

KANSAS INFORMATION AND REFERENCE SYSTEM  
FOR HOUSING: PLANNING AND DEVELOPMENT PHASES

by

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CONTENTS

	Page
LIST OF FIGURES . . . . .	iv
Chapter	
I.    Introduction. . . . .	1
II.   Topic Development: Issues and Considerations .	7
The Housing Issue. . . . .	8
Kansas Housing Issues. . . . .	8
Project Anatomy. . . . .	11
III.  Information System Literature Review. . . . .	14
Definition of Terms. . . . .	14
Data and Information. . . . .	15
Information System Terms. . . . .	16
IV.   Information System Planning: Information and Management Analysis . . . . .	20
Preliminary Analysis . . . . .	20
Conclusions. . . . .	24
Existing Data Handling Procedures . .	25
Existing Use of Information . . . . .	26
Summary. . . . .	29
V.   Information System Development: System Specifications. . . . .	31
Data Collection. . . . .	34
Data Organization and Processing . . . . .	36
Statistical Data Base . . . . .	36
Educational and Informational Materials . . . . .	38
Reference Materials . . . . .	39

Chapter	Page
Data Maintenance . . . . .	41
Documentation . . . . .	42
Compatibility . . . . .	42
Release Policy . . . . .	43
Acquisition . . . . .	43
Summary . . . . .	44
VI. Summary: System Specifications and Beyond . . .	46
Housing Assistance Goals . . . . .	46
Cost Considerations . . . . .	46
Implementation Strategy . . . . .	47
Summary . . . . .	49
References . . . . .	50

## FIGURES

Figure	Page
1. Factors Influencing the Housing Process. . . .	6
2. Information System Design Process. . . . .	10
3. Information System: Planning Phase. . . . .	21
4. Information System: Development Phase . . . .	32

## I. INTRODUCTION

As a basic unit within the fabric of American life, housing serves a variety of social and physical needs, requires a number of basic and indirect services, and is affected by a variety of physical, social, and economic events. Therefore, in considering housing as a governmental program function, policy and program development could be expected to address a broad range of interrelated subjects. The housing process (i.e., the concept that housing is both a product and a process) involves numerous decisions related to both public and private resource allocation.

At this time, Kansas' recognition of the general needs and dynamics of the housing process is limited and selective. Currently, the location of the housing function is a division of the Kansas Department of Economic Development (KDED). Based, in part, on a number of consultant reports, work plans, and need projections, the state of Kansas has identified both a variety of needed and desirable housing activities and a course of action by which to achieve these goals. A state housing study conducted by the Institute for Social and Environmental Studies identified thirteen major state housing problems (1976):

1. Regional imbalances of housing supply and demand,
2. Inadequate supply of multiple-family and mobile homes in western and central Kansas,
3. Inadequate supply of low cost single-family dwellings in western and central Kansas has

created problems related to excessive use of mobile homes which, is further complicated by local service capabilities and development regulations,

4. Household shifts from older to newer dwelling units has created some neighborhood and community instability throughout the state,
5. Counties experiencing population growth have not had adequate housing production to meet demand over the last six years,
6. Over time, there will be a need to conserve and rehabilitate housing stocks in those areas where population has remained stable and relied on existing units, particularly in northwest and extreme northeast Kansas.
7. Within the production process the impact of building codes on housing costs, consumer resistance to industrialized housing units, and the lack of contractor interest in rehabilitation projects are seen as continuous production constraints,
8. The need for low cost single-family units to meet households with incomes less than \$12,900 is needed,
9. The private market cannot meet the need for multiple-family units to satisfy those households earning less than \$8,500 annually,