San Jose State University
SJSU ScholarWorks

Master's Theses | Master's Theses and Graduate Research

1977

Planning for both growth and quality of life in southern Santa Clara County, California

Lee Bourgoin
San Jose State University

Follow this and additional works at: https://scholarworks.sjsu.edu/etd_theses

Recommended Citation

Bourgoin, Lee, "Planning for both growth and quality of life in southern Santa Clara County, California" (1977). *Master's Theses*. 5360.
DOI: https://doi.org/10.31979/etd.4w9n-j2sd
https://scholarworks.sjsu.edu/etd_theses/5360

This Thesis is brought to you for free and open access by the Master's Theses and Graduate Research at SJSU ScholarWorks. It has been accepted for inclusion in Master's Theses by an authorized administrator of SJSU ScholarWorks. For more information, please contact scholarworks@sjsu.edu.

PLANNING FOR BOTH GROWTH AND QUALITY OF LIFE IN SOUTHERN SANTA CLARA COUNTY, CALIFORNIA

A Thesis

Presented to

The Faculty of the School of Social Work

San Jose State University

In Partial Fulfillment

of the Requirements for the Degree

Master of Social Work

By

Lee Bourgoin

May, 1977

APPROVED FOR THE SCHOOL OF SOCIAL WORK

APPROVED FOR THE UNIVERSITY GRADUATE COMMITTEE

ACKNOWLEDGMENTS

À mes parents, qui m'ont donne de la volonté.

The author is indebted to many people for assistance in exploring the "psyco-socio-politico-economic" aspects of the self-determination of minorities. Michael Hibbard, Sandra Steinmetz, Roberto Vargas, and Roland Wagner have been especially openly generous with professional knowledge, sensitivity to dissimilar people's different needs, creativity, and patience.

PREFACE

"One's-Self I sing, a simple separate person,
Yet utter the word Democratic, the word En-Masse.

"Of physiology from top to toe I sing,
Not physiognomy alone nor brain alone is worthy for
the Muse, I say the Form complete is worthier far,
The Female equally with the Male I sing.

"Of Life immense in passion, pulse, and power,
Cheerful, for freest action form'd under the laws divine,
The Modern Man I sing." (Whitman, 1969:11)

"Our American superiority and vitality are in the bulk of our people, not in a gentry like the old world. The greatness of our army during the secession war, was in the rank and file, and so with the nation. Other lands have their vitality in a few, a class, but we have it in the bulk of the people. Our leading men are not of much account and have never been, but the average of the people is immense, beyond all history. Sometimes I think in all departments, literature and art included, that will be the way our superiority will exhibit itself. We will not have great individuals or great leaders, but a great average bulk, unprecedentedly great." (Whitman, 1969:55)

"...the word always arises only between an I and a Thou...Speech in its ontological sense was at all times present wherever men regarded one another in the mutuality of I and Thou; wherever one showed the other something in the world in such a way that from then on he began really to perceive it; wherever one gave another a sign in such a way that he could recognize the designated situation as he had not been able to before; wherever one communicated to the other his own experience in such a way that it penetrated the other's circle of experience and supplemented it as if from within, so that from now on his perceptions were set within a world as they had not been before." (Buber, 1965:106)

CONTENTS

LIST OF PLATES

Chapter 1

INTRODUCTION

There has been a growing realization among policy planners and decision makers, peaking within the last decade, that in addition to growth alone it is also necessary to strive for quality in the living environment and for ways to maximize the sum total of what serves to enhance public welfare. During the depression of the 1930's growth was dearly and sensibly sought. But the untoward increases in scale and greater quantities of material goods ushered in such contrasting disamenities as increases in some morbidity rates, the destruction of aesthetic, cultural, and material resources, social alienation, and the loss of citizen control of politics.

Many persons have an intuitive understanding of what "quality of life" means to them; planners, on the other hand, are in the position of needing a working knowledge. Noblesse oblige that they be able to operationalize programs in such a way as to ensure maximum satisfaction of the mandates of balanced growth and quality-of-life enhancement. When planning attempts to concern itself with the physical, social, and environmental aspects of development in a rapidly growing region - to wit, Southern Santa Clara County - inevitable time constraints require the commitment to decisive, comprehensive, and effective planning processes while stonewalling against

the typically formidable special economic interests.

This study addresses itself to those required planning processes. First, quality of life is examined. Some attempts at definitions are proffered, measures toward quantification of certain facets are shown, valued aspects of a better or desired quality of life are exposed, and methods of enhancing their attainment are suggested. Next, planning for growth is investigated. Included are a look at what types of planning are necessary, the ways in which information and knowledge relate to the planning process, and other considerations in regional planning, such as the ways in which various portions of the affected populations and officials could participate. Then, descending from these lofty global concepts, the case-in-point of mushrooming growth in Southern Santa Clara County is explored. A glimpse is taken at the historical setting and recent trends, an inventory is taken of the "wants" and "needs" of the region, and an intent perlustration of regional planning efforts is made. Finally, a subjective community survey, intended to fathom residents' perceptions and desires concerning growth and issues that affect their quality of life, is presented. The survey methods and interpretations of results are provided, as well as suggestions for the use of such methods in the regional planning process.

Southern Santa Clara County and many similar areas throughout the country are under heavy urbanization pressures. Development must be guided and controlled in order to preserve the natural advantages that stimulated the growth and to keep

current residents from potential harm that might ensue. The concepts presented above are central to the requisite planning process which can and must be engaged. Noch ist Zeit!

Chapter 2

QUALITY OF LIFE

In contemplating the quality of life concept, Schmandt (1969:13) suggested that it hinges directly on one's inner state and interpersonal relationships. He cites a striking statement to that effect:

> "Is there life before death?" With that ironic twist on a traditional theological inquiry, some of the spokesmen of the hippy movement have asserted that the existence of most urban Americans, in spite of their affluence, is actually so alienated as to be almost lifeless, almost totally lacking in those kinds of meaning and passion which makes one intensely aware of and committed to being alive.

But in dealing with the term on a rational and pragmatic basis, while attempting to deal with a mélange of social and physical circumstances, planners would be much better served by a terse, definitive statement of its essential nature.

Toward a Definition of Quality of Life

The California Chapter, American Institute of Planners, (Hendricks, 1976:179) does not offer a succinct formulation, but instead implies that its purview is coterminous with the boundaries of conservation efforts toward human and natural resources:

> Our position is that a balance must be achieved, one that maintains the present and emerging needs of people for employment, for income, for shelter, and a reduction of inequality; while simultaneously conserving our natural resources, preventing and elim-

> inating the pollution and contamination of the land, the air, and the water, and all else that defines the California quality of life for present and future generations.

Archibugi (1974) is more straightforward, constructing a taxonomy of factors which influence or characterize the quality of life. He fixes these as: personal security, physical and mental well-being, work satisfaction, education and culture, research and innovation, leisure time and recreation, the natural environment, housing and the urban environment, transportation and communication, and political participation. In another part of Europe, the Organization of Economic Cooperation and Development had developed a similar list containing the social concerns common to most of the participating countries, two years prior.

Departing from the custom of refering to quality of life indirectly, Liu (1975a:1) defines it as an output of two aggregate input factors, physical and spiritual. He defines the physical (objective) component as consisting of social, economic, political, and environmental aspects, and the spiritual (psychological) component as consisting of the subjective aspects. He says that the term "is a new name for an old notion. It is a subjective name for the 'well being' of people and the environment in which they live." Further qualifying the concept, Liu (1975b:51) stresses that:

> . . . it is a notion for multidimensional concepts. It varies from place to place, time to time, and in both objective and subjective conditions as perceived by each individual. It is well understood that the overall QOL perceived by any individual can hardly be a simple, linear-additive function . . . .

Liu (1975a:3) also affirms that:

> . . . three general types of quality-of-life definitions are often used:
> 1. Precise definitions of what constitutes quality of life, e.g., happiness, satisfaction, wealth, life style, etc.
> 2. Definition through the use of social indicators, e.g., GNP, health and welfare indicators, educational indicators, etc.
> 3. Indirect definition by specification of components or factors affecting quality of life, e.g., a group of social, economic, political, and environmental indicators represented by different types of indexes.

Wingo (1973) more straightforwardly calls quality of life "the extent to which environments, social and physical, are conducive to a state of happiness, keeping always in mind that for many people externals play a comparatively small role in the quality, extent, or duration of their episodes of happiness." The contrast in a definition that Dalkey (1972) posits highlights the problem with the precise definitions: they often don't agree. Dalkey's RAND study statement is that quality of life "is related to the environment and to the external circumstances of an individual's life - pollution, quality of housing, aesthetic surroundings, traffic congestion, incidence of crime, and the like . . . But they form only a limited aspect of the sum of satisfactions that make life worth while."

All of the above attempted definitions, of course, have certain amounts of merit, and each is useful to the person setting it forth. However, the nature of the task demands that the term first be defined, <u>before</u> considering the utility of the concept constructed in terms of the fabricator's preference; otherwise, the concept may be relegated, as it appears to often be, to the narrow confines of the designer's predetermined area

of usage. Quality of life must be understood to be the degree of excellence of the essential character of a person's life experience, as that person perceives and digests the experience. The complete form of modern man and the vitality of the bulk of the people (Whitman, 1969:11,55) must be fully accepted; the quality-of-life concept is most meaningful and useful when the description of the capacity or amount of its current status is able to issue freely and directly from the people in the community of concern.

Measurement and Quantification for the Enhancement of Well-Being

State-of-the-art methods do not appear to have yet reached the desired stage of development. Archibugi (1974:339) claims that there is a dearth of clear methodological premises for the formulation of the new social indicators:

> . . . most of the difficulties encountered in this field of activity can be attributed to this deficiency. The "problems" inherent in the measurement of the "quality of life" have been tackled in an empirical fashion without any systematic reference framework, and the solutions offered in many cases have reflected partial and incomplete viewpoints.

In describing the methodological difficulties in social systems accounting, Bauer (1966:37) poses a question that had been foreshadowed by Bertram Gross: "Is it better to have a crude measure of the variable you are really interested in, or a precise measure of a variable which is only an approximation of what you are interested in?" Cohen (1977) points to the obsession with economics in what have been developed as the national or metropolitan quality of life factors. He laments

that these factors not only fail to capture the essence of the small town, but in fact deprecate the conditions of life that small-towners value by ranking such characteristics as isolation, parochialism, and the slow pace of small-town living as negative in national surveys. Even on the economic front, Silk (1972:35) decries the rate of advance:

> Similarly, the persistence of poverty and the worsening of many social and environmental problems in rich, highly-developed societies has forced economists to question the inadequacy of their tools for improving human welfare--the classic aim of economics.

Most social scientists, in fact, echo the need for much further work in defining and identifying the factors that determine and influence the general welfare of our transitional society. Many agencies, recognizing that theirs is only a rudimentary start toward the construction of a mechanism to distinguish better from worse, persevere nevertheless.

In Florida, a Department of Community Development has acted just in this manner by specifying socio-economic status, educational achievement, health, quality of housing, and family disorganization or individual deviation as their indicators of urban quality of life or social well-being. They are not remiss to admit (Gainesville, 1973:8) even while taking these measures that, "To date, there appears to be no good, accurate, reliable, and generally acceptable yardstick available." In a stronger economic vein, Tollefson (1972) uses social indicators culled from the statistics of varies governmental bureaus to compute measured quantities to which he imputes "satisfaction" and "dissatisfaction" values; by sum-

ming these, he produces a "quality of life index". Gehrmann (1974) reports that a similar model was developed in Germany under the aegis of the Organization for Economic Cooperation and Development in their social indicator program of social economic planning indices. Taking the source of a broader outlook as his authority, Levi (1975:61) relates that:

> According to United Nations (1961), the concept of level of living comprises the following nine components:
> 1. Health
> 2. Food consumption
> 3. Education
> 4. Occupation, work conditions
> 5. Housing conditions
> 6. Social security
> 7. Clothing
> 8. Recreation, leisure time
> 9. Human rights

Jones (1970) in his study of Washington, D.C. listed fourteen measures of urban quality: social disintegration, community concern, citizen participation, racial equality, unemployment, traffic safety, public order, air pollution, mental health, health, education, housing, income, and poverty. Liu (1975c), in his study covering all 243 of the Standard Metropolitan Statistical Areas (SMSA's), outlined five principal goal areas of the physical components of the overall quality of life, viz., economic, political, environmental, health and education, and social facets. In a separate rendering, Liu (1975a: 3) made the distinction that:

> Since what I call spiritual inputs are not normally quantifiable at the present, the quality of life output (QOL) may be taken at a particular point in time as a positive function of those social, economic, political, and environmental inputs which are quantifiable.
>
> Based primarily on criteria developed by President Eisenhower's Commission on National Goals, the QOL concept as I perceived it is measureable [sic] by nine component

> indicators, with each indicator being represented by a set of quantifiable variables.

The indicators to which Liu was alluding are: individual status, individual equality, living conditions, economic status, technological development, agricultural production, health and welfare provisions, educational development, and state and local governmental functioning.

Ceding the Maslowian needs-hierarchy frameworks to others, Archibugi (1974) developed an accounting framework of uses during the Progetto Quadro project, part of preparatory research for the drafting of the Five Year Plans for Italy. Based on the American PPBS (Planning-Programming-Budgeting-System) but extended to include private as well as public spending, this process designed for optimizing choices regarding the quality of life is an accounting framework of resource use consisting of a "current" section and a "program-timed" section, each of which has three dimensions - sectoral, institutional, and territorial. In yet another alternative manner, Barker (1973) developed a framework for measuring the qualities of towns as habitats and the behavior outputs of subgroups, deriving a catalogue of behavior setting genotypes, during his work in both an American and an English town.

Thus, many models are based primarily on either purely economic foundations while others show strains of social coloration. Certainly, maintaining a thumb on the pulse of both of these activity areas is important in attempting to assess quality-of-life levels at any particular time. In showing that

a high economic level may mean lower levels in other desired areas, the Population Reference Bureau (1975) notes that in Japan the fumes of car exhausts have thrown nature tragically out of balance, causing trees to shed their leaves four times a year and birds to develop asthma and bronchitis in the environs of Tokyo, Kawasaki, and Yokohama. Stateside, Barnett (1974:146) judges that, although one should not confuse environment and natural resources with the overall quality of life concept, total environmental protection is most important and that the country "would have to give up only a tenth of one percentage point in annual growth of national output to pay for this active abatement policy. . . . The task for modern societies is to bend their enlarged technology and productive power to improving quality of environment and, more generally, quality of life." Liu (1975c:50) adds further testimony corroborating the maxim that money cannot always buy happiness with his research which disclosed that "SMSA's which had outstanding ratings in the economic component did not simultaneously have outstanding ratings in social, political, environmental, health and education components." Not in direct accord with respective economic strengths, the West Coast and Mountain States fared best in the ratings, while those of the South lagged. The effects of the family living environment were unveiled by Wilner (1962) in his study of housing and morbidity rates of tuberculosis, dysentery, skin disease, lead paint poisoning, childhood infections, and mental health; he found a definite correlation between the type of family hous-

ing environment and incidence of pathology. Possessing knowledge of this sort about effects on quality of life must indisputably be invaluable to decision makers.

The upshot of these variegated forays in search of measurement techniques is the realization that getting a handle on quality of life is somewhat like trying to put one's finger on a ball of mercury. As soon as it is engaged to any degree, it breaks away or rolls off to the side. Since it cannot be fully engaged directly by the investigator, then it is necessary to approach from several directions at once in order to hope for any chance of capturing its essence. Zapf (1974:662) is helpful toward this end by providing "a brief review of the most promising social models, by which I mean not specific projects but typical approaches that have been developed and tested in several places." The models he enumerates are: systems of social indicators, social trends compendia, standardized replicated surveys, country comparisons, quality-of-life surveys, standardized tests, social reports, reports on the future and future social indicators (conditional extrapolations), accounting systems, corporate social auditing, goals accounting, societal simulation models, and councils of social advisors. Since social indicators consisting largely of economic and social pathology levels are most readily at hand, they are most immediately consulted. But these do not, and in a sense cannot, fully appreciate the <u>sine qua non</u> of the general public's quality-of-life experience. So it is fundamentally essential that some of the methods utilized to plumb

quality of life levels be capable of eliciting subjective content material, directly soliciting the information from the population concerned. It does not seem unrealistic to imagine a future in which a central information-gathering computer would randomly select persons to whom it would mail requests for those persons to register their replies at any of many local access terminals; questions asked would probe for both quantitative and qualitative response content. The computer could identify the respondent through thumbprint scanning at the access terminal, could follow up (perhaps with the help of outreach workers) on the initial request, could digest the data for staff analysts, and could bolster patriotic participation through the added encouragement of a promptly mailed reasonable payment to respondents. Such an ongoing scheme of infusion of the people's opinions and desires directly into the decision makers' inner circle could become as important as representative elections!

Value-Base Underpinnings

There is nothing "scientific" about value preferences. Individual and societal yearnings for more meaningful lives, peace and social justice in the world, affection, a sense of belonging and participation, status, respect, power, and a stable yet quiet dignity for mankind can be counted and perhaps even generally predicted from past trends, but are pervaciously resistant to supplying meaningful information by means of convolving through mathematical permutations. As if one needed proof of this, Kenneth Arrow (1951) rigorously took

proponents of opposing views to task in substantiating his postulated impossibility theorem regarding the inability of constructing a general social welfare function. So how does one search for a valid value base?

Some moral imperatives (e.g., housing for the poor, desegregation, and clean air) are clear and widely shared. In many other cases, the issues are not as clear-cut, so that one can best determine the value base as Wingo (1973:4) suggests: "Finally, one can look at the way in which people behave, how they make structured choices, to infer how people value external conditions." Hendricks (1976:180) believes that probing this value base is intrinsic to the planners' mandate.

> The strategic planning process is continuously concerned with:
> + Discovering preferences of the people and making them explicit; . . .
> . . . . . .
> Choosing a quality of life and standards of living that determine the ends sought by the people involves selecting desired or tolerable levels of the primary factors.

He continues that people's preferences are obtained by informing them of the options among means, ends, and consequences of choices available to them. Bauer (1966:46) holds that in the development of indicators, the social planner places values on the various elements in the system he proposes. He posits that by the time a concept is reduced to a level of abstraction on which one can make calculations, many choices among surrogates have been made. Bauer (1966:232) believes that in determining progress for the "common good", planners must recognize

that "the extent to which public interests are served can be appraised only by looking at the satisfactions provided for a great variety of interesteds throughout a society." Keeping tabs on people's satisfactions and interests goes to the very quick of the planning process. Archibugi (1974:339-340) concurs in the public choice method of determining chosen means and ends:

> In recent years, improvement of "quality of life" has become a primary goal--at least in the more advanced industrialized countries. This desire stems from the realization that economic growth, at least as it is conceived and measured by traditional national accounting methods, is no longer sufficient to guarantee real "wellbeing" [sic].
>
> . . . . . .
>
> The choice of the classes or categories obviously results from a selective process which is conceptual, arbitrary, and which cannot be illustrated here.

Planners may never be able to figure out just why certain of the various options are chosen by the public, but they can determine outcomes (or probable outcomes).

Studies of outcomes among value choices abound in the literature. For example, Rothman (1964:491) has found much research support that the extent to which residents identify positively with their locality they support local subcultural institutions. Dannenbrink (1976) finds that community design, heritage, and a sense of neighborhood identity are valued. In another study, Gruen (1972) found that the prestige and exclusiveness of the suburbs were valued by the upward mobile and the arrivé migrating there. In his study of open space, an sich, David Berry (1976:113) found that there are "six major kinds of values which people ascribe to open space (utility, functional, contemplative, aesthetic, recreational, and eco-

logical values), whether the open space is public or private, urban or rural, or large or small." Man's roots are in nature, was the anticlimactic yet telling background theme to the work of Reich (1951) in his investigations of the essence of the human condition, in fundamental agreement with Berry's theme. In a similar strain, both Neiman (1975) and Bish (1974) chime in that they find that the public prefers smallness and homogeneity in the size of their towns. On the other side of the coin, Baldassare (1975:818) finds that:

> The context of urban crowding (high areal and/or high household densities) causes individuals to have less [sic] friends, . . . know their neighbors less intimately . . . show more feelings of powerlessness . . . Individuals living in dense micro-environments will exhibit similar detriments in social relations and personality as did those people living in dense urban contexts.

Baker (1973), in his study of urban environments, found that aspirations and educational achievement were closely related to the home environment pattern. Herber (1963) goes so far as to observe that the social symptom of the effort of millions of people to vote with their feet in severing their connections with the metropolis indicates the dilapidating condition of metropolitan life. He feels that modern urban civilization has reached the truly netherian depths of anonymity, social atomization, and spiritual isolation. Research conducted by the Stanford Research Institute for the Subcommittee on Rural Development of the Committee on Agriculture and Forestry of the United States Senate (1975) substantiated the disamenities accruing with increasing urban scale. Citing the "law of inoptimum", the Institute concluded that although economic

conditions continue to favor the growth of the largest SMSA's in the United States, larger scales were a decidedly socially disruptive factor. Large urban environments were found to offer a few desirable social attributes for some people: free expression of diverse life styles, economic diversity, cultural experience, anonymity, mass sporting events, the opportunity for personal achievement, and the possibility of having high economic rewards in specialized fields of competence. However, the great preponderance of the population preferred the suburban rings where they felt family life to be well supported, they could enjoy their desired individual and small group leisure time activities, and they could avoid what they perceived as undesirable social attributes of the large urban areas. Survey results indicated that residents of large cities felt their communities were becoming worse, while those of towns and rural areas felt their living environments were becoming better; more than half of the sampled populations desired to live in towns or rural areas, while fewer than a fifth wanted to live in a city. The undesirable social attributes that were seen in large urban areas were: an underlying homogeneity yielding superficial diversity, cultural and familial breakdown, alienation, too much competition, increasing rates of violent crime with increased city size, built-in perceptual poverty due to diminished diversity, the enlargement of living scale beyond human comprehension, decline of more traditional social forms and the rise of secularized and rationalized social forms, a sense of powerlessness, normlessness, social

isolation, and anomie, significant pollution of air, noise, and water, increased mortality rates, increased commuting time, more traffic deaths, and higher costs in making most types of changes to municipal services systems such as sewers. Van Tassel (1973:571) agrees with the content of these findings and adumbrates that "overall, America's smaller communities stand to gain more with respect to quality of life in the next decade than the larger cities do."

In considering aspects of locating value bases, the most palpably manifest observation is that, although some values are so nearly ubiquitous that they are intuitively suspected, by and large the way in which value bases can be known or verified is by sampling and counting. People's preferences can be obtained by allowing them information on alternate ends, means, and probable consequences of choices. Values are ascribed to such considerations as community identity, the physical size of the community, various types of open space, and a host of other considerations. For most persons, smaller communities appear to be more amenable to supporting a becoming life.

Chapter 3

PLANNING FOR GROWTH

Planning invariably carries the social cachet that improving the lot of the people is a firmly entrenched ingredient in those elements of societal value bases that are widely shared throughout the world. This situation will undoubtedly persist, weathering the sporadic fustigation that impinges. However, the fulmination that does surface against planning's brainchildren can be material in effecting corrections in the course plotted by this developing science. For example, Downs (1973:1) cynically observes that:

> Urban development in America is frequently described as "chaotic" and "unplanned" because it produces what many critics call "urban sprawl". But economically, politically, and socially, American urban development occurs in a systematic, highly predictable manner. It leads to precisely the results desired by those who dominate it.

Downs continues to rail against the economic and social exclusiveness of the suburbs, pointing to existing "attitudinal constraints" and "physical constraints" hampering progress toward resolution of the imbalance obtaining. Whether his critique ends with the excogitation of Icarian visions or a Mickey Mouse application is of no great moment. The import of the exercise is that the question of a desirability of a basic shift in the process of planning practice is raised.

A second global observation is that planning must be

concerned with growth. The population boom has not yet fizzled, and augmenting GNP's have not yet reached their inevitable limits of resource consumption rates, speed of capital production, and technological advantage-taking. The chief factors that planning for growth entails are laid down by Hendricks (1976:179):

> Growth, and its management, is concerned with the following primary factors:
> Total population
> Population distribution
> Resources and their consumption levels
> Effects on technology
> Economic stability
> Social inequality
> Materials and energy conservation
> Waste management

Thus, the overall mandate is a clear one, with the only real questions remaining being that of the formulation of service modes. Decision makers are often concerned with trying to venture beyond "muddling through" á la Lindblom (1959), taking into account the social, psychological, cultural, economic, and political factors among others, in planning on a regional basis.

