

PUBLIC ATTITUDES TOWARD MOBILE HOMES

by

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ABSTRACT

General literature concerning mobile homes and specific literature concerning public attitudes toward mobile homes is presented. The literature showed the salient problems and characteristics of mobile homes. The problems were primarily associated with taxation methods, standards of development, financing, legislative and regulatory problems. All of these appear to contribute to stereotyping mobile homes with negative attitudes, which is the crux of the problem analysed in the thesis. The characteristics of mobile homes and its residents are reviewed in light of regional and national studies completed in Canada and the United States. The national studies do draw very similiar conclusions whereas the regional studies deviate somewhat and show the particular characteristics of the region, which may differ from region to region.

The methodology looked at the attitudes of the public adjacent to and also some distance from different quality mobile home parks. This was accomplished through the use of a questionnaire distributed to various clusters of households in the study area of Coquitlam, British Columbia. The thesis attempts to analyse attitudes toward the problems and find the effect they play in stereotyping attitudes toward mobile homes. A series of null hypotheses were used to test the hypothesis, through the use of chi square tests and correlation analysis. A further series of sub-null hypotheses were tested through the use of t tests and correlation analysis in an attempt to delineate causal factors related to negative attitudes.

The major findings showed that quality of mobile home parks was important to the public. The null hypotheses showed that the public's attitudes toward mobile homes related to their responses on quality of mobile homes. Furthermore, quality responses were found to relate to responses on the degradation of market values of residential areas adjacent to mobile home parks. It was also noticed that the stronger the stereotype attitudes then more null hypotheses were rejected and the stronger was the acceptance of the hypothesis.

The thesis concludes that in view of the literature and questionnaire findings that the overall problems of mobile homes must be emendated. Correction of only some of the problems, such as standards of development, will not lead to the healthiest solution possible for mobile homes. Mobile homes are deemed an important supply of housing for people who prefer this particular life-style. Therefore, a new mobile homes policy has been recommended and a brief outline for such a policy has been proposed. To develop a mobile homes policy much research is needed in the areas of standards of development, taxation and financing methods, socio-economic studies, design implications, and a review of governmental policies.



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## CHAPTER I

### LITERATURE REVIEW OF MOBILE HOMES

#### INTRODUCTION

Ernest R. Bartley and Frederick H. Bair in concluding a book on mobile homes said that,

"The use of mobile homes for permanent residential purposes will increase in the future. Only those who are out of touch with reality can fail to recognize that fact. The answer does not lie in discriminatory, retaliatory legislation designed to prohibit mobile homes or make their use unreasonably difficult."<sup>1</sup>

This suggests that we should plan for mobile homes. However, chapters I and II will show that mobile homes have many problems which make proper planning extremely difficult.

The thesis is concerned with the public's attitudes toward mobile homes. It is felt that such a study will find out just how many problems exist and the seriousness of these as far as the public are concerned. This is important since it is believed that problems change from place to place. Therefore, assuming this to be the case, the study area of Coquitlam, British Columbia may not experience the same number or degree of problems as other areas covered in the literature. The results of such a public attitude study would be more applicable to the present situation in Coquitlam. It might also be more representative of the attitudes existing in British Columbia or even Canada, as opposed to the problems presented in the literature. Many of these problems may no longer be applicable but may still transfer the impression that they are to many readers. The public in this thesis is the householders sampled from conventional housing forms in Coquitlam.



## THE GROWTH OF MOBILE HOMES

### Definition of Terms:

There are numerous definitions of mobile homes, many of which are inadequate. The Mobile Home Manufacturers Association in the United States has promoted the definition of a mobile home as

"... a portable unit designed and built to be towed on its own chassis, comprised of frame and wheels connected to utilities and designed without a permanent foundation."<sup>2</sup>

In contrast to this a travel trailer is defined as being

"... towed by automobile, can be operated independently of connections, is limited in width to eight feet, in length to thirty two feet and is designed to be used principally as a temporary vacation dwelling."<sup>3</sup>

Order in Council 3130 of the British Columbia Health Act defines the mobile home as a

"... structure manufactured as a unit intended to be occupied in a place other than that of its manufacturer and designed for dwelling purposes."<sup>4</sup>

The Act further differentiates between "independent" and "dependent" mobile homes. The former is

"... equipped with a water-closet and a bathtub or shower, waste from both of which may be disposed of directly into a sewer."<sup>5</sup>

The latter means

"... a mobile home other than an independent mobile home."<sup>6</sup>

Presumably then, the "dependent mobile home" is a travel trailer as defined previously.

In this paper the term "mobile home" will be similar to the definitions of the "mobile home" by the Mobile Home Manufacturers Association or the term "independent mobile home" as used in the British Columbia Health Act. So then a mobile home will be a unit which is used as a permanent residence and which has adequate water and sewage facilities.

A mobile home park is defined as

"... any plot of ground upon which two or more mobile homes occupied for dwelling purposes are located regardless of whether or not a charge is made for such accomodation."<sup>7</sup>

"... a parcel of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use."<sup>8</sup>

In this paper a rented site for a mobile home which is to be used for dwelling purposes will be designated as a "mobile home park". A "mobile home subdivision" differs from a mobile home park in that the owner of the mobile home units buys his plot of land rather than rents it, in a residential area specifically developed for the mobile home unit.

General History:

Previous to 1955 mobile home living was carried on largely in travel trailers. At this time mobile home residents appeared to be a more homogeneous group and frequent mobility was the way of life. It is during this time period that the "trailer slums" developed and much of the research on mobile homes was sociologically oriented toward investigating the trailer slums, the frequent mobility and observing construction workers who resided in trailers.

However, such studies found that there were no serious social problems such as divorce, delinquency or crime among mobile home residents as a result of frequent mobility. As a matter of fact it was found that mobile home dwellers were not different in kind or amount of social problems from any other community.<sup>9</sup> William H. Whyte wrote that

"... The transients are not plagued by instability and loneliness."<sup>10</sup>

In 1953 according to Schorr, the Girl Scouts of America declared:

"... In a way these families are vagabonds, but never have vagabonds been so constructive, so self-sufficient, and so secure financially."<sup>11</sup>

Don Hager even indicates that many mobile home residents had a happier life because of their mobile home residence.<sup>12</sup>

Nevertheless, many of the trailer courts were ugly, crowded, unsanitary and obnoxious, thus probably deserving

of the phrase "mobile slums." This problem was aptly summarized by Max Wehrly.

"... trailer homes were then owned by low income transients and trailer parks were inadequately developed and over crowded, causing sanitation, fire and police problems. Often large numbers of children were also involved, creating educational problems."<sup>13</sup>

Regulations such as health and zoning and increasing land values have forced many of the marginal operations out of business and encouraged others to upgrade their facilities. In 1955 the persistent lobbying of the mobile home industry resulted in permission in several American states to increase the width of trailers allowed on highways from an eight foot to a ten foot minimum.<sup>14</sup> This breakthrough was important to better design, more comfort and more space in mobile homes as they became longer and wider. During the mid sixties the ten-wides expanded to twelve-wides with overall lengths of fifty to seventy-five feet. Fourteen-wides and double-wides, that is two units put together followed shortly after and even multiple modular units appeared on the market. Similarly furnishings, facilities and interior design also advanced so that on the interior, mobile homes are comparable to conventional housing.

Since 1955 studies made on mobile homes can be divided into three groups:

"... first, the general study of characteristics and preferences of people residing in mobile homes ...

the national study; second, studies concerned with community characteristics of the mobile home park... the community oriented study; and third, studies concerned with particular types of individual residents ... the individual or group-oriented study."<sup>15</sup>

A continued increase in studies of mobile homes occurred. However, major changes were in physical dimensions and the design of the mobile home. Materials, construction and the design of the new large mobile homes were for permanent living. Furniture and facilities of many styles were also made available with the mobile home so that maximum space utilization was provided.

Technological changes in the mobile home resulted in the visualization of other uses for mobile homes. Mobile homes are being considered for use on standard residential lots in a modern subdivision as well as being located in mobile home parks or on private lots. Units similar to mobile homes have been considered by Warren Chalk for plug-in units in Highrises.<sup>16</sup> Similarly Elmer Fry has designed a proposed twin highrise mobile home park, again using the mobile units as plug-ins.<sup>17</sup> Of course, modular units very similar to the idea of the mobile home have long been considered and has been implemented quite effectively in numerous cases, for example, "Habitat," in Montreal. More recently the modular units have been used to construct single family homes and small apartment units such as townhouses and garden apartments.<sup>18</sup>

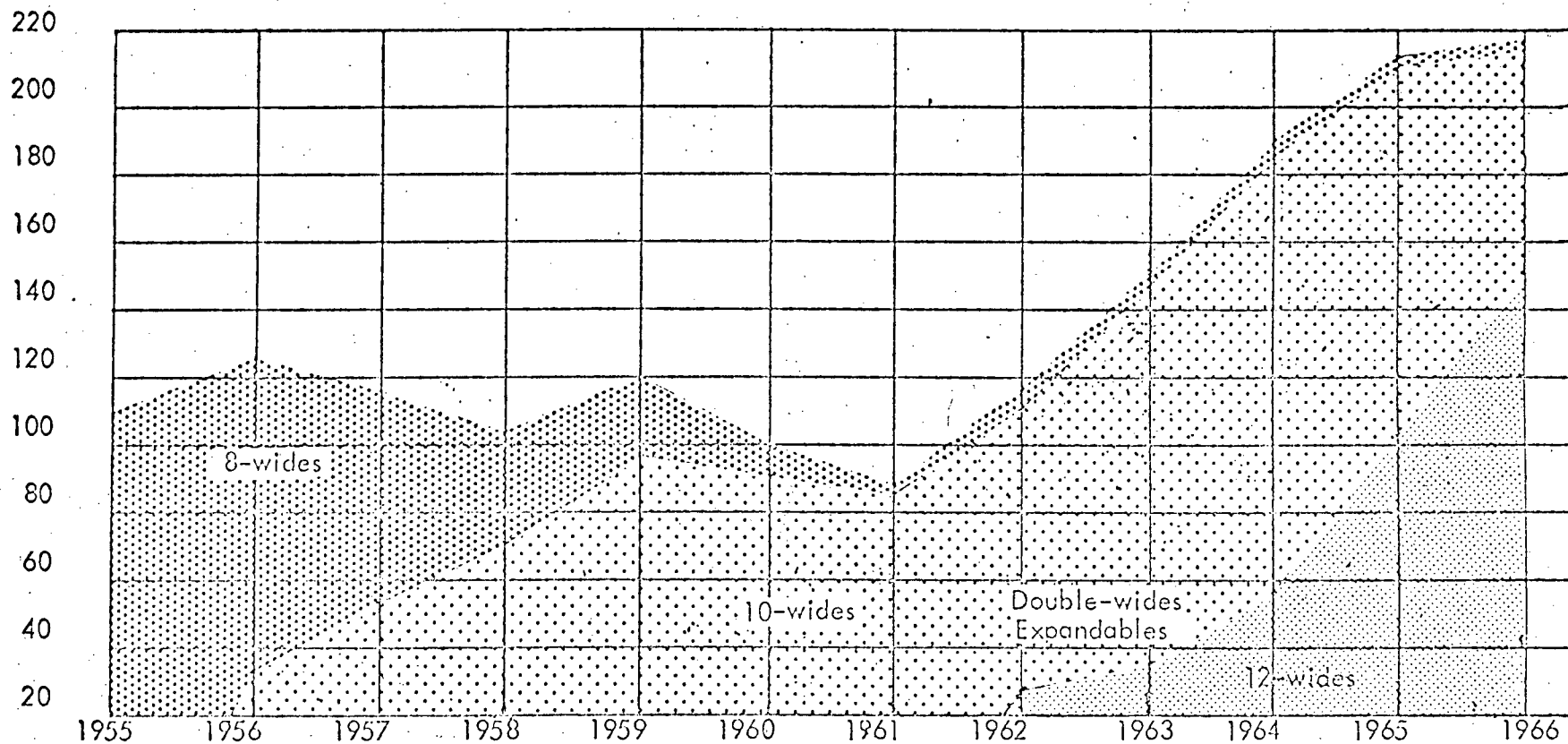
General Growth:

Growth rates and total numbers of mobile homes in Canada and the United States cannot be compared, since the latter country has played a role as innovators and risk investors, thus giving it an edge in the mobile home industry. Otherwise, generally more mild climatic conditions and lower unit costs are additional factors which help explain the large mobile home industry in the United States. It is the rapid growth rate of mobile homes in both countries which should be a major concern rather than the absolute number of mobile homes in either country. As far as absolute number of mobile homes is concerned in Canada, only one percent of the total housing stock of 5,500,000 homes is mobile homes.<sup>19</sup> However, the Canadian Mobile Home and Travel Trailer Association said in their report to the Hellyer Task Force, that 90,000 Canadian families own mobile homes of which 83,000 or 92.2 percent are permanent. In the United States the estimated two million mobile homes represented 3.4 percent of the total 1969 housing supply which was 58,326,000 homes.<sup>20</sup>

A definite expansion of the mobile home market has occurred. In 1947, the 60,000 mobile home units manufactured accounted for \$146,000,000 in sales in the United States. In 1966 a total of 217,000 mobile home units were manufactured and the estimated retail sales totalled \$1,238,000,000.<sup>21</sup> Table 1 (page 8) shows the growth rate in production of mobile homes.

Table I  
INDUSTRY SHIPMENTS OF MOBILE HOME UNITS BY SIZE

(Units in 000's)



Source: Mobile Homes Manufacturers Association

in the United States from 1955 through 1966. Table 11 (page 10) shows the proportion of units produced in each size range in the U.S. which reflects a preference for wider units in the later years.

Mobile homes have become a larger percentage of the conventional housing market. In the United States from 1965 to 1969 mobile homes increased from 65 percent to 94 percent of all new homes built under \$15,000. As a percentage of all new homes constructed from 1960 to 1969 mobile homes increased in sales from 10 percent to 48 percent respectively.<sup>22</sup> Mobile home park developments have also grown rapidly in the United States from a total of 16,700 in 1960 to 22,000 in 1966 which represents a 33 percent gain.<sup>23</sup> In the late fifties the mobile home subdivision was first conceived and by 1960 there were about 50 such subdivisions operating in the United States.<sup>24</sup>

Similiar growth of mobile homes in Canada has been experienced and the mobile home is taking a more important place in Canadian housing with each succeeding year. It is generally believed that mobile home sales increased since 1967, when the price of housing started to soar in Canada.<sup>25</sup> In 1967 and 1968 the growth rate for mobile homes were 59 percent and 35 percent respectively. In 1969 the mobile home sales rose 49 percent to 15,000 units from about 10,068 units in 1968.<sup>26</sup> In 1963, 3,075 mobile homes were shipped to dealers while in 1968 this figure was more than three



Table II

Size of Unit	ANNUAL MOBILE HOME SHIPMENT SIZES												% of All Units Produced Between 1955-1966
	1955	1956	1957	Year 1958	1959	1960	1961	1962	1963	1964	1965	1966	
8-Wides	100.0%	91.0%	75.0%	31.0%	20.9%	9.5%	1.9%	2.0%	1.5%	0.9%	0.9%	0.5%	27.9
10-Wides	none	9.0%	25.0%	69.0%	79.1%	90.5%	98.1%	72.7%	73.3%	59.8%	41.4%	24.6%	53.5
12-Wides	none	none	none	none	none	none	none	5.0%	6.4%	21.1%	45.1%	65.3%	11.9
Expandables & Double-Wides	none	none	none	none	none	none	none	20.3%	18.8%	18.2%	12.6%	9.6%	6.5
Total Production of Mobile Home Units	111,900	124,330	119,300	102,000	120,500	103,700	90,200	118,000	150,840	191,320	216,470	217,300	

Total Production for the above twelve years: 1,668,960 units.

8-Wides accounted for about 466,000 units.

10-Wides accounted for about 893,000 units.

12-Wides accounted for about 199,000 units.

Double-Wides and Expandable units accounted for roughly 109,000 units.

Source: Mobile Homes Manufacturers Association., United States

times as high, 10,103 mobile homes being shipped to dealers. The estimated figures for 1969 and 1970 were respectively 15,000 and 18,000.<sup>27</sup> Table 111 (page 12) shows the increase of mobile home units sold and the resultant increase in sales in the Canadian market for 1963 to 1969. Table 1V (page 13) shows the recent increase and the estimated future increase of mobile home units sold in Western Canada. It can be seen that the number of units sold each year has increased by nearly 25 percent. It is expected by the industry that this percentage increase will be realized each year, which would mean a total of 120,000 to 130,000 new mobile homes over the next five years.<sup>28</sup> Not only did the mobile home industry grow and sales increase but costs of mobile homes on a square footage basis actually dropped from 1955 to 1965 as compared with an increase in price for conventional housing.<sup>29</sup>

Table III

THE CANADIAN MOBILE HOME MARKET\*

Year	Canadian Made		U.S. Made		Total Mobile Homes Sold in Canada	
	Homes	Factory Value	Homes	Factory Value	Homes	Factory Value
	Units	Thousand \$	Units	Thousand \$	Units	Thousand \$
1963	1,562	6,471	1,513	3,654	3,075	10,125
1964	2,152	10,529	1,960	5,422	4,112	15,951
1965	3,093	15,174	1,784	5,153	4,877	20,327
1966	3,215	17,840	1,473	6,134	4,688	23,974
1967	5,179	30,000	2,284	9,717	7,463	39,717
1968	7,068	43,200	2,268**	9,997**	9,336	--
1969	10,559	--	--	--	12,000	--

\*DBS for all import figures; DBS for all Canadian production figures to 1966; Special industry survey for Canadian production figures for 1967 and 1968 and forecast for 1969.

\*\*These figures are for nine months only.

Source: Brief to the Hellvar Task Force, (Toronto: CMH/TTA, 1968), p.2.

Table IV					
NEW MOBILE HOME UNITS SOLD					
	1966	1967	1968	1969	1970
Northwestern Ontario	175	218	272	340	425
Manitoba	335	462	605	860	1,075
Saskatchewan	400	508	645	810	1,012
Alberta	1,500	1,845	2,270	2,800	3,500
British Columbia	1,382	1,728	2,160	2,700	3,375
TOTAL	3,812	4,761	5,952	7,510	9,367
	1971	1972	1973	1974	
Northwestern Ontario	531	664	830	1,038	
Manitoba	1,344	1,680	2,100	2,625	
Saskatchewan	1,265	1,581	1,976	2,470	
Alberta	4,375	5,469	6,836	8,545	
British Columbia	4,219	5,274	6,592	8,240	
TOTAL	11,734	14,668	18,334	22,918	

Source: The Western Canadian Market for Mobile Homes  
(Winnipeg: Dept. of Industry & Commerce, Province  
of Manitoba, 1969), pp.3-5.

## THE CHARACTERISTICS OF MOBILE HOME RESIDENTS

### Introductory Statement:

It is often hypothesized that people who live in mobile homes are regarded as the poorer and more transient people of society. This section will look at studies done in this area and find out if the mobile home dweller does in fact differ with the remainder of the population, and, if so, find out what the differences are.

### The American Mobile Home Resident:

Frederick Bair states:

"... mobile homes appeal particularly to persons in the twenty to twenty-nine and sixty-five to seventy age groups. Family-formations setting up housekeeping for the first time like mobile homes ... (but) when children reach school age move to a conventional residence ... (and)... persons retiring provide a major market. Factors here are (low cost, less maintenance) and the neighbourness and recreational programs to be found..."<sup>30</sup>

His conclusions were based on 1960 United States census data, see table V (page 15). Since then new data has been accumulated which possibly decreases the accuracy of the above quotation, see table VI (page 16). The tables differ in categories but the changes from 1960 to 1967 can be seen. Table VII (page 17) shows a comparison of the major categories in tables V (page 15) and VI (page 16). From table VII (page 17) it can be seen that the age group living in mobile homes appears to have a major concentration in the under 35 year

Table V

U.S. STATISTICS ON MOBILE HOME DWELLERS\*

Age Groups	Total U.S. Mobile Home Household Heads	All U.S. Household Heads
	%	%
35 and under	43	24
35 to 44	17	22
45 to 54	15	20
55 and over	25	34
<u>Income</u>		
\$4,999 and under	52	47
\$5,000 to 5,999	23	21
\$7,000 to 9,999	14	17
\$10,000 and over	11	15
<u>Occupations</u>		
Professional, Technical	5.1	8.6
Managers, Proprietors	5.1	8.8
Sales workers	2.8	5.1
Clerical	3.9	6.7
Craftsmen (skilled)	21.4	15.2
Operatives (semi-skilled)	18.8	15.3
Service	4.4	5.2
Laborers	6.8	5.7
Household workers	.5	.9
Farmers	1.1	4.2
Military	7.8	1.5
No occupation: retired	22.3	22.8

\*based on 1960 U.S. Census.

Source: Brief to the Hellver Task Force, (Toronto: CMH/TTA, 1968), p.7.

