

## Preferences for Residential Change among Mobile Home Dwellers\*\*\*

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### 1. Introduction

Urban residential patterns are a physical expressions of individual household behavior. Although each residential choice has a small impact upon the urban pattern, the aggregate of individual choices forms the total urban scene. Many studies of residential mobility have investigated factors influencing individual decisions to move and the processes involved in the move.<sup>1)</sup> However, few studies have examined residential changes

from one type of housing to another. The move from one dwelling to another is an important mechanism in meeting changing family needs and desires.<sup>2)</sup> Many households have chosen to live in mobile homes as the price of purchasing a single family conventional home has escalated beyond the means of the majority of American families.<sup>3)</sup> What types of families reside in mobile homes? What type of housing did they live in prior to their purchase(or lease) of a mobile home? Are these families satisfied with the residential environment provided by the mobile

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1) See, for example, Rossi P.H., 1955. *Why Families Move*, New York, The Free Press. and J.Q. Simmons, 1968, "Changing Residence in the City," *Geographic Review*, vol. 58, pp.622~651.

2) Leslie G.R. and Richardson, A.H. 1961, "Life cycle, career pattern and the decision to move," *American Sociological Review*, vol. 25, pp. 894~902.

3) The average price of a conventionally constructed home was over \$43,000 in 1975. Less than fifteen percent of the families in the United States would be able to afford such a home.

home? Are mobile homes viewed only as a temporary expedient? Do mobile home dwellers aspire to own a conventional house? These are some of the questions addressed in this paper.

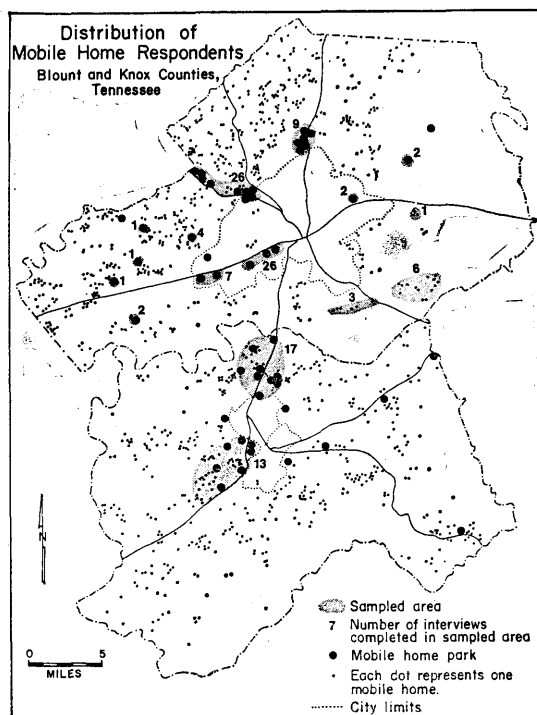
In spite of general public opposition to mobile homes development, they have increased rapidly in urban fringe areas during the last decade. Because local regulations often restrict the locational choices available to mobile home owners, they are often forced to locate in less favorable residential environments such as those near industrial areas. The increasing number of mobile homes indicates that many families consider it a viable housing alternative. Therefore, additional land use planning oriented the need for mobile home space is necessary. More effective public policy requires that planners understand the factors influencing individual decisions to choose mobile homes in order to make accurate predictions of future land use needs. An understanding of the nature and effectiveness of factors which contribute to individual choices of residential change would be needed to establish a framework for planning and evaluation of public land use decisions.

## 2. Nature of the Research Design

Both past and anticipated residential changes among mobile home dwellers are examined. Mobile home residents are divided into three groups based upon their prior residence. The first group is families who previously resided in conventional housing, the second group formerly lived in another mobile home and the third group moved from an apartment or other multi-family dwelling to a mobile home. Mobile home

dwellers are further divided into three categories based upon their expressed preference for future housing. The first group is composed of those who desire to move to a conventional home, the second group of those who are content to remain in a mobile home and finally a group for whom apartment living is a future goal.

