

APPRAISAL OF HOUSING BY SELECTED SENIOR
CITIZENS IN "ORIGINAL TOWN" MANHATTAN, KANSAS

by

MARY EVELYN DICKERSON

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Approved by:

Tessie Agan
Major Professor

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INTRODUCTION

New dimensions are forming in the American population. In the immediate future the total population will contain higher proportions of both the young, and the older segments. The population is continuing to increase at a rapid rate as well as to change in age composition. A factor resulting in a larger older age population has been the increase in the life span for many people.

Presently, one person in every 11 in the United States is aged 65 or over, constituting a total aged population of 18.5 million persons. This number is greater than the total population of the 20 smallest states. The percentage of the aged population has more than doubled in the twentieth century while the number has increased six times. Specifically, the percentage of persons has increased 5.3 from 1900 to 1965 while the number has increased more than 16 million during the same time.

California, Illinois, New York and Pennsylvania are the states having the highest number of elderly in their population. Each state has more than one million elderly persons and three-fourths of the elderly live in these states. The Midwest region of nine states forms a pocket in which there is a maximum concentration of aged people. These states are Iowa, Illinois, Missouri, Kansas, Minnesota, North Dakota, South Dakota, Nebraska and Wisconsin. In 1960, Iowa, Missouri and Nebraska ranked one, two and three, respectively, in high percentage of older population. Kansas ranked eighth. By 1965, Iowa continued to rank number one, Nebraska ranked number three, Missouri moved from rank two to four, but Kansas moved up to fifth.

In Riley County, Kansas the proportion of aged persons was 7 percent. This was less than the state average of 11 percent because of the large number of

college students in Manhattan and more than two-thirds of the Riley County aged live in the city of Manhattan.

Within the next 20 years the older segment of the population is expected to increase from 18.5 million to 25 million. Two states, California and New York, are expected to exceed two million. In five other states, the population over 65 is expected to exceed one million. These states are Florida, Illinois, Ohio, Pennsylvania and Texas.

Statement of the Problem

New demands can be expected in meeting the needs of the elderly both as their proportion continues to increase within the total population and as their numbers increase. Better understanding of their living arrangements, their activities in the home and community, satisfaction with their present and preferred housing features and other environmental factors is necessary for the design of effective programs to meet their needs and desires.

This study aims to investigate the attitudes held and preparation made by selected Manhattan, Kansas elderly citizens toward solving problems related to the several facets of their housing and total environment. Also included is their ability to pursue activities in the home and community.

REVIEW OF LITERATURE

Philosophy of the Aged

Within the past fifty years impetus has been given to the development of a new philosophy toward aging. This development may be attributed to the increased number of elderly, but also to growing recognition of their needs and desires. Increased understandings of the process of aging and the

problems connected with it have paved the way toward developing solutions to the problems.

Morris (1966) in discussing the topic, "Understanding the Aging Process," states:

As I understand a 'process' it is an ongoing constantly changing...both growing and deteriorating...but always a lawful, consistent and...if all the variables were known and everything could be known about all the variables,...quite a predictable set of events. Nothing is true of nature if this basic premise is not true.

Attitudes toward aging are formulated early in life. These may pertain not only to aging for oneself but to others. Young people have a tendency to reject growing old. This may be influenced by cultural mores and attitudes developed while growing up and passing through the socializing process required by parents, teachers, ministers and the other important elders in their lives. Antagonistic feelings and attitudes toward elders may develop producing elder-rejecting attitudes and feelings (Morris, 1966).

Prerequisites to satisfactory adjustment are the integration of the experiences of previous life patterns as well as physical and economic factors during the final decades of life. Little can be done to change the basic attitudes of one already old, and little can be done to change their mental health, if the basic foundation has already been established (Palmer, 1962).

National concern with the way of life and living conditions of persons 65 years of age and older continues to be of paramount importance. A social phenomena which has developed is a decreasing tendency for the elderly to live with children or relatives, either by choice or necessity.

This phenomena has developed partly because of a change in the family life cycle. Jacobs (1965) indicates that on the average, couples spend about

one-third of their married life with no unmarried children in the home. In 1890, it is reported that the average married couple did not survive jointly to see their last child married. Among other things, this implies that an increasing number of healthy, independent married couples are living together in their own homes into advanced years.

During the past decade in the United States an expansion of the aging subculture has been witnessed. This may be referred to as "aging group consciousness" or "aging group identification." Rose (1965) states that a subculture may be expected to develop within any category of the population of a society when its members interact with each other more than they interact with persons in other categories. It may develop when members are drawn together due to some affinity as long-standing friendships, common background and common interests. Likewise a subculture may develop because members are excluded from interaction with other groups in the population.

The aged population is tending toward a subculture. Several factors contribute to this tendency. One factor is the affinity which older people feel for each other. Other factors include common physical limitation, role changes and generational experiences in a rapidly changing society. Retired persons often experience sharply diminished status because they are no longer employed. They often have physical disabilities which limit their activities and prospects for new achievements and success in competition. Separation from other age groups, either as individuals or as a social group, increases the depth of subculture development (Rose, 1965).

The development of a subculture for the elderly may be minimized by keeping them in contact with society. Rose (1965) cites the following influences which retard the development of a subculture in aging: (1) contacts with the family not reduced by the parents getting older. In some respects

these may increase as the adult children "settle down" after marriage, or if retirement allows more time for association with the family; (2) mass media plays an increasing role in contemporary society and tends to cut across all subcultural variations; (3) continued employment, even on a part-time basis keeps the older person in contact with work groups, occupational associations and economic standards of the general society; (4) an attitude of active resistance toward aging and toward participation in the aging subculture. The latter may result if a person has unusually good physical and mental health, is a biologically younger person than his chronological years indicate which gives opportunity for identifying himself with some younger group in the society.

Development of a subculture of the aging in the general society may be a result of their housing facilities. Donahue (1964) responded to the development of a subculture for the aged when she projected the following ideas as solutions for their housing. She stated that two factors are in operation toward the segregation of older people: (1) there is a strong social pressure to keep all older people in their homes on the assumption that they are better off there and there is where they want to stay; and (2) the development of specialized communities for the elderly.

Barriers and Solutions

Barriers to housing the elderly satisfactorily are economic, physical, emotional and social in nature. Housing problems are specialized and related to the following: (1) low and fixed incomes; (2) the need for medical attention; (3) the need for special structural design, equipment and topography; and (4) appropriateness (Andrews, 1963).

Housing problems intensify with increasing age. In one group are the elderly in need of intensive medical care or the services accompanying group living. This generally includes persons 75 years of age or over. Nursing homes or homes for the aged provide care to best meet the needs of this group.

The other group is composed of persons between 65 and 75 years of age and is about twice the size of the first. This group is generally in good health and has the physical ability to live in independent quarters. No aspects of group living are associated with this segment of the aged. Andrews (1963) refers to this group as the "dominant elderly" and recommends that major consideration of conventional housing relate to this group. This conclusion is reached because many needs of the group 75 years of age or more have long been recognized, but those for the younger elderly have not (Andrews, 1963).

Environmental conditions of the home and community are of importance to all persons, however, they are of vital importance to persons of advanced years. Levinson (1964) states:

The kind of house a person lives in and the kind of community he lives in define what he can be and what he can do. It makes possible or inhibits certain kinds of behavior. It encapsulates or limits the person on the one hand, or, on the other hand, it can free his potential for innovation. The house and the community may be something which stunts a person's growth or can be something which stimulates further growth and development.

Providing housing for the aged is a new venture of the twentieth century. When the establishment of various services as health, safety, education and recreation is completed, a major segment of the total environment is provided. Only when physical and social aspects are linked in community development does satisfactory housing exist in the fullest sense. Biddle (1964) states:

You can't solve the problems of retirement and aging by merely providing housing facilities. You must help people retain their sense of belonging and personal importance.

Philosophy Toward Living Arrangements

One life-long goal for many adults is to be and to remain self-sufficient. The ability to make one's own decisions and to conduct one's own affairs is highly valued by what Niebanck (1964) terms the New World Culture. Independence is almost as important as life itself because it offers a tangible yardstick for measuring dignity and self-respect.

The desire for independent living among the elderly population continues to be a contributing force to the type of residential arrangements made. "Independence" and "autonomous" are key words in describing current trends in family living patterns. This is significant for persons of all ages, but it is especially so for the elderly. Maintenance of independent living for the elderly contrasts with the "helpless dependency" which characterized the lives of many in former generations. However, many continue to make valuable contributions to their family and friends, and even more so to their community in the form of volunteer work and other participation.

Several developments have enabled more elderly people to maintain independent living. First, was the passage of the Social Security Act of 1935 which established a way of coping with loss of income in retirement. A foundation of financial security on which the individual could build greater security through his own efforts was made possible through this system (Jacobs, 1965).

A second development is the emergence of a new concept of the family network; known as the "modified extended family" in which generations live

separately but have concern one for the other. This concept differs from the "three-generations-under-one-roof" arrangement prevalent in earlier years because now only one generation is included. Beginning about 1900, 60 percent of the population lived on farms where the "three-generations-under-one-roof" arrangement for the elderly was prevalent. In this arrangement there was sufficient space in houses and there were not enough elderly people to present a problem. Government evidenced little or no concern; provisions for aging was considered to be a personal matter.

Jacobs (1965) believes that inter-generational conflicts may best be prevented by the cultivation of independence for all age levels. Donahue (1964) believes that the new "modified extended family" relationship is based on mutual respect, friendship, and reciprocal helpfulness when opportunity arises.

A third development in the maintenance of independence is urbanization of our society. In addition, improved transportation and communication have enabled the entire population to become more mobile, cosmopolitan and less provincial. Urban living provides greater flexibility in living arrangement for people at all age levels, including the elderly.

Society, especially in urban areas, is moving from a "work-centered" toward a "leisure-centered" approach to living and this is especially important for the aging. Older persons make up only 4 percent of the total United States labor force. There has been a decided decrease of men over the age of 65 in the labor force. In 1900, two-thirds of the men over 65 were in the labor force while in 1965 the ratio decreased to one-fourth. The ratio for women over 65, however, increased slightly from 1900 to 1965. The proportion of persons 65 and over in the labor force account for 17 percent who are either working or actively seeking work.

Education is the fourth development and emphasizes "developmental tasks" for all ages. Changes from middle to old age will occur, but the abruptness can be dulled by advance preparation (Cavan, 1965). Both formal and informal education is included. Increase in the leisure-time available, creates the need to expand educational opportunities (Donahue, 1964). In general, people hesitate to look into the future with expectations for formulating new groups, new roles and new self-images. The transition from middle age to old age requires acceptance of new developmental tasks. In addition society must create a more favorable image and place for the elderly.

A fifth development is health. Many elderly citizens enjoy relatively good health and can be almost as active as they were when they were younger. Even those with disabilities have learned to live with them and to accept their limitation (The Older American, 1963).

Research Regarding Living Arrangements

Ownership

Cognizance of present living arrangements of the elderly is necessary in any study of their housing needs. Changes in marital status, income, or mental and physical health may create the need for changes in their living arrangements. In general, the elderly choose independence and separateness of living (Agan, 1965).

The elderly across the nation are more likely to live in owned houses than is the general population, according to 1960 U. S. Census data. Nationwide, home ownership was attained by 56.2 percent of the general population but by 71 percent for the elderly.

Home ownership represents fulfillment of a life-time goal for many. Independent living and remaining self-sufficient is possible because of this goal.