Regional Planning

John Friedmann (1973:257) issues what appears to be an obiter dictum in saying that "behavior is related over distance; cities and regions are not isolates, but together form stochastic energy systems that are subject, by extension, to the laws of entropy and information." Interpreting it as such would completely miss the mark; the essentia of the whole of the science of regional planning are encapsulated in that succinct

location. Supporters are legion. Adherents Isard (1960), Vining (1964), Berry (1964), and Olsson (1965) characterize regional science approaches as the study of relationships in space, conceptualized as systems endowed with mathematical properties. Propositions are formulated about the spatial structure of economic activities, the statistical distribution of city sizes, the pervasive effects of distance in the ordering of regions, the role of exports in regional economic growth, regional multipliers and linkage effects, the pattern of migration flows, core-periphery relations, and the relationship of changes in economic structure and location.

Forms of planning solutions. Wurster (1963:27,28,32) draws notice to the leveling of densities of open areas vis-a-vis cities, due to the land speculation that is diminishing the possibility of preserving originally-planned open space and yielding "rurbanization". She discerns that:

> The structure of metropolitan regions is just coming over the horizon of public and professional concern in the United States, and the variables are only beginning to be explored systematically . . . these issues have to do with diversity and choice, on the one hand, and balance--or scale--on the other, . . .
>
> . . . . . .
>
> . . . a city has always meant a highly variegated population: rich and poor, young and old, educated and ignorant, people of differing nationality and ethnic stock.
>
> . . . . . .
>
> . . . In all of these cases, it is recognized that a balanced, diversified city is desirable, and that advanced planning is necessary.

Donald Foley (1963:48-49), reporting for the Governor's Advisory Commission on Housing Problems, issues the corollary statement that social and civic problems cannot be divorced

from basic questions of urban structure and the pattern of metropolitan growth:

> If we have learned anything from the history of cities in America and Europe, it is that a city must provide for people from all walks of life. This is a city by its very definition and organization. If this lesson is to be carried over to California's new communities in which most of the five million new homes will be built, California's new cities must provide a place for the settlement of industries and of all people dependent on them for the secondary services connected with city life. It must provide for those formations before the fact, not after. . . .

In charting new directions for California's regional planning, Wurster (1963:30) notes positive steps taken in that direction in many of the countries of northern Europe:

> Whether in the New Towns of Britain or in the big satellite communities of Amsterdam, Rotterdam, Stockholm, and Copenhagen, it is taken for granted that urban development should be contained within predetermined limits, that various types of housing must be provided to serve all social and income levels, that homes should be reasonably convenient to both employment and permanent open space, and that corporate unity is essential, whether as an extension of the central city or for diversified independent communities.

Baruth (1960) proposes a similar type of expansion on the principle of balanced city development rather than chaotic scatteration, conserving the natural amenities of the affected region. Using the San Francisco Bay as the hub for his system, he proposed that residence and employment should be related in urban centers of substantial size, in order to form a regional network which could stretch from Sacramento to Monterey.

Putting into service his successful experiences in both Chile and Guayana, as pertinent evidence, Friedmann (1973) stresses the integration of empty spaces into effectively settled spaces of countries through the development of function-

ally specialized core regions. This involves carefully determining and effectuating definitive settlement patterns and urban subsystems. The suggestion, then, is to utilize a comprehensive land use model, which Galloway (1977:69) neatly delineates:

> By comprehensive land use model, we mean a model which incorporates a desirable unitary end state, a portrait of the future developed by using specific analytical and implementing tools and supported by a bundle of value propositions which tend to legitimize as well as constrain the activity of planning to the provision of the cities' future space and activity needs. . . . to make and adopt a master plan. . . .

The report to the Senate Subcommittee on Rural Development (1975:84) ponders the implementation of a comprehensive plan by using economic and statutory incentives:

> If federal and state intervention were used to lessen the differential in job opportunities between large and small SMSAs [sic], many individuals would hasten to increase the skilled labor market supply in smaller SMSAs [sic]. The economic policy issue, for which this paper has only provided a context for analysis, is: what type and magnitude of planned intervention would be required to significantly change existing urban-suburban growth patterns. . . .

Intervening and mitigating considerations. In the proffered planning formats above, the question that arises is in regards to who will paint the portrait of the future, which is to be used as a goal. Galloway (1977) points out that planners must be aware of the pluralistic nature of values and of their own pluralistic composition as a group of professionals. He reasons that criticism of the all-inclusive master or general plan as the normative model has caused a paradigm change in the planning profession, so that although there remains plural-

ity of planning theory as a result, certain concrete products have nontheless precipitated; these are a pervasive tendency toward relabeling the plan as a continuing process, altering the planning approach by continually revising forecasting data and subsequently amending the plan, and being sensitive to the notion that planning in democratic societies connotes planning for diversity.

Schumacher (1973:75) spells out another prime factor that intervenes (or should have weight) in the process of plan formulation:

> What is the meaning of democracy, freedom, human dignity, standard of living, self-realisation [sic], fulfilment? Is it a matter of goods or of people? Of course it is a matter of people. But people can be themselves only in small comprehensible groups. Therefore we must learn to think in terms of an articulated structure that can cope with a multiplicity of small-scale units. . . .

Planning should keep in mind that the people living within the region will need to function within the chosen structures. But the record shows that planners have more often serious difficulties than not in attempting to respond to the functional activities of the populace in a positive manner. Bish (1975:74,77,78) illustrates these frustrating attempts:

> . . . if two or more persons voluntarily agree to trade, and no others are adversely affected, resource allocation is unambiguously improved.
>
> Although recommendations to assist individuals to achieve Pareto Optimality or mutual gains has been traditionally accepted, at least in principle, . . . the criterion has also been recognized as extremely restrictive. . . .
>
> . . . . . .
>
> . . . "verstehen" or empathetic understanding of the motivations of other persons by putting yourself in their place. . . . is suspect because an observer can never really understand the motivations of another person. My observation is that most social scientists do in fact use it in

> their work. . . .
> . . . . . .
> At the same time, there is evidence that . . . large lot zoning restricts new housing construction and slows filtering processes so that low-income families are unable to move up to better quality houses as rapidly as would otherwise be the case. . . .

Another frustration is documented by Merewitz (1972), who explains that much of the subsidization in highways and mass transit (such as the estimated $1,330 yearly subsidy per regular rider, primarily high-income commuters, in the San Francisco Bay Area BART system) accrues disproportionately to suburbanites or landowners.

The issues of energy and environmental concerns have also had their impact. Catanese (1974) has described their effects on planning and land use applications exhaustively. But the social community of planners is rather lethargic, not wont to change, as Kain (1970) and Perloff (1974) observe: the comprehensive land use model was kept as an important central concept, with newer techniques and applications internalized. The changes in priority meant a shift in thinking, but did not obviate past practice techniques completely.

In Maryland, an attempt has been made to join planning expertise with citizen action (Green Spring and Worthington Valley Planning Council, Inc.) in an effort to guide large-scale development by citizens' applications of principles of conservation and humanitarianism (Wallace, 1971). The resulting Plan for the Valleys employing a refined community pattern based on the cluster instead of the row, and using a neoteric ecological planning approach that first identified land that

should be left in the natural state. The effort is a test of whether private agreements can succeed in executing subregion plans, or whether suburban sprawl can only be averted through state or federal intervention by using the power of eminent domain. Dannenbrink (1976) provides guidelines for the development cluster's use as a building increment for regions, as well as the use of features to affect identity attributes of urban form. The three types of implementation criteria he names are: the performance of established objectives; comparison to nearby existing locations; and the construction of precisely designated structural patterns.

Although planners may in the end be content with adjusting a system's iatrogenic disorders, or reduced to "satisficing" with stopgap measures, their initial intents are invariably to act completely and comprehensively in planning for the region of interest. Hendricks (1976) lists the main components of synoptic planning as being the consideration of: time horizons connected with various sub-components of a plan; critical functional limits within ecosystem-like arrangements; comprehensive coordination; flexibility; boundaries of jurisdictions vs. boundaries of problems; local government involvement; indirect effects of current actions; ethics and values for survival on spaceship earth, being mindful of the possible loss of jobs due to environmental control efforts; reducing inequality of the poor, minorities, handicapped, and disadvantaged; and the "commons" problem, the situation of the cumulative deterioration of environmental quality or the

cumulative depletion of natural resources in such a manner that the effect cannot be ascribed to particular actors, governmental or private, in the state economy.

The Relationship of Information and Knowledge to Planning Practice

Planners have expert knowledge in their field of practice, knowledge which they must exercise in the course of the activities of their workaday world, albeit the sufficiency of this information and knowledge has been questioned of late. The askance view of Farbman (1960:22,26) has enjoyed a plethora of similar sequels:

> . . . physical bias is an attitude on the part of the planner which leads him to conceive of the principles and techniques of his profession as the key factors in determining the particular recommendations to be embodied in his plans. . . .
> . . . . . .
> . . . for the structural impact of the plan are only a part of the total impact. This total impact must be conceived as a web of physical, economic, and social causes and effects.

Turner (1972:97) pokes housing planners with a similar jab:

> . . . the phenomenon of invisibility. People become invisible in the housing process to the extent that officialdom either does not see them at all or sees them only in terms of quantities of stereotyped human beings. This blindness is the result of a genuine desire to improve the living conditions of as many people as possible; a fixed idea of what constitutes "good" housing; a recognition of severe limits on public and private commercial sector resources to attain these goals; an emphasis on standardization of design and production efficiency; and a consequent discounting of the role of the dweller in the provision . . . based on the assumptions that public participation is inefficient and time consuming, that people "don't know what they want," or simply that trained technicians "know better" about laymen's needs than they do.

It seems obvious that planners are making a noisome blunder.

Or is there another side to the story? It has long been known, as Merton (1948) points out in his studies on housing and behavior, that rarely can an individual judge a priori what his reactions will be to an environment that he has not experienced. What does this mean for consumers who have not yet experienced their potential futures? It means only that both they and planners with an interest in their situation should attempt to act within the boundaries of their respective knowledge, assisting each other in the creation of the best possible future.

Borkman (1976) says that experiential knowledge can be understood as being truth based on personal experience with a phenomenon. She describes the relationship between professional knowledge and personal knowledge through the simile that they can coexist just like religious and scientific truth. The major differences that she outlines between professional and experiential knowledge are that experiential knowledge is: pragmatic rather than theoretical or scientific; oriented to here-and-now action rather than to the long-term development and systematic accumulation of knowledge; and holistic rather than segmented, encompassing the total phenomenon experienced. Since various types of information are better than a more narrow view in the planning process, a stochastic process of information gathering from various information sources might be best in the general situation of ongoing information updating. In the more particular situation in which a specific project is being considered, the proper means

to the end of appropriate project completion would be by proceeding with information-gathering and planning tasks with participants functioning at all points according to abilities (both personal and professional types) and the effect of the designed project on their future lives.

Participation

As mentioned earlier, Zapf (1974) believes in an eclectic approach to societal monitoring; what is even more significant is that he envisions the societal monitoring of the quality of life as an emerging model of governing in which the collective interests of the polity will have significant input into the shaping and guiding of policy. A different approach is taken by Handy (1970) who views behavior as a product of organism and environment in quantifying values for use in policy making.

A callous view of the nature of the human condition is taken by Boguslaw (1965:112) who puts the polity in their place with respect to the design of systems of governance:

> What we need is an inventory of the ways in which human behavior can be controlled, and a description of some instruments that will help us achieve control. If this provides us sufficient "handles" on human materials so that we can think of them as one thinks of metal parts, electric power, or chemical reactions, then we have succeeded in placing human materials on the same footing as any other materials and can proceed with our problems of system design.

"Human materials", indeed! Describing the concept of people in a manner similar to Boguslaw's "human operating units", Rogers (1956), in his classic debate with Skinner, demarks the concept of human behavior control into five elements: a

decision about behavior goals; use of the scientific method to discover the most effective means to the ends selected; obtaining power and establishing the methodology; exposure of the individuals to the prescribed conditions; and the entrenchment of social organizations to promulgate and perpetuate the human behavior patterns chosen. Rogers, who is a well-known humanist, was illustrating rather than defending the method; fortunately, most persons in the Free World uphold the ideal of some form of democratic participation, even if it is not ubiquitously practiced, eschewing dehumanizing psychological controls whenever they are recognized as such.

Arnstein (1969:216) eloquently phrases this notion in her writing on "maximum feasible participation":

> The idea of citizen participation is a little like eating spinach: no one is against it in principle because it is good for you. Participation of the governed in their government is, in theory, the cornerstone of democracy--a revered idea that is vigorously applauded by virtually everyone.

Arnstein then goes on to construct a typology of eight levels of citizen participation, which ranges from nonparticipation through tokenism to citizen power. The levels of citizen participation, in order of increasing potency, are: manipulation, therapeutic activities, informing the polity, consultation, placation, partnership, delegated power from traditional powerholders, and citizen control. The pivotal question is, "Who exercises control?"; this was exactly the point of contention that Walinsky (1969) focused onto when Moynihan described the city councils of New York City as representative of the communities, many of which have been long-suffering

from neglect and decay of their neighborhoods.

Davidoff (1965:331) directs the issue of control to planning areas of interest to the public:

> City planning is a means for determining policy. Appropriate policy in a democracy is determined through political debate. The right course of action is always a matter of choice, never of fact. Planners should engage in the political process as advocates of the interests of government and other groups. Intelligent choice about public policy would be aided if different political, social, and economic interests produced city plans. Plural plans rather than a single agency plan should be presented to the public.

Altshuler (1970) observes that there is, in fact, just such a trend toward pluralistic planning. Even the rational comprehensive planning community believes in the desirability of lower-level participation in planning. Rothblatt (1970:35) evidences this by suggesting that "plan initiation should come from the smallest relevant unit of decision-making, based on its own set of goals, trade-offs between goals, and attitudes toward time horizon, risk, and uncertainty." Neiman (1975:73) provides qualified support for this position by concluding that "the public choice approach . . . holds great promise as a prescriptive paradigm, although it does not have much explanatory power. A fundamental and increasingly pressing concern of American citizens is the creation and nurturing of responsive, yet efficient, political institutions." Well put! Mr/Ms. Average America has no need for the personal capability of explanatory power; that's what planners are supposed to provide. He/she is more interested in prescribing <u>what</u> should be done, given some information about the options and constraints.

Even when participatory functions are clearly defined,

there still appear to be obstacles to full participation. A report on both means of citizen involvement and the use of questionnaires in town planning (Fagence, 1974:297,298) concludes that:

> The unmistakable message of much of the literature concerned with democratic decisionmaking, and of the many practical examples of citizen participation programmes [sic] in the planning process is that the exercise is difficult and often traumatic for each participant. . . .
> . . . . . .
> . . . participation programmes [sic] require effort, dedication, and may be "painful" to the participants. If such programmes [sic] are to be meaningful it is likely that new skills are required of the professional planner. One such area of skill is that of designing a survey of public opinion, and particularly of designing a suitable questionnaire.

These difficulties are well-documented elsewhere (e.g., Tullock, 1969). Sproule-Jones (1973:180-181) lays it down in brass tacks:

> . . . there are two types of benefits and costs, then:
> $P = f(EP_uB, EP_rB, EP_uC, EP_rC, R)$
> where EP_uB are expected public benefits from participation,
> EP_rB, expected private benefits from participation,
> EP_uC, expected public (consumption) costs associated with a level of participation,
> EP_rC, expected private (opportunity) costs of participation,
> R, personal resources of an individual
> . . . . . .
> . . . the private costs of time and effort expended in participation. These tend to be extremely high when participation goes beyond the mere voting stage, particularly in terms of marshalling and evaluating information in face-to-face encounters with public officials. These private opportunity costs fall differentially on the mass of citizenry, and appear, empirically, to reinforce the existing unequal distribution of resources among them. . . . participation will be restrained by such private costs.

That's exactly what happens. The persons and groups that do actively participate are usually either special interest groups

or are concerned with a single issue (they fade offstage after their brief act). These individuals and bodies public are by and large not representative of the overall community, but they do make their impact. What are needed are less painful modes of participation by the overall community. This may very well entail efforts by planners to reach out to these individuals, for policy-making officials to enhance the democratic process by fully engaging the polity (Lindblom, 1965), but also going beyond that "game of power" to a point at which experiences and information are communicated to the extent that perceptions are altered--dialogue.

Another latent possibility in the relationship of the general public to the center of power is that the structure of the general public as a body might change, thereby modifying the relationship. Dunn (1971:238) unravels the intricacies of such a social evolutionary process: ". . . the distinctive thing about the social process is that mankind, as individuals and as groups, is capable of <u>behavior directed to changing behavior</u>. Change is not purely stochastic, but includes a purposive element." Drawing on the concepts of the synthetic theory of biological evolution as applied to humans (e.g., Dobzhansky, 1962), Dunn makes the analogy that a synthetic theory of social transformation is possible, including adaptive specialization in the form of subsystems, through the existence of learning systems. Mankind can evolve through an ongoing process of social learning in which existing social organizations are transformed. The organizational change

attending social learning will be represented as both a process of "entity redefinition" and one of "network transformation". Behavior will be directed to evaluating and reorganizing behavior. "Entity redefinition" refers to the organization's modifying of its own image, causing a paradigm shift defining its own boundaries of activity; "networks" are functionally linked activities. In this manner the general public could transform to respond more effectively (without attendant psychic pain) to the challenges presented by the existing power structure, drawing some of the power from the center.

But until society restructures itself, pluralistic participation in planning will require planners to reach out in order to sample public opinion. Ad hoc citizen bodies and special interest groups will probably not be faithfully reflective of the true currents of the population as a whole. The need will be to make participating as rewarding as possible for the community at large, and to enter the planning process as a partnership so that participants are aware of impacting the future and so that the wide range of inputs do in fact have an impact.

Chapter 4

"SOUTH COUNTY"

Southern Santa Clara County, California (hereafter denoted by South County) lies south of San Jose, approximately bounded by the northern boundary of the Coyote Planning Area, the hills of the Diablo Planning Area to the east, the southern boundary of the Gilroy Planning Area, and the hills of the Llagas-Uvas Planning Area to the west. PLATE I allows a quick visual appreciation of this area. The portion of the Santa Clara Valley floor contained within the four planning areas of Coyote, Morgan Hill, San Martin, and Gilroy will be examined, with a special emphasis on the Morgan Hill area. Much of this area is rural, with yet-unspoiled natural resources.

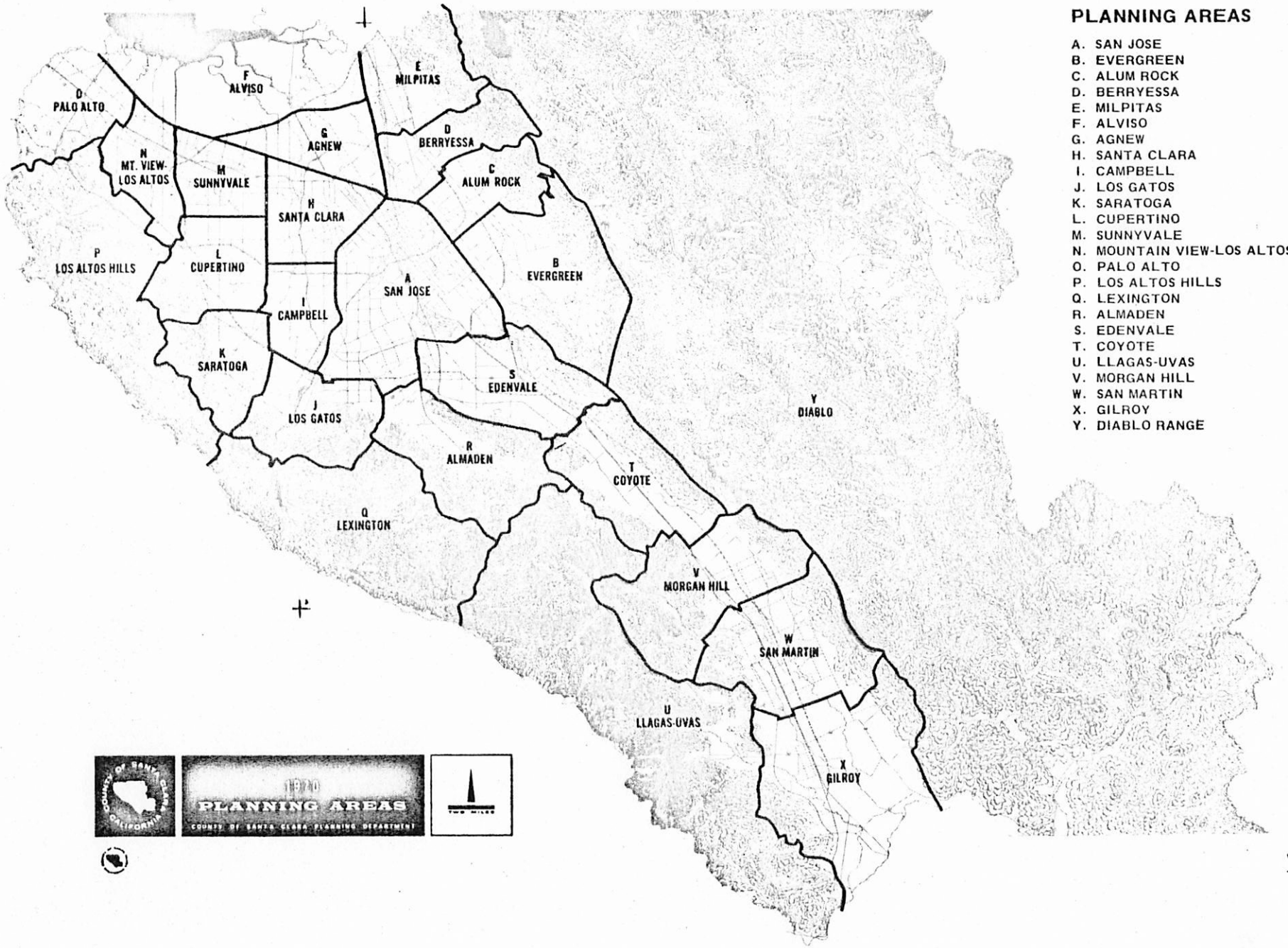
Background

Before World War II, Santa Clara County was renowned for its agricultural products, notably prunes, apricots, and almonds. Since then, the electronics industry has blossomed and grown to become the area's major industry type; most of Santa Clara County's electronics firms are in the northern and central part of the county. The population as a whole is mobile, with the private automobile continuing to be the primary and most attractive mode of transportation. A report by

PLATE I

SANTA CLARA COUNTY PLANNING AREAS

Source: Santa Clara County Planning Department


PLANNING AREAS
A. SAN JOSE
B. EVERGREEN
C. ALUM ROCK
D. BERRYESSA
E. MILPITAS
F. ALVISO
G. AGNEW
H. SANTA CLARA
I. CAMPBELL
J. LOS GATOS
K. SARATOGA
L. CUPERTINO
M. SUNNYVALE
N. MOUNTAIN VIEW-LOS ALTOS
O. PALO ALTO
P. LOS ALTOS HILLS
Q. LEXINGTON
R. ALMADEN
S. EDENVALE
T. COYOTE
U. LLAGAS-UVAS
V. MORGAN HILL
W. SAN MARTIN
X. GILROY
Y. DIABLO RANGE
D PALO ALTO
F ALVISO
E MILPITAS
G AGNEW
D BERRYESSA
N MT. VIEW-LOS ALTOS
M SUNNYVALE
C ALUM ROCK
H SANTA CLARA
P LOS ALTOS HILLS
L CUPERTINO
A SAN JOSE
B EVERGREEN
I CAMPBELL
K SARATOGA
S EDENVALE
Y DIABLO
J LOS GATOS
R ALMADEN
T COYOTE
Q LEXINGTON
V MORGAN HILL
W SAN MARTIN
U LLAGAS-UVAS
X GILROY
1970
PLANNING AREAS
COUNTY OF SANTA CLARA PLANNING DEPARTMENT

the United California Bank (1975:7,12,20) says: that "two out of every five manufacturing jobs in the county are in electrical equipment" which accounts for 25% of the state's electrical equipment industry employment; that the county is "one of California's most affluent areas, with the highest median family income among the state's 17 metropolitan areas, $17,815 in 1975;" and that the Santa Clara County Transit District (which was established in 1972, expanding its fleet of buses since then) "is still only a minor carrier of passengers, accounting for only 1% of the daily person-trips (a one-way trip made by one person) made in the county." Most of the agricultural land in the area has been broken up, replaced by tract homes. Agriculture has diminished from its ci-devant importance in the areas of Edenvale, Coyote, Morgan Hill, and San Martin; this is because farmers are reluctant to invest in keeping land that lies between developing areas fertile, allowing it to lie fallow until it can be subdivided for profitable building lots. The principal remaining agrarian activity is in the Gilroy area.