A stepwise multiple discriminant analysis is used to identify variables which affect both previous and anticipated residence-change categories on the basis of the magnitude of various household and housing characteristics (Table 1, \*) The degree to which the previous and anticipated residential change categories can be predicted from the discriminating variables is obtained and the incorrectly classified observations can be



**Fig 1. Distribution of Mobile Home Respondents, Blount and Knox Counties, Tennessee, 1975.**

(Source: Taken from 1973 ASCS Aerial Photographs.)

examined to detect any interpretable pattern in their geographical distribution.

This study uses data collected from interviews with 280 mobile home residents in Blount and Knox Counties, Tennessee. The data were collected in 1975 by an undergraduate class in sociological field methods. Selection of individual respondents and their locations were not controlled in the survey; their approximate locations were, however, identified<sup>4)</sup> (Figure 1).

### 3. Variables Selected for Analysis

The age of the head of the household and the number of children in the family were used as surrogates of stage in the life cycle. One of the frequently cited causes of family mobility is change in the lifecycle.<sup>5)</sup> Families choose housing to meet their changing needs. Housing needs change markedly after children are born and as the family expands. When the children are finally old enough to leave home, their parents may be confronted with the problem of adjusting to living space that may be too large for their needs and too expensive to maintain. Analysis of the characteristics of the sample of mobile home dwellers showed that many of the families were at an early stage of the family life cycle. Young adults (under 29 years of age) comprise 43.7 percent of the total respondents.<sup>6)</sup> Households without children are

common in mobile homes. Fifty-two percent of the respondents have no children and another 26.2 percent have only one child.<sup>7)</sup>

Residential satisfaction and neighborhood conditions have been shown to significantly influence mobility. For example, Stegman implies that satisfaction with neighborhood quality separates the mover from the non-mover.<sup>8)</sup> Hence, the second group of variables used in the analysis includes variables that measure satisfaction with privacy, security, housing cost, residential location and neighborhood condition. These attitudinal data were ordinarily scaled along a five point continuum from extremely satisfied (rated 5) to extremely unsatisfied (rated 1). In general, older people were more satisfied with their present mobile homes than younger families.

The third set of variables employed in the study include socioeconomic information such as education and occupation of the household head, and family income. One of the major determinants of housing choice is the price of the dwelling unit which is, in turn, a function of family income.<sup>9)</sup> A considerable portion of the respondents were non-workers (retired, students, and unemployed persons). A majority of the working household heads among the mobile home residents are engaged in blue-collar occupations (6.25 percent of the total working people). It is mainly low income families who live in mobile homes. The median family income of the respondents was \$8073 in 1975. This income

4) Of the 280 respondents to the survey instrument presented in Table 1, the location of 29 could not be determined.

5) Moore, E., 1974, *Residential Mobility in the City*, Commission on College Geography, Resource Paper No. 13, Washington, D.C.: Association of American Geographers.

6) Young household heads (under 24 years of age) comprised only 9.4 percent of the total families in Knox County in 1970.

7) Fifty-two percent of all households in Knox County in 1970 had at least one child.

8) Stegman M. A., 1965, "Accessibility models and residential location", *Journal of the American Institute of Planners*, vol. 35, pp. 22~28.

9) M. C. Reid, 1965, *Housing and Income*, Chicago: University of Chicago Press.

figure is equivalent to \$6281 in 1970 dollars. The median income of all households in Knox County in 1970 was \$8195.<sup>10)</sup> However, mobile home family heads have a higher than average educational attainment. Seventy-three percent of mobile home residents are high school graduates compared to the 1970 average of 51.7 percent in Knox County.

