 (60 percent)

Recruitment was particularly difficult for the Vietnamese-speaking groups (Table 3). In addition to incorrect phone numbers, the recruiter encountered consistently busy numbers and numbers without an answering service or a machine, and was thus unable to leave messages. Due to poor attendance at the first Vietnamese HCVP group, we rescheduled the group for a weekday evening (the first group was on a Saturday). However, only two people agreed to attend the rescheduled group, and neither showed up.

For the Scattered-Site group, all of the participants who agreed to attend did so (Table 3). For the other groups, attendance among those who said they planned to attend ranged from zero to sixty percent. The Cambodian HCVP group had the highest rate of both contacts and attendance. No one attended the non-HUD group, which was also the smallest pool of potential participants. Since families living in non-HUD housing no longer receive services from SHA, they may also feel less connected to High Point and thus less inclined to attend a focus group about their experiences there. In sum, we spoke with 28 individuals representing 23 relocated households.

Table 3: Response and Attendance Summary

Group		Possible Households	Cannot Attend	Plan to attend/might attend	Attended
HCVP	English	24	4	20	Individuals: 12 Households: 10 (42percent)
	Cambodian	10	0	10	Individuals: 8 Households: 6 (60percent)
	Vietnamese	8	4	4	Individuals: 2 Households: 2 (25percent)
Scattered Site	English	8	3	5	Individuals: 6 Households: 5 (63percent)
Non-HUD Assisted	Vietnamese	6	2	4	0
Total		56	13	43	Individuals: 28 Households: 23 (41percent)

Analysis

The project co-investigator and research assistant reviewed all of the focus groups transcriptions. The researchers used the focus group discussion scenario as a guide to identify categories of responses within and among groups. The focus group findings in this report identify common responses as well as outliers, both within and among groups. Quotes are included to illustrate categories of responses or particularly poignant responses.

Limitations

The purpose of the focus groups was to gain a deeper understanding of residents' relocation experiences. It is important to keep in mind, however, that there are limits to what the focus group findings can tell us about the entire population of relocatees. We attempted to involve relocated residents with a variety of backgrounds and experiences. However, those who ultimately participated were not randomly drawn from the entire population, and therefore we have no way of knowing how representative their opinions are of all relocatees.

For example, it is possible that the people who did make the effort to participate in the focus groups were less content with the relocation experience and wanted to air their grievances. Alternatively, those who participated might have been more likely to view their move as temporary and to want to return to High Point.

The panel study complements the focus groups by attempting to survey a random sample of English- and Vietnamese-speaking residents. In contrast to the focus groups, it is appropriate to generalize the findings of the panel study to the population of all English- and Vietnamese- speaking residents. In other words, if 18 percent of Vietnamese-speaking survey respondents have a high school education, then we may assume that a similar proportion of all Vietnamese-speaking residents have a high school education, within a certain margin of error. The high response rates ensure that the samples are representative.

III. Panel Study Baseline

The purpose of this summary is to describe the sample of people we interviewed before they left High Point. We also present baseline information on a number of measures of interest, including income, dependence on public assistance, job attachment and job searching, opinions of neighborhood quality, neighboring relationships, and social network composition. We will ask similar questions a year after High Point is reoccupied to understand how circumstances have changed for the original High Point residents.

Who is in the Sample?

We collected information on Vietnamese speakers and English speakers, and they differ not only in terms of their ethnic backgrounds, but also education levels, family background, and marital status.

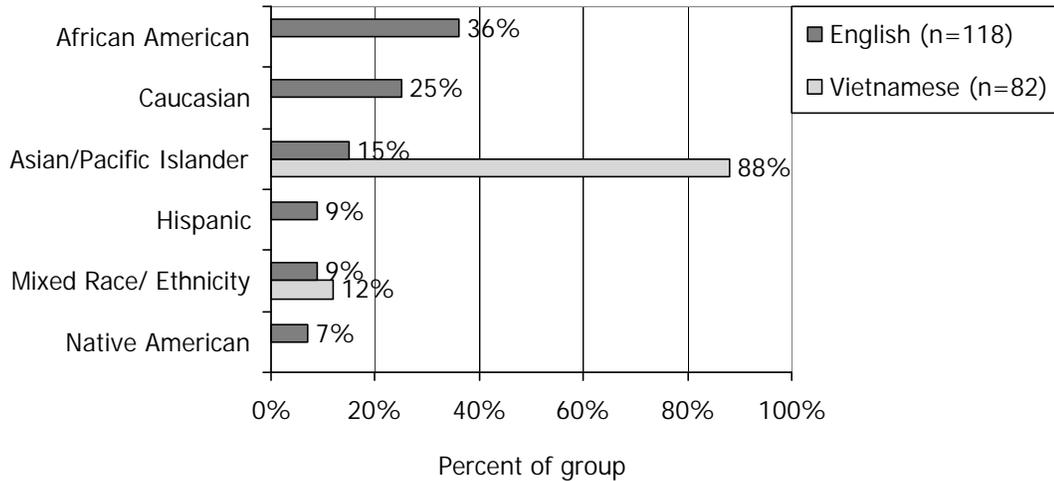
Race/Ethnicity and Country of Origin

Compared to public housing developments in other cities, High Point has an extremely high level of racial, linguistic and cultural diversity. In thirteen other HOPE VI sites studied, the vast majority of residents were African American or Hispanic (Buron et al. 2002; Popkin et al. 2002). Furthermore, African-Americans comprise the largest single racial group among public housing households nationally. As of 1998 (the last date for which information has been compiled) 47 percent of all public housing households were Black, 19 percent were Hispanic, 2 percent were Asian (U.S. Department of Housing and Urban Development 2000). In contrast, Asians and Pacific Islanders make up the largest racial/ethnic group at High Point (35 percent). High Point also has a significant population of immigrants from Africa, 16 percent of households. African Americans comprise just 19 percent of High Point household heads, Hispanics 6 percent, Native Americans 4 percent, and Caucasians 13 percent (Kleit and Allison 2002).

The English-speaking residents who participated in the baseline survey reflect the racial and ethnic diversity of High Point: 15 percent are (non-Vietnamese) Asian or Pacific Islanders, 9 percent are Hispanic, 7 percent are Native Americans, and 9 percent are of mixed race/ethnicity (Chart 1). African Americans comprise the largest proportion of English speakers in the sample (36 percent), and Caucasians are the second largest racial group among English speakers (25 percent). Of the 82 Vietnamese-speaking survey respondents, the vast majority, 88 percent, are Asian or Pacific Islanders, but 12 percent are of mixed race or ethnicity. Only household heads from Africa were not well represented in

the survey sample, due to problems discussed in the Methodology section above. Since High Point is unusually diverse among HOPE VI sites, distinguishing between the responses of English speakers and Vietnamese speakers allows for more meaningful comparison with other, less diverse sites.

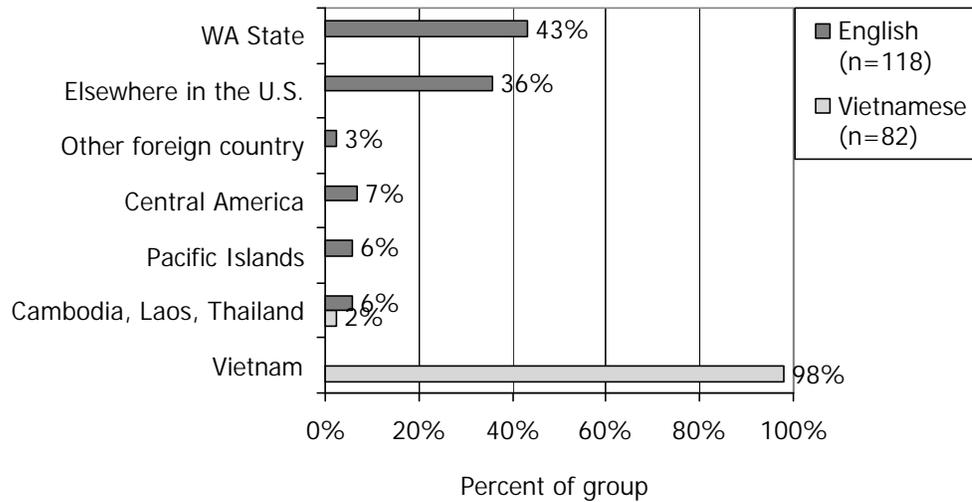
Chart 1: Race and Ethnicity of Survey Respondents



Most Vietnamese speakers are Asian or Pacific Islanders, but 12 percent are of mixed race/ethnicity. English speakers are racially and ethnically diverse.

All of the Vietnamese-speaking respondents grew up in Vietnam or elsewhere in Southeast Asia (Chart 2). Most English speakers, 79 percent, grew up either in Washington State or elsewhere in the U.S. Reflecting the diversity of the High Point population, 21 percent of English speakers reported growing up outside of the U.S., with 7 percent growing up in Latin America, 6 percent in Southeast Asia, and 6 percent in the Pacific Islands. All of the Vietnamese speakers were born outside of the U.S. and thus were immigrants, compared to 26 percent of English speakers. However, 5 percent of English speakers who were born outside of the U.S. reported growing up here.

Chart 2: Where did survey respondents grow up?



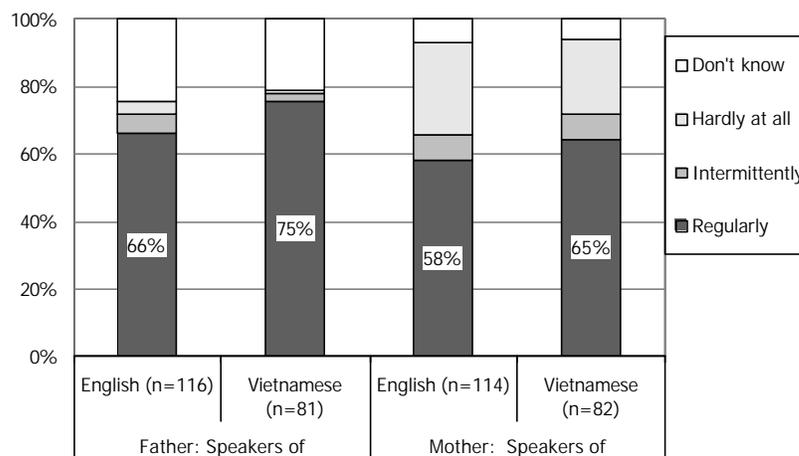
Most Vietnamese speakers grew up in Vietnam. Most English speakers grew up in Washington State or elsewhere in the U.S., although those who grew up elsewhere in the world reflect the diversity of High Point's population.

Family Background

Family background differs for Vietnamese- and English-speakers. Vietnamese-speakers were more likely to have grown up in two-parent households (81 percent) compared to English speakers (42 percent).

Among both Vietnamese- and English-speaking residents, the majority of mothers and fathers worked regularly while they were growing up (Chart 3). A significantly higher proportion of Vietnamese-speaking residents reported that their fathers worked regularly, but there was no significant difference between the proportions of mothers working regularly.

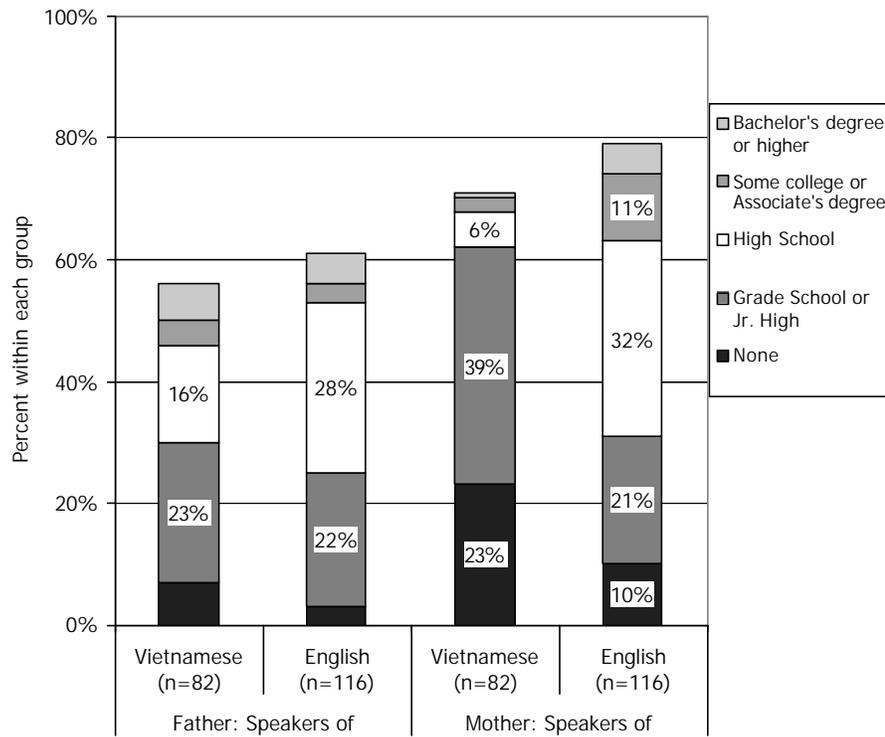
Chart 3: Amount Parents Worked



Most parents of both English- and Vietnamese - speaking respondents worked regularly while the respondents were growing up, but significantly more Vietnamese than English fathers worked regularly ($t=1.76$; $df=148$; $p=0.08$).

The parents of English-speaking respondents are more educated than the parents of Vietnamese speakers (Chart 4). Twenty-eight percent of English speakers' fathers and 32 percent of mothers received a high school diploma, compared to 16 percent of Vietnamese speakers' fathers and 6 percent of mothers. The mothers of Vietnamese speakers have the lowest levels of education, with 23 percent having no education, and 39 percent having attended only grade school or junior high school. Mothers of English speakers more frequently attended college or received a Bachelor's degree, while there was little difference between language groups in terms of fathers' college attendance.

Chart 4: Parents' Education



Significantly larger proportions of English-speaking fathers and mothers completed high school (Fathers: $t=2.0$; $df=192$; $p=0.05$. Mothers: $t=5.1$; $df=181$; $p=0.00$.) Vietnamese-speaking mothers were significantly more likely than English speakers to have no education ($t=2.4$; $df=138$; $p=0.02$) or to have attended only grade school or junior high ($t=2.8$; $df=153$; $p=0.00$). percentages do not add up to 100 percent because many respondents did not know their parents' education level.

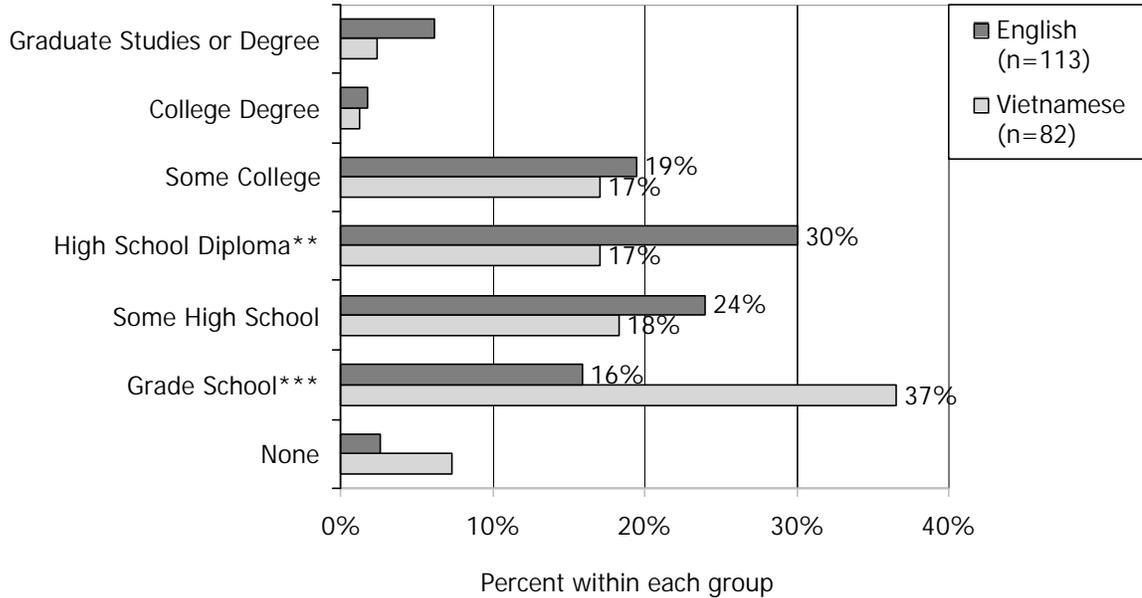
In terms of family history of welfare use or public housing residence, as one might expect, few Vietnamese residents while they were growing up had received welfare (1 percent) or lived in public housing (2 percent). English speakers were more likely to come from families that had used welfare or lived in public housing. Over a quarter (28 percent) of English speakers had received welfare while growing up, and about a quarter (23 percent) had lived in public housing. However, a comparison of the Vietnamese- and English-speaking populations' use of such public support is probably not meaningful, since "welfare" and "public housing" may not have been available in Vietnam, where most of the Vietnamese-speakers grew up.

Respondents' Education and Income

English speakers are somewhat more educated than Vietnamese speakers: 58 percent of English speakers achieved a high school degree or more, compared to 38 percent of Vietnamese speakers (Chart 5). Among Vietnamese speakers, the largest proportion, 37 percent, attended or completed grade school, whereas the largest proportion of English speakers, 30 percent, received a high school diploma.

Nevertheless, similar proportions of Vietnamese and English speakers attended college or received a college degree. Very few people in either group received a college or post-graduate degree.

Chart 5: Highest Level of Education Completed



A significantly larger proportion of English speakers received a high school diploma ($t=12.16$; $df=190$; $p=0.032$). A significantly larger proportion of Vietnamese speakers' highest level of education is grade school ($t=3.24$; $df=145$; $t=0.00$). There are no significant differences in the proportions of Vietnamese and English speakers with no education, some high school, or any level of higher education. * $p<0.10$, ** $p<0.05$, *** $p<0.01$

Among residents who worked, the average wage was above the minimum for the State of Washington. The average working English speaker earned more than the average Vietnamese speaker, \$9.46 compared to \$8.33, a significant difference. Half of working English speakers earned \$8.53 or more per hour, while half of working Vietnamese speakers earned \$7.75 per hour.

Table 4: Hourly Wage and Monthly Household Income

		Vietnamese	English
Hourly Wage	Mean	\$8.33	\$9.46 **
	Median	\$7.75	\$8.53
Monthly Household Income	Mean	\$1,087	\$1,045
	Median	\$900	\$900

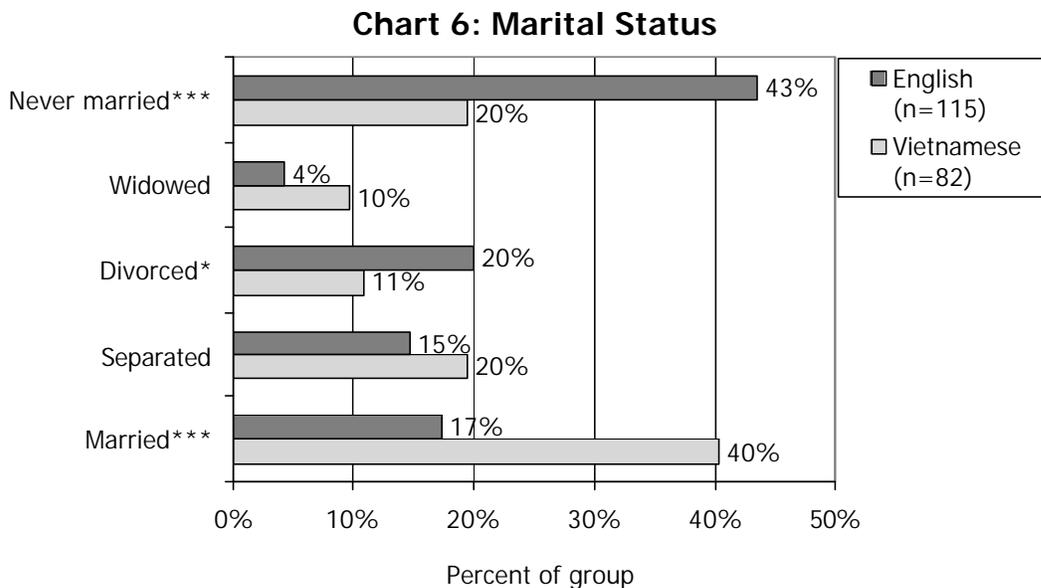
Hourly wages based on the wages of 57 working Vietnamese speakers and 82 working English speakers. Monthly income based on responses of 82 Vietnamese speakers and 116 English speakers. English speakers have a significantly higher hourly wage than Vietnamese speakers ($t=2.08$; $df=136$; $p=0.04$). ** $p<0.05$

The average household incomes of Vietnamese- and English-speaking families are similar (Table 4). Vietnamese-speaking families

reported earning an average of \$1,087 per month, compared with \$1,045 per month for English-speaking families. Adjusted for the number of adults in the family, English-speaking families have a slightly higher average per capita income, \$844 compared to \$794 for Vietnamese speakers. However, these differences in monthly household income are not significant.