Santa Clara County experienced most of its growth since World-War-II activities stimulated the electronics industry and associated activities to build to a point of dwarfing the prior main industries, canning and processing of agricultural products. United California Bank (1975:17) states that Santa Clara County's recent development is shown by the fact that "its housing inventory is correspondingly young, with over 80 percent of the units constructed since

1950." Since the skill levels necessary for advanced-technology industries are higher than that required in most other labor markets, Santa Clara County has a substantially larger proportion of white collar workers than California as a whole; in addition to the advanced-technology industries per se, the main sources of employment for white-collar workers are in educational, medical, and business services which require concentrations of professional and technical personnel. As of 1970, the employment distribution in Santa Clara County was (San Jose, 1976:5):

> Occupational Distribution, Total Population 25 Years and Older in Santa Clara County:
>
> | | |
> |---|---|
> | White Collar | 59.1% |
> | Blue Collar | 29.1% |
> | Service Workers | 10.9% |
> | Farm Workers | 1.0% |
>
> Source: U.S. Census, 1970

Growth in Santa Clara County continues at a fast clip. On April 14, 1977 the headlines of the San Jose Mercury newspaper read, "San Jose Fastest Growing U.S. City". U.S. Census Bureau figures show that between 1970 and 1975 it has climbed from the 30th to the 21st most populous, with a population increase of 94,495 persons or 20 percent of the 1970 population. A recent report made public by the Association of Bay Area Governments (ABAG) projecting growth in the San Francisco Bay Area to the year 2000 states (San Jose Mercury, March 4, 1977:29) that:

> Santa Clara County will be the leader in both housing and jobs, while the area's largest city, San Francisco, will continue to decline in population.
> . . . . . .

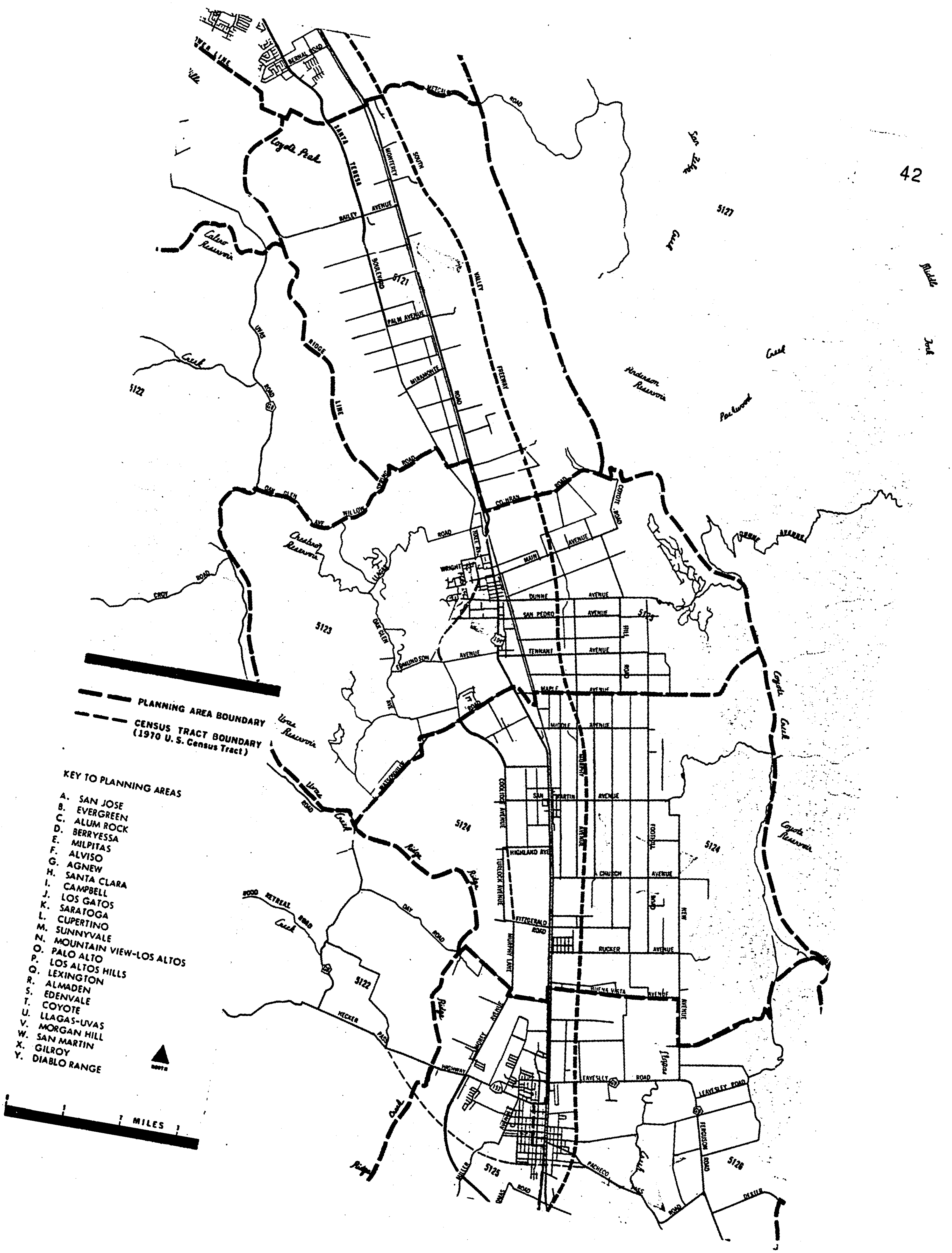
> The report found that most communities in the Bay Area were focusing attention on job-producing industries at the expense of housing to get a broader tax base. In the meantime, cities won't be able to provide enough roads, sewers, and water hookups to accomodate expected residential growth after 1990.

San Jose is one of the cities attempting to reverse the trend of a declining industrial tax base. Residences demand more services and furnish less taxes, proportionately, than do industries. Therefore, San Jose's current development plans contain an aggressive policy designed to ensure progress toward its goal of increasing its average industrial growth rate (and, conversely, of decreasing its average housing construction rate). Several key electronics industries have been induced to settle in the San Jose area. Those most directly influencing South County's situation are the firms establishing large facilities on industrial acreage in the Edenvale and Coyote areas; it is widely believed that the forces of agglomeration will induce further urbanization southward toward Morgan Hill along the valley floor. The two prominent new electronics industries in those areas are the Fairchild Camera plant on Bernal Road, Edenvale, and the large I.B.M. complex on Bailey Avenue, Coyote; these street locations can be seen on PLATE II. Although San Jose's "sphere of influence" stretches south to the northern boundary of the Morgan Hill area, its "urban service area" in which municipal services are provided stops far to the north. Through the "exception process", the development is allowed on land under the jurisdiction of San Jose, but outside of its urban service area. The result is that there can be a growth-inducing impact on

PLATE II

DETAIL OF SOUTH COUNTY PLANNING AREAS

Source: Santa Clara County Planning Department


PLANNING AREA BOUNDARY
CENSUS TRACT BOUNDARY
(1970 U. S. Census Tract)
KEY TO PLANNING AREAS
A. SAN JOSE
B. EVERGREEN
C. ALUM ROCK
D. BERRYESSA
E. MILPITAS
F. ALVISO
G. AGNEW
H. SANTA CLARA
I. CAMPBELL
J. LOS GATOS
K. SARATOGA
L. CUPERTINO
M. SUNNYVALE
N. MOUNTAIN VIEW-LOS ALTOS
O. PALO ALTO
P. LOS ALTOS HILLS
Q. LEXINGTON
R. ALMADEN
S. EDENVALE
T. COYOTE
U. LLAGAS-UVAS
V. MORGAN HILL
W. SAN MARTIN
X. GILROY
Y. DIABLO RANGE
MILES
5121
5122
5123
5124
5125
5126
5127
MONTEREY
SANTA TERESA
BOULEVARD
PALM AVENUE
FREEWAY
VALLEY
BAILEY AVENUE
DUNNE AVENUE
SAN PEDRO AVENUE
TENNANT AVENUE
MAPLE AVENUE
MIDDLE AVENUE
SAN MARTIN AVENUE
CHURCH AVENUE
RUCKER AVENUE
BUENA VISTA AVENUE
LEAVESLEY ROAD
FERGUSON ROAD
PACHECO
HIGHLAND AVE
TURLOCK AVENUE
MURPHY LANE
FITZGERALD ROAD
COOLIDGE AVENUE
FOOTHILL
NEW
HIGHWAY
ROAD
CROY ROAD
Coyote Creek
Coyote Reservoir
Uvas Reservoir
Chesbro Reservoir
Calero Reservoir
Anderson Reservoir
Coyote Peak
Llagas Creek
Uvas Creek
Ridge

that area, as shown by a Local Agency Formation Commission (LAFCO) report (Feb. 24, 1976:47-48):

> . . . The I.B.M. industrial development project was approved for location and construction on a Coyote Valley site situated well outside the Urban Service Area. The project was approved because the City felt it to be of "outstanding value" to the City and deemed it to be a net fiscal benefit. . . . the City now finds itself unable to financially meet the demand for urban services in Coyote without reducing citywide services. Consequently, San Jose has decided to leave I.B.M. out standing in Coyote, isolated from the needed residential and commercial zones now existing and planned in the South San Jose area, Morgan Hill, and Gilroy. The allowance of urban development in the Urban Reserve by the exception process, especially industrial uses, is a decision that virtually commits surrounding open space and agricultural lands to continuing urbanization.

The forward-thinking Wurster (1963:17) was able to perceive patterns of things to-be in her erstwhile rumination:

> In the over-all housing picture of the Bay Area two significant trends are visible, one in the physical pattern per se, the other in social patterns and the resulting social structure. The physical tendency toward scattered low-density development in outlying areas creates problems which are increasingly recognized if by no means solved: extended communications, costly or inadequate services, a crazy-quilt pattern of local government, weakening of the old centers, and the waste of natural resources and needed public open space. Santa Clara County has led the country in trying to prevent premature or unnecessary destruction of agriculture, with success in some instances but with little enduring effect on the over-all pattern.
>
> The shifting social pattern largely created by limitations in the housing market is almost equally evident: the trend toward sharp divisions by income, race, and age between older cities and newer outlying communities.

This is precisely the state of affairs at the present. The planning of ordered, balanced development of contained communities is under seige by those who would prefer blanketing the whole of South County in a motley-patterned suburban extension of San Jose. Planners qua planners must needs endure

these pressures and produce development plans that embody both the desires of the South County residents and the present as well as the future physical necessities of the area.

Planning for South County's "Wants" and "Needs"

In rational physical planning, it often appears that much of the time and energy is expended in meeting the area's necessities, or "needs" as the planner sees them. Residents' "wants" also deserve some consideration, but they are not the deciding factors in decision making. The problem is one of promoting the investing of the choices and views of as broad a cross section of the inhabitants of the area into the plan design as is possible. This is only possible through some widely-diffuse form of participation, which will allow these persons to lead more self-determining lives.

One of the most important necessities of South County is that of residential land use planning, due to the San Jose area housing deficit. The San Jose Annual General Plan (1975: 198) owns up to creating more jobs than housing, thus passing the burden of satisfying the demands for housing to others: "Since the available supply of residential land will not accommodate the potential employment generated from the industrial growth, the deficiency is expected to be alleviated by . . . residential development being accommodated in nearby cities." LAFCO (Feb. 24, 1976) has stated that a large deficit in housing will be created because San Jose expects to accommodate only 75,000 new units by 1990, while the new pop-

ulation increase would require a minimum of 200,000 to 266,000 units. Santa Clara County's General Plan Evaluation Report No. 5 (1977:4) spells out the final chapter of this story:

> The preliminary Bay Area population forecasts developed by the Association of Bay Area Governments show as many as an additional 100,000 people living in the South Valley by 1990. Most of the new residents will be in the cities, but as many as 30,000 people could live in the unincorporated portions of the South Valley under the present County Plan. This is a three-fold increase in the unincorporated South Valley population. By 1990 this would use all the land designated for rural . . . Both Coyote Valley and the San Martin Area may be envisioned as largely developed with two to ten acre ranchette homesites.

Is this what area residents want?

Some residents (a minority) own land which is set for development; they don't take kindly to being held back from making money. The city plan of Morgan Hill states that a rural identity is desired, but if the present development trends of helter-skelter growth continue, both Morgan Hill and Gilroy will lose their rural character. South County United, a landowner-organized group, wants construction to continue. Environmental groups such as the Sierra Club and the Committee for Green Foothills want to avoid the detrimental effects of low density sprawl, including the indirect costs. The greatest majority of residents are not very vocal. Their desires can only be drawn out by reaching out. Such an effort was made by the city of Morgan Hill in both 1973 and 1974 in commissioning a Community Needs Ballot (Morgan Hill Planning Department, 1977) which requested citizens to identify desirable physical and social improvements for Morgan Hill. The main concerns registered were regarding street repair (specific

sections were named), parks, sewers, and road development; job opportunities and police awareness were mentioned less frequently. The second year, senior citizen concerns were also frequently mentioned, but local officials were aware of an organized program directed toward producing a high proportion of response in this area, more than proportional to the breadth of concern with this issue.

What about the approaching demise of the classic American dream? Although "it can be said that society looks with moral approbation upon the single-family, owner-occupied dwelling," will citizens be able to realize that dream (Smith, 1970:76)? In 1931, Herbert Hoover (U.S., President's Conference, 1931:xv) set national goals by saying that "nothing contributes more for greater happiness or for sounder social stability than the surroundings of their homes. It should be possible in our country for anybody of sound character and industrious habits to provide himself with adequate housing and preferably to buy his own home." Similarly, Calvin Coolidge (Beyer, 1965:503) believed that "no greater contribution could be made to the stability of the Nation and the advancement of its ideals, than to make it a nation of homeowning families," while Franklin D. Roosevelt (Ibid.) declared that ". . . a nation of homeowners, of people who own a real share in their own land, is unconquerable." These housing goals have been set into ineffective laws (Hartman, 1975:14): ". . . in its preamble to the 1949 Housing Act, the Congress promulgated as the National Housing Goal 'a decent home and

a suitable living environment for every American family.' . . . little more than rhetoric. In the 1968 Housing Act Congress reaffirmed the 1949 goal. . . ." In Santa Clara County, the median housing price is now over three times the median income (see "Comparision of Median Housing Price to Median Income, 1966-76" in Appendix A). Fried (1971) joins the soaring housing cost with the failure of the government at the national level to respond properly, Wolman (1975) underscores the disparity between housing types by noting that in the U.S. our better housing is better and our worse housing is worse than in Great Britain, and Wendt (1962) suggests that the examples of Sweden and West Germany (such as the encouragement of housing cooperatives and income-tax subsidies for investment in low-income housing) are useful guides.

South County does not have a great amount of medium- or lower-priced houses, but it is producing higher-income homes. Studies have shown that some of the main factors in the decision to buy a certain house are economic factors (Meyerson, 1962; Rothman, 1974), neighborhood environment and prestige of the location (Foote, 1960), and a preference to live near the workplace (Kain, 1965). One additional consideration of homeowning is (Eichler, 1967:119) that "the change most feared by residents is the construction of markedly less expensive housing nearby." Although Morgan Hill expresses the need for more lower income housing (San Jose Mercury, April 28, 1977:18), the city stands staunchly against concentrations of government-assisted units within its jurisdiction.

Morgan Hill shows a large proportion of multi-family units in its plans (see "Total Existing and Planned Residential Units" in Appendix A), but the lower-income units for the most part are still very much in the planning stage. Most of current construction is single-family type, for which prices have sky-rocketed. Morgan Hill Planning (April 22, 1977) reports the following trend in buildings that have been authorized and constructed within their jurisdiction:

1960-- 49
1961-- 13
1962-- 20
1963-- 126
1964-- 85
1965-- 51
1966-- 23
1967-- 46
1968-- 66
1969-- 61
1970-- 47
1971-- 214
1972-- 196
1973-- 203
1974-- 255
1975-- 427
1976-- 977

The housing market is getting tighter as time goes on; although incorporated area population figures only tell part of the story (indeed, the outlying developments will in the future prove much more troublesome), the following figures indicate growth trends:

Year	Morgan Hill	Gilroy	San Jose	
1950	1,627	4,951	95,280	
1960	3,151	7,348	204,196	
1966	4,588	10,253	359,482	
1970	5,579	12,684	459,913	
1975	8,882	15,589	551,224	
1976	10,100	15,700	557,700	(all estimated)
1977	12,350			(estimated)

Source: Santa Clara County Planning Department

The rise in population in Morgan Hill since 1970 is quite dramatic.

The concern that urban development takes place within cities and that those cities have a reasonable chance of providing adequate services without bankrupting themselves goes far beyond the need for advance thinking so that street patterns mesh. It was mentioned earlier that large-lot zoning slows the filtering process, impeding the efforts of lower-income families to purchase homes; this must be kept in mind. The topography and climate of the sheltered South County valley area provides a sink for the air pollution of the southern portion of the San Francisco Bay Area; new development, especially industrial development, would seriously aggravate the situation. Noise and visual pollution will also be thrown in for good measure. Careful site placement of new homes now is important, not just to allow for future infrastructure development to accommodate higher densities, but to preclude the most severe damage to the natural amenities. Water comes from wells in South County. The Santa Clara County Planning Department (October 19, 1976:6) reports that:

> Water demand currently exceeds ground water supply and has resulted in overdrafts of ground water. . . .
> . . . . . .
> Concentrations of nitrates in excess of 45 mg/l in drinking water are considered by the USPHS to be potentially harmful to infants and certain industrial uses. Values as high as 72 and 88 mg/l were reported in the Gilroy and San Martin areas in wells drawing from confined ground water. Values greater than 45 mg/l were also found in West San Martin and areas between San Martin and Morgan Hill east of Monterey Road.

Related to the issue of water is the fact that the unincor-

porated areas are not served by sanitary sewer, and that the city of Morgan Hill sewer system is operating beyond capacity so that septic tank construction is being allowed. Septic tanks may break down within one generation; underground water cannot be purified as surface waters can be, particularly if a failing septic tank or other source has poisoned the water supply with chemicals. The Santa Clara County Planning Department (October 19, 1976:9) reports that:

> There is no assurance that individual private wells are always sealed above fifty feet. Wells not so sealed could be drawing from water contaminated by septic tank leachate or containing nitrates in excessive concentrations. Such wells can also transmit contaminated or degraded water to deep ground water zones. Proliferation of septic tanks and lack of surveillance of individual wells on single building sites may be creating a potentially serious health hazard, which will be aggravated by the increased density . . .

Additionally, the Los Altos Hills experience shows that the future costs of imposing a sewer on a low density area are prohibitive, as are the costs of drainage systems which eventually have to be emplaced. The Paradise Valley area near Morgan Hill, for example, has been developing to densities which the Santa Clara County Health Department considers to be urban despite its classification as rural open space.

The provision of services and social concerns are also affected. Morgan Hill Unified School District's capacity is presently exceeded so that double sessions are required in the elementary schools. Rural residents make direct use of such city services as fire protection, recreational programs, and cultural facilities; yet they do not help support these programs with taxes. There is also difficulty in

locating such uses as solid waste disposal sites, residential care facilities, and low-cost housing. All the while, Morgan Hill's financial base is comparatively low (see "Total Per Capita Assessed Valuation by City" in Appendix A). The unsafe bottleneck on Monterey Highway in Coyote will become worse before it gets better because the completion of the South Valley Freeway is several years away, while commuting through Coyote is rapidly increasing circulation density and pollutants (see "Comparison of Existing & Potential Difference Between Number of Jobs and Resident Labor Force for Cities in Santa Clara County" in Appendix A). One other social concern is for the protection of heritage resources; there is lack of agreement on historic landmarks between jurisdictions, and construction plans often take no special measures to protect significant sites, including those with archeological and paleontological significance.

Progressive actions have been taken to plan for the development of unincorporated areas. The sprawling, uncontrolled growth of the fifties spurred the state legislature to create the Local Agency Formation Commission (LAFCO) for the purpose of discouraging urban sprawl and encouraging the orderly formation and development of local government agencies. In 1967 the creation of new unincorporated pockets and the annexation wars between cities were halted by the creation of "spheres of influence" and the restricting of development that requires urban services to the urban service area (that territory to which urban development is to be allowed during

the next five years). In 1970 LAFCO formed guidelines for the staged urban development by cities, and this concept was refined in the Urban Development/Open Space Plan of 1973 (Santa Clara County Planning Department, April 1, 1977:1). The Santa Clara Planning Department is the epitome of rational comprehensive planning, coordinating with working committees such as the task force on housing (which is composed of city and county government representatives, realtors, financiers, engineers, and economists). During the past year, ten sessions open to the public (with public comments made accepted) have been held to revise the county's General Plan. The topics were: transportation; natural resources; safety; rural areas; facilities and services; economic concerns and land use; social concerns; jurisdictional responsibility and the urban area; and the land use planning work program. At the city level, school impact fees have been established to defray part of the schooling costs that new homes produce, in the cities of Morgan Hill, Gilroy, and San Jose.

Because the 2 1/2 acre minimum lot size in South County's unincorporated areas did not sufficiently hamper residential construction, a building moratorium was placed into effect on 58,544 acres which had previously been considered for variable density rural residential zoning (shown on PLATE III) and for an agricultural preserve immediately to the east of Gilroy (16,000 acres of the total); the moratorium dates are May 11, 1977 to December 1, 1977. The Santa Clara County Board of Supervisors have announced their intent to rezone the

PLATE III

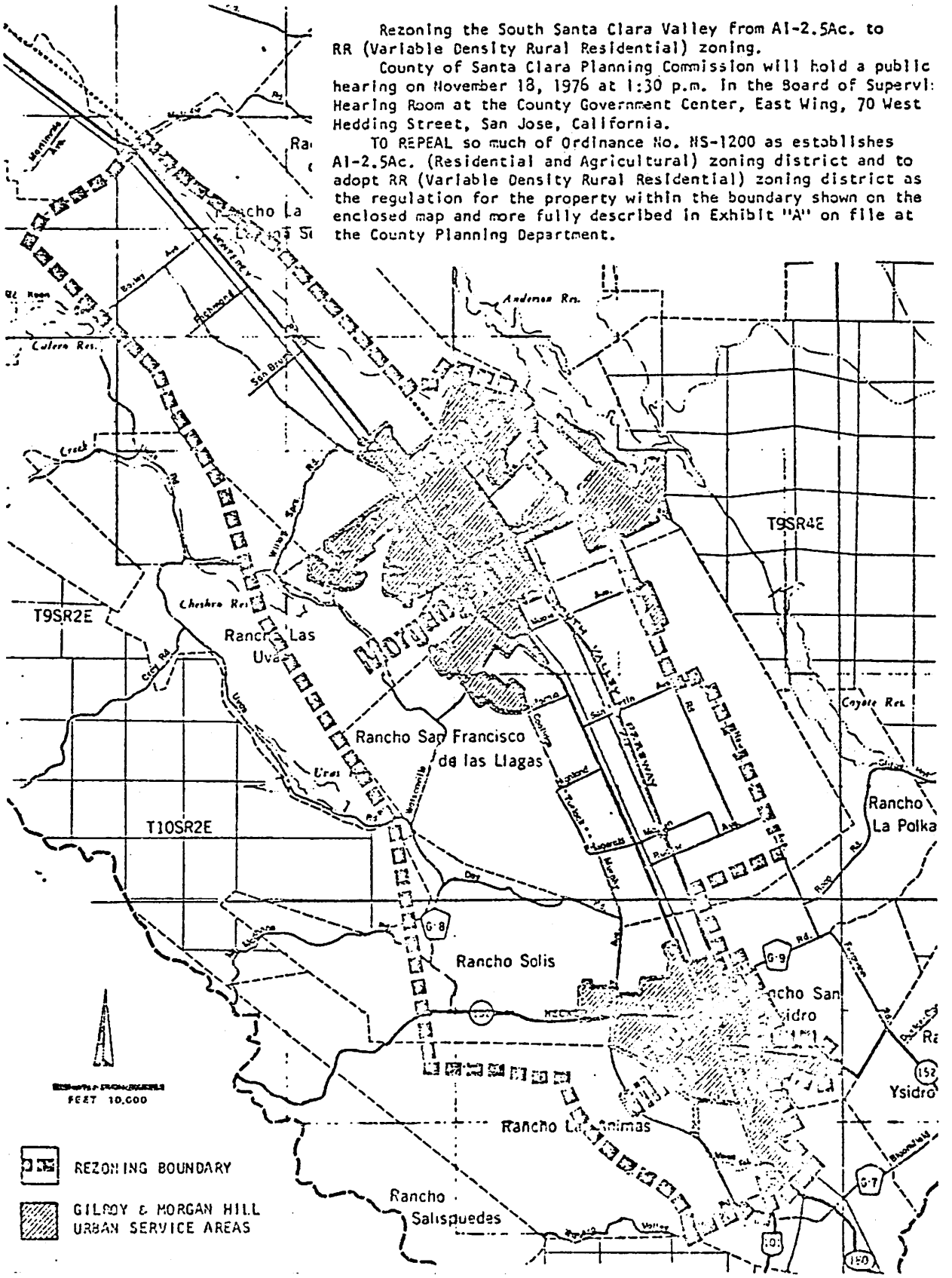
BUILDING MORATORIUM BOUNDARIES

Source: Santa Clara County Planning Department

Rezoning the South Santa Clara Valley from AI-2.5Ac. to RR (Variable Density Rural Residential) zoning.

