

## CITY OF ST. LOUIS HOME REPAIR EVALUATION SURVEY

Dear Homeowner,

In [year and month] you received home repair services from one the three organizations conducting this survey. The repairs included \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.

We would like to know what may have changed for you since those repairs took place so that we can better understand how our services can help you.

Please take 10 minutes to complete the questionnaire and then return it to the UMSL researchers no later than March 25, 2022, in the enclosed postage-paid envelope. Your responses are confidential and will only be used in statistical summaries. Thanks!

If you have any questions or concerns about this study, you may contact UMSL Professor Todd Swanstrom at 314-516-5259 or email him at [swanstromt@umsl.edu](mailto:swanstromt@umsl.edu).

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### PARTNER ORGANIZATIONS



**YOU CAN KEEP THIS SHEET FOR YOUR REFERENCE**


**Community Innovation and Action Center**

One University Boulevard  
 St. Louis, Missouri 63121-4499  
 Telephone: 314-516-5259  
 E-mail: swanstromt@umsl.edu

**Informed Consent for Participation in Research Activities**

St. Louis Older Adults Home Repair Research Grant

HSC Approval Number \_\_\_\_\_

Principal Investigator: Todd Swanstrom PI's Phone Number: 314-516-5259

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**Summary of the Study**

You are invited to participate in a research study led by Dr. Todd Swanstrom at the Community Innovation and Action Center at UMSL. The purpose of this research is to assess the need for, and effectiveness of, home repairs for older adults in the City of St. Louis in order to advocate for funding for home repairs and to make existing home repair programs more effective. We are mailing out survey questionnaires to about 200 homeowners who received repairs. We will also ask a group of 25-50 homeowners who filled out the written questionnaire if they are willing to be interviewed on their experiences. We are partnering with and received your contact information from one of our four home repair partners: the Community Development Agency of the City of St. Louis, Mission St. Louis, Rebuilding Together, and the Urban League.

Your participation, if you so choose, will involve answering a series of questions about your experience with home repairs. The written survey below should take about 15 minutes. The interview, if you choose to participate, will be recorded and will take about thirty minutes. There are minimal risks involved in participating in this research. There are no direct benefits for participating in this research. Your participation is voluntary, and you may choose not to participate in this research study or withdraw your consent at any time. You will NOT be penalized in any way should you choose not to participate or withdraw. We expect the research to be completed by the Summer of 2022.

Your answers in both the written survey and the spoken interview will be held in strict confidentiality. We will do everything we can to protect your privacy. As part of this effort, your identity will not be revealed in any publication that may result from this study. In rare instances, a researcher's study must undergo an audit or program evaluation by an oversight agency (such as the Office for Human Research Protection) that would lead to disclosure of your data as well as any other information collected by the researcher.

If you have any questions or concerns regarding this study, or if any problems arise, you may call the Investigator, Dr. Todd Swanstrom, (314) 516-5259. You may also ask questions or state concerns regarding your rights as a research participant to the Office of Research, at (314) 516-5972.

## Living in Your Home

We are going to start with some questions about what living in your home was like for you since the repairs have been completed.

1. What impact has the home repair had on your **overall quality of life**?
  - A lot more positive
  - Somewhat more positive
  - Not much difference
  - Somewhat more negative
  - A lot more negative
  - Don't know, Prefer not to say
  
2. What impact has the home repair had on how easy it is for you to **get into and out of your home**?
  - A lot easier
  - Somewhat easier
  - Not much difference
  - Somewhat more difficult
  - A lot more difficult
  - Don't know, Prefer not to say
  
3. What effect has the home repair had on how easy it is for you to **cook at home**?
  - A lot easier
  - Somewhat easier
  - Not much difference
  - Somewhat more difficult
  - A lot more difficult
  - Don't know, Does not apply
  
4. What effect has the home repair had on how easy it is for you to **take a bath or shower safely**?
  - A lot easier
  - Somewhat easier
  - Not much difference
  - Somewhat more difficult
  - A lot more difficult
  - Don't know, Prefer not to say
  
5. What effect has the home repair had on your **comfort level in the home with regard to air temperature and air quality**?
  - A lot more comfortable
  - Somewhat more comfortable
  - Not much difference
  - Somewhat uncomfortable
  - A lot more uncomfortable
  - Don't know, Prefer not to say

**Mental Health and Happiness**

6. What impact has the home repair had on your **overall mental health and emotional well-being**?
- A lot more positive
  - Somewhat more positive
  - Not much difference
  - Somewhat more negative
  - A lot more negative
  - Don't know, Prefer not to say
7. Since the home repairs were made, what impact has it had on your **level of stress about home repairs and maintenance**?
- A lot more stress
  - Somewhat more stress
  - Not much difference
  - Somewhat less stress
  - A lot less stress
  - Don't know, Prefer not to say
8. What effect has the home repair had on the **happiness you feel living in your home**?
- A lot more happiness
  - Somewhat more happiness
  - Not much difference
  - Somewhat less happiness
  - A lot less happiness
  - Don't know, Prefer not to say
9. What impact has the home repair had on your **feelings of safety in your home**?  
(*For example, secured windows, better lighting, new door locks*)
- A lot more safe
  - Somewhat more safe
  - Not much difference
  - Somewhat unsafe
  - A lot more unsafe
  - Don't know, Prefer not to say