Table VI  
MOBILE HOME FAMILIES

<u>Age Groups</u>	Mobile Home Survey %	1967 CPS ** All Families %
Less than 35 years	49.4	23.6
35 to 54	29.4	40.4
55 to 64	11.8	16.7
65 and over	9.3	19.4
<u>Income*</u>		
\$4,999 and under	27.6	28.2
\$5,000 to 6,999	27.2	17.8
\$7,000 to 9,999	29.4	24.4
\$10,000 to 14,999	13.2	20.4
\$15,000 or more	2.5	9.2
Median Dollars	\$6,620	\$7,440
<u>Occupations*</u>		
Professional, Technical	7.1	10.9
Managers, Officers, Proprietors	8.1	15.0
Craftsmen (skilled)	21.5	16.5
Operatives (semi-skilled)	21.4	15.7
Clerical, Sales	7.2	10.5
Service	4.8	6.2
Laborers (non-farm)	7.5	3.7
Farm Laborers	1.4	1.0
Not employed, or Active Military		
Duty, or not in Labor Force	20.9	20.5

\*Based on a survey of home owners conducted by Bureau of Census for Department of Housing & Urban Development of 2,900 mobile homes purchased from 10/1/65 through 9/30/66 and used as primary residences.

\*\*Current Population Survey.

Source: Flash Facts on Mobile Homes, (Chicago: Mobile Home Manufacturers Association, 1969), p.4.

Table VII			
MOBILE HOME FAMILIES			
	Table 1960 %	Table 1967 %	Table all U.S. 1967 %
<u>Age Groups</u>			
less than 35	43.0	49.4	23.6
35 - 54	32.0	29.4	57.1
55 and over	25.0	21.1	19.4
<u>Income</u>			
less than \$10,000	89.0	84.2	70.4
<u>Occupation</u>			
Professional Managers	10.2	15.2	25.9
Craftsmen & operators	40.2	42.9	32.2
Others(not incl. unemployed or military)	19.5	20.9	21.4

Source: Table V and Table VI



old category and a slightly higher percentage in the over 55 category. Otherwise the age bracket from 35 to 54 is largely underrepresented as living in mobile homes. From this, one might add that during the period of the life-cycle when children are of school age, the populace prefers accommodation other than mobile homes. As far as income is concerned it can be seen that mobile home dwellers do earn slightly lower incomes but not poor incomes. The slightly lower incomes are inevitable since the age of the population in mobile homes are such that the majority of people are not yet earning their full potential because of their relatively young age or are past maximum earnings because of their older age. As far as occupations are concerned it can be seen that mobile home dwellers are primarily skilled or semi-skilled workers. Although professionals do live in mobile homes, the percentage is lower than for the average United States household.

An extensive sample survey carried out by Woodall Publishing in 1967 brings to light other interesting facts.<sup>31</sup> All better class mobile home parks listed were surveyed, that is parks with a three star or higher rating. From the replies 37 percent had moved into their present unit from a previous mobile home; an equal number came from a "real estate home" and the remainder from apartments. Of those coming from conventional houses, 61 percent were retired, and another 20 percent were "mostly students," very likely married students. So then in the case of the United States there seems to be primarily two types of mobile home residents. There appears

to be the person who chooses the mobile home as a way of life and generally this type of person is either retired or else a young adult. Otherwise a person appears to choose a mobile home because of high occupational mobility.

A study done in 1958 in Arizona found that the mobile home was more of a social unit than the conventional home. The actual figures showed 139 visits were exchanged by mobile home families within a month as opposed to only 44 visits in the conventional home neighborhood.<sup>32</sup> Dr. James Gillies found that:

"... mobile home residents are very much aware of the need to respect their neighbors and they are less prejudiced with regard to one's neighbors foibles. This combination of respect as well as understanding and tolerance for neighbors is one of their strongest characteristics."<sup>33</sup>

In 1966 a survey of nine geographical areas in the United States illustrated the characteristics of mobile home residents.<sup>34</sup> Of the households surveyed only one in three had pre-school children. Twenty percent of households had children in elementary school but twelve percent had only one child. Fifteen percent had children in grades seven to twelve but twelve percent had one child in these grades.

As far as mobility is concerned the study found that twenty nine percent of the owners lived in mobile homes over six years. Some forty percent had resided in mobile homes for two to six years. It was found that fifty four percent

of the owners had not moved from their present location in five years. Only twenty three percent of the owners had moved once in five years. Of the people who did move there was thirty one percent who listed reasons related to a change in job.

Possibly mobile home resident characteristics can be best summed up by the following:

"We would suggest that the largest group of trailer dwellers are young lower middle class working families who are looking for a better way of life but cannot yet afford to buy a permanent home in the suburbs. The residents of trailer housing, thus, may view their home on wheels as an inexpensive escape into suburbia which will enable them to save for a permanent home while being able to immediately get one foot in the suburban door. Thus, the attractiveness of mobile home living lies not in its "mobileness", but instead in having a place to call one's own home and perhaps a small garden and a lawn on which family barbecues may be held. It is suggested that the significant feature of the mobile home is that it enables many persons to attain the desired goal of middle class suburban living before they could otherwise afford it and possibly, some people who would otherwise never be able to afford it." )

#### The Canadian Mobile Home Resident:

There appears to be less good documented information on mobile homes in Canada as compared with the United States. However, it could be suspected that many of the characteristics would be similar depending on the type of mobile home park in which one would be located. James Gillies believed that

two basic types of mobile home parks existed.<sup>36</sup> One was the service-oriented parks which attract residents who wish to center their life around their home environment or neighborhood. The service-oriented park provided people with a type of housing facility and environment which they could not find elsewhere. The people attracted to this type of park were generally retired individuals or older childless couples. Resort-type parks are included in this type of park.

The second type of park is the housing-oriented park which provides accomodation for working people who spend most of their time away from the park. Residents in this park were more interested in physical or economic factors than in social ones. Children were permitted in this park but it was found that the number of children was low with only twenty percent of the residents having children and only half of these being of school age.

Possibly one of the best informational studies completed on mobile homes in the Lower Mainland area was done by the United Community Services in the fall of 1968.<sup>37</sup> In this study 1,225 mobile homes were sampled with a complete response rate of 36.3 percent. It was found that the number of persons per household in this study was 2.4 compared with 3.2 for metropolitan Vancouver. Two and three person households represented 70.7 percent of the study sample as compared with 43.9 percent of households in the 1966 Canadian Census. According to a study on mobile homes in the Prince

George area the average number of persons per household in mobile homes was 3.2 as compared with 3.7 persons per household in single family dwelling units.<sup>38</sup>

The Vancouver study shows that the 30 to 40 year age group is under-represented compared to the general population statistics. In Regina it was found that the 20-34 age group was also over-represented which coincides with American statistics.<sup>39</sup> In the Vancouver area the number of children per mobile home household was only 0.5 as compared with 1.2 in Prince George mobile homes as compared with 1.7 and 1.9 at the Provincial and National levels respectively. It was also found that a large number (35.8 percent) of children in mobile homes were of pre-school age as compared to 25.1 percent for metropolitan Vancouver. In Edmonton it was found that 52.1 percent were of pre-school age.<sup>40</sup> Mobile home families were shown to have less children on the average than highrise apartment families.<sup>41</sup>

As far as income levels are concerned they seem to generally follow the same trend as in the United States. The income levels of mobile home households appear to be slightly below the average population household income. In the Vancouver study the median family income in mobile homes was \$6,300. as compared with the median income of metropolitan British Columbia areas which was \$6,742. In the Prince George study the median income appears to be higher than the median income of the general population. In Calgary the mobile residents were found to have an income of \$1,000. per annum

higher than the median income of the Calgary general population.<sup>42</sup> So then income does vary from place to place. On a per capita basis, since mobile home families are so much smaller than the average family, it is very likely that the median income for mobile homes would compare, if not better the median income of the general population in most cases. Take for example the Vancouver study, the median income for the general population was \$6,742. with an average of 3.2 members per household which is \$2,107. per capita. The 2.4 members per household in the mobile home study which had a median income of \$6,300. therefore has a per capita income of \$2,625. which is \$518. per capita higher than the general population. In the other studies where mobile homes had higher median incomes there might even be a greater per capita difference.

In the Vancouver and Prince George study mobile home dwellers had a larger percentage of the population in the skilled or semi-skilled occupations which coincides with American surveys. Table VIII (page 24) compares occupations in Canada with the United States.

Both the Vancouver study and the Prince George study show that mobile home dwellers are not as transient as is often thought. In fact the Vancouver study goes on to say that:

"When comparing the mobile home population to apartment dwellers, it is interesting to note that the latter are much more mobile than mobile home residents..."<sup>43</sup>

The report of the Canadian Mobile Home and Travel Trailer

Table VIII

OCCUPATIONAL CLASSIFICATION OF MOBILE HOME OWNERS AS COMPARED WITH THOSE OF THE  
GENERAL POPULATION FOR SELECTED AREAS

	American Population %	American Mobile Home Population %	Canadian** Population %	Regina Population %	Regina Mobile*** Home Population %	Vancouver** Population %	Vancouver Mobile Home Population %
Managerial	15.0	8.1	8.3	9.2	5.5	10.5	5.6
Professional and technical	10.9	7.1	9.7	7.5	7.1	10.9	8.7
Clerical and Sales	10.5	7.2	19.2	13.6	6.3	25.1	11.7
Services and Recreation	6.2	4.8	12.3	7.1	4.3	13.2	12.4
Transport and Communication	15.7	21.5	6.1	5.6	8.7	6.5	12.6
Farm and others (loggers etc.)	1.0	1.4	12.8	1.5	1.2	3.1	2.9
Craftsmen	16.5	21.5	24.1	17.6	37.9	23.7	38.3
Labourers	3.7	7.5	4.9	3.6	5.5	4.1	7.8
Not stated	20.5	20.9	1.0	-	2.4	2.9	-

\* Source: U.S. Department of Housing and Urban Development, Housing Survey, Washington, D.C., 1968, p. 89.

\*\* Source: Dominion Bureau of Statistics, 1961 Census, Cat. No. 94.504, Labour Force, Occupation by Sex.  
The percentages are computed from occupation by sex; in order to have the total labour force,  
we added both figures for males and females. The figures are 9 years old and some changes may have  
occurred in the distribution of occupations since that time.

\*\*\* Source: Regina, Planning Department, Survey of Mobile Homes in Regina, 1969.

Association presented to the Hellyer Task Force has shown that 72 percent of mobile home owners have not moved in the past 5 years. The Prince George study adds that:

"It is found that the parks providing better service facilities, clean and quiet living environment, good landscaping and other general amenities has attracted more people who stayed for longer periods than average."<sup>44</sup>

So then it can be seen that mobile home dwellers do have similiar characteristics. It can also be seen that these characteristics are not that different from the general population and where there are differences, they do not negatively affect society or an area as is often believed.

#### Reasons for Choosing Mobile Homes:

There appear to be distinct groups of people who live in mobile homes such as : the retired, other married couples without children, married couples with children, and young married couples with children. Very likely the reasons for choosing a mobile home would differ from one group to another.

The major reasons listed in the studies previously mentioned are : economy, maintenance, mobility, privacy, freedom, single monthly payment, less crowding, way of life, not other suitable house available, low tax situation and location. As far as economy is concerned, some people believe mobile homes are more economical whereas other people do not share this belief. Costing and financing will be covered more in depth in a later section of this chapter.



However, 62.3 percent of the people surveyed under the United Community Services report for metropolitan Vancouver, mentioned economy as the primary reason for living in mobile homes.<sup>45</sup> In the Prince George study it was pointed out that it cost \$8. to \$10. per square foot for a mobile home as compared with \$14. per square foot for a conventional home.<sup>46</sup>

Ease of maintenance also appears to be a major reason since the aluminum or steel sheathing is more durable and requires less maintenance than the exterior of the conventional house. Even the interior spaces do not demand too much maintenance because of the pre planned interior layout of the furniture and the choice of interior finishing materials.

Ease of mobility seems to appeal to the young mobile Canadian families. It is often said that it is so expensive to move a mobile home that as a result they are never moved. This is a fallacy, especially if the moves are short and the young mobile home family like their home. Transportation costs of trucking a mobile home are only in the vicinity of \$.60 per mile.<sup>47</sup>

A person moving from a conventional house would have to pay as much or more to move his household goods with a trucking company. This does not include the problems of selling his old house and buying a new house which also runs into lawyers expenses, time, real estate expenses and household expenses for such things as new drapes for the living room, because the present drapes do not fit the new house.

Lawyers expenses and real estate commissions alone would range from \$2,000. to \$3,000. for a modest costing house of \$25,000. This is considered modest since a 1970 Central Mortgage and Housing Corporation survey shows that less than 16 percent of new houses for sale were priced under \$20,000., and the average was \$28,614. See footnote 64. These expenses alone would permit a young person to move his mobile home 1,200 to 1,800 miles. However, in such a case he would likely save most of these costs by selling his home and buying a new mobile home at his point of destination, if such distances were involved.

Other features such as freedom from maintenance of service facilities or mowing lawns or the fact that a single monthly payment, pays for the mobile home, all furniture and household appliances, is often preferred by some people. It is not necessary to elaborate on the latter reasons mentioned, since they are immediately understandable.

Brief Comparison of the American and Canadian Mobile Home Resident:

Generally it would appear that Canadian and American mobile home residents are over-represented in the younger (20-35 years) age group and under-represented in the middle age groups (approximately 35 to 54 years) and older age group (over 55 years.) So then in both the American and Canadian studies it appears that the type of person who chooses mobile home living is either the young adult or the older person. However, in many cases middle age people with few children also seem to prefer mobile home living. Therefore, it seems that the mobile home is a way for

the young adult to attain a type of middle class suburban living before they are earning their potential incomes and before they could otherwise afford such a standard of living. It has also been shown that ease of maintenance and durability may be the factors associated with older age groups' reasons for choosing mobile homes. Occupational mobility does seem to have a minor influence on the choice of mobile homes since it has been shown that a large percentage of people who move while in mobile homes are moving for job reasons. Generally both countries seem to agree that the mobility of mobile home residents is not frequent. However, the Canadian residents appear to be less mobile with 72% living in mobile homes for more than five years as compared to 54% for the American mobile home resident.

From the previous studies it can be said that American and Canadian mobile home residents are over-represented in the lower income groups. However, it also appears that their incomes are still of a sufficiently high level to afford a reasonable standard of living. It could further be concluded that mobile home residents in both countries have less children and also less children of school age than the general population. This factor would raise the per capita income of mobile home residents to a level where on a per capita basis mobile home residents would earn nearly a comparable if not better income than the average population.

Occupationally American and Canadian mobile home residents are under-represented in professional and managerial occupations.

In the transportation and communication field they appear to be over-represented. However, in this field, differences were noticed between the Canadian studies and the Vancouver study for example was much more over-represented than the Regina study which illustrates the regional differences that may occur. The American and Canadian mobile home residents were over-represented in the skilled and semi-skilled occupations. However, there was a major difference between the two. The American mobile home was over-represented with a percentage of 21.5 percent for the occupation of craftsman which compared with percentages of 38.3% and 37.9% for Vancouver and Regina respectively. So then it appears that the Canadian mobile home resident who appear less mobile than their American counterparts are also more representative of the crafts occupations than the American mobile home resident.

From the literature reviewed these were the only two characteristics that could be pinpointed as being noticeably different. However, it is expected that in both countries the various regional studies differ from each other in some respects.

#### ANALYSIS OF THE MAJOR PROBLEMS

##### Location:

Location of mobile homes is important to the proper overall planning of this type of housing as well as to the area in which mobile homes are to be located. Two major problems are associated with location of mobile homes, both of which have tended to make this housing form an undesirable place to live.

In the long run, they have contributed to negative attitudes toward mobile homes. The two major problems are:

- (1) the location of mobile homes away from needed facilities.
- (2) the location of mobile homes in areas zoned for some use other than residential.

Generally, the mobile home development is located on the fringe of towns. Possibly part of the problem is with the developer who looks for the cheapest possible land but part of the problem remains with the municipalities for restricting mobile homes to such locations or not providing the facilities within an adequate distance of these residential areas. If the municipalities permitted mobile home subdivisions they could be serviced and facilities could be provided as they should be for any residential area. The fact that mobile home areas are said to supply less revenue in the form of taxation and cost more to service is not an entirely valid argument as will be presented under the problem of taxation.

The result is that facilities such as shops, banks, parks, or schools are generally too far away. In Prince George half the mobile home parks were located outside the maximum walking distance to elementary schools.<sup>48</sup> Similarly, one could take the mobile homes in the metropolitan Vancouver area and it can be seen that the mobile homes do not only exist in the suburban municipalities such as Coquitlam or Surrey but the mobile homes are on the fringes of these municipalities in many cases.

The second major locational problem is the location of mobile homes in areas zoned for uses other than residential, such as commercial or industrial zones.<sup>49</sup> In Vancouver, mobile homes are not permitted except on a trailer court which has to be in a (C<sub>2</sub>) commercial area.<sup>50</sup> In Coquitlam Mobile Home Park Districts were formed but all trailer court zones which house "dependent" trailers (travel trailers), are also a use permitted in the Mobile Home Park Zone.<sup>51</sup> So then, there has been no differentiation made between "dependent" travel trailers and "independent" mobile homes and the result is that now mobile homes appear on lots which were formally trailer courts and which were permitted in commercial zones. The major problems stem from mixing "dependent" and "independent" trailers as well as locating "independent" mobile homes in a zone other than a residential use. The result is that mobile homes do not take on the residential look it should and the development becomes degraded by the adjacent uses and eventually the mobile home environment becomes deteriorated to the extent that it is not aesthetically pleasing and receives negative reactions from community residents.

#### Standard of Development:

Originally, when mobile homes were small travel trailers the mobile home park was really a tourist trailer court which was a commercial use and which generated a lot of moving traffic. Now that mobile homes are large and contain all the modern features they should not be mixed with travel trailers. The result of such a mix is substandard development. Adequate performance standards exist for mobile homes and mixing a residential use with a

commercial use is not one of them.<sup>52</sup>

A lack of such performance standards in municipalities for mobile homes has produced substandard developments in other ways as well. Lack of service facilities, poor internal layout, design, site development, landscaping, paving, and building regulations are only some of the areas that should concern us if we want good quality mobile home developments. Substandard developments have in turn encouraged people to look unfavourably upon mobile home developments. One report states that:

"The new standards are considered minimal but essential if mobile homes are to overcome much of the ill-founded social prejudice that now exists against them."<sup>53</sup>

One study already disproves that mobile home parks depress the value of adjacent property.<sup>54</sup> If standards were raised this possibly might also be eliminated. It is very doubtful if lack of manufacturing standards can be used as an argument against mobile homes anymore. In 1971 according to the Canadian Mobile Home and Travel Trailer Association, they adopted improved manufacturing standards drawn up in conjunction with the Canadian Standards Association. The Canadian Mobile Home and Travel Trailer Association are now so certain of the quality of these standards that they stated, "this will guarantee a mobile home life span of 25 years."

#### Taxation:

Taxation is labelled as being one of the largest problems, especially as far as tax collecting agencies are concerned, such

local municipalities. Generally municipalities claim that mobile homes pay very little in the form of taxes and that the cost of servicing mobile homes is too high. It is not the purpose of this study to see whether mobile homes do pay few taxes at high municipal costs or vice-versa but rather to generally explore the possibilities. In general terms density would affect the cost of municipal services as would the design and layout of these services. So then it is obvious that a municipality would have to optimize such factors if it expects to keep services at as low a cost as possible but yet have adequate services. It would appear that this is possible since:

"One study indicates that mobile home communities do not place a greater demand on municipal services than other residential communities."<sup>55</sup>

Similiarly with regard to cost of facilities and services the French and Hadden models imply that mobile homes may actually contribute more to the community in which they are located than they receive from it.<sup>56</sup> The study indicates that the demands of the mobile home resident for schools, streets, sewers and trash removal are disproportionately low.

Once again as far as taxation is concerned it is up to the communities to tax mobile homes sufficiently to pay for facilities and services they receive. Apparently mobile home residents appear willing to pay taxes for such facilities and services. The Kamloops and District Mobile Homeowner's Association said:

"... they are willing to pay municipal and school taxes if the municipal or government enforces regulations to keep mobile home parks up to a decent living standard."<sup>57</sup>



Likewise another study states:

"... many mobile home owners would gladly pay more taxes if it meant becoming first class citizens."<sup>58</sup>

In some places it seems that mobile home owners do pay their share of taxes. In Calgary a study of tax revenues from a seven acre mobile home park and a seven acre single family conventional residential area showed that the mobile home park paid \$213 more in taxes, \$8,852 as opposed to \$8,645.<sup>59</sup> The study also said that without the commercial assessment and the levying of a business tax the mobile home park would not be paying its way. One of the major problems with taxation is that in many places mobile homes are considered personal property and therefore cannot be taxed as real property. However, at least three states in the United States, New York, Michigan and New Hampshire have found ways to tax the mobile home as real property.<sup>60</sup>

Otherwise, mobile home residents pay a sales tax when they buy their home, they pay a license fee each year which is usually based on the square footage of the home and the mobile home park developer pays taxes based on the assessed value of the land and buildings fixed to the land, which does not include mobile homes. These are the usual forms of taxation in Canada and if these are not sufficient, then other forms of taxation have to be implemented to increase the tax base. In Minnesota an "in lieu" tax takes the factory retail list as a basis and depending on the age of the home assesses the cost of an annual license plate on the basis of a sliding downward percentage scale, geared to the decreasing age of the home. Then the current mill rate is multiplied by the assessed value, which is the percentage for that age times the

factory price, to arrive at the tax.<sup>61</sup> To prevent encouraging older units to remain, the older units could be taxed at a higher rate which could possibly increase as the unit really gets old.