County of Santa Clara Planning Commission will hold a public hearing on November 18, 1976 at 1:30 p.m. in the Board of Supervi: Hearing Room at the County Government Center, East Wing, 70 West Hedding Street, San Jose, California.

TO REPEAL so much of Ordinance No. NS-1200 as establishes AI-2.5Ac. (Residential and Agricultural) zoning district and to adopt RR (Variable Density Rural Residential) zoning district as the regulation for the property within the boundary shown on the enclosed map and more fully described in Exhibit "A" on file at the County Planning Department.



agricultural preserve to 40 acre minimum lot size and the unincorporated land in South County to 20 acre minimum lot size, in order to induce the officials of the cities of Gilroy and Morgan Hill to play ball with the Santa Clara Planning Department. A joint city-county South County Land Use Coordinating Committee has been established to work toward prezoning of all unincorporated territory by the cities of Gilroy and Morgan Hill, and of specifying land expected to be developed within the next ten to fifteen years as "transition zones". It has also been suggested that growth in South County be limited to the growth rate of the rest of the county, and that property owners be allowed to develop outside of the urban service area only if they agreed to a "deferred improvement agreement" which would require them to pay for improvements such as sewers, sidewalks, roads, gutters, and street lights when the property is finally annexed to the city. The city officials have refused to take part; the county, in any case, has ultimate jurisdiction over unincorporated lands.

The county is earnestly attempting intelligent forward planning, and has contrived all fashions of up-to-date ways and means of rationally approaching the problem situations. But in a democracy perhaps rationality, though it certainly has its place, is not enough; the desires of the citizenry should also be sought to determine their desires for community size, various types of land uses or construction, taxation of builders, how they feel about the current directions of the guided growth, and what choices they would make between given

alternatives to provide the type of community life they would most prefer. Other than the Community Needs Ballots in Morgan Hill, little evidence is available that demonstrates that officials take more than an oblique look at the general public's counsel. Committees are loaded down with public officials and partisans of either economic interests or special interest groups. The task is to involve randomly-chosen members of the community in a meaningful way in shaping policy that directly affects their lives; this means making it interesting and attractive enough so that they will want to lend their full efforts to the enterprise.

The Public Opinion Survey: A Vehicle for Planning

One way of inducing people to participate is by reaching out to them, thereby reducing their costs (needed effort) of participation. A demonstration survey based on this concept was conducted in the Morgan Hill area, which is most immediately affected by the agglomeration occurring immediately to the north.

Questionnaire construction. Some of the considerations in constructing the questionnaire were that: it should gather the information that meets the objectives of the survey; the questionnaire stimulates the respondent to cooperate; the questions are in satisfactory order; and the questions can be sufficiently understood by the respondents.

The main types of opinion responses desired were: the types of residential and industrial construction desired; the

type of community the respondents desired; how required city services should be underwritten; and their judgement of the trend in the local quality of life. It was thought that some of the relevant variables might be: whether the respondent lives within the city limits; the amount of property owned in South County; the type of home the resident has, such as a house or apartment; ethnicity; and the length of residence in South County.

Questions were constructed, and the draft was pretested on two individuals. It was found to be much too lengthy, and needed to be reworded in several places. Questions needed to be short, specific, and yield responses that could be easily compared and tabulated. A Likert-type scale was chosen. The final form of the questionnaire is shown in Appendix B. This questionnaire was also pretested and found to be satisfactory. The first six questions concern construction, so they were grouped together. Since there was a desire that other questions not influence each other, they were separated; examples are property tax and builder's impact fees, and rate of local construction and number of local jobs. Property owned and family income were placed last, because some hesitancy in answering these questions was suspected and there was no desire to make the respondent hesitant in answering the earlier questions; a general description of the property and the range of family income was asked, allowing the respondent a measure of ambiguity. The first fourteen opinion questions also allowed the respondent to avoid answering in agreement

or disagreement by selecting the neutral center point. Thus, although the questions were the "closed" type, the respondent could give no opinion.

Conducting the survey. There were four main factors involved in conducting the survey: the respondent; the interviewer; the questionnaire; and the situation.

It was decided that the survey area would be the northern portion of South County coterminous with the Morgan Hill Unified School District; this includes the area of Morgan Hill and the part of the area of San Martin north of Church Avenue. This is the area that will most immediately experience the population influx at a hitherto unexperienced pace. This influx presages a quantum jump upward in population, more heavily encumbered municipal services for this area, the disappearance of the pastoral essence, and a probable congruent trend downward in the quality of life.

A door-to-door survey was conducted in eight separate excursions between March 18, 1977 and April 1, 1977; the majority of the interviews were conducted by an Anglo social work graduate student,with the balance being conducted by a Raza professional psychologist. Five of the interview dates were on weekend days, in order to increase the probability of interviewing the head of the household.

The short questionnaire took only between six to ten minutes per interview. The interviewers assisted the respondents in understanding the questions in as impartial a manner as possible. Most persons understood and could immediately

respond to the questions. Information from the Santa Clara County Planning Department showed that somewhat over twelve thousand persons live in Morgan Hill, and that slightly more than this figure live in the contiguous unincorporated areas chosen for the survey. In order not to have to weight the samples, the populations were approximately proportionately sampled, 100 from the urban area and 112 from the rural areas. Half of each sample was asked the questions without first providing them information (called OURBAN and ORURAL), while the other half were first provided information on taxes, housing prices, and what growth might mean to the area, as shown in Appendix A (these respondents were called IURBAN and IRURAL).

It is significant that the survey was conducted during the waiting period of March 11, 1977 to April 11, 1977 which is required between the announcement of the intention of a building moratorium and the time when it actually takes effect. Most persons were interested, and because the questionnaire was short, very few did not want to respond; most interviews were conducted in the doorway. All persons who answered responded to all questions, although in many cases there was hesitance on the final two; in some cases these questions may not have been answered fully, although a response was indicated. Interviews were randomly conducted at residences located east of the intersection of Oak Glen Avenue in Morgan Hill and north of Church Avenue in San Martin (see PLATE II for street locations); no street was sampled more than once.

No institutions or establishments such as convalescent hospitals, hotels, or trailer parks were visited. Respondents appeared to range in age from the early twenties through retirement age and beyond; they most commonly seemed to be in their thirties. They seemed to be well-informed.

Results. OURBAN was compared to IURBAN, and ORURAL was compared to IRURAL for each response, excluding: nearest crossroad; city of residence; and family size. Those factors, although they appear on the questionnaire, were not found relevant and consequently discarded. Using the Statistical Package for Social Sciences (SPSS) computer methods, each of the twenty-four relevant response (fourteen of opinion and ten of respondent information) were totaled individually, for each sample type. Then, the medians of the totals of each response for OURBAN was compared to those of the corresponding responses for IURBAN; CRURAL and IRURAL were similarly compared. A difference of .4 or greater in medians between uninformed and informed was considered significant. Only in one category was a difference slightly over this found, in the heads of households responding in rural areas. So, no significant change in responses was found by providing the information in the Information Packet shown in Appendix A. This seems to show that those persons who are interested in the issues already knew the material (many said so as they looked at the information), that some persons just don't care, or that the material was not believed at all and thus had no effect (this seems unlikely). That the respondents would be

cognizant of the information presented to them in the Information Packet is in keeping with the findings of Cohen (1977:3), who reported that in small towns, ". . . a surprising number of residents were aware of the multitude of plans affecting their lives. . . ."

Since presenting the information did not alter the responses, only two categories were defined for the next step in the analysis: the total urban sample (TURBAN, 100 respondents) and the total rural sample (TRURAL, 112 respondents). These responses were individually totaled (shown in Appendix C) and each response from the urban area was compared to the corresponding response from the rural area; a difference greater than .4 in the medians was considered significant. A significant difference was found in the following responses:

Question Number	TURBAN	TRURAL
1	3.595	2.977
4	3.724	2.803
5	3.796	3.330
8	2.891	3.525
11	2.792	2.030
14	2.712	3.538
19	3.661	3.031
21	4.059	4.591

This indicates that: urbanites in Morgan Hill want more low and moderate income housing, while rural respondents want about the same; urbanites want more industry, and exurbanites want slightly less; urbanites want more commerce, but exurbanites only slightly so; urbanites want industries built fairly near, while exurbanites want it to be quite far; urbanites prefer to live in a small town, while exurbanites prefer a

rural setting; urbanites believe that the quality of life is slightly decreasing, while exurbanites feel it is becoming quite a bit better; urbanites on the average have lived in South County longer than exurbanites; and slightly more exurbanites own their homes than do the city dwellers.

Finally, the data was analyzed by putting all of the respondents into one batch to serve as the total sample population. The frequencies of each response were totaled, and the median was compared to the neutral response (3.0) to determine the tendency; a value of .8 or greater from the neutral was considered a strong tendency, indicated in the summary of the results for the fourteen opinion questions below by the symbol "++" after the question number:

Question	Response Results
1.	More low and moderate income housing.
2. ++	Much less high-density residential construction.
3.	More low and moderate density type housing.
4.	More industry.
5.	More commerce.
6. ++	Strongly agree that construction should occur first in developed areas.
7.	Less property tax.
8.	Industries should be far from residences.
9. ++	Strongly agree that builders should pay impact fees.
10.	Rate of local construction should be limited.
11.	Preference to living in rural areas.
12. ++	Much more local jobs.
13.	Some mixture of races and cultures preferred.
14.	Quality of life is becoming better.

Responses were then analyzed according to certain respondent characteristics. Questions number six, seven, nine, ten, eleven, and fourteen were chosen for comparison

with the respondent types. The self-explanatory results of this cross-factorial analysis is provided in Appendix C. A summary of the most significant tendencies is provided below:

Question	Tendency
6. Developed area construction.	Property owners disagree with the restriction. More property, more disagreement.
7. Property tax.	Homeowners want it lower than non-homeowners. Landowners want it lower than the landless.
9. Impact fees.	Landowners don't support them as the landless and homeowners-only do. Lower income persons more strongly want them.
10. Limit growth.	Property owners (other than home) are against the limit, but the landless are for it.
11. Environment.	Urbanites prefer a small town, and exurbanites prefer rural areas. Higher income respondents prefer rural life, while lower income persons like small towns.
14. Quality of life trend.	Urbanites feel it's getting slightly worse, while exurbanites think it's getting a bit better. Newer residents think it's getting better, and longer residents feel it's getting worse. Higher income persons believe it's getting a bit better, while lower income persons feel it's staying the same or getting worse.

Of significance are the following observations which have not been mentioned earlier regarding respondents' answers: property taxes were not desired as low as expected; schools were often mentioned as a reason for responding positively regarding impact fees; 21.7% had no opinion or didn't know, on limiting South County growth to the overall county rate; although low and moderate income housing was desired, high density residential construction was not, with "Village Avante"

often given as a negative example; and respondents wanted to keep the hills green, "not another Berkeley."

Some of the limitations on the responses from those interviewed may be an unknown scepticism of how the responses would be used, the inability to fully understand, or the unwillingness to provide the true or full answers to the questions posed. Interviewer bias was guarded against and the data was checked after coding for the computer, to ensure accuracy. In this way, it is hoped that a frequent criticism, that surveys are biased instruments aimed at showing that the public has been consulted while proving a political point, will be averted. The effort has been made to show that it is a valid measure of public opinion.

The following comparison of demographic information, one from the survey results and the other from the Santa Clara Planning Department's latest census information (except for "work location" which is from the Morgan Hill Planning Department (April 22, 1977)) shows how broadly the survey was made:

Information	Planning (Percent)	Survey (Percent)
Head of household:	----	69.3
Ethnicity:		
Other	3.2	1.9
Black	.5	.5
Oriental	2.0	2.8
Mexican	24.0	17.9
Caucasian	70.3	76.9
Type of home:		
Mobile home	13.9	.5
Apartment	(21.6	10.8
Condominium	total)	4.2
House	64.5	84.4

Home ownership:	70.8	75.9
Income:		
To $6,000	23.7	11.3
$6,050 to $12,000	22.0	20.3
$12,050 to $20,000	31.0	37.7
$20,050 to $36,000	20.0	26.4
$36,050 or more	3.3	4.2
Work location:		
North	75.0	71.2
South (Gilroy)	8.0	5.7
Same town	18.0	(23.1)

Respondents often answered positively to "head of household", commenting that they shared the head. More Caucasians, more houses, and higher incomes were found than would randomly be expected. This was probably due to an unconscious interviewer motivation to go to houses, although the attempt was made to be random. In looking at the results, this must be kept in mind; if the research needed to be more accurate, these factors could be taken into account by weighting. The "same town" entry on work location appears high because unemployed were entered under that label.

Chapter 5

CONCLUSIONS

There is a recognized need to plan for quality of life in addition to growth. Because of this, planners need to clearly understand what quality of life means. Unfortunately, planners are so steeped in the rational planning method that they sometimes try to fully quantify the concept, with the inevitable result that they in the end declare that "there is no good, reliable method of determining" what the quality of life is. This implies that somehow there should be such a method. That is where their error lies. The use of the quality-of-life concept is as a means to reach the end of enhancing the public welfare; it need never be fully quantified to do this, if those people who "know" the quality of life at any particular place and time are participants in relevant decision making.

The social indicators approach also has its merits. Social, economic, pathological, and environmental quality indicators are the substantive inputs that planners can use in determining system design alternatives. Planners' powerful design techniques must be seen as the tools that they are; the alternatives produced by these tools are not appropriately chosen amongst by using the selfsame tools. The criterion for choice is the public's value base, which is not amenable

to much scientific manipulation. This value base can be known to a limited degree from past trends, or intuitively to some extent due to some widely-shared values. However, these values are somewhat in flux and can only be known to any great extent at any particular time or place by counting or sampling them when possible. At other times it may be advisable to avoid wrestling with a tricky notion, and give the public the ultimate choices immediately so that the directions chosen may then be more fully explored. This means full participation by the public in a decision-making capacity in which they choose between alternatives which are clearly defined along with all known probable ramifications.

Planning for growth also recognizes that behavior is related over distance, and that balanced, diversified communities are often the most condign. Desirable features of physical growth are often seen to be distinct neighborhood or cluster identities, as desired by resident groups or subcultures. Structures must also be of small enough size that they are comprehensible, so that residents are able to interact with their environment in a meaningful way.

Planners have expert knowledge, while community residents have personal, experiential knowledge. Each is valuable to the planning process. For example, planners are in a suitable position to guard against cumulative deterioration of the environment; but the community is better suited to decide what goals should be set (the "community" must be

understood as being the largest body of individuals directly affected; this may in the extreme case mean the entire world). Thus, pluralistic planning is the key; the general population has been, and can continue to be, the strength of America. A real partnership is necessary, with the public exercising some of the control. There is a crying need to rise above the standard representative groups of officials and special-interest emissaries to assemblages that genuinely embody the soul of the common man.

These principles should be employed in South County, which is under heavy urbanization pressures. The push for rapid housing construction in the rural areas raises the possibility that the area may become a "high-income ghetto" of low-density urban sprawl. If orderly development in the urban areas (strongly supported in the survey taken) does not occur, the natural resources may be wasted and future orderly development of desired infrastructures may be exceedingly expensive. Homes for persons of lesser means also have their place in this picture; perhaps special government programs would be called for, or perhaps various forms of cooperative enterprises would do the trick.

In facing these situations, there is certainly a need for the excellent rational physical planning that obtains in Santa Clara County. But there is also a real need to plan <u>with</u> the citizenry so that they can participate in decision making. A survey was demonstrated as a vehicle for planning. It's not enough that the voice of the community be heard, only

to then be filtered through the value system of controlling officials. Perhaps formulas could be devised that would lend "umph" to the voice of the people -- such as by allowing the results of public choice surveys or neighborhood expressions of opinion to count as a certain number of votes on policy-making boards.

Another alternative is the further decentralization of decision making into neighborhoods and small community clusters. Dialogue would be more easily possible because the scale would be such that residents could understand the tasks in their entirety; the smaller scale would also induce the residents to believe that their actions might have realistic effects. A give-and-take, good-natured exchange of knowledge could then take place between planners and those that would be "planned for" in a larger-scale design. Each could be brought to an understanding that they had not had before. Some efforts are now being made toward this end through community forums; the need is to reach beyond special-interest participants to the active involvement of the average unmotivated citizen. In this way, the strength in the "great average bulk" of the people would be tapped to meet the challenges of planning for both growth and quality of life in Southern Santa Clara County, California.

CATALOGUE RAISONNÉ

Aleshire, Robert A. 1970. Planning and citizen participation: costs, benefits, and approaches. Urban Affairs. June.

Alonso, William. 1970. The economics of urban size. Working Paper 138. Berkeley, Ca.: Department of Regional Planning, University of California, November.

_____ 1964. Location and Land Use: Toward a General Theory of Land Rent. Cambridge, Mass.: Harvard University Press.

Altshuler, Alan. 1970. Decision-making and the trend toward pluralistic planning. In Urban Planning in Transition, ed. Ernest Erber. New York: Grossman.

Archibugi, Franco. 1974. A progress report: the quality of life in a method of integrated planning. Social and Economic Planning Science. 8.

Arnstein, Sherry R. 1969. A ladder of citizen participation. A.I.P. Journal. July.

Arrow, Kenneth. 1951. Social Choice and Individual Values. New York: John Wiley and Sons.

Association of Bay Area Governments. 1969. Regional Housing Study. Berkeley, Ca.: n.n.

Baker, William P. and Glenn W. Hoffmann. 1973. Housing Patterns in Relation to Educational Achievement. San Jose, Ca.: Santa Clara County Office of Education.

Baldassare, Mark. 1975. The effects of density on social behavior and attitudes. American Behavioral Scientist. 18:6.

Barker, Roger G. and Phil Schoggen. 1973. Qualities of Community Life. San Francisco and London: Jossey-Bass.

Barnett, Harold J. 1974. Economic growth and environmental quality are compatible. Policy Sciences. 5:June.

Baruth, Karl H. 1960. The Northern California Metropolis. Palo Alto: The National Press.

Bauer, Raymond A., ed. 1966. Social Indicators. Cambridge, Mass. and London: The M.I.T. Press.

Berry, Brian J.L. 1970. City Size and Economic Development. Unpublished manuscript.

_____ 1964. Cities as systems within systems, in John Friedmann and William Alonso, eds., Regional Development and Planning: A Reader. Cambridge, Mass.: The M.I.T. Press.

Berry, David. 1976. Preservation of open space and the con-

cept of value. American Journal of Economics and Sociology. 35:2.

Beyer, Glenn H. 1965. Housing and Society. New York: Macmillan.

Bish, Robert L. 1975. Commentary. Journal of the American Institute of Planners. March.

_____ and Hugh C. Nourse. 1974. Collective choice in urban zoning regulation. Paper delivered at the annual meeting of the American Political Science Association, Chicago, August 30.

Boguslaw, Robert. 1965. The New Utopians: A Study of System Design and Social Change. Englewood Cliffs, N.J.: Prentice-Hall.

Borkman, Thomasina. 1976. Experiential knowledge: a new concept for the analysis of self-help groups. Social Service Review. September.

Buber, Martin. 1965. The Knowledge of Man. New York: Harper and Row, Publishers.

Campbell, Angus, Philip E. Converse, and Willard L. Rodgers. 1976. The Quality of American Life: Perceptions, Evaluations, and Satisfactions. New York: Russell Sage Foundation.

_____ and Philip E. Converse. 1970. Monitoring the quality of life. Ann Arbor, mimeographed.

Catanese, Anthony. 1974. Plan? or process? Planning. 40, June.

Cohen, Richard A. 1977. Small town revitalization planning: case studies and a critique. Journal of the American Institute of Planners. 43:1.

_____ and Bert Swanson. 1976. Life in Small Towns: A Guide for Study and Community Development. Rensselaerville, N.Y.: The Institute on Man and Science.

Cullingworth, J.B. 1969. Housing and Labour Mobility: A Preliminary Report. Paris: O.E.C.D.; London: H.M.S.O.

_____ 1966. Housing and Local Government in England and Wales. London: G. Allen & Unwin Ltd.

Dalkey, Norman C. 1972. Studies in the Quality of Life: Delphi and Decision-Making. Lexington, Mass.: D.C. Heath.

_____ and D.L. Rourke. The Delphi Procedure and Rating Quality of Life Factors. Berkeley, Ca.: Rand. 1971.

Dannenbrink, Robert F. 1976. Guide to planning practice. Practicing Planner. December.

Davidoff, Paul. 1965. Advocacy and pluralism in planning.

Journal of the American Institute of Planning. November.

Detroit City Plan Commission. 1968. Citizen Participation in the Planning Process. Detroit.

Dobzhansky, Theodosius. 1962. Mankind Evolving. New Haven: Yale University Press.

Downs, Anthony. 1973. Opening Up the Suburbs: On Urban Strategy for America. New Haven: Yale University Press.

Dunn, Edgar S., Jr. 1971. Economic and Social Development: A Process of Social Learning. For Resources for the Future, Inc. Baltimore: The Johns Hopkins Press.

Eichler, Edward P., and Marshall Kaplan. 1967. The Community Builders. Berkeley, Ca.: University of California Press.

Etzioni, Amitai. 1968. The Active Society. New York: Free Press.

Fagence, Michael T. 1974. The design and use of questionnaires for participation practices in town planning--lessons from the United States and Britain. Policy Sciences. 5.

Farbman, David. 1960. A description, analysis, and critique of the master plan. Institute for Urban Studies, University of Pennsylvania, mimeographed.

Foley, Donald, Sherman Maisel, Wallace Smith, and Catherine Wurster. 1963. Housing in California. Acting as the Governor's Advisory Commission on Housing Problems. Sacramento, Ca.

Foote, Nelson N., Janet Abu-Lughod, Mary Mix Foley, and Louis Winnick. 1960. Housing Choices and Housing Constraints. New York: McGraw-Hill.

Fried, Joseph P. 1971. Housing Crisis U.S.A. New York: Praeger.

Fried, Robert C. and Paul M. Hohenberg. 1974. The Quality of Life in European Cities. Pittsburgh: University of Pittsburg.

Friedmann, John. 1973. Urbanization, Planning, and National Development. Beverly Hills: Sage Publications.

Gainesville, Florida. 1973. Quality of Life: An Analysis of Environmental and Social Indicators. Gainesville: Department of Community Development.

Galloway, Thomas D. and Riad G. Mahayni. 1977. Planning

theory in retrospect: the process of paradigm change. Journal of the American Institute of Planners. January.

Greendale, Alexander, and Stanley F. Knock, Jr., eds. 1976. Housing Costs and Housing Needs. New York: Praeger.

Gruen, Nina Jaffe and Claude Gruen. 1972. Low and Moderate Income Housing in the Suburbs. New York: Praeger.