**Physical Health and Well-being**

10. What effect has the completed home repair had your **overall physical health**?
- A lot more positive
  - Somewhat more positive
  - Not much difference
  - Somewhat more negative
  - A lot more negative
  - Don't know, Prefer not to say

11. In general, how would you rate your **chances of falling on your property** since the repairs have been made?

- A lot more likely
- Somewhat more likely
- Not much difference
- Somewhat less likely
- A lot less likely
- Don't know, Prefer not to say

### Financial Security

12. Overall, how did the home repairs affect your **financial security and well-being**?

- Much more secure
- Somewhat more secure
- Not much difference
- Somewhat insecure
- Much more insecure
- Don't know, Prefer not to say

13. How has the completion of the home repair(s) **eased your financial burden**?

- A lot easier
- Somewhat easier
- Not much difference
- Somewhat more difficult
- A lot more difficult
- Don't know, Prefer not to say

14. What impact has the home repair had on the **costs of your utility bills** (like gas or electric)?

- Much higher
- Somewhat higher
- Not much difference
- Somewhat lower
- Much lower
- Don't know, Prefer not to say

15. Since the home repair, what effect has it had on the **cost of your regular home maintenance and upkeep**?

- Much higher
- Somewhat higher
- Not much difference
- Somewhat lower
- Much lower
- Don't know, Prefer not to say

**Home Property**

**16.** What impact has the home repair had on how **proud you feel about your home**?

- Very proud
- Somewhat proud
- Not much difference
- Not very proud
- Not at all proud
- Don't know, Prefer not to say

**17.** Given its condition after the repairs, how **valuable do you feel your home is as a financial asset** to you and your family?

- A lot more valuable
- Somewhat more valuable
- Not much difference
- Somewhat less valuable
- A lot less valuable
- Don't know, Prefer not to say

**The next questions ask about your plans to stay in your home. Please think about what you would expect to do if things stayed pretty much the same as they are now.**

**18.** Since the completion of the home repair, how likely do you think you will **stay in your home**?

- A lot more likely
- Somewhat more likely
- Not much difference
- Somewhat less likely
- A lot less likely
- Don't know, Prefer not to say

**19.** As a result of the home repair, has it made it more or less likely that you will **pass your home to another person** later in your life?

- A lot more likely
- Somewhat more likely
- Not much difference
- Somewhat less likely
- A lot less likely
- Don't know, Prefer not to say

**20. If you had multiple repairs, which one had the **most positive effect on the quality of your life?****

*Please select one.*

- Electrical
- Heating/ Cooling
- Plumbing
- Weatherization (Sealing holes and cracks around doors, windows, and pipes, replacing windows)
- Leaks & Mold
- Roof Repair/Replacement
- Structural (foundations, moving walls, doors)
- Exterior (tuckpointing, siding)
- Accessibility (grab bars, ramps)
- Misc. (painting, landscaping)
- Other \_\_\_\_\_

**21. If there were repairs that were not done, which one do you think would have the **most positive effect on the quality of your life going forward?** *Please select one.***

- Electrical
- Heating/ Cooling
- Plumbing
- Weatherization (Sealing holes and cracks around doors, windows, and pipes, replacing windows)
- Leaks & Mold
- Roof Repair/Replacement
- Structural (foundations, moving walls, doors)
- Exterior (tuckpointing, siding)
- Accessibility (grab bars, ramps)
- Misc. (painting, landscaping)
- Other \_\_\_\_\_

**Lastly, a few questions to help interpret the results.**

**22. How many people, including yourself, live in your household?**

- One
- Two
- Three
- Four or more

**23. How long have you owned the home you now live in?**

- 26 years or more
- 11 to 25 years
- 10 years or less

**24. What was the last year of formal education you completed?**

- 0-12 years (high school or less)
- 13-15 years (some college, trade school, associate degree)
- 16 or more years (baccalaureate degree or more)

**25. What was your 2020 household income before taxes?**

- \$15,000 or less
- Between \$15,001 and \$24,999
- Between \$25,000 and \$34,999
- Between \$35,000 and \$49,999
- Between \$50,000 and \$74,999
- \$75,000 or more

**26. What is your ethnic group?**

- Hispanic or Latino
- Not Hispanic or Latino
- Unknown or prefer not to say

**27. What is your sex?**

- Male
- Female

**28. What is your race?**

- American Indian/Alaskan Native
- Asian/Pacific Islander
- Black/African American
- White/Caucasian
- Other

**29. Is there anything else you'd like to share with us about the impact of the home repairs on you and your family?**


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**We would like to follow-up with you in a telephone interview about your home repairs.** If you would like to participate, please provide us with your telephone number below. We will not give away your number to anyone else. All your responses will be strictly confidential. Interviewed participants will receive a \$25 gift card that will be mailed to you after the interview. Please note that not everyone who is willing to be interviewed will be called.

**30. Are you willing to take part in a follow-up telephone interview about your home repairs?**

- Yes
- No, please do not call me

**31. If you answered "Yes," what is your telephone number?**

( \_\_\_ \_\_\_ \_\_\_ ) \_\_\_ \_\_\_ \_\_\_ - \_\_\_ \_\_\_ \_\_\_ \_\_\_

**Thanks for completing the survey and helping make the St. Louis region an even better place for older adult homeowners! Just mail the completed survey in the enclosed stamped envelope by March 25, 2022.**