Since provincial governments set the ceiling for taxation the municipality may well have to work with the province in finding an adequate tax solution for mobile home developments. Very likely the municipalities will have to take the initiative, which will not be done if they just continue to complain about mobile homes not paying their share of taxes. Extensive lobbying by municipalities might have to occur to get the province to act on this matter. A lack of such lobbying would only make one think that municipalities reject mobile homes. Possibly the answer lies in an amendment to the Municipal Act. If an adequate solution is found then it would be expected that mobile home owners would not be responsible for taxes they already pay, such as sales tax and license tax and that in the case of B.C., they would receive the home owners grant. Another possibility is mobile home subdivisions, since then mobile homes would be permanently affixed to the land and could be taxed as real property on the same basis as conventional housing.

Possibly, where improvements in mobile home park zones are not taxed, then the land in mobile home park zones could be taxed at a higher rate than other residential zones so to equalize the total taxes. Appendix A which is letters from

the Minister of Municipal Affairs office, illustrates that until 1969 municipalities were permitted to tax mobile homes under section 430 of the Municipal Act. Appendix A shows it was a misuse of section 430 by municipalities, thus causing discrimination towards mobile homes, which brought about the present Occupancy Fee methods of taxation.

This appears to the author to be a backward step in the taxation of mobile homes brought on by the lack of foresight of municipalities. Since the Minister of Municipal Affairs has amended the Municipal Act at a time of crisis, then it appears that he is receptive to change. So the municipalities do seem to have another opportunity to suggest good constructive changes.

#### Financing:

It has been previously mentioned that economy was one of the main reasons for buying a mobile home. One study has already indicated that mobile homes were cheaper than conventional housing. Another study which indicates the same results says that the medium priced conventional home with furnishings would cost \$16.50 per square foot (excluding land) as compared to mobile homes at a cost of \$8.00 to \$9.00 per square foot.<sup>62</sup> According to the Canadian Mobile Home and Travel Trailer Association report to the Hellyer Task Force Canadian costs appear to be in the vicinity of \$11.00 to \$16.00 per square foot dependent on the quality of the mobile home and furnishings. However, despite this lower cost, if

it holds true and despite the increasing popularity of mobile homes, financing for mobile homes is difficult to obtain and it cannot be obtained on the same terms as conventional housing.

At one time mobile homes were considered like automobiles and could be amortized over a very short period of time with a high down payment. One U.S. authority stated in 1959 that:

"most bankers that are in trailer financing rate mobile home paper above their automobile loans at about 9:1 ratio.<sup>63</sup>

This shows that mobile home financing is becoming more popular. Another strong indication on the Canadian scene is that the Bank of Montreal in May 1971 increased the amortization period on mobile homes from a five year period to a maximum of ten years.

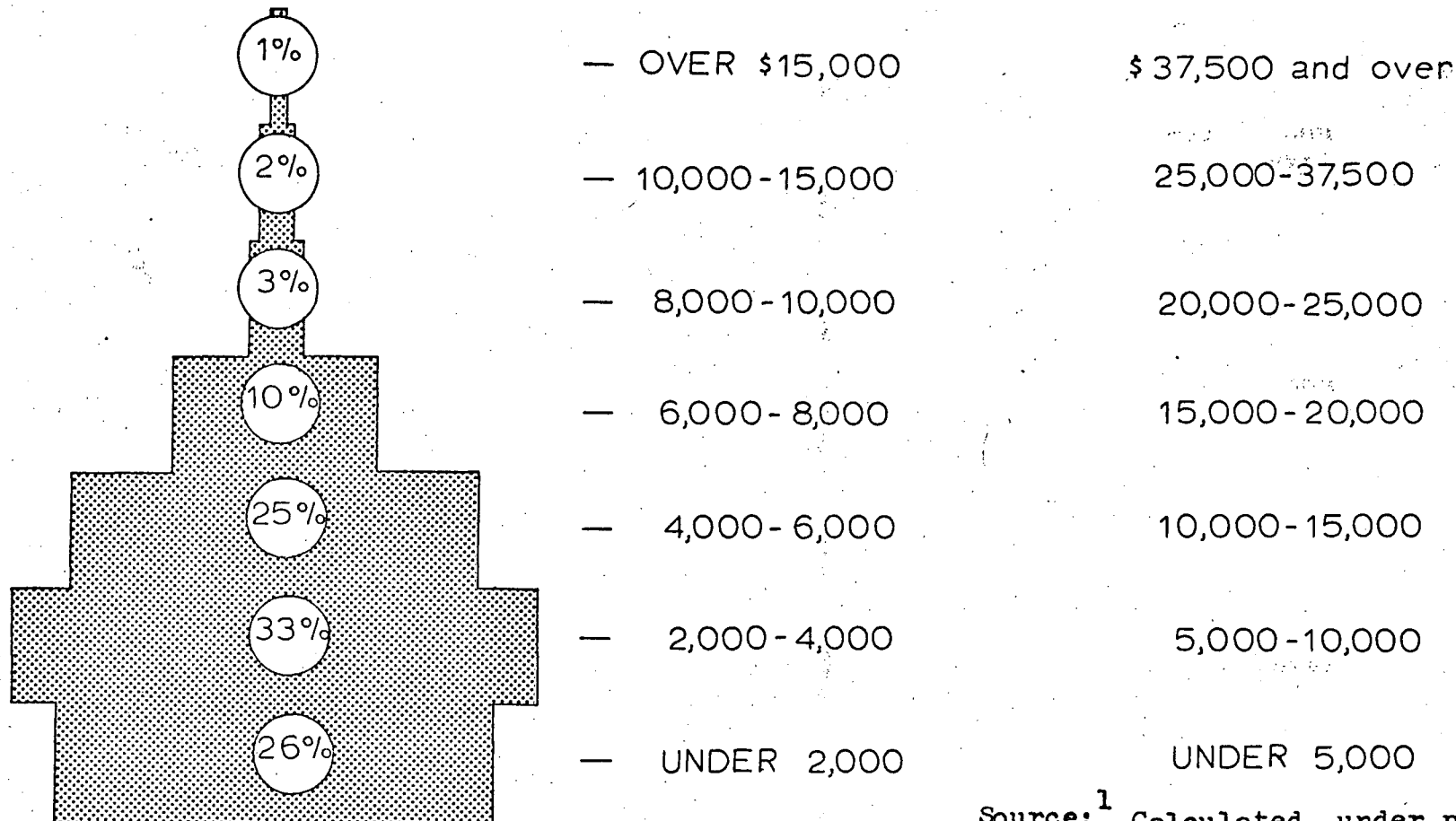
At the present time NHA loans are not usually given to people for mobile homes. As a result the mobile home owner has to pay a high downpayment of twenty five percent, has the loan amortized over a short period of time (ten years or less) and pays a high interest rate (10.9 percent). If mobile homes could be financed under N.H.A. mortgages where there would be a lower interest rate, a lower downpayment and a longer amortization period then the monthly payments for mobile homes would be reduced and they would be within the reach of more people.

Table 1X (page 38) shows the distribution of annual income of Canadians in 1966, the percentage of Canadians which fall in each income group and the cost of housing each income level

TABLE IX

Distribution of Annual Incomes in Canada, 1966

Price of Housing Each  
Income Level Can Afford<sup>1</sup>



Source: Financial Post, October 29, 1966

Source:<sup>1</sup> Calculated, under present NHA mortgage conditions at 10% interest rate amortized over 25 yrs and representing 27% of the income level

can afford. In 1970 a Central Mortgage and Housing Corporation survey shows that less than 16 percent of all new houses for sale were priced under \$20,000. (the average was \$28,614.) In Toronto less than one percent of new houses for sale were under \$17,500.<sup>64</sup> Mobile homes on the other hand usually range from approximately \$6,500. to \$20,000., according to a report by The Canadian Mobile Home and Travel Trailer Association which reported to the Hellyer Task Force. The report also added, that the most popular size of mobile home sold was the three bedroom, 12' x 60' or 720 sq. ft. mobile home, which was sold for \$8,000. to \$12,000. Mobile home owners rent their mobile home spaces for \$40. to \$70. per month according to the report which would add \$480. to \$840. per annum to the cost of mobile homes. However, it must be remembered that mobile homes come with furnishings and appliances included, which would save money for the mobile home owner.

Based on this information and referring to table IX (page 42) then people who want conventional single family homes would have to earn at least \$6,000. to \$8,000. which is only approximately 16 percent of the working population. Mobile homes it can be seen does lower the price of home ownership for more people, if N.H.A. financing were implemented. Mobile homes can be afforded with a salary of approximately \$3,000., which represents approximately 57 percent of the working population. At the present time, because of short term 10 year loans and higher interest rates of 10.9 percent few Canadians can afford mobile homes except those who make

good salaries. Other factors such as shortage of good mobile home parks, prejudice and rezoning difficulties also present obstacles which prevent rapid expansion of the mobile home industry. Mobile homes do have a great potential for making more single family housing available for Canadians which 80 percent of Canadians want, according to the Hellyer Task Force.

The Hellyer Task Force recommended that:

"serious consideration be given to amending the National Housing Act and, where necessary, municipal by-laws to accord so-called "mobile" homes their proper place within the Canadian housing market."<sup>65</sup>

Recently, Central Mortgage and Housing Corporation agreed to provide 15 year N.H.A. mortgages at interest rates as low as 7 7/8 percent, to establish a mobile home park in each province, where each park must have one hundred mobile homes.<sup>66</sup>

So then, financing of mobile homes appears to be gradually improving but there is still a great deal to be done, which could greatly increase Canadian home ownership which Canadians want but cannot afford.

The mobile home industry has already realized the problem of public rejection and they are attempting to counteract this feeling. The Mobile Home Manufacturer's Association in the United States and Canada (Canadian Mobile Home and Travel Trailer Association) have evolved one of the most publicized and extensive lobbies in private industry. It has already been seen that their continuous lobbying has brought about the evolution of the mobile home from travel trailers to its' present state. They hope to

continue the battle against public rejection and presently they have enlisted the Canadian Standards Association (C.S.A.) to help them develop industry-wide standards for mobile homes and mobile home parks.<sup>67</sup> They feel that more and better mobile home parks will encourage more people to consider mobile homes as a viable housing alternative to apartment or conventional housing.

Public Rejections:

Other studies have also indicated that any prejudice against mobile homes is not justified.<sup>68</sup> However, where poor quality developments exist prejudice could be justified but only as a result of the inability or unwillingness of governmental officials to develop proper standards. The same accusation could be made as far as other problems of mobile homes are concerned where municipalities are in the position to encourage changes, such as in the case of taxation. In the case of financing all three levels of government are to blame with the major criticism aimed at the federal government, since they should take the initial step by providing N.H.A. financing. Therefore, it is my belief that public rejection of mobile homes is not the rejection of the type of residential living but a rejection of the problems associated with mobile homes, which must look to all levels of government for good constructive changes.

Studies indicate there is widespread public rejection of mobile homes and this has already been mentioned under previous topics to some degree. It has already been mentioned that mobile homes are not treated like conventional houses since they are not regulated, financed or taxed like conventional residential



houses. Poor regulations have caused substandard mobile home developments which have helped lead to a poor image of the mobile home by the general public. Other problems such as taxation have also encouraged public rejection, especially by municipal officials, as well as by the general public. The fact that mobile homes are called "mobile", has led people to believe that the mobile home dwellers are transient people who move from place to place and as a result picture the mobile home developments as slum-like trailer courts. This type of thinking is no longer valid.

#### Regulations and By-Laws:

As far as regulations and by-laws are concerned it will not be necessary to devote a lengthy section to this since the problem areas have already been briefly covered in this chapter I. To summarize, the major changes which need to be implemented through regulations and by-laws are as follows: to provide good quality developments, to prevent the mixing of "independent" and "dependent" trailers, to place residential mobile homes in a residential zone, to N.H.A. finance mobile homes, to properly tax mobile homes, to permit "independent" mobile home park zones within municipal boundaries, to provide "independent" mobile home areas with services and facilities and to permit mobile home subdivisions. It has also been shown that without many of these changes negative public attitudes toward mobile homes may continue and possibly mobile homes will decline as a housing choice. It is therefore the purpose of this thesis to test the attitudes of the public toward mobile homes to discover the effect of these problems on attitudes.

## CHAPTER II

### PUBLIC ATTITUDES TOWARD MOBILE HOMES

#### INTRODUCTION

It appears that the best definition of attitudes is one which has been formulated by translating various definitions of attitudes into a common language and with the use of the common language, establish directions of convergence among the definitions. A good treatment of this type and one which will serve as the definition of attitudes for this thesis is as follows:

"... An attitude is an idea charged with emotion which predisposes a class of actions to a particular class of social situations."<sup>69</sup>

Several attitudes have been previously mentioned in Chapter I, when dealing with problems often associated with mobile homes. Possibly the reason for this, is that attitudes are formulated as a result of problems in many cases and therefore they tend to be negatively oriented. Most of the attitudes toward mobile homes were extracted from articles and books rather than found in the form of completed studies.

#### PREFABRICATION ATTITUDES

The author found no evidence of any empirical study completed on public attitudes toward mobile homes. One unpublished report which looked at consumer attitudes toward prefabricated housing, found one empirical study, The Urbana Study. The report says,

"This is the only North American survey of its type that we have encountered in our research."<sup>70</sup>

The Urbana Study was a survey of people's attitudes toward prefabrication in general in the Champaign-Urbana, Illinois area which was carried out in the summer of 1950. The purpose of the study was to determine people's attitudes towards prefab houses as compared with conventional single family or duplex housing and also to determine the effect of advertising and articles on these attitudes. The results of the survey reflected the post war stigma attached to prefabs.

The survey indicated that people were better acquainted with the disadvantages of prefabs than with their advantages. The advantages were ease of construction, cheapness and their rapid availability. The disadvantages were poor construction, rapid depreciation, poor appearance, standardization, affect on neighbourhood, hard to heat and the small size.

The study also showed that a substantial market for prefabs existed at low price levels but not at higher price levels. It showed that at the \$8,000 price level, 25 percent of the sample favoured prefabs, 65 percent favoured standard homes and 10 percent had no preference. At the \$12,000 price level only 4 percent preferred prefabs and at the \$20,000 price level the percentage was nearly zero. The author believes that the public's impressions of prefabs and mobile homes differ. Therefore, only some of the material was summarized in the above prefabrication study, since although it is interesting, it can not be necessarily applied to mobile homes.

#### LEGAL OPINIONS

The literature shows that legally the future of mobile

home problems are not going to change easily. An early case in 1936 questioned whether a trailer is an automobile accessory or a home. It was decided by Justice of the Peace, Arthur R. Green, of Orchard Lake, Michigan on November 12, 1936 that,

"a house trailer of the type occupied by the defendent," (a travel trailer less than 400 square feet,) "and having a great many of the appointments of a modern home, would come under the scope of a human dwelling, whether it stands upon blocks or wheels attached thereto or whether it be coupled to or detached from an automobile."<sup>71</sup>

The article stated at the time, that this decision may help establish an important legal precedent which obviously did not occur.

The Judicature are still uncertain as to the place of mobile homes in society. Problems with municipality and state regulations, determination of whether the mobile home is a vehicle or dwelling and transiency of mobile homes are still being questioned. An example of a case on the latter point ruled in 1942 that,

"Trailers and trailer camps have their proper place in present day life when they are used as temporary accomodations for transients as originally intended, but they cannot be expected to meet the more exacting requirements of a permanent home."<sup>72</sup>

This case depicts the attitude often held by the majority of the court. The authors of the book do not agree with this attitude.

"The shift from mobility and transience to residual mobility and permanence has been accomplished in fact, the writers submit. Still the courts for the most part evidence judicial bewilderment and confusion."<sup>73</sup>

AMERICAN GOVERNMENTAL ATTITUDES

The government attitudes toward mobile homes have been continually changing from place to place and issue to issue. Generally the attitudes held have been negative, even in post war times. In the summer of 1943 the National Housing Agency (N.H.A.) in the United States, indicated strong negative attitudes toward the trailer industry of that time. They said:

"they wanted nothing to do with trailers and felt they were only a stop gap method of housing and that they wanted to build comfortable homes for the workers."<sup>74</sup>

"they feel war workers need homes more comfortable than trailers ... they plan to buy no more trailers and closed the door to private sales."<sup>75</sup>

Yet the trailer industry claimed that if war workers could get N.H.A. authorization they would buy 12,000 trailers in the next three months, thus showing that they did have a market.

One of the better historical analysis of governmental attitudes toward mobile homes shows that prior to World War II the U.S. Bureau of Census in 1940 enumerated trailers along with railroad cars, tents and shacks. The article continues to say that since World War II the Bureau of Census often considered mobile homes as temporary and emergency housing. The article says that

"The changing trailer image is reflected not only in popular literature but also in modification of the definition of trailers by the U.S. Bureau of Census."<sup>76</sup>

Another article states that:

"In their efforts to inhibit growth of mobile home parks, most communities says a recent New York state survey - have restricted mobile

homes with stiffer, more arbitrary, more  
obsolete regulations (probably unconstitutional)  
than those governing houses without wheels"??

However, there are more positive attitudes reflected in some studies. A municipal survey on mobile home parks in Wichita Sedgewick County, Kansas, changed the attitudes of the municipalities in the area from negative to positive. The facts brought to light in the survey, made the municipalities reconsider the zoning for mobile home parks. The existing industrial and commercial zones which permitted mobile homes was changed and a new mobile home park zone was implemented. There were also changes made in present policy and the trailer code was revised which included more effective standards and specifications. After the changes it was felt that the old attitudes toward mobile home parks once supported by the municipality is now opposed to good community planning and positive steps are taken to change this.<sup>78</sup>

Another report on mobile homes in Frederick County, Maryland has taken positive action toward mobile homes.<sup>79</sup> In this report even the national policy indicates a positive attitude when it is stated that President Nixon said,

"Housing must receive a higher priority in the allocation of national resources and that in calculating housing goals, new mobile homes must be counted as part of the nation's housing supply."  
"The Department of Housing and Urban Development has initiated two important programs designed to make the purchase of a mobile home easier, and also to encourage sites for them in mobile home parks."<sup>80</sup>

The article further states that the Bureau of Public Roads on January 21, 1970 made funds available to acquire mobile homes,

they are considered realty or personality under state law and that mobile homes may be used as replacement housing. Other facts which indicate a more positive governmental attitude is that eleven states permitted fourteen foot wides to be towed to the site over State highways and the trailer industry expects one half of the States to permit this by 1971. In December 1969 a loan program was authorized by Congress under which the Federal Housing Administration (F.H.A.) was authorized to insure personal bank loans of up to \$10,000 granted to purchase new mobile home units at least ten feet wide and forty feet long. The study area of Montgomery County, Maryland presently permits as a conditional use, mobile homes in Residential-Agricultural, Rural-Residential, General Commercial and Light and Heavy Industrial districts. In view of the study the municipal government is not allowing any new mobile home parks until a further study has been made and recommendations for changes submitted. The result is that the staff is recommending a special district for mobile homes.

Other American studies have been oriented toward permitting mobile homes to be integrated with other uses. In Wood Rive, Illinois mobile homes were integrated with apartment buildings in a subdivision scheme which includes a shopping center, drive-in theatre and nursing home. The basis for this integration was the similiarities of characteristics between mobile home residents and apartment dwellers.<sup>81</sup> Another article reviews a mobile home public housing project which is quite successful. The article also reviews a long range mobile home housing program under the direction of the Chicago Housing Authority. The program was to supply 2,000 houses per year,

which would be composed of three mobile home modules which when put together would form four bedroom townhouses. The majority of housing was in an urban renewal area but would not be limited to this in the future. Similarly, the same housing authority, used mobile homes for interim relocation housing which was very successful.<sup>82</sup>

#### CANADIAN GOVERNMENTAL ATTITUDES

In the first article attitudes are expressed only briefly but it is indicated that local councils hold hostility toward mobile homes since the article states that,

"local councils feel that mobile home parks often produce a blot on the landscape and do not return in assessment dues the cost of providing them with municipal services such as schooling, recreation, etc...."<sup>83</sup>

Under the financial considerations it is indicated that, the attitude of tax and assessment authorities towards mobile homes creates many of the problems arising from the shortage of taxes mobile homes pay and thus the drain they put on municipal financial resources.

Municipalities often show their negative attitudes toward mobile homes through the regulations in their by-laws. Example, the Vancouver City zoning and development by-law permits mobile homes in a C<sub>2</sub> (commercial) zone when in a trailer court.<sup>84</sup> The Hellyer Task Force recognized the municipal by-law problems since one of their recommendations was that,

"serious consideration be given to amend the National Housing Act and, where necessary,



municipal by-laws to accord so-called "mobile" homes their proper place within the Canadian housing market."<sup>85</sup>

This recommendation would indicate that negative attitudes toward mobile homes exist at the federal level as well.