Handy, Rollo. 1970. The Measurement of Values. St. Louis: Warren H. Green, Inc.

Hartman, Chester W. 1975. Housing and Social Policy. Englewood Cliffs, N.J.: Prentice-Hall.

_____ 1974. Yerba Buena--Land Grab and Community Resistance in San Francisco. San Francisco: Glide Publications.

Hendricks, Francis, and William Staudenheimer. 1976. Synoptic planning for California. Ekistics. 244:March.

Herber, Lewis. 1963. Our Synthetic Environment. London: Jonathan Cape Ltd.

Isard, Walter. 1960. Methods of Regional Analysis: An Introduction to Regional Science. Cambridge, Mass.: The M.I.T. Press.

Jones, Martin V., and Michael J. Flax. 1970. The Quality of Life in Metropolitan Washington, D.C. Washington, D.C.: The Urban Institute.

Kain, John F. 1975. Essays on Urban Spatial Structure. Cambridge, Mass.: Bellinger Publishing Company.

_____ and John R. Meyer, eds. Essays in Regional Economics. Cambridge, Mass.: Harvard University Press, 1971.

_____ 1965. The Effect of the Ghetto on the Distribution and Level of Nonwhite Employment in Urban Areas. Cambridge, Mass.: RAND.

_____ 1970. Rampant schizophrenia: the case of city and regional planning. Journal of the American Institute of Planners. 36: July.

Levi, Lennart, and Lars Andersson. 1975. Population, Environment, and Quality of Life: Psychosocial Stress. New York: Spectrum Publications.

Levin, Melvin R. 1972. Community and Regional Planning. New York: Praeger.

Lindblom, Charles E. 1965. The Intelligence of Democracy. New York: Free Press.

_____ 1959. The science of "muddling through". Public Administrative Review. 19:Spring.

Little, D., and R. Feller. 1970. STAPOL: a simulation of the impact of policy, values, and technological and societal developments upon the quality of life. Middletown, Conn.: Institute for the Future. Mimeographed.

Liu, Ben-Chieh. 1975. Quality of life: concept, measure, and results. The American Journal of Economics and Sociology. 34:1.

_____ 1975. Quality of Life Indicators in U.S. Metropolitan Areas, 1970: A Comprehensive Assessment. Washington, D.C.: Environmental Protection Agency.

_____ 1975. Quality of Life Indicators in the U.S. Metropolitan Areas, 1970: Summary. Kansas City: Midwest Research Institute.

_____ 1973. The Quality of Life in the United States, 1970. Kansas City: Midwest Research Institute.

Local Agency Formation Commission. 1976. Master Environmental Impact Reports (MEIR) on Proposed Revisions to Urban Service Area Boundaries of the Cities of Gilroy, Morgan Hill, and San Jose. San Jose, Ca., Feb. 24.

Lowry, Ira S. 1966. Migration and Metropolitan Growth: Two Analytical Models. San Francisco: Chandler Publishing.

Mandelker, Daniel R., and Roger Montgomery. 1973. Housing in America: Problems and Perspectives. Indianapolis: Bobbs-Merrill.

Maslow, Abraham. 1970. Motivation and Personality. New York: Harper & Row, Publishers.

_____ 1968. Toward a Psychology of Being. New York: Van Nostrand.

Merewitz, Leonard. 1972. Public transportation: wish fulfillment and reality in the San Francisco Bay Area. American Economic Review. 62:May.

Merton, Robert K. 1948. The social psychology of housing, in Wayne Dennis, ed., Current Trends in Social Psychology. Pittsburgh: University of Pittsburgh Press.

Meyerson, Martin, Barbara Terrett, and William L.C. Wheaton. 1962. Housing, People, and Cities. New York: McGraw-Hill.

Michalos, Alex C. 1972. Quality of life: a comparative social report for Canada and the United States. University of Guelph. Mimeographed.

Michener, James Albert. 1970. The Quality of Life. Philadelphia: Lippincot.

Morgan Hill Planning Department. 1977. Interview with Dale Follas, April 22.

Morrison, Peter A. 1974. Urban growth and decline: San Jose and St. Louis in the 1960's. Science. 185:August.

Neiman, Max. 1975. From Plato's philosopher king to Bish's tough purchasing agent: the premature public choice paradigm. Journal of the American Institute of Planners. March.

Olsson, Gunnar. 1965. Distance and Human Interaction; A Review and Bibliography. Philadelphia: Regional Science Research Institute.

Oppenheim, A.N. 1966. Questionnaire Design and Attitude Measurement. London: Heinemann.

Organization for Economic Cooperation and Development. 1973. List of social concerns common to most O.E.C.D. countries. Paris. June.

Paulus, Virginia, ed. 1974. Housing: A Bibliography, 1960-1972. New York: AMS Press.

Perin, Constance. 1970. With Man in Mind: An Interdisciplinary Prospectus for Environmental Design. Cambridge, Mass.: M.I.T. Press.

Perloff, Harvey S., and Frank Klett. 1974. The evolution of planning education, in Planning in America: Learning from Turbulence, ed. David R. Godschalk. Washington, D.C.: American Institute of Planners.

_____, ed. 1969. The Quality of the Urban Environment: Essays on New Resources in an Urban Age. For Resources for the Future, Washington, D.C. Baltimore: Johns Hopkins.

_____ and Vera W. Dodds. 1963. How a Region Grows. New York: Committee for Economic Development.

Pynoos, Jon, Robert Schafer, and Chester Hartman, eds. 1973. Housing Urban America. Chicago: Aldine Publishing Company.

Rapkin, Chester, and W.C. Grigsby. 1960. The Demand for Housing in Racially Mixed Areas: A Study of the Nature of Neighborhood Change. Berkeley and Los Angeles: University of California Press.

Reich, Wilhelm. 1951. Cosmic Superimposition: Man's Orgonotic Roots in Nature. Rangely, Maine: Wilhelm Reich Foundation.

Rodwin, Lloyd. 1961. Housing and Economic Progress: A Study of the Housing Experiences of Boston's Middle Income Families. Cambridge: Harvard University Press.

Rogers, Carl R., and B.F. Skinner. 1956. Some issues concerning the control of human behavior. Science. 124:November.

Rothblatt, Donald N. 1970. Rational planning reexamined.

Journal of the American Institute of Planners. January.

Rothman, Jack. 1974. Planning and Organizing for Social Change: Action Principles from Social Science Research. New York and London: Columbia University Press.

San Jose, California. 1976. The General Plan 1975. March.

Santa Clara County Planning Department. 1977. General Plan Evaluation Report No. 5, Facilities and Services. January 24.
_____ 1976. General Plan Evaluation Report No. 4, The Rural Areas. December 1.
_____ 1976. Draft Environmental Impact Report Summary on Proposed Application of Rural Residential Variable Density Zoning District to Lands in the South Santa Clara Valley which are Currently Zoned A1-2.5 Acres. October 19.
_____ 1973. Urban Development/Open Space Plan. April 1.

Schmandt, Henry J., and Warner Bloomberg, Jr., eds. 1969. The Quality of Urban Life. Beverly Hills, Ca.: Sage Publications.

Schumacher, E.F. 1973. Small is Beautiful: Economics as if People Mattered. New York: Harper & Row, Publishers.

Sheldon, Eleanor Bernert, and Wilbert E. Moore. 1968. Indicators of Social Change: Concepts and Measurements. New York: Russell Sage Foundation.

Silk, Leonard. 1972. Wanted: a more human, less dismal science. Saturday Review. January 22.

Smith, D.M. 1973. The Geography of Social Well-Being in the U.S. New York: McGraw-Hill.

Smith, Wallace Francis. 1963. Housing Market Data from Census Materials: A Study of California and the Bay Area. Berkeley: University of California.
_____ 1970. Housing: The Social and Economic Elements Berkeley: University of California.

Sproule-Jones, Mark. 1973. A public-choice model of political participation. Canadian Journal of Political Science. 6:2. June.

Stegman, Michael A. 1972. Housing Investment in the Inner City: The Dynamics of Decline; A Study of Baltimore, Maryland, 1968-1970. Cambridge, Mass.: M.I.T. Press.
_____ 1971. Housing and Economics: The American Dilemma. Cambridge, Mass.: M.I.T. Press.

Sternlieb, George, et al. 1973. Housing Development and Municipal Costs. New Brunswick, N.J.: Rutgers University Press.

Stokes, Charles J., and Ernest M. Fisher. 1976. Housing Market Performance in the United States. New York: Praeger.

Tollefson, Ronald Dennis. 1972. The quality of life index--an alternative to gross national product. Unpublished master's thesis, San Jose State University.

Tullock, Gordon. 1969. Social costs and government action. American Economic Review. 59. Also appeared as chap. 1 of Private Wants, Public Means. New York: n.n.

Thompson, K.S. 1975. On the quantification of values. The American Journal of Economics and Sociology. 34:4. October.

Turner, John F.C., and Robert Fichter, eds. 1972. Freedom to Build: Dweller Control of the Housing Process. New York: Macmillan.

United California Bank. 1975. Santa Clara County: past, present, 1985. Los Angeles, California.

United Nations, Department of Social Affairs. 1969. Housing, building, and planning. New York.

_____, Economic Commission for Europe. 1967. Summary report on an inquiry inti techniques of appraising the quality of neighborhood units, housing areas, and individual dwellings. New York.

U.S., Congress. Senate Committee on Agriculture and Forestry, Subcommittee on Rural Development. 1975. City Size and the Quality of Life. A study by the Stanford Research Institute. 94th Cong., 1st session. Washington: Government Printing Office.

U.S., Environmental Protection Agency. 1973. The Quality of Life Concept: A Potential New Tool for Decision-Makers. Washington: Government Printing Office.

U.S., Population Reference Bureau. 1975. Japan acts to curb urban growth. American Journal of Economics and Sociology. 34:4. October.

U.S., President's Conference on Home Building and Home Ownership. 1931. Housing Objectives and Programs. Washington: National Capital Press, Inc.

University of Michigan, Survey Research Center. 1969. Interviewer's Manual. Ann Arbor: University of Michigan Press.

Van Tassel, Alfred, ed. 1973. Our Environment: The Outlook for 1980. Lexington, Mass.: Lexington Books.

Vining, R. 1964. An outline of a stochastic model for the study of the spatial structure and development of a human

population system. Regional Science Association. 13.

Walinsky, Adam. 1969. Review of: Maximum Feasible Misunderstanding, by Daniel P. Moynihan. New York Times, Book Review. February 2.

Wallace, David A., and William C. McDonnell. 1971. Diary of a plan. Journal of the American Institute of Planners. January.

Wendt, Paul F. 1962. Housing Policy--The Search for Solutions; A Comparison of the United Kingdom, Sweden, West Germany, and the United States since World War II. Berkeley and Los Angeles: University of California Press.

Wexler, Harry J. 1975. Housing and Local Government: A Research Guide for Policymakers and Planners. Lexington, Mass.: Lexington Books.

Whitman, Walt. 1969. Leaves of Grass. Ed. C. Merton Babcock. Kansas City, Missouri: Hallmark Cards.

Wilner, Daniel M. et al. 1962. The Housing Environment and Family Life: A Longitudinal Study of the Effects of Housing on Morbidity and Mental Health. Baltimore: John Hopkins Press.

Wingo, Lowdon. 1973. The quality of life: toward a microeconomic definition. Urban Studies. 10:October.

Wolman, Harold. 1975. Housing and Social Policy in the U.S. and the U.K. Lexington, Mass.: Lexington Books.

Wurster, Catherine Bauer. 1963. Housing and the Future of Cities in the San Francisco Bay Area. Berkeley, Ca.: University of California Press.

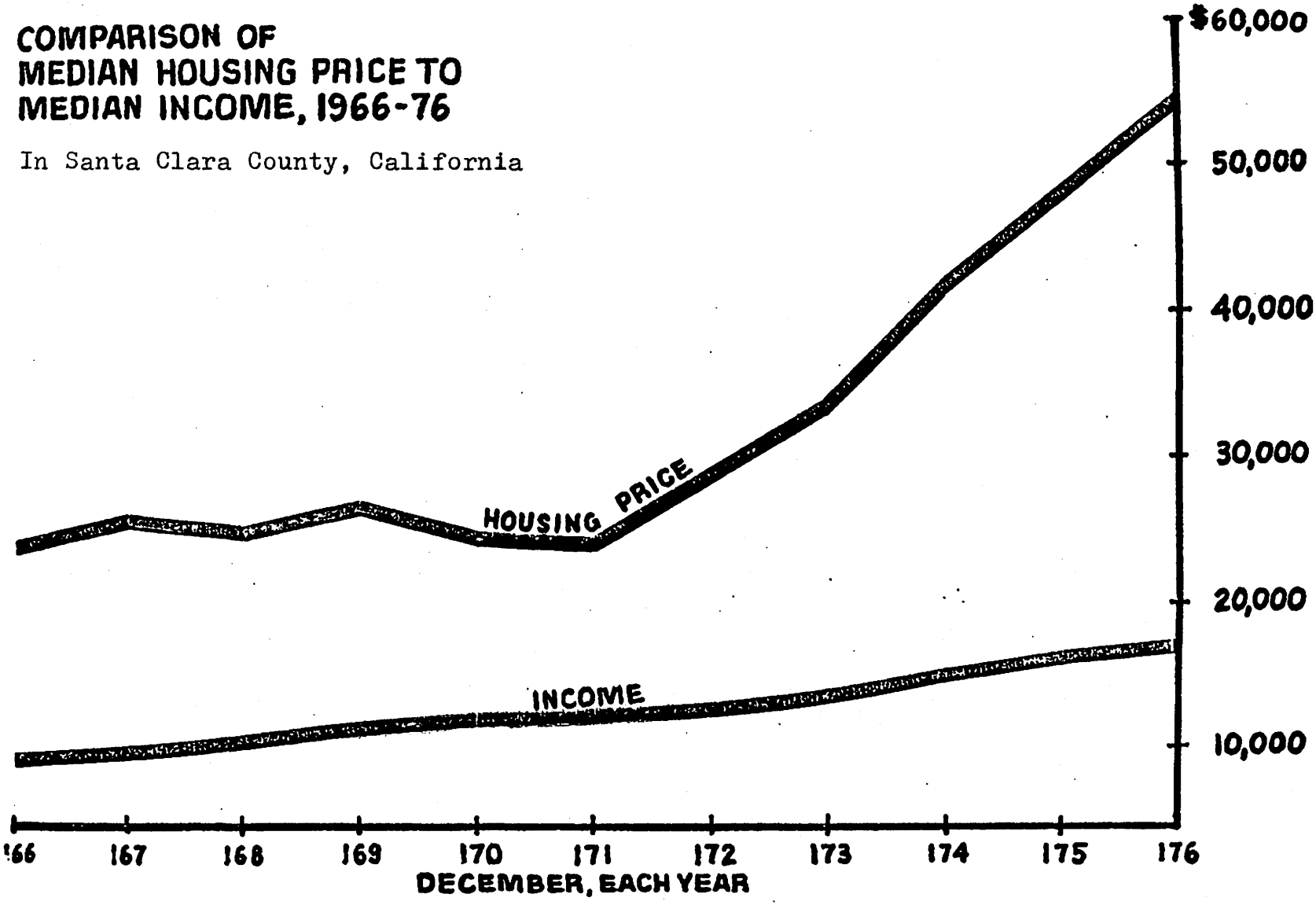
Zapf, Wolfgang. 1974. The polity as a monitor of the quality of life. American Behavioral Scientist. 17:5.

APPENDIX A

INFORMATION PACKET

COMPARISON OF MEDIAN HOUSING PRICE TO MEDIAN INCOME, 1966-76

In Santa Clara County, California



Source: Santa Clara County Planning Department

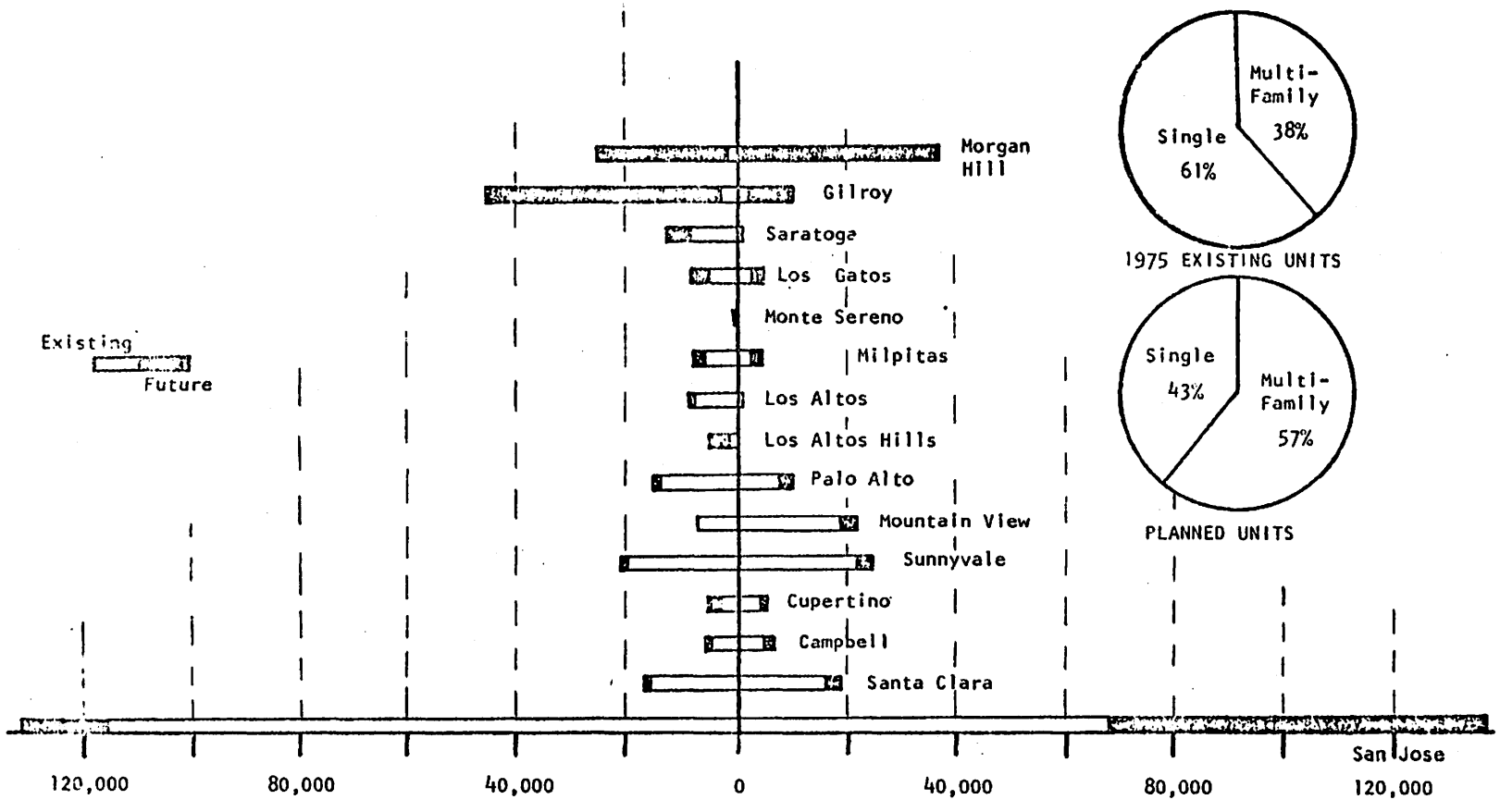
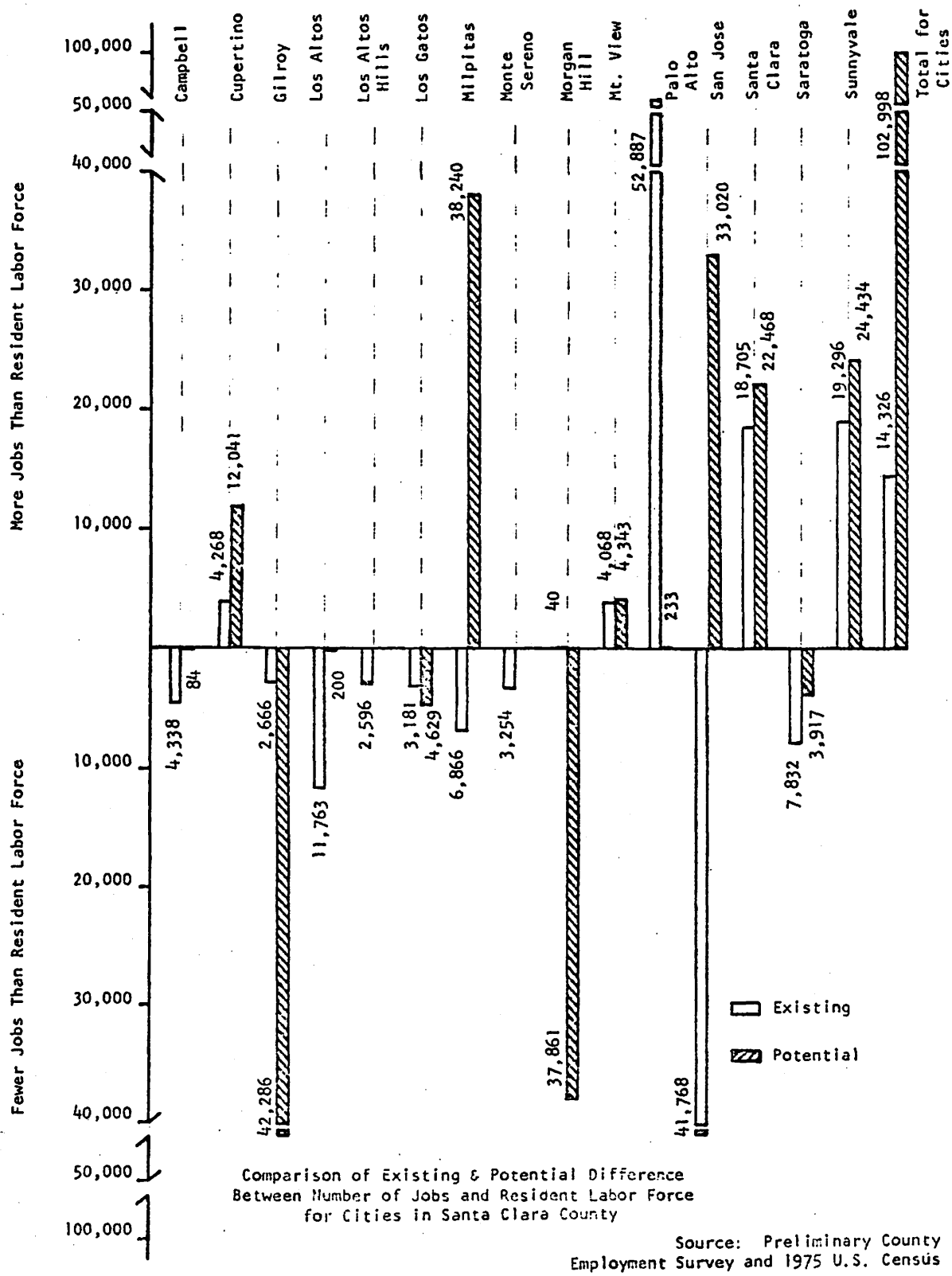


Figure 1
TOTAL EXISTING AND PLANNED RESIDENTIAL UNITS

(Planned Units By City Sphere of Influence in Vally Floor)

Source: 1975 Census and
Vacant Land Inventory



Comparison of Existing & Potential Difference Between Number of Jobs and Resident Labor Force for Cities in Santa Clara County

Source: Preliminary County Employment Survey and 1975 U.S. Census

Southern Santa Clara County is growing much faster than the overall County (which includes cities such as Palo Alto, Sunnyvale, Mountain View, Santa Clara, and San Jose).