The importance of accessibility to work has received much attention as an explanatory variable in the residential site selection process.<sup>11)</sup> Research on the influence of job location upon residential mobility is contradictory.<sup>12)</sup> In an intra-urban context, many residents may exhibit a greater preference for neighborhood quality, or accessibility to compatible friends and neighbors than for accessibility to employment opportunities. Locational variables used in the analysis are grouped into two categories: 1) accessibility to daily activities and 2) the degree of social ties to an area.<sup>13)</sup> Social ties represent familiarity with an area or closeness to relatives and friends. In the survey, the most frequently cited accessibility factor influencing mobile home location is accessibility to work place (23.3 percent of total respondents), followed by closeness to school (3.2 percent of total) and to shopping centers (2.4 percent of total). The remaining 65.1 percent of those surveyed explained their locational choice on the basis of the attachment (social ties)

they felt with the residential location.

Sixty-eight percent of the mobile home residents base their rationale for mobile home living upon economic reasons, such as "low housing cost," or "low down payment." The remaining 32 percent indicate reasons such as "easy housekeeping," "built-in furniture" and "mobility". It had been thought that one of the features of mobile home living which attract people is its potential for mobility.<sup>14)</sup> However, mobility is not an important reason for choosing a mobile home. Only 8.5 percent of the total respondents indicated mobility as an important reason for choosing to live in a mobile home. Reasons stated for mobile home living vary considerably among different age groups. Economic reasons are more important for the younger age group than for the older people. The importance placed on economic reasons increase as family size increases

#### 4. Analysis of Residential Change from Previous Dwelling to a Mobile Home

Eight variables were entered into a stepwise multiple discriminant analysis, in order to distinguish between three a priori groups of mobile home migrants based upon their former type of residence. Two discrimi-

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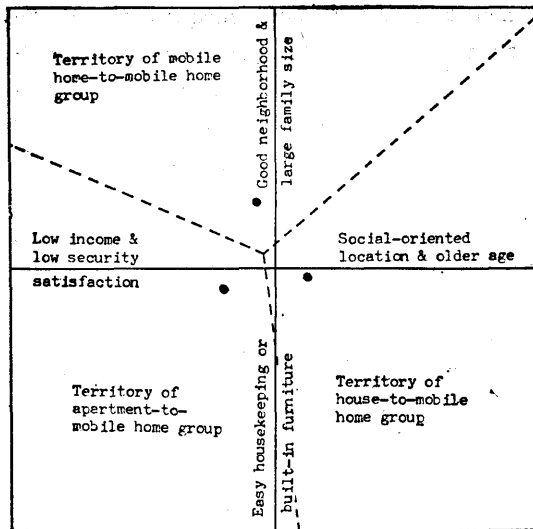
10) Computation of adjustment to 1970 equivalent income was based on the Consumer Price Index by Region for All Items", *Monthly Labor Review*, vol. 98, no. 6(1975).

11) See, for example, Alonso, W., 1964, *Location and Land Use*, Cambridge, Mass.: Harvard University Press, and Kain, J.F., 1962, "The journey-to-work as a determinant of residential location," *Papers and Proceedings of the Regional Science Association*, vol. 9, pp. 137~160.

12) Roseman, C.C., 1971, "Migration, the journey to work and household characteristics: an analysis based on non-areal aggregation" *Economic Geography*, vol. 47, pp. 467~474.

13) See, for example, Speare, A., Jr. 1974, "Residential satisfaction as an intervening variable in residential mobility", *Demography*, vol. 11, pp. 173~189.

14) Zimmer, B.G., 1973, "Residential mobility and housing", *Land Economics*, vol. 49, pp. 345~350.



**Figure 2. Locations of Observations and Group Centroids in Functional Space: Residential Change from Previous Dwelling Type to Mobile Home.**

minant functions were derived (Table 2). The first function explains 69.7 percent of the discriminating power in the original variables and the second function explains an additional 21.3 percent. Residential location and age factors contribute the most to the explanation of the first function. Variables related to satisfaction with the neighborhood children and income are highly related to the second function.

Each centroid of the three prior housing type groups is plotted in a functional space defined by the two dimensions (Figure 2). The horizontal dimension is represented by the first discriminant function and the vertical dimension by the second function. Based on the discriminant function coefficients listed in Table 2, the horizontal dimension might be labeled an "age" factor since the importance of nonpecuniary aspects of the locational choice are positively related to age.