Marital Status and Age at First Child

Marital status differs markedly between English- and Vietnamese-speaking survey respondents, with far larger proportions of Vietnamese speakers being married, and far larger proportions of English speakers being divorced or never married (Chart 6). Significantly more Vietnamese than English speakers are married (40 percent compared to only 17 percent). Significantly fewer Vietnamese speakers are divorced (11 percent compared to 20 percent), or have never been married (20 percent compared to 43 percent).



Significantly more Vietnamese than English speakers are married ($t=3.51$; $df=146$; $p=0.00$). Significantly fewer Vietnamese speakers are divorced ($t=1.77$; $df=193$; $p=0.08$), or have never been married ($t=3.74$; $df=192$; $p=0.00$). Differences in rates of being separated or widowed are not significant. * $p<0.10$, ** $p<0.05$, *** $p<0.01$

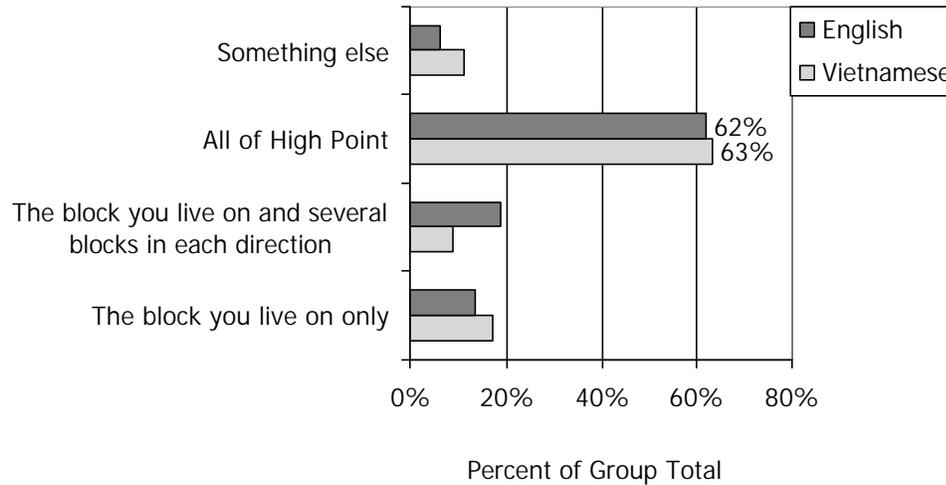
Because of the implications for work and income, we also looked at how many respondents became parents as teenagers. Significantly more English speakers were under the age of 20 when they had their first child, 38 percent compared to 22 percent of Vietnamese speakers.¹⁰

¹⁰ $t=2.28$; $df=181$; $p=0.02$

How Did They Feel About the High Point Neighborhood?

The majority of Vietnamese and English-speaking residents identified their neighborhood as all of High Point (Chart 7).

Chart 7: What is your neighborhood?



Out of 82 Vietnamese speakers and 113 English speakers. Most survey respondents in both groups consider all of High Point their neighborhood.

Residents were asked how often over the past year they engaged in various activities with their neighbors (Chart 8). Taken as a whole, English-speaking residents reported engaging in activities with their neighbors more frequently than did Vietnamese residents.¹¹ However, Vietnamese residents were significantly more likely to watch a neighbor's children or attend a resident council meeting.

The level of interaction among English-speaking neighbors at High Point is similar to public housing residents in other HOPE VI sites that have already undergone redevelopment, and substantially higher than the level of interaction among residents in other non-HOPE VI public housing developments. With the exception of looking after a neighbor's child, Vietnamese speakers at High Point reported somewhat fewer interactions than the average public housing residents in other HOPE VI sites studied (Burton et al. 2002).¹²

¹¹ A reliability analysis was performed on the variables describing activities with neighbors (Cronbach's Alpha=.77), which showed that the scale improved if the "watched a neighbor's children" variable was removed. We then created an additive index without this variable and tested for significant differences between the two groups. The mean score for English speakers was significantly higher, 25.7 compared to 20.8 for Vietnamese speakers ($t=-4.73; df=197; p=0.00$).

¹² The HOPE VI Resident Tracking Study (Burton et al. 2002) study only asked about four of the activities in Chart 8: "loaned or borrowed things from a neighbor"; "babysat a neighbor's child"; "had coffee or a meal with a neighbor"; and "stopped to chat with a neighbor on the street or in the hallway."

Chart 8: Activities with Neighbors Once a Month or More

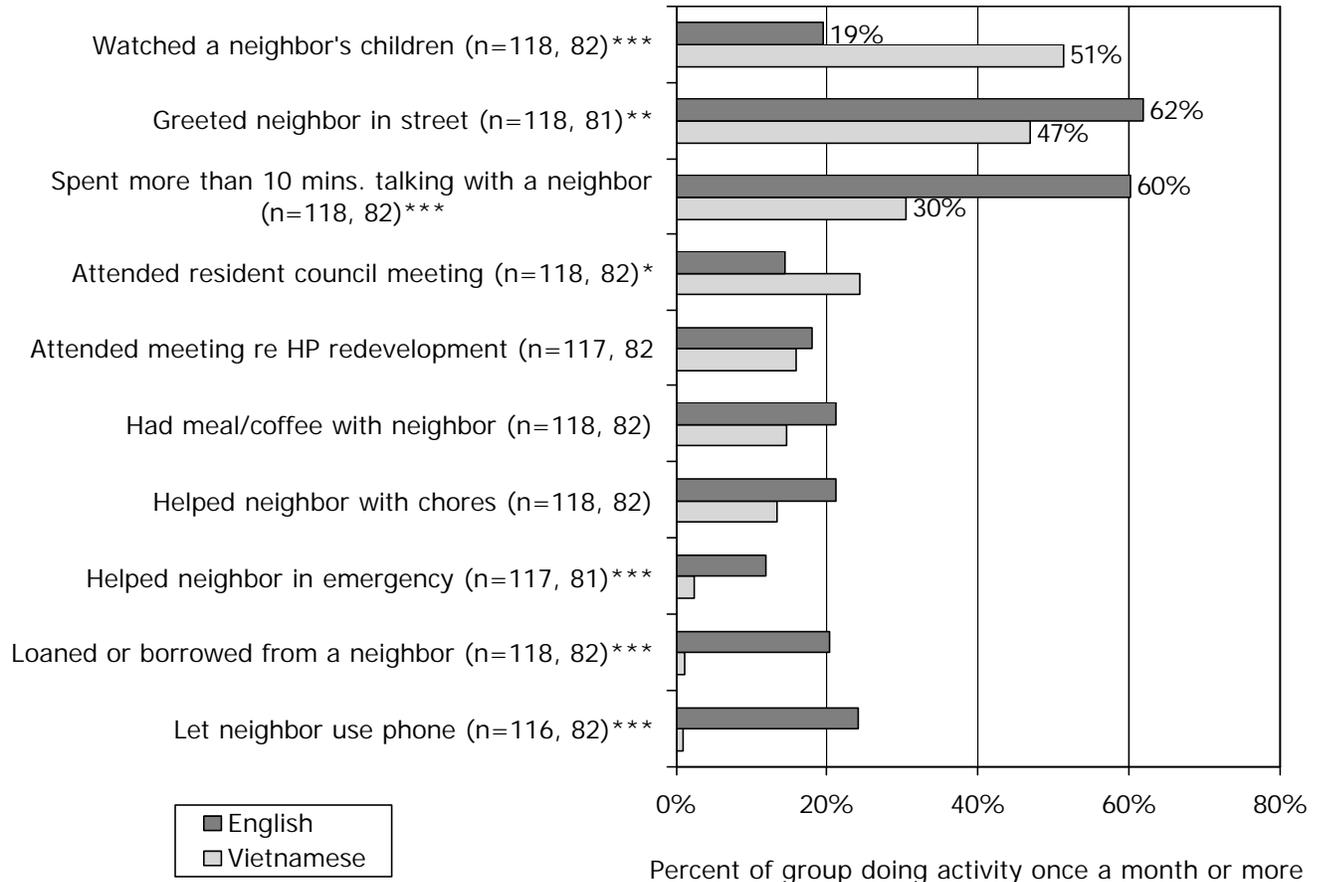


Chart shows the proportions of English- and Vietnamese -speaking residents taking part in each activity more than once a month. Significantly larger proportions of English speakers reported greeting a neighbor in the street, letting a neighbor use their phone, and loaning or borrowing from a neighbor. Note that the total number of responses varied for each item (the first n in parentheses is for English speakers, the second for Vietnamese). See Appendix A for statistical details. *p<0.10, **p<0.05, ***p<0.01

Survey participants were also asked questions about their neighbors such as how willing they are to help each other and whether they get along, which reflect the overall neighborhood efficacy in dealing with problems. Participants were asked whether they strongly agreed, somewhat agreed, somewhat disagreed, or strongly disagreed with a series of statements about others in the neighborhood. Neighborhoods that score high on these measures—meaning that they agree with the statements—tend to be able to organize themselves against crime and protect their neighborhoods (Burton et al. 2002). One way to measure changes in neighborhood quality over time will be to compare residents’ perceptions of efficacy pre- and post-redevelopment.

Overall, English-speaking residents reported significantly lower efficacy at High Point than Vietnamese residents (Chart 9).¹³ Of all the

¹³ A reliability analysis was performed on the 5 variables describing cohesiveness (Alpha=.82). An additive index was created with all 5 variables, and the difference

measures of efficacy, English speakers agreed the least with the statement that people in their neighborhood can be trusted (33 percent agreed). Vietnamese speakers, on the other hand were least likely to agree with the statement that people in the neighborhood share the same values (49 percent agreed). Compared to residents in five other pre-redevelopment HOPE VI sites, English-speaking High Point residents reported higher levels of neighborhood efficacy (Popkin et al. 2002). However, they reported lower neighborhood efficacy than residents in a study of eight HOPE VI sites who either lived in redeveloped HOPE VI housing or in other public housing (Burton et al. 2002). In contrast, Vietnamese speakers at High Point reported more efficacy than residents in any of the other study sites.

Chart 9: Neighborhood Efficacy—People around here...

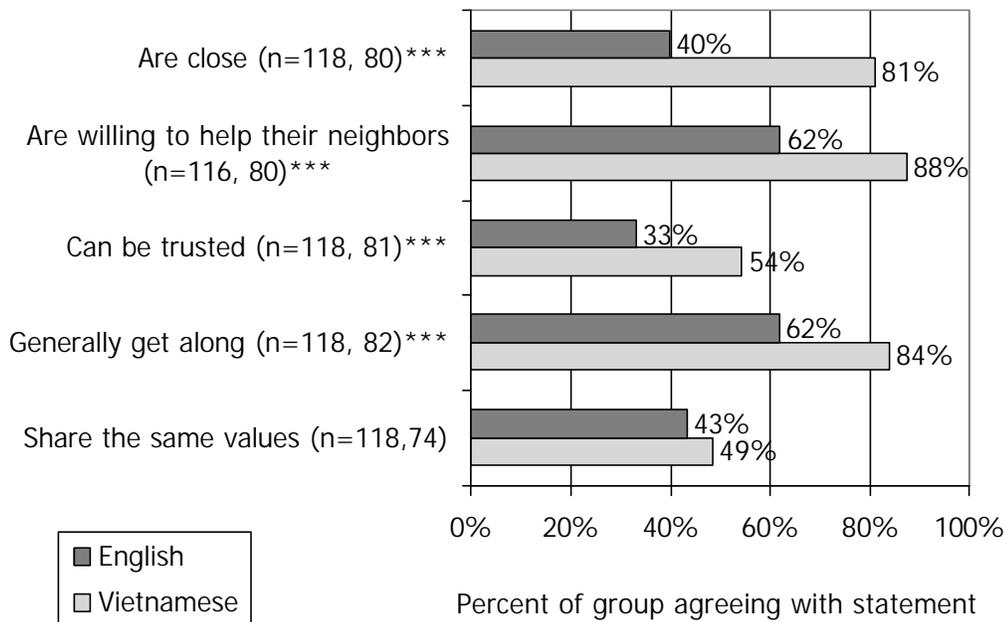


Chart shows the percent agreeing with the statement. English-speaking respondents reported significantly less neighborhood efficacy based on an additive index of all five variables ($t=-6.97$; $df=198$; $p=0.00$). Note that the total number of responses varied for each item (the first n in parentheses is for English speakers, the second for Vietnamese). See Appendix A for statistical details) * $p<0.10$, ** $p<0.05$, *** $p<0.01$

Perceived Problems at High Point

Residents were asked if a list of 20 issues were no problem, some problem, or a big problem at High Point. Again, post redevelopment we will be able to examine changes in neighborhood quality both for those

between the two groups was tested. The mean score for Vietnamese speakers was 14.1, compared to 10.0 for English speakers (high scores indicate higher levels of disagreement with the item). The difference in the mean additive index is significant ($t=-6.97$; $df=198$; $p=0.00$).

who remain and for those who leave. After redevelopment, we will again ask about these problems to assess change in neighborhood quality over time.

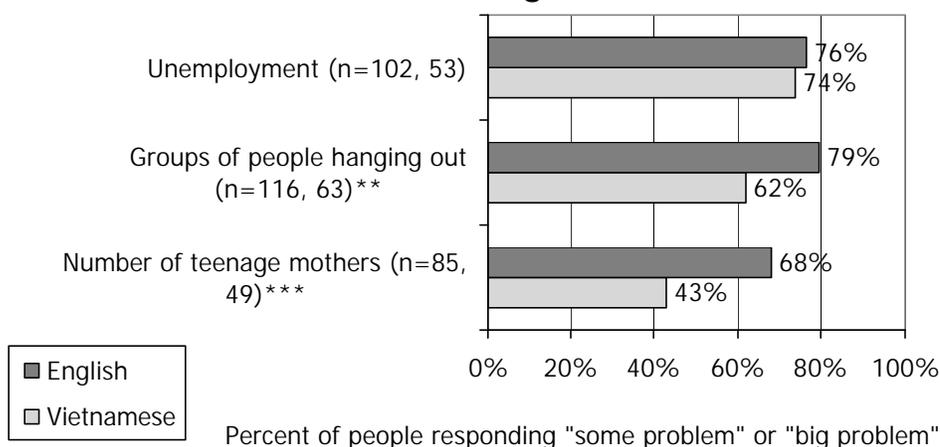
For all of the twenty problems, Vietnamese residents rated them as being less severe than their English-speaking neighbors. There were only four problems that the majority of English-speaking residents reported were *not* a problem: medical care, quality of schools, public transportation, and sexual assault. In contrast, the majority of Vietnamese residents reported that eleven of the problems were in fact no problem at all. Nevertheless, both groups reported similar levels of *overall* satisfaction with High Point.

When it comes to services available in and around High Point, there were fewer differences between the two groups, and this is the area that generally seems to be less of a problem for residents. English speakers, however, reported problems with crime as significantly more severe.

Social Ills

The majority of both English- and Vietnamese-speaking residents believe that unemployment and people hanging out are problems at High Point prior to redevelopment (Chart 10a). However, a significantly higher proportion of English-speaking residents, 68 percent, thought that teenage pregnancy was a problem, while only 42 percent of Vietnamese residents thought it was.

Chart 10a: Problems at High Point—Social Ills

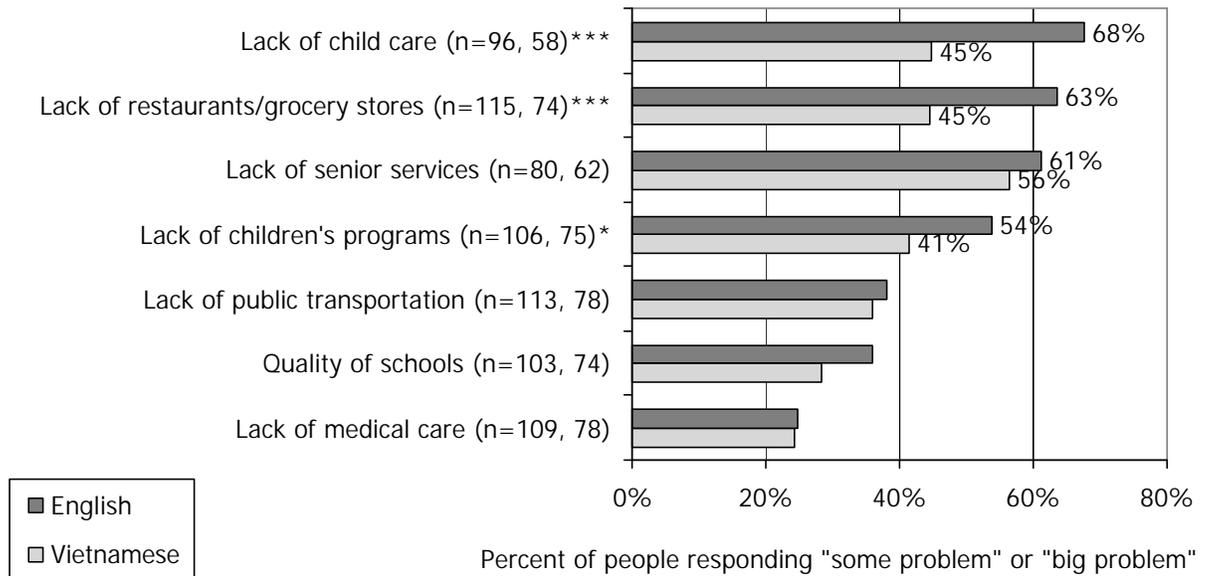


The majority of English and Vietnamese speakers believe that unemployment and people hanging out are problems at High Point. Significantly higher proportions of English-speaking residents think that teenage pregnancy and people hanging out are problems. Note that the total number of responses varied for each item (the first n in parentheses is for English speakers, the second for Vietnamese). See Appendix A or statistical details. *p<0.10, **p<0.05, ***p<0.01

Services

In contrast to English-speaking respondents, the majority of Vietnamese speakers felt that lack of childcare and lack of nearby restaurants and grocery stores were not a problem at all (Chart 10b). Neither group considered the quality of schools, medical care, and public transportation a problem. However, a significantly higher proportion of English-speaking residents did find children’s programs were lacking, 54 percent compared to 42 percent of Vietnamese residents. The majority of both groups reported that a lack of senior services was a problem.

Chart 10b: Problems at High Point—Services

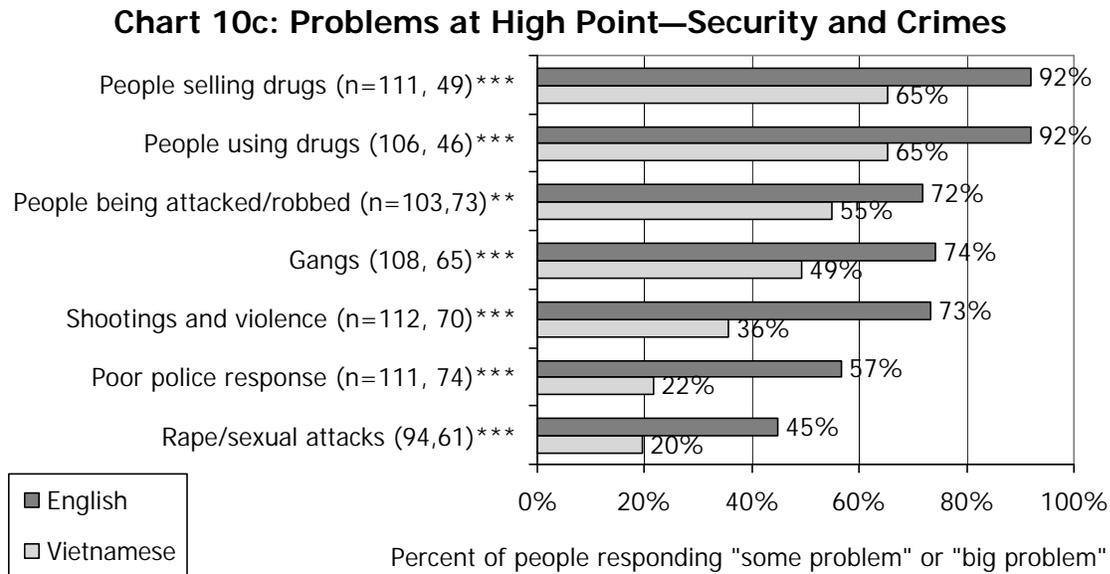


The majority of both groups felt that public transportation, the quality of schools, and medical care are not problems. The majority of both Vietnamese and English speakers think that lack of senior services is a problem. For other services, significantly higher proportions of English speakers felt them to be problems. Note that the total number of responses varied for each item (the first n in parentheses is for English speakers, the second for Vietnamese). See Appendix A for statistical details. *p<0.10, **p<0.05, ***p<0.01

Security and Crimes

The majority of both English-speaking and Vietnamese residents felt that drug activity and people being attacked or robbed were problems at High Point (Chart 10c). The majority of English-speaking residents also believed that gangs, poor police response, and shootings and violence were problems, whereas the majority of Vietnamese residents did not believe these are problems. Sexual assault is the only crime problem for which the majority of both groups believed that it was not a problem at all; but significantly more Vietnamese residents (80 percent) thought that it was not a problem (compared to 55 percent of English-speakers). Overall, English-speaking residents were significantly more

likely than Vietnamese residents to report that these crimes were a problem at High Point.