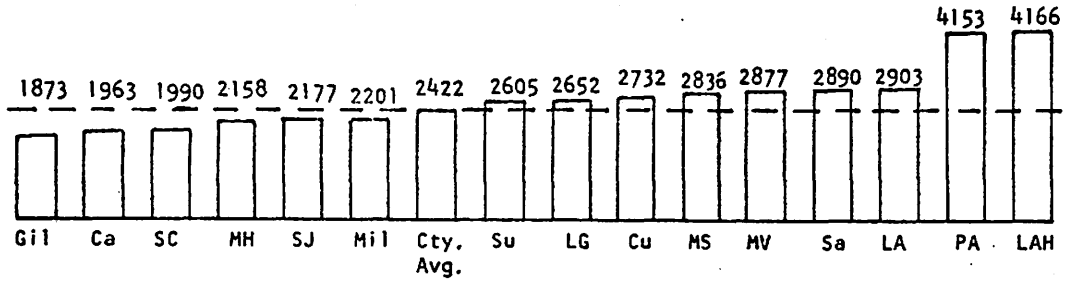
Association of Bay Area Governments: Coyote Valley and San Martin areas will be largely developed before 1990 with ranchette homesites.

Stanford Research Institute has found that as population increases remove the rural character, there tends to be:

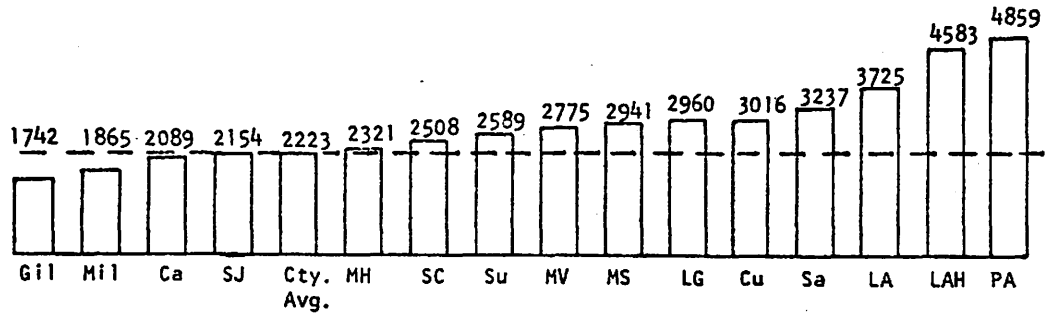
More pollution - air, noise, visual
More traffic, traffic deaths, highway crowding, commute time
More violent crimes (a higher rate)
More sewage problems
More water problems
More economic diversity
More anonymity, freedom to exercise diverse life-styles
More diverse opportunities for personal achievement
More change and innovation
More large-scale sports, entertainment, historical sites
More alienation, powerlessness, social isolation
Less sense of community; colder
More sameness
More opportunities to express differences - cultural, religious, educational
More breakdowns in family and culture
More competition
Less open space/more crowding
Less agricultural land
Less scenic character
Less personal and public security

TOTAL PER CAPITA ASSESSED VALUATION BY CITY

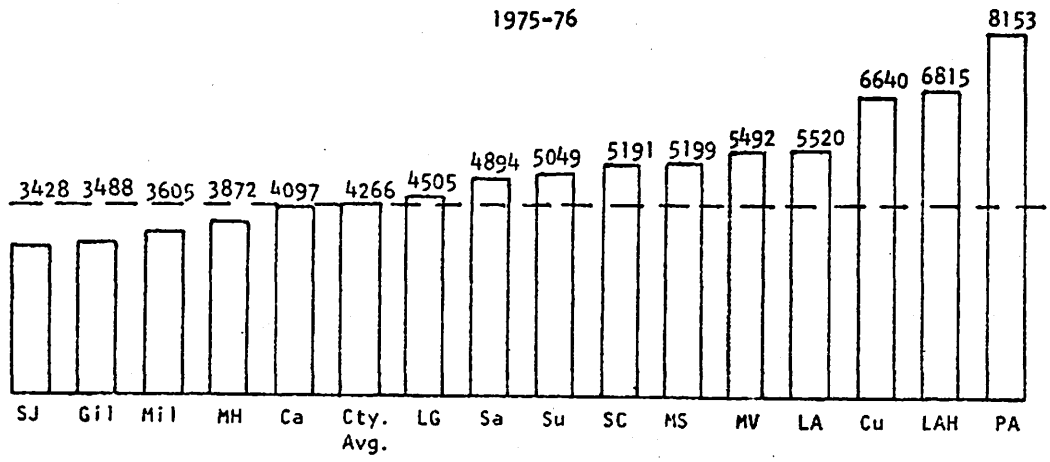
1967-68



1972-73



1975-76



Source: Santa Clara County Planning Department

Your Tax Bill

1. Each year the County Assessor is required by state law to decide what the cash market value is for your property. For homes this is done by checking the selling prices of similar homes in your area; for businesses, by the income produced by similar properties. The taxable value or assessed valuation is one-fourth of the cash market value.

2. An owner should discuss the valuation with the County Assessor's Office if a cash market value was used that appears to be too high for the neighborhood. An owner may demand a hearing before the Assessment Appeals Board. The board is an independent agency, and it can lower the value or raise it after reviewing the evidence.

3. Each city council, school district and special district holds public hearings to adopt its budget and establish its tax rate during the summer months. The County Board of Supervisors holds its public hearings late in July to determine the total dollars required for county services. Members of the public should attend any of these meetings and speak for or against any budget item or the size of the tax rate.

4. A combined tax bill for each property is prepared by the county after the county, each city, the schools and the districts have each set their tax rates. The tax bill is based on the total tax rate multiplied by the assessment valuation. The bill also includes any special assessments, such as sewer service charges. It also may include amounts approved by the voters for bonds or services.

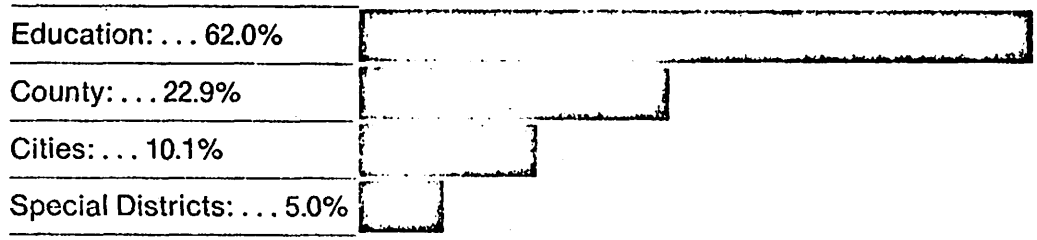
5. To avoid penalties all or half of the taxes must be paid by December 10. The second half must be paid by April 10.

School Taxes

The public schools in California receive the largest portion of local property taxes. This is the main source of funds, as they cannot impose other types of taxes and fees as do cities, counties and special districts. Your area is served by an elementary school district and a high school district, or by a combined unified school district covering grades kindergarten to twelve. You are also served by a community college district. Each district is governed by an elected board of trustees which adopts an annual budget requiring a specific tax rate. State law had limited the amount of dollars a district can receive. Therefore as the state provides more dollars and the value of the property in the district increases, the tax rate must decrease. Any increase over the state limitations must be approved by the voters.

How Your Taxes Are Divided

Source: Santa Clara County, Executive's Office



Education

Each area of the county is served by either an elementary school district and a high school district or a unified school district, plus a community college district. See the telephone book for the office number of any district. The County Superintendent of Schools number is 299-1121.

County

The offices of the Board of Supervisors, the County Executive and the County Finance Department are located at 70 West Hedding Street, telephone 299-1121.

The County's Share

	% of the total budget (all funds)	% paid from property taxes
General Government	21.7	29.3
Public Protection	15.8	24.9
Roads*	7.5	None
Health/Sanitation/Medical Care Financing	15.6	20.5
Public Assistance (Includes Social Service programs, care of juvenile court wards, crippled childrens' services and veterans' services)	37.2	20.7
Debt Service (bonds)	2.2	4.6
	100.0	100.0

*Gasoline Tax funds.

San Jose Councilman Jim Self: When homes are built without accompanying industrial or commercial units, the city's tax base is eroded.

Santa Clara County Planning Commission: San Jose's problem - too much bedroom and not enough industry.

Santa Clara County presently has no long range service program for rural areas and no capital improvements program. Service areas are: water,(electricity), drainage, fire, public transportation, sewage, police, schools, and roads/sidewalks.

APPENDIX B

THE QUESTIONNAIRE

I

ANONYMOUS OPINION SURVEY: The following questions about building in Southern Santa Clara County are to learn what residents would prefer to happen. Please circle the number closest to what you prefer, keeping in mind what is gained and what is lost by what you choose.

1. What proportion of low and moderate income housing should be built, compared to now?

1	2	3	4	5
much less	less	same	more	much more

2. What proportion of high density residential construction should be built? (Multi-family buildings, apartments, condominiums, closely spaced units)

1	2	3	4	5
much less	less	same	more	much more

3. What proportion of low and moderate density (well-spaced) housing should be built?

1	2	3	4	5
much less	less	same	more	much more

4. What proportion of what is built should be industrial, compared to now?

1	2	3	4	5
much less	less	same	more	much more

5. What proportion of what is built should be commercial, compared to now?

1	2	3	4	5
much less	less	same	more	much more

6. Vacant lots in developed areas should be filled in before allowing building outside.

1	2	3	4	5
strongly disagree	disagree	don't know	agree	strongly agree

7. Property tax collected, which helps to pay for public facilities and services, should be:

1	2	3	4	5
much less	less	same	more	much more

8. How close should industries be built to residences in this area?

1	2	3	4	5
very near (walk)	near	moderate	far	very far (30 mi.+)

9. Builders should "pay their way" with fees to develop facilities and services.

1	2	3	4	5
strongly disagree	disagree	don't know	agree	strongly agree

10. The rate of local construction should be limited to the overall County growth rate.

1	2	3	4	5
strongly disagree	disagree	don't know	agree	strongly agree

11. Where would you prefer to live?

1	2	3	4	5
wilderness	rural	small town	small city	large city

12. Compared to now, local jobs as a proportion of the population should be:

1	2	3	4	5
much less	less	same	more	much more

13. In considering races and cultures, which do you prefer your neighbors to be?

1	2	3	4	5
totally mixed	some mixture	don't know	mostly one kind	all one kind

14. Is the quality of life in this area, all things considered, becoming for you:

1	2	3	4	5
much worse	worse	same	better	much better

I

RESPONDENT INFORMATION

Nearest crossroad to residence? : _____ & _____

City [district] nearest to residence? (Morgan Hill, San Martin, Gilroy) : _____

Do you live within city limits? : Yes ____ No ____

Are you the head of your household? : Yes ____ No ____

What is your culture/race/ethnicity? : _____

What is your family size and composition? (those who live with you in your home) : Size ____
Composition--
Grandparents _____
Aunts/Uncles _____
Father/Mother _____
Brothers/Sisters _____
Cousins _____
Spouse _____
Children _____
Grandchildren _____

Location of head of household's work? : _____

How long a resident of South County? : _____

Type of home? : _____

Do you own your own home? : Yes ____ No ____

Do you own other property in South County? : Yes ____ No ____

What is this type of property & its size? : _____ & _____

Please circle the range of the total gross, before taxes, family income :

	Weekly	Monthly	Yearly
A..	$0-$125/	$0- $500/	$0- $6,000
B..	$126-$250/	$505-$1,000/	$6,050-$12,000
C..	$251-$385/	$1,005-$1,540/	$12,050-$20,000
D..	$386-$750/	$1,545-$3,000/	$20,050-$36,000
E..	$751-$950/	$3,005-$3,840/	$36,050-$50,000
F..	$951++	/$3,845++	/$50,050++

APPENDIX C

DATA ANALYSIS RESULTS

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE MORGAN

V1 LOW AND MODERATE INCOME HOUSING

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH LESS	1.	6	6.0	6.0	6.0
LESS	2.	26	26.0	26.0	32.0
SAME	3.	14	14.0	14.0	46.0
MORE	4.	42	42.0	42.0	88.0
MUCH MORE	5.	12	12.0	12.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	3.280	STD ERR	0.116	MEDIAN	3.595
MODE	4.000	STD DEV	1.155	VARIANCE	1.335
KURTOSIS	-0.520	SKEWNESS	-0.422	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V1 LOW AND MODERATE INCOME HOUSING

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH LESS	1.	9	8.0	8.0	8.0
LESS	2.	26	23.2	23.2	31.2
SAME	3.	44	39.3	39.3	70.5
MORE	4.	26	23.2	23.2	93.8
MUCH MORE	5.	7	6.3	6.3	100.0
	TOTAL	112	100.0	100.0	

MEAN	2.964	STD ERR	0.097	MEDIAN	2.977
MODE	3.000	STD DEV	1.022	VARIANCE	1.045
KURTOSIS	-0.465	SKEWNESS	-0.030	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE MORGAN

V2 HIGH DENSITY RESIDENTIAL CONSTRUCTION

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH LESS	1.	23	23.0	23.0	23.0
LESS	2.	42	42.0	42.0	65.0
SAME	3.	18	18.0	18.0	83.0
MORE	4.	17	17.0	17.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	2.290	STD ERR	0.101	MEDIAN	2.143
MODE	2.000	STD DEV	1.006	VARIANCE	1.010
KURTOSIS	-0.567	SKEWNESS	0.405	RANGE	3.000
MINIMUM	1.000	MAXIMUM	4.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V2 HIGH DENSITY RESIDENTIAL CONSTRUCTION

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH LESS	1.	41	36.6	36.6	36.6
LESS	2.	40	35.7	35.7	72.3
SAME	3.	25	22.3	22.3	94.6
MORE	4.	5	4.5	4.5	99.1
MUCH MORE	5.	1	0.9	0.9	100.0
	TOTAL	112	100.0	100.0	

MEAN	1.973	STD ERR	0.087	MEDIAN	1.875
MODE	1.000	STD DEV	0.925	VARIANCE	0.855
KURTOSIS	-0.131	SKEWNESS	0.809	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE URBAN

V3 LOW AND MODERATE DENSITY HOUSING

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
LESS	2.	9	9.0	9.0	9.0
SAME	3.	17	17.0	17.0	26.0
MORE	4.	55	55.0	55.0	81.0
MUCH MORE	5.	19	19.0	19.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	3.840	STD ERR	0.084	MEDIAN	3.930
MODE	4.000	STD DEV	0.838	VARIANCE	0.701
KURTOSIS	-0.701	SKEWNESS	-0.273	RANGE	3.000
MINIMUM	2.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V3 LOW AND MODERATE DENSITY HOUSING

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
LESS	2.	1	0.9	0.9	1.8
SAME	3.	54	48.2	48.2	49.1
MORE	4.	47	42.0	42.0	91.1
MUCH MORE	5.	10	8.9	8.9	100.0
	TOTAL	112	100.0	100.0	

MEAN	3.589	STD ERR	0.093	MEDIAN	3.500
MODE	3.000	STD DEV	0.985	VARIANCE	0.971
KURTOSIS	-0.522	SKEWNESS	0.498	RANGE	3.000
MINIMUM	2.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE URBAN

V4 INDUSTRIAL CONSTRUCTION

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH LESS	1.	5	5.0	5.0	5.0
LESS	2.	10	10.0	10.0	15.0
SAME	3.	24	24.0	24.0	39.0
MORE	4.	49	49.0	49.0	88.0
MUCH MORE	5.	12	12.0	12.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	3.530	STD ERR	0.100	MEDIAN	3.724
MODE	4.000	STD DEV	1.000	VARIANCE	0.999
KURTOSIS	0.238	SKEWNESS	-0.780	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V4 INDUSTRIAL CONSTRUCTION

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH LESS	1.	17	15.2	15.2	15.2
LESS	2.	29	25.9	25.9	41.1
SAME	3.	33	29.5	29.5	70.5
MORE	4.	32	28.6	28.6	99.1
MUCH MORE	5.	1	0.9	0.9	100.0
	TOTAL	112	100.0	100.0	

MEAN	2.741	STD ERR	0.100	MEDIAN	2.900
MODE	3.000	STD DEV	1.003	VARIANCE	1.134
KURTOSIS	-1.080	SKEWNESS	-0.192	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE TOTAL

V4 COMMERCIAL CONSTRUCTION

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH LESS	1.	1	1.0	1.0	1.0
LESS	2.	5	5.0	5.0	6.0
SAME	3.	28	28.0	28.0	34.0
MORE	4.	54	54.0	54.0	88.0
MUCH MORE	5.	12	12.0	12.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	3.710	STD ERR	0.078	MEDIAN	3.790
MODE	4.000	STD DEV	0.782	VARIANCE	0.612
KURTOSIS	0.705	SKEWNESS	-0.597	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V5 COMMERCIAL CONSTRUCTION

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH LESS	1.	5	4.5	4.5	4.5
LESS	2.	7	6.3	6.3	10.7
SAME	3.	53	47.3	47.3	58.0
MORE	4.	45	40.2	40.2	98.2
MUCH MORE	5.	2	1.8	1.8	100.0
	TOTAL	112	100.0	100.0	

MEAN	3.286	STD ERR	0.075	MEDIAN	3.333
MODE	3.000	STD DEV	0.799	VARIANCE	0.638
KURTOSIS	1.089	SKEWNESS	-0.872	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE TOTAL

V6 CONSTRUCTION FIRST IN DEVELOPED AREAS

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
STRONGLY DISAGREE	1.	2	2.0	2.0	2.0
DISAGREE	2.	15	15.0	15.0	17.0
NO OPINION	3.	13	13.0	13.0	30.0
AGREE	4.	39	39.0	39.0	69.0
STRONGLY AGREE	5.	31	31.0	31.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	3.820	STD ERR	0.140	MEDIAN	4.013
MODE	4.000	STD DEV	1.395	VARIANCE	1.200
KURTOSIS	-0.494	SKEWNESS	-0.702	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V6 CONSTRUCTION FIRST IN DEVELOPED AREAS

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
STRONGLY DISAGREE	1.	7	6.3	6.3	6.3
DISAGREE	2.	7	6.3	6.3	12.5
NO OPINION	3.	20	17.9	17.9	30.4
AGREE	4.	50	44.6	44.6	75.0
STRONGLY AGREE	5.	28	25.0	25.0	100.0
	TOTAL	112	100.0	100.0	

MEAN	3.759	STD ERR	0.103	MEDIAN	3.964
MODE	4.000	STD DEV	1.093	VARIANCE	1.194
KURTOSIS	0.451	SKEWNESS	-0.965	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE TURBAN

V7 PROPERTY TAX LEVEL

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH LESS	1.	19	19.0	19.0	19.0
LESS	2.	36	36.0	36.0	55.0
SAME	3.	37	37.0	37.0	92.0
MORE	4.	7	7.0	7.0	99.0
MUCH MORE	5.	1	1.0	1.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	2.350	STD ERR	0.090	MEDIAN	2.361
MODE	3.000	STD DEV	0.903	VARIANCE	0.816
KURTOSIS	-0.397	SKEWNESS	0.104	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V7 PROPERTY TAX LEVEL

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH LESS	1.	20	17.9	17.9	17.9
LESS	2.	45	40.2	40.2	58.0
SAME	3.	41	36.6	36.6	94.6
MORE	4.	6	5.4	5.4	100.0
	TOTAL	112	100.0	100.0	

MEAN	2.295	STD ERR	0.078	MEDIAN	2.304
MODE	2.000	STD DEV	0.824	VARIANCE	0.679
KURTOSIS	-0.700	SKEWNESS	-0.007	RANGE	3.000
MINIMUM	1.000	MAXIMUM	4.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE TURBAN

V8 PROXIMITY OF INDUSTRIES TO RESIDENCES

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
VERY NEAR--WALK	1.	4	4.0	4.0	4.0
NEAR	2.	28	28.0	28.0	32.0
MODERATE DISTANCE	3.	46	46.0	46.0	78.0
FAR	4.	9	9.0	9.0	87.0
VERY FAR-30 MI+	5.	13	13.0	13.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	2.990	STD ERR	0.103	MEDIAN	2.891
MODE	3.000	STD DEV	1.030	VARIANCE	1.061
KURTOSIS	-0.205	SKEWNESS	0.519	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V8 PROXIMITY OF INDUSTRIES TO RESIDENCES

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
NEAR	2.	14	12.5	12.5	12.5
MODERATE DISTANCE	3.	41	36.6	36.6	49.1
FAR	4.	40	35.7	35.7	84.8
VERY FAR-30 MI+	5.	17	15.2	15.2	100.0
	TOTAL	112	100.0	100.0	

MEAN	3.536	STD ERR	0.085	MEDIAN	3.552
MODE	3.000	STD DEV	0.900	VARIANCE	0.810
KURTOSIS	-0.783	SKEWNESS	0.065	RANGE	3.000
MINIMUM	2.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE TURBAN

V9 IMPACTATION FEES FROM BUILDERS

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
STRONGLY DISAGREE	1.	3	3.0	3.0	3.0
DISAGREE	2.	11	11.0	11.0	14.0
NO OPINION	3.	11	11.0	11.0	25.0
AGREE	4.	44	44.0	44.0	69.0
STRONGLY AGREE	5.	31	31.0	31.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	3.690	STD ERR	0.106	MEDIAN	4.000
MODE	4.000	STD DEV	1.063	VARIANCE	1.129
KURTOSIS	0.197	SKEWNESS	-0.945	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V9 IMPACTATION FEES FROM BUILDERS

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
STRONGLY DISAGREE	1.	9	8.0	8.0	8.0
DISAGREE	2.	8	7.1	7.1	15.2
NO OPINION	3.	14	12.5	12.5	27.7
AGREE	4.	47	42.0	42.0	69.6
STRONGLY AGREE	5.	34	30.4	30.4	100.0
	TOTAL	112	100.0	100.0	

MEAN	3.795	STD ERR	0.112	MEDIAN	4.000
MODE	4.000	STD DEV	1.187	VARIANCE	1.409
KURTOSIS	0.224	SKEWNESS	-1.003	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE TURBAN

V10 COUNTY GROWTH RATE AS LOCAL LIMIT

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
STRONGLY DISAGREE	1.	9	9.0	9.0	9.0
DISAGREE	2.	17	17.0	17.0	26.0
NO OPINION	3.	11	11.0	11.0	37.0
AGREE	4.	48	48.0	48.0	85.0
STRONGLY AGREE	5.	15	15.0	15.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	3.430	STD ERR	0.120	MEDIAN	3.774
MODE	4.000	STD DEV	1.200	VARIANCE	1.439
KURTOSIS	-0.653	SKEWNESS	-0.660	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V10 COUNTY GROWTH RATE AS LOCAL LIMIT

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
STRONGLY DISAGREE	1.	7	6.3	6.3	6.3
DISAGREE	2.	11	9.8	9.8	16.1
NO OPINION	3.	35	31.2	31.2	47.3
AGREE	4.	51	45.5	45.5	92.9
STRONGLY AGREE	5.	8	7.1	7.1	100.0
	TOTAL	112	100.0	100.0	

MEAN	3.375	STD ERR	0.092	MEDIAN	3.554
MODE	4.000	STD DEV	0.978	VARIANCE	0.957
KURTOSIS	0.206	SKEWNESS	-0.745	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE TURBAN

V11 PREFERRED LIVING ENVIRONMENT

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
WILDERNESS	1.	12	12.0	12.0	12.0
RURAL	2.	24	24.0	24.0	36.0
SMALL TOWN	3.	48	48.0	48.0	84.0
SMALL CITY	4.	15	15.0	15.0	99.0
LARGE CITY	5.	1	1.0	1.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	2.670	STD ERR	0.091	MEDIAN	2.792
MODE	3.000	STD DEV	0.907	VARIANCE	0.822
KURTOSIS	-1.393	SKEWNESS	-0.248	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V11 PREFERRED LIVING ENVIRONMENT

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
WILDERNESS	1.	21	18.7	18.7	18.7
RURAL	2.	66	58.9	58.9	77.7
SMALL TOWN	3.	25	22.3	22.3	100.0
	TOTAL	112	100.0	100.0	

MEAN	2.036	STD ERR	0.080	MEDIAN	2.000
MODE	2.000	STD DEV	0.843	VARIANCE	0.711
KURTOSIS	-0.584	SKEWNESS	-0.031	RANGE	2.000
MINIMUM	1.000	MAXIMUM	3.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE TURBAN

V12 PROPORTION OF LOCAL JOBS TO POPULATION

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
LESS	2.	2	2.0	2.0	2.0
SAME	3.	11	11.0	11.0	13.0
MORE	4.	69	69.0	69.0	82.0
MUCH MORE	5.	18	18.0	18.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	4.030	STD ERR	0.061	MEDIAN	4.030
MODE	4.000	STD DEV	0.611	VARIANCE	0.373
KURTOSIS	1.526	SKEWNESS	-0.547	RANGE	3.000
MINIMUM	2.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V12 PROPORTION OF LOCAL JOBS TO POPULATION