In studies in the Eastern states of New York (Beyer), Pennsylvania (Montgomery), and Vermont (Muse) as well as the Midwestern states of Iowa (Iowa Commission for Senior Citizens), Kansas (Agan) and Nebraska (Williams) approximately three-fourths of the elderly were home owners which exceeded the national average.

There were some differences depending on the type of household they lived in. In general, married elderly couples have a higher rate of home ownership than widowed or single elderly.

Beyer and Wahl (1963) in their study of 15 New York counties including both farm and urban areas reported three-fourths of both farm and urban respondents were home owners but more than nine out of 10 farm families were owners. Two-thirds of the married couples owned their dwelling units, but only slightly more than half (55%) of the widowed men and less than half (40%) of the widowed women were home owners.

The Montgomery (1965) study in Central Pennsylvania of 510 aged persons also showed that three-fourths owned their homes. Of the married couples, more than four-fifths (84%) owned their homes, but of the widowed 69 percent were owners. Similarly, a study by Muse (1962) of 360 rural aged Vermonters revealed that 71 percent of all were owners, but four-fifths (83%) of all couples were owners. In contrast, home ownership by single men and women was only 39 percent and 46 percent respectively.

Home ownership in the rural Midwest was higher than the average. Agan (Unpub., 1961) in a study of 1,067 rural aged in Kansas living in open country and rural towns found that 82 percent were home owners with little difference between the elderly living in town and in the open country. The Iowa Commission for Senior Citizens (1960) survey of 1,359 aged persons including both rural and urban found the rate of home ownership to be 80 percent. In contrast, a study of 541 strictly urban elderly respondents in Lincoln, Nebraska revealed home ownership of 71 percent to be identical with the national average (Williams, 1966).

Home ownership, although important to the aged, often creates financial burdens. Retirement usually results in less income, however, property taxes and upkeep costs of the home as well as other costs of living may increase. Homestead tax exemptions are intended to benefit a specific group of people without bringing additional burden to others (Neufeld, 1964).

In a study of assessed values of homesteads of the aged in southeast Kansas, Neufeld (1964) found that a homestead tax exemption would significantly decrease the tax load for aged homesteaders, but would not greatly affect the county tax base. This would encourage retention of home ownership and help maintain economic independence for the aged.

Type of Dwelling

The single-family detached dwelling is the most common type for all families as 71 percent are of this type. The type of dwelling occupied by the elderly is related to geographic location and marital status. Generally speaking, three-fourths of all the respondents in the Pennsylvania study (1965) lived in single-family detached houses. In Kansas, (Agan, Unpub., 1961),

nearly all (99%) of the respondents living in open country and nearly as many (93%) living in rural towns occupied single-family detached houses.

Married elderly couples have a greater tendency to occupy single-family dwelling units than either widowed or single men or women. Muse (1962) found that in Vermont 83 percent of the elderly couples occupied single-family dwelling units in contrast to 75 percent of individual men and women who did. Similarly, more than half of the married couples as reported in the New York (1963) study, occupied single-family dwelling units.

Size of Dwelling

The size of dwelling occupied and the age of occupants are related factors in housing the elderly. Beyer (1965) believed there was little difference between elderly and younger families from the standpoint of numbers of rooms occupied. Elderly families were usually smaller in size than younger families, and therefore had more space "per person." One-third of the elderly persons included in the New York study and living in their own households occupied dwellings with eight rooms or more. Two factors influencing the size of their dwelling were tenure and household composition. Owners, generally had more rooms than renters. One-fourth of the elderly owners living with their spouse and two-fifths of those living with someone else had eight rooms or more. Almost none of the renters, except those having children living with them, occupied units this large. Of the renters living alone, two-thirds occupied living quarters with three rooms or less (Beyer, 1965).

Morse (1965) in a study of 527 Kansas Farm-Operator families found that the median size of farmhouse reported was 6.3 rooms, while the median number of rooms lived in was 5.9. The number of rooms available did not increase proportionately with the size of family.

Agan (Unpub., 1961) found that as age increased the desire for a smaller dwelling also increased. For those from 65 to 69, less than 55 percent wanted dwellings as small as one to three rooms, but for those 80 years and over, 25 percent wanted a dwelling of that size.

Attitudes Toward Living Arrangements

Attitudes held by the elderly toward various living situations show their desire for familiar living arrangements. The attachment of familiar surroundings is a basic reason why the elderly continue to remain in their present homes and neighborhoods. Fear of moving to new surroundings is related to the fear of losing security as both the advantages and inadequacies of their present place is known. Beyer (1963) has stated:

The elderly seldom need to move because of a change of employment (a common reason among younger people) and at this stage in life, they are generally reluctant to move into a different social environment where they must establish new friendships.

Montgomery (1965) reported that feelings held by the aged toward houses and neighborhoods did not vary significantly by age or sex. Many had lived in the same neighborhood long enough to have formed friendship patterns of long standing. More than three-fourths were born in the county where they lived at the time of the interviews. This indicates that most of these elderly people had relatives living nearby. In New York (1963), 60 percent of those aged who had lived in their present neighborhood 20 years or more had most of their friends there.

The Kansas rural aged living in open country had lived longer in their present homes than those living in towns. More than half of the aged persons in open country (51%) compared with more than one-fourth (28%) in towns had lived for twenty years or more in their present house (Agan, Unpub., 1961).

The urban study in Lincoln, Nebraska (Williams, 1966) revealed that three out of four respondents held favorable attitudes toward their neighborhood for persons like themselves. The principle reason given for liking their neighborhoods was the people around them. More than four-fifths (86%) of the respondents had been a resident of Lincoln 10 years or more. Not only did many of the elderly wish to remain in their familiar environment but they wanted to retain independence in living.

In ascertaining the best living arrangement for people over 65, most of the respondents in the New York study (Beyer, 1963) wanted to live independently, but near relatives. Widowed, single men living alone held different attitudes toward living arrangements. A higher proportion of these thought that the best arrangement for them was to live by themselves, but away from relatives.

Beyer (1963) found that income, health and age were factors also related to whether they wanted independent living arrangements. Preference for independent living was greater if any of these factors were favorable. Persons with incomes of \$3,000 or more and/or with good health preferred independent living. A change in attitude came in the age 80 and over group as significantly fewer preferred living alone as compared to a younger group 71-79 years of age.

Agan (Unpub., 1961) found that couples could maintain independent living arrangements more easily than those widowed or single. The average age of the respondents living dependently or as secondary families were 4.6 years older than the average age of the entire sample. Strong feelings for independent living arrangements were expressed among those elderly who seemed less able to maintain such a mode of living.

Attitudes toward living in nursing homes were less favorable as the respondents advanced in age (Beyer, 1963). Most of the aged in the Iowa study (1960) were opposed to "consignment" in an old-age home, including nursing homes. Nursing homes were unpopular with these aged as they were disturbed at the thought they might need to go or be sent to one. Lack of privacy was the most common objection toward this type of living arrangement.

Transportation

Adequate transportation is one factor enabling the elderly to maintain independent living. Of the aged in Lincoln, Nebraska (1966), 70 percent of the men over 65 still drove their own car as compared with 27 percent of the women. Women 80 years and over who were dependent upon bus or taxicabs and had low incomes encountered major transportation problems. However, only 4 percent of the aged in Lincoln thought their present method of transportation was not satisfactory. In Kansas (1961), three-fourths of the rural aged had at least one car, but less than half of the respondents living in town had any. A trip to town in either case was usually regarded as a leisure time activity.

Income

Nationally, 5.3 million older Americans have annual incomes below the poverty level and two million are on welfare. Nearly 40 percent of the single elderly have total assets of less than \$1,000 (Johnson, 1967).

Economic poverty exists when economic resources of a person or a family fall below what is necessary to meet the cost of a socially-determined minimum level of living. The minimum level of consumption socially regarded for these required needs are important elements in defining poverty (Chen, 1966).

Regardless of what standard might be used to judge the adequacy of incomes of the elderly, one point is clear: Their incomes are usually inadequate for even a modest level of living (The Older American, 1963).

Governmental Role

Recent developments in the form of national legislative action have given recognition to the plight of the aged. In 1965, two landmark measures for older Americans were enacted by Congress and signed into law by President Lyndon B. Johnson. First, was Medicare designed to ease the burden of hospital and doctor bills and second was passage of The Older Americans Act designed to develop community services to enrich the lives of the aged.

In his message before Congress on January 23, 1967, President Johnson made the following recommendations for further legislative action for the aged:

1. Raise Social Security benefits to a level which will better meet today's needs.
2. Improve and extend health care available to the elderly.
3. Attack the roots of unjust job discrimination.
4. Renew and expand programs to bring fulfillment and meaning to retirement years.

President Johnson also stated:

One of the tests of a great civilization is the compassion and respect shown to its elders.... The growing numbers of older citizens should not be regarded as a problem or a burden for our democracy, but an opportunity to enrich their lives and, through them, the lives of us all.

Enactment of these proposals would bring the Nation closer to fulfilling the goals set forth in the Bill of Rights for Older Americans. These goals are to insure (1) an adequate income; (2) a decent home; and (3) a meaningful retirement.

In spite of national recognition of the plight of the elderly, many communities have not yet recognized problems of their elderly citizens. Cognizance of these problems in the local community is prerequisite to instigating new programs as housing, recreation, and adequate transportation facilities designed specifically for them.

Mobilization of community action is the responsibility of those citizens not yet aged. Elderly people who most need the services and programs designed specifically for them are often least able to make their needs known.

METHOD OF PROCEDURE

Objectives

The purpose of this study was to secure an appraisal of housing and its environment from selected elderly citizens living in "original town" in the city of Manhattan, Kansas. Its focus was to: (1) identify existing housing conditions and (2) assay those aspects of the environment and socio-economic status regarded as aiding them in pursuing their way of living.

The Sample

"Original town" as defined by the City Engineer of Manhattan includes a section of the city as it was maintained from 1857 to 1910 (Appendix A). The boundary lines for "original town" are the following streets; from North Manhattan Avenue and Fremont street to Ratone; east on Ratone to State Highway 177; south on State Highway 177 to Pottawatomie street; west on Pottawatomie street to Valley Drive; north on Valley Drive to Leavenworth street; east on Leavenworth street to North 15th street; north on North 15th street to Fremont street; and east on Fremont street to North Manhattan Avenue. Part or all of nine wards are located within this area.

The population from which the sample was drawn was obtained from the 1965 Tax Assessor's records on file in the office of the Riley County Clerk. Persons over 65 years of age residing in Manhattan were determined from these records to be 2,037. Of this number, 1,300 resided in "original town." A statistician of the Kansas State Experiment Station drew a simple random sample of 94 people proportioned within each of the nine wards on a 6.71 percentage basis of the total number of persons age 65 and over residing within "original town." Numbers were drawn from the Statistical Table for Biological, Agricultural and Medical Research by Fisher and Yates. Alternate numbers were drawn to maintain a constant sample size should there be refusals, people no longer living within the defined area or expiration of the person to be interviewed.

The Interview

The interview was structured by a seven page schedule (Appendix B) on which the data were recorded. The questions were arrayed and placed in related succession without specific sectioning. Both closed-end and open-end questions were used to obtain a candid appraisal of the existing housing conditions and the environment in which the respondents lived. Many open-end questions were at the beginning of the interview schedule to establish rapport between the respondent and the interviewer.

Personal interviews were made with the person whose name had been obtained through the random number procedure. A total of 90 interviews were completed as four in the sample could not be located. Personal interviews were made during the months of July to September, 1966.

For identification purposes the interviewer wore a black pin, 3/4 x 3 which bore in white letters the name: Mary Dickerson, Kansas State University. Local police and the office of the Manhattan Chamber of Commerce were notified as to the purpose of the interviews, who was conducting them and the approximate length of time needed to complete the entire number.