A study of mobile homes in the Lower Mainland of British Columbia points out other discriminating municipal attitudes.<sup>86</sup> For example the study shows that nearly 50 percent of mobile homes in the Lower mainland were adult parks and that the trend was toward more adult parks since park operators felt that permitting children in the mobile home parks would give the municipality a reason to increase taxes. It seems from this that young families with children are discriminated against. The survey also showed that many mobile home residents complained about the poor municipal attitudes which existed. Furthermore the study showed that six of the fourteen municipalities (Richmond, Delta, New Westminster, White Rock, City of North Vancouver, District of North Vancouver) had no mobile home parks. West Vancouver had one mobile home park on Indian land but does not permit mobile home parks on land under its jurisdiction. For the location of these municipalities see figure I (page 65). None of the municipal by-laws in the Lower Mainland permits the development of mobile home parks, although reconsideration is being given in some municipalities. The report concluded that municipalities are not in favour of mobile homes.

An article in a local newspaper indicates the type of negative attitudes toward the development of Wildwood Mobile Home Park in Coquitlam.<sup>87</sup> The article says that in 1958 municipal

councils and the provincial government both took a dim view of those early mobile home park projects. Mobile homes were considered just big trailers and most mobile home parks were unkept vacant lots with few if any amenities. To get door to door mail delivery the park developer had to negotiate and persuade the Coquitlam post office and the post office department in Ottawa for several years. Another battle concerned a by-law that prohibited for sale signs in a mobile home park. The park developer, Mr. Allinger states,

"From the start, it's been a case of image building... Through a system of rules and regulations at all three levels of government, the mobile home resident was being treated like a second class citizen."

#### GENERAL AMERICAN ATTITUDES

Many general attitudes concerning mobile homes have been mentioned previously, in the discussion of problems associated with mobile homes. However, there are still several sources which have expressed attitudes which would be worth mentioning. One interesting study feels that the image of the trailers have been that of substandard housing, occupied by persons not well integrated into the larger society. It continues to say that there is much evidence to indicate that the lower class transient housing image does not accurately reflect the nature of mobile housing and that there may be a need to re-examine our thinking about and regulations of mobile housing. Other points of interest in the article are that trailers are a new kind of suburban housing, the vast majority of trailer dwellers own their own home (88 percent compared with 62 percent for permanent housing), 90 percent of

trailer housing is classified as being in sound condition as compared with 83 percent for permanent housing, and trailers do not fit the substandard stereotype and it has been suggested that the kind of trailer park has created the substandard image.<sup>88</sup>

One early study of mobile home residents in the 1930's when trailering was done primarily by the transient auto gypsy and the vacationer, had negative overtones. The major social problems at that time which caused negative attitudes were transiency, trailer children of school age putting a drain on educational institutions, taxes, sanitation and health, high densities, fire hazard, rejection of trailers in cities. It is surprising that it is these same problems which have already been discussed as being the problems in recent studies. However, even this study feels that trailers should not be forced to locate outside the city limits thus moving the problem to the city's outskirts.<sup>89</sup>

A study completed a few years later, on a trailer population working in a nearby defense plant came to different conclusions. The residents sampled rated better than did the general U.S. population of that time. The majority had no friends in the adjacent town but 48 percent of the residents felt the town's people were cordial, 30 percent were indifferent, 13 percent felt the town's people were aloof and only 2 percent felt the town's people were antagonistic. The study further suggested that trailer residents and town people should integrate into a more stable community life and that the transition might be aided through institutions.<sup>90</sup>

Taxation has always been an issue and one early study supports many of the views held by the public today. The article suggests that the trailer resident or vacationist get all services, facilities and other benefits for very little or no taxation. A survey carried out by the American Municipal Association verified this and alternative methods of taxation were considered. The best alternatives found was taxation based on the benefits received per day and collection of taxes through the operator of the trailer camp.<sup>91</sup> A recent article echoes what has already been stated previously. The article indicates that attitudes toward financing at lower interest rates are becoming more positive among all types of lending corporations. The positive change is attributed to the good earnings record and low failure ratio of mobile home parks.<sup>92</sup>

One study mentions that trailers are banned completely from cities. It says that "No Trailers Wanted" signs are appearing everywhere. The psychology of these attitudes is that if people live in trailers, fewer will live in houses, landlords get less rent, mortgages and taxes go unpaid and mortgage companies and municipal tax officials may find their financial problems increasingly difficult. Consequently it is easier to ban trailers from the city.<sup>93</sup>

One of the early studies says that there should be no unjust reflections on this highly respectable, energetic and floating population. The article neither condones waste, neglect, desolation or destruction of the environmental amenities by trailers. Finally it suggests several things which are needed.

These are, recognition of the problem and an honest attempt to solve it; properly planned, supervised and maintained trailer roadside camps and suburban villages, with water and sanitary conveniences; adequate laws for police protection, education of children and just taxation; more homelike and less streamlining trailer design; permanent attractive settings in permanent villages and roadside groups.<sup>94</sup>

Mobile homes and parks have increased, yet they have never had the opportunity to develop into an attractive home because of the past bad reputation of trailer camps. The much better quality potentials of mobile homes and parks are recognized and it is felt they should be given a chance.<sup>95</sup> Mobile homes are generally built to a national standard and mobile home manufacturers have been the first to work on standardized performance criteria. The rapid growth of mobile homes and better quality mobile home parks and finally the increased factory efficiency suggests that mobile homes should not be considered the enemy and that the housing industry should learn from the mobile home industry.<sup>96</sup>

#### SUMMARY

The attitude information extracted from the literature did indicate a change in attitudes toward mobile homes. Negative attitudes appeared much stronger in the pre war literature when travel trailers and frequent mobility was the way of life. Post war literature, although negative in some cases, generally seems to promote more positive attitudes. The negative attitudes in

the post war literature may result from the remnants of attitudes toward travel trailers during the pre war years. Also, poor quality mobile home parks left from pre war years or built in post war years, might foster negative attitudes toward mobile homes. As far as governmental attitudes were concerned, the Americans appeared to have strong positive changes of attitude toward mobile homes, especially in more recent years. The Canadian governmental attitudes did not appear to be responding as positively as the Americans, possibly because it has not yet realized the importance of mobile home living.

It appears that any new housing form has to virtually be problem free before it is accepted on a large scale. The reason probably being that it is always under observation and close scrutiny and therefore a few poor quality mobile home parks make it difficult for the establishment of other mobile home parks. However, it was the municipalities' regulations which permitted the poor quality parks to be built. Contrary to this, because single family housing is so widely accepted, the poorly constructed single family homes go practically unnoticed by a great majority of the public. As mobile homes become an ever increasing part of the housing supply, very likely public attitudes will continue to change. Public attitudes may already deviate considerably from attitudes presented in the literature

#### A CASE STUDY OF ATTITUDES IN COQUITLAM

One of the best examples of negative public attitudes toward mobile homes recently occurred in the study area. The issue

was centred on a proposed mobile home park development, referred to as the Hoing Development. See figure 2 (page 73) for this proposed park. To determine the attitudes toward the development, the public hearing minutes at Coquitlam City Hall were reviewed and several interviews were held with a small random sample of the respondents in the concerned area. All interviews were informal and there was no formal set of questions. The respondents interviewed expressed a keen interest and the result was that they expounded their attitudes with no prodding from the interviewer (myself). The free expression of thoughts by the public during the interviews may result from a reflection of the struggle the public of the area had with the development. Brief notes were taken during the interview and these were elaborated upon immediately after the interview.

Some people in the area said they did not like the way the whole project was handled especially during the public hearings. In the first hearing the public did not seem to feel that the standards and policies mentioned in the landuse contract would be met. So the public defeated the mobile home proposal at the first public hearing, held September 8, 1971. In the second hearing, November 9, 1971, the major concern of the public was the way in which the developers attempted to deceive the public. Prior to the hearing, advertisements said that a prefabricated housing project was to go up on the parcel of land in question. Under the strata titles act each prefabricated house was to be taxed like the conventional residential housing. It turned out that the prefabricated housing was mobile homes, which the public

learned only the day before the hearing. This deception was a major reason for the second defeat of the mobile home park proposal. This latter action seems to have fostered even more negative attitudes toward mobile homes in the area.

An unofficial spokesman and leader in the petitioning of the area, Mr. W.P. Whalen, said that they have always been under the impression that the land in the area was to be used for a conventional residential area. Therefore, they became quite disturbed when they found out a mobile home park was to go in the area. Mr. Whalen added that residents did not fully understand the proposal. He said residents felt that everything seemed to be secretive and that the public could only see a small handout sketch of the proposal rather than the architect's plans. He also felt that residents did not feel very happy about one of the developers owning a trailer sales business, thus implying that he was developing a mobile home park so he could sell more trailers.

Several factors should be considered in the rejection of this proposal by the public. In the first instance the major complaints outlined in the petitions were concerned with increased transportation in the area, low taxes, high density and more philosophical statements which suggested that there were already too many mobile homes in Coquitlam and such experiments should be tried elsewhere for a change. These negative attitudes seem to either be based on lack of information concerning mobile homes or else prejudice toward mobile homes. Possibly a little of both occurred. Incidentally, during the sampling of the area it was discovered that not all the people expressed these negative



attitudes. It was also noticed that many of the petitioners represented areas a couple of miles away from the proposed project, too far away to be affected by the development.

The developer (Dr. Hoing) in consultation with the planning department upgraded the standards of the proposal so that they were adequate for development.

Basically, the major concerns from the developer's point of view was the implementation of the following proposals in the plan:

- (1) Have 100 trailer spaces on 14.34 acres of land for a density of 7.15 units/acre.
- (2) Have a buffer zone of 25 feet in width around the proposed mobile home park.
- (3) Have a central park space occupying 10 percent of the site and containing a recreation service building.
- (4) Have well distributed green spaces separating clusters of mobile homes.
- (5) Have an undedicated one way ring road, with a right of way of 40 feet and a paved road surface of 20 feet in width.
- (6) Have parking sufficient to accomodate 1.5 spaces per trailer space.

- (7) Have 75 percent of trailer spaces 66' x 12' or 3,200 square feet and 25 percent of trailer spaces 48' x 24' or 4,700 square feet.

Judging from present standards in the area and standards in several of the reports referred to in chapter I, then the only proposal which might be questioned would be number 7. Most new standards would like to have 3,600 square feet per space, although other standards still in force require less than the proposed 3,200 square feet.

Beside this, the developer in an effort to maintain a good quality mobile home park, proposed other policies such as the following:

- (1) Have concrete slabs for all units.
- (2) Require skirting of aluminum or fibre glass on all mobile homes.
- (3) Have a 10' x 35' concrete or asphalt patio in front of and parallel to each mobile home.
- (4) Have a 4' blacktopped path leading to each home.
- (5) Have a uniform style of 5' x 7' storage sheds placed at the rear of each patio.
- (6) Tenants may purchase uniform style and good quality cabanas or canopies.

- (7) Each bay would have a landscaped and planted area to be maintained by the tenant.
- (8) A lamp standard with ornamental light would be placed near the front of each mobile home.
- (9) All services would be underground.
- (10) Mobile homes three years old or less would be permitted in the park.

It appeared to the author that this proposal had a great potential to be a good quality mobile home park.

Despite the very good physical quality of the proposed mobile home park, the public in the area still rejected the proposal. The public appeared to be a little suspicious of the development from its inception and this suspicion was never satisfied by the developers. Beside this lack of communication the developers increased their deceptive behavior and it is believed by the author that this was the negative force which underlay the defeat of the proposed development. The end result of the developers' attitudes toward the public is still evident. The author found that when distributing questionnaires in the area three months after the final public hearing he still had to convince some of the respondents that he was not working for the Hoing Development. Other problems were outlined in the petitions presented by the public at the public hearings. However, these

problems did not seem to be the major obstacle to the proposal. At any rate the public attitudes in this instance proved to be a stronger force than good physical quality design. This indicates that although good quality is important there are many other factors which are equally important. So then the correction of one problem will not necessarily pave the way for good mobile home developments.

CHAPTER III  
RESEARCH METHODOLOGY  
HYPOTHESES

Hypothesis:

If mobile homes are good quality.<sup>97</sup>

If mobile homes pay their fair share of taxes.<sup>98</sup>

If mobile homes do not degrade the adjacent residential property.<sup>99</sup>

If distance between mobile homes and residential areas were decreased.

If familiarity with mobile home living were increased.<sup>100</sup>

Then public rejection of mobile homes would only result from prejudice.<sup>101</sup>

Null Hypotheses:

The acceptance of stereotyped statements<sup>102</sup> about mobile homes.

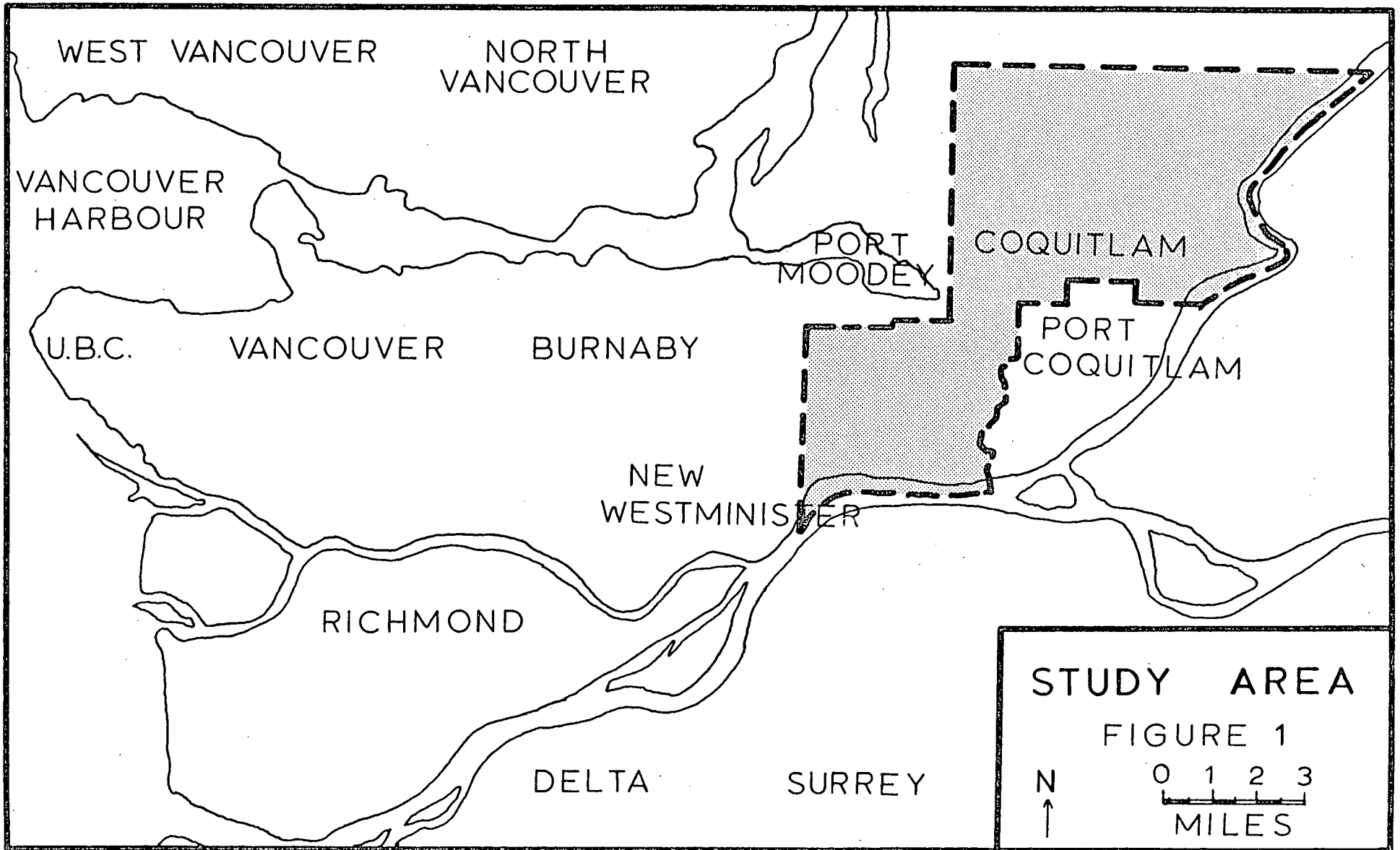
- (1) Will not vary according to the quality of the mobile home park.
- (2) Will not vary according to attitudes toward degradation<sup>103</sup> of adjacent residential property.
- (3) Will not vary according to attitudes toward the amount of taxes paid.

- (4) Will not vary with distance from mobile homes.
- (5) Will not vary with familiarity of mobile home living.

Sub Null-Hypotheses:

There will be no significant difference between:

- (1) quality of the mobile home park and the degradation of adjacent residential property.
- (2) quality of the mobile home park and the amount of taxes paid.
- (3) quality of the mobile home park and the distance from mobile homes.
- (4) quality of the mobile home park and familiarity with mobile home living.
- (5) the amount of taxes paid and the degradation of adjacent residential property.
- (6) the amount of taxes paid and the distance from mobile homes.
- (7) the amount of taxes paid and familiarity with mobile home living.



- (8) degradation of adjacent residential property and the distance from mobile homes.
- (9) degradation of adjacent residential property and familiarity with mobile home living.
- (10) distance from mobile homes and familiarity with mobile home living.
- (11) stereotype statements for each cluster sampled.
- (12) quality responses for each cluster sampled.
- (13) degradation of residential property for each cluster sampled.
- (14) the amount of taxes paid for each cluster sampled.

#### THE STUDY AREA

The study area chosen was the District of Coquitlam, which will be called "Coquitlam" or "Coquitlam Municipality" in the remainder of the thesis. Coquitlam, is a relatively modern bedroom community of Vancouver City. Its' population in 1966 was 59,222<sup>104</sup> and the probable reason for its continued rapid growth is the four lane highway which connects it with downtown Vancouver, just 17 miles too the west. Figure 1 shows Coquitlam Municipality in relation to its environs and other municipalities in the south-west corner of British Columbia, which will be called "Region" in the remainder of the thesis.



Coquitlam was chosen as the study area for several reasons. First of all out of the eleven municipalities in the Region six of these did not permit mobile home parks as covered in chapter II (page 50). From the remaining municipalities only Coquitlam had indicated that it would permit more mobile home parks. Coquitlam has furthered its positive attitude toward mobile homes, since in 1971 it adopted a new mobile home by-law. Beside this aspect, Coquitlam has a relatively large number of mobile home parks ranging from very poor quality to nearly excellent quality. Added to these facts, the general public of Coquitlam are reminded about mobile homes more frequently through the media as new issues regarding mobile homes crop up. Therefore it is expected that the public in Coquitlam are more aware of mobile homes and its problems than the public in other municipalities. It is hoped that this awareness will result in better replies and a better response rate. If this better public awareness of mobile homes does exist in Coquitlam, it may be a big disadvantage with the study. The disadvantage might be that the public in Coquitlam may differ in attitudes toward mobile homes as opposed to other municipalities because of their added exposure to mobile homes. Otherwise, Coquitlam would probably better reflect the attitudes of other small municipalities in British Columbia since it is far enough from Vancouver to have the community spirit of a small city or large town.

An inventory showed that there were nine mobile home parks in Coquitlam with a tenth park actually being just over the boundary, in Port Moody. (see table X, page 67). Two of

TABLE X

MOBILE HOMES IN STUDY AREA

<u>Mobile Home Parks</u> <sup>1</sup>	<u>Number of mobile homes</u> <sup>2</sup>			
	1966	1969	1970	1971
1 - Four Acres	35	45	41	41
2 - Willow	34	36	34	34
3 - Kostur	28	32	31	30
4 - Wildwood	15	15	38	50
5 - Windsor Glen	40	134	158	162
6 - Cedar Acres	21	21	21	19
7 - Parkland	46	47	48	47
8 - Evergreen	85	88	88	89
9 - Hideaway	50	54	55	55
10 - Cedar Manor	-	-	-	38 <sup>3</sup>

<sup>1</sup> Source: By-Law Enforcement Officer,  
Coquitlam

<sup>2</sup> Source: Department of Licenses, Coquitlam

<sup>3</sup> Source: Engineering Department, Port  
Moody.

the parks - Four Acres and Willow were auto courts which had mobile homes and travel trailers squeezed onto every available space. From table X (page 67) it can be seen that mobile home units are increasing noticeably in only two mobile home parks - (Wildwood and Windsor Glen.) In all other parks capacity has been reached and Windsor Glen has nearly reached that stage at present. Wildwood is still under development and it will hold approximately two hundred units when fully developed.

A quality survey of the mobile home parks in Coquitlam was necessary to the study since the author needed to choose samples near varying types of quality mobile home parks in order to test the effects of quality on attitudes toward mobile home parks. The same quality survey could serve as a check against the respondents' replies to quality statements on the questionnaire. The survey and the respondents replies would complement each other in the sense of determining for certain, which mobile home parks were of good, fair or poor quality. Then conclusions could be made as to the effects quality play on public attitudes. Finally, the quality survey would aid the reader in knowing the study area and understanding the problems discussed throughout the thesis more fully.

The quality survey was a visual survey which was based on the following five point rating scale.