The vertical dimension could be called a

**Table 2. Standardized Discriminant Function Coefficients for Residential Change from Previous Dwelling Type to Mobile Home.**

Variables*	Standardized Coefficients	
	Function 1	Function 2
Number of children (0;1;2;3 or more)	-0.063	0.530
Age of household head (under 29; 30~59; 60 or over)	0.308	-0.088
Years of education of family head	-0.249	-0.156
Family income	-0.391	0.313
Residential location (nominal variable) (Accessibility vs. "social ties")	0.562	-0.102
Reasons for mobile home living (nominal variable) (non-economic vs. economic reasons)	-0.097	-0.326
Security Satisfaction (5 point ordinal scale)	-0.385	-0.337
Neighborhood satisfaction (5 point ordinal scale)	0.124	0.771

Source: Calculated by the authors

\* The use of nominal dummy variables as independent variables in discriminant analysis presents no special conceptual or technical problems. Although the normality assumption is not met, the optimality of linear discriminant functions is not sensitive to the normality of the data. See D.G. Morrison, "Discriminant Analysis" in R. Ferber, ed. 1974, *Handbook of Marketing Research* (New York: Mc Graw-Hill).

"familism" factor. The spatial separation of the three centroids in the space defined by the two discriminant functions implies that there are substantive differences among the three groups. The first dimension effectively distinguishes between the house-to-mobile home move and the apartment-to-mobile home move, since the two groups have almost opposite characteristics with respect to that dimension. A household with an older age structure is more likely to move from a house to a mobile home whereas an apartment to mobile home move is more likely among the younger age group. Those persons

in the house-to-mobile home group do not place much importance upon the accessibility of the mobile home to working and shopping opportunities. A corollary of the lack of concern for the accessibility features of residential location is the importance of "socially-oriented" or "neighborhood-oriented" activities. A household in the house-to-mobile home group places great value on relatives, friends in his neighborhood, and familiarity with an area. For example, many older people in the sample wanted to move from a house to a mobile home which could be placed on lots owned by their children. Older people may sell their house and buy a mobile home in order to take advantage of the concomitant ease of housekeeping and maintenance. In making the change in dwelling type, they may still desire to stay in a familiar neighborhood.

By contrast, younger households are concerned with accessibility to work place or school. Convenience to daily activities is emphasized in the apartment-to-mobile home group. This latter group also tends to be more concerned with security of neighborhood environments. Households in this group are least satisfied with the security of their present mobile home environments. The desire to own their own home seems to be influential in making the decision to move from an apartment to a mobile home.

The vertical dimension (the "familism" factor) primarily distinguishes the mobile home-to-mobile home group from the other two groups (Figure 2). Most households who moved from one mobile home to another mobile home have children and are concerned with a good neighborhood environment. They chose mobile homes as a housing alternative mainly because of their low cost.

Stepwise multiple discriminant analysis

provides information that allows the researcher to determine how adequate the discriminant functions (and therefore the original variables entered into the analysis) are in differentiating between the three a priori groups of residential change described above. If the original variables were adequate to describe the variation between groups, then the linear discriminant functions would classify every observation into the proper a priori group. With less than perfect discriminatory power, some observations might have variable characteristics that would make them appear more like another group. If the spatial distribution of misassigned observations systematically varies (i.e. in a non-random fashion) over the study area, then another variable, not present in the analysis, may account for the pattern of variation. The groups based upon prior housing type correctly classified 60.1 percent of the total of 148 usable responses (Table 3). The off-diagonal ele-

**Table 3. Result of the Discriminant Analysis for Residential Change from Previous Dwelling Type to Mobile Home**

Actual Group	No. of cases	Predicted group membership		
		Group 1	Group 2	Group 3
1 From house to mobile home	81	49 (60.5%)	15 (18.5%)	17 (21.0%)
2 From mobile home to mobile home	21	5 (23.8%)	13 (61.9%)	3 (14.3%)
3 From apartment to mobile home	46	6 (13.0%)	13 (28.3%)	27 (58.7%)