Appointments by telephone were made for interviewing part of the people, however, contacts were obtained easier if no appointment was made. The interviewer explained the purpose of the study at the beginning of each interview and showed a map of the city designating the location of "original town." An explanation was given about the total number of people over 65 living in Manhattan and the number living within "original town." (Several persons wrote down these figures and some were quite surprised as to the actual number of persons 65 and over living in Manhattan.) Particular care was taken to explain how names, addresses and ages had been obtained and that information given during the interview would be kept confidential.

The interviewer read the questions and checked the answers in the blanks provided in the schedule. When respondents were asked question No. 16, "How many of these activities do you do regularly?" a 5 x 8 inch typed card (Appendix C) was given to them to facilitate their understanding of the response. For obtaining information about the present annual income, the respondents were given another card, 3 x 5 in size, containing the income bracket divisions (Appendix D). Each bracket had a letter beside it to enable indication of their income by letter rather than actual figures.

The data obtained from the interviews were tabulated, double-checked and frequency tables were made. From these, conclusions were drawn.

FINDINGS AND DISCUSSION

Composition of Household

Of the 90 elderly interviewed, one-half were married and living with their spouses. Of the other half, 26 women, two men lived alone, 12 women and five men lived with other adults. The other adults with whom they lived were close relatives as brother, sister or their own children (Table 1).

Table 1.--Composition of household

Composition	Men N=29		Women N=61		All N=90	
	Number	Percent	Number	Percent	Number	Percent
Living alone	2	7	26	42	28	31
Couples	22	76	23	38	45	50
Living with other adults	5	17	12	20	17	19

A greater proportion of the men than women were college graduates. However, below this level women had completed more years of education. None of the men had attended a trade school, however, three women had attended business college. One man had received no formal education.

Over one-half of those interviewed were under 75 years of age. Three-fourths were under 80 years of age. A higher percentage of men (10%) were 85 years and older than were women (3%) (Table 2).

More than four-fifths (86%) were retired, however, eight were presently occupied, including two holding full-time jobs. Three held professional and managerial positions, while four positions were clerical, sales, semi-skilled or skilled. Most had been skilled workers or held professional and managerial positions. Other previous occupations included retired farmers,

clerical and sales and semi-skilled positions. Most homemakers were not employed and had never been employed outside the home.

Income

Over one-half (51%) had an annual income less than \$3,000 including more women (56%) than men (41%) who were in this category. Nearly one-third (30%) reported their annual income was from \$3,000-\$5,999 and nearly one-fifth (19%) had incomes of \$6,000 or over. Men (41%) exceeded the women (25%) in incomes reported from \$3,000-\$5,999, however, in the category \$6,000 and over men and women were about equal (Table 3).

Major sources of income reported were from Social Security, investments and rentals. Others included pensions, farm income, employment, either full or part-time and Social Welfare. No respondent reported receiving income from insurance (Table 4).

Table 2.--Age of respondents

Age	Men N=29		Women N=61	
	Number	Percent	Number	Percent
All	<u>29</u>	<u>100</u>	<u>61</u>	<u>100</u>
65-69	7	24	13	21
70-74	10	35	21	35
75-79	4	14	13	21
80-84	5	17	12	20
85 and over	3	10	2	3

Table 3.--Annual income

Income	Men N=29		Women N=61		All N=90	
	Number	Percent	Number	Percent	Number	Percent
Under \$3,000	12	41	34	56	46	51
3,000-5,999	12	41	15	25	27	30
6,000 or more	5	18	12	19	17	19

Table 4.--Sources of present income

Sources	Men N=29		Women N=61		All N=90	
	Number	Percent	Number	Percent	Number	Percent
Social Security	23	79	48	79	71	79
Rentals	10	35	21	34	31	34
Pension	8	28	11	18	19	21
Investments	8	28	24	45	32	36
Employment	7	22	7	12	14	16
Farm income	2	7	5	8	7	8

Type of Dwelling

These aged people lived in various types of dwelling units. In the group were 46 who lived in the house alone or with roomers as single-family dwellers, nine lived in apartments, two lived in a duplex and one lived in a tri-plex. Two lived in a nursing home. One-half lived in houses which had been converted for apartments but not all of these were presently occupied for this purpose as only eight rent apartments, usually on second floor or basement. However, 30 structures would accommodate from two to five other families (Table 5).

Table 5.--Present housing

Housing	Number
Type of Dwelling	
One family	79
Occupied all	43
Part	36
Converted Residence	
Yes	50
No	28
Don't Know	1
Living in Nursing Home	2
Living in Apartments	9
Lives on	
First floor	6
Second floor	2
Third floor	1
Number of Rooms Occupied	
One	0
Two	1
Three	5
Four	3
Rent Out Apartments	8

Of the families living in single family dwellings, 50 lived in one-story houses and 29 lived in two-story houses. Of those living in apartments, six lived on first floor, two on second floor and one lived on third floor. The two living in a nursing home were on first floor.

Present Utilities

All of the respondents lived in houses having city water, public sewer and electricity. All but one had both hot and cold running water inside the dwelling unit (and it had cold water only) and all but two had water available outside the building. Over 90 percent had sole use of the bathroom facilities, but shared bathroom facilities were reported by 9 percent. The nine sharing

the toilet did so with 20 persons and the nine sharing tub or shower facilities did so with 19 persons. One respondent, living in a ward of three in a skilled nursing home, did not know how many people shared bathroom facilities as several wards used the same bath facilities.

Six respondents had 14 rooms in which there were less than two electrical outlets. Some had one room and others had five rooms for which this was true. All of the six had a drop cord ceiling light used to plug in any electrical equipment they owned.

Home Ownership

The rate of home ownership for the elderly in this study, as in others in the Midwest, was higher than the national average. Almost four-fifths (79%) were home owners as compared to the national average of 71 percent. Most (70%) were making no monthly house payments, 9 percent were and 21 percent were renting. The value of their homes ranged from \$6,000 to \$50,000 with a mean value of \$15,508. Six respondents lived in homes valued at \$21,000 and over, 25 in homes valued from \$15,000 to \$20,000, 21 from \$10,000 to \$14,999 and seven from \$6,000 to \$9,999. Twelve didn't know and one lived with a daughter.

One-fifth of the respondents lived in rented housing. Monthly rent paid by the 16 respondents ranged from \$35 to \$150, an average of \$62. The two paying \$150 per month were residents in a nursing home which included room and board. Another received room and board for \$65 per month. Another lived with a family member and paid no rent, and two refused to disclose the amount of rent paid.

Health

Although quite a few said they had regular medical check-ups every six weeks, two months or three months, most of these aged (87%) had not seen or talked to a doctor within two weeks prior to the interview. Some, however, were in need of medical attention and mentioned they were planning to see a doctor "one of these days." Most were in relatively good health.

The older elderly were in greater need of medical attention than those in the "dominant elderly" group. Much of their physical strength was required to maintain their present independent way of living. One lady, with a heart condition, lived in a first floor apartment but shared an upstairs bathroom with other renters. Another, living in a third floor apartment was unable to come and go with ease because there was no elevator in the building and she lacked the strength to climb stairs.

Four-fifths of the respondents had not been hospitalized within the last year. Fourteen had been hospitalized once, and four had been hospitalized on two occasions. The period of hospitalization ranged from 2 to 73 days for those hospitalized once and from 3 to 14 days for those hospitalized twice.

About two-thirds (64%) said they had some insurance to help pay for medical and doctor bills. More than one-third (37%) used present income and more than one-fourth (28%) used savings for meeting medical obligation. Social Welfare was needed by 3 percent. No one reported receiving financial assistance from family members or other sources for this purpose (Table 6).

Of the total respondents, 90 percent said they were covered under Medicare program in phase one and only 7 percent had enrolled for phase two. Quite a few mentioned that they were a little unsure as to how effective

Medicare would be for them. Some had Medicare because their children had told them to sign up. Several had not received their Medicare card at the time of the interview and were quite anxious to receive some proof in case they needed hospitalization. Some said, "I guess I have it, anyway they're taking more money out of my Social Security check." The survey was made during the time that Medicare was being implemented.

Table 6.--Sources for meeting medical expenses

Sources	Men N=29		Women N=61		All N=90	
	Number	Percent	Number	Percent	Number	Percent
Insurance	18	62	36	59	54	60
Present Income	15	52	12	20	27	30
Savings	6	21	21	34	27	30
Social Welfare	1	1	2	2	3	3

Manhattan and Present Housing

Length of Residency

Rate of mobility is related to stages of the family life cycle and elderly families have a lower mobility rate than the young. Three-fourths (75%) had been Manhattan residents for more than 20 years, and nearly one-half (49%) had lived at the same address more than 20 years (Table 7).

Table 7.--Length of residency by Manhattan and present address

Time	Manhattan		Present Address	
	Percent		Percent	
	100		100	
Less than 2 years	1		3	
2-5 years	2		12	
6-9 years	10		16	
10-19 years	12		20	
20 years or more	75		49	

The remainder of those interviewed had lived fewer years both in Manhattan and at the same address. Only one-fifth (20%) had lived at the same address from 10-19 years. A few more, 13 percent had lived in Manhattan less than 10 years. Approximately one-third (31%) had lived at the same address less than 10 years. Only about 15 percent had lived at their same address five years or less.

Attitudes Toward Manhattan

Questions were asked pertaining to satisfactions with Manhattan as a place to live, with their neighborhoods, and their present living arrangements. Open-end questions were used.

More than two-thirds (68%) said that Manhattan was a good place to live and 31 percent thought it was average. Only one respondent rated it as a poor place to live (Table 8). She was disturbed because she lived next door to a trucking firm and the semi-trucks ran over her water line as the drivers backed the trucks to the loading dock.

Table 8.--Attitudes held by the respondents toward Manhattan

Attitude toward Manhattan	Number	Percent
All	90	100
Good	61	68
Average	28	31
Poor	1	1

Cultural opportunities and the college atmosphere were mentioned by more than one-fourth (27%) as contributing toward their favorable attitude toward Manhattan (Table 9). One-fourth (26%) mentioned "people" as being

among the main reasons for making it a good place. Churches (13%), schools (12%), a "nice place to live" (10%) and "it's okay, a good place" by (9%) received the next highest favorable comments. Other factors making it a good place included having family members nearby (7%), shopping centers (7%) and good location (6%).

Table 9.--Factors influencing attitudes toward Manhattan

Favorable	Percent	Others	Percent	Unfavorable	Percent
Cultural opportunities and college atmosphere	27	Parks	3	Taxes and cost of living	9
People	26	Trees	3	Not too crazy about the town	1
Churches	13	Have always lived here	3	Want to leave for one year	1
Education	12	Recreational facilities	2		
Nice place to live	10	Business is here	2		
It's okay, like it, good place	9	It's home	2		
Shopping centers	7	Good newspapers	1		
Family	7	Size of town	1		
Location	6	Streets and public utilities	1		

Specific dislikes were minor. Taxes and the cost of living were mentioned as being too high by eight, but in spite of this, three rated Manhattan as good and five had rated it as average. Three mentioned they had always lived here so they were unfamiliar with any other place and one mentioned "not being too crazy about the town" and another was going to leave for a year, but she wanted to come back.

Attitudes Toward Neighborhood

The extent to which the neighborhood can be enjoyed influences satisfaction in living there. Almost universally these respondents rated their neighborhood as good (57%) or average (42%). Only 1 percent rated it as poor.

Specific comments included neighbors were friendly, well-educated, and wonderful by about an eighth (12%) (Table 10). Nearly one-seventh (14%) mentioned the children in their neighborhood as being active, but not too bothersome, while 2 percent thought the children were too noisy.