- 5 = Very good
- 4 = Good
- 3 = Fair

2 = Poor

1 = Very poor

The rating scale was applied to 23 different quality features all of equal weight and was broken down under 5 major headings as determined by the author. The scores for each mobile home park were totalled and averages taken to determine the overall quality of the mobile home park. An average of 4 or over would classify the park as being good quality, an average of 2.5 or less would classify the park as being poor quality whereas an average of 2.6 to 3.9 would classify the park as being fair quality. A zero rating meant the park did not have the features surveyed. The results of the survey appear in table XI, page 70. The table shows that only mobile home parks 4 and 5 which were Wildwood and Windsor Glen respectively achieved a good quality rating. Mobile home park 6 (Cedar Acres) achieved a low fair rating whereas the remaining mobile home parks were rated as poor quality.

TABLE XI  
QUALITY SURVEY

Visual Features	Mobile Home Parks <sup>1</sup>									
	1	2	3	4	5	6	7	8	9	10
1. General Services										
(a) laundry facilities	3	2	2	5	5	2	3	3	3	3
(b) paved roads	2	2	2	5	5	3	3	3	3	3
(c) storage space	1	1	1	5	5	2	3	3	3	3
2. Recreational Facilities										
(a) recreation hall	0	0	0	5	5	0	0	0	0	0
(b) swimming pool	0	0	0	5	3	0	0	4	0	0
(c) putting green	0	0	0	0	5	0	0	0	0	0
(d) children's play area	1	0	0	5	4	3	2	2	3	2
3. Site Location										
(a) near schools	5	5	5	4	5	4	2	2	2	3
(b) near shops	5	5	5	5	4	5	3	2	2	3
(c) near parks	5	5	5	3	5	4	2	2	2	2
(d) near churches	5	5	5	3	3	4	2	2	2	3
4. Site Aesthetics										
(a) buffer zone	1	1	3	3	5	3	3	3	3	2
(b) lawns	1	0	0	3	5	2	2	1	1	2
(c) trees and shrubs	0	0	0	3	5	3	3	2	2	2
(d) use of open space	1	1	1	3	5	3	3	2	3	2
(e) density	1	1	1	4	4	2	2	1	2	2
(f) site design	1	1	1	4	4	2	2	2	3	3
5. Mobile Homes										
(a) condition of homes	2	3	4	5	4	3	3	3	4	4
(b) regulations for homes	3	1	2	4	4	3	3	3	3	3
(c) skirting of homes	3	2	3	5	5	3	3	2	4	4
(d) concrete pads for homes	3	2	3	5	5	3	3	3	3	3
(e) parking space	2	2	2	5	5	3	2	3	3	3
(f) size of lots	1	1	2	5	5	3	2	2	3	3
Total Scores	46	40	47	94	105	60	51	50	54	55
Average Scores	2.0	1.7	2.0	4.1	4.6	2.6	2.2	2.2	2.3	2.3

<sup>1</sup> The name of the mobile home park representing each number appears in table X.

### SAMPLING METHOD

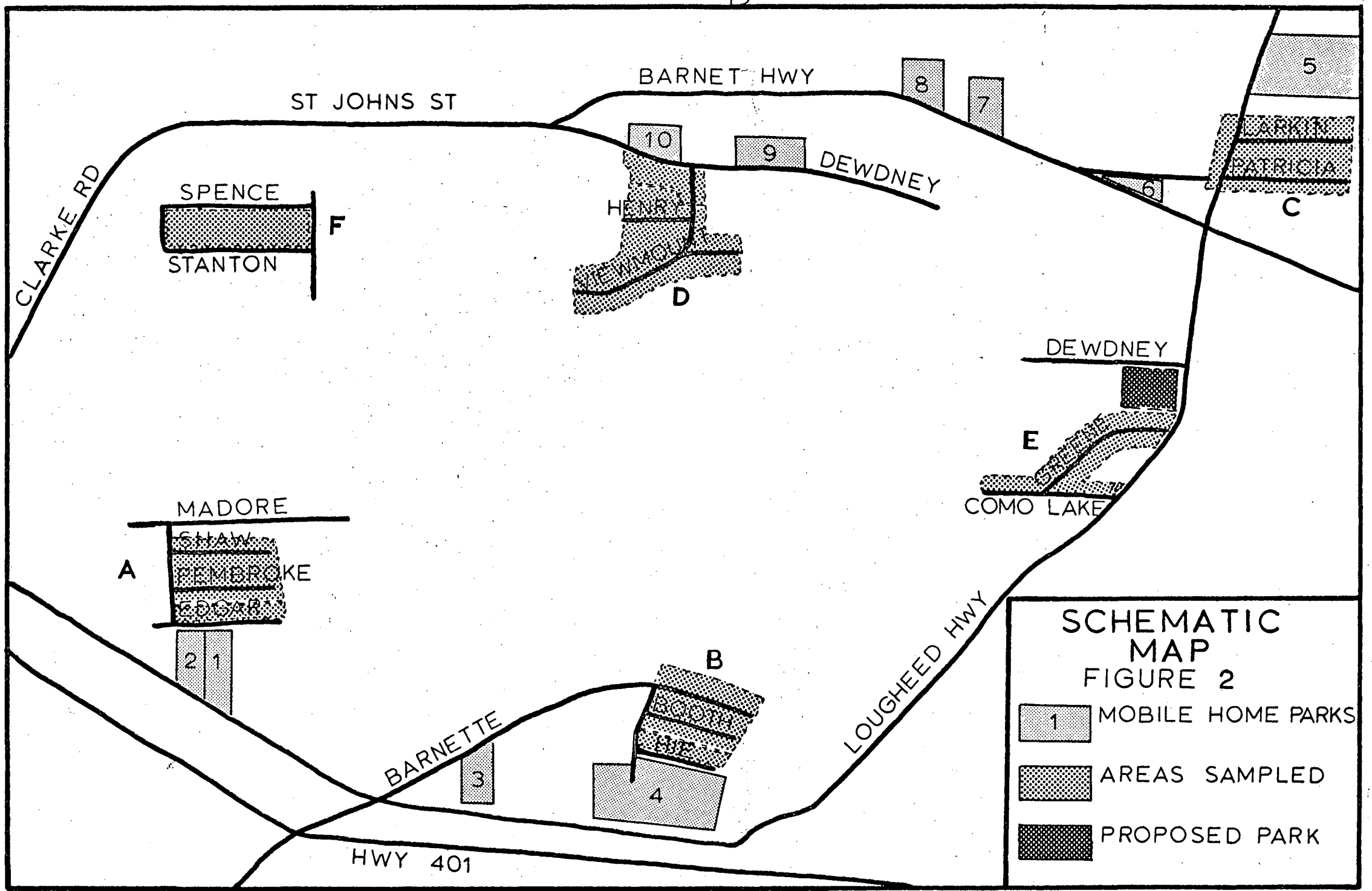
The purpose of the thesis is to analyze the general public's attitudes toward mobile homes. Hence, it was decided not to sample different groups, such as municipal park operators and other groups within the general public, per se. Many of these groups such as municipal officials and mobile home park operators already openly express their opinions. Similarly, the mobile home dwellers have been lobbying very strongly in favor of mobile homes. The attitudes of these groups have already been illustrated and documented in chapter I of the thesis. Therefore, it is not necessary to elaborate on these views when the attitudes of the general public have not been studied. Besides, it is the general public which has the greatest voice and who can best persuade municipal officials or other levels of government, if they feel a cause is justified. The general public have already rejected mobile homes on several occasions and many municipalities very likely hesitate in permitting this form of housing, because of such action. Therefore, a study of public attitudes toward mobile homes may uncover reasons for such problems, which might possibly be corrected and eventually result in mobile homes existing harmoniously in a municipality.

In choosing a sample several problems had to be borne in mind. First of all, the sample had to be as representative of the total population as possible. Secondly, because it was a desire to test the effects of distance from

mobile homes on public attitudes, sample areas adjacent to mobile home parks (the experimental groups) and at some distance from mobile home parks (the control group) had to be chosen. Thirdly, the large population and large area contained by the Region, dictated further refinements. Fourthly, the total sample size of 250 to 300 would place constraints on the method of sampling. However, it was felt that this sample size which represented approximately 0.5 percent of the total population or approximately 1.5 - 2 percent of the number of families who would be living in a dwelling unit, was an adequate size to elicit a reliable response, assuming a good return rate. Figure 2, (page 73) shows the ten mobile home parks in the Region and the name of the mobile home park corresponding to each number may be seen in table X, (page 67). The letters in figure 2, (page 73) denote the areas sampled.

The largest problem which limits the sampling method for this area is a combination of several factors. First of all, four of the ten mobile home parks had no residential areas adjacent to them. See figure 2, page 73. Mobile home park 3 was surrounded on three sides by commercial or institutional land uses and had an industrial use and a highway on the fourth side. Mobile home parks 6, 7 and 8 were on the fringes of the municipality and were totally surrounded by undeveloped land. The closest residential area was approximately 0.5 miles from mobile home park 6, which was considered too distant when it was necessary to sample areas adjacent to mobile home parks.

Where residential areas were adjacent to mobile home parks 1, 2, 4, 5, 9 and 10, the residential areas were on two occasions



SCHEMATIC  
MAP  
FIGURE 2

- 1 MOBILE HOME PARKS
- AREAS SAMPLED
- PROPOSED PARK



adjacent to two mobile home parks, see mobile home parks 1 and 2 and 9 and 10. This further reduced the sample areas to four instead of six. Because this limit existed on the number of areas that could be sampled, then it was decided to sample all four areas adjacent to mobile home parks. Two of these areas (B and C) were adjacent to good quality mobile home parks (4 and 5 respectively) as determined by the quality survey. Two other sample areas (E and F) were chosen at a great distance from mobile home parks. Sample E was chosen since it recently rejected a proposed mobile home park at a public hearing for that area. As a result, it was felt that possibly reasons for that rejection might be uncovered and this could provide most valuable information for planning policy. Sample F was chosen as a control group since it was at a great distance from any mobile home parks and would therefore better represent the general public's attitudes not near mobile home parks.

Where residential areas existed adjacent to mobile home parks there were still other factors which limited the sampling method. An explanation of the conditions for each residential area adjacent to mobile home parks is necessary. Mobile home parks 1 and 2 were bounded on the south side by the Loughheed Highway, the east side by vacant land and on the west side by Commercial development. Therefore, the residential area (A) adjacent to mobile home parks 1 and 2 only existed on the north side. Mobile home park 4 was bounded on the east, south and west sides by vacant bush land. Once again the residential area was to the north of the mobile home park as shown in figure 2.

Furthermore, a large ridge acted as a physical barrier at the northern boundary of sample B. Therefore, more residential housing to the north of the sample were on the upper slopes of the ridge and separated from the houses of sample B on the lower land adjacent to the mobile home park 4. In the case of Windsor Glen, mobile home park 5, because it is on the fringes of the municipality undeveloped land lies on the western, northern and eastern boundaries of the mobile home park. The subdivision to the south of the mobile home park extends only easterly and has undeveloped land on its western and southern boundaries. Sample area D adjacent to mobile home parks 9 and 10 is the only subdivision near these parks and otherwise undeveloped land is on all other sides of the mobile home parks and on all sides of sample D. Sample area E was also surrounded by undeveloped land. So then the sample areas that were adjacent to mobile home parks were severely limited in size and numbers. To get an adequate response it was necessary to sample 100 percent of the householders in all sample areas.<sup>105</sup> This would also increase the reliability of the responses.

All clusters sampled represented single family or the occasional duplex home. There were no apartment houses adjacent to mobile home parks. Otherwise, the sample should be heterogeneous and it is believed that it is fairly representative of the study area, since Coquitlam is primarily a middle class single family residential suburban area with very few noticeably high class areas. All clusters were believed heterogeneous enough to warrant a relatively small sample to be satisfactory. Table XII (page 76) shows the sample sizes and return rates.

TABLE XII

SAMPLE SIZE AND RETURNS

<u>Clusters</u>	<u>Number Sampled</u>	<u>Number of</u> <u>Valid</u>	<u>Returns</u> <sup>1</sup> <u>Invalid</u>	<u>Percentage</u> <u>Valid Returns</u>
A	38	23	3	60.53
B	40	12	4	30.00
C	52	22	2	42.38
D	55	19	2	34.55
E	26	11	4	42.31
F	36	26	1	72.22
Total	247	113	16	45.75

<sup>1</sup> Invalid returns would be returns not filled out or returns with far too many no responses.

The author feels from visits to the study area that residential areas sampled had to be close enough to the mobile home park to elicit a different response in relation to the response from a cluster at a great distance from a mobile home park (the control group F). Frequent visits to the study area prior to sampling made one aware of a difference from being immediately adjacent to a mobile home park and being one street (or block) away, so that the mobile home park was blotted from view by houses immediately adjacent to it. Therefore, all clusters adjacent to mobile home parks were sampled for a distance of at least three streets (or three blocks) from the mobile home park, to include this possible difference in attitudes within the clusters of the experimental groups A to D.

### THE PROBLEMS OF MEASURING ATTITUDES

Measurement of attitudes is a science in its own right. However, a synopsis of some of the major ideas researched under this topic would aid in understanding the questionnaire design and research methodology in particular and the thesis in general. In the thesis the public's attitudes are primarily measured through their expressed acceptance or rejection of opinions. In this case the concept "opinion" will mean a written expression of attitude. The measurement of a man's attitudes by his expressed opinions does not necessarily mean a prediction of what he will do. On occasions the opinions expressed may be intentionally distorting their attitudes but at least we are then measuring the attitude which the respondents are trying to make people believe they have.

All that can be done is to minimize as far as possible the conditions that prevent the public from telling the truth or else adjust our interpretations accordingly. To make this even more difficult, it must be noted that there are other inherent limitations of testing attitudes. When attitude scales are used, they should be regarded only as the roughest approximations of the way in which attitudes actually exist in the mental life of individuals. Measurement of attitudes can deal only with attitudes that are 'common' and there are relatively few. Each person possesses many contradictory attitudes and for this reason his attitudes at the moment of submitting to a questionnaire may tell only

a part of the story. Rationalization and deception inevitably occur, especially when the attitudes studied pertain to the moral life or social status of the subject being questioned. Furthermore, attitudes often change and an investigation made under one set of conditions may not for long present a true picture of the attitudes of any given group.<sup>106</sup>

Several practical criteria are applied to help overcome limitations of attitude measurement in a questionnaire. The statements should be as brief as possible. The statements should be such that they can be endorsed or rejected in accordance with the agreement or disagreement dependent on the attitude of the respondent. Every statement should be such that acceptance or rejection of the statement does indicate something regarding the reader's attitude about the issue in question. Double-barreled statements should be avoided. One must insure that at least a fair majority of the statements really belong on the attitude variable that is to be measured.<sup>107</sup> Any statement to which persons with markedly different attitudes can respond in the same way, is unsatisfactory. It is essential that all statements be expressions of desired behavior and not statements of fact. It is essential to state each proposition in clear, concise, straight-forward statements. It would seem desirable to have the questions so worded that the modal reaction to some, is more toward one end of the attitude continuum and to others more in the middle or toward the other end. If multiple choice statements are used, the different alternatives should involve only a single attitude variable and not several.<sup>108</sup>

These are but a few of the considerations given to the questionnaire and research methodology which relate primarily to the testing of public attitudes. Naturally, the usual design techniques were also considered.<sup>109</sup>

### QUESTIONNAIRE DESIGN

Several good alternatives were open to testing the public's attitudes toward mobile homes. It was felt that an interview questionnaire, which included several questions eliciting a response based on visual information such as photographs, might be very good. It was decided, however to construct a standard questionnaire design which would better meet the aforementioned constraints. The questionnaire was designed on the basis that it would serve two primary purposes. First, it had to provide the specific information necessary to test the null hypotheses. Secondly, it had to provide general information which might increase the value of the thesis from a planning point of view.

The questionnaire designed and used for the thesis research is in appendix B. Question 1 elicits specific information concerning the public's attitudes toward mobile homes. These attitudes are determined by analyzing responses to a series of stereotype statements which seem to prevail in the general public's mind, based upon research completed in chapters I and II. Naturally the Coquitlam public may differ from the general universal public in their attitudes. A statement in the first question which could possibly be agreed upon, is that mobile homes look like drab rectangular boxes. However, this statement cannot totally be agreed with, since many of the new mobile homes and especially the double wides, have lost a great deal of the original mobile home design and now closely resemble conventional housing design.



Possibly one could argue that conventional housing is just as drab as the original mobile home exterior design.

Research in chapters I and II document the fact that the remaining stereotype statements of question I are generally false although the poorer quality mobile home parks might present supporting evidence for some of these stereotype statements.

Questions 2, 3 and 4 are general information questions which determine the area sampled and determine if the residents are aware of a mobile home park in their neighbourhood. If the respondents are not aware of such a mobile home park then it will not have affected their attitudes. However, they may not be as reliable or valid respondents when attempting to determine such things as, the difference in attitudes of the public adjacent to good quality mobile home parks as opposed to the attitudes of the public near poor quality mobile home parks.

Question 5 was necessary to analyze the null hypothesis on quality. This question is a more specific type which elicits responses concerning different factors affecting quality and yet informs the respondent of these factors, so that he or she may better answer the final overall quality statement. It is believed that this final statement will be sufficiently representative when compared with the other statements in the question, so that only it may be used as a reliable indicator of quality in testing the null hypothesis.

Questions 6, 12, 13, 20, 21, 26 and 27 are the open end type. Questions 12 and 13 may serve as a check against opinions or attitudes of the public. The other open end questions are designed to gather information which will prove to be useful from the planning point of view. The information can provide the planner with the opinions of the public on provisions for mobile homes.

Questions 7, 8 and 9 deal with the tax problem and are necessary to test one of the null hypothesis. Question 7 determines the public's present opinions concerning taxation of mobile homes in comparison with other housing forms. It is true that many of the respondents may not know the taxes paid by each of the housing forms and this will probably be reflected by the number of no responses. Of those who do respond we will have information on the opinion of the responding public. Question 8 tests the knowledge of each respondent on the subject of taxes paid by mobile homes. Also question 8 forms the basis of question 9 which is a difficult one for a questionnaire, because it makes an assumption. The purpose of question 9 is to see if there has been any changes from question 7 now that the respondent is aware of various forms of taxes mobile home residents might have to pay. Questions 8 and 9 could have been altered so to give the respondent the amount of taxes paid by each housing type in Coquitlam. However, if the information showed that mobile homes did pay less taxes than do other forms of housing, then the respondents would give a negative reply to the question. This would be an obvious answer and

would not test present opinions.

Question 10 gathers more general information concerning the opinions of the public which might be helpful in establishing recommendations for the proper planning for mobile homes. Question 11 determines the strength of a respondent who has moved to the area since the mobile home park development, can not object that strongly against a mobile home park. This question is carried further in question 12, 13, and 14 for the respondents who have indicated that the mobile home park developed after they had moved to the area.

Question 15 is concerned with people's attitudes toward the affects of market values on their residential area, as a result of being near mobile homes. These are specific questions which were formulated to test the null hypothesis and which were really conceived as a result of research in chapter I which indicated that people feel that mobile homes affect market values.

Questions 16 and 17 deal with the familiarity of the public toward mobile homes. This is necessary to test the null hypothesis. This could also be an important question in showing that the public should know more about mobile homes, if this type of housing is to be accepted.

Questions 18 and 19 were included to aid in checking against questions 20 and 21. It is suspected, judging from the study research, that families with children

would find mobile homes too small and as a result are not necessarily against living in a mobile home if they were convenient space-wise.

Questions 22, 23, 24 and 25 are oriented toward eliciting information important to the proper planning of mobile homes. Therefore, these questions are of the general informational type although there is an orientation toward specific possible changes in present policies. These questions of course would complement and supplement the open end type questions previously mentioned.

### QUESTIONNAIRE DISTRIBUTION

The distribution of the questionnaire was not by mail, as is usual. Instead, the questionnaires were delivered by hand, to each household in the clusters to be sampled. A covering letter was distributed with each questionnaire instructing the public on the purpose of the study. See appendix C. The reason for telling the public that the questionnaire would be picked up within two days was to prod the public into completing the questionnaire as early as possible. The questionnaire was delivered during the latter part of the week, usually Thursday or Friday, so that the majority of the public did have time to complete the questionnaire over part of the weekend, when they would most likely have free time available.

Two to three days after delivery of the questionnaire a door to door visit was necessary to pick up the questionnaires. People not at home and people who had not completed the questionnaire were noted and a second visit was made the following day to ensure that the questionnaire would be completed. If the people were not at home on the second visit then they were considered as a no return. If the people were at home on the second visit but had failed to complete the questionnaire, then a third visit was made the following day to pick up the questionnaire if they could assure that it would be ready.

This type of distribution method proved to be a very good one and the number of respondents replying had

reached the hoped for returns. Table XII (page 76) shows the total returns and returns for each cluster.

### TESTING THE HYPOTHESIS

The hypothesis is to be tested through a series of null hypotheses which were derived from the hypothesis. Then a further in-depth analysis will be completed through the testing of a series of sub-null hypotheses which in turn were derived from the null hypotheses. This last analysis is important to locating any important relationships between variables connected with the hypothesis which might otherwise be overlooked.