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
SAME	3.	36	32.1	32.1	32.1
MORE	4.	67	59.8	59.8	91.9
MUCH MORE	5.	9	8.0	8.0	100.0
	TOTAL	112	100.0	100.0	

MEAN	3.759	STD ERR	0.056	MEDIAN	3.759
MODE	4.000	STD DEV	0.589	VARIANCE	0.347
KURTOSIS	-0.489	SKEWNESS	0.106	RANGE	2.000
MINIMUM	3.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE TURBAN

V13 PREFERRED ETHNICITY OF NEIGHBORS

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
TOTALLY MIXED	1.	24	24.0	24.0	24.0
SOME MIXTURE	2.	31	31.0	31.0	55.0
NO OPINION	3.	30	30.0	30.0	85.0
MOSTLY ONE KIND	4.	11	11.0	11.0	96.0
ALL ONE KIND	5.	4	4.0	4.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	2.430	STD ERR	0.109	MEDIAN	2.339
MODE	2.000	STD DEV	1.092	VARIANCE	1.192
KURTOSIS	-0.499	SKEWNESS	0.419	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V13 PREFERRED ETHNICITY OF NEIGHBORS

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
TOTALLY MIXED	1.	12	10.7	10.7	10.7
SOME MIXTURE	2.	57	50.9	50.9	61.6
NO OPINION	3.	14	12.5	12.5	74.1
MOSTLY ONE KIND	4.	29	25.9	25.9	100.0
	TOTAL	112	100.0	100.0	

MEAN	2.536	STD ERR	0.094	MEDIAN	2.571
MODE	2.000	STD DEV	0.995	VARIANCE	0.991
KURTOSIS	-1.111	SKEWNESS	0.306	RANGE	3.000
MINIMUM	1.000	MAXIMUM	4.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE TURBAN

V14 QUALITY OF LIFE TREND PERCEIVED

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH WORSE	1.	9	9.0	9.0	9.0
WORSE	2.	34	34.0	34.0	43.0
SAME	3.	33	33.0	33.0	76.0
BETTER	4.	23	23.0	23.0	99.0
MUCH BETTER	5.	1	1.0	1.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	2.730	STD ERR	0.095	MEDIAN	2.714
MODE	2.000	STD DEV	0.952	VARIANCE	0.906
KURTOSIS	-0.865	SKEWNESS	-0.004	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V14 QUALITY OF LIFE TREND PERCEIVED

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH WORSE	1.	5	4.5	4.5	4.5
WORSE	2.	18	16.1	16.1	20.5
SAME	3.	31	27.7	27.7	48.2
BETTER	4.	52	46.4	46.4	94.6
MUCH BETTER	5.	6	5.4	5.4	100.0
	TOTAL	112	100.0	100.0	

MEAN	3.321	STD ERR	0.091	MEDIAN	3.333
MODE	4.000	STD DEV	0.961	VARIANCE	0.923
KURTOSIS	-0.259	SKEWNESS	-0.015	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE URBAN

V15 RESIDENCE--URBAN OR RURAL

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
URBAN	5.	100	100.0	100.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	5.000	STD ERR	0.000	MEDIAN	5.000
MODE	5.000	STD DEV	0.000	VARIANCE	0.000
RANGE	0.000	MINIMUM	5.000	MAXIMUM	5.000

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE URBAN

V16 HEAD OF HOUSEHOLD

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
NO	1.	33	33.0	33.0	33.0
YES	5.	67	67.0	67.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	3.680	STD ERR	0.189	MEDIAN	4.015
MODE	5.000	STD DEV	1.890	VARIANCE	3.573
KURTOSIS	-1.492	SKEWNESS	-0.719	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V15 RESIDENCE--URBAN OR RURAL

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
RURAL	1.	112	100.0	100.0	100.0
	TOTAL	112	100.0	100.0	

MEAN	1.000	STD ERR	0.000	MEDIAN	1.000
MODE	1.000	STD DEV	0.000	VARIANCE	0.000
RANGE	0.000	MINIMUM	1.000	MAXIMUM	1.000

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V16 HEAD OF HOUSEHOLD

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
NO	1.	32	28.6	28.6	28.6
YES	5.	80	71.4	71.4	100.0
	TOTAL	112	100.0	100.0	

MEAN	3.857	STD ERR	0.172	MEDIAN	4.000
MODE	5.000	STD DEV	1.815	VARIANCE	3.293
KURTOSIS	-1.117	SKEWNESS	-0.944	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE URBAN

V17 ETHNICITY

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
OTHER	1.	2	2.0	2.0	2.0
ORIENTAL	3.	3	3.0	3.0	5.0
MEXICAN	4.	24	24.0	24.0	29.0
CAUCASIAN	5.	71	71.0	71.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	4.629	STD ERR	0.074	MEDIAN	4.790
MODE	5.000	STD DEV	0.736	VARIANCE	0.541
KURTOSIS	9.739	SKEWNESS	-2.778	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V17 ETHNICITY

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
OTHER	1.	2	1.8	1.8	1.8
BLACK	2.	1	0.9	0.9	2.7
ORIENTAL	3.	3	2.7	2.7	5.4
MEXICAN	4.	14	12.5	12.5	17.9
CAUCASIAN	5.	92	82.1	82.1	100.0
	TOTAL	112	100.0	100.0	

MEAN	4.723	STD ERR	0.060	MEDIAN	4.894
MODE	5.000	STD DEV	0.745	VARIANCE	0.555
KURTOSIS	12.291	SKEWNESS	-3.353	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE URBAN

V18 WORK LOCATION

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
OUT OF SO COUNTY	1.	63	63.0	63.0	63.0
SOUTH COUNTY	3.	9	9.0	9.0	72.0
SAME TOWN	5.	28	28.0	28.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	2.300	STD ERR	0.178	MEDIAN	1.587
MODE	1.000	STD DEV	1.784	VARIANCE	3.184
KURTOSIS	-1.334	SKEWNESS	0.740	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V18 WORK LOCATION

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
OUT OF SO COUNTY	1.	88	78.6	78.6	78.6
SOUTH COUNTY	3.	3	2.7	2.7	81.3
SAME TOWN	5.	21	18.7	18.7	100.0
	TOTAL	112	100.0	100.0	

MEAN	1.804	STD ERR	0.149	MEDIAN	1.273
MODE	1.000	STD DEV	1.576	VARIANCE	2.484
KURTOSIS	0.264	SKEWNESS	1.485	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE TURBAN

V19 LENGTH OF RESIDENCE IN SOUTH COUNTY

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
LESS 6 MO	1.	8	8.0	8.0	8.0
6 MO TO 2 YRS	2.	14	14.0	14.0	22.0
2 YRS TO 6 YRS	3.	23	23.0	23.0	45.0
6 YRS TO 20 YRS	4.	31	31.0	31.0	76.0
MORE 20 YRS	5.	24	24.0	24.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	3.491	STD ERR	0.123	MEDIAN	3.661
MODE	4.000	STD DEV	1.227	VARIANCE	1.505
KURTOSIS	-0.749	SKEWNESS	-0.459	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V19 LENGTH OF RESIDENCE IN SOUTH COUNTY

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
LESS 6 MO	1.	13	11.6	11.6	11.6
6 MO TO 2 YRS	2.	26	23.2	23.2	34.8
2 YRS TO 6 YRS	3.	32	28.6	28.6	63.4
6 YRS TO 20 YRS	4.	23	20.5	20.5	83.9
MORE 20 YRS	5.	18	16.1	16.1	100.0
	TOTAL	112	100.0	100.0	

MEAN	3.063	STD ERR	0.118	MEDIAN	3.043
MODE	3.000	STD DEV	1.247	VARIANCE	1.555
KURTOSIS	-0.908	SKEWNESS	0.021	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE TURBAN

V20 TYPE OF HOME

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MOBILE HOME	1.	1	1.0	1.0	1.0
APARTMENT	2.	19	19.0	19.0	20.0
CONDOMINIUM-TOWNH	4.	9	9.0	9.0	29.0
HOUSE	5.	71	71.0	71.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	4.300	STD ERR	0.122	MEDIAN	4.796
MODE	5.000	STD DEV	1.219	VARIANCE	1.486
KURTOSIS	0.058	SKEWNESS	-1.357	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V20 TYPE OF HOME

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
APARTMENT	2.	4	3.6	3.6	3.6
HOUSE	5.	108	96.4	96.4	100.0
	TOTAL	112	100.0	100.0	

MEAN	4.893	STD ERR	0.053	MEDIAN	4.946
MODE	5.000	STD DEV	0.559	VARIANCE	0.313
KURTOSIS	22.805	SKEWNESS	-4.981	RANGE	3.000
MINIMUM	2.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE URBAN

V21 HOME OWNERSHIP

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
NO	1.	32	32.0	32.0	32.0
YES	5.	68	68.0	68.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	3.720	STD ERR	0.198	MEDIAN	4.059
MODE	5.000	STD DEV	1.975	VARIANCE	3.917
KURTOSIS	-1.429	SKEWNESS	-0.768	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V21 HOME OWNERSHIP

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
NO	1.	19	17.0	17.0	17.0
YES	5.	93	83.0	83.0	100.0
	TOTAL	112	100.0	100.0	

MEAN	4.321	STD ERR	0.142	MEDIAN	4.554
MODE	5.000	STD DEV	1.508	VARIANCE	2.273
KURTOSIS	1.062	SKEWNESS	-1.753	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE URBAN

V22 SO CO PROPERTY OWNED OTHER THAN HOME

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
NO	1.	87	87.0	87.0	87.0
YES	5.	13	13.0	13.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	1.520	STD ERR	0.135	MEDIAN	1.299
MODE	1.000	STD DEV	1.352	VARIANCE	1.828
KURTOSIS	2.783	SKEWNESS	2.169	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V22 SO CO PROPERTY OWNED OTHER THAN HOME

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
NO	1.	93	83.0	83.0	83.0
YES	5.	19	17.0	17.0	100.0
	TOTAL	112	100.0	100.0	

MEAN	1.679	STD ERR	0.142	MEDIAN	1.000
MODE	1.000	STD DEV	1.508	VARIANCE	2.273
KURTOSIS	1.062	SKEWNESS	1.753	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE TURBAN

V23 AMOUNT OF SOUTH COUNTY PROPERTY OWNED

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
NOTHING	1.	27	27.0	27.0	27.0
HOME OR BLDG	2.	60	60.0	60.0	87.0
<1 ACRE	3.	3	3.0	3.0	90.0
<10 ACRES + BLDG	4.	5	5.0	5.0	95.0
+10 ACRES OR BLDGS	5.	5	5.0	5.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	2.010	STD ERR	0.098	MEDIAN	1.883
MODE	2.000	STD DEV	0.980	VARIANCE	0.959
KURTOSIS	2.755	SKEWNESS	1.592	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V23 AMOUNT OF SOUTH COUNTY PROPERTY OWNED

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
NOTHING	1.	17	15.2	15.2	15.2
HOME OR BLDG	2.	76	67.9	67.9	83.0
<1 ACRE	3.	1	0.9	0.9	83.9
<10 ACRES + BLDG	4.	10	8.9	8.9	92.9
+10 ACRES OR BLDGS	5.	8	7.1	7.1	100.0
	TOTAL	112	100.0	100.0	

MEAN	2.250	STD ERR	0.099	MEDIAN	2.019
MODE	2.000	STD DEV	1.053	VARIANCE	1.109
KURTOSIS	1.354	SKEWNESS	1.437	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE TURBAN

V24 GROSS YEARLY FAMILY INCOME

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
$0-$6000	1.	14	14.0	14.0	14.0
$6050-$12000	2.	25	25.0	25.0	39.0
$12050-$20000	3.	34	34.0	34.0	73.0
$20050-$36000	4.	24	24.0	24.0	97.0
$36050++	5.	3	3.0	3.0	100.0
	TOTAL	100	100.0	100.0	

MEAN	2.770	STD ERR	0.106	MEDIAN	2.624
MODE	3.000	STD DEV	1.062	VARIANCE	1.128
KURTOSIS	-0.815	SKEWNESS	-0.090	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 100 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/03/77)
SUBFILE RURAL

V24 GROSS YEARLY FAMILY INCOME

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
$0-$6000	1.	10	8.9	8.9	8.9
$6050-$12000	2.	18	16.1	16.1	25.0
$12050-$20000	3.	46	41.1	41.1	66.1
$20050-$36000	4.	32	28.6	28.6	94.6
$36050++	5.	6	5.4	5.4	100.0
	TOTAL	112	100.0	100.0	

MEAN	3.054	STD ERR	0.096	MEDIAN	3.109
MODE	3.000	STD DEV	1.012	VARIANCE	1.024
KURTOSIS	-0.322	SKEWNESS	-0.315	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 112 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V1 LOW AND MODERATE INCOME HOUSING

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH LESS	1.	15	7.1	7.1	7.1
LESS	2.	52	24.5	24.5	31.6
SAME	3.	58	27.4	27.4	59.0
MORE	4.	68	32.1	32.1	91.0
MUCH MORE	5.	19	9.0	9.0	100.0
	TOTAL	212	100.0	100.0	

MEAN	3.113	STD ERR	0.075	MEDIAN	3.172
MODE	4.000	STD DEV	1.096	VARIANCE	1.200
KURTOSIS	-0.823	SKEWNESS	-0.138	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V2 HIGH DENSITY RESIDENTIAL CONSTRUCTION

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH LESS	1.	64	30.2	30.2	30.2
LESS	2.	82	38.7	38.7	68.9
SAME	3.	43	20.3	20.3	89.2
MORE	4.	22	10.4	10.4	99.5
MUCH MORE	5.	1	0.5	0.5	100.0
	TOTAL	212	100.0	100.0	

MEAN	2.123	STD ERR	0.067	MEDIAN	2.012
MODE	2.000	STD DEV	0.976	VARIANCE	0.952
KURTOSIS	-0.344	SKEWNESS	0.550	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V3 LOW AND MODERATE DENSITY HOUSING

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
LESS	2.	10	4.7	4.7	4.7
SAME	3.	71	33.5	33.5	38.2
MORE	4.	102	48.1	48.1	86.3
MUCH MORE	5.	29	13.7	13.7	100.0
	TOTAL	212	100.0	100.0	

MEAN	3.708	STD ERR	0.052	MEDIAN	3.745
MODE	4.000	STD DEV	0.760	VARIANCE	0.578
KURTOSIS	-0.379	SKEWNESS	-0.106	RANGE	3.000
MINIMUM	2.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V4 INDUSTRIAL CONSTRUCTION

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH LESS	1.	22	10.4	10.4	10.4
LESS	2.	39	18.4	18.4	28.8
SAME	3.	57	26.9	26.9	55.7
MORE	4.	81	38.2	38.2	93.9
MUCH MORE	5.	13	6.1	6.1	100.0
	TOTAL	212	100.0	100.0	

MEAN	3.113	STD ERR	0.076	MEDIAN	3.289
MODE	4.000	STD DEV	1.104	VARIANCE	1.219
KURTOSIS	-0.760	SKEWNESS	-0.414	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V5 COMMERCIAL CONSTRUCTION

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH LESS	1.	6	2.8	2.8	2.8
LESS	2.	12	5.7	5.7	8.5
SAME	3.	81	38.2	38.2	46.7
MORE	4.	99	46.7	46.7	93.4
MUCH MORE	5.	14	6.6	6.6	100.0
	TOTAL	212	100.0	100.0	

MEAN	3.486	STD ERR	0.056	MEDIAN	3.571
MODE	4.000	STD DEV	0.817	VARIANCE	0.668
KURTOSIS	0.957	SKEWNESS	-0.664	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		
VALID CASES	212	MISSING CASES	0		

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V6 CONSTRUCTION FIRST IN DEVELOPED AREAS

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
STRONGLY DISAGREE	1.	9	4.2	4.2	4.2
DISAGREE	2.	22	10.4	10.4	14.6
NO OPINION	3.	33	15.6	15.6	30.2
AGREE	4.	89	42.0	42.0	72.2
STRONGLY AGREE	5.	59	27.8	27.8	100.0
	TOTAL	212	100.0	100.0	

MEAN	3.778	STD ERR	0.075	MEDIAN	3.972
MODE	4.000	STD DEV	1.092	VARIANCE	1.192
KURTOSIS	0.032	SKEWNESS	-0.691	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		
VALID CASES	212	MISSING CASES	0		

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V7 PROPERTY TAX LEVEL

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH LESS	1.	39	18.4	18.4	18.4
LESS	2.	81	38.2	38.2	56.6
SAME	3.	78	36.8	36.8	93.4
MORE	4.	13	6.1	6.1	99.5
MUCH MORE	5.	1	0.5	0.5	100.0
	TOTAL	212	100.0	100.0	

MEAN	2.321	STD ERR	0.059	MEDIAN	2.327
MODE	2.000	STD DEV	0.860	VARIANCE	0.740
KURTOSIS	-0.463	SKEWNESS	0.695	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		
VALID CASES	212	MISSING CASES	0		

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V8 PROXIMITY OF INDUSTRIES TO RESIDENCES

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
VERY NEAR-WALK	1.	4	1.9	1.9	1.9
NEAR	2.	42	19.8	19.8	21.7
MODERATE DISTANCE	3.	87	41.0	41.0	62.7
FAR	4.	49	23.1	23.1	85.8
VERY FAR-DRIVE	5.	30	14.2	14.2	100.0
	TOTAL	212	100.0	100.0	

MEAN	3.278	STD ERR	0.069	MEDIAN	3.196
MODE	3.000	STD DEV	0.999	VARIANCE	0.998
KURTOSIS	-0.634	SKEWNESS	0.265	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		
VALID CASES	212	MISSING CASES	0		

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V9 IMPACTATION FEES FROM BUILDERS

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
STRONGLY DISAGREE	1.	12	5.7	5.7	5.7
DISAGREE	2.	19	9.0	9.0	14.6
NO OPINION	3.	25	11.8	11.8	26.4
AGREE	4.	91	42.9	42.9	69.3
STRONGLY AGREE	5.	65	30.7	30.7	100.0
	TOTAL	212	100.0	100.0	

MEAN	3.840	STD ERR	0.077	MEDIAN	4.049
MODE	4.000	STD DEV	1.128	VARIANCE	1.273
KURTOSIS	0.301	SKEWNESS	-1.010	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V10 COUNTY GROWTH RATE AS LOCAL LIMIT

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
STRONGLY DISAGREE	1.	16	7.5	7.5	7.5
DISAGREE	2.	28	13.2	13.2	20.8
NO OPINION	3.	46	21.7	21.7	42.5
AGREE	4.	99	46.7	46.7	89.2
STRONGLY AGREE	5.	23	10.8	10.8	100.0
	TOTAL	212	100.0	100.0	

MEAN	3.651	STD ERR	0.075	MEDIAN	3.664
MODE	4.000	STD DEV	1.086	VARIANCE	1.180
KURTOSIS	-0.251	SKEWNESS	-0.088	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V11 PREFERRED LIVING ENVIRONMENT

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
WILDERNESS	1.	33	15.6	15.6	15.6
RURAL	2.	90	42.5	42.5	58.0
SMALL TOWN	3.	73	34.4	34.4	92.5
SMALL CITY	4.	15	7.1	7.1	99.5
LARGE CITY	5.	1	0.5	0.5	100.0
	TOTAL	212	100.0	100.0	

MEAN	2.344	STD ERR	0.058	MEDIAN	2.311
MODE	2.000	STD DEV	0.843	VARIANCE	0.710
KURTOSIS	-0.323	SKEWNESS	0.166	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V12 PROPORTION OF LOCAL JOBS TO POPULATION

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
LESS	2.	2	0.9	0.9	0.9
SAME	3.	47	22.2	22.2	23.1
MORE	4.	136	64.2	64.2	87.3
MUCH MORE	5.	27	12.7	12.7	100.0
	TOTAL	212	100.0	100.0	

MEAN	3.887	STD ERR	0.042	MEDIAN	3.919
MODE	4.000	STD DEV	0.613	VARIANCE	0.376
KURTOSIS	0.219	SKEWNESS	-0.160	RANGE	3.000
MINIMUM	2.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V13 PREFERRED ETHNICITY OF NEIGHBORS

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
TOTALLY MIXED	1.	36	17.0	17.0	17.0
SOME MIXTURE	2.	88	41.5	41.5	58.5
NO OPINION	3.	44	20.8	20.8	79.2
MOSTLY ONE KIND	4.	40	18.9	18.9	98.1
ALL ONE KIND	5.	4	1.9	1.9	100.0
	TOTAL	212	100.0	100.0	

MEAN	2.472	STD ERR	0.072	MEDIAN	2.295
MODE	2.000	STD DEV	1.041	VARIANCE	1.085
KURTOSIS	-0.750	SKEWNESS	0.377	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SC SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V14 QUALITY OF LIFE TREND PERCEIVED

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MUCH WORSE	1.	14	6.6	6.6	6.6
WORSE	2.	52	24.5	24.5	31.1
SAME	3.	64	30.2	30.2	61.3
BETTER	4.	75	35.4	35.4	96.7
MUCH BETTER	5.	7	3.3	3.3	100.0
	TOTAL	212	100.0	100.0	

MEAN	3.042	STD ERR	0.069	MEDIAN	3.125
MODE	4.000	STD DEV	0.999	VARIANCE	0.998
KURTOSIS	-0.709	SKEWNESS	-0.264	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V15 RESIDENCE--URBAN OR RURAL

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
RURAL	1.	112	52.8	52.8	52.8
URBAN	5.	100	47.2	47.2	100.0
	TOTAL	212	100.0	100.0	

MEAN	2.887	STD ERR	0.137	MEDIAN	2.780
MODE	1.000	STD DEV	2.002	VARIANCE	4.000
KURTOSIS	-1.992	SKEWNESS	0.113	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V16 HEAD OF HOUSEHOLD

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
NO	1.	65	30.7	30.7	30.7
YES	5.	147	69.3	69.3	100.0
	TOTAL	212	100.0	100.0	

MEAN	3.774	STD ERR	0.127	MEDIAN	4.110
MODE	5.000	STD DEV	1.849	VARIANCE	3.418
KURTOSIS	-1.304	SKEWNESS	-0.837	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V17 ETHNICITY

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
OTHER	1.	4	1.9	1.9	1.9
BLACK	2.	1	0.5	0.5	2.4
ORIENTAL	3.	6	2.8	2.8	5.2
MEXICAN	4.	38	17.9	17.9	23.1
CAUCASIAN	5.	163	76.9	76.9	100.0
	TOTAL	212	100.0	100.0	

MEAN	4.675	STD ERR	0.050	MEDIAN	4.850
MODE	5.000	STD DEV	0.730	VARIANCE	0.533
KURTOSIS	10.944	SKEWNESS	-3.004	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V18 WORK LOCATION

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
OUT OF SO COUNTY	1.	151	71.2	71.2	71.2
SOUTH COUNTY	3.	12	5.7	5.7	76.9
SAME TOWN	5.	49	23.1	23.1	100.0
	TOTAL	212	100.0	100.0	

MEAN	2.038	STD ERR	0.116	MEDIAN	1.404
MODE	1.000	STD DEV	1.691	VARIANCE	2.861
KURTOSIS	-0.708	SKEWNESS	1.093	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V19 LENGTH OF RESIDENCE IN SOUTH COUNTY

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
LESS 6 MO	1.	21	9.9	9.9	9.9
6 MO TO 2 YRS	2.	40	18.9	18.9	28.8
2 YRS TO 6 YRS	3.	55	25.9	25.9	54.7
6 YRS TO 20 YRS	4.	54	25.5	25.5	80.2
MORE 20 YRS	5.	42	19.8	19.8	100.0
	TOTAL	212	100.0	100.0	

MEAN	3.264	STD ERR	0.086	MEDIAN	3.316
MODE	3.000	STD DEV	1.253	VARIANCE	1.570
KURTOSIS	-0.978	SKEWNESS	-0.203	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V20 TYPE OF HOME

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
MOBILE HOME	1.	1	0.5	0.5	0.5
APARTMENT	2.	23	10.8	10.8	11.4
CONDOMINIUM-TRNSE	4.	9	4.2	4.2	15.6
HOUSE	5.	179	84.4	84.4	100.0
	TOTAL	212	100.0	100.0	