Home ownership by their neighbors implied fine character and high caliber as 4 percent said that their neighbors were home owners. Another 4 percent liked living near the ball diamond, watching the games, viewing a park, and enjoying trees and shade in Manhattan.

Table 10.--Factors influencing attitudes toward neighborhood

Favorable	Percent	Unfavorable	Percent
Neighbors	56	People, transients	12
Neighborhoods	26	Traffic, noisy and not used to it	9
Children	14	Stray dogs and cats	3
People, wonderful	12	Children, noisy	2
Traffic - quiet	4	Trucks running over water meter	1
Location	4		
Homeowners	4		
Shade trees	2		
Near ball diamond	2		
Across from park	2		

Some dislikes were expressed by a few. About an eighth (12%) said their neighbors were "transients," "don't visit too much" or they "don't know many of their neighbors." Other dislikes included too much traffic, stray cats and dogs keeping them awake, neighbors selling their property and uncertainty of kind of neighbors would move in.

Attitudes Toward Last Place Lived

An appraisal of the last place they lived was obtained as an indication whether they were usually satisfied or chronically dissatisfied. One-fourth (26%) liked their last place fine, but 4 percent did not (Table 11). Other comments included "had a nice place" (3%); "this house is an improvement" (3%); "don't know, have always lived here" (2%); "other neighborhood was better" (1%); and "didn't know neighbors" (1%). A few had lived in Manhattan in their present home since marriage and had not moved except from their childhood home.

Table 11.--Attitudes held by respondents toward last place lived

Favorable	Percent	Unfavorable	Percent
Liked it fine, was okay	26	Not very well	4
Had a nice place	3	Neighborhood	
This house is an improvement	3	Other one was better	1
Don't know, have always lived here	2	Didn't know neighbors	1
Neighborhood			
Other one was better	1		
Didn't know neighbors	1		

Feelings toward or about the last place were usually associated with reasons for moving. Over one-fourth (28%) had lived in another city and 17 percent had lived on a farm or acreage (Table 12). About 10 percent said that the last place lived was rental property and most had moved to assume home ownership. A few had been displaced because of location as their homesite was sold for a school site, was in the flood of 1951 or because their farm was in the Blue Valley area when Tuttle Creek Dam was constructed. Other reasons for moving included business reasons, family and health reasons, house was too large, rooms were not the right size, poor climate and too much traffic.

Table 12.--Reasons for moving from last place lived

Reasons	Percent
Lived in another city	28
Lived on farm or acreage	17
Was a rental property	10
Business reasons	3
Homesite sold	3
Family reasons	3
Health reasons	3
House too large	3
Rooms were not right size	2
Flood of 1951	2
Moved nearer to church	1
Climate was poor	1
Traffic was noisy	1

Attitudes Toward Present Living Arrangements

More than two-thirds (68%) of the respondents were very satisfied with their present living arrangement and almost more than one-third (32%) were fairly satisfied. No respondent mentioned being not very satisfied.

Reasons contributing to their favorable attitude were varied. Over one-third (35%) were satisfied: because they were "comfortable" (19%), "it's home" (9%), and they "liked it here" (7%) (Table 13). Nearly one-third (30%) were satisfied because the location was favorable to shopping areas and bus lines or was within walking distance to their various activities. One-fifth (20%) considered their present living arrangements were of the "right size". Seven percent spoke favorably of having an apartment in their house in addition to their own quarters and 4 percent specifically mentioned they were not alone in the house. Three percent were living on the first floor due to health reasons and another 3 percent had some family member living in the city or nearby.

Unfavorable comments included "too much house" (16%) and house "too small" (3%).

Table 13.--Factors influencing attitude toward present living arrangement

Favorable	Percent	Unfavorable	Percent
Comfortable	19	Too much house	16
It's home	9	House too small	3
Like it here	7		
Location	30		
House right size	20		
Neighbors and neighborhood	16		
Not being in house alone	4		
Being on first floor	3		

Special Features

Questions 58 through 70 of the interview schedule (Appendix) was devoted to obtaining information about special interior features of the houses in which the respondents lived. These questions were selected from Architect's Check List, Housing for the Elderly published by the Public Housing Administration. This checklist is suggested by architects to identify comfort and safety features and the purpose was to determine which of the provisions had been adopted by these elderly.

Almost all (97%) reported having their bedroom and bathroom on the same floor. Perhaps in this instance they had projected themselves toward the later years. Several living on the first floor also maintained an upstairs apartment for college students or military personnel (Table 14).

More than one-third (36%) had a step-in shower, however, in several cases the shower was located in the basement and was used only in summer months. Slightly more than one-fifth (22%) had a dressing seat or a chair next to the

bathtub. Quite a few said their bathroom was so small there wasn't room for a chair or dressing seat, so they used the toilet for this purpose.

More than one-fourth (26%) reported having grab bars in the bathroom and the location most often given was near the bathtub (23%). One reported having grab bars located near the shower and stool. Only about one-fifth (19%) used the grab bars.

Quite a few mentioned not having grab bars because they had an "old fashioned" tub which enabled them to grab onto the sides and therefore pull themselves up and out of the tub. Several also commented that, "I'm not ready for that yet", or "I'll put them in when I have to", or "When I can't get around". The fact that grab bars were placed in the bathroom seemed to convey the feeling of "getting old", as it presented visual evidence that some help was needed.

Table 14.--Recommended special features in present housing

Special features present	Number	Percent
Bath and bedroom on same floor	87	97
Step-in shower	32	36
Dressing seat or chair next to tub	20	22
Grab bar location		
Tub	21	23
Shower	1	1
Stool	1	1
Do not have	68	76
Light switches and door knobs 36" above floor level	84	93
Control of lights in house		
Switches	55	61
Pull-chains	1	1
Both	34	38
Light over work areas in kitchen (other than ceiling)	48	53
Pull-down light fixtures	16	18
Electrical outlets 18" above floor	10	11
Doors and hallways, 3 ft. wide	28	31
Telephone jack or extension	14	16
Non-skid floors	11	12

A second area of recommended housing features pertained to electricity and lighting. Nearly all (93%) had the light switches at least 36 inches above floor level. Almost two-thirds (61%) had lights controlled by switches and 1 percent had lights controlled only by pull-chains. More than one-third (38%) reported having both switches and pull-chains.

Additional lighting over the work areas, other than the ceiling light, was reported by more than one-half (54%). A light over the sink was the most frequently mentioned location. Built-in lighting on ranges was not counted as providing light sufficient for a work area. More than one-sixth (18%) said they had pull-down lighting fixtures in their homes enabling easier replacement of bulbs. Several mentioned their children had given the fixtures as gifts. One respondent particularly enjoyed her pull-down light, located over the dining room table, as she did some typing of theses there and the light was easier on her eyes than other lights in her house.

One-ninth (11%) mentioned having convenience outlets other than in the kitchen at least 18 inches above the floor level. Perhaps more people in planning for their later years would be interested in having their outlets installed at a higher level if they were cognizant of the fact that it could be done. Some people wondered about the purpose of the question as they had little idea that convenience outlets could be relocated.

Almost one-third (31%) had doors and hallways at least three feet wide. A majority of the doors were the standard 30 inches wide and had door knobs 36 inches above floor level. One wife (in a wheelchair) mentioned that she could go anyplace in the house as their doors and hallways were wide and hardwood floors were uncovered.

Another recommended housing feature was non-skid floors which 12 percent mentioned having. Quite a few said that they used a wax which did not produce a high gloss, however, it was still possible to skid on the floors.

One-sixth (16%) said they had a telephone jack or an extension phone in their home, one having three extensions.

Exterior Conditions

The schedule developed by the American Public Health Association was used to evaluate the condition of the exterior of the houses. Exterior conditions were observed and major and minor defects were recorded. A rating scale for each of the categories was used: zero, represented no major defects; one, minor visible defects; and two, major visible defects.

Of the 90 dwelling units included in the survey sample nearly two-thirds (62%) had no visible defects. The remaining had defects in some degree.

More than one-fourth (28%) of the homes had minor visible defects such as on walls and siding. The most frequently recorded minor defect was lack of paint and wood deterioration. One-sixth (16%) of the houses had some other minor visible defects as broken, loose or missing risers and insecure hand rails. Other minor defects noted were those in the foundation (6%); yards, where either garbage or trash were observed or there was poor drainage (6%); and window frames, rotted or loose, open cracks or holes (3%).

The most frequently observed major defect (6%) was lack of paint and wood deterioration. Other major defects included steps (3%); roof, sagging, missing shingles or holes (2%); and window frames (1%).

Living Arrangements Desired

More than one-third (34%) of the respondents liked everything about their houses (Table 15). Other specified good points about its location, arrangement and other physical features as their home was easy to care for, had good steps for the wheelchair, new fireplace, easy to heat, well-shaded and homey.

More than one-third (37%) expressed specific dislikes about their houses. Mentioned were house being too large, rooms not the right size, stairs being too steep, high ceilings, poor closets, bathroom in view of the living room, having to sleep company on the divan, noise from the basement apartment and traffic. Three did not like but had accepted their house. One respondent said, "I can't keep it up like I'd like to due to health reasons."

One-fifth desired changes in their homes such as improvement of closet space, larger rooms, having house on one floor, utility room on the first floor and general improvement of the interior (Table 15). However, when asked what changes if any had been made since becoming 65, the major changes recorded were enlarging and remodeling rooms and redecorating by repapering and repainting (Table 16).

Most (93%) said that their present house was suitable for them despite the fact that only 34 percent had responded as liking their house (Table 15).

Table 15.--Likes, dislikes and desired changes of present living arrangements

Likes, dislikes and desired changes	Number	Percent
Likes	<u>60</u>	<u>67</u>
Everything	31	34
Location	11	12
Arrangement	8	9
Other physical features	6	7
easy to care, new fireplace, good steps, easy to heat, well shaded		
Size	4	4
Dislikes	<u>33</u>	<u>37</u>
Size		
House, too large	11	12
House, too small	2	2
Kitchen, too small	3	3
Living room, too large	1	1
Other features		
Steep stairs	4	4
Closet arrangement	3	3
High ceilings	1	1
Location of bathroom	1	1
Sleeping arrangements for company	1	1
Basement apartment noisy	1	1
Traffic	1	1
Everything, but have accepted	3	3
Desired Changes	<u>18</u>	<u>20</u>
Improve closet space	4	4
Larger kitchen	2	2
Larger bedroom	2	2
All rooms larger	2	2
Make all on one floor	2	2
More utility room upstairs	2	2
Larger bath	1	1
Bedroom and bath upstairs	1	1
Inside work done	1	1
New furniture	1	1

Table 16.--Interior housing changes made since becoming age 65

Interior changes made	Number	Percent
Structural	<u>17</u>	<u>19</u>
Enlarged rooms	12	13
New furnace	2	2
New counter-top	2	2
Rewired	1	1
Decorative and furnishings	<u>76</u>	<u>84</u>
Painted	34	38
Paper	25	28
Floor coverings	7	8
Carpeting	5	6
Redecorated	3	3
Draperies	2	2

One-fourth expressed a desire to live in an apartment when their present arrangement becomes unacceptable (Table 17). A smaller house would be acceptable for 11 percent and only 6 percent would live with their children or other family members. Another 3 percent would replace their same accommodations. One wanted a mobile home located on an ocean beach.

The respondents were asked specifically their attitude toward retirement home living in Manhattan. Only 29 percent were favorable, 37 percent were opposed to such living and 34 percent did not know. However, one-sixth (17%) would like to live in a retirement or church operated home someplace.