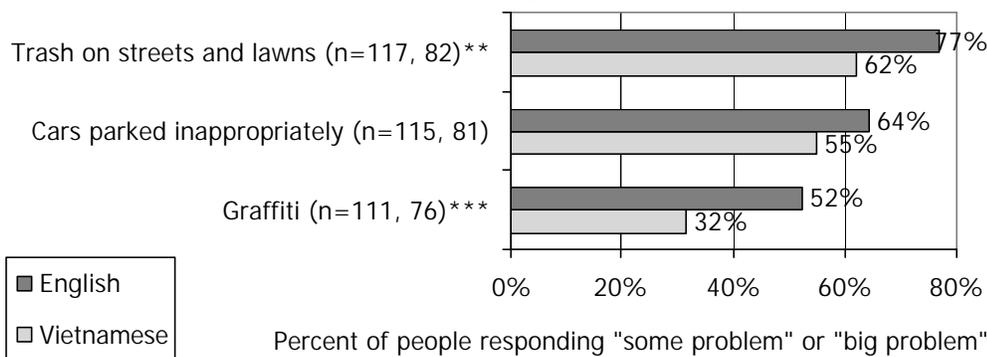


Significantly larger proportions of English speakers felt that all crimes are a problem, with the exception of sexual assault. Note that the total number of responses varied for each item (the first n in parentheses is for English speakers, the second for Vietnamese). See Appendix A for statistical details. *p<0.10, **p<0.05, ***p<0.01

Maintenance and Appearance of High Point

The majority of both Vietnamese and English-speaking residents felt that cars parked inappropriately, and trash in the streets and on lawns were problems at High Point (Chart 10d). Vietnamese residents found graffiti to be significantly less of a problem (22 percent) compared to their English-speaking neighbors, 52 percent of whom found it to be a problem.

Chart 10d: Problems at High Point—Maintenance



The majority of Vietnamese and English speakers felt that cars parked inappropriately and trash are problems. Significantly fewer Vietnamese than English speakers found graffiti and trash to be problems. Note that the total number of responses varied for each item (the first n in parentheses is for English speakers, the second for Vietnamese). See Appendix A for statistical details. *p<0.10, **p<0.05, ***p<0.01

Despite differences in English and Vietnamese speakers’ reported perceptions about problems at High Point, both groups reported being more satisfied than not with High Point. On ten-point scale (10 being most satisfied), residents rated their overall satisfaction with the neighborhood and with their unit as about a seven.

Employment and Employment History

Over time, the redevelopment of High Point may cause changes in residents’ employment status, their ability to hold a job, or their occupational status. The evaluation therefore tracks residents’ employment experience over time.

The employment level of Vietnamese- and English-speaking residents is similar. About 46 percent of English speakers and 51 percent of Vietnamese speakers worked for pay at the time of the survey.¹⁴ Of those with jobs, the vast majority of both groups (more than 96 percent) have only one job, and on average they work 32 hours a week. Respondents have been at their primary job for an average of 3 years.

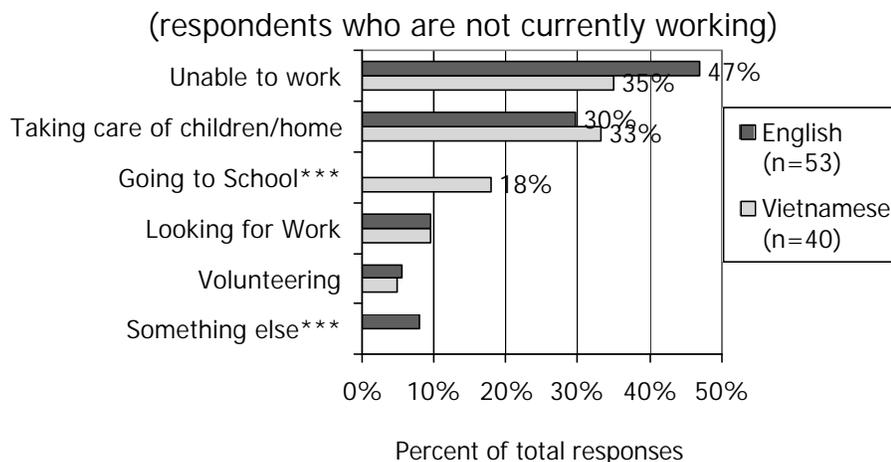
Among those who were working at the time of the survey, 15 percent of English speakers and 7 percent of Vietnamese speakers are also attending classes either part time or full time, but this difference in proportions is not significant. Before beginning their current job, similar proportions of English and Vietnamese speakers were unemployed, 33 percent and 26 percent respectively.

¹⁴ Out of 82 Vietnamese speakers and 118 English speakers.

Of the 96 respondents who were working for pay at the time of the survey, we had adequate information to code the occupations of 85 by level of occupational prestige.¹⁵ The mean occupational prestige score for Vietnamese-speaking respondents was 33, which is similar to the occupational prestige of sales positions, housekeepers, and factory machine operators. The average prestige score of English-speaking respondents was significantly higher, 38, which is similar to administrative support positions such as receptionists, and to more specialized trades such as carpenters.¹⁶

Among those respondents who were *not* working for pay at the time of the survey, significantly more Vietnamese speakers, 78 percent, had been employed either part or full time before their last job, compared to 49 percent of English speakers.¹⁷ A larger proportion of unemployed Vietnamese speakers, 18 percent, are going to school, whereas no English speakers are (Chart 11). Substantial numbers of both English and Vietnamese speakers said that they are unable to work, 47 percent and 35 percent respectively. Similar proportions of both groups also said they are looking for work, volunteering, or taking care of children/keeping house.

Chart 11: What do you spend most of your time doing?



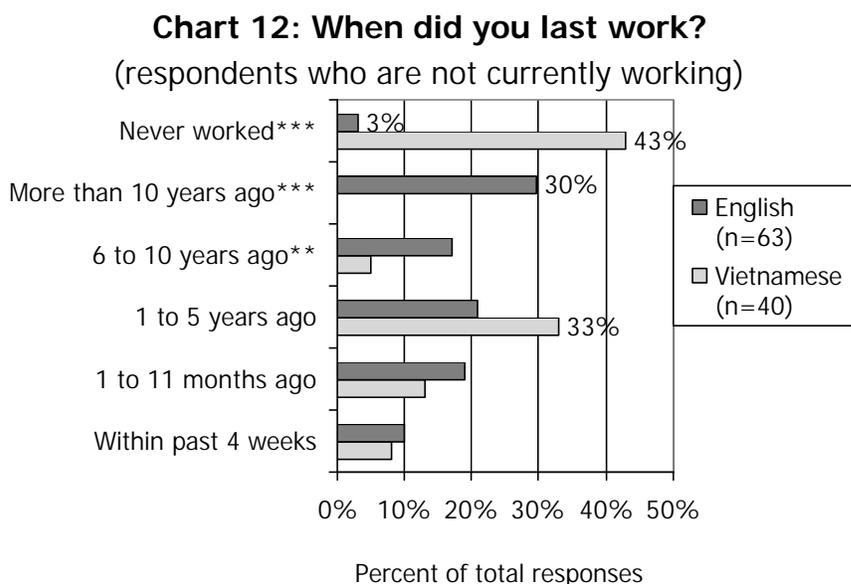
Among those not working at the time of the survey, most Vietnamese and English speakers were either unable to work or taking care of children/keeping house. Significantly more Vietnamese speakers were attending school ($t=2.88$; $df=39$; $p=0.01$) and significantly more English speakers reported doing "something else" ($t=2.06$; $df=52$; $p=0.04$) * $p<0.10$, ** $p<0.05$, *** $p<0.01$

¹⁵ Occupational prestige was determined by first coding respondent's occupational information into 1980 Census codes, then assigning prestige scores using the 1989 National Opinion Research Center (NORC) occupation prestige scale (Davis, Smith, Hodge, Nakao, and Treas 1991). Occupational prestige scores generally range from a high of 86 for a physician to a low of 19 for a vehicle or equipment washer.

¹⁶ $t=2.1$; $df=82$; $p=0.04$

¹⁷ Out of 23 Vietnamese speakers and 59 English speakers. $t=2.65$; $df=48$; $p=0.01$

Of those who are not working, only 3 percent of English speakers have never worked, compared to 43 percent of Vietnamese speakers (Chart 12). Among English-speaking respondents who are not working, the largest proportion, 30 percent, have not worked for 10 or more years. Vietnamese speakers who have worked in the past most frequently (33 percent) worked one to five years ago.



Among respondents not working at the time of the survey, most Vietnamese speakers had never worked in the past, and most English speakers had worked more than ten years ago. (Never worked: $t=4.8$; $df=45$; $p=0.00$. More than 10 year ago: $t=15.2$; $df=62$; $p=0.00$. Six to ten years ago: $t=-2.1$; $df=100$; $p=0.04$). * $p<0.10$, ** $p<0.05$, *** $p<0.01$

Of the 84 respondents who were not working at the time of the survey but have worked in the past, we examined the occupational prestige of their previous job (66 could be coded). Unlike respondents who were working at the time of the survey, the occupational prestige of Vietnamese and English speakers' former jobs was not significantly different.

Among Vietnamese speakers, the mean occupational prestige of non-working respondents' former jobs was the same as the job prestige of those working at the time of the survey, 33. English-speaking non-working respondents also had similar job prestige scores as their counterparts who were employed at the time of the survey, 35 as compared to 38.¹⁸

¹⁸ The difference in job prestige scores is not statistically significant.

How Did Residents Find Jobs When They Lived at High Point?

Some of the goals of HOPE VI are about improving the economic status of residents. One way residents might improve their economic status is to find a new job. However, often poorer people tend to use social ties to find jobs, and the jobs they learn about are only as good as the information among their ties. Often, the information available to those who are lower-income does not lead either to good-paying jobs or jobs of high occupational prestige. Furthermore, those low-income people who use formal methods are likely to do better in the job search (See review by Kleit 2002). We do not know, however, the impact of disruption of social ties on the ability to find a job—and the redevelopment has the potential to do just that. Therefore, we asked a series of questions about job-finding and hope to follow up with the same people after redevelopment to see how their social ties and job finding have changed.

While living at High Point, a significantly larger proportion of Vietnamese-speaking residents had looked for a job, 64 percent compared to only 47 percent of English speakers.¹⁹ In contrast, a significantly larger proportion of English speakers, 42 percent, reported looking for a job in the month prior to the survey, compared to 24 percent of Vietnamese speakers.²⁰

During their most recent job search, significantly more English-speaking residents were offered a job (63 percent versus 37 percent of Vietnamese speakers) (Table 5). While fewer Vietnamese speakers were offered jobs, they were significantly more likely to accept the job offer (100 percent versus 85 percent of English speakers), and to still have the same job. However, English speakers may have had an easier time finding a job, since 67 percent said they found their most recent job “without a search,” significantly more than the 49 percent of Vietnamese speakers who agreed with this statement.

¹⁹ $t=2.18$; $df=134$; $p=0.03$

²⁰ $t=-1.98$; $df=96$; $p=0.05$

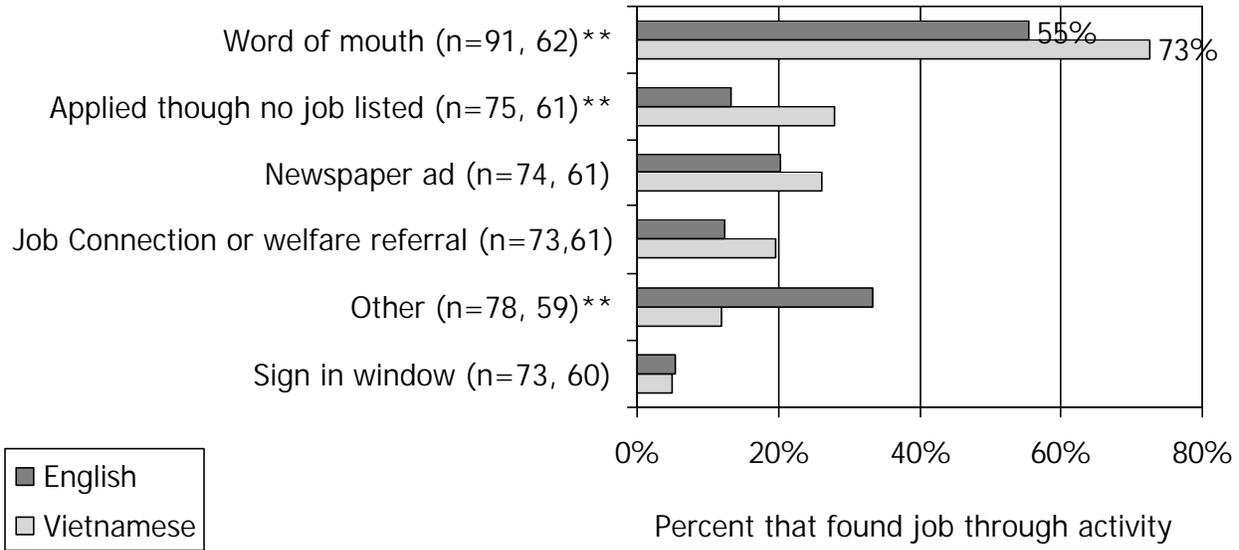
Table 5: Job Search Results

Job Search Success			
	English	Vietnamese	
Offered a job	62 percent (n=55)	38 percent (n=40)	**
Accepted job offered	85 percent (n=33)	100 percent (n=15)	**
Found most recent job "without a search"	67 percent (n=112)	49 percent (n=63)	**
Is this the job you have now?			
	English (n=28)	Vietnamese (n=15)	
Yes	54 percent	80 percent	**
No	25 percent	13 percent	
Not working now	21 percent	7 percent	

Of those who looked for a job since living at High Point, significantly more English speakers were offered a job ($t=2.39$; $df=84$; $p=0.02$), but significantly more Vietnamese speakers accepted the job ($t=2.39$; $df=32$; $p=0.02$) and still have the same job ($t=1.84$; $df=34$; $p=0.05$). Significantly more English speakers said they found their most recent job without a search ($t=2.29$; $df=122$; $p=0.02$). * $p<0.10$, ** $p<0.05$

Among both Vietnamese- and English-speaking residents, the majority found their most recent jobs through word of mouth, mostly through friends (Chart 13). However, significantly larger proportions of Vietnamese than English speakers relied on word of mouth (73 percent v. 55 percent) or applied to an employer even though no job was listed (28 percent v. 13 percent). "Other" activities included searching the Internet, using an employment agency, and walking in to apply.

Chart 13: How did you find your most recent job?



The majority of both English- and Vietnamese speakers used word of mouth to find their most recent job. However, significantly larger proportions of Vietnamese speakers relied on word of mouth ($t=2.2$; $df=140$; $p=0.03$) or applied even though no job was listed ($t=2.1$; $df=110$; $p=0.04$). Note that the total number of responses varied for each item (the first n in parentheses is for English speakers, the second for Vietnamese). * $p<0.10$, ** $p<0.05$, *** $p<0.01$

When asked more specifically about the people they knew and whether they would speak with them to obtain job information, English speakers listed a higher proportion of their social ties as being a source of information about jobs, 43 percent of their ties on average, compared to about a third of the social ties of Vietnamese speakers (32 percent) (Table 6). Only about 10 percent of English speakers’ job search contacts lived at High Point. This may mean that their job-search resources will not be disrupted by the redevelopment because their job search resources are not located at High Point.²¹

Table 6: Job Search Help and Employment

	Vietnamese	English	
Source of Information about Jobs	32 percent	43 percent	**
percent of job information ties at High Point	9 percent	10 percent	
Has a job	57 percent	65 percent	*

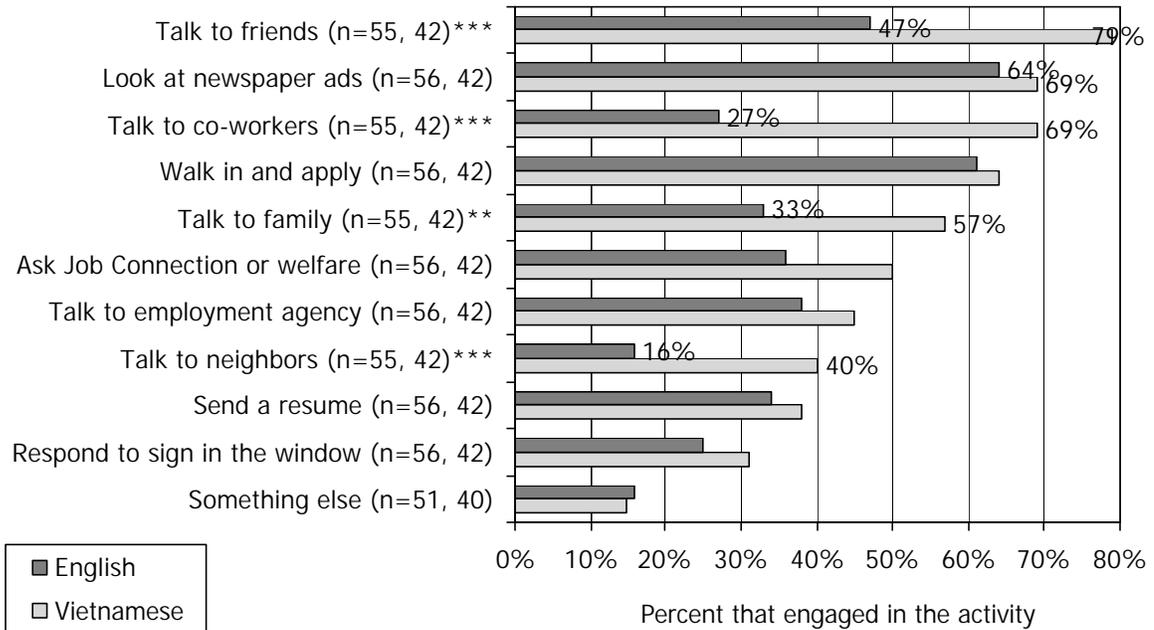
Table shows the average percent of social ties that have the listed characteristic. * $p<0.10$ ** $p<0.05$ *** $p<0.01$

In looking for a job, Vietnamese-speaking residents tended to rely more on personal connections than their English-speaking neighbors (Chart 14a). The most common activity among Vietnamese speakers was talking to friends (79 percent), followed by talking to co-workers and

²¹ At the same time, because they are using local ties for job searches, any changes to their neighborhood, whether they stay on site or whether they go away, may have no impact on the types of ties they use for jobs, and therefore the quality of information they obtain about jobs may not improve.

looking at newspaper ads. English-speaking residents were significantly less likely to speak with friends, co-workers, family, and neighbors. Vietnamese and English speakers did not differ significantly in their use of other job search strategies such as using Job Connection²² or an employment agency.