Overall Misassignment: 59 of 148 cases (39.9%)

Source: Calculated by the authors

ments of the classification matrix in Table 3 give the number and percentage of observations that are misclassified. The incorrectly classified respondents have been identified by their geographical location (Figure

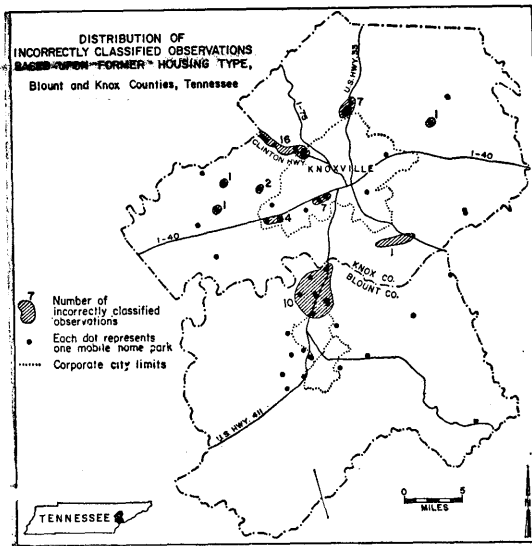


Figure 3. Distribution of Incorrectly Classified Observations Based upon Former Housing type.

3). Misclassified households are located in three major areas: Clinton Highway and U. S. Highway 33 outside the Knoxville City limits; and Sutherland Avenue within Knoxville. Fewest errors in classification occurred in west Knoxville and west Knox County. The clustered pattern of misclassified observations implies that a model to explain the choice process of present mobile home residents is not yet fully specified.

### 5) Analysis of the Future Dwelling Preferences of Mobile Home Residents

Four variables were found to be significant in the discrimination between expressed preference for future housing type. Those variables are age, number of children, occupation and residential location. Of the two derived linear discriminant functions, the first function, associated almost exclusively with age structure, contribute 79.6 per cent

of the overall discrimination. Occupation and residential location variables contribute to the second function (Table 4). Over fifty-five

Table 4. Standardized Discriminant Function Coefficients for Anticipated Residential Change from Mobile Home.

Variables	Standardized Coefficients	
	Function 1	Function 2
Number of children (0;1;2;3 or more)	-0.154	-0.152
Age of household head (under 29; 30~59; 60 or over)	0.907	-0.408
Occupation (nominal variable) (non-worker vs. worker)	-0.074	-0.793
Residential location (nominal variable) (accessibility vs. "social ties")	-0.270	-0.465

Source: Calculated by the authors.

percent of the total of 118 usable observa-

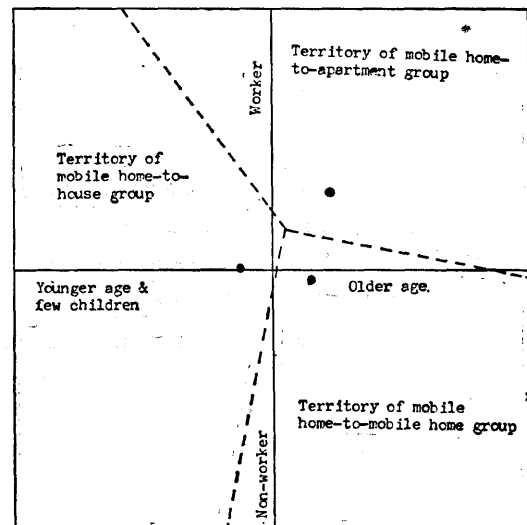


Figure 4. Locations of Observations Group Centroids in Functional Space; Anticipated Residential Change from Mobile Home.

tions were correctly classified by the two functions. (Table 5).

