A typical household spends 30-40% of income on housing & related expenses, the largest single item in a household's budget. Home ownership continues to be a major goal for American families today. However, for buyers & for renters, housing costs are increasing at a faster rate than incomes.

In the future population changes will necessitate changes in the housing to accommodate the demographics of the population, particularly the increase in the number & proportion of the elderly living in rural areas. The growing lack of affordable housing is one of the most critical housing challenges facing our society.

**Financial Resources:** (Combined Funding for 2000-2004 Totals over $16M):
- Federal: HUD, Rural Housing USDA
- State
- CSREES
- Other Sources

**Basic Research**
- Determine the Influence of housing on children and elderly in rural communities

**Applied Research**
- Effects of Mobil Homes on Families and Children: determined the characteristics of those residing in mobile homes & identified the community effects on children living in the community
- Quality and Affordability of Housing in Rural Areas for At Risk Populations (elderly): compared the affordability and quality of housing available to the elderly in rural areas

**Education**
- Undergraduate and graduate courses in housing and real estate
- Academic seminars
- Property management programs

**Extension**
- Workshops
- Seminars
- Home buyer/builder shows/fairs
- Mass Media-ratio, television, newspapers, newsletters
- Individual counseling

**Situation**
- Human Capital:
  - CSREES NPLs and other Federal Agency contacts
  - Housing Specialists
  - County/Regional Staff
  - Non-profit contacts
  - Builders/Realtors

**Outputs**
- Increased awareness and knowledge about housing possibilities and options
- Determine that rural trailer parks are less likely to have access to enhancement resources
- Determine that the overall quality of housing for the elderly is higher than expected and those who relocate are more likely to report an increase in housing quality.

**Assumptions**
- People are motivated to learn, knowledge changes, leads to behavior change, behavior change leads to condition change.

**External Factors** – Institutional commitment, cooperation with partners, economic, political, social and demographic conditions remain stable.