Chart 14a: Job Search Activities—Most Recent Search



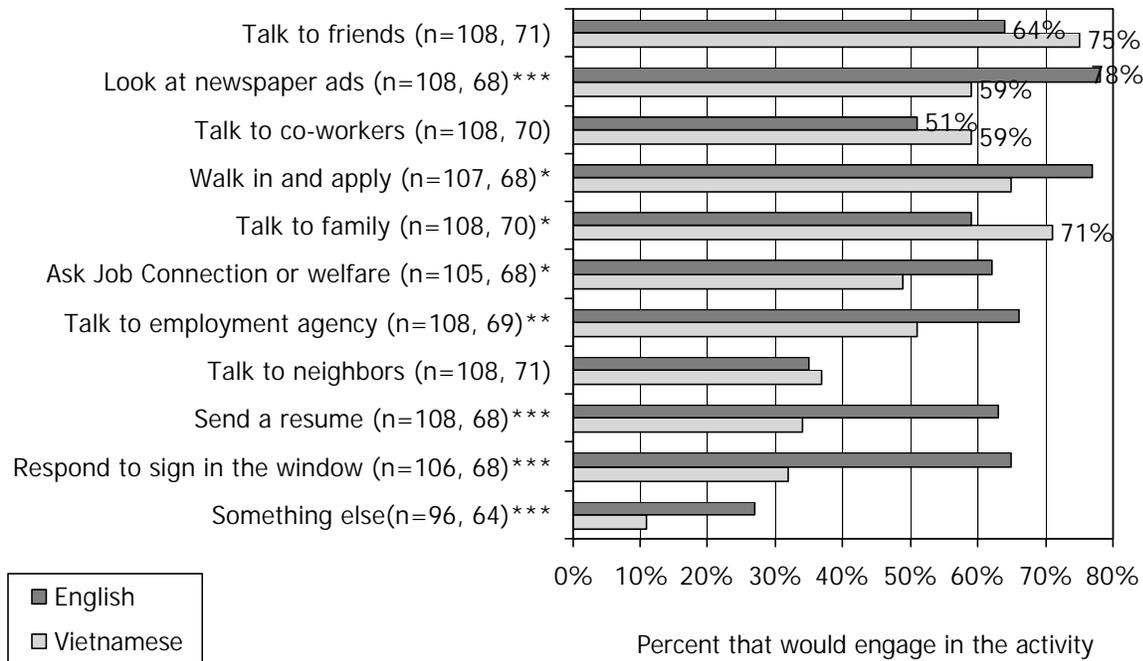
Vietnamese-speaking respondents relied more on personal connections in their most recent job search than did English speakers. Note that the total number of responses varied for each item (the first n in parentheses is for English speakers, the second for Vietnamese). See Appendix A for statistical details. *p<0.10, **p<0.05, ***p<0.01

Respondents were also asked how they would go about looking for a new job. Their answers differed somewhat from the strategies they employed in their most recent job search (Chart 14b). In looking for a new job, more English-speaking residents said they would try the range of activities. In contrast, fewer Vietnamese speakers would try a number of the activities that they had used in their most recent search, including looking in the newspaper, talking to co-workers, and talking to friends. In contrast to the most recent job search, significantly larger percentages of English speakers than Vietnamese speakers said they would talk to employment agencies, look in the newspaper, respond to a sign in the window, send a resume, or do something else. However, the activity that the most Vietnamese speakers would try again was still talking to

²² Job Connection provides job search and coaching services for High Point residents and others. It is located at High Point and funded in part through HOPE VI community and supportive services funds.

friends, and the activity that the most English speakers would try again was still looking at ads in the newspaper.

Chart 14b: Job Search Activities—New Job



Compared to their previous job search, the activity that the most Vietnamese speakers would try again was still talking to friends, and the activity that the most English speakers would try again was still looking at ads in the newspaper. More English speakers expressed a willingness to try most activities than they had in their past search. Note that the total number of responses varied for each item (the first n in parentheses is for English speakers, the second for Vietnamese). See Appendix A for statistical details. *p<0.10, **p<0.05, ***p<0.01

Residents’ Social Community in and around High Point

One expected outcome of HOPE VI redevelopments that create mixed-income housing is that the redeveloped communities will be more diverse. As a result, both relocated residents and those who remain in the redeveloped community may experience changes in their social communities. Such changes in social connections may affect who is available to help residents with everyday life or to get ahead. Furthermore, the redevelopment process itself, whether residents stay on site or move away, is disruptive to social relations and social support.

In order to understand the changes that may occur in the people to whom residents turn for help, we asked a series of questions about their social relationships prior to redevelopment. This descriptive information serves as a baseline to mark changes in social relations following redevelopment for both those who stay and those who leave.

During the interviews, we asked respondents to nominate up to 31 people they knew in the following categories: (1) people with whom they had talked about jobs in the past; (2) people with whom they would talk about jobs in the future; (3) their best friend; (4) people with whom they would talk about important personal matters, (5) people with whom they would talk about their move from High Point; (6) presence and number of relatives on site; and (7) neighbors whom they know well enough to say hello. Only 13 respondents (7 percent) refused to answer these social network questions, and only 9 (5 percent) said they did not know anyone. The remainder nominated anywhere from 1 person to 31, with an average number of 9 people nominated. Each respondent who listed at least one person answered questions about the demographic characteristics of their contacts, the quality of their relationships, and those they would depend on for specific needs. Vietnamese residents listed an average of 6 people while English speakers listed an average of 10 people.

The social relationships of pre-redevelopment High Point residents, regardless of ethnic background, center on King County, although Vietnamese speakers tend to be more locally tied to both West Seattle and High Point (Table 7). The majority of the social ties of Vietnamese speakers (92 percent) and of English speakers (82 percent) are in the county. At the same time, Vietnamese speakers tend to have social ties that are more local than those of English speakers. For example, 61 percent of the social ties of Vietnamese speakers are in West Seattle, while about half of the social ties of English speakers (48 percent) are there. Similarly, Vietnamese speakers are more locally tied in to High Point, as about half (47 percent) of their ties are to others in High Point, compared to less than a third (31 percent) of the ties of English speakers.

Table 7: Location of Social Ties of High Point Residents

percent of Social Ties Who Live in...	Vietnamese	English	
King County	92 percent	82 percent	***
West Seattle	61 percent	48 percent	***
High Point	47 percent	31 percent	***

Table shows the average percent of social ties that have the listed characteristic. ***p<0.01

Compared to English speakers, the social ties of Vietnamese residents are more likely to contain people who are married (77 percent of the social ties compared to 40 percent for English speakers), people who have children (86 percent compared to 79 percent), who share their ethnicity (91 percent compared to 75 percent), and who own their own home (34 percent compared to 26 percent) (Table 8). While we might characterize these ties as having more stability in their lives—married, with children, working, and homeowners—the social ties of Vietnamese speakers are also less educated than those of English speakers. More

than three-quarters (78 percent) of the social ties of English speakers have finished high school, compared to only 58 percent of the ties of Vietnamese speakers. In the long run, this may mean that the resources available to Vietnamese speakers are qualitatively different from those who speak English. For example, Vietnamese speakers may be cut off from particular types of information or help due to the lack of education among their social relations, or because of the quality of the jobs their contacts have.

Table 8: Demographics of the Social Ties of High Point Residents

percent of Social Ties Who	Vietnamese	English	
Are Women	64 percent	69 percent	
Are Married Currently	77 percent	40 percent	***
Have Children	86 percent	79 percent	*
Are Same Ethnicity	91 percent	75 percent	***
Are Same Language	92 percent	91 percent	
Have College Degree	27 percent	34 percent	
Have HS or GED	58 percent	78 percent	***
Get Welfare or Other Public Assistance	28 percent	20 percent	*
Own their own home	34 percent	26 percent	*

Table shows the average percent of social ties that have the listed characteristic. *p<0.10 **p<0.05 ***p<0.01

People at High Point tend to be fairly close to their social ties (Table 9). They speak with two-thirds of the people they mentioned at least weekly. Kin make up nearly half of the social relations of the English speakers (47 percent), and about a third (34 percent) of the ties of those who speak Vietnamese. Moreover, respondents have known these people a long time—just under 20 years. English speakers tend to be emotionally closer to the people they mentioned than Vietnamese speakers are to the people they listed.

Table 9: Closeness among Social Ties

	Vietnamese	English	
percent Speak with weekly	66 percent	67 percent	
percent Kin	34 percent	47 percent	***
Average Years known	17	19	
Emotionally close ²³	0.7	0.8	***

Table shows the average percent of social ties that have the listed characteristic. *p<0.10 **p<0.05 ***p<0.01

People use their social ties for social support, socializing, and information for looking for jobs or other opportunities. In terms of social support, English speakers more frequently depend on the people they

²³ Respondents said whether the people they listed as their social ties were close to them (1), someone they did not know very well (0), or just a friend (.5). The number listed in this table is the mean for all social ties.

mentioned for basic things like favors, aid in an emergency, or taking care of their home when they are away (Table 10). However, when Vietnamese speakers use their ties for social support, they are more likely to use a social tie that is in High Point. Of the people the Vietnamese speakers listed as helping them, 44 percent of them also lived in High Point, whereas only 27 percent of the people who help English speakers lived in High Point.

Table 10: Social Support

Which of these people (percent of social ties)	Vietnamese	English	
...would you ask a favor, such as borrowing something or a ride somewhere?	48 percent	59 percent	**
...could you turn to in an emergency?	44 percent	70 percent	***
...have you asked to take care of your home for you when you are out of town?	36 percent	41 percent	
percent of social support ties living in High Point	44 percent	27 percent	***

Table shows the average percent of social ties that have the listed characteristic. *p<0.10 **p<0.05 ***p<0.01

Vietnamese and English speakers differ very little in how they socialize with the people they know (Table 11). They drop in on about 70 percent of the people they mentioned, and socialize with over half of them away from High Point. They stop and talk with a vast majority of the people they listed whenever they see them. The only significant difference is in the proportions of their social ties with whom they have had reciprocal home invitations. English-speakers are more likely to be invited or to invite someone to their home than are Vietnamese speakers.²⁴

Table 11: Socializing

Which of these people (percent of social ties)	Vietnamese	English	
...have you invited to your home or have invited you over to theirs?	71 percent	80 percent	**
...simply drop by to visit or you drop by to visit them?	72 percent	68 percent	
...do you socialize with away from High Point?	53 percent	61 percent	
...do you stop and talk with whenever you see them?	89 percent	85 percent	
percent of socializing ties living in High Point	46 percent	29 percent	***

Table shows the average percent of social ties that have the listed characteristic. *p<0.10 **p<0.05 ***p<0.01

In sum, Vietnamese residents have social ties that are more local, and they are more likely to depend for social support on ties that live in High Point. Furthermore, fewer of their social ties have attained at least a high school degree. At the same time, both groups have social relationships that take them away from High Point, and the majority of the people they know are working.

²⁴ This may be a cultural difference; anecdotally, urban Vietnamese prefer to entertain friends in restaurants rather than their homes.

IV. Preliminary Relocation Assessment

One recurring question about HOPE VI is what happens to families once they relocate from their site. This section summarizes what we know about High Point residents' first moves off site and explores the relocation experiences of a sample of relocated residents.

What was Important in Making the Decision to Move?

We asked the sample of High Point residents what was important to them when thinking about their decision about moving from High Point. At the time we asked these questions, residents had already been asked their preliminary choice concerning relocation, as relocation counseling interviews began in August of 2001. Priority for counseling was given to residents who said in the needs assessment that they preferred a Housing Choice voucher.

The relocation counseling process included an initial meeting with a relocation counselor during the relocation preference and needs assessment survey, at which time residents stated their initial preference. This survey was conducted in residents' native languages. Bilingual relocation staff then met with residents based upon their initial preferences. During these follow-up meetings, counselors outlined residents' options: they could stay on site during reconstruction, move using a HCV, move to other SHA housing, find a homeownership opportunity, or move temporarily. Counselors also informed residents of their relocation rights, and when and how they would receive any money for their move. Relocation staff commented that the focus was on making sure residents got the housing type they preferred and giving them the information they needed to make that choice.

Most residents who relocated participated in relocation counseling. Relocation staff met one-on-one with 447 households (64 percent of original households and 73 percent of those remaining on site when counseling began). Of those residents who received counseling, 272 (or 61 percent) moved off-site. In addition to providing information about relocation choices, relocation counselors provided a number of other services to residents, including correcting rent overcharges, providing information on assistance with utility payments, and connecting them with job placement services. SHA relocation counselors also report that residents who elected to move using a HCV typically found their own housing without the help of SHA staff.

At the same time, not all residents who relocated participated in counseling. Some 96 residents left prior to the start of relocation

counseling, and another 81 moved offsite without counseling, although the process had begun.

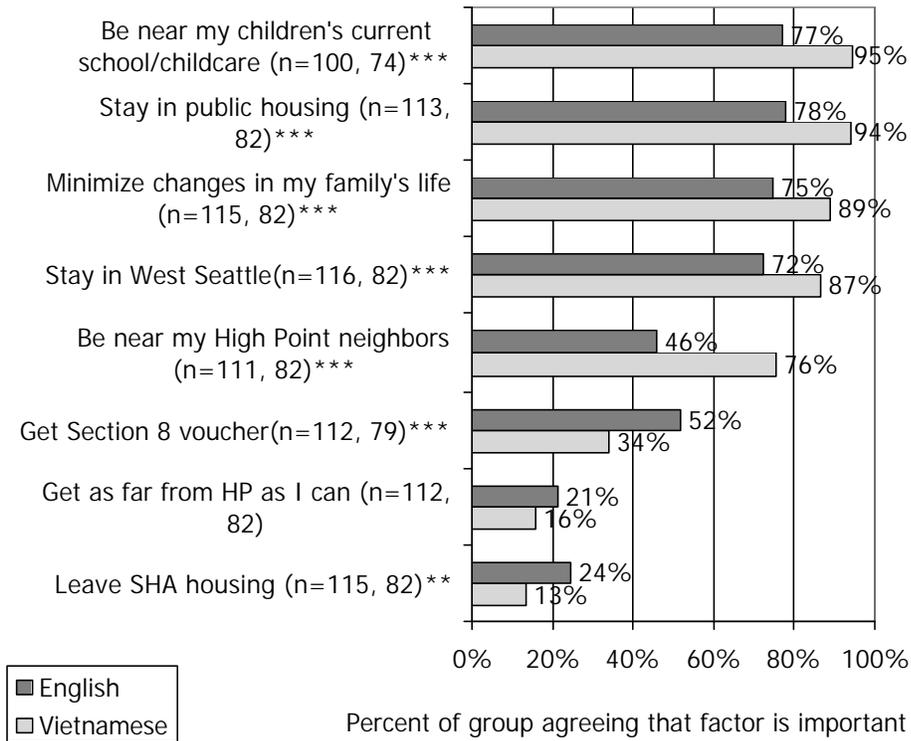
When asked who in their household would make decisions concerning the move, the majority of residents, 68 percent of English speakers (n=117) and 60 percent of Vietnamese speakers (n=82) said that they were making the decision about the move themselves, rather than with someone else. Twenty-nine percent of Vietnamese speakers said they were making the decision with their spouse, compared to 17 percent of English speakers. The entire family was making the decision among 15 percent of English speakers and 11 percent of Vietnamese speakers.

Assisted Housing Considerations

Most Vietnamese- and English-speaking residents agreed that stability in their families' living situation was important to them in deciding whether to leave High Point. Staying near their children's current school or childcare, being near High Point neighbors, minimizing changes in their families' lives, staying in West Seattle, and staying in public housing are important to both groups. However, a significantly larger proportion of Vietnamese speakers said that these considerations are important (Chart 15a).

In contrast, making *changes* in their housing situation was important to fewer residents, both among Vietnamese- and English-speaking residents. A significantly larger proportion of English speakers than Vietnamese speakers felt that leaving SHA housing (24 percent) and getting a HCV (52 percent) was important. Few people in either group said that getting away from High Point was important to them—only 16 to 21 percent.

Chart 15a: Assisted Housing Considerations

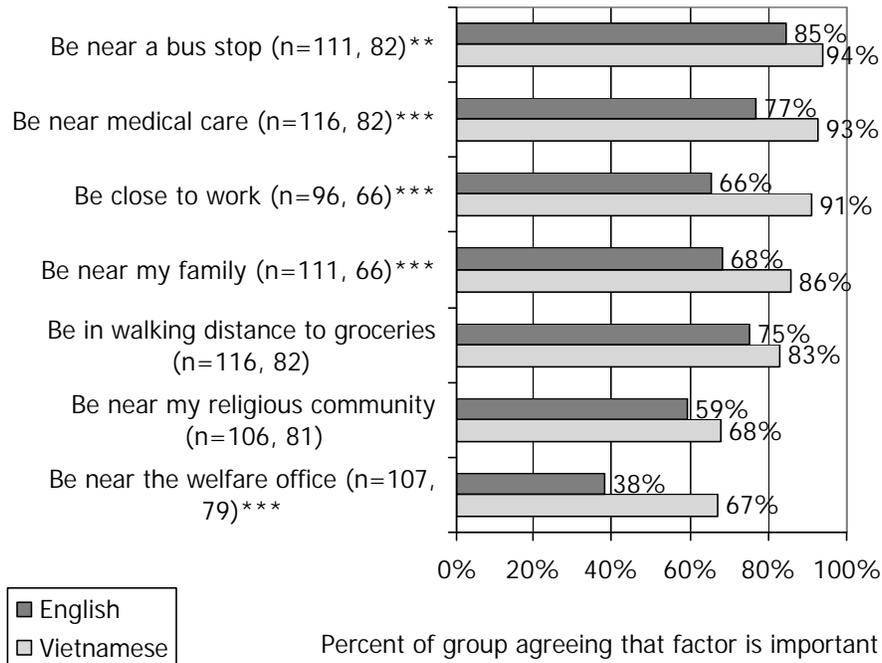


Stability in their families' lives is important to most residents, both English and Vietnamese-speaking. Significantly larger proportions of English speakers wanted to get a HCV and leave SHA housing. See Appendix A for statistical details.

Service and Facility Considerations

With the exception of being close to the welfare office, the majority of both English and Vietnamese-speaking residents agreed that being near various services was important in their decision to move. The most important services across groups were medical care and public transportation. As with other types of move considerations, however, significantly more Vietnamese speakers agreed that most services were important to them. Only being within walking distance to grocery shopping and being near one's religious community had similar importance for the two language groups. Another study of housing choices among HOPE VI relocates in four cities (including Seattle) also found that the availability of shopping, transportation and quality of schools was more important than the availability of social services (Smith 2002).

Chart 15b: Service and Facility Considerations

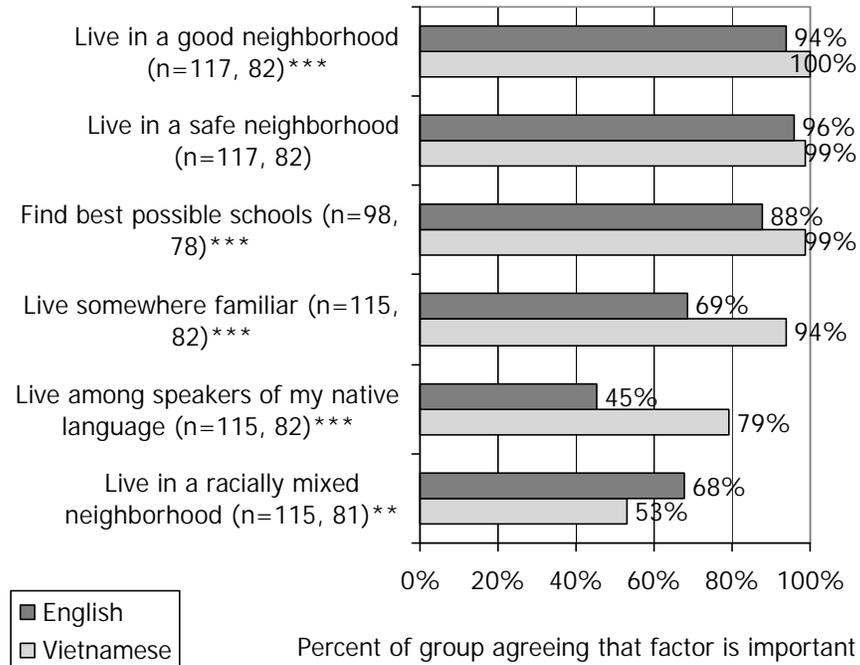


Most service and facility considerations are important to the majority of both English and Vietnamese speakers, but they are important to significantly larger proportions of Vietnamese speakers. See Appendix A for statistical details.

Neighborhood Considerations

In general, Vietnamese speakers were more likely to agree that neighborhood considerations were important in making the decision whether to move (Table 15c). The only exception is racial diversity, which significantly more English speakers felt to be important. Similar proportions of Vietnamese- and English-speaking residents felt it was important to live in a safe neighborhood. However, a significantly larger proportion of Vietnamese speakers agreed that living in a “good” neighborhood, living someplace familiar, finding the best possible schools for their children, and living among others who speak their native language is important in their move decision. It is likely that the immigrant experience and limited English ability shapes the desires of Vietnamese-speaking residents so that their preferences are systematically different than those of English-speakers.