Activities in the Home

Household Activities

If a high degree of independence is to be maintained, various household activities at home must be performed. Some of the respondents were presently able to remain in their homes provided they had a means for the performance of these activities. Eleven activities were selected for study. These

Table 17.--Living arrangements desired when present arrangements are unacceptable

Living arrangements desired	Number	Percent
All	<u>90</u>	<u>100</u>
Undecided	34	38
An apartment	22	24
Retirement or "A" home	15	17
Smaller house	10	11
Live with children or family	5	6
Same accommodations as this house offers	3	3
Mobile home	1	1

included preparing meals, buying groceries, laundering, ironing, purchasing own clothing, housecleaning, paying bills, bank business, buying prescribed medicine, maintenance and repair around the house and caring for the lawn. The respondent was given a card listing these activities and asked the following question: "How many of the following activities do you do regularly. If you don't, who does?" The person doing them was indicated as wife, husband, self, hired help, other (specify), or one of their children.

The person most frequently responsible for preparing meals was either the respondent themselves or their wife, in the case of the married men (Table 18). Seven of the married respondents shared this responsibility with their spouses. Others responsible for this activity included relatives, friends, their children or hired help. Two said either they or their children prepared the meals depending upon how well they felt.

Most of the respondents, husband or wife, bought groceries together which seemed to represent an expression of togetherness. Of the 45 respondents having living spouses, more than one-third (38%) went to the supermarket together or took turns. Twelve said their neighbors or relatives

Table 18.--Regular performance of household activities, reported by men (N=29)

Activity	Self Number	Wife-Husband Number	Wife Number	Children Number	Hired Help Number	Other Number	Children-Self Number	None Number
Prepare Meals	4	3	17	-	1	4	-	-
Buy Groceries	5	12	8	-	-	4	-	-
Laundry	5	6	13	-	-	5	-	-
Iron	-	1	19	-	-	6	-	3
Purchase Clothing	5	6	15	1	-	2	-	-
Houseclean	2	9	12	-	2	4	-	-
Pay Bills	17	5	4	1	-	2	-	-
Bank Business	19	5	4	1	-	-	-	-
Medicines	12	6	1	-	-	6	4	-
Maintenance and Repair of House	13	-	-	1	8	6	1	-
Lawn Care	17	1	2	1	4	4	-	-

Table 18a.--Regular performance of household activities, reported by women (N=61)

Activity	Self Number	Wife-Husband Number	Husband Number	Children Number	Hired Help Number	Other Number	Children-Self Number
Prepare Meals	50	4	-	2	1	2	2
Buy Groceries	39	5	3	5	1	8	-
Laundry	37	1	2	4	2	12	3
Iron	49	-	-	3	2	5	2
Purchase Clothing	51	5	1	2	-	1	1
Houseclean	43	4	1	3	5	1	2
Pay Bills	42	3	10	2	-	4	-
Bank Business	35	8	10	4	-	4	-
Medicines	19	2	7	3	-	27	3
Maintenance and Repair of House	-	1	12	3	26	16	-
Lawn Care	4	-	15	7	18	16	-

Note: Self-Hired Help
Houseclean 2
Maintenance and
Repair of House 1

Husband-Hired Help
Maintenance and
Repair of House 2
Lawn Care 1

went to the store for them, and five reported their children living in the area purchased their groceries. One reported buying the majority of groceries by telephone and having them delivered. Another had hired help to perform this activity.

Regular performance of household activities as laundry, ironing, purchasing clothing and house cleaning was most often the responsibility of the women. Seven couples shared the responsibility of the laundry, while two husbands had sole responsibility. Neighbors, friends, or relatives assumed this responsibility for 17 respondents. Children or hired help did it for others.

Only one married couple shared the responsibility of ironing and no husband reported having the sole responsibility. Eleven had neighbors, friends or relatives who ironed for them and three said their children did it and two had hired help. Three did no ironing and two more reported that when they were unable to iron, their children did it for them.

Over three-fourths (77%) had sole responsibility for performing house cleaning activities. More than one-third (38%) of the couples shared these duties. Only one husband had sole responsibility for house cleaning activities. Seven hired help to do them. Other arrangements included doing as much as they could themselves and then having someone help them do the more difficult cleaning or having their children do all of it.

The husband seemed to take care of the family business interests for married couples. This included paying bills and the bank business. Most of the wives said they could take care of the bank business and pay the bills, if needed, but they preferred to let their husbands do it. Widowed and single respondents were more apt to take care of their own business affairs

rather than to have someone else do it. Eighteen respondents indicated that their children or someone else took care of the bank business if they were unable to do so.

Over one-third (37%) of all the respondents had their medicines delivered. Others said that it depended on the seriousness of illness as sometimes they picked up their own medicines or had someone else do it for them.

For maintenance and repair around the house nearly two-fifths (38%) obtained hired help. Husbands performed many of these activities depending upon their health. Nearly one-half (47%) had someone else to help them as a neighbor, friend or relative.

Over half of the men (59%) were involved in caring for the lawn, but more than one-fourth (28%) either hired help or had someone else to help them as a neighbor, friend or relative. Women either hired help or had a neighbor, friend, relative or their husband care for the lawn. Only four women reported caring for the lawn. One couple said they shared this activity.

Leisure Activities

The aged have more time available than others to pursue leisure time activities. Did these aged use time for these pursuits, and, if so, what did they do?

Leisure activities enjoyed within the home were somewhat related to the physical health of the individual and his attitude toward life. Also, if they had been active participants in enjoying leisure activities of various types in their earlier years, they were more likely to be among those who were still enjoying them. Often, the physical health of the person influenced the degree to which he participated. Several of the women mentioned they had

enjoyed doing handwork, however, due to arthritis or other ailments were prevented from doing as much as they desired now. For many of the older elderly, much of their physical strength was required for maintaining their present way of living and therefore, they did not engage in as many leisure activities as they would have liked.

Crocheting, embroidery, knitting and tatting were activities done by 30 percent. One-fourth played card games; and worked crossword puzzles (Table 19). Several recalled that their fathers had initiated card games and games of other types while they were children at home. These experiences were highly spoken of. Some mentioned that the youth of today were missing these wonderful experiences within their families.

Table 19.--Leisure activities

Leisure Activities	Number	Percent
	N=90	
Handwork	27	30
Music	25	27
Traveling	25	27
Cards, games and crossword puzzles	23	25
Fishing - sports	13	14
Handicrafts	7	7
Letter writing	4	4
Eating out	4	4
Woodworking	3	3
Houseplants	2	2
Going downtown and to the movie	1	1
Farming interests	1	1
Telephone friends	1	1
Walking	1	1
Collections and scrapbooks	1	1
Rides bicycle	1	1
Riding in car	1	1

Music was an activity cited by more than one-fourth (27%) usually appreciation rather than active participation. Several were using stereo's or record players.

Some went outside their homes during their leisure time. Slightly more than one-fourth (27%) enjoyed traveling. One respondent's husband was an active member of Rotary and together they had attended the last 13 Rotary Internationals. Others mentioned traveling to visit their children living in various sections of continental United States.

Other activities mentioned in decreasing order included: fishing and other outdoor sports, 14 percent; handicrafts, such as painting by number, making marble corsages and center pieces, 7 percent; letter writing, 4 percent; and woodworking, 3 percent.

The writer wanted to find out how many of these activities enjoyed by the elderly respondents were a result of their childhood experiences. Greater enjoyment or participation of activities learned as a child was expressed by women than by men. Most of the activities expressed by the women required little physical effort, one-third (36%) mentioning handwork as embroidery, crocheting, knitting, and tatting as activities they learned as a child (Table 20). This compares to the nearly one-third (30%) who were presently enjoying this activity.

Reading seemed to be a life-long activity and one presently enjoyed by many. Nearly one-fifth (19%) had developed their interest in reading as a child. Regretfully, slightly more than one-third (37%) presently enjoyed no activities which were learned as a child.

Outdoor activities as hunting and fishing and spectator sports had been enjoyed throughout life by some of the men. Many were physically unable to

Table 20.--Activities pursued which were learned as a child

Activities learned as a child	Number	Percent
None	33	37
Handwork	32	36
Reading	17	19
Music	8	9
Spectator sports, fishing, hunting	4	4
Cards	4	4
Flowers	3	3
Cooking - one man and one woman	2	2
Gardening	2	2
Farming	2	2
Traveling	1	1

engage in such activities now. Quite a few men said they had had no time for hobbies when they were growing up as they had plenty of work to do on the family farms. A few men continued their farming interest as a hobby, but not on a large operative scale.

Time Spent In Leisure Activities

An approximation of time spent in various at-home leisure activities was obtained. Eleven leisure activities were selected for study: watching television, having visitors, listening to the radio, visiting neighbors, going for a ride in the car, gardening, going to the movies, clubs, sewing and reading. They responded according to the following scale: (1) Quite a bit of time; (2) Not very much time; and (3) Very little or none.

More than two-thirds said they spent "quite a bit of time" reading (Table 21). This was evidenced by the numerous magazines and books in their homes. Reading exceeded the amount of time spent in any of the other leisure activities.

Table 21.--Time spent in leisure activities

Leisure activities	Quite a bit			Not very much			Very little or none		
	Percent			Percent			Percent		
	W	M	All	W	M	All	W	M	All
Watching TV	42	14	33	38	45	40	20	41	27
Having visitors	31	24	29	57	45	53	12	31	18
Listening to the radio	20	17	19	44	35	30	36	48	51
Visiting neighbors	20	10	17	24	35	28	56	55	55
Going for a ride in the car	36	28	33	38	45	40	26	27	27
Gardening - vegetable and flower	20	31	23	8	17	11	72	52	66
Going to movies	2	-	1	8	3	7	90	97	92
Clubs	5	3	4	33	14	27	62	83	69
Sewing ^{1/}	21	-	-	43	-	-	36	-	-
Reading ^{2/}	72	62	69	15	21	17	13	14	13

^{1/}Not asked of the 29 men.

^{2/}Blind man, N=1.

Leisure activities occupying "not very much time" included watching television which is contrary to popular belief that they spend all of their time doing it. More women than men reported watching television "quite a bit" however, more men than women watched "not very much." Having visitors and going for rides in the car were other activities taking "not very much time," but women expressed having visitors more often than did the men.

Activities in which they spent "very little or no time" were: listening to the radio, visiting neighbors, gardening, going to the movies, clubs and sewing. Several said they listened to the radio only early in the morning to get the news and that was the only time they had the radio on. Others did not have their radio on for as long as a week at a time.

Time spent in visiting their neighbors was quite revealing as quite a few said they did not actually go to their neighbor's house. Most of their

visiting was done via telephone or when seeing their neighbors in the yard. Several were anxious to mention that they didn't spend their time drinking coffee with their neighbors as some people did.

Gardening, either of the vegetable or floral type was another activity in which more than two-thirds spent "very little time." Several said they "used to do a lot, but not able now." However, 21 spent "quite a bit of time" in their garden, a higher percentage of men than women.

Only seven reported going to the movies frequently and 83 said they attended very little. One respondent had attended only one movie in her life. Most seemed to feel that they could watch everything they wanted to see on television.

Most said they spent little time in club work. Many reported they had membership in various clubs and organizations, but that they did not attend regularly. Some reasons given for not attending included lack of transportation, "didn't feel like it", and the feeling of not being able to contribute as much of their abilities and time as they had formerly done.

Quite a few of the women did little or no sewing as doing such close work made them nervous. Most were able to do mending if necessary, but if they did any kind of sewing, it was usually handwork.