The procedure of testing will be the same for both null hypotheses and sub-null hypotheses. Other than computing the simple arithmetic of totals and percentages, the first step will be to test for levels of significance between the variables by using the Chi-Square test and the T test. The Chi-Square test will be computed with the aid of the Multivariate Contingency Tabulations (MVTAB) computer program. The T test will be computed with the aid of the Small Triangular Regression Package (STRIP) computer program. It was necessary to use a T test on hypotheses which had both variables coming from different respondents. Example, if the hypothesis were: there is no difference between the quality responses of Cluster A as compared with the quality responses of Cluster B, then the (STRIP) program would be used to get the T probability of the variables, so that the level of significance could be determined. The (MVTAB) program could not compute Chi-Squares for variables in that type of situation. However, (MVTAB) could be used to get Chi-Squares when the two variables were answered by the same respondent. Example, if

the hypothesis were: there is no difference between the acceptance of stereotype statements and the distance from mobile homes. Therefore, the Chi-Square and T distribution were used to determine levels of significance.

Because these tests only looked at levels of significance then one would only know if the variables are or are not significantly related. If they were significantly related then the hypothesis would be rejected but we would not know to what degree the variables are related. Therefore, the second step in the testing of the hypothesis would be to calculate the correlation of the variables with the (STRIP) computer program. Correlations would give the degree of relationship between variables. Based on these tests the null hypothesis will be accepted or rejected.



## CHAPTER IV

### ANALYSIS OF RESEARCH

#### QUESTIONNAIRE ANALYSIS

It is believed that the simplest way to discuss the results of the questionnaire is to assign each of the statements or questions in the questionnaire of Appendix B, a number. The numbers, in parenthesis, would represent each of the variables (that is statements or questions) in the questionnaire. Hence, rather than repeating whole questions the variable number will be referred to. This will be most important in simplifying the typing of tables, especially large tables.

The questionnaire analysis is a synopsis of the major discrepancies found while looking through the output of the MVTAB computer program. The output dealt primarily in terms of numbers and percentage of replies for each variable in the questionnaire. Clusters A to F were analyzed as one combined group and as individual groups, (see table X and figure 2, pages 67 and 73, and for a description and the location of each cluster. It is believed that discussion of the major differences in the data is much more valuable than a separate appendix having more than sixty tables showing the data for each variable, since a discussion of this vast amount of data would still be necessary. All variables which seem to indicate positive conclusions will be discussed in order under the Questionnaire Analysis. All variables which do not seem to conclude anything will have their results briefly discussed and will appear in Appendix D.

Variable 6 which states that mobile home residents move frequently shows a major difference in the responses. It was originally discussed that variables 6 - 14 were stereotype statements as determined through research of the literature. This being the case, differences in replies among different clusters would show that only some people would hold such views. An analysis of variable 6 shows that clusters E and F both of which are not adjacent to mobile home parks, agree much more readily with the stereotype statement than do people who live adjacent to mobile home parks. Clusters E and F had 54.55 percent and 61.54 percent respectively agreeing with the statement when clusters A to D only had 16.67 percent to 30.43 percent agree with the statement. This tends to illustrate that the public who are less familiar with mobile home parks tend to agree with this particular stereotype statement.

An analysis of variable 8 showed that the residents of clusters B and C, both of which are adjacent to good mobile home parks, replied with 100 percent and 90.91 percent respectively disagreeing with the statement. All other clusters disagreed with the statement but by a much smaller majority which ranged from 52.63 percent to 65.22 percent. So then, it appears that good mobile home parks do have a positive effect on the public's attitudes.

A noticeably higher number of people living adjacent to mobile home parks disagreed with variable 9 as opposed to people living adjacent to poor mobile home parks. Clusters B and C both adjacent to good mobile homes replied with 91.67 percent and

72.73 percent respectively disagreeing, whereas 52.17 percent and 63.16 percent of clusters A and D disagreed which are adjacent to poor mobile home parks. This shows that good quality mobile home parks have a positive effect on the public's attitudes.

Replies to variable 10 show that the public adjacent to good mobile home parks strongly disagrees with the statement that mobile home residents usually represent the lower social strata of society. Clusters B and C respectively replied with 100.00 percent and 90.91 percent disagreeing whereas other clusters ranged from 63.16 percent to 82.62 percent. Clusters A and E respectively replied with 81.82 percent and 82.62 percent disagreeing. This could not have been an issue in developing the proposed mobile home park for cluster E to have such a strong opinion. Furthermore, it shows that good mobile home parks have a positive effect on public attitudes.

Replies to variable 11 showed that once again the public adjacent to good mobile homes disagreed more strongly with the statement than the public adjacent to poor mobile homes. Clusters B and C had 100.00 percent and 95.45 percent respectively disagree while cluster F which represented the residential area not near any mobile homes (the control group) was close with 92.31 percent disagreeing. Clusters A, D and E ranged from 63.16 percent to 82.61 percent disagreeing.

Variable 13 was the only stereotype statement where all clusters combined tended to agree with the statement. However, the percentage agreeing and disagreeing was very close being 47.79 percent to 48.67 percent respectively. Nevertheless, it is quite

a change from the responses to the other stereotype statements where far more people disagreed with the statements than agreed with them. Variable 6 was also strongly agreed upon since 37.17 percent of the public agreed that mobile home residents moved frequently whereas 56.64 percent disagreed. This would tend to indicate that at least both of these variables should be researched further and changes in these attitudes be made, if possible. Once again it was the public of cluster C, adjacent to a good mobile home park, which most strongly disagreed (63.64 percent with variable 13.) Furthermore clusters D, E and F more strongly agreed with the statement and they represent the public adjacent to a poor mobile home park or else the public not near a mobile home park.

In the case of variable 14 the public most strongly disagreeing with the statement were adjacent to the good mobile home parks. For example, cluster C adjacent to Windsor Glen, a good mobile home park, most strongly disagreed with the statement with 86.36 percent voicing this attitude. The range of disagreements for clusters D to F were 52.63 percent to 65.38 percent.

After analysing the data for variables 6 to 14, two important points appear to stand out. First of all, the clusters B and C adjacent to good mobile home parks usually strongly voiced disagreement with the stereotype statements. Clusters A, D, E and F who represented the public adjacent to poor mobile home parks or the public not near any mobile home parks, differed in their replies from clusters B and C and usually tended to more strongly agree with the stereotype statements. This shows that good quality

mobile home parks do have a positive effect on the public's attitudes toward mobile homes in general. A second noticeable point is that some stereotype statements were more strongly disagreed with than others. Table XIII indicated which statements had the strongest agreements and disagreements after all clusters were combined. Responses do not total 100 percent since there were 'no responses' to each variable.

TABLE XIII  
RESPONSES TO VARIABLES 6 - 14  
FOR CLUSTERS A - F

ANSWER	VARIABLES (figures are in percentages)								
	6	7	8	9	10	11	12	13	14
Disagree	56.64	91.15	70.80	66.37	79.65	90.27	76.99	48.67	70.88
Agree	37.17	2.65	24.78	28.32	15.04	6.19	15.04	47.79	25.66

The table shows that at least variables 7 and 11 are probably not valid as a stereotype statement in Coquitlam judging from the high percentage of responses disagreeing with these two variables. The variables can be ranked from the percentages and it can then be seen which variables are still strongly considered as stereotype statements by the general public. Ranking the variables in order from the strongest stereotype statement to the weakest would show the following order: Variables 13, 6, 9, 14, 8, 12, 10, 11 and 7. Naturally, it would have to be remembered that replies to stereotype statements differ from a sample adjacent to a good mobile home park versus a sample taken adjacent to a poor mobile

home park or not near any mobile home park. The control group F which represents the general public not adjacent to any mobile home park as well as all other clusters not adjacent to good mobile home parks, would have even stronger negative attitudes than table XIII indicates. Since good mobile home parks are so few, then it can be said that stereotype attitudes toward mobile homes are still held by the general public.

Variables 17 to 28 deal with quality features of mobile home parks. In all variables, clusters B and C which are adjacent to good mobile home parks gave the various quality features significantly higher good ratings and lower poor ratings than did the other clusters. There are two exceptions to this both of which are discussed in appendix D, page 149. These positive responses toward good mobile home parks supports the quality survey discussed in chapter III and verifies that clusters B and C are good quality mobile home parks.

Other than the two exceptions in appendix D, clusters adjacent to good mobile home parks gave a noticeably higher good rating and a noticeably lower poor rating to the quality features in variables 17 to 28, as opposed to ratings by clusters adjacent to poor mobile home parks or clusters not near any mobile home parks. An interesting observation in variables 17 to 19 which are concerned with density, recreation facilities and open space respectively showed that clusters A and D both of which are adjacent to poor mobile home parks gave slightly lower good ratings and slightly higher poor ratings than clusters E and F which are not near any mobile home parks. This might be an example of the

negative attitude a poor mobile home park can instill in the public.

Variable 29 which asks the respondent to list any other features that would add to the quality of mobile home parks found that most of the features associated with quality were covered in variables 17 to 28. From the replies 82.0 percent mentioned the quality features covered in variables 17 to 28. Nearly half of these replies were concerned with recreational facilities, lawns and parks. Eight percent of the replies requested a more diversified mobile home site plan and indicated that they did not really like the way mobile homes were aligned while in the mobile home park. Four percent wanted to restrict the number of homes in each park. Another four percent wanted higher standards for mobile homes whereas two percent thought there should be a new by-law to upgrade mobile homes.

Variables 30 to 34 which deal with attitudes toward taxation does not show any major differences in replies between clusters. However, the replies for all clusters does show a bias toward the respondents and single family residential areas and a prejudice toward mobile homes. Table XIV shows the responses for each variable. The responses will not total 100 percent because of the variables not always being answered.

TABLE XIV  
RESPONSES TO TAXATION  
OF DIFFERENT FORMS OF HOUSING

Possible Replies	Variables (expressed in percentage)				
	30	31	32	33	34
More than their share	1.77	-	57.52	61.06	1.77
Their share	30.09	30.09	32.74	31.86	24.78
Less than their share	57.52	54.87	1.77	0.88	43.36

A look at table XIV shows that the respondents feel that variables 30 and 31 (apartment residents and mobile home residents) pay less than their share of taxes. Conversely the respondents feel that single family residents pay more than their share (variable 32) and that they (variable 33) pay even more than single family residents. This illustrates a strong bias by the public toward their own situation and a strong prejudice against mobile home residents and apartment residents. Especially is this so in light of the information in variables 35 to 39 which follows and which shows that the public knows very little about additional costs to mobile home residents in mobile home parks. Variable 34 phrased in a little different manner still illustrates this prejudice toward mobile homes. This would indicate that matters such as taxation should be reassessed by people who would be in a more neutral position. It is possible that city council or city officials who live in a single family home would really feel the same way. An equitable taxation system which does not discriminate



between types of residential housing should be worked out so that such prejudice can be limited.

Variables 35 to 39 which probes some knowledge of the public concerning mobile homes did not show any major differences in responses from cluster to cluster. However, these variables did illustrate how little the public actually knows about mobile homes. Variable 35 which should have a 'yes' answer based on research in chapter I, found that 29.20 percent answered 'no' and 43.36 percent answered 'don't know'. Similarly variable 36 found that only 47.79 percent knew the correct answer which was 'yes'. The majority 48.67 percent said they did not know. Only 18.58 percent of the responses to variable 37 knew the correct answer which once again was 'yes'. Nearly everyone (88.50 percent) knew that mobile home owners did pay a monthly rental fee to a mobile home park developer in variable 38. However, there was still 10.63 percent which said they did not know. Such a lack of understanding by the public concerning mobile homes may well be one reason for any negative attitudes which exist toward mobile homes. The public adjacent to mobile home parks did not know any more about mobile homes than did the public not near any mobile home parks. Furthermore, this shows the importance of educating the public to new types of housing.

In variable 39 where several assumptions, which are true, were made with regard to some of the additional burdens mobile home residents pay, a positive change of attitude toward the amount of taxes mobile home residents pay was evident. This change in attitude was based on assumption. If the extra burdens mobile

home residents pay were substantiated with fact, as they could be, then it could be expected that the attitude change would have been much more dramatic. This further substantiates that the public should be educated to the real dilemmas of taxation. Table XV shows the amount of attitude change with regard to taxes paid by mobile home residents when variable 39 is compared with variable 31. A far smaller percentage of the public feels mobile home residents pay less than their share after the assumption and more of the public feel that mobile home residents pay their share or more than their share. The percentages do not total 100 percent because of 'no responses.'

TABLE XV

ATTITUDE CHANGE CONCERNING AMOUNT OF  
TAXES PAID BY MOBILE HOME RESIDENTS

Possible Replies	Variables (expressed in percentages)	
	31	39
More than their share	-	6.19
Their share	30.09	33.63
Less than their share	54.87	24.78

Variables 40 and 41 show that the majority of respondents agreed with both variables. In variable 40, 32.74 percent did not think that the provincial taxes paid by mobile homes should go to the municipality. In the case of variable 41, 70.80 percent said the mobile home park was in the area before they moved to the area. If mobile home parks were such a bad influence why would all these

people move to the area? Why is it that the same people when questioned, complained about mobile homes in the area, when they voluntarily moved to the area? Could one reason be that it is really only the residents immediately adjacent to a mobile home park that are affected<sup>110</sup> and that the other residents complain for the sake of complaining and not because they feel adversely affected by the development?

Variable 42 will be put in the form of a table with the strongest reasons for moving into the present residential area heading the list. See table XVI.

TABLE XVI

REASONS FOR MOVING INTO THE  
PRESENT RESIDENTIAL AREA

Reasons	Percentage Replied
liked the area	20.5
close to facilities eg. shopping, schools	15.2
originally the area was moderately priced	12.5
quiet area	12.5
close to work	8.9
view lot	7.5
to get away from the city	5.6
house within budget	5.6
treeed appearance of area	3.4
size of lot	2.7
moved to area before mobile home development	1.4
clean area	1.4
access to area	1.4
only lot available	0.7
separated from mobile home park	0.7

Table XVI shows that very few were concerned with a mobile home park development in the area and did not let it affect their decision to move into the area.

Variable 43 was included in the questionnaire to discover the feelings of residents who experienced the mobile home park development moving into their area. Less than 25.0 percent of the total sample replied to this question and the replies appear in table XVII.

TABLE XVII

FEELINGS ABOUT THE MOBILE HOME PARK  
DEVELOPING IN THE RESPONDENT'S RESIDENTIAL AREA

Feelings	Percentage Replied
Okay if adequate standards	48.0
was not in favour of development	30.0
did not mind	17.5
Okay if could not see mobile home	4.5

Variable 44 shows that of the people who responded to variable 43, 98.0 percent of them still held the same opinion.

Replies to variables 41 to 43 inclusive show that the majority of the public are not strongly opposed to mobile home parks if the standards are adequate. The majority of the public moved to areas near mobile home parks and in variables 42 and 43 there were few negative reactions toward mobile home parks. The majority of negative reactions came from clusters not adjacent to good mobile home parks. This would suggest that standards of the good mobile home parks are adequate. Several people feel that standards of the poor parks are adequate although many feel they should be improved. Furthermore, these results would suggest

that when the public respond negatively to various problems with mobile home parks, it is the problems and not the mobile home parks that they have negative attitudes toward. Therefore, a solution to the negative attitudes of the public toward mobile home parks lies in the emendation of the problems with mobile home parks.

Variable 54 shows that there was a total of 216 children in the sample for an average of 1.91 children per single family residential household. This average is considerably higher than the 0.5 children per mobile home household in the Vancouver study, completed by the United Community Services. See page 27, chapter I. Very likely it is the number of children which prevents more people from living in mobile homes.

Variable 55 showed that an extremely high number of the children were of pre-school age. The percentage was 40.8 which places it much higher than the usual and in some cases higher than the number of pre-school children for mobile homes. See page 27, chapter I. However, this was a small sample completed in one specific Region and thus could not be compared with the large scale studies already mentioned in chapter I.

Variable 56 could only be answered by people who lived in mobile homes and as a result the number of responses was very small. Nevertheless it was found that 50.0 percent of the replies indicated that they moved from mobile homes because of insufficient space. Another 25.0 percent indicated that mobile homes was a temporary housing measure. Only 1 person indicated that he lived in a mobile home down south during the summer and that another

person moved because of poor services. The reasons for the moves appear to be very legitimate and they do not reflect on mobile homes as a bad form of housing. The concern for space supports the studies documented in chapters I and II which showed that only families with few or no children live in mobile homes.

Variable 57 requested reasons for not wanting to live in a mobile home. This could have been completed by all respondents and the purpose of the question was to find out the problems often envisaged by the public concerning mobile homes. Table XVIII shows the responses.

TABLE XVIII  
REASONS FOR NOT WANTING TO LIVE  
IN A MOBILE HOME

Reasons	Percentage Replied
mobile homes too small	23.5
high density	19.0
insufficient privacy	12.9
mobile home lot too small	11.4
little security or investment in a mobile home	10.6
a temporary form of housing	4.5
can afford a conventional house	3.8
poor recreational facilities	3.8
no basement for extra use	3.0
mobile homes are poorly constructed	2.3
not my idea of a home	2.3
poor exterior design	1.5
too many park rules and regulations	0.7
poor services	0.7

Possibly part of the reason many respondents feel that mobile homes are too small is that they are too small for their family. However, the mobile home can provide as it does, small families with adequate housing. High density, insufficient privacy and a small mobile

home lot are related and are the result of poor standards within the municipality. Many of the problems can be overcome and many of the problems do not really relate to mobile homes as a housing form but rather to standards, a persons' opinions or to other factors all of which have to be altered through policy change. Once again the solution to negative attitudes toward mobile homes in mobile home parks is to emendate the problems. This seems to necessitate policy change.

Variables 58 to 61 are more informational type questions. The only difference between clusters is the more negative outlook by cluster E toward variables 58, 59 and 61 as compared with the other clusters. This may be due to the fact that cluster E which defeated a proposed mobile home park development and are now prejudice against mobile home parks. Otherwise, variable 58 indicates that 40.71 percent of the respondents feel that mobile home residents should receive the Home Owners Grant. Responses to variable 59 indicate that 63.72 percent feel that mobile home residents should be permitted to receive N.H.A. financing. Variable 61 shows that 56.64 percent of respondents would like to see mobile homes within municipal boundaries whereas 34.51 percent are opposed to this view. This supports other public attitudes already covered, which shows that the public are not against mobile homes in mobile home parks. This further shows that many of the public feel mobile homes should be treated like single family residential homes.

Variables 62 and 63 attempt to gather information which may have some value in planning for mobile homes. Table XIX

shows the features respondents would like to see near mobile homes.

TABLE XIX  
LOCATIONS SUGGESTED FOR MOBILE HOMES

Locations	Percentage
near commercial facilities	26.0
near recreational facilities	13.8
near parks	12.0
near services (eg. bus, highway)	12.0
develop like single family area	12.0
near public facilities (eg. church, schools)	8.7
develop where sufficient land	6.9
not mixed with residential	5.2
near apartment zones	3.4

Table XX, page 106 illustrates the respondents opinions on planning areas for mobile homes, which is based on results from variable 63. Many of the features mentioned by respondents for both tables XIX and XX have previously been covered in the literature in chapter I. Table XIX shows that the features considered important and which should be located near mobile homes are the same type of facilities and services one would expect near any residential area. This could indicate that the public accepts mobile homes as a residential form of housing. Similiarly, there is nothing startling about the information gathered from table XX with regard to planning mobile home areas.



TABLE XX

SUGGESTED IMPORTANT FEATURES FOR PLANNING  
MOBILE HOME AREAS

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Features	Percentage
<hr/>	
good landscaping	22.5
spaciousness	12.5
away from single family residential areas	12.5
recreational features	8.3
sufficient lot area	7.5
near facilities services (eg. shopping, schools, roads)	7.5
upkeep of mobile home area	4.2
buffer zone	3.3
underground services	3.3
mobile homes as permanent homes on lots	3.3
more privacy	2.5
same as housing projects	2.5
low density	1.7
concrete foundation pads	1.7
good site design	1.7
uniform skirting	0.9
sufficient parking	0.9
paved roads	0.8
condominium development	0.8
cooperative development	0.8
community services (eg. laundry rooms, storage)	0.8

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However, both tables do show which features are considered the most important and in this sense the tables may serve a purpose. When planning mobile home areas efforts should be made to see that the more important aspects are included first. Therefore, the tables may serve as a guideline in establishing priorities.

HYPOTHESES ANALYSIS

The null hypotheses will be analyzed individually in the order they occur in chapter III, page 62 of the thesis. To analyze the null hypotheses, full use will be made of the tests on the data as described in the Research Methodology.

The test results completed on the data appear in tables XXII to XXV of Appendix E.

Null Hypothesis I - states that the acceptance of stereotyped statements about mobile homes will not vary according to the quality of the mobile home park. Table XXII which looks at the significance levels for all clusters combined, points out that only variables 7 and 11 were not significantly related with variable 28, which deals with overall quality. Therefore, this null hypothesis cannot be rejected when dealing with stereotype variables 7 and 11. However, the null hypothesis is rejected for variables 6, 8, 9, 10, 12, 13 and 14 when in relationship to variable 28.