Chart 15c: Neighborhood Considerations



The majority of both groups feel that most neighborhood considerations are important, though significantly more Vietnamese speakers think they are important. Only living in a racially mixed neighborhood is more important to English speakers. See Appendix A for statistical details.

Slightly more than half of both Vietnamese- and English-speaking residents (53 percent and 54 percent respectively) said that they were concerned that they would be unable to return to High Point if they chose to move away temporarily.

Where have Families Gone?

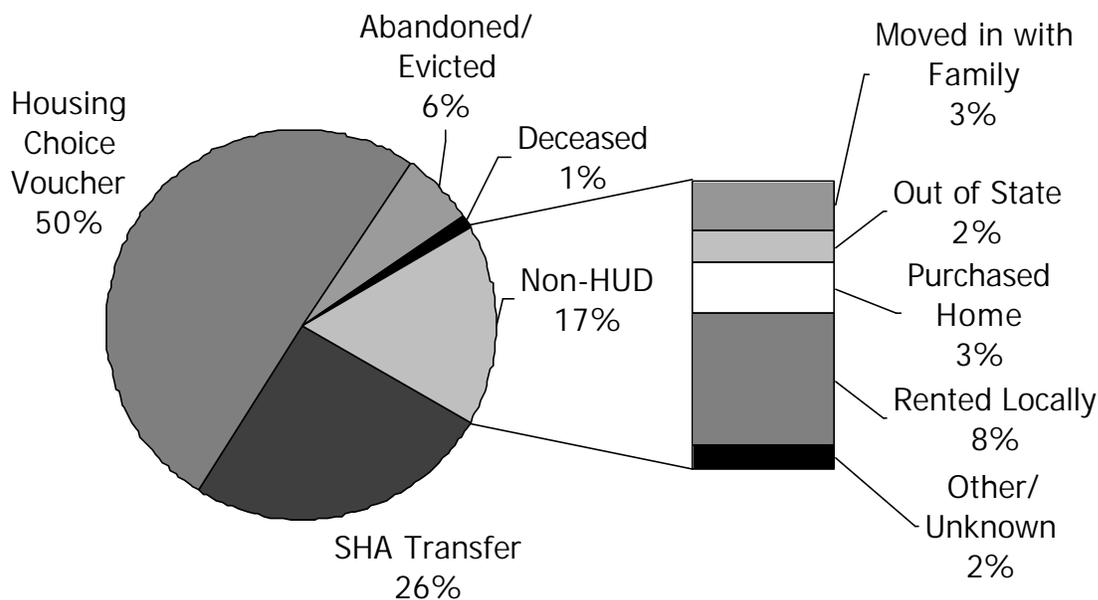
By December 2003, 437 (63 percent) of the initial 694 residents who were living at High Point as of the date of the HOPE VI grant, June 26, 2000, had moved away. Half of them (50 percent) had received a Housing Choice Voucher (Chart 16). A minority (17 percent) had moved to non-HUD assisted housing, including moving in with family, leaving the state, purchasing a home, renting locally, and a few were unknown. Another 26 percent had moved to other SHA units, and 6 percent (or 26 households) had been evicted or had abandoned their housing units.^{25,26}

²⁵ Of the 437 households who relocated by December 2003, 15 have moved more than once, but the proportions in Chart 16 reflect only the initial moves of former High Point residents.

²⁶ The 26 people who were evicted or abandoned their units represent 4percent of the people who lived on site as of the grant date. Over the 2 years of HOPE VI at High Point, that is about 2percent per year, on par with the rate of evictions and abandonments throughout the rest of SHA-owned family public housing.

This pattern of relocations is fairly similar to two other HOPE VI sites in Seattle that have completed relocation, Holly Park and Roxbury. Of those residents who did *not* return to the original developments, 54 percent used a HCV, and 18 percent entered the private market.²⁷ However, somewhat more residents from these two developments are now in other SHA housing (32 percent compared to 26 percent for High Point) (Kleit, Carlson, and Kutzmark 2003).

Chart 16: Initial Moves From High Point



Out of 437 residents who had relocated as of December, 2003. Half of residents moved using a HCV. percentages in the non-HUD subset (bar at right) are percent of *all* initial moves.

In contrast, HCVs are not the dominant mode of HOPE VI relocation across the nation. Program-wide through March 2000, only 31 percent of all relocatees had been relocated using housing vouchers, while almost half (49 percent) had moved into other public housing. The rest (20 percent) either no longer received assistance or had moved to other forms of HUD assistance (Kingsley et al. 2003). The relatively higher use of vouchers in Seattle may be due to the concurrent development of four public housing sites, leaving fewer public housing units available to relocating residents.

²⁷ It was SHA practice to let relocating residents know they would be getting a HCV prior to its issuance, so they could look for a place to live. Once the voucher was issued, the household had 90 days to find a place to live. If they did not find a place, SHA would reissue the voucher repeatedly until the relocating resident was able to use the voucher.

Most residents chose to move within King County—only 34 left the county. Those who remained in the county mostly stayed fairly close to High point, whether in West Seattle or the Rainier Valley. Some with HCVs moved to Southern King County or to the East Side, where rental housing tends to be larger and more affordable. Few moved to census tracts where concentrated poverty is a problem (Map 1)— 85 percent of movers went to census tracts in which less than 20 percent of the population lives in poverty. This is considerably better than eight other HOPE VI sites around the country, where only about 40 percent of residents who did not return to the developments live in census tracts with poverty rates less than 20 percent (Table 12) (Buron et al. 2002).

Nationwide, the residents of sites receiving a HOPE VI grant prior to 1999 moved to census tracts with an average poverty rate of 26.6 percent, which is higher than the average poverty rate of census tracts to which High Point residents moved. The fact that High Point residents moved to low-poverty census tracts is due to the relative lack of concentrated poverty areas in King County (i.e., census tracts with 40 percent or more of the residents living in poverty).

In terms of the racial composition of their new communities, the majority of HCV and private-market moves were into parts of Seattle and King County that contain larger proportions of minorities compared to the rest of the county (Map 2).²⁸ Yet these neighborhoods contain fewer minorities than the neighborhood of the average relocatee nationally (Table 12). Nationally, those who moved prior to March 2000 moved to neighborhoods where an average of about two thirds of residents are minorities (Buron et al. 2002; Kingsley et al. 2003).

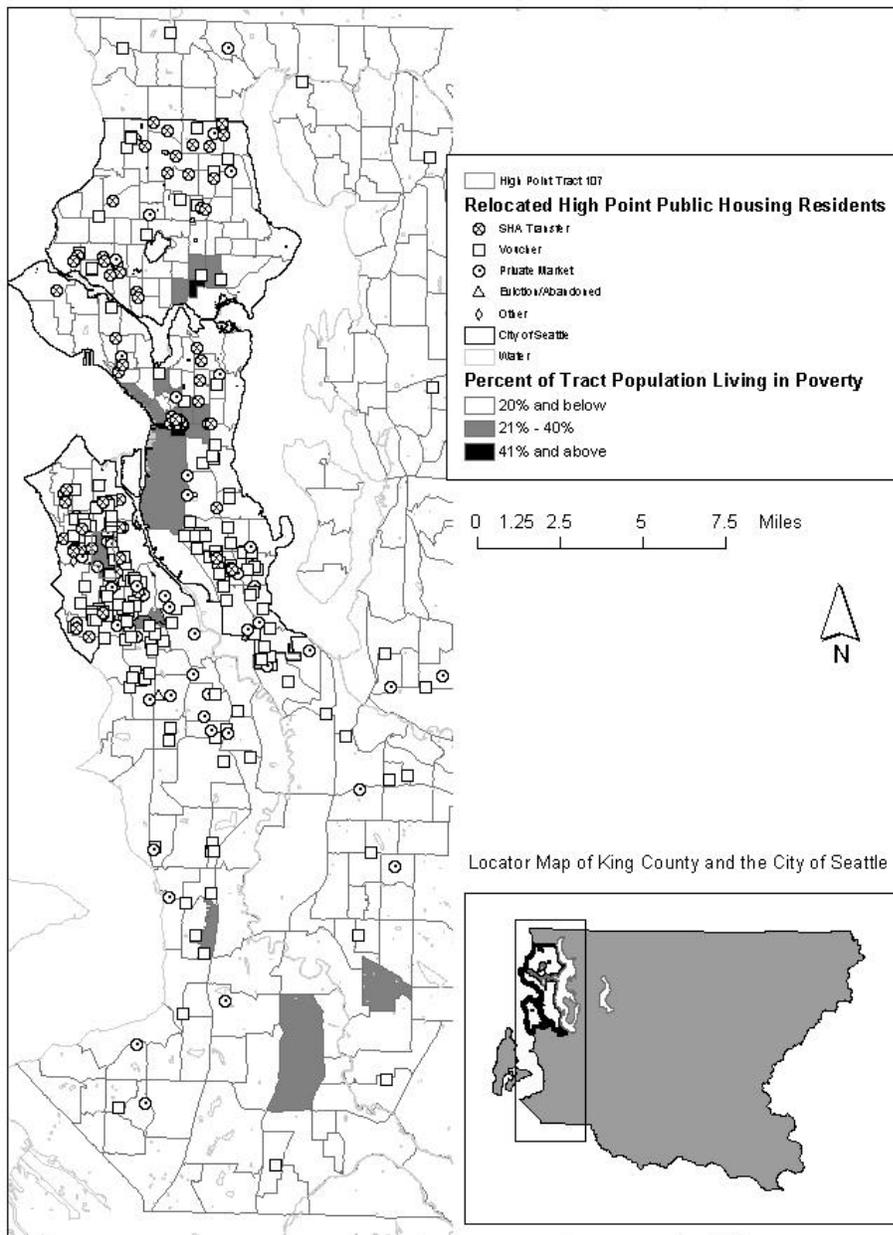
²⁸ Future research plans include in-depth academic papers that explore the role of place attachment in the decision residents made to stay or leave High Point as well as the relationship between the diversity of social ties as sources of information about the move and the economic and racial compositions of their new neighborhoods as well as the distance of their move from High Point.

Table 12: Neighborhood Poverty Rate, Racial Composition, and Distance from HOPE VI Site by Housing Type—High Point and National ^a

Neighborhood Measure	Source	Private Market^h	HCV	Public Housing^b			
Live more than one mile from original development	High Point ^c	89 %	90 %	86 %			
	Buron et al. 2002	74 %	48 %	64 %			
Distribution of current neighborhood poverty rates^e							
20 percent or lower poverty	High Point	87 %	75 %	80 %			
	Buron et al. 2002	41 %	39 %	37 %			
21-30 percent poverty	High Point	3 %	<1 %	0 %			
	Buron et al. 2002	22 %	23 %	23 %			
31-40 percent poverty	High Point	10 %	15 %	15 %			
	Buron et al. 2002	27 %	29 %	21 %			
Higher than 40 percent poverty	High Point	0 %	9 %	9 %			
	Buron et al. 2002	10 %	9 %	19 %			
Average Poverty Rate in Neighborhood		Original Nhd	Current Nhd	Original Nhd	Current Nhd	Original Nhd	Current Nhd
	High Point	39 %	14 %	39 %	14 %	39 %	18 %
	Kingsley et al 2003	--	--	61 %	27 %	--	--
	Buron et al. 2002	48 %	26 %	43 %	26 %	45 %	31 %
Racial composition							
Percent Minority Residents in Neighborhood	High Point ^g	70 %	45 %	70 %	49 %	70 %	41 %
	Kingsley et al 2003	--	--	88 %	68 %	--	--
Percent Black & Hispanic Residents in Neighborhood	Buron et al. 2002	71 %	59 %	75 %	65 %	75 %	65 %

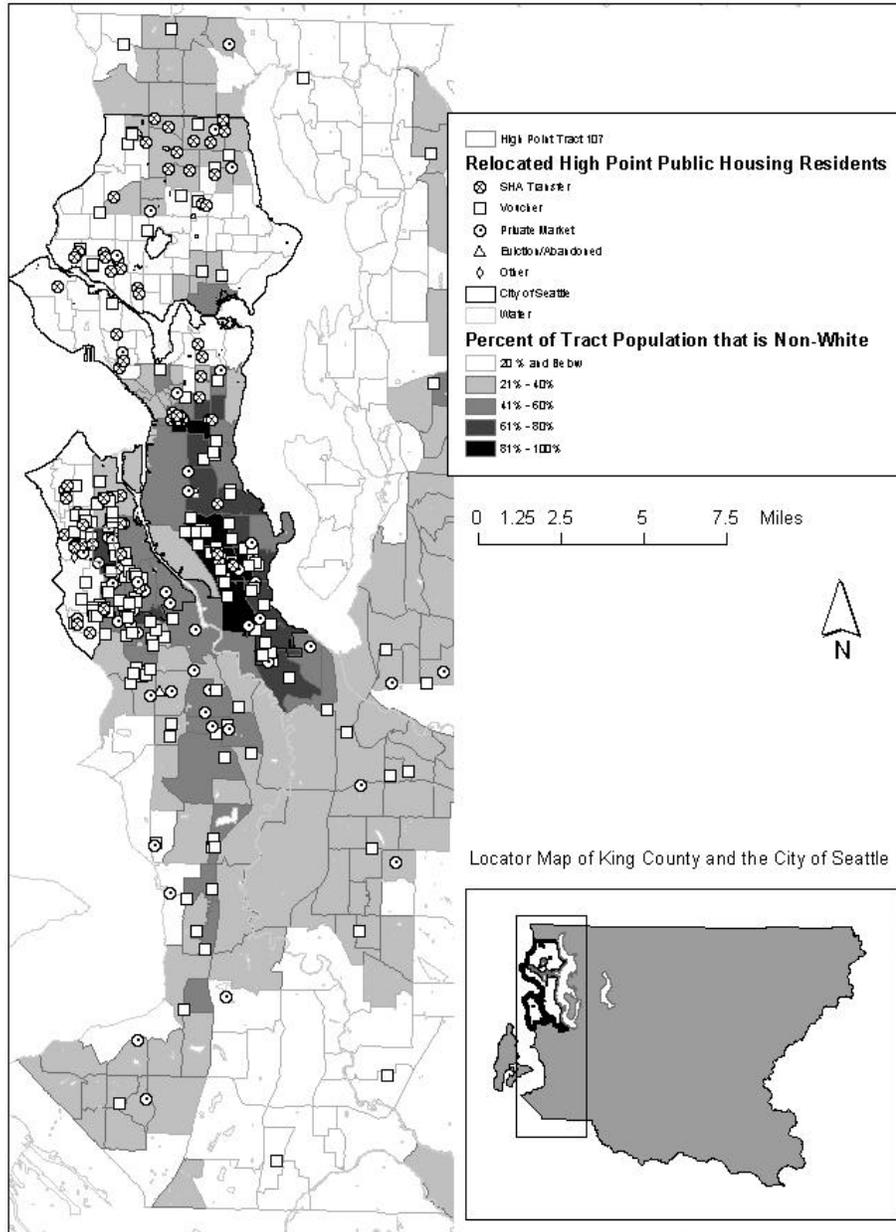
^a National data come from a resident tracking study of eight HOPE VI sites (Buron et al. 2002) and Kingsley et al. (2003). ^b Public housing numbers do not include High Point or HOPE VI sites (national study), only High Point residents who have relocated to other public housing, and national residents who did not return to their original site after redevelopment. ^c HOPE VI for High Point Interim Report. ^d Both High Point and National data come from 1990 Census tracts. ^e High Point data from 2000 Census tracts; National from 1990 Census tracts. ^f Data from 1990 Census tracts. Black and Hispanic are the two largest racial minorities in the study site area. ^g Original neighborhood data from 1990 Census blockgroups; current neighborhood data from 2000 Census by blockgroup. Calculated as the percent non single racial category listed as white. ^h Includes rental and homeownership.

Map 1: Relocated High Point Public Housing Residents and Census Tract Poverty



Source: U.S. Census Bureau 2000, SHA administrative records, and project tracking records. From the sample of 437 relocated households 364 are displayed. Of those not displayed, for 27 we do not have address information, 5 are deceased, 34 moved out of King County (25 out of state), 7 did not geocode. Points do overlap.

Map 2: Relocated High Point Public Housing Residents and Census Tract Race



Source: U.S. Census Bureau 2000, SHA administrative records, and project tracking records. From the sample of 437 relocated households 364 are displayed. Of those not displayed, for 27 we do not have address information, 5 are deceased, 34 moved out of King County (25 out of state), 7 did not geocode. Points do overlap.

How did Relocated Residents Experience their Moves?

To begin to explore why former High Point residents made the choices they did and to assess how they are doing since the move, we asked focus group participants about their experience of moving from High Point to a new home and, in some cases, to a new community. We wanted to understand the factors that led to High Point relocatees' satisfaction or discontent with both the relocation process and the place they currently live, including: their rationale for moving, the moving process itself, the role of friends and community in their move, and the importance of health care, public services, and facilities.

The following is a summary of the perspectives that focus group participants raised; we use quotes to illustrate their perspectives. We identify differences in the responses of the HCV and Scattered-Site residents when relevant. Likewise, we identify Cambodian relocatees' responses when they differ from those of other relocatees. We do not separately identify responses of the Vietnamese relocatees, because the Vietnamese focus group consisted of only two residents, it was a very brief discussion, and their comments were not very different from comments made by other former High Point residents.

Reasons for Moving

Focus group participants told us that the main reason they moved was that they were told they had to move due to the HOPE VI redevelopment of High Point. Some relocatees saw the redevelopment process as an opportunity for their families—especially their children—to move away from High Point. The most common reasons for wanting to move were the drugs and violence that occurred in the High Point community. Secondary reasons for wanting to move were the rodents and the generally run-down condition of the housing. Focus group participants also spoke about the social stigma of living in public housing, and while they were happy to leave this behind, it did not seem to be a reason to move per se.

Told to Move

Most of the relocatees with whom we spoke did not feel they had a choice about moving. They felt that they were simply told that they had to move because their house was being demolished as part of the HOPE VI project: "Because they were going to do the whole HOPE – and they told me I had to move." Or as one Cambodian resident said, "They [SHA]

told me that they need destroy the house, they destroy the house and I must move out and find another house.”

Some focus group participants did not appear to understand that they had the choice to stay on site during the redevelopment:

I don't know that they gave us the option to move from one unit to another to stay in HP... Nobody mentioned that to me.

Drug Activity, Violence and a Poor Environment for Youth

Concerns about drugs and violence and their effects on their children were paramount for many relocatees:

Before I switch to another apartment – always I complain, lots of drug people coming over there. And my door, it's close to my door. All night I hear fighting..... For two years we are scared to open door or to do anything.

... one thing I didn't like about High Point was the gunshots. You'd hear them late at night... And it scared me, and I wanted to get out of there.

And my kids, they're just kids. They have the fighting and the danger, the violence. It was tough on them.

Cambodian relocatees consistently voiced concerns about drugs and violence, and their effects on the children:

Our children are getting older and we didn't want them to get involved in fighting; we want to separate them to a quiet place.

... that's why after getting off from buses, there were fighting, stabbing. Sometimes we saw someone lay dead near the house. Because I have small children, I am scared to let them go out.

Rodents and other Physical Problems with Housing

Residents also experienced a number of physical problems while living at High Point, including mold that aggravated at least one person's asthma, rodents that bothered many people, and generally poor housing

maintenance. Several women said that they and their children were embarrassed to invite friends to their High Point home.

And the one thing I didn't like about High Point were the rodents. My apartment was infested with them and when I would call the manager it was no big deal. The one lady told me that she had them too and her kids played with them.

But I was sort of embarrassed to have a lot of company over because of the way, I think, the way that my house was set up [at High Point], and the rodents and stuff. I couldn't have a lot of company over. Yeah. I couldn't socialize at all.

Opportunity for Family

While there were negative aspects about living in public housing that residents were happy to leave behind, many also felt that moving presented a positive opportunity for them to improve their lives and the lives of their children:

I felt like this might have been an opportunity for me to get outside of a low-income community. Although I would still be low income, the environment would be different as far as your mentality, as far as what you want to do...

I was here [at High Point] for 11 years. And I was at that point where all my friends had bought houses, they had good jobs and stuff. And I caught myself looking back, going, wait—I'm the only one that's not doing anything... I needed more. I was like, ok, this will be a positive way—cause that was the opportunity to get out...

Stigma of public housing

Although the adults who lived in public housing did not feel that the poor reputation of public housing was always justified, that reputation still affected them:

There's the stigma of living in the projects. And everywhere they went they had to face that. Schools, churches, everywhere. [a mother speaking about her children]

The stigma of it. Everybody has the rep[utation] of being in the projects. If you're in the projects, you're ghetto. So people tend to live that out

Selecting the Type of New Housing

Residents had the option of identifying the type of housing to which they would move (HVC or Scattered-Site) and their preferred location. The following summarizes the reasons residents selected an HCV or Scattered-Site housing.