Activities in the Community

Church

Church attendance and participation in church related activities were important to most of these aged people, because they represent an acceptable way to identify at a minimum cost with a social group outside the home.

More than three-fourths (77%) were members of a Manhattan church (Table 22). More women (84%) than men (62%) were members of a Manhattan church. Of the one-fourth who were not members of a local church, 10 were women and 11 were men.

Table 22.--Church participation

Church participation	Men N=29		Women N=61		All N=90	
	Number	Percent	Number	Percent	Number	Percent
Member of a Manhattan church	18	62	51	84	69	77
Church attendance						
Almost every Sunday	10	35	31	51	41	46
Once a month	3	10	6	10	9	10
Several times a year	6	21	9	15	15	17
Do not attend	10	35	15	25	25	28
Participation in other church functions	9	31	35	51	44	47
Women's groups	-	-	33	54	33	37
Men's groups	8	28	-	-	8	9
Dinner, suppers	3	10	20	33	23	26
Bible or prayer group	3	10	10	16	13	14
None	20	69	26	43	46	51

Women reported attending church more frequently than did men as slightly more than half of the women (51%) compared to more than one-third (35%) of the men attended church almost every Sunday.

Regular participation in other church activities was also more representative of women than of men. Over one-half (54%) of the women attended some women's groups while slightly more than one-fourth (28%) of the men attended a men's group. Attendance and/or participation in dinners, suppers,

Bible or prayer groups was also higher for women than for men. Some participated in more than one group.

More than two-thirds (69%) of the men reported no participation in any church activities as compared to more than one-third (39%) of the women. Some respondents participated in church activities even though they were not members of a Manhattan church.

Reasons given by those not having church affiliation or participation included a strong attachment for a previous church, "just never get around to going," or personal beliefs. Those who had moved from the Blue Valley area because of Tuttle Creek Dam expressed strong attachment for their previous church. Several mentioned a sense of loss because their church was no longer in existence and they were unable to find a Manhattan church to meet their desires. Many of their long-standing friends attended another church and church "just wasn't the same" without them.

Poor health, in general was a major reason given for lack of church attendance and participation, especially by the older elderly. Those having physical impairments, in wheelchairs, walking with canes, cardiac difficulties and stiff joints, expressed difficulties in climbing stairs and did not attend church services.

Lack of adequate transportation was also related to church attendance. Some mentioned their church used to be within walking distance but had since moved to the suburbs where there was no transportation facilities available. Others hesitated to call someone to take them as they "didn't want to be a burden," however, some were taken to church by friends or family members.

Clubs and Organizations

A list of all clubs and organizations in Manhattan was obtained from the office of the Manhattan Recreation Commission. This list of clubs and organizations was categorized into the appropriate groups and included on the interview schedule. The degree of participation was not obtained from the respondents, but only that they currently belonged or held membership in a club or organization.

Women belonged to or held memberships in more clubs and organizations than did the men (Table 23). The 61 women belonged to a total of 105 clubs and organizations compared to 29 men having membership in 31 clubs and organizations. Slightly more than one-fourth (26%) of the women belonged to no clubs or organizations while nearly one-third (31%) of the men belonged to no clubs or organizations.

Table 23.--Percent holding memberships in clubs and organizations

Clubs and organizations	Men N=29	Women N=61
Civic groups	3	-
Educational groups	7	13
Historical groups	-	7
Lodges	24	21
Old-age groups	3	8
Recreation and hobby groups	3	30
Trade groups	14	-
Veterans auxiliaries and groups	21	15
Other	3	-
None	31	26
Number of memberships held	31	105
One club	22	85
Two clubs	5	17
Three clubs	-	2
Four clubs	4	1

Several women were quite anxious to display their hobbies. One lady had over 300 African violet plants growing in her basement and she regularly participated in the African violet hobby club in Manhattan. Another lady was active in the music groups. Social clubs and card clubs were included in the hobby category.

Women also held memberships in various lodges, veteran's auxiliaries, educational groups, old-age clubs and historical groups. No woman reported belonging to either a civic or a trade group.

For the men, lodges represented the second highest number of memberships followed by veteran's groups and trade groups. Other clubs and organizations reported were educational, recreational and hobby groups, old-age clubs and civic clubs. No man reported belonging to an historical group.

Volunteer Work

Participation in volunteer work in the community was indicated by slightly more than one-sixth of those interviewed (Table 24). Of those who had participated, 17 percent had canvassed in their community for various drives. Another (3%) had done hospital work, or worked on the election board. An additional (12%) did some other volunteer work including one or more of these: furnishing transportation for Project Headstart, home visitations, working as a Grey Lady at the Odd Fellow's Home, helping to build a water fountain in one of the city parks, knitting for leprosy patients in the South and church work.

Over two-thirds of those interviewed had participated in no volunteer work since becoming age 65. The general feeling seemed to be that the elderly need not participate in this type of work. Many mentioned that they didn't feel like doing any extra work, while others conveyed the idea that this was

the responsibility of younger families, and that their participation is no longer required to give them status.

Table 24.--Participation in community volunteer work

Volunteer work	Number	Percent
All	90	100
Yes	31	34
No	59	66
Participation		
Canvass in community for various drives	15	16
Hospital work	3	3
Election board	3	3
Other		
Church	2	2
Political work	2	2
Project Headstart	1	1
Knitting for leprosy patients	1	1
Grey Lady	1	1
Built water fountain	1	1

Use of Available Community Services

Services

There are a number of community services available to the aged and others in the Manhattan area. The aged have not availed themselves of these services. They are of the generation which was self sufficient and they intend to remain that way (Table 25).

The following services had been used: eight persons had used the services of the Manhattan Recreation Commission; three had used the Riley County Health Department services; two had used Social Welfare services;

one had used the services of the Guidance Center; and one had used Meals on Wheels.

Table 25.--Use of community services

Services used	Number	Percent
Manhattan Recreation Commission	8	9
Health Department	3	3
Social Welfare	2	2
Meals on Wheels	1	1
Guidance Center	1	1
Would use services if need arose	52	58

When asked "if need arose, would you want to use any of these services," more than one-half (58%) said they would. Over 40 percent would not use any of the available services. Of those who would use the services, most hesitated and commented that they would probably use one as a last resort. Most conveyed the attitude "If I have to, I'll use the service, but not before." Perhaps, the use of such services represented evidence that the person is not as independent as he or she would like to think of themselves as being. Perhaps, it represented to them a loss of status.

Transportation

Provision of transportation enables the aged to participate in community happenings, provide for their entertainment and shopping needs, and contributes to their independence. Lack of it keeps them at home. In this group two-fifths (40%) were using their own cars enabling them to go any time at will (Table 26). More men (62%) than women (27%) reported driving their own cars. Women were more dependent upon being driven by others or use of public transportation facilities than were men.

Table 26.--Transportation

Types	Men N=29		Women N=61		All N=90	
	Number	Percent	Number	Percent	Number	Percent
Drive own car	13	62	17	28	35	39
Driven by others	7	24	31	51	38	42
Walk	5	17	12	20	17	19
Taxi	2	7	14	23	16	18
Bicycle	2	7	-	-	2	2
Bus	1	3	8	13	9	10

Some expressed a desire to attend community activities, go downtown, to church and grocery store but were unable to do so because of lack of adequate transportation in the city. Others mentioned the taxi as being too expensive and others were unable to walk great distances. Some had relatives and friends living in town who provided transportation for them.

SUMMARY, CONCLUSIONS, RECOMMENDATIONS

Summary

Ninety elderly respondents were randomly selected from "original town" in Manhattan, Kansas for interview concerning the suitability of their living arrangements. Residency of these 90 elderly was characterized as a long-term event. Three-fourths had been Manhattan residents for more than 20 years and in addition, nearly half had lived at the same address more than 20 years. The remaining fourth had lived fewer years both in Manhattan and at the same address.

The rate of home ownership was higher than the national average of 71 percent for the elderly. Four-fifths were home owners with homes fully paid

by three-fourths. The value of their homes ranged from \$6,000 to \$50,000 with a mean value of \$15,508. One-fifth of the respondents lived in rented dwelling units, some of which included board. Monthly rent ranged from \$35 to \$150 per month with the mean cost being \$62 per month.

Most were in relatively good health if measured by recent consultation with a doctor, as most had not seen or talked to a doctor within two weeks prior to the interview. Some, were in need of medical attention and were planning to see a doctor "one of these days." Only one-fifth had been hospitalized within the last year.

Major sources of income were from Social Security, investments and rentals. Over one-half (51%) had an annual income less than \$3,000 including more women (56%) than men (41%). Nearly one-third (30%) reported their annual income was from \$3,000 to \$5,999 and nearly one-fifth (19%) had incomes of \$6,000 or over.

One-half were married and living with their spouses, 42 percent of the women and 71 percent of the men were living alone. Living with other adults were 20 percent of the women and 17 percent of the men.

Over half were under 75 years of age. Three-fourths were under 80 years of age. A higher percentage of men were 85 years and older than women.

Their appraisal of Manhattan, their present neighborhood revealed that Manhattan was rated a good place to live by two-thirds and as average by the other third. Almost universally these respondents rated their neighborhoods as good or average.

More than two-thirds were "very satisfied" with their present living arrangements and the others were "fairly satisfied". Over 90 percent of those interviewed said that their present housing was suitable for them, yet

only about one-third "liked everything" about their house. Over half expressed dislikes with or desired changes, this may be indicative of the acceptance or resignation to their situation.

Much importance was placed by these elderly on maintaining independent living. More than four-fifths maintained their independent living arrangements. Possession of several housing features were factors in enabling them to do this. More than half lived in one-story dwellings and of the nine living in an apartment, duplex or tri-plex, six lived on the first floor.

All had city water, public sewer and electricity. All but one had both hot and cold running water inside the dwelling unit.

More than 90 percent had sole use of the bathroom facilities and the remaining shared a bathroom. Almost all had their bedroom and bathroom on the same floor. More than one-third had a step-in shower. Over one-fourth had grab bars in the bathroom.

Exterior conditions of the house were observed. Nearly two-thirds (62%) had no visible defects. The most frequently recorded, both minor and major defects, were lack of paint and wood deterioration.

In planning for future living arrangements when their present arrangements become undesirable, over one-fourth would consider living in a local retirement home if one were available. More than a third would not consider such an arrangement and another third were undecided.

Certain household and personal activities enabling independent living must be performed regardless of age. Eleven maintenance activities were studied including preparing meals, buying groceries, laundering, ironing, purchasing own clothing, housecleaning, paying bills, handling bank business, buying prescribed medicine, maintenance and repair around the house and

caring for the lawn. Women assumed their traditional activities as preparing meals, ironing and laundering. Men reported sharing in such activities as buying groceries, laundering, purchasing clothing and housecleaning. They were more likely to be solely responsible for paying bills, handling bank business, lawn care and maintenance and repair of the house.

Leisure activities were related to the physical health of the individual and his attitude toward life. Active participation in various activities throughout life seemed to be a factor in determining the degree of participation in activities now. Reading was a life-long activity and one presently enjoyed by both men and women. Other leisure activities enjoyed were handwork within their home as crocheting, embroidery, knitting and tatting, an appreciation for music and crossword puzzles, playing cards and games. Outside leisure activities included traveling, fishing and outdoor sports.

Church attendance and participation in church related activities were important to most of these aged. More than three-fourths were members of a Manhattan church. Women reported a higher church attendance (51%) as compared to men (35%) for those attending church almost every Sunday. Regular participation in other church activities was also more representative of women than of men.

Women belonged to or held memberships in more clubs and organizations than did men. The 61 women belonged to or held memberships in 105 clubs and organizations while the 29 men belonged to 31 clubs and organizations.