The first function might be labelled as a "life-cycle" dimension and the second func-

**Table 5. Results of the Discriminant Analysis for Anticipated Residential Change from Mobile Home.**

Actual Group Preference	No. of Cases	Predicted Group Membership		
		Group 1	Group 2	Group 3
1 From mobile home to house	65	34 (52.3%)	20 (30.8%)	11 (16.9%)
2 From mobile home to mobile home	46	12 (26.1%)	28 (60.9%)	6 (13.0%)
3 From mobile home to apartment	7	0 (0.0%)	3 (42.9%)	4 (57.1%)

Overall misassignment: 52 of 118 cases(44.1%)

Source: Calculated by the authors.

tion as a "labor force" dimension. The "life-cycle" dimension can distinguish between those mobile home residents for whom the conventional home is the ultimate goal and those residents that prefer mobile home living.

The "labor force" dimension distinguishes the mobile home-to-apartment group from the other two groups(Figure 4). Older people are more likely to prefer mobile home living, and younger families ultimately wish to be home owners. Those two groups are separated along the "life-cycle" (age) dimension continuum. The results indicate that younger households view their mobile home as a temporary housing expedient and desire to have their own conventional house in the future. By contrast, older families consider their homes as a real and permanent housing alternative.

## 6 Conclusions

Analysis of the prior residential choice process and the future migration intentions of a sample of mobile home residents indicated that stage in the family life cycle (age of the household head, number of children), satisfaction with neighborhood characteristics, and the importance placed upon pecuniary aspects of the location(i.e.accessibility to jobs and services) are most closely related to residential changes among mobile home dwellers.

Respondents who moved from a conventional home to a mobile home tended to be older people with few children and with great expressed concern for their families and neighborhoods. Those who moved from apartments to mobile homes tended to be younger families with few children and little expressed concern for the neighborhood environment. Households who move from one mobile home to another or who have resided in mobile homes for many years are likely to be family-oriented. These respondents have larger families and expressed concern with providing a good neighborhood for their children. The families in the latter group tend to occupy an intermediate age structure between the other two groups.



Table 1. Survey Instrument Used in the Analysis of Mobile Home Residents

Study of Mobile Home Owners

Information on Household

How many adults live here? \_\_\_\_\_ How many children? \_\_\_\_\_

How old is the head of the household? \_\_\_\_\_

How many years of school did he/she complete? \_\_\_\_\_

And what is his/her occupation? \_\_\_\_\_

Finally, would you please tell me into which of these groups did your total family income fall last year?

under \$ 3,000	_____	\$ 10,000 to \$ 14,999	_____
\$ 3,000 to \$ 4,999	_____	\$ 15,000 to \$ 19,999	_____
\$ 5,000 to \$ 7,499	_____	\$ 20,000 or more	_____
\$ 7,500 to \$ 9,999	_____		

Purchase of Mobile Home

What was the price of this home when you bought it?

under \$ 3,000	_____	\$ 8,000~\$ 8,999	_____
\$ 3,000~\$ 4,999	_____	\$ 9,000~\$ 9,999	_____
\$ 5,000~\$ 6,999	_____	\$ 10,000~\$ 10,999	_____
\$ 7,000~\$ 7,999	_____	\$ 11,000 or more	_____

When purchased? \_\_\_\_\_ Size of home \_\_\_\_\_ x \_\_\_\_\_. How much was the interest? \_\_\_\_\_ Insurance? \_\_\_\_\_ Lot rental? \_\_\_\_\_ How much are your monthly payments? \_\_\_\_\_ Annual repair costs? \_\_\_\_\_

Previous Dwelling Experience

What type of housing did you live in before you moved into this home? \_\_\_\_\_  
 Before you bought this home, what other types of housing did you consider? \_\_\_\_\_

What would you say was your most important reason for choosing a mobile home? \_\_\_\_\_

Second most reason? \_\_\_\_\_

Why did you choose this location area(not park) for your mobile home? \_\_\_\_\_

Length of residence \_\_\_\_\_

Satisfaction with Mobile Home Living

Now I'd like to ask you to rate the following things as I name them according to whether in your opinion they are EXCELLENT(5), VERY GOOD(4), GOOD(3), FAIR(2), or POOR(1). (Interviewer note "not relevant-no opinion" as final category.)