Choosing A Housing Choice Voucher

Residents who selected HCVs were drawn to the increased housing options it provided:

You get a wider choice of where you want to go. Because lots of places love taking Section 8 [a.k.a. HCV] because they know that every month – basically they are going to get the rent paid.

Because you can choose wherever you want to live. You can even move anywhere in the United States.

Choosing Scattered Sites

Residents who chose Scattered Sites were desirous of continuing to live in public housing. They perceived public housing as protecting them from landlords and some of the responsibilities of independent housing (e.g., paying for utilities).

I looked at both options and thought about it... and I think scattered site's better because it's still maintained by Housing so you need something fixed you call them up. Section 8's a whole 'nother game and that seemed too different, too vague and I didn't like the idea of that.

But with the Section 8 it was so much problems. You've got to find time to look, find all this deposits, call all these agencies. I ain't got time for that.

But it's a lot for Section 8. You've got to pay your own deposit. Welfare don't help you no more with all that. They cut funds for all that kind of stuff.

I also don't like Section 8 because I heard that if the homeowner decides to sell it they can sell it right out from under you. You're back where you started from trying to find a place.

The Relocation Process: Finding a New Home and Moving

The process of finding a new home and moving was stressful for many of the focus group participants. Many had lived at High Point for a long time and were unfamiliar with the process of finding private market housing. Others had jobs, children, and various personal and family stresses to cope with at the same time that they were looking for new housing. Not having a car and not having adequate savings for credit checks were additional obstacles for many residents. Similar stresses have been described by HOPE VI relocatees in other cities throughout the U.S. (Smith 2002)

The stress of relocating was compounded by feeling rushed. Although SHA held meetings beginning a year and a half prior to the start of relocations, residents perceived the actual time frame for moving to be short, given the various constraints they faced. To complicate matters, some residents did not understand the rules and responsibilities of the different housing types (HCVP and Scattered Site).

Information about Housing Programs/Options

A number of people described ways in which SHA or organizations working with SHA had helped them:

Yeah, someone from Neighborhood House drove me around.
[resident's experience while looking for housing]

Because I couldn't find a house, the state helped to find one for me. [Cambodian resident]

However, residents also had negative comments related to their confusion about funds available for securing a new home (e.g., credit checks and deposits), the actual cost of new housing (e.g., water, garbage and electric bills), and "lying" about timelines for relocation and options for moving back to High Point after the reconstruction. The information residents reported getting from Seattle Housing Authority (SHA) was

inconsistent and possibly not complete.²⁹ In any case, the HCV process was confusing to many residents:

We knew we were being relocated and – but we didn't know what areas they were going to go for first. And they kept changing the rules a lot. And they'd say one thing and then a month later it'd be a different thing. And that kind of unsurity, nobody needs when they're raising kids.

I worked with [SHA staff person] a bit I would call her and ask her questions about funds, or how they did. Usually when I talked with her she would always have to ask someone and get back to me. That made it difficult.

I think our own personal advocate would have been really great... that could help you, see how you were doing... But basically they just threw it in our laps and was like, go get it.

Similar confusion has been experienced by HOPE VI relocatees in other cities, where some focus group participants reported using a service of which others said they were unaware (Smith 2002).

Finding Housing

Difficulties Securing a New Home

Focus group participants were all able to find housing in 2-3 months, and some of these relocatees are already looking for a different place to live. However, the experience was stressful for many of them because they did not feel they had enough choices or time:

I couldn't really find what I wanted... I only had 90 days to find a place, and that's why I just kind of—the first place that I saw, I took.

We just had to rush out of there and find a place real quick. So that's why I had to find just anything...

²⁹ An SHA-conducted survey of relocated residents indicated that most of the respondents were satisfied with the service they received. Less than a quarter of relocated residents responded, and these were likely English speakers, whereas the focus groups also included Vietnamese and Cambodian speakers. Moreover, the opinions expressed in the focus groups are similar in quality to concerns raised in SHA's survey.

These sentiments were echoed by HOPE VI relocatees in other cities, who also described the housing search process as a “battle against the clock,” and said they felt pressured to take the first minimally acceptable place they were offered (Smith 2002).

Residents experienced obstacles that were specific to the HCV program or to Scattered-Site housing. For example, residents searching for HCV program housing felt that they faced discrimination from landlords who were hesitant to accept HCVs:

But some places they frown on Section 8. They've had bad experiences. There's a lot of places that wouldn't take me.... They've had bad experiences in the past from tenants and people sneaking people in and stuff like that.

That's the problem - is getting people to take Section 8. Because there's a lot of houses out there that seem to be for rent, but a lot of people are not familiar with the Section 8 program, and so sometimes, you know—I've had a couple people tell me that they've heard too many horror stories about people on Section 8.

Similar difficulties have been expressed by HOPE VI relocatees using HCVs in other parts of the country. Focus groups in four cities found that many relocatees had difficulty finding landlords willing to accept a HCV within the time frame allowed. Similar to High Point residents, these relocatees “felt pressures outside their control had more of an impact on where they settled than a rational decision-making process.” (Smith 2002) A baseline study of residents in five HOPE VI sites nationwide also found similar apprehensions about vouchers (Popkin et al. 2002).

Residents looking for Scattered-Site housing said that they had a limited number of options presented to them (two or three), and if they didn't take one of those options they might not get anything:

And taking the Scattered Site, they told me that I had to take what they had, or that I would be kicked out of housing. And that really upset me too.

Then I said, 'Well, what else do we have left?' She said, 'Well you got one spot left, and if you don't take this, you're going to have to move out on your own and get what you get by yourself.' That's why I became so worried.

Search Methods and Assistance

Residents used many traditional sources of information to find housing including newspapers, bulletin boards, fliers and on-line advertisements. Scattered Site housing options were presented to residents by SHA staff. HCV participants found the experience was easiest when the HOPE VI staff found the housing for them, or when friends or family found housing or made connections for them:

... it was a blessing because a friend of mine who lives in the complex, there was a vacancy, and she told me about it during the same time the letter came and all that. And she talked to the landlord for me, and that's how I got in there.

People were saying no, no, no. So I was stressed out. And then so my friend told me about [an apartment complex]. Yep, I probably would have been in a shelter or something.

Cambodian speakers seemed to have received more direct assistance locating HCVP housing than did the English-speaking residents. They did not have a lot of complaints about the process:

The public housing helped us out dealing with Section 8 so that we can move out.

The public housing helped to find out Section 8 houses for us. [general agreement among focus group participants]

Insufficient Time to Move

Some focus group participants also felt they were not given enough time to make the move. Several spoke about only having a few days to move a household that had been established for a number of years. High Point residents did not differ in this respect from HOPE VI relocatees in other cities, who also expressed a desire for additional assistance with the actual moving process (Smith 2002):

Once I got a house, once it was settled on which house, I had to move quickly. And I took a week off from work and it took me all week and both weekends to get me moved in there.

They gave me a five-day—ten-day—five-day notice to move. And I had to pay, or either take a cash buyout and not be able to come back. So I had to pay the—and then they said

they would have the moving company, but the time limit when it was done was—they just forced me—it was quick.

Choosing a Neighborhood

The focus group participants talked about a number of considerations that were important in choosing where to live. As we saw with the panel study interviews, residents tended to want to minimize changes in their families' lives. Others wanted to be near social ties such as family or their ethnic community. Here we describe the reasons that most residents wanted to stay in the West Seattle area, as well as the reasons that some residents wanted to move to other parts of Seattle. In a number of cases, residents moved quite reluctantly and said that they only agreed to move because they were told that they could return after the redevelopment was completed.

Because of the pressure they felt to find new housing quickly, some residents felt that they could not make the best choices and had to take the first unit that seemed minimally acceptable and for which they were accepted (in the case of those with HCVs). As a result, a number of the focus group participants are unhappy with their choices and are looking to move again. It is probably not unusual that relocatees are unhappy with their first moves. At a neighboring HOPE VI sites, over half of relocatees moved more than once (Kleit et al. 2003), as did the residents of HOPE VI sites nationally (Burton et al. 2002).

Choosing a Location

Most residents wanted to stay near High Point—usually in West Seattle. They wanted their kids to be able to stay in the same schools, they liked the services in the area, and it was their home. In this way, the attitudes of the focus group participants reflect those of residents who participated in the panel study, the majority of whom agreed that staying near their children's current school or childcare, minimizing changes in their families' lives, staying in West Seattle, and staying in public housing were important to them:

That's why I tried not to go too far from West Seattle, because everything was here, everything I needed, as far as stores, and everything was very convenient around me, so I didn't want to go too far from where I originally was.

I chose to stay in West Seattle because it's close to my job and my kids go to school here. I didn't want anything to change for them [agreement from other women].

For the Cambodian community, staying in West Seattle was very important for easy access to Cambodian stores and, most importantly, because that was where their families lived. Thus, Cambodian-speaking residents expressed attitudes similar to Vietnamese speakers in the panel study, who were more likely to say that being near High Point neighbors and family, living someplace familiar, and living near speakers of their native language was important to them:

I don't want to live far away from the community that we used to know one another. In particular, since we're religious people and we helped one another... and if we live far away there is no helping each other... it's very remote... it's difficult for us.

I didn't want to move out far away because my mom is living here. My mom and my children are around here.

Those who wanted to move further away often had experienced problems with drugs or violence at High Point or had their roots (e.g., family and friends) in another part of the city. Again, focus group participants were similar to those interviewed in the panel study (Buron et al. 2002), only a minority of whom felt that making changes in their housing situation and getting away from their public housing community were important to them. High Point relocatees commented:

I took Scattered Site. They found it for me. I didn't care where it was but I'm glad it was [Seattle neighborhood], because it saved my life. And it's better for my kids. I keep my kids up and out of here. [former drug addict]

I'm in the Central District, which I've lived there before.... My children wanted to be there anyway because my son plays sports over there, and their other grandmother stays there in that area.

Wanting to Return to High Point

As reflected in the panel study (Buron et al. 2002), many relocatees wanted to remain in SHA housing and had strong ties to West Seattle and High Point. This may be why many focus group participants saw the move away from High Point as temporary and planned to return when the redevelopment is completed:

It's a nice three-bed home. I have two kids. We're doing real good. We're having fun. But I look forward to coming back.

If they wouldn't allow me to come back in this location, I would not move out. But I heard that you could go but you could come back when they finish reconstruction.
[Cambodian resident]

Like residents interviewed in the panel study, over half of whom said they were concerned that they would not be able to return to High Point, some focus group participants expressed the same concern:

...because I'm thinking they're not going to have enough housing to come back... they were going to have more housing than they started out with. But, no, that's bull... I don't think they're going to have enough to house everybody in phase two—that's my opinion.

This sort of distrust and concern about being able to return post-redevelopment is not unusual among relocatees and has been seen in studies of other HOPE VI sites (Popkin et al. 2002).

Desirable Community Services/ Facilities

The major factors in choosing a new neighborhood or home have been discussed—staying close to West Seattle, remaining close to family and friends, keeping children in the same schools, avoiding a dangerous or violent neighborhood. In addition to those factors, former residents consistently raised having good public transportation as an important criterion for choosing any housing location. Being near a bus stop was also important to more residents in the panel study than any other service:

One important thing for me... being on a bus line.... [other women agreed]

Other desirable community services/facilities included: a nice park, a play area for kids, a YMCA, a convenience store, being close to markets (Khmer stores for the Cambodians), and a library for the kids. For older people, in particular, it was important to have a health care clinic and a hospital close by. In the panel study, being near medical services was the second most important service consideration in selecting a neighborhood.

Access to Healthcare

Although the High Point medical and dental clinics were often used by residents' children and sometimes by residents themselves,

healthcare did not appear to be a significant factor in residents' satisfaction with High Point or their new community.

Some residents had complaints about the staff turnover in the High Point clinic, or the students who did their dental work, but most residents liked the services there and some continued to go to the clinics after they moved:

The clinic is good. The people who work over there is my friend. All of them is very nice." [referring to High Point clinic]

Yeah, we still come back to High Point [for medical/dental].

However, the factor determining where people got healthcare seemed to be their source of coverage. If residents had insurance, then they went to a provider that took that insurance. If residents were on Medicaid, then they were more likely to use Swedish or Providence Medical Centers for their healthcare needs.

No, because I was already working full time, and I used my own medical through my job, my employer. [resident not using High Point medical or dental]

Because my kids have medical coupons, we go to a ... in West Seattle. We used to live there, so we just continued on....

Overall, residents did not report problems with gaining access to health care for themselves or their families. Proximity to the High Point medical and dental health clinics did not appear to be an important factor in most residents' satisfaction with their new location. However, Cambodian residents consistently reported using the High Point clinics, and older Cambodians wanted to be close to the High Point clinics and hospitals:

For me I have my regular doctor who takes care of me for life [resident speaking about the High Point medical clinic]

Yes, even though I moved out... I must come here the same as before. [resident speaking of coming to the High Point medical clinic]

If we're severely ill... then they'll send us to the big hospital.
[referring to Providence and Harborview hospitals]

Services and Facilities in the New Neighborhoods

Some people were very happy with their new neighborhood and the services it offered. Frequently those people had significant personal difficulty with drugs or violence at High Point, or they were from another neighborhood in the City that was really their home (e.g., grew up in the Central District, and all their family still lives there):

We live in [Seattle neighborhood]. Have a QFC in the front. A bank in the front. A lot of commerce in the neighborhood. We have a downtown near.

Oh, we got so much out there in We also got the parks. The lakes. We got [Seattle neighborhood]. I'm five block from the zoo. Gas Work Park. The stores. I can walk now. I exercise, eat healthier now. My life is so much better. [former drug addict]

All my friends and family were over there, so I didn't really bond with anybody in High Point. And so it's a plus now, like I said, being in the [Seattle neighborhood]. Now my church is over there, and my friends, and my family.

When people look back on their experience at High Point, many of them miss the security of living in a public housing community and the support services that were provided there. Those using HCVs were unprepared for the cost of some of the services provided free at High Point:

I miss High Point. I felt more secure being here [at High Point] than I do out, where you have a landlord [agreement from the group]. Instead of having to deal with the landlord, I had housing. And I felt secure with that.

Like Puget Sound, the water bill over there is just crazy. I mean it's ridiculous and I really didn't—I wasn't used to paying a water bill, really. Being over in High Point I didn't pay it.

These financial problems for relocated voucher users are not unique to High Point relocatees. A nationwide sample of eight HOPE VI

redevelopments found that financial difficulties are common among relocatees, with 59 percent of voucher users reporting that they had difficulty paying rent or utilities (Buron et al. 2002).

In a few cases, the decreased services or support made the residents feel more independent and confident:

We've got to pay gas now and my light bill is higher. You don't have the, I don't know, more assistance over – now that you left the community you don't have the assistance. But [it] just makes me more self sufficient.

Reflections on High Point and New Neighborhoods

In general, former High Point residents were nostalgic for the good friends and strong sense of community they had experienced at High Point. Perhaps these feelings were particularly poignant because most residents did not have that same sense of community in their new location. The lack of community appeared to be particularly strong for those residents who moved to Scattered Site housing.

Understandably, those residents who already had family and friends in the community to which they moved were less inclined to miss High Point. Likewise, those residents who wanted to move because of personal involvement with drugs or violence tended not to miss High Point--though some of them had also encountered drug and violence problems in their new communities.

Friends and Community in New Neighborhood

Many residents felt a lack of friends and community in their new neighborhood. This feeling was particularly strong among residents who now live in Scattered Site housing:

And my neighborhood now, the Scattered-Site neighborhood, I guess the reason I'm not as game on it as my kids is because I feel a little lonely. There was a time when I could—so many times when I could watch out of my porch and say hi to my neighbors, I knew them all and it was nice. It was really nice. It was home and family. And we stuck together. (Scattered-Site resident)

...because during the day it was safer [at High Point]. They could go outside and feel comfortable. But where I'm at now... they can't really go outside... I want them to feel safer.... (HCVP recipient speaking about her children)

I'm happy where I'm at now, except there's no community, because I live right on a busy street... I can't get to know anyone around me, and my kids don't either. And so I'm looking to move again. (HCV recipient)

Those people don't understand me and where I come from. The people that I live around down there are lawyers, doctors, police officers, things like that. They don't understand anything about where I come from... They know you're in housing. They seem to know when you're moving in. It's kind of like you're wearing a sign, 'housing here'. (Scattered-Site resident)

This lack of social connection with neighbors is not unique to High Point relocatees. A study of eight other HOPE VI redevelopments also found that relocated residents had fairly low levels of social interaction with neighbors, particularly among those using vouchers or in unsubsidized housing (Buron et al. 2002). A similar pattern of low interaction exists for those relocated from two sites locally (Kleit et al. 2003).

Friends and Community at High Point

After residents moved, they were still aware of problems within the High Point community, but they also perceived its strengths and missed their friends:

... it was the drugs and violence—and it was just time to go. But at the same time I feel no matter where you go—it doesn't have to be a low-income community—you're going to find that wherever you go. And I've come to conclude that between the two...I was more comfortable, only because I knew the people. My neighbors were close. All our kids grew up together. I don't have the security that I had before... And that's the thing that I miss about High Point.

So I took the two kids and went to the shelter. And they sent me—they said High Point and I'm like I don't want to go to no drug neighborhood... I didn't want to come here [to High Point], but once I was here, after about 90 days I fell in love with this place. My kids was always watched. Everybody seemed to be focused on helping everybody else out, because we all was struggling. Everybody—the different nationalities didn't know how to communicate, but we had one thing in

common. Everybody just seemed to watch out for everybody and respect everybody's area and stuff like that.

Because my kids were all raised here and they have so many friends, I mean, of all color. And that was a beautiful thing to see that they were able to interact with not just black people but every, you know, the rainbow.

I miss a lot of the good people and I miss—we have the best cooks in High Point. You could walk around the neighborhood and smell a different meal and it's coming out of everybody's house and there ain't nothing like that anywhere in the world. [agreement from the group]

Yes if we know a lot of people, it has much benefit. For example if we make something... we can get together, then we'll be much happier. It'll reduce stress...Even though we're stressful, when we meet two or three people and chitchat we'll be happy.

Conclusion

The relocation process was not a pleasant experience for most of the residents who participated in the focus groups. Nevertheless, the difficulties they expressed are reflected in studies of other HOPE VI sites across the nation, and it is unclear whether SHA could have done much to improve the inherently stressful experience of relocating. Few former residents fully understood the relocation rules for the HCVP or Scattered-Site housing, and many were unprepared for the new financial responsibilities associated with these types of housing. Cambodian families seemed to get more assistance with relocation, and to be more satisfied with their experience than the English-speaking groups. Relocation and moving seemed to work most smoothly for residents who had staff, family or friends who provided significant assistance in finding a new home.

Although relocated residents were happy to get away from negative aspects of High Point such as drugs, violence, and the stigma of the projects, many missed the strong sense of community and belonging they enjoyed at High Point. Good public transportation appeared to be the most important public service or facility for residents. Other services and facilities such as groceries were desired, but not of central importance to the decision about where to relocate.

Moving away from High Point also caused residents to appreciate the services that High Point had provided, such as free garbage collection and utilities. A couple of residents commented that getting away from public housing made them more independent, and that was good. Relocatees who had had personal involvement with drugs or violence at High Point, or who had a strong community in another part of the city, were often pleased to move from High Point and will probably not return. For many, however, the strong sense of community at High Point made them look forward to returning. As one woman said, "I look forward to coming back." Nevertheless, uncertainty about the prospects for returning and a certain level of distrust of the information SHA is providing led one resident to say, "I don't think they're going to have enough to house everybody in phase two—that's my opinion."

V. Conclusion

HOPE VI is transforming public housing around the corner and across the nation. As residents relocate and redevelopment gets underway, it is important to lay the groundwork for understanding the program's impacts on families. This report is the second in a series of three about the High Point HOPE VI redevelopment and is meant to be a baseline for post-redevelopment outcome evaluation.

Panel Study

High Point's diversity is unique among HOPE VI sites nationally, providing an opportunity to examine how ethnicity and language affect the outcomes of relocation and redevelopment in the HOPE VI program. This evaluation therefore compares the experiences of residents in different linguistic and ethnic groups. Since not every language is represented equally at High Point, the sample of 200 High Point residents represents the two largest language groups who lived at High Point prior to redevelopment: English speakers and Vietnamese speakers.