Tables XXIII and XXIV show the strength of relationship between variables for each cluster. Table XXIII shows that the correlation between variables 9 and 28 and 14 and 28 respectively for clusters D and B are strong enough to indicate prediction of one variable from the other. Table XXIV shows the clusters which indicate a fairly strong degree of relationship between different variables. It can be noticed that there is no significant relationship between variables 11 and 28 for any of the individual clusters. Variables 7 and 28, although they show no significant relationship for all combined clusters, do show a fairly strong relationship based on correlations for clusters A and B.

By using the tables in Appendix D in this manner we are able to analyze very thoroughly both the weak and strong

relationships between variables important to the null hypotheses. So then, the tables not only tell us whether we should accept or reject the null hypotheses. They also indicate the strength of relationship between variables for individual clusters and all clusters combined. The purpose of this section is to point out the very noticeable and more important observations rather than carry out an extremely precise analysis for each null hypotheses. However, the tools exist to carry out such a precise analysis, if a future reader wishes to extract other information from the thesis than is presented.

In conclusion of null hypothesis I, the acceptance of stereotyped statements 7 and 11 will not vary according to the quality of the mobile home park since these statements could not be rejected. Therefore, from the nine stereotype statements presented in the questionnaire there was a significant relationship between seven of these stereotype statements (6, 8, 9, 10, 12, 13 and 14) and the attitudes toward quality of the mobile home park. Hence, null hypothesis I was rejected for variables ( 6, 8, 9, 10, 12, 13 and 14) and the alternative hypothesis that the acceptance of stereotype statements (6, 8, 9, 10, 12, 13 and 14) about mobile homes will vary according to the quality of the mobile home park is accepted. It could be said that since seven of the nine stereotype statements were rejected, then in general the null hypothesis could be rejected and the alternative hypothesis accepted. However, throughout the analysis of the hypotheses it must be remembered that the variables may not be independent since the sample was not chosen at random.

Null hypothesis 2 - states that the acceptance of stereotype statements about mobile homes will not vary according to attitudes toward degradation of adjacent residential property. Table XXII shows that this null hypothesis can not be rejected for variables 7, 8, 9, 11 and 12. However, there is a significant relationship and the null hypothesis must be rejected for the remaining four variables (6, 10, 13 and 14). Therefore, the alternative hypothesis that, the acceptance of stereotype statements 6, 10, 13 and 14 about mobile homes will vary according to the public's attitudes toward degradation of residential property adjacent to mobile home parks, is accepted. Since only four of the nine stereotype statements were rejected the null hypothesis could not be rejected generally. Table XXIV shows that there are really not that many clusters showing strong correlations and that cluster C adjacent to a good quality mobile home park shows more strong correlations than other clusters.

Null hypothesis 3 - states that the acceptance of stereotype statements about mobile homes will not vary according to attitudes toward the amount of taxes paid. Table XXII shows that this null hypothesis is rejected for stereotype statements 12 and 13 versus variable 31. The same null hypothesis is rejected for variable 13 versus 39, since both variables 31 and 39 are important tax statements. The reason variable 39 has less rejection of the null hypothesis might be that variable 39 was fed information of sorts and this created a slight attitude change. The attitude change was reflected in the data discussed under the questionnaire analysis on page 99, but the change was

not too great since table XXII shows that variables 31 and 39 are significantly related. At any rate the null hypothesis could only be rejected on three occasions out of a possible eighteen for all combinations of the variables which is very little. Therefore, if we were to consider stereotype statements in ' totality rather than as individual variables, it would not be possible to reject null hypothesis 3. However, null hypothesis 3 is rejected for stereotype statements 12 and 13. The alternative hypothesis that the acceptance of stereotype statements 12 and 13 about mobile homes will vary according to public attitudes toward the amount of taxes paid, is accepted.

Null hypothesis 4 - states that the acceptance of stereotyped statements about mobile homes will not vary with distance from mobile homes. Table XXII shows that only variable 6 and 64 are significantly related and that the null hypothesis must be rejected. The alternative hypothesis that the acceptance of stereotype statement 6 will vary with distance from mobile homes, is accepted. Otherwise variables 7 to 14 are not significantly related to variable 64 and the null hypothesis can not be rejected. This null hypothesis has in general been strongly rejected since eight of the nine variables were not significantly related.

Null hypothesis 5 - states that the acceptance of stereotyped statements about mobile homes will not vary with familiarity of mobile home living. It was decided that variables 47, 48, 51, 52 and 53 could best represent familiarity with mobile home living. Variable 47 which asks if the respondent has ever lived in a mobile home, shows that there is no significant relationship

between this variable and the stereotype statements 6 - 14. Therefore, the null hypothesis concerning these variables could not be rejected.

Variable 48 which asks the respondents if they have ever been in a mobile home is significantly related to only one stereotype statement, variable 10. Therefore, the null hypothesis as applied to variable 10 was rejected and the alternative hypothesis was accepted. Variable 51, which asked if the respondent had friends or relatives living in a mobile home was significantly related to stereotype statements 8, 10 and 14 and therefore the null hypothesis was rejected for these statements and the alternative hypothesis accepted. Variable 52 which questioned the frequency of meeting with friends or relatives in mobile homes was not significantly related to any of the stereotype statements and the null hypothesis could not be rejected. However, variable 53 which questioned the frequency of meeting residents of mobile homes other than friends or relatives was significantly related to stereotype statements 6 and 14 and the null hypothesis was rejected for these variables. So then it seems that generally speaking null hypothesis 5, for all variables combined, could not be rejected. It would appear that the more familiar the respondent is with mobile home living the stronger the null hypothesis could not be rejected. Variables 47 and 52 are an example of this. Therefore, this would indicate that the acceptance of stereotyped statements about mobile homes will vary with the degree of familiarity with mobile home living to some extent. However, null hypothesis 5 could not be rejected in the majority of cases.

In summary, the results of the five null hypothesis showed that in general terms only null hypothesis I was strongly rejected. Null hypothesis 2 was weakly not rejected and null hypotheses 3 to 5 were strongly not rejected. Therefore, the hypothesis of the thesis which follows, must be rejected when considering all nine stereotype statements.

If mobile homes are good quality.

If mobile homes pay their fair share of taxes.

If mobile homes do not degrade the adjacent residential property.

If distance between mobile homes and residential areas were decreased.

If familiarity with mobile home living were increased.

Then public rejection of mobile homes would only result from prejudice.

To have proven this hypothesis true, it was necessary to show that all null hypotheses were to be rejected. However, only null hypothesis I was rejected thus showing that quality was the important variable in the hypothesis.

It appears that the strength of the stereotype statements is most important to the analysis of the hypothesis. Table XIII has already shown that not all the stereotype statements were classed as such by the public surveyed. Table XIII shows that the statements which best represent stereotype statements are variables 13, 6, 9 and 14. The other stereotype statements which become successively weaker are variables 8, 12, 10, 11 and 7 with the latter two statements being so weak that they could not be classed as stereotypes at all. Reference to table XXII and

previous discussions shows that the strongest stereotype statements variables 13 and 6 occur in the rejection of three of the null hypotheses. Variable 13 as a stereotype statement combines with the appropriate variables to reject null hypotheses 1, 2 and 3. Variable 6 combines with the appropriate variables to reject null hypotheses 1, 2 and 4. Similarly variables 14 and 10 combine with the appropriate variables to reject null hypotheses 1 and 2. The weakest stereotype statements 11 and 7 combined with the appropriate variables do not reject any of the null hypotheses. The remaining weaker stereotype statements 9, 8 and 12 combine with the appropriate variables to reject one null hypothesis each. This shows that the stronger the stereotype statements then the stronger is the rejection of the null hypotheses and the stronger is the acceptance of the hypothesis. Therefore, even though the hypothesis is not accepted, the affect of genuine stereotype statements has been determined.

The sub-null hypotheses are a further analysis of the null hypotheses. Sub-null hypotheses 1 to 10 were analyzed by the chi-probabilities of table XXI. From this table only one sub-null hypothesis was rejected whereas the remainder were not rejected. Sub-null hypothesis 1 which states that there will be no difference between quality of the mobile home park and the degradation of adjacent residential property as measured by variables 28 versus 45 was rejected, which indicates that there is a significant difference between these two variables. It further indicates that the alternative hypothesis, that there will be a difference between quality of the mobile home park and



the degradation of adjacent residential property, is accepted.

Sub-null hypotheses 11 to 14 as previously explained in the Research Methodology were to be analyzed by the t-test computed by the SFRIP computer program. Table XXV shows the f-probabilities for the sub-null hypotheses 11-14 for the various combination of clusters. On a general overall basis sub-null hypotheses 11-14 could not be rejected even though they were rejected for varying combinations of clusters. The reason being that the number of rejections as seen in table XXV were in every case a small number of the total possible rejections for the different sub-null hypotheses. It is interesting to note that the rejections usually occur between clusters combining with cluster A or cluster C. Cluster A and C are both adjacent to poor quality mobile home parks and they differ in their responses from other clusters as well as between themselves. So there does not appear to be any pattern of importance established.

#### SUMMARY

The questionnaire analysis has shown that there definitely is a difference in replies from the public adjacent to good mobile home parks versus those adjacent to poor quality mobile home parks. A major difference in the replies was that the public adjacent to good mobile home parks tended to hold positive attitudes toward the stereotype and quality statements much more so than the public adjacent to poor mobile home parks.

Another finding was that stereotype statements were shown

to exist against mobile home parks. In fact table XIII on page 94 shows that the responses to the stereotype statements really indicate that the general public in Coquitlam do not feel that some of these statements are stereotype at all. This does differ with the findings in the literature and does show that stereotype statements may vary with location.

The questionnaire analysis also found that the general public, particularly with regard to taxation statements, were bias toward their own form of housing. It also showed that the general public knew little about the things which make mobile homes somewhat different than conventional housing forms. Based on their lack of knowledge concerning mobile homes and the biases against taxation paid by mobile home residents, it is suspected that grounds for the existence of prejudice against mobile homes is fairly predominant. This also supports the fact that there is a need for educating the public to different housing types.

The general public on questions concerning why they chose their residential area or what they felt about the mobile home park in the vicinity did not show prejudice against mobile homes as a form of housing. It was suspected that the mobile home communities as well as the residential communities tend to be inward looking and that except for the question of taxation, they seem to exist quite well side by side and independant of each other. The responses on several occasions indicated that the negative attitudes that exist are not toward mobile homes per se but rather toward the problems associated with mobile homes. This indicates the necessity of policy changes to

emendate these problems.

The major finding in the hypotheses analysis is that the hypothesis of the study was rejected. However, it was found that the stronger the stereotype statements then the stronger was the acceptance of the hypothesis. It was also found that quality was a leading concern since the null-hypothesis I strongly rejected that the acceptance of stereotype statements about mobile homes will not vary according to the quality of the mobile home park. Thus the alternative hypothesis that the acceptance of stereotype statements will vary to the quality of the mobile home park was accepted. These findings are important to finding ways in which to reduce or possibly eliminate stereotype ideas about mobile homes in mobile home parks.

Another finding that could be extracted by the questionnaire was the rejection of sub-null hypothesis I. Therefore, the alternative hypothesis that there will be a difference between quality of the mobile home park and the degradation of adjacent residential property, is accepted. These findings are important to the direction of proper research and proper planning which will be considered in Chapter V.

## CHAPTER V

### CONCLUSIONS AND RECOMMENDATIONS

#### GENERAL ISSUES

The literature review has pointed out the major problem areas with mobile homes in the United States and Canada. Briefly they are concerned with taxation, standards of development, financing, regulations and public rejection.

This research in the Study Area has not found as many or the same degree of problems as covered in the literature under the major headings mentioned above. The general findings showed that the public adjacent to good quality mobile home parks had more positive attitudes toward mobile homes, than the public adjacent to poor quality mobile home parks or the public at some distance from mobile home parks.

Other findings showed that the public's replies and biases illustrate concern about the issues of taxation and the degradation of market values of adjacent residential areas to mobile home parks. The majority of the sample felt that mobile homes should receive N.H.A. financing, be developed within municipal boundaries and be sited in conventional subdivisions. Fewer people (40.71 percent) felt that mobile homes should receive Home Acquisition Grants and 52.21 percent felt they should not. The major source of disagreement came from the public who tended to have negative attitudes toward mobile homes.

The public surveyed did not seem to mind a mobile home park in their residential area and this was particularly evident

if they felt standards were adequate. The responses of the public for not wanting to live in a mobile home concentrated primarily on the smallness of size, high density, insufficient privacy and little security or investment. All of these may be corrected through changes in planning policy. It was found that even though the public expressed negative attitudes on several issues, such as taxation, they did not know enough about mobile homes to develop these attitudes precisely. The negative attitudes expressed may not result from prejudice as they sometimes appear to but rather may be the result of a lack of education about mobile homes.

Several times the public's negative attitudes did not appear to be toward mobile homes as a housing form but toward the problems often associated with mobile homes. There were not any strong negative attitudes expressed by the public adjacent to a completed mobile home park. As documented by previous studies, when the public seem to be confronted with the development of a mobile home park as was the case with the Hoing development described in chapter II, they tend to strongly exert pressure to prevent development at that time. The result is that problems associated with mobile homes grow out of proportion, tempers flair and prejudices seem to prevail.

#### SPECIFIC ISSUES

The major findings showed that stereotype attitudes toward mobile homes in mobile home parks did exist. Some of the stereotype attitudes studied, based on the literature

review, proved not to be stereotype for the Study Area. The results showed that the public adjacent to good quality mobile home parks had weaker stereotype attitudes as opposed to the public adjacent to poor quality mobile home parks or the public at a distance from mobile home parks. It was also found that the stereotype attitudes strongly held by the general sample contributed to the rejection of as many as three of the five null hypotheses thus presenting a stronger case for the acceptance of the hypothesis. Where stereotype attitudes were weak, the general sample only rejected one or none of the null hypotheses thus permitting strong rejection of the hypothesis. Therefore, it appears that the stronger the stereotype attitudes of the public, the stronger the null hypotheses be rejected and thus the stronger the hypothesis will be accepted.

The strong rejection of sub-null hypothesis I that there will be no difference between quality of the mobile home park and the degradation of market values of adjacent residential property further shows the relationship between these two variables of quality and degradation. There were no other relationships established as a result of testing the sub-null hypotheses.

#### PLANNING POLICIES

The rapid growth rate of mobile homes indicates that mobile homes are playing an important role in supplying the public with housing and will likely continue to fulfill this role. However, as a housing type they have many problems. These salient characteristics alone make the study of mobile homes

very important. Research on this relatively new housing form is important to understanding and reducing the problems of mobile home living and this is necessary to the proper planning of this housing form.

The thesis through a literature review helps the planner understand mobile homes. It also supplies the planner with public attitudes toward mobile homes which helps forecast the potential critical areas. This enables the planner to make appropriate changes to developments, where possible, so that the finished development is more satisfactory. Public attitudes may also impart ideas or suggestions which the planner may find useful to implement. Finally, public attitudes may aid the planner in establishing priorities for the development of mobile homes.

This thesis shows that there are many problems some of which are of more concern than others. To properly plan for mobile homes as a form of residential housing these problems must be emendated. It is felt that the solution does not lie in attempts to dispose of each individual problem. The end result of such a solution would be that individuality would lead to lack of coordination and more problems. It is suggested that a coordinated overall policy change occur so that most problems would be emendated and a coordinated solution be found. The end result would be a new mobile homes policy. All governmental levels should participate in such a policy change although prime responsibility rests with the municipal and provincial governments. To develop such a policy would mean research in nearly all the areas previously mentioned. The policy should

include education of the public about mobile homes with the research projects. To educate the public about mobile homes through the results of the research projects would require communication links which could be most useful in later planning projects.

The new policy could occur in three successive stages and be based on much of the material presented in the thesis. The first stage should be concerned with defining mobile homes and determining the type of area in which they should be located. Mobile homes should clearly differ from travel trailers by definition as both are used for different purposes. Mobile homes could be classified as a residential use thereby permitting them to be located in mobile home parks and mobile home subdivisions. These could be located on specially zoned residential land of a sufficiently large size to form small neighborhoods.

After determining policy level one specifics the second phase of the policy could occur. This policy level would deal more directly with the various problem areas and suggest ways to emendate these problem areas. Therefore, it would mean deciding which of the problems as discussed previously should be altered and to what degree, to accomplish the best possible mobile homes policy. At this stage some of the suggested changes to be implemented should be: provide adequate performance standards for mobile home developments, provide adequate financing and provide equality taxation methods. All such changes would have to occur based on the findings of further research.



The third policy level would be an indepth study of each of the goals covered in policy levels one and two, in relationship to each other. Therefore, the third policy level would carry the final coordinated and detailed new mobile homes policy.

#### SUGGESTIONS FOR FURTHER RESEARCH

Many of the problems discussed in the literature serve as a basis for further research, since there is still very little known about these problems. Research may be carried out in the areas of:

- (a) Taxation: Emphasis may be placed on municipal or provincial taxation of mobile homes. At the municipal level concern should deal with the equalization of taxation with other similiar housing forms based on a cost-benefit type study of the services received, costs of services and taxation revenue. At the provincial level a review of taxation policies and suggestions for new policies would be a most important study.
- (b) Standards of Development: A complete review of present standards is necessary and new criteria should be suggested for the quality and siting of mobile home parks. Such a study should consider the development of new policies and their implications upon the social and economic character of mobile home parks.

- (c) Financing: A review of financing policies particularly those in the federal agencies is necessary. Establishment of trends, problems and suggestions for new policies should be the goal.
- (d) Mobile Home Residents and Parks: More research should be completed on the different types of mobile home parks, the different socio-economic groups that exist in each, the role of each type of park in the community and the benefits each type of park provides the residents and the community. This research should be primarily oriented toward socio-economic studies.

Other areas of research could deal with the implications of imposing higher quality standards. If the standards imposed are considerably higher than existing standards then the effects of the higher quality mobile home parks would have to be determined. Increased quality would likely result in higher rental rates of mobile home spaces, which might lead to a reduction of mobile home accomodation for the lower socio-economic groups.

It has been suggested that at least in some cases the public only expresses negative attitudes when a mobile home development is going to occur. Sometimes similiar public reactions are also experienced with other developments, such as urban renewal, rehabilitation of housing, or hi-rise development. It is felt that further research into the processes

which lead to the development of negative public reactions toward various types of development, might be most useful in the reduction of animosity between the public and planning officials.

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76. Robert Mills French and Jeffrey K. Hodden, Op. cit., p. 132
77. Richard W. O'Neill "Mobile Home Lesson: There's a big difference between sticking your head in the sand and keeping your ear to the ground." House and Home XXVIII (August, 1965) p. 77
78. L.L. Little "Trailer Parks Can be Good Neighbours," American City LXXV (November, 1960) p. 148
79. The Environmental Impact of the Mobile Home On Frederick County A report by the Frederick County Planning Commission, Frederick, Maryland. (June 11, 1970.)
80. Ibid, p. 5
81. "Mobile Homes lose gypsy image, get zoned with Apartments," House and Home XXV (May, 1964) p. 8
82. "Mobile Home Principle getting try-out by Public Housing, Renewal, Model City Agencies," Journal of Housing XXV, No. 7 (August, 1968), pp. 365-366
83. Suggested Guidelines for Mobile Home Parks, Waterloo County Area Planning Board, Kitchener, Ontario (1967) p. 1
84. Zoning and Development By-Law No. 3575 City of Vancouver op. cit., p. 119
85. Paul T. Hellyer and others, op. cit., pp. 49-50
86. Mobile Home Living in the Lower Mainland, op. cit.
87. "Mobile Home Communities Improve Image," The Province Vancouver, B.C. (Friday, October 1, 1971), p. 6
88. Robert Mills French and Jeffrey K. Hodden, op. cit.
89. C.D. Clark and C.E. Wilcox, "House Trailer Movement," Sociology and Social Research XXII (July, 1938)
90. L. Olson and R. Schrader "Trailer Population in a Defense Area," Sociology and Social Research XXVII (March, 1943)
91. "How Shall the Trailer Be Taxed," American City LIII (May, 1937), p. 81
92. Norris Willott, "Mobile Home Parks-they are proving to be more than a transient phenomenon," Barrons (July, 1967)



93. William H. Ludlow "Trailers and Cities," American City LI (October, 1936) p. 61
94. P.H. Eldwood "The Trailer - Liberator on Menace?" American City LI (December, 1936)
95. Stephan Sussna "Mobile Homes Can Be A Community Asset," American City LXXIV (December, 1959) p. 141
96. Richard W. O'Neill, op. cit., p. 77
97. Quality of mobile homes is determined by the public's responses to statements on such features as open space, landscaping, services, visual appearance and others. All statements (Variables 17 to 28 inclusive) appear on the questionnaire in Appendix B.
98. Fair share of taxes in this study means a rate which is considered equal to other residential housing, so that no discrimination among residential housing types can occur as a result of large differences in taxation rates.
99. Degradation of the adjacent residential property means in this study a lowering of market values as compared with other similar residential areas, as a result of the adverse effect mobile homes have on the market values of the residential area.
100. Familiarity of mobile home living varies in degree, from living near a mobile home to having lived in a mobile home. This study attempts to find if differences in attitudes do vary with the degree of familiarity.
101. Public rejection of mobile homes in this study occurs when the public, whether it be a specific group or the general public, has made known openly their negative attitudes toward mobile homes and have therefore caused harm to the general image of mobile homes. It is believed by the author that if no problems existed with mobile homes to cause public rejection, then public rejection would only occur as a result of the public's negative attitudes toward mobile homes based on no grounds whatsoever thus being prejudice against mobile homes.
102. Stereotype statements in this study are statements which from the literature review and problems associated with mobile homes appear to be fixed in the public's mind. The author feels such a fixed attitude is wrong since mobile homes and mobile home parks are continually improving and growing and therefore should be susceptible to attitude change which is probably happening despite stereotype attitudes. Furthermore, the stereotype statements are statements which were once probably true but are now false and as a result tend to preserve negative public attitudes toward mobile homes.