Mail delivery	5	4	3	2	1	NR
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**Table 1. (con't)**

Privacy	5	4	3	2	1	NR
Security	5	4	3	2	1	NR
Satisfaction with home	5	4	3	2	1	NR
Satisfaction with lot size	5	4	3	2	1	NR
Satisfaction with neighbors	5	4	3	2	1	NR
Satisfaction with location	5	4	3	2	1	NR
Satisfaction with local dwelling cost	5	4	3	2	1	NR
Quality of service for home's problems	5	4	3	2	1	NR
Special service for problems	5	4	3	2	1	NR
Condition of home upon delivery	5	4	3	2	1	NR
Stability of foundation set-up	5	4	3	2	1	NR

Continue only if park residents

Park recreational facilities	5	4	3	2	1	NR
Play areas	5	4	3	2	1	NR
Social activities	5	4	3	2	1	NR
Laundry	5	4	3	2	1	NR
Maintenance services	5	4	3	2	1	NR
Management	5	4	3	2	1	NR
Rental terms	5	4	3	2	1	NR

Do you have a lease? \_\_\_\_\_ What are the general terms of renting here? \_\_\_\_\_

Prospective

As you review your experience with living in a mobile home, what would you say are its major advantages? \_\_\_\_\_

What are its major disadvantages? \_\_\_\_\_

What are the major advantages of the particular model which you bought? \_\_\_\_\_

Would you purchase a model from this same manufacturer again? \_\_\_\_\_

What features would you look for in a mobile home if you were to purchase one now? \_\_\_\_\_

How long do you plan to live here in this mobile home? \_\_\_\_\_

When you decide to move, what type of housing will you move to? \_\_\_\_\_

Other Comments

Is there anything else you could tell us about your experience in living in a mobile home which might help us in our research?(Pause and help person review.)

Table 1. (con't)

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Thank you very much for your cooperation.

Interviewer to complete this section without subject, after interview has been completed.

On the same rating scale used earlier, please rate.

Cooperation of subject in interview	5	4	3	2	1	NR
Awareness of mobile home costs by subject	5	4	3	2	1	NR
Awareness of alternatives in financing	5	4	3	2	1	NR
Awareness of basic construction of mobile home	5	4	3	2	1	NR
Awareness of source of maintenance problems	5	4	3	2	1	NR
Interior appearance	5	4	3	2	1	NR
Immediate exterior appearance	5	4	3	2	1	NR
Area's or park's appearance	5	4	3	2	1	NR

Interviewer to describe immediate surroundings of  
mobile home \_\_\_\_\_

Distance(feet) to nearest neighbor \_\_\_\_\_

Neighborhood-area \_\_\_\_\_

Location \_\_\_\_\_

Interviewer Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# —移住와 관련한 住宅形態의 選好에 관한 研究—

## Mobile Home 居住者들의 경우

국문요약 ;

황 만 익\*  
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都市住宅 형태는 각 家口의 주택선택에 관한 행위의 한 표현이다. 비록 한 개인의 영향은 미미한 것이라 할지라도, 이들의 집합은 전체적으로 보면 都市景觀의 특징을 나타낸다. 도시 지역에서 居住地 이동에 관한 연구는 많이 행해졌다. 이들 연구는 주로 각 개인이 다른 장소로 移住를 결정하는데 영향을 주는 요인들을, 또는 그 결정과정에 미치는 사항들을 분석하는데 주로 관심을 가졌다. 그러나 한 住宅 형태에서 다른 형태로의 移住에 관한 연구는 거의 없었다. 이러한 移住는 한 家庭의 필요와 欲求의 변화를 충족시키는 중요한 과정의 하나이다. 도시계획이나, 토지이용계획에서 각 주택형태의 수요를 정확히 예측할 수 있음이 필요하고, 각 개인의 상이한 주택형태의 선택에 영향을 주는 요인을 이해하는 것은 효과적인 토지이용 계획을 수립하는데 크게 공헌할 수 있다.