Ethnicity and language are not the only factors that influence relocation outcomes. In this report, we describe some of the differences that may influence later outcomes. Since family background may influence achievement, it is important to note differences in parents' education, marital status, and work status. Furthermore, it is possible that English speakers' somewhat higher level of education and higher average wages may also result in some differences in outcomes.

The choices residents make to stay on site or to move, their perceptions of their new neighborhoods, and how they interact with their neighbors may, to some extent, reflect their experiences at High Point. English and Vietnamese speakers are distinct from each other in terms of their perceptions of High Point as a place to live, how they interacted with neighbors, and in their perceptions of neighborhood problems. These differences may persist after relocation regardless of where they end up, and may be the results of pre-redevelopment characteristics.

Redevelopment may also disrupt social ties that help people in their everyday lives and help them get ahead. The social relationships of pre-redevelopment High Point residents, regardless of ethnic background, center on King County, although Vietnamese speakers tend to be more locally tied to both West Seattle and High Point. Vietnamese residents are more likely to depend on ties that live in High Point for social support. It is possible that after redevelopment, Vietnamese residents may not depend on local ties as much. Redevelopment may

bring a broader array of social ties to both groups of residents. Alternatively, residents may maintain their pre-redevelopment ties whether they stay on site or move away.

How are Relocated Residents Doing?

To begin to explore why former High Point residents made the choices they did and to assess how they were doing since the move, we asked focus group participants about their experience of moving from High Point to a new location.

Some residents saw the redevelopment process as an opportunity for their families, especially their children, to move away from High Point, the stigma of public housing, and drugs and violence they witnessed there. Most residents wanted to stay near High Point, usually in West Seattle, but others saw the move an opportunity to be closer to social ties in other parts of the region. A number of residents saw the move away from High Point as temporary and planned to return when the redevelopment is completed.

Few former residents completely understood the relocation rules for the HCVP or Scattered-Site housing, or the financial responsibilities of HCV housing. Relocates reported receiving inconsistent and possibly incomplete information from Seattle Housing Authority. Relocates were all able to find housing in 2-3 months, but the experience was stressful for many of them. Many relocates felt that they did not have enough choices or time, even though SHA had been informing and counseling residents for a year and a half prior to relocation. It is unclear whether SHA could have done more to reduced the confusion and stress about relocation. Moreover, HOPE VI relocates in other cities have also experienced this type of confusion (Smith 2002).

Although High Point residents were happy to get away from negative aspects of the development such as drugs, violence, and the stigma of the projects, many missed the strong sense of community and belonging they enjoyed at High Point. Moving away from High Point also caused residents to appreciate the services that High Point had provided, such as free garbage collection and utilities.

Preliminary Relocation Assessment

At High Point, HOPE VI redevelopment meant that residents had to decide whether to move off site or to another unit on site during redevelopment. In deciding where to move, most Vietnamese- and English-speaking residents agreed that stability in their families' living situation was important. Vietnamese speakers were more likely to agree

that neighborhood quality considerations—such as safety, and living in a good neighborhood with good schools—were important in making the decision whether to move. While Vietnamese residents wanted neighborhoods where others spoke their languages, more English speakers sought racial diversity.

In the end, most residents ended up moving into the South Seattle and South King County, which tend to be more racially diverse and less expensive areas. Of the 437 residents who moved, half of them used an HCV, a higher proportion than for HOPE VI sites across the nation (Buron et al. 2002; Kingsley et al. 2003). Nearly one in five relocatees moved to some sort of non-HUD-assisted housing. Another quarter move to other public housing while 6 percent had been evicted or had abandoned their units. Future analyses will seek to understand how the relocation process influenced the choices residents made and where they eventually ended up in living. Additionally, although SHA held numerous meetings over the year and a half prior to relocation, including individual and group meetings, how much choice did residents really think they had? Is there a relationship between the people they know and the choices they made?

This preliminary assessment of relocation points to some issues that SHA should seek to address. First, SHA should attempt continue to keep in touch with relocated High Point residents. Among those who participated in the focus groups, many saw the move away from High Point as temporary and planned to return when the redevelopment is completed. This desire likely reflects residents' generally positive feelings about High Point, SHA, and the other HOPE VI site with which they are familiar—award-winning New Holly. Residents who participated in the interviews and the focus groups expressed concerns that a move away from High Point would be permanent.

Second, focus group results suggest that few former residents entirely understood the relocation rules for HCVs or Scattered-Site housing, and residents gave different accounts of the information they received from SHA, despite SHA's attempts to communicate clearly and consistently. Many residents were not prepared for the financial responsibilities of HCVP housing, and felt that they have not received adequate support (in terms of both money and information) in making the transition to market housing. Again, these sentiments are reflected at other HOPE VI sites (Smith 2002). Furthermore, services that they received for free at High Point, such as utilities, have become a financial burden on many residents in their new homes. Utility prices have risen nationally, and relocated residents from other HOPE VI sites locally and around the nation also have had problems paying utilities (Kleit et al. 2003; Buron et al. 2002). Making sure utility allowances for relocated

residents are adequate and calculated appropriately is important for all relocated residents.

Third, communicating with relocated residents during redevelopment in their native languages is imperative. Working with the University of Washington, SHA does attempt to contact each resident by mail at least annually. They have also undertaken satisfaction surveys and exit interviews. The remoteness of those who have moved, however, makes keeping in contact a challenge, especially if their native language is not English. SHA should work to find effective ways to communicate with relocated residents who may wish to return to High Point and with residents who are having difficulties adapting to their new locations.

Finally, although residents were able to find housing in 2-3 months, the experience was stressful for many of them because they did not feel they had enough choices or time, although SHA did undertake an 18-month education process prior to relocation. The issues of relocation, however, are not over. At other sites locally, most residents moved multiple times after leaving (Kleit et al. 2003)—this will likely happen at High Point as well. SHA can be of use to residents in making these continual transitions.

Appendix A: Statistical Appendix

Chart 8: Activities with Neighbors

	Percent of		n		t	df	p
	Vietnamese	English	Vietnamese	English			
Let neighbor use phone	1 %	24 %	82	116	5.49	136	0.00
Loaned or borrowed from a neighbor	1 %	20 %	82	118	4.87	142	0.00
Helped neighbor in emergency	2 %	12 %	81	117	2.73	177	0.01
Helped neighbor with chores	13 %	21 %	82	118	1.45	191	0.15
Had meal/coffee with neighbor	15 %	21 %	82	118	1.20	189	0.23
Attended meeting re HP redevelopment	16 %	18 %	82	117	0.39	180	0.70
Attended resident council meeting	24 %	14 %	82	118	1.73	151	0.09
Spent more than 10 mins. talking with a neighbor	30 %	60 %	82	118	4.35	181	0.00
Greeted neighbor in street	47 %	62 %	81	118	2.09	169	0.04
Watched a neighbor's children	51 %	19 %	82	118	4.77	147	0.00

Chart 10: Cohesiveness—People around here...

	Percent of		n		t	df	p
	Vietnamese	English	Vietnamese	English			
Share the same values	49 %	43 %	74	118	0.73	154	0.47
Generally get along	84 %	62 %	82	118	3.68	197	0.00
Can be trusted	54 %	33 %	81	118	3.01	165	0.00
Are willing to help their neighbors	88 %	62 %	80	116	4.34	194	0.00
Are close	81 %	40 %	80	118	6.57	191	0.00

Charts 11a-d: Problems at High Point

Problem	Percent of		n		t	df	p
	Vietnamese	English	Vietnamese	English			
police not coming	22 %	57 %	74	111	5.21	174	0.00
shootings and violence	36 %	73 %	70	112	5.25	138	0.00
people selling drugs	65 %	92 %	49	111	3.62	62	0.00
sexual assault	20 %	45 %	61	94	3.44	146	0.00
gangs	49 %	74 %	65	108	3.29	121	0.00
people using drugs	65 %	92 %	49	111	3.14	63	0.00
graffiti	32 %	52 %	76	111	2.88	168	0.00
number of teenage mothers	43 %	68 %	49	85	2.90	95	0.00
lack of childcare	45 %	68 %	58	96	2.81	114	0.01
lack of restaurants/ grocery stores	45 %	63 %	74	115	2.57	152	0.01
groups of people hanging out	62 %	79 %	63	116	2.41	109	0.02
attacks or robbery	55 %	72 %	73	103	2.32	145	0.02
trash	62 %	77 %	82	117	2.21	158	0.03
lack of children's programs	41 %	54 %	75	106	1.66	161	0.10
cars parked inappropriately	55 %	64 %	81	115	1.30	166	0.19
quality of schools	28 %	36 %	74	103	1.06	163	0.29
lack of senior services	56 %	61 %	62	80	0.57	130	0.57

Problem	Percent of		n		t	df	p
	Vietnamese	English	Vietnamese	English			
unemployment	74 %	76 %	53	102	0.39	101	0.70
lack of transportation	36 %	38 %	78	113	0.30	167	0.76
lack of medical care	24 %	25 %	78	109	0.06	166	0.95

Chart 15a: Job Search Activities—Most Recent Search

Activity	Percent of		n		t	df	p
	Vietnamese	English	Vietnamese	English			
Talk to neighbors	16 %	40 %	42	55	2.63	74	0.01
Talk to friends	47 %	79 %	42	55	3.35	944	0.00
Talk to co-workers	27 %	69 %	42	55	4.43	864	0.00
Talk to family	33 %	57 %	42	55	2.44	86	0.02
Talk to state, temporary, or private employment agency	38 %	45 %	42	56	0.76	87	0.45
Look at ads in the newspaper	64 %	69 %	42	56	0.49	90	0.62
Respond to sign in the window	25 %	31 %	42	56	0.64	85	0.52
Walk in and apply	61 %	64 %	42	56	0.36	89	0.72
Send a resume					0.42	87	0.68
Ask the Job Connection or Welfare	36 %	50 %	42	56	1.41	86	0.16
Something else	16 %	15 %	40	51	0.09	84	0.93

Chart 15b: Job Search Activities—New Search

Activity	Percent of		n		t	df	p
	Vietnamese	English	Vietnamese	English			
Talk to neighbors	37 %	35 %	71	108	2.63	74	0.01
Talk to friends	75 %	64 %	71	108	3.35	944	0.00
Talk to co-workers	59 %	51 %	70	108	4.43	864	0.00
Talk to family	71 %	59 %	70	108	2.44	86	0.02
Talk to state, temporary, or private employment agency	51 %	66 %	69	108	0.76	87	0.45
Look at ads in the newspaper	59 %	78 %	68	108	0.49	90	0.62
Respond to sign in the window	32 %	65 %	68	106	0.64	85	0.52
Walk in and apply	65 %	77 %	68	107	0.36	89	0.72
Send a resume	34 %	63 %	68	108	0.42	87	0.68
Ask the Job Connection or Welfare	49 %	62 %	68	105	1.41	86	0.16
Something else	11 %	27 %	64	96	0.09	84	0.93

Chart 16a: Assisted Housing Considerations

Consideration	Percent of		n		t	df	p
	Vietnamese	English	Vietnamese	English			
Get Section 8 voucher	34 %	52 %	79	112	2.46	173	0.01
Stay in public housing	94 %	78 %	82	113	3.38	185	0.00
Stay in West Seattle	87 %	72 %	82	116	2.52	195	0.01
Minimize changes in my family's life	89 %	75 %	82	115	2.66	195	0.01
Be near my HP neighbors	76 %	46 %	82	111	4.41	186	0.00
Get as far from HP as I can	16 %	21 %	82	112	0.99	185	0.32
Leave SHA housing	13 %	24 %	82	115	1.98	193	0.05
Be near my children's current school/childcare	95 %	77 %	74	100	3.53	159	0.00

Chart 16b: Service and Facility Considerations

Consideration	Percent of		n		t	df	p
	Vietnamese	English	Vietnamese	English			
Be near a bus stop	94 %	85 %	82	111	2.12	189	0.04
Be near medical care	93 %	77 %	82	116	3.26	193	0.00
Be in walking distance to groceries	83 %	75 %	82	116	1.36	188	0.17
Be near my family	86 %	68 %	66	111	2.93	186	0.00
Be close to work	91 %	66 %	66	96	4.19	158	0.00
Be near my religious community	68 %	59 %	81	106	1.19	176	0.23
Be near the welfare office	67 %	38 %	79	107	4.04	171	0.00

Chart 16c: Neighborhood Considerations

Consideration	Percent of		n		t	df	p
	Vietnamese	English	Vietnamese	English			
Live in a good neighborhood	100 %	94 %	82	117	2.72	116	0.01
Live in a safe neighborhood	99 %	96 %	82	117	1.36	187	0.17
Find best possible schools	99 %	88 %	78	98	3.07	124	0.00
Live somewhere familiar	94 %	69 %	82	115	4.95	180	0.00
Live in a racially mixed neighborhood	53 %	68 %	81	115	2.08	165	0.04
Live among speakers of my native language	79 %	45 %	82	115	5.25	191	0.00

Table 6: Job Search Help and Employment of Social Ties

Job Search Help and Employment	Percent of Ties		n		t	df	p
	Vietnamese	English	Vietnamese	English			
Source of Information about Jobs	32 %	43 %	68	93	2.10	159	0.0760
% of job information ties at High Point	9 %	10 %	68	93	0.31	159	0.7604
Has a job	62 %	67 %	75	99	1.17	172	0.2427

Table 7: Location of Social Ties of High Point Residents

Location	Percent of Ties		n		t	df	p
	Vietnamese	English	Vietnamese	English			
Live in King County	92 %	82 %	75	102	3.06	154	0.0026
Live in West Seattle	61 %	48 %	66	93	3.27	150	0.0013
Live in High Point	47 %	31 %	75	101	3.56	146	0.0005

Appendix B: Focus Group Script

Introduction and Informed Consent

Facilitator:

Hello, my name is _____. I am part of the University of Washington study team who is evaluating the benefits and problems that families have experienced as a result of moving away from High Point. In order to better understand your experience, our study team is holding seven focus groups/small group discussions with the primary child-rearing parent in families who have moved from High Point since June 2000.

During the next hour and a half, I will lead you in a discussion about topics such as why you decided to move from High Point, how you found housing outside of High Point, and what community and health services you used at High Point. This discussion is being recorded on tape, and we will have the tape transcribed so that our conversation is accurately remembered. No names will be used in our transcription, so your comments will remain anonymous.

Your participation in the focus group is completely voluntary, and you may stop participating at any time and/or refuse to answer any specific question(s). Here is a form that confirms you are voluntarily participating in this focus group. You should have received this form in the mail. If you have already read and signed the form, please give it to me now. If you have not seen this form before, please take a few minutes to read it. You will need to sign this form in order to participate in this discussion group. *(Time to read, sign and collect consent forms.)*

Introductions

Let's start by introducing ourselves. Please tell us your first name, when you moved away from High Point, and where you live now. As I said, my name is _____. *(Go around the room.)*

Questions

Why did you decide to move away from High Point? *(Probes: lack of privacy, stigma of public housing, better neighborhood)*

How did you find housing outside of High Point? *(Probe: newspapers or bulletin boards; who helped you)*

How long did it take to find housing? *(Probe: why)*

Why did you choose Section 8 (non-HUD assisted, scattered site) housing?

Why did you choose your current neighborhood over other communities in the area? *(Probes: safe neighborhood, good schools, close to work, close to friends and family, close to shopping, close to health care, good public transit)*

Did you have friends at High Point? *(Probes: someone to help you in case of an emergency, someone from whom you could borrow tea or sugar, someone to watch your home while you are away, someone to watch you child while you go to the doctor)*

Do you have friends in your new neighborhood? *(Probes: someone to help you in case of an emergency, someone from whom you could borrow tea or sugar, someone to watch your home while you are away, someone to watch you child while you go to the doctor)*

Were there services you regularly used at High Point? *(Probes: library, childcare, community center, YMCA)*

Have you found these same services in your new community? *(Probes: library, childcare, community center, YMCA)*

When you lived in High Point, were you and your family able to get the health care you needed? *(Probes: primary care, dental care, and emergency care)*

Where did you get that care? *(Probes: primary care, dental care, and emergency care)*

Now that you moved from High Point, are you and your family able to get the health care you need? *(Probes: primary care, dental care, and emergency care)*

Where do get health care now? *(Probes: primary care, dental care, and emergency care)*

Closure

Thank you for taking the time to participate in this discussion. It's been very helpful. Is there anything else you would like to say about your family's move from High Point? Now I would like to give each of you \$15 as thanks for your joining in this discussion today.

My name is _____. Are you Mr./Ms. [CONFIRM NAME]? You received a letter recently from Marc Beach asking you to interview with the University of Washington's Evans School of Public Affairs about the High Point Redevelopment. We spoke on the phone about conducting an interview. I'm here to follow up on that. May I come in?

AFTER BEING SEATED

This sheet summarizes the study and your rights as a research subject.
ALLOW TIME FOR READING.

Please take a minute to sign the consent form.

Your participation in this study is completely voluntary and confidential. You may stop the interview at any time or decline to answer specific questions. Your responses will be used for statistical purposes only and will not in any way be identified with you or members of your family. Once the interview is completed, I will give you \$10.

During the interview, I'll be asking you about how you look for jobs and what you think of your neighborhood. I'll also ask you how you are thinking about your possible move from High Point. I'm also going to ask lots of questions about the people you know. All I am interested in is their first name or initial--just to keep them straight. I'll give you this sheet (SHOW ROSTER) with the names on it to keep when we are done.

THE NEIGHBORHOOD

First I'd like to ask you some questions about the neighborhood you live in now.

1. Before you moved to your current home, did you know anyone in High Point?
 - YES.....1
 - NO.....0
2. From your perspective, what area do you consider to be your neighborhood? When you think about your neighborhood, are you thinking about ...
 - A. The block you live on only.....1
 - B. The block you live on and several blocks in each direction.....2
 - C. All of High Point.....3
 - D. Something else (SPECIFY):.....4
 - E. REFUSED.....8
 - F. DK.....9

3. I'm going to read you a list of some activities you might do with neighbors. Thinking back over the past year, that is, since [MONTH] 2001, tell me how often have you engaged in these activities with neighbors. Just look at this card [SHOW CARD AA] and tell me if you did this activity never, once, a few times, once a month, once a week, or almost everyday?

In the past year, how often have you...	Never	once	a few times	once a month	once a week	almost every-day	N/A
A. watched a neighbor's children	0	1	2	3	4	5	9
B. spent more than 10 minutes talking with a neighbor	0	1	2	3	4	5	9
C. loaned or borrowed from a neighbor	0	1	2	3	4	5	9
D. let a neighbor use your phone	0	1	2	3	4	5	9
E. greeted a neighbor in the street	0	1	2	3	4	5	9
F. helped a neighbor with a chore or repairs	0	1	2	3	4	5	9
G. had coffee or a meal with a neighbor	0	1	2	3	4	5	9
H. helped a neighbor in an emergency	0	1	2	3	4	5	9
I. gone to a resident council meeting	0	1	2	3	4	5	9
J. gone to a meeting about the High Point HOPE VI Redevelopment:	0	1	2	3	4	5	9

4. I'm going to read some statements about your neighborhood. Please tell me how much you agree or disagree with them. Take a look at this card [SHOW CARD BB] and tell me if you strongly agree, somewhat agree, neither agree nor disagree, somewhat disagree, strongly disagree.

	Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Strongly disagree
A. People around here are willing to help their neighbors.	1	2	3	4	5
B. People in this neighborhood share the same values	1	2	3	4	5
C. People in this neighborhood are close to each other.	1	2	3	4	5
D. People in this neighborhood can be trusted.	1	2	3	4	5
E. People in this neighborhood generally get along with each other.	1	2	3	4	5

5. Now, please think about your neighborhood and tell me if the following items are a big problem, some problem, or no problem at all in this neighborhood. Use this card [SHOW CARD CC] to help you answer.