Activities outside the home were expedited for the two-fifths who were still using their own cars enabling them to go any time at will. More than two-fifths were no longer driving or in the case of some, had never driven. Other modes of transportation used included being driven by others, walking,

taking, the bus or taxi and bicycling. Several wished improvements of the public transportation in the city.

More than half indicated they would use various community services available in Manhattan if need arose. These services related to helping them maintain their independency. However, most conveyed the idea that using such services represented to them a loss of status.

Conclusions

Fulfillment of goals, as set forth in the Bill of Rights for Older Americans, is to insure them of certain dignities of living and self-respect including adequate income, a decent home and a meaningful retirement. However, initiative must be taken in the local community to uncover these needs and to fulfill these goals.

Manhattan, Kansas contains two-thirds of the aged living in Riley County. The aged comprise 8 percent of the total population. Yet, Manhattan as a whole has not recognized its responsibility toward the aged, nor have the aged demanded recognition of their problems.

One-half of the elderly (51%) in this study reported an annual income of less than \$3,000, the amount regarded as the poverty level by the President's Council on Aging. More women (56%) than men (41%) were in this income level. More men (41%) than women (25%) were in the more comfortable level of from \$3,000 to \$5,999. The one-sixth of men and women above this level were about equal. Although one-half were at the poverty or less, some had made earlier provisions for providing income in addition to Social Security. Provisions made included receiving income from rentals, pensions, employment, investments and farm income. This was fortunate for women as many were widows and investments and rentals were prominent in their support.

The elderly in Manhattan had adapted themselves or had accepted living in Manhattan, their neighborhood and their present living arrangements. They were satisfied with Manhattan as a place to live and with their neighborhood because of several humanistic factors as "people," "good neighbors," "like it okay," and "it's home." Mention of these outweighed mention of the facilities enabling convenience for living. Only a minor proportion mentioned nearness to shopping centers, location to the central business district, recreational and transportation facilities as being important in their satisfactions.

Many conveyed the idea that they were well satisfied with their present living arrangements. Home ownership represented status and self-respect implying fine character for these elderly. Some mentioned their house was "too large" for them to care for, however, some would sell if other suitable accommodations were obtainable in the city or if there was demand for their house. They did not have complete understanding of financial and investment matters connected with property exchange.

Observation of the exterior conditions of their houses revealed lack of paint and wood deterioration as the most frequent defect. Several would have painted and remodeled if their financial means permitted.

Certain physical conveniences in the house making their home easier to care for and use are recommended for the aged. Yet most of the changes made since becoming age 65 were not of this nature but were decorative changes as painting and papering. Nearly all reported having their bath and bedroom on the same floor, but three-fourths did not have protective items such as grab bars in their bathroom. Some said, "I'm not ready for that, yet."

They had not recognized the need for other features to enable easy care such as adequate lighting over work areas in the kitchen, pull-down light

fixtures enabling easy bulb replacement, electrical outlets at least 18 inches above floor level to prevent stooping, door and hallways at least 36 inches wide to enable mobility of wheelchairs, non-skid floors and a telephone jack or extension phone.

A meaningful retirement includes pursuit of many activities and provision of transportation and services. Reading was the most frequently reported leisure time activity enjoyed by both men and women. Women were likely to have some handwork which they enjoyed working on. But men, especially retired farmers were often dissatisfied because they had nothing to occupy their time. Work had occupied much of their time in earlier years and they had not developed a leisure activity.

More public transportation facilities are needed in Manhattan to enable the elderly to continue their interest in community affairs, provide for their shopping needs and church attendance. These are especially needed by the women who were more dependent upon being driven by others or using public transportation facilities than were the men.

Church membership and participation in church activities were highly valued. Although a portion attended church, some were unable to do so. Reasons included having to climb the stairs leading to the church by those having certain physical impairments, such as cardiac difficulties and stiff joints. Lack of adequate transportation facilities also prevented church participation if churches were located in the suburbs where taxi was expensive and bus service was unavailable. Others did not "want to be a burden" by having someone take them to church.

Community services in Manhattan available for the aged include Meals on Wheels, Guidance Center, Social Welfare, Recreation Commission and County

Health Department, but few had been used by these elderly. Most conveyed the attitude "If I have to, I'll use the service, but not before." Use of these services represented a loss of status. The responsibility for changing their attitudes toward such services lies with the aged and also those who are not aged.

Enrichment of the later years can be a time to develop new interests, acquire new knowledge and find new ways to use leisure hours. A wide range of educational, recreational, health, housing and employment programs have been and are being established nationally since the passage of The Older Americans Act of 1965. However, it is the responsibility of the local communities to uncover the needs of their elderly citizens and provide them with the kinds of programs needed and desired. Provision of new opportunities will help create a better attitude and image toward aging by the entire community.

Recommendations

Education of the total citizenry both young and old should be directed toward making services available to the aged, and making use of these services seem respectable. Services needed or in need of promotion are: ways of obtaining adequate food, maintenance services and better transportation facilities.

Needed also is some means of providing gainful employment for the many of low income, in relatively good health and who have a high performance potential.

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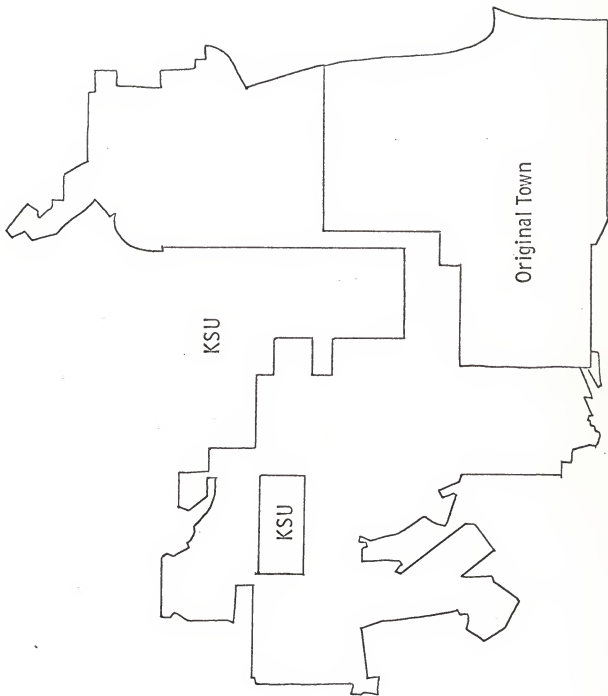
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APPENDICES

APPENDIX A



APPENDIX B

KANSAS STATE UNIVERSITY
 SENIOR CITIZEN SURVEY

Schedule Number _____

Address _____

(Name, head of household)

(Name of respondent)

(Relation to head of household)

1. First, how long have you been a Manhattan resident?

a) _____ less than 2 years	d) _____ 10-19 years
b) _____ 2-5 years	e) _____ 20 years
c) _____ 6-9 years	f) _____ all my adult life
2. What brought you to Manhattan? (Asked only of those who have lived in Manhattan five years or less) _____
3. How long have you lived at this address? _____ (record in years or fractions)
4. How do you feel about Manhattan as a place to live? Would you say that it is a (a) _____ good, (b) _____ average, or (c) _____ poor place to live?
5. Why do you feel that way? _____
6. How do you feel about the last place you lived? _____
7. Do you (a) _____ own or (b) _____ rent your home here at this address?
8. If owned, do you still have to make monthly payments? _____ Yes _____ No
9. Approximately, how much do you think your house is worth? \$ _____
10. If rented, would you mind telling the monthly rental? \$ _____
11. How well satisfied are you with your present living arrangement? Would you say that you are (a) _____ very satisfied, (b) _____ fairly satisfied, or (c) _____ not very satisfied?
12. Why do you say that? _____
13. How do you feel about this neighborhood? By neighborhood, we mean those who live on both sides of the street in this block. Would you say that this is a (a) _____ good, (b) _____ average, or (c) _____ poor place to live?
14. Why do you say that? _____
15. What type of transportation do you use?

(a) _____ drive own car	(d) _____ taxi
(b) _____ driven by others	(e) _____ walk
(c) _____ bus	(f) _____ bicycle

16. If husband and wife are present, give each a card. Then say, "Here's a card with a list of activities. How many do you do regularly? If neither of you do them, who does?"

If only one spouse or single person, say, "How many of the following activities do you do yourself?"

- | | |
|--------------------------|--|
| (a) ___ prepare meals | (g) ___ pay bills |
| (b) ___ buy groceries | (h) ___ bank business |
| (c) ___ laundry | (i) ___ buy prescribed medicines |
| (d) ___ iron | (j) ___ maintenance and repair
around the house |
| (e) ___ purchase clothes | (k) ___ lawn care |
| (f) ___ houseclean | |

RESPONSES...code

W=wife

HH=hired help

S=self

H=husband

O=other (specify)

C=son or daughter

17. If there is an emergency, whom do you call on? _____

18. How much time do you spend...(from below)
Would you say (1) quite a bit (2) not very much (3) very little or none

- | | |
|-------------------------------------|-------------------------|
| (a) ___ watching television | (f) ___ gardening |
| (b) ___ having visitors | (g) ___ going to movies |
| (c) ___ listening to the radio | (h) ___ clubs |
| (d) ___ visiting neighbors | (i) ___ sewing |
| (e) ___ going for a ride in the car | (j) ___ reading |

19. What other activities do you enjoy? _____

20. Are there any activities or hobbies you now enjoy that you learned as a child? _____

21. Are you a member of a Manhattan church? ___ Yes ___ No

22. Would you say that you attend church...

- | | |
|-----------------------------|------------------------------|
| (a) ___ almost every Sunday | (c) ___ several times a year |
| (b) ___ once a month | (d) ___ do not attend |

23. Do you attend any other church functions regularly? ___ Yes ___ No

If yes, what are they?

- | | |
|---------------------------------|--------------------------------|
| (a) ___ women's or men's groups | (c) ___ Bible or prayer groups |
| (b) ___ dinners, suppers | (d) ___ none |

24. WOMEN: What kinds of clubs or organizations do you belong to? How many?

- | | |
|-------------------------------------|---------------------------|
| (a) ___ recreation and hobby groups | (f) ___ historical groups |
| (b) ___ church connected groups | (g) ___ old age groups |
| (c) ___ Veterans auxiliaries | (h) ___ lodges |
| (d) ___ civic groups | (i) ___ other |
| (e) ___ educational groups | (j) ___ none |

25. MEN: What kinds of clubs or organizations do you belong to? How many?
- | | |
|---------------------------------------|------------------------------|
| (a) _____ lodges | (g) _____ historical groups |
| (b) _____ veterans groups | (h) _____ old age groups |
| (c) _____ civic groups | (i) _____ educational groups |
| (d) _____ trade groups | (j) _____ other |
| (e) _____ recreation and hobby groups | (k) _____ none |
| (f) _____ church connected groups | |
26. Have you used any of the following services available in Manhattan?
(Yes or No)
- | | |
|--|----------------------------------|
| (a) _____ Meals on Wheels | (d) _____ Riley Co. Health Dept. |
| (b) _____ Guidance Center | (e) _____ Social Welfare |
| (c) _____ Manhattan Recreation
Commission | |
27. If need arose, would you want to use any of these services?
_____ Yes _____ No
28. Have you participated in any volunteer work in the Manhattan community since becoming age 65? _____ Yes _____ No
29. If yes, what was the nature of the work? _____