- 103 Any attitudes or responses to the aforementioned concepts of the hypothesis covered in the footnotes are those of the public sampled. Also all attitudes or responses to these concepts have been attained through a questionnaire which appears in Appendix B.
- 104 Dominion Bureau of Statistics, 1966 Census.
- 105 Throughout the remainder of the thesis the word cluster will refer to the different sample groups as in the generic meaning of the word rather than the sophisticated statistical meaning of the word as in a cluster sample.
- 106 Gordon W. Allport, "Attitudes," Readings in Attitude Theory and Measurement ed. Martin Fishbein (John Wiley and Sons, Inc., New York, April, 1967) p. 12.
- 107 L.L. Thurstone, "Attitudes Can Be Measured," supra, pp. 78-85.
- 108 Rensis Likert, "The Method of Constructing an Attitude Scale," supra, pp. 90-91.
- 109 A major reference to questionnaire design was A. Stuart Basic Ideas of Scientific Sampling, (Charles Griffen & Co. Ltd., London, 1968).
- 110 In this case immediately adjacent to mobile home parks means the conventional residential housing paralleling the mobile home park boundary and nearest to it.

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APPENDIX A

LETTERS FROM THE MINISTER OF MUNICIPAL AFFAIRS OFFICE  
RE DISCRIMINATION TOWARD MOBILE HOMES

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VICTORIA

With respect to the amendments to the Municipal Act in regard to trailer taxation it is perhaps not realized that the Municipal Act provided, under Section 430, the right for municipalities to tax trailers. During the past two years it has become evident that many municipalities have moved toward the use of this Section in a discriminatory way insofar as mobile home owners were concerned and in the middle of last year I suggested that municipalities not use the existing Section 430 of the Act.

An amendment to the Municipal Act put forward this year to replace the existing authority to tax by introducing an occupancy fee payable upon the passage of a by-law by the municipality concerned in line with the following schedule:

<u>Area of Mobile Building</u>	<u>Monthly Occupancy Fee</u>
900 sq.ft. or more.....	\$10.00
800 sq.ft. or more but less than 900 sq.ft.....	9.00
700 sq.ft. or more but less than 800 sq.ft.....	8.00
600 sq.ft. or more but less than 700 sq.ft.....	7.00
500 sq.ft. or more but less than 600 sq.ft.....	6.00
400 sq.ft. or more but less than 500 sq.ft.....	5.00
300 sq.ft. or more but less than 400 sq.ft.....	4.00
Less than 300 sq.ft.....	nil

It is to be noted that this legislation, as the previous Section 430, is permissive, and it is the responsibility of the municipality to introduce a by-law in this regard if they so desire. The original authority provided no limitations and in some instances municipalities were undertaking the passage of by-laws introducing a level of taxation on mobile homes exceeding, in some cases, \$500 per unit which I considered to be both onerous and discriminatory.

I trust that this will indicate to you the nature of the amendments which have now received the unanimous approval of the Legislature.

Yours sincerely,

Minister.





VICTORIA

June, 1971.

RE: MOBILE HOME PARK FEE ACT

Under the provisions of the Bill introduced at the last session of the Legislature on mobile homes in a rented park situation, they are exempted from all taxation under the Taxation Act, Public Schools Act, Municipal Act and Vancouver City Charter. The fee involved is a business fee for the owner of the park.

On the basis of the business returns to the mobile home park operator for his investment it would seem that the business fee involved is not out of line.

In addition, last year a very serious situation developed in that double wide trailers were being totally placed on the tax roll. This was causing taxation to be placed on these units in the neighbourhood of \$250 to \$300 per year. Right along side of these units single wide units of a similar floor space were not so assessed. In addition, assessment procedures were placing on the tax rolls in a very unwieldy way all the appurtenances connected to the mobile home.

It should be noted as well that the Home Owner Grant in British Columbia applies first to taxation under the Public Schools Act which in this situation will not be levied. In fact, because the mobile homes are not on the assessment roll for school purposes the Provincial Educational Finance Formula compensates the local district for that fact by increasing the Provincial Government share from consolidated revenue.

I have noted in particular the question concerning voting rights, which, I should tell you, is under study by the Department, involving as it does a major revision to the Municipal Act which would make all residents of the Province eligible to vote on local issues whether they are money by-laws or not. As you know, we have recently amended the Municipal Act to permit residents and/or tenants to vote on almost every question, including the right to run for office and elect a Council, both in a municipality and a regional district. The whole trend in revisions which I have recommended to the Municipal Act has been towards the extension of the franchise to all people and not the reverse.

Yours sincerely,

Minister.



APPENDIX B

QUESTIONNAIRE

1. Check (✓) the category which best represents your answer.

<u>Variables</u>	<u>Disagree</u>	<u>Agree</u>
(6) Mobile home residents move frequently.	_____	_____
(7) Mobile home residents have larger than average families.	_____	_____
(8) Mobile home residents usually represent the low income bracket.	_____	_____
(9) Mobile home working residents usually represent the unskilled or semi-skilled occupations.	_____	_____
(10) Mobile home residents usually represent the lower social strata of society.	_____	_____
(11) Mobile home residents usually live in their mobile home only part of the year.	_____	_____
(12) Mobile home residents do not take pride in their surroundings.	_____	_____
(13) Mobile homes look like drab rectangular boxes.	_____	_____
(14) Mobile home parks should not be permitted in a municipality.	_____	_____

Where necessary complete the blanks, otherwise put a check mark (✓) in the space which best represents your answer.

- (15) 2. Is there a mobile home park near your place of residence? Yes \_\_\_\_ No \_\_\_\_
- (16) 3. If so, what is the name of this mobile home park? \_\_\_\_\_
4. If you do not know the name of the mobile home park, what street intersection would it be near? (example: Brunette Avenue and Loughheed Highway.) \_\_\_\_\_

5. Please rate the following quality features as you see them existing in mobile home parks.

	<u>Good</u>	<u>Fair</u>	<u>Poor</u>
(17) space between homes	_____	_____	_____
(18) recreation (community centre, pools, putting greens etc.)	_____	_____	_____
(19) open space area	_____	_____	_____
(20) trees and lawns	_____	_____	_____
(21) overall landscaping	_____	_____	_____
(22) water and sewerage services	_____	_____	_____
(23) other services (garbage, fire, police)	_____	_____	_____
(24) roads and walks	_____	_____	_____
(25) street lighting	_____	_____	_____
(26) overall visual appearance	_____	_____	_____
(27) storage places, carports or other additions	_____	_____	_____
(28) overall quality	_____	_____	_____

(29) 6. List any other features you feel would add to the quality of mobile home parks. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

7. Please rate the following residents according to the amount of taxes you feel they pay.

	<u>More than Their share</u>	<u>Their Share</u>	<u>Less than their share</u>
(30) apartment residents	_____	_____	_____
(31) mobile home park residents	_____	_____	_____
(32) single family home residents	_____	_____	_____
(33) which category do you feel you personally come under?	_____	_____	_____
(34) if there is a mobile home park near you, do you feel its' residents pay?	_____	_____	_____

- |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <u>Yes</u> | <u>No</u> | <u>Don't Kno</u> |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|------------------|
| (35) | 8. Do mobile home families have less children of school age, than the average family?                                                                                                                                                                                                                                                                                                                                                                                          | _____      | _____     | _____            |
| (36) | Do mobile home owners pay a provincial sales tax when they buy their home?                                                                                                                                                                                                                                                                                                                                                                                                     | _____      | _____     | _____            |
| (37) | Do mobile home owners pay a license tax based on the size of the mobile home?                                                                                                                                                                                                                                                                                                                                                                                                  | _____      | _____     | _____            |
| (38) | Do mobile home owners pay a monthly rental fee to a mobile home park developer?                                                                                                                                                                                                                                                                                                                                                                                                | _____      | _____     | _____            |
| (39) | 9. If the answer to the four (4) previous questions were <u>yes</u> then less children of school age would mean less burden on the school system by mobile home residents, mobile home owners would pay a provincial sales tax, a license tax and they would pay the developers land tax through their rental fees. If this were the case, would you feel that mobile home residents would be paying more than their share _____ their share _____ less than their share _____ |            |           |                  |
| (40) | 10. Do you think that the provincial taxes paid by mobile homes (example: the sales tax), should go to the municipality?<br>Yes _____ No _____.                                                                                                                                                                                                                                                                                                                                |            |           |                  |
| (41) | 11. If you live near a mobile home park, was it there before you moved into your home Yes _____ No _____                                                                                                                                                                                                                                                                                                                                                                       |            |           |                  |
| (42) | 12. Please state the reasons for your moving into the present residential area. _____<br>_____<br>_____                                                                                                                                                                                                                                                                                                                                                                        |            |           |                  |
| (43) | 13. If the mobile home park developed after you moved to the area, how did you feel about such a development? _____<br>_____<br>_____                                                                                                                                                                                                                                                                                                                                          |            |           |                  |
| (44) | 14. Do you still hold these opinions ? Yes _____ No _____                                                                                                                                                                                                                                                                                                                                                                                                                      |            |           |                  |

- 15.
- |                                                                                              | <u>Increase<br/>in value</u> | <u>Remain<br/>the same</u> | <u>Decrease<br/>in value</u> |
|----------------------------------------------------------------------------------------------|------------------------------|----------------------------|------------------------------|
| (45) In general, do you think prices of residential homes neighboring mobile home parks .... | _____                        | _____                      | _____                        |
| (46) Has the price of your home ....                                                         | _____                        | _____                      | _____                        |
| (47) 16. Have you ever lived in a mobile home?                                               | Yes _____                    | No _____                   |                              |
| (48) Have you ever been in a mobile home?                                                    | Yes _____                    | No _____                   |                              |
| (49) Have you considered living in a mobile home?                                            | Yes _____                    | No _____                   |                              |
| (50) If so, are you still considering mobile home living?                                    | Yes _____                    | No _____                   |                              |
| (51) Do you have relatives or friends living in a mobile home?                               | Yes _____                    | No _____                   |                              |
- 
- |                                                                                            | <u>Frequently<br/>(more than<br/>twice/month)</u> | <u>Fairly<br/>frequently<br/>(once or<br/>twice/month)</u> | <u>Seldom<br/>or never<br/>(less than<br/>once/month)</u> |
|--------------------------------------------------------------------------------------------|---------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------|
| 17.                                                                                        |                                                   |                                                            |                                                           |
| (52) If some of your relatives or friends live in a mobile home how often do you see them? | _____                                             | _____                                                      | _____                                                     |
| (53) How often do you meet residents of mobile homes, other than relatives or friends?     | _____                                             | _____                                                      | _____                                                     |
| (54) 18. Circle the number which indicates the number of children living with you          | _____                                             | _____                                                      | _____                                                     |
|                                                                                            | 1 2 3 4 5 more                                    |                                                            |                                                           |
| (55) 19. How many of the children are attending school                                     | _____                                             |                                                            |                                                           |
| (56) 20. If you have lived in a mobile home, why did you move out?                         | _____                                             |                                                            |                                                           |
|                                                                                            | _____                                             |                                                            |                                                           |
|                                                                                            | _____                                             |                                                            |                                                           |
| (57) 21. Please list your reasons for not wanting to live in a mobile home?                | _____                                             |                                                            |                                                           |
|                                                                                            | _____                                             |                                                            |                                                           |
|                                                                                            | _____                                             |                                                            |                                                           |
|                                                                                            | _____                                             |                                                            |                                                           |

- (58) 22. Should mobile home residents receive the Home Owners or Home Acquisition Grants? Yes \_\_\_\_\_ No \_\_\_\_\_
- (59) 23. Should mobile home residents be permitted to receive National Housing Authority financing? Yes \_\_\_\_\_ No \_\_\_\_\_
- (60) 24. Should mobile homes be permitted to develop in subdivisions like single family housing whereby they would receive community services, facilities, and be taxed like single family homes? Yes \_\_\_\_\_ No \_\_\_\_\_
- (61) 25. Would you like to see mobile homes within the boundaries of a municipality? Yes \_\_\_\_\_ No \_\_\_\_\_
- (62) 26. If so, near what features would you like to see mobile homes located within the municipality? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- (63) 27. How should areas be planned for mobile homes? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPENDIX C

LETTER OF TRANSMITTAL



APPENDIX D

RESULTS OF THE QUESTIONNAIRE ANALYSIS  
OMMITTED FROM THE CONTENT OF THE THESIS

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Variable 7, concerned with family size did not vary greatly in the responses. However, cluster F which represents residents who do not live adjacent to a mobile home park shows that 96.15 percent of the responses disagreed with the statement as opposed to a range of 86.96 percent to 91.67 percent for clusters A to E. This statement shows that there is not a negative understanding by the public of Coquitlam regarding mobile home family size.

The only noticeably difference in replies to variable 12, was the high amount of agreement to the statement by cluster E, where 36.36 percent of the people agreed. The other clusters expressed a range from 8.70 percent to 25.00 percent agreeing with the statement. This would indicate that the people of cluster E who petitioned against the proposed mobile home park for their area at two public hearings must have considered this variable important in their protest against the proposed Hoing Development.

Cluster B's response to variable 20, which is trees and lawns varied from the usual good responses discussed earlier. In this case 75.00 percent of cluster B responded with a poor rating which placed it the highest poor rating for all the clusters. Cluster B is near Wildwood mobile home park which is a new park still in the developing stages. As a result the park has very little in the form of trees and lawns at present. It is suspected that this is the reason why cluster B gave such a high poor rating to this quality feature.

Variable 23 had a higher good rating by clusters B, C and D. However, these clusters also gave a little higher poor rating and a lower fair rating. Therefore, the analysis of variable 23 which represents other services such as garbage, fire and police does not differ very much from cluster to cluster. This might indicate that the public feels that all types of mobile home parks receive these basic services. It might also indicate that the general public can judge best those quality features which are more noticeable.

Variables 45 and 46 which is primarily concerned with market values of residential houses adjacent to mobile home parks did not differ very much from cluster to cluster. In variable 45 there was a slight difference in the percentage of replies who said that homes decreased in value. Clusters B and C had 16.67 percent and 27.27 percent respectively indicate a decrease in value, whereas the remaining clusters' replies ranged from 47.83 percent to 63.64 percent. Clusters B and C which are both adjacent to good mobile home parks thus shows that the public feels there is less of a decrease on residential property then if the property were adjacent to a poor quality mobile home park. However, this difference appears to be slight. The replies for all clusters to variable 45 showed that 11.50 percent thought there was an increase in value, 38.94 percent thought the property remained the same value and 43.36 percent thought the property decreased in value. However, when variable 46 questioned the market value of the respondents' house the replies changed considerably. Now 58.41 percent thought that the value of their own house increased in value, 21.24 percent

thought their house remained the same value and only 3.54 percent thought their house decreased in value. The only reasons believed for this discrepancy is that the respondents in variable 46 did not consider themselves as being near mobile home parks or else the respondents were bias toward the market value of their own houses.

Variables 47 to 53 are primarily informational questions to find out the familiarity respondents have with mobile homes. Table XXI shows the responses to these variables.

TABLE XXI  
RESPONSES TO DETERMINE THE FAMILIARITY OF  
RESPONDENTS TO MOBILE HOMES

Possible Reply	Variables (expressed in percent)				
	47	48	49	50	51
Yes	10.62	91.15	31.86	8.85	55.75
No	88.49	7.96	66.37	69.91	42.48

Variable 47 shows that only 10.62 percent have lived in a mobile home. The cluster with the highest number of respondents living in mobile homes was cluster E with 27.27 percent. It was this cluster which successfully defeated a mobile home park development yet their replies to the questionnaire have not differed that much from other clusters. Earlier in the thesis it was mentioned that many of the petitions against the development came from considerable distances away from the proposed development. Possibly it was these people who really represented the backbone

of the fight against the mobile home development and the animosity of the area to be affected (cluster E) was not really as great as everyone believed.

Variable 48 in the table shows that 91.15 percent of the respondents have been in a mobile home. Variable 49 shows that only 31.86 percent have considered living in a mobile home and variable 50 shows that only 8.85 percent are still considering mobile home living. Variable 51 shows that 55.75 percent of the respondents have relatives or friends living in mobile homes. Since such a high percentage of the respondents have been in mobile homes and since negative stereotype attitudes exist toward mobile homes, then it can be expected that just being in a mobile home for a visit of some sort is not strong enough to create positive attitudes. It is suspected that people gain positive attitudes toward mobile homes only after a longer familiarity with them.

Variables 52 and 53 show that the respondents seldom reinforce or perceive what mobile home living is like since 43.36 percent and 63.72 percent respectively replied that they seldom see relatives, friends or meet residents who live in mobile homes. Only 6.19 percent and 7.96 percent respectively said they saw mobile home friends frequently which was classed as being more than twice per month. It is suspected that mobile home parks are communities of their own which are primarily inward looking rather than outward looking. Similarly, residential areas probably perceive mobile home parks as some sort of enclave outside their reach.

APPENDIX E

RESULTS OF THE STATISTICAL TESTS  
MADE ON THE NULL HYPOTHESES  
AND SUB-NULL HYPOTHESES

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TABLE XXII

CHI-PROBABILITY ANALYSIS OF THE  
NULL HYPOTHESES \*

VARIABLES																			
	6	7	8	9	10	11	12	13	14	28	31	39	45	47	48	51	52	53	64
6																			
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
28	X		X	X	X		X	X	X										
31							X	X											
39								X			X								
45	X				X			X	X	X									
47																			
48					X														
51			X		X				X	X									
52													X						
53	X								X	X									
64	X														X				

\* All significantly related variables for clusters A to F inclusive, are indicated by an X marked in the appropriate square. The variables compared were determined to be significantly related if the chi-problem was less than .05 as determined by the MVFAB computer program, thereby permitting the null hypothesis to be rejected.

TABLE XXIII

CORRELATION ANALYSIS OF THE  
NULL HYPOTHESES \*

VARIABLES																			
	6	7	8	9	10	11	12	13	14	28	31	39	45	47	48	51	52	53	64
6																			
7	E																		
8																			
9			E																
10	E	E	E																
11	D C	C																	
12																			
13	D					D													
14																			
28				D					B										
31																			
39																			
45	B										E								
47				B								E							
48											E		E						
51																			
52	D															BC C D			
53												E							
64																			

\* All letters represent the clusters sampled which have a correlation for the intervening variables of greater than 0.7. This high correlation was necessary since it is at this level that variables are able to be predicted from each other since nearly half of the variation is explained. See: Hubert M. Blalock Social Statistics, McGraw Hill Book Co., Toronto 1960, p. 299



CORRELATION ANALYSIS OF THE  
NULL HYPOTHESES \*

VARIABLES																			
	6	7	8	9	10	11	12	13	14	28	31	39	45	47	48	51	52	53	64
6																			
7	C E																		
8	C E	C E																	
9		D E	C E																
10		C D E	A C E	F E															
11	A C	D C	A D C	D	C D														
12	E	B E	E			C													
13		C D	A	A D		C E D	B												
14		A B D				C D E	B C F	B C											
28		A B	D F	D			B F	B C D	B										
31		A			C	E			E	F									
39	A							A B E	A	B	E								
45		B			C	E	F	C	C E	F	C E	E							
47	E	E		B		E		E			E	E	E						
48						E					E		E	E					
51								B		A		E		E	B D E				
52	B D			E											B D	AB C FD			
53	D									B		E		C E		E	E		
64													B	D					

\* All letters represent the clusters sampled which have a correlation for the intervening variables of greater than 0.5. This data is important for illustrating the important clusters for each variable correlated. Only 0.25 of the variation has been explained for a correlation of 0.5 so this data should only be used for exploratory purposes and not prediction purposes.

TABLE XXV

T - PROBABILITY ANALYSIS OF THE  
SUB-NULL HYPOTHESES\*

Clusters Compared	VARIABLES												
	6	7	8	9	10	11	12	13	14	28	31	39	45
A - B						X	X	X					
A - C			X			X		X		X	X		X
A - D						X						X	
A - E							X			X	X		X
A - F												X	
B - C													
B - D													
B - E													
B - F													
C - D									X				
C - E	X												
C - F				X	X			X					X
D - E							X						
D - F												X	
E - F													

\* All significantly related clusters for each variable are indicated by an X marked in the appropriate square. The clusters compared were determined to be significantly related if the I-problem was less than .05 as determined by the SIRIP computer program, thereby permitting the null hypothesis to be rejected.