	No problem at all	Some Problem	Big Problem	REFUSED	DK
F. Unemployment	0	1	2	8	9
G. Groups of people just hanging out	0	1	2	8	9
H. The number of teenage mothers	0	1	2	8	9
I. Lack of child care	0	1	2	8	9
J. Lack of medical care such as health clinics, dental offices, or eye doctors	0	1	2	8	9
K. Lack of restaurants or grocery stores	0	1	2	8	9
L. Lack of programs for children such as recreational or tutorial programs	0	1	2	8	9
M. Lack of services for seniors	0	1	2	8	9
N. Lack of public transportation	0	1	2	8	9

	No problem at all	Some Problem	Big Problem	REFUSED	DK
O. Quality of schools	0	1	2	8	9
P. People <u>selling</u> drugs	0	1	2	8	9
Q. People <u>using</u> drugs	0	1	2	8	9
R. People being attacked or robbed	0	1	2	8	9
S. Gangs	0	1	2	8	9
T. Police not coming when called	0	1	2	8	9
U. Graffiti, that is, writing or painting on the walls of buildings	0	1	2	8	9
V. Shootings and violence	0	1	2	8	9
W. Rape or other sexual attacks	0	1	2	8	9
X. Trash and junk in parking lots, streets, lawns, or sidewalks	0	1	2	8	9
Y. Cars parked inappropriately	0	1	2	8	9

6. On a scale of 1 to 10, with 1 being worst and 10 being best, how would you rate your overall satisfaction with your neighborhood? *CIRCLE RESPONSE*

.....1.....2.....3.....4.....5.....6.....7.....8.....9 10

7. On a scale of 1 to 10, with 1 being worst and 10 being best, how would you rate your overall satisfaction with your unit? *CIRCLE RESPONSE*

.....1 2 3 4.....5 6.....7 8.....9 10

DECIDING TO MOVE

As you know, as part of the HOPE VI Redevelopment of High Point, you've been asked to decide whether you want to stay at High Point during the redevelopment or move temporarily or permanently during redevelopment. I'd like to ask you some questions about how you are thinking about this decision.

8. Who in your household is making the decision about what your household will do? *If me, PROBE: You alone or with your spouse or with other family members?*

- SELF.....1
- SPOUSE.....2
- SELF AND SPOUSE.....3
- ENTIRE FAMILY.....4
- REFUSED.....8
- DON'T KNOW.....9

9. People think differently about what matters in making the decision to stay at High Point during redevelopment or to move either permanently or temporarily. I'm going to read you a list of statements about what could be important to you in making your decision. Take a look at this card [SHOW CARD BB] and tell me if you strongly agree, somewhat agree, neither agree nor disagree, somewhat disagree, strongly disagree.

	In deciding whether to leave High Point, it is important for me to...	Strongly agree	Somewhat agree	Neither agree or disagree	Somewhat disagree	Strongly disagree	N/A
A.	get a Section 8 voucher	1	2	3	4	5	9
B.	stay in public housing	1	2	3	4	5	9
C.	stay in West Seattle	1	2	3	4	5	9
D.	be near my religious community	1	2	3	4	5	9
E.	be near my High Point neighbors	1	2	3	4	5	9
F.	be near my family	1	2	3	4	5	9
G.	live among people who speak my native language	1	2	3	4	5	9

	In deciding whether to leave High Point, it is important for me to...	Strongly agree	Somewhat agree	Neither agree or disagree	Somewhat disagree	Strongly disagree	N/A
H.	live in a neighborhood that is racially mixed.	1	2	3	4	5	9
I.	be near my children's current school or child care	1	2	3	4	5	9
J.	be near the welfare office	1	2	3	4	5	9
K.	Be in walking distance to grocery shopping	1	2	3	4	5	9
L.	Be close to work	1	2	3	4	5	9
M.	Be near a bus stop	1	2	3	4	5	9
N.	Leave Seattle Housing Authority housing	1	2	3	4	5	9
O.	Be near medical care	1	2	3	4	5	9
P.	minimize changes in my family's life	1	2	3	4	5	9
Q.	Live somewhere that is familiar	1	2	3	4	5	9
R.	Find the best possible schools for my children	1	2	3	4	5	9
S.	Live in a good neighborhood	1	2	3	4	5	9
T.	Live in a safe neighborhood	1	2	3	4	5	9
U.	To get as far from High Point as I can	1	2	3	4	5	9

10. What are the three most important things that you are considering about whether you stay in or leave High Point? *WRITE RESPONSE VERBATIM. PROBE: Are there other things?*

- 1. _____
- 2. _____
- 3. _____

11. Are you worried that if you choose to move temporarily from High Point that you will be unable to return after the redevelopment?

YES.....1
NO.....0

12. Is there anything else you'd like to say about your decision to stay during construction or to move either temporarily or permanently? *WRITE RESPONSE VERBATIM*

EMPLOYMENT

13. The decision you make about whether to move or not could have an impact on your job. So, next, I'd like to ask you some questions about your employment and job searches

14. Do you currently work for pay?

YES.....1
NO.....0 [GO TO Q20]

15. How many hours will you work this week at some sort of paid job? *IF ON VACATION THIS WEEK, ASK HOW MANY HOURS SHE WOULD USUALLY WORK.*

NUMBER OF HOURS _____

16. How many jobs do you have, including part-time and full-time jobs?

WRITE IN NUMBER OF EMPLOYERS1-97
..... []
REFUSED98
DON'T KNOW99

17. Are you currently a student or attending classes either full-time or part-time?

YES.....1
NO.....0

IF R WORKS MORE THAN ONE JOB, SAY: The following questions are about the job you in which spend the most time.

18. What kind of business or industry do you work for? *PROBE:* What do they do or make at the place where you work?

19. What kind of work do you do? *PROBE:* What is your job title?

20. How long have you been at this job?

[] [] MONTHS [] [] YEARS

IF R IS NOT WORKING CURRENTLY, CONTINUE HERE.

21. What do you spend most of your time doing--are you volunteering, looking for work, going to school, unable to work, taking care of children, or doing something else? CIRCLE ONE

- LOOKING FOR WORK.....1
VOLUNTEERING.....2
GOING TO SCHOOL.....3
TAKING CARE OF CHILDREN/KEEPING HOUSE.....4
UNABLE TO WORK.....5
SOMETHING ELSE :.....8

22. When did you last work at all, even for a few days?

- WITHIN PAST 4 WEEKS.....1
1 TO 11 MONTHS AGO.....2
1 TO 5 YEARS AGO.....3
6 TO 10 YEARS AGO.....4
MORE THAN 10 YEARS AGO.....5
NEVER WORKED.....6[GO TO Q38]

23. What kind of business or industry did you work for? PROBE: What did they do or make at the place where you worked?

24. What kind of work did you do? PROBE: What was your job title?

25. How many hours did you usually work a week at this job?

NUMBER OF HOURS [] [] []

ALL CONTINUE HERE

26. Before you started this most recent job, were you employed full-time, employed part-time, or unemployed?

- EMPLOYED FULL-TIME.....1
EMPLOYED PART-TIME.....2
UNEMPLOYED.....3
OTHER.....4

27. Here's a map of King County. Please take this pen and put a dot about where your most recent job is located. If you are working now, this is your current job. SHOW MAP AND USE BLUE PEN.

- DONE.....1
REFUSED.....0

28. People find jobs in a number of different ways. Some people talk to other people to find out what's around, others look in the newspaper, some apply when they see signs in the window, others simply apply to places they'd want to work. How did you find your most recent job? By most recent job, I mean the job you have now if you are working. CIRCLE ALL THAT APPLY

- A. WORD OF MOUTH.....1
B. A NEWSPAPER AD.....1

- C. SIGN IN THE WINDOW.....1
D. APPLY TO A PLACE ALTHOUGH NO JOB WAS LISTED.....1
E. REFERRAL BY JOB CONNECTION OR WELFARE.....1
F. OTHER:.....1

29. IF WORD OF MOUTH: Was the person who told you about this job...

- A. A neighbor?.....1
B. A co-worker?.....1
C. A family member?.....1
D. A friend?.....1
E. Someone else:.....1

DESCRIBE RELATIONSHIP

30. Would you say you found your most recent job without a search?

- YES.....1
NO.....0

31. Since you've lived in High Point, have you looked for a job?

- YES.....1
NO.....0 [GO TO Q38]

32. Have you looked for a job in the past month--that would be since [MONTH AND DATE]?

- YES.....1
NO.....0

33. Thinking about your most recent job search, whether or not you found a job, how did you look for a job? Did you... READ ALL RESPONSES. CIRCLE 1 OR 0 FOR YES AND NO.

- A. Talk to neighbors as sources of information?.....1
B. Talk to friends as sources of information?.....1
C. Talk to co-workers as sources of information?.....1
D. Talk to family as a source of information?.....1
E. Talk to a state, temporary, or private employment agency?.....1
F. Look in ads in the newspaper?.....1
G. Respond to sign in a window?.....1
H. Walk in and apply?.....1
I. Send a resume?.....1
J. Ask the Job Connection or Welfare?.....1
K. Do anything else?:.....1

34. What kind of work (were/are) you looking for during this most recent job search? PROBE What would your job title have been?

35. During your most recent job search, besides people in your household, how many people did you talk to because you thought they would be a good source of information about jobs?

NUMBER OF PEOPLE TALKED TO ABOUT JOB [] [] []

- Y N
0 0

36. Can you tell me the first names or initials of up to five of the people you talked to? I'm asking for their names, just to keep track of them. I'll give you the sheet with the names at the end of the interview. Anyone else? *WRITE UP TO 5 NAMES ON LINES A THROUGH E OF THE ROSTER.*
37. Were you offered a job during this search?
 YES.....1
 NO.....0 [GO TO Q38]
38. Did you take the job?
 YES.....1
 NO.....0 [GO TO Q38]
39. Is this the job you have now?
 YES.....1
 NO.....2
 NOT WORKING NOW.....3
40. If you were going to go out to find a new job, how would you go about looking? Would you... *READ ALL RESPONSES. CIRCLE 1 OR 0 FOR YES AND NO.*
- A. Talk to neighbors as sources of information?.....1
 - B. Talk to friends as sources of information?.....1
 - C. Talk to co-workers as sources of information?.....1
 - D. Talk to family as a source of information?.....1
 - E. Talk to a state, temporary, or private employment agency?.....1
 - F. Look in ads in the newspaper?.....1
 - G. Respond to sign in a window?.....1
 - H. Walk in and apply?.....1
 - I. Send a resume?.....1
 - J. Ask the Job Connection or Welfare?.....1
 - K. Do anything else?.....1
41. If you were going out to find a new job, who do you know that would be a good source of information about getting a job, or getting a better job than you now have? Can you tell me the first names or initials of the people you would talk to? Don't include anyone you have already mentioned. Anyone else? *WRITE UP TO 5 NAMES ON LINES F THROUGH J OF THE ROSTER.*

SOCIAL NETWORKS

The redevelopment of High Point could also change whom you know and whom you depend on for help with things you do every day. So, the next few questions are about your relations with friends, relatives, and people in the neighborhood. I'll be asking for first names or initials of some of these people, just so that we can keep the list straight. I'll leave the list of names with you when we are finished.

42. Who is your closest or very best friend that does not live with you? May I have his or her first name or initials? Don't include someone who you have already mentioned. *LIST IN THE ROSTER ON LINE K.*
43. Thinking back over the past six months, who are the people with whom you have discussed matters important to you? May I have the names or initials of up to five people with whom you discuss important personal matters and who do not live with you? Do not include anyone already listed. *LIST IN ROSTER IN LINES L THROUGH P.*
44. Again, thinking back over the past six months, who are the people with whom you've discussed your decision to stay at High Point, leave temporarily during the reconstruction, or leave permanently? May I have

the names or initials of up to five people with whom you have discussed your decision to stay or move and who do not live with you? Do not include anyone already listed. *LIST IN ROSTER IN LINES Q THROUGH U.*

45. About how many relatives do you have who do not live with you that you speak to at least occasionally? Count those whom you see at least occasionally or speak to on the telephone.
 NO. OF RELATIVES
 IF R SAYS MORE THAN 50, CODE AS 50.

46. Please give me the names or initials of five of those relatives who you speak to occasionally that you have not already listed. *LIST UP TO FIVE ON LINES V THROUGH Z OF THE ROSTER.*

47. About how many neighbors in your current neighborhood do you know well enough to say hello? Don't count anyone already listed.
 NO. OF NEIGHBORS
 IF R SAYS MORE THAN 50, CODE AS 50.

48. Please give me the first names or initials of up to 5 neighbors that you have not already listed. *LIST IN LINES AA THROUGH EE OF THE ROSTER*

FOR EACH OF THE FOLLOWING DESCRIPTIONS, INDICATE WHICH INDIVIDUAL FRIENDS, RELATIVES, NEIGHBORS OR OTHERS ARE NAMED BY THE RESPONDENT BY MARKING THE ANSWER GRID IN THE APPROPRIATE COLUMN: PERSON A, PERSON B, PERSON C, PERSON D, ETC. USE THE CODE "1" TO INDICATE PEOPLE WHO ANSWER THE DESCRIPTION AND "0" IF THEY DO NOT ANSWER THE DESCRIPTION. USE 9 FOR DON'T KNOW

HAND LIST TO RESPONDENT. Use this list to answer the next few questions, about the friends, relatives, neighbors, and others that you have just listed. In answering these questions, you can just give me the letter next to the person's name.

PROBE AS NECESSARY: Is there anyone in A-F? How about G-K? L-P? How about Q-Z? How about AA-EE?

Which of these people...	JOB SEARCH					FUTURE JOB SEARCH					B F K	IMPORTANT MATTERS					MOVE					RELATIVES					NEIGHBORS				
	A	B	C	D	E	F	G	H	I	J		L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	A	B	C	D	E

49.	...do you speak with at least weekly, either in person or on the phone?																													
50.	...are women or girls?																													
51.	...are you related to?																													
52.	...live outside the United States?																													
53.	...live outside the Puget Sound region?																													
54.	...live in King County?																													
55.	...live in West Seattle?																													
56.	...live in High Point?																													
57.	For those King County, can you write the letter next to their name about where they live on this map? Don't mark those who live in High Point. <i>WRITE 1 IF THE PERSON HAS BEEN LOCATED ON THE MAP, 0 OTHERWISE.</i>																													
58.	How long have you known each of these people? <i>WRITE IN YEARS; ALL R'S LIFE CODE AS R'S AGE; DON'T KNOW=99</i>																													
59.	...are currently married?																													
60.	...have children?																													
61.	...are (1) close to you, (2) just a friend, or (3) someone you don't know very well?																													

Which of these people...	JOB SEARCH					FUTURE JOB SEARCH					B F K	IMPORTANT MATTERS					MOVE					RELATIVES					NEIGHBORS				
	A	B	C	D	E	F	G	H	I	J		L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	A	B	C	D	E

62.	...would you ask if you needed a favor, such as borrowing something or a ride somewhere?																													
63.	...are from the same ethnic group as you are?																													
64.	...speak the same native language as you?																													
65.	...has a college degree?																													
66.	...are high school graduates or have their GEDs?																													
67.	...could you turn to in an emergency?																													
68.	...have you asked to take care of your home for you while you are out of town? (mail, check in on things)																													
69.	...would be a good source of information about getting a job or getting a better job than you have now?																													
70.	...attend the same religious services you do? <i>R DOES NOT ATTEND.....1</i>																													
71.	...are or have been co-workers? <i>R DOES NOT WORK.....1</i>																													
72.	...are on welfare or other public assistance?																													
73.	...have you invited to your home, or have invited you over to their homes?																													
74.	...simply drop by to visit you or you drop in to visit them?																													
75.	...do you socialize with away from High Point?																													

Which of these people...	JOB SEARCH					FUTURE JOB SEARCH					B F	IMPORTANT MATTERS					MOVE					RELATIVES					NEIGHBORS				
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	A	B	C	D	E

76.	...do you stop and talk with whenever you see them?																														
77.	...have you spoken with about your decision to stay or leave High Point?																														
78.	...own their own home?																														
79.	...receive housing assistance, such as public housing or Section 8?																														
80.	...has a job?																														

81. ASK FOR THOSE R IDENTIFIED AS WORKING:
What is LETTER's job title? PROBE: What kind of work does he/she do?

		REFUSED		
		DON'T KNOW.....		
1	A		17	Q
2	B		18	R
3	C		19	S
4	D		20	T
5	E		21	U
6	F		22	V
7	G		23	W
8	H		24	X
9	I		25	Y
10	J		26	Z
11	K		27	AA
12	L		28	BB
13	M		29	CC
14	N		30	DD
15	O		31	EE
16	P			

We're done with the list now. You can keep it. Now I'd like to ask just a few questions about your family history.

82. Where did you grow up?
 SEATTLE.....1
 KING COUNTY.....2
 ELSEWHERE IN THE PUGET SOUND.....3
 ELSEWHERE IN WASHINGTON STATE.....4
 ELSEWHERE IN THE US.....5
 OTHER PLACE:.....8

83. Did your father and mother live together the whole time you were growing up?
 YES.....1
 NO.....0

84. How many grades of school did your father complete?
 NONE.....0
 1 TO 8 GRADES.....1
 9-11 GRADES.....2
 HIGH SCHOOL GRADUATE (GED OR DIPLOMA).....3
 SOME COLLEGE.....4
 ASSOCIATES DEGREE.....5
 BACHELOR'S DEGREE.....6
 GRADUATE DEGREE.....7
 DON'T KNOW.....9

85. When you were a child, did your father work regularly, intermittently, or hardly at all?
 REGULARLY.....1
 INTERMITTENTLY.....2
 HARDLY AT ALL.....3
 DON'T KNOW.....4 [GO TO Q85]

86. What kind of work did your father typically do?
 OCCUPATION _____

87. How many grades of school did your mother complete?
 NONE.....0
 1 TO 8 GRADES.....1
 9-11 GRADES.....2
 HIGH SCHOOL GRADUATE (GED OR DIPLOMA).....3
 SOME COLLEGE.....4
 ASSOCIATES DEGREE.....5
 BACHELOR'S DEGREE.....6
 GRADUATE DEGREE.....7
 DON'T KNOW.....9

88. When you were a child, did your mother work regularly, intermittently, or hardly at all?
 REGULARLY.....1
 INTERMITTENTLY.....2
 HARDLY AT ALL.....3
 DON'T KNOW.....4 [GO TO Q88]

89. What kind of work did your mother typically do?
 OCCUPATION _____

90. When you were a child, did your family receive welfare?
 YES.....1
 NO.....0

91. When you were a child did your family live in public housing or get any other kind of housing assistance?
 YES.....1
 NO.....0

I have a few last questions about you and your household.

92. How much did you earn per hour or per week before taxes at your most recent job? *RECORD FOR EITHER PER HOUR OR PER WEEK. PROBE: By most recent, I mean your current job.*

\$|_|_|;|_|_| PER HOUR
 OR
 \$|_|_|;|_|_| PER WEEK

93. Including income from all the people who live with you, could you tell me how much was made last month by the people in your household? Just look at this card (*HAND SHOW CARD DD TO RESPONDENT*) and tell me the letter in front of the amount that represents the total household income for last month? This is your pretax income.

- | | | |
|-----------------------|-----------------------|-----------------------|
| A. \$1 to \$200 | I. \$1,601 to \$1,800 | Q. \$3,201 to \$3,400 |
| B. \$201 to \$400 | J. \$1,801 to \$2,000 | R. \$3,401 to \$3,600 |
| C. \$401 to \$600 | K. \$2,001 to \$2,200 | S. \$3,601 to \$3,800 |
| D. \$601 to \$800 | L. \$2,201 to \$2,400 | T. \$3,801 to \$4,000 |
| E. \$801 to \$1,000 | M. \$2,401 to \$2,600 | U. \$4,001 to \$4,200 |
| F. \$1,001 to \$1,200 | N. \$2,601 to \$2,800 | V. \$4,201 to \$4,400 |
| G. \$1,201 to \$1,400 | O. \$2,801 to \$3,000 | W. \$4,401 to \$4,600 |
| H. \$1,401 to \$1,600 | P. \$3,001 to \$3,200 | X. \$4,601 and above |

94. What is the highest grade or year of school that you have completed? *CIRCLE GRADE OR YEAR*

NONE.....00
 GRADE SCHOOL.....01 02 03 04 050607 08
 HIGH SCHOOL.....09 10 11 12
 COLLEGE.....13 14 15 16
 SOME GRADUATE SCHOOL.....17
 GRADUATE OR PROFESSIONAL DEGREE.....18
 DON'T KNOW.....99

95. What is your current marital status? *IF SAYS SINGLE, ASK: Is that never married?*

MARRIED.....1
 SEPARATED.....2
 DIVORCED.....3
 WIDOWED.....4
 NEVER MARRIED.....5

96. How old is your oldest child?
 OLDEST CHILD'S AGE IN YEARS _____

97. Thank you for participating in this interview. Would you like to receive a copy of the results of this survey?
 YES.....1
 NO.....0

98. Is there anything else you'd like to say about your experience with the redevelopment process so far? *WRITE RESPONSE VERBATIM*

TIME INTERVIEW END |_|_|;|_|_|

CIRCLE AM..... 1
 OR PM..... 2

List of Names (To be left with respondent)

A	
B	
C	
D	
E	
F	
G	
H	
I	
J	
K	
L	
M	
N	
O	
P	
Q	
R	
S	
T	
U	
V	
W	
X	
Y	
Z	
AA	
BB	
CC	
DD	
EE	

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