이 연구의 목적은 도시지역에서 한 주택형태에서 다른 형태로 移住하는데 미치는 중요한 요인을 분석하는 것이다. 이 조사에는 미국 테네시주의 Blount 카운티 및 Knox 카운티에 거주하고 있던 280명의 mobile home 居住者를 대상으로 질문지를 사용한 개별면담에 의한 자료를 사용하였다. 이들 자료를 大別하면, 세대주의

연령, 주택환경, 세대주의 사회적 및 경제적 사실, 住宅立地, 그리고 현재의 주택을 선택한 기타 이유에 관한 사항들이다. Discriminant 분석 방법을 사용한 이 연구는 두 가지로 나누어져 있다: 그중 하나는 과거의 주택형태에서 현재의 주택형태로의 移住; 다른 하나는 현재의 주택에서 이사를 갈 경우 희망하는 주택형태에 관한 분석이다. 현재의 주택에 이주하기전에 살던 주택형태, 즉 단독주택, 아파트 및 mobile home 등에서부터 현재의 주택으로 이주하게 된 주요 요인들을 두가지의 특징(Dimension)으로 나누어 생각할 때 하나는 세대주의 “연령”에 관한 특징(그림 2에서 水平軸)이고, 다른 하나는 “가족”(Familism)에 관한 특징(그림 2에서 垂直軸)이다. 위의 “연령”에 관한 특징은 단독주택에서 살았던 사람들과 아파트에서 살았던 사람들을 구분시켜 주고, “가족”에 관한 특징은 현재의 주택형태와 같은 주택에서부터 이주한 사람들을 위의 두가지 그룹의 사람들로부터 구분시켜 주는데 영향을 주는 요인들이다. 단독주택에서 살다가 mobile home으로 이주한 사람들 중에는 노년층의 사람들이 많은 경향을 보여주는 한편, 아파트에 거주했다가 현재의 주택으로 이주해온 사람들은 젊은 층에 더 많은 경향이다. 노년층에게는 주

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택 관리가 용이하면서도 자기 집을 소유해서 다른 사람의 간섭을 받지않는 점을 중요시하는 한편, 젊은층은 직장에서의 접근도를 중요시하고 또 일상생활에 편리한 住宅立地를 중요시하는 경향과 자기집을 소유할 수 있는 장점을 강조하는 경향이 많았다. 단독 주택에서 이사온 사람들은 住宅立地에 관해서는 크게 중요성을 부여하지 않았다. mobile home에서 동일 형태로 이주한 사람들은 대체로 자녀들을 갖고 있으며 이들에게는 값싼 주택을 소유할 수 있음을 중요시 했다. 이와같이 세가지의 주택형태에 살았던 각 그룹의 사람들이 위에 열거한 두가지의 특징(Dimension)들에 의해 뚜렷이 분리될 수 있음은(그림 2에서 셋 중심점) 이들 셋 그룹간에는 주택 선택에 관해 서로 상이한 요소가 작용함을 뜻한다.

장래에 있을 移住의 경우 희망주택의 선택은

“연령”에 관한 특징과 “노동력”에 관한 특징들로서 표시될 수 있다. 前者는 궁극적으로 단독주택으로 이동하려는 연령층과, 현재의 주택형태가 좋아서 그대로 머물려고 하는 층으로 구분시킨다. 노동력에 관한 後者의 특징은 위의 두가지 종류의 사람들로부터 아파트로 이주하려는 사람들을 분리시켜 준다(그림 4). 젊은층의 세대주들은 현재의 주택을 잠정적인 것으로 생각하고, 장래에 단독주택을 소유하기를 희망하고 있다. 다른 한편, 노년층의 세대주들은 현재의 주택이 실로 영구적인 선택인 것으로 생각하는 경향을 보인다.

과거 및 현재의 주택형태와 또 앞으로 희망하는 주택형태의 분석은 각 세대주의 연령, 자녀수, 주위환경에 대한 만족감 및 직장이나 기타 일상생활에서의 접근등의 주택입지에 관한 여러 요인이 주택선택에 크게 영향을 미침을 보여준다