30. Last week or the week before did you talk to a doctor or go to a doctor's office or clinic? _____ Yes _____ No
31. If yes, how many times during the past two weeks? _____
32. Where was the doctor when you talked to him? _____ home; _____ office; _____ clinic; _____ hospital
33. Have you had to be a patient in a hospital within the last year?
_____ Yes _____ No
34. If yes, how many times? _____
35. How long were you in the hospital? (record number of days)
_____ 1; _____ 2; _____ 3; _____ 4
36. How do you manage to pay for your medical and doctor bills when you are ill?
- | | |
|-------------------------------|--------------------------|
| (a) _____ from present income | (d) _____ social welfare |
| (b) _____ savings | (e) _____ family members |
| (c) _____ insurance | (f) _____ other |
37. Are you participating in the Medicare program? _____ Yes _____ No
38. If yes, are you in both phases? _____ Phase 1; _____ Phase II
- The following questions pertain to features of this house.
39. How many families live in this structure when it is fully occupied? _____
40. Has this housing structure ever been converted to accommodate more than one housing unit? _____ yes _____ No _____ Don't know
41. How much of this building do you occupy? _____ all _____ part

42. How many rooms does this include for each of the following?
 ___ basement; ___ first floor; ___ second floor; ___ third floor
 or above; ___ garage.
43. If living in an apartment building ask:
 How many rooms do you have here? _____
44. What floor do you live on? _____
45. What is your main source of water? (a) ___ city system; (b) ___
 individual well; (c) ___ other (specify) _____
46. Is this house connected to (a) ___ public sewer; (b) ___ septic tank;
 (c) ___ other or none _____
47. Does this house have electricity? ___ Yes ___ No
48. How many rooms, including bathrooms, in this household unit do not have
 two electric outlets in them? (a light fixture counts as one outlet)

49. What of the following does this house have? (check)
 (a) ___ hot and cold water inside the unit (d) ___ water outside the building
 (b) ___ cold water only inside the unit (e) ___ no running water
 (c) ___ water inside the building, but not in the unit
50. Does this house have (a) ___ sole use of the bathroom facilities or are
 they (b) ___ shared with other household(s)?
51. If shared, how many persons, in addition to the members of this household,
 share the (a) ___ toilet; (b) ___ the tub or shower
52. How many rooms in this living unit are heated by each of the following
 ways? (record number of rooms heated each way)
 (a) ___ by a central furnace or boiler
 (b) ___ by room gas heaters with vents or flues
 (c) ___ by room gas heaters without vents or flues
 (d) ___ by other means
 (e) ___ not heated
53. Would you tell me about any changes you have made here on the inside of
 your house since you have become age 65? _____

54. Would you say that this house is suitable to you?
 ___ Yes ___ No ___ No opinion
55. What do you like most or dislike most about this house? _____

56. If you were unable to live here in this house, what living arrangements
 would you like to make? _____

57. Would you consider living in a retirement home if one were available?
 Yes No Don't know
- Some houses have special features for Senior Citizens and some do not. We're interested in finding out how many people like yourself have these features.
58. Do you have non-skid floors throughout? Yes No
59. Do you have a telephone jack or extension phone? Yes No
60. Would you say that all of the doors and hallways are at least 3 feet wide? Yes No
61. Are all of the light switches and doorknobs at least 36 inches above the floor level? Yes No
62. Are any of the electrical outlets, other than in the kitchen at least 18 inches above the floor level? Yes No
63. Do you have any pull-down lighting fixtures to make bulb replacement easier? Yes No
64. Do you have any lighting, other than the ceiling, provided over the work areas in the kitchen? Yes No
65. Are the lights in this house controlled by switches or by pull-chains?
 switches pull-chains both
66. Is the bath and your bedroom located on the same floor?
 Yes No
67. Do you have a step-in shower? Yes No
68. Is there a dressing seat or chair next to the bathtub? Yes No
69. If you have grab bars in the bathroom, are they located near the
 (a) bathtub; (b) shower; (c) stool; (d) do not have
70. Do you use them? Yes No

We would like some other information about you as this will be helpful in our study.

71. How many years of formal education did you and/or (wife or husband) complete? W=wife H=husband S=self
- | | |
|---|---|
| (a) <input type="checkbox"/> 8th grade or less | (d) <input type="checkbox"/> some college |
| (b) <input type="checkbox"/> some high school | (e) <input type="checkbox"/> college graduate or beyond |
| (c) <input type="checkbox"/> high school graduate | |
72. Are you retired? Yes No
73. What is/was your present/previous occupation? R=retired P=present
- | | |
|--|---|
| (a) <input type="checkbox"/> professional and managerial | (f) <input type="checkbox"/> farmer |
| (b) <input type="checkbox"/> clerical and sales | (g) <input type="checkbox"/> unclassifiable |
| (c) <input type="checkbox"/> skilled worker | |
| (d) <input type="checkbox"/> semi-skilled worker | |

74. What is the major source (other sources) of your present income?
MS=major source OS=other source
- | | |
|---|---|
| (a) <input type="checkbox"/> social security | (f) <input type="checkbox"/> rentals |
| (b) <input type="checkbox"/> pension | (g) <input type="checkbox"/> insurance policies |
| (c) <input type="checkbox"/> dividends and interest | (h) <input type="checkbox"/> farm income |
| (d) <input type="checkbox"/> part-time work | (i) <input type="checkbox"/> investments |
| (e) <input type="checkbox"/> full-time work | (j) <input type="checkbox"/> social welfare |
75. Which of the following best describes the member or members living in this household?
- (a) woman living alone
(b) man living alone
(c) couple
(d) man living with other adults. Who? _____
(e) woman living with other adults. Who? _____
76. Would you mind telling me which of the following age ranges best matches your age? Of your husband/wife? R=respondent S=spouse
- | | |
|------------------------------------|--|
| (a) <input type="checkbox"/> 65-69 | (d) <input type="checkbox"/> 80-84 |
| (b) <input type="checkbox"/> 70-74 | (e) <input type="checkbox"/> 85 or older |
| (c) <input type="checkbox"/> 75-79 | |
77. On this card is a break down of income brackets. Would you please check the bracket which most nearly describes your present income?
- | | |
|--|--|
| (a) <input type="checkbox"/> under \$1,000 | (g) <input type="checkbox"/> 5,000-5,999 |
| (b) <input type="checkbox"/> 1,000-1,499 | (h) <input type="checkbox"/> 6,000-6,999 |
| (c) <input type="checkbox"/> 1,500-1,999 | (i) <input type="checkbox"/> 7,000-9,999 |
| (d) <input type="checkbox"/> 2,000-2,999 | (j) <input type="checkbox"/> 10,000 and over |
| (e) <input type="checkbox"/> 3,000-3,999 | (k) <input type="checkbox"/> Don't know |
| (f) <input type="checkbox"/> 4,000-4,999 | (l) <input type="checkbox"/> Refused |

For interviewers' use only

Examine the exterior of the building very carefully to try to determine the extent of deterioration. Rate each item, using one of the following categories: 0 - no visible defects 1 - minor visible defects
2 - major visible defects

Item	0	1	2
1. <u>Foundation</u> : Look for holes; open cracks; rotted, loose, or missing materials.			
2. <u>Steps</u> : broken or loose stair treads, or broken, loose, or missing risers, balusters or railings of stairs.			
3. <u>Walls, siding</u> : in wooden homes, rotted, loose or missing materials; areas lacking paint and wood deteriorating; in brick homes, missing bricks or chipped edges; mortar loose or missing.			
4. <u>Window frames</u> : rotted or loose; sagging; open cracks or holes.			
5. <u>Window panes</u> : cracked or missing.			
6. <u>Roof</u> : sagging, missing shingles, holes.			
7. <u>Yard</u> : garbage or trash observed; poor drainage.			

Minor defects: visible defects which may be corrected by surface treatment or replacement of a small portion of the unit, with limited labor.

Major defects: those defects which would require extensive material and labor or total replacement to correct.

APPENDIX C

"How many of the following activities do you do yourself?"

- | | |
|------------------------|--|
| (a)___prepare meals | (g)___pay bills |
| (b)___buy groceries | (h)___bank business |
| (c)___laundry | (i)___buy prescribed medicines |
| (d)___iron | (j)___maintenance and repair
around the house |
| (e)___purchase clothes | (k)___lawn care |
| (f)___houseclean | |

RESPONSES...code

W=wife
H=husband

HH=hired help
O=other (specify)

S=self
C=son or daughter

APPENDIX D

"Would you please check the bracket which most nearly describes your present income?"

- | | |
|---------------------|-----------------------|
| (a)___under \$1,000 | (g)___5,000-5,999 |
| (b)___1,000-1,499 | (h)___6,000-6,999 |
| (c)___1,500-1,999 | (i)___7,000-9,999 |
| (d)___2,000-2,999 | (j)___10,000 and over |
| (e)___3,000-3,999 | (k)___Don't know |
| (f)___4,000-4,999 | (l)___Refused |

APPRAISAL OF HOUSING BY SELECTED SENIOR
CITIZENS IN "ORIGINAL TOWN" MANHATTAN, KANSAS

by

MARY EVELYN DICKERSON

B. S., Kansas State University, 1961

AN ABSTRACT OF A MASTER'S THESIS

submitted in partial fulfillment of the

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MASTER OF SCIENCE

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KANSAS STATE UNIVERSITY

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Ninety elderly respondents were randomly selected from "original town" in Manhattan, Kansas for interview concerning the suitability of their living arrangements. Objectives were to identify existing housing conditions and to assay those aspects of the environment and socio-economic status regarded as aiding them in pursuing their way of living.

Several physical and social aspects of their total environment enabled four-fifths to maintain independent living. Over half were under 75 years of age. Relatively good health was enjoyed by 87 percent. Only one-fifth had been hospitalized within the last year.

Major sources of income were from Social Security, investments and rentals. Income brackets were from less than \$1,000 to \$10,000 or over, however, income of only \$3,000 or less was available to 51 percent. More women (56%) than men (41% were in this income level. One-half were married and living with their spouses, 29 percent of the women and 2 percent of the men were living alone. Living with other adults were 13 percent of the women and 6 percent of the men.

Three-fourths had been residents in Manhattan for more than 20 years, half living at the same address. Nearly 80 percent were home owners as compared to the national average of 71 percent, three-fourths owning without debt. Home valuations ranged from \$6,000 to \$50,000 with a mean value of \$15,508. Monthly rent ranged from \$35 to \$150 per month with a mean of \$62 per month.

Two-thirds of the dwelling units had no visible exterior defects. The most frequently observed major and minor defects were lack of paint and wood deterioration.

The appraisal of Manhattan revealed that more than two-thirds thought it a good or average place to live largely because of humanistic factors, and not because of availability of convenience services.

Although more than two-thirds were "very satisfied" with their present living arrangements, over half expressed some dislike of their present house or desired changes.

When present living arrangements become undesirable, over one-fourth would consider living in a local retirement home if available. The remainder were either undecided or would not consider such an arrangement.

Performance of certain household activities enhances independent living. Women, almost universally assumed their traditional activities as preparing meals, ironing and laundering. Men reported sharing in buying groceries, laundering, purchasing clothing and housecleaning. They were likely to be wholly responsible for paying bills, handling bank business, lawn care, and maintenance and repair of the house.

Leisure activities were related to physical health, attitude toward life and extent of former participation. Included were handwork, music, working crossword puzzles, games and cards, reading, traveling, fishing and other outdoor sports.

Highly rated community activities were church attendance and participation in church related activities. Women belonged to more clubs and organizations than did men. Activities outside the home were related to available transportation facilities.

Although Manhattan provides some services designed to help the elderly maintain their independency, few have been used and more are needed. Presently, resort to use of such services represents to them loss of status.