MEAN	4.613	STD ERR	0.067	MEDIAN	4.908
MODE	5.000	STD DEV	0.974	VARIANCE	0.949
KURTOSIS	3.566	SKEWNESS	-2.303	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V21 HOME OWNERSHIP

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
NO	1.	51	24.1	24.1	24.1
YES	5.	161	75.9	75.9	100.0
	TOTAL	212	100.0	100.0	

MEAN	4.038	STD ERR	0.118	MEDIAN	4.360
MODE	5.000	STD DEV	1.714	VARIANCE	2.937
KURTOSIS	-0.538	SKEWNESS	-1.211	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V22 SO CO PROPERTY OWNED OTHER THAN HOME

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
NO	1.	180	84.9	84.9	84.9
YES	5.	32	15.1	15.1	100.0
	TOTAL	212	100.0	100.0	

MEAN	1.604	STD ERR	0.099	MEDIAN	1.350
MODE	1.000	STD DEV	1.435	VARIANCE	2.060
KURTOSIS	1.780	SKEWNESS	1.945	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		

VALID CASES 212 MISSING CASES 0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V23 AMOUNT OF SOUTH COUNTY PROPERTY OWNED

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
NOTHING	1.	44	20.8	20.8	20.8
HOME OR BLDG	2.	136	64.2	64.2	84.9
<1 ACRE	3.	4	1.9	1.9	86.8
<10 ACRES + BLDG	4.	15	7.1	7.1	93.9
+10 ACRES OR BLDGS	5.	13	6.1	6.1	100.0
.	TOTAL	212	100.0	100.0	

MEAN	2.137	STD ERR	0.070	MEDIAN	1.956
MODE	2.000	STD DEV	1.023	VARIANCE	1.046
KURTOSIS	1.881	SKEWNESS	1.502	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		
VALID CASES	212	MISSING CASES	0		

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION

FILE NONAME (CREATION DATE = 05/01/77)

V24 GROSS YEARLY FAMILY INCOME

CATEGORY LABEL	CODE	ABSOLUTE FREQ	RELATIVE FREQ (PCT)	ADJUSTED FREQ (PCT)	CUM FREQ (PCT)
$0-$6000	1.	24	11.3	11.3	11.3
$6050-$12000	2.	43	20.3	20.3	31.6
$12050-$20000	3.	80	37.7	37.7	69.3
$20050-$36000	4.	56	26.4	26.4	95.8
$36050+	5.	9	4.2	4.2	100.0
	TOTAL	212	100.0	100.0	

MEAN	2.920	STD ERR	0.072	MEDIAN	2.986
MODE	3.000	STD DEV	1.043	VARIANCE	1.088
KURTOSIS	-0.593	SKEWNESS	-0.216	RANGE	4.000
MINIMUM	1.000	MAXIMUM	5.000		
VALID CASES	212	MISSING CASES	0		

FILE NONAME (CREATION DATE = 05/01/77)

CROSSTABULATION OF V6 CONSTRUCTION FIRST IN DEVELOPED AREAS BY V15 RESIDENCE--URBAN OR RURAL

V6	V15 RURAL (1.)	V15 URBAN (5.)	ROW TOTAL
1. STRONGLY DISAGREE	7	2	9
	77.8%	22.2%	4.2%
	6.3%	2.0%	
	3.3%	0.9%	
2. DISAGREE	7	15	22
	31.8%	68.2%	10.4%
	6.3%	15.0%	
	3.3%	7.1%	
3. NO OPINION	20	13	33
	60.6%	39.4%	15.6%
	17.9%	13.0%	
	9.4%	6.1%	
4. AGREE	50	39	89
	56.2%	43.8%	42.0%
	44.6%	39.0%	
	23.6%	18.4%	
5. STRONGLY AGREE	28	31	59
	47.5%	52.5%	27.8%
	25.0%	31.0%	
	13.2%	14.6%	
COLUMN TOTAL	112	100	212
	52.8%	47.2%	100.0%

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 29

FILE NONAME (CREATION DATE = 05/01/77)

CROSSTABULATION OF V6 CONSTRUCTION FIRST IN DEVELOPED AREAS BY V18 WORK LOCATION

V6	V18 OUT OF S CO (1.)	V18 SOUTH COUNTY (3.)	V18 SAME TOWN (5.)	ROW TOTAL
1. STRONGLY DISAGREE	8	0	1	9
	88.9%	0.0%	11.1%	4.2%
	5.3%	0.0%	2.0%	
	3.8%	0.0%	0.5%	
2. DISAGREE	12	2	8	22
	54.5%	9.1%	36.4%	10.4%
	7.9%	15.7%	16.3%	
	5.7%	0.9%	3.8%	
3. NO OPINION	21	1	11	33
	63.6%	3.0%	33.3%	15.6%
	13.9%	8.3%	22.4%	
	9.9%	0.5%	5.2%	
4. AGREE	67	9	13	89
	75.3%	4.5%	20.2%	42.0%
	44.4%	33.3%	26.7%	
	31.6%	1.9%	2.9%	
5. STRONGLY AGREE	43	5	11	59
	72.9%	8.5%	18.6%	27.8%
	28.5%	41.7%	22.4%	
	20.3%	2.4%	5.2%	
COLUMN TOTAL	151	12	49	212
	71.2%	5.7%	23.1%	100.0%

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 30

FILE NONAME (CREATION DATE = 05/01/77)

CROSSTABULATION OF V6 CONSTRUCTION FIRST IN DEVELOPED AREAS BY V19 LENGTH OF RESIDENCE IN SOUTH COUNTY PAGE 1 OF 1

V6	V19	LESS 6 MO TO 2 YRS	6 MO TO 2 YRS	2 YRS TO 6 YRS	6 YRS TO 20 YRS	MORE 20 YRS	ROW TOTAL
		1.	2.	3.	4.	5.	
1. STRONGLY DISAGREE	COUNT	1	3	3	0	2	9
	ROW PCT	11.1	33.3	33.3	0.0	22.2	4.2
	COL PCT	4.8	7.5	5.5	0.0	4.8	
	TOT PCT	0.5	1.4	1.4	0.0	0.9	
2. DISAGREE	COUNT	1	3	5	5	8	22
	ROW PCT	4.5	13.6	22.7	22.7	36.4	10.4
	COL PCT	4.8	7.5	9.1	9.3	19.0	
	TOT PCT	0.5	1.4	2.4	2.4	3.8	
3. NO OPINION	COUNT	7	6	9	4	7	33
	ROW PCT	21.2	18.2	27.3	12.1	21.2	15.6
	COL PCT	33.3	15.0	16.4	7.4	16.7	
	TOT PCT	3.3	2.8	4.2	1.9	3.3	
4. AGREE	COUNT	8	19	21	30	11	89
	ROW PCT	9.0	21.3	23.6	33.7	12.4	42.0
	COL PCT	38.1	47.5	38.2	55.6	26.2	
	TOT PCT	3.8	9.0	9.9	14.2	5.2	
5. STRONGLY AGREE	COUNT	4	9	17	15	14	59
	ROW PCT	6.8	15.3	28.8	25.4	23.7	27.8
	COL PCT	19.0	22.5	30.9	27.8	33.3	
	TOT PCT	1.9	4.2	8.0	7.1	6.6	
COLUMN TOTAL		21	40	55	54	42	212
		9.9	18.9	25.9	25.5	19.8	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 31

FILE NONAME (CREATION DATE = 05/01/77)

CROSSTABULATION OF V6 CONSTRUCTION FIRST IN DEVELOPED AREAS BY V21 HOME OWNERSHIP PAGE 1 OF 1

V6	V21	NO 1.	YES 5.	ROW TOTAL
1. STRONGLY DISAGREE	COUNT	1	8	9
	ROW PCT	11.1	88.9	4.2
	COL PCT	4.0	5.0	
	TOT PCT	0.5	3.8	
2. DISAGREE	COUNT	9	13	22
	ROW PCT	40.9	59.1	10.4
	COL PCT	17.6	8.1	
	TOT PCT	4.2	6.1	
3. NO OPINION	COUNT	11	22	33
	ROW PCT	33.3	66.7	15.6
	COL PCT	21.6	13.7	
	TOT PCT	5.2	10.4	
4. AGREE	COUNT	22	67	89
	ROW PCT	24.7	75.3	42.0
	COL PCT	43.1	41.6	
	TOT PCT	10.4	31.6	
5. STRONGLY AGREE	COUNT	8	51	59
	ROW PCT	13.6	86.4	27.8
	COL PCT	15.7	31.7	
	TOT PCT	3.8	24.1	
COLUMN TOTAL		51	161	212
		24.1	75.9	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 32

FILE NONAME (CREATION DATE = 05/01/77)

CROSSTABULATION OF V6 CONSTRUCTION FIRST IN DEVELOPED AREAS BY V22 SO CO PROPERTY OWNED OTHER THAN HOME

PAGE 1 OF 1

V6	V22 NO	V22 YES	ROW TOTAL
1. STRONGLY DISAGREE	4	5	9
	44.4	55.6	4.2
	2.2	15.6	
	1.9	2.4	
2. DISAGREE	14	8	22
	63.6	36.4	10.4
	7.8	25.0	
	6.6	3.8	
3. NO OPINION	28	5	33
	84.8	15.2	15.6
	15.6	15.6	
	13.2	2.4	
4. AGREE	78	11	89
	87.6	12.4	42.0
	43.3	34.4	
	36.8	5.2	
5. STRONGLY AGREE	56	3	59
	94.9	5.1	27.8
	31.1	9.4	
	26.4	1.4	
COLUMN TOTAL	180	32	212
	84.9	15.1	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 33

FILE NONAME (CREATION DATE = 05/01/77)

CROSSTABULATION OF V6 CONSTRUCTION FIRST IN DEVELOPED AREAS BY V23 AMOUNT OF SOUTH COUNTY PROPERTY OWNED

PAGE 1 OF 1

V6	V23 NOTHING	HOME OR BLDG	<1 ACRE	<10 ACRES + BLDGS	>10 ACRES OR BLD	ROW TOTAL
	1.0	2.0	3.0	4.0	5.0	
1. STRONGLY DISAGREE	1	3	0	3	2	9
	11.1	33.3	0.0	33.3	22.2	4.2
	2.3	2.2	0.0	20.0	15.4	
	0.5	1.4	0.0	1.4	0.9	
2. DISAGREE	6	8	2	3	3	22
	27.3	36.4	9.1	13.6	13.6	10.4
	13.6	5.9	50.0	20.0	23.1	
	2.8	3.8	0.9	1.4	1.4	
3. NO OPINION	9	19	0	3	2	33
	27.3	57.6	0.0	9.1	6.1	15.6
	20.5	14.0	0.0	20.0	15.4	
	4.2	9.0	0.0	1.4	0.9	
4. AGREE	26	56	2	6	3	89
	29.2	62.9	2.2	6.7	3.4	42.0
	59.1	42.0	50.0	40.0	23.1	
	12.4	26.4	0.9	2.8	1.4	
5. STRONGLY AGREE	2	46	0	0	3	59
	3.4	78.0	0.0	0.0	5.1	27.8
	4.5	34.2	0.0	0.0	23.1	
	0.9	21.7	0.0	0.0	1.4	
COLUMN TOTAL	44	134	4	15	13	212
	20.8	63.2	1.9	7.1	6.1	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 34

FILE NONAME (CREATION DATE = 05/01/77)

CROSSTABULATION OF V6 CONSTRUCTION FIRST IN DEVELOPED AREAS BY V24 GROSS YEARLY FAMILY INCOME PAGE 1 OF 1

V6	COUNT / ROW PCT / COL PCT / TOT PCT	V24 1.00 $0-$6000	2.00 $6050-$12000	3.00 $12050-$20000	4.00 $20050-$30000	5.00 $30050+	ROW TOTAL
1. STRONGLY DISAGREE		0	1	5	1	2	9
		0.0	11.1	55.6	11.1	22.2	4.2
		0.0	2.3	6.3	1.8	22.2	
		0.0	0.5	2.4	0.5	0.9	
2. DISAGREE		2	9	9	5	0	22
		9.1	27.3	40.9	22.7	0.0	10.4
		8.3	20.9	11.3	8.9	0.0	
		0.9	4.2	4.2	2.4	0.0	
3. NO OPINION		4	5	13	6	2	33
		12.1	15.2	39.4	18.2	6.1	15.6
		16.7	11.6	16.2	10.7	22.2	
		1.9	2.4	6.1	2.8	0.9	
4. AGREE		11	21	49	25	3	89
		12.4	23.6	55.6	28.1	3.4	42.0
		45.8	48.8	61.2	44.6	33.3	
		5.2	9.9	23.1	11.8	1.4	
5. STRONGLY AGREE		7	7	24	15	2	59
		11.9	11.9	40.7	25.2	3.4	27.8
		29.2	16.3	30.0	33.9	22.2	
		3.3	3.3	11.3	7.0	0.9	
COLUMN TOTAL		24	43	80	56	9	212
		11.3	20.3	37.7	26.9	4.2	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 35

FILE NONAME (CREATION DATE = 05/01/77)

CROSSTABULATION OF V7 PROPERTY TAX LEVEL BY V15 RESIDENCE--URBAN OR RURAL PAGE 1 OF 1

V7	COUNT / ROW PCT / COL PCT / TOT PCT	V15 1.00 RURAL	2.00 URBAN	ROW TOTAL
1. MUCH LESS		20	19	39
		51.3	48.7	18.4
		17.9	19.0	
		9.4	9.0	
2. LESS		45	36	81
		55.6	44.4	38.2
		40.2	36.0	
		21.2	17.0	
3. SAME		41	37	78
		52.6	47.4	36.8
		36.6	37.0	
		19.3	17.5	
4. MORE		6	7	13
		46.2	53.8	6.1
		5.4	7.0	
		2.8	3.3	
5. MUCH MORE		0	1	1
		0.0	100.0	0.5
		0.0	1.0	
		0.0	0.5	
COLUMN TOTAL		112	100	212
		52.8	47.2	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 36

FILE NONAME (CREATION DATE = 05/01/77)

CROSSTABULATION OF V7 PROPERTY TAX LEVEL BY V21 HOME OWNERSHIP PAGE 1 OF 1

V7 (COUNT / ROW PCT / COL PCT / TOT PCT)	V21 NO 1.	YES 2.	ROW TOTAL
1. MUCH LESS	[illegible] / 10.3 / [illegible] / [illegible]	[illegible] / [illegible] / [illegible] / [illegible]	39 / 18.4
2. LESS	14 / 17.3 / 27.5 / [illegible]	[illegible] / [illegible] / [illegible] / [illegible]	81 / 38.2
3. SAME	24 / 30.8 / [illegible] / 11.3	[illegible] / 69.2 / [illegible] / [illegible]	78 / 36.8
4. MORE	9 / 69.2 / 17.6 / [illegible]	[illegible] / 30.8 / [illegible] / [illegible]	13 / 6.1
5. MUCH MORE	0 / 0.0 / 0.0 / 0.0	1 / 100.0 / [illegible] / [illegible]	1 / 0.5
COLUMN TOTAL	51 / 24.1	161 / 75.9	212 / 100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 37

FILE NONAME (CREATION DATE = 05/01/77)

CROSSTABULATION OF V7 PROPERTY TAX LEVEL BY V23 AMOUNT OF SOUTH COUNTY PROPERTY OWNED PAGE 1 OF 1

V7 (COUNT / ROW PCT / COL PCT / TOT PCT)	V23 NOTHING 1.	HOME OR BLDG 2.	-1 ACRE 3.	+10 ACRE S + BLDG 4.	+10 ACRE S OR BLD 5.	ROW TOTAL
1. MUCH LESS	1 / 2.6 / 2.3 / 0.5	23 / 59.0 / [illegible] / [illegible]	2 / 5.1 / 50.0 / [illegible]	7 / 17.9 / 46.7 / [illegible]	6 / 15.4 / 46.2 / [illegible]	39 / 18.4
2. LESS	13 / 16.0 / 29.5 / [illegible]	61 / [illegible] / [illegible] / [illegible]	[illegible]	[illegible]	2 / [illegible] / [illegible] / [illegible]	81 / 38.2
3. SAME	22 / 28.2 / [illegible] / [illegible]	[illegible]	2 / [illegible] / [illegible] / [illegible]	[illegible]	[illegible]	78 / 36.8
4. MORE	[illegible] / [illegible] / [illegible] / [illegible]	[illegible]	[illegible] / 0.0 / [illegible] / [illegible]	[illegible]	[illegible] / 0.0 / [illegible] / 0.0	13 / 6.1
5. MUCH MORE	0 / 0.0 / 0.0 / 0.0	[illegible]	[illegible]	[illegible]	[illegible]	1 / [illegible]
COLUMN TOTAL	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 38

FILE NONAME (CREATION DATE = 05/01/77)

* * * * * * * * * * * * * * * * * C R O S S T A B U L A T I O N O F * * * * * * * * * * * * * * * * *
[illegible] BY V24 [illegible] YEARLY FAMILY INCOME
* PAGE 1 OF 1

V24 COUNT / ROW PCT / COL PCT / TOT PCT	[illegible] 1.	[illegible] 2.	[illegible] 3.	[illegible] 4.	[illegible] 5.	ROW TOTAL
1. [illegible]	6	3	13	13	4	39
	15.4	7.7	33.3	33.3	10.3	18.4
	25.0	7.0	16.2	23.2	44.4	
	2.8	1.4	6.1	6.1	1.9	
2. [illegible]	5	16	32	23	4	81
	6.2	19.8	39.5	28.4	4.9	38.2
	20.8	37.2	40.0	41.1	44.4	
	2.4	7.5	15.1	10.8	1.9	
3. [illegible]	10	18	31	17	0	76
	13.2	23.7	40.8	22.4	0.0	35.8
	41.7	41.9	38.7	30.4	0.0	
	4.7	8.5	14.6	8.0	0.0	
4. [illegible]	2	5	4	1	1	13
	15.4	38.5	30.8	7.7	7.7	6.1
	8.3	11.6	5.0	1.8	11.1	
	0.9	2.4	1.9	0.5	0.5	
5. [illegible] OR MORE	0	1	0	0	0	1
	0.0	100.0	0.0	0.0	0.0	0.5
	0.0	2.3	0.0	0.0	0.0	
	0.0	0.5	0.0	0.0	0.0	
COLUMN TOTAL	24	43	80	56	9	212
	11.3	20.3	37.7	26.4	4.2	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 39

FILE NONAME (CREATION DATE = 05/01/77)

* * * * * * * * * * * * * * * * * C R O S S T A B U L A T I O N O F * * * * * * * * * * * * * * * * *
V9 [illegible] FACTATION FEES FROM BUILDERS BY V15 RESIDENCE--URBAN OR RURAL
* PAGE 1 OF 1

V15 COUNT / ROW PCT / COL PCT / TOT PCT	RURAL 1.	URBAN 5.	ROW TOTAL
1. STRONGLY DISAGREE	9	3	12
	75.0	25.0	5.7
	8.0	3.0	
	4.2	1.4	
2. DISAGREE	8	11	19
	42.1	57.9	9.0
	7.1	11.0	
	3.8	5.2	
3. NO OPINION	14	11	25
	56.0	44.0	11.8
	12.5	11.0	
	6.6	5.2	
4. AGREE	47	44	91
	51.6	48.4	42.9
	42.0	44.0	
	22.2	20.8	
5. STRONGLY AGREE	34	31	65
	52.3	47.7	30.7
	30.4	31.0	
	16.0	14.6	
COLUMN TOTAL	112	100	212
	52.8	47.2	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO—MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 40

FILE [illegible] (CREATION DATE = 05/01/77)

* C R O S S T A B U L A T I O N O F *
V9 [illegible] FEES FROM BUILDERS BY V21 HOME OWNERSHIP
* PAGE 1 OF 1

V9 / V21 (COUNT / ROW PCT / COL PCT / TOT PCT)	NO 1.	YES 2.	ROW TOTAL
1. STRONGLY DISAGREE	0	12	12
	0.0	100.0	5.7
	0.0	7.9	
	0.0	5.7	
2. DISAGREE	5	14	19
	26.3	73.7	9.0
	9.8	9.3	
	2.4	6.6	
3. NO OPINION	6	19	25
	24.0	76.0	11.8
	11.8	[illegible]	
	2.8	9.0	
4. AGREE	25	66	91
	27.5	72.5	42.9
	49.0	[illegible]	
	11.8	[illegible]	
5. STRONGLY AGREE	15	50	65
	23.1	76.9	30.7
	29.4	33.1	
	7.1	23.6	
COLUMN TOTAL	51	151	212
	24.1	75.9	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO—MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 41

FILE MORGAN (CREATION DATE = 05/01/77)

* C R O S S T A B U L A T I O N O F *
V9 [illegible] FEES FROM BUILDERS BY V23 AMOUNT OF SOUTH COUNTY PROPERTY OWNED
* PAGE 1 OF 1

V9 / V23 (COUNT / ROW PCT / COL PCT / TOT PCT)	NOTHING 1.	HOME OR [illegible] 2.	-1 ACRE 3.	-10 ACRE S + BLDG 4.	+10 ACRE S OR BLD 5.	ROW TOTAL
1. STRONGLY DISAGREE	0	[illegible]	0	2	4	12
	0.0	[illegible]	0.0	16.7	33.3	5.7
	0.0	[illegible]	0.0	13.3	30.8	
	0.0	[illegible]	0.0	0.9	1.9	
2. DISAGREE	4	[illegible]	2	[illegible]	[illegible]	19
	21.1	[illegible]	[illegible]	[illegible]	[illegible]	9.0
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
3. NO OPINION	5	[illegible]	[illegible]	2	2	25
	[illegible]	[illegible]	[illegible]	[illegible]	8.0	11.8
	11.4	[illegible]	[illegible]	[illegible]	15.4	
	2.4	[illegible]	[illegible]	[illegible]	[illegible]	
4. AGREE	[illegible]	[illegible]	[illegible]	4	3	91
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	[illegible]	[illegible]	[illegible]	1.9	1.4	
5. STRONGLY AGREE	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	30.7
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
COLUMN TOTAL	44	[illegible]	[illegible]	[illegible]	13	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

FILE NONAME (CREATION DATE = 05/01/77)

* * * * * * * * C R O S S T A B U L A T I O N O F * * * * * * * *
V9 [illegible] BY V24 GROSS YEARLY FAMILY INCOME
* * * * * * * * PAGE 1 OF 1

V9 (COUNT / ROW PCT / COL PCT / TOT PCT)	V24: LT-$5000 1.I	$5000-$11999 2.I	$12000-$19999 3.I	$20000-$29999 4.I	$30000++ 5.I	ROW TOTAL
1. STRONGLY DISAGREE	1	0	5	4	2	12
	8.3	0.0	41.7	33.3	16.7	5.7
	4.2	0.0	6.3	7.1	22.2	
	0.5	0.0	2.4	1.9	0.9	
2. DISAGREE	1	5	7	5	1	19
	5.3	26.3	36.8	26.3	5.3	9.0
	4.2	11.6	8.8	8.9	11.1	
	0.5	2.4	3.3	2.4	0.5	
3. NO OPINION	2	5	11	6	1	25
	8.0	20.0	44.0	24.0	4.0	11.8
	8.3	11.6	13.8	10.7	11.1	
	0.9	2.4	5.2	2.8	0.5	
4. AGREE	11	21	31	26	2	91
	12.1	23.1	34.1	28.6	2.2	42.9
	45.8	48.8	38.8	46.4	22.2	
	5.2	9.9	14.6	12.3	0.9	
5. STRONGLY AGREE	9	12	26	15	3	65
	13.8	18.5	40.0	23.1	4.6	30.7
	37.5	27.9	32.5	26.8	33.3	
	4.2	5.7	12.3	7.1	1.4	
COLUMN TOTAL	24	43	80	56	9	212
	11.3	20.3	37.7	26.4	4.2	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 43

FILE NONAME (CREATION DATE = 05/01/77)

* * * * * * * * C R O S S T A B U L A T I O N O F * * * * * * * *
V10 COUNTY GROWTH RATE AS LOCAL LIMIT BY V15 RESIDENCE--URBAN OR RURAL
* * * * * * * * PAGE 1 OF 1

V10 (COUNT / ROW PCT / COL PCT / TOT PCT)	V15: RURAL 1.I	URBAN 5.I	ROW TOTAL
1. STRONGLY DISAGREE	7	9	16
	43.7	56.2	7.5
	6.3	9.0	
	3.3	4.2	
2. DISAGREE	11	17	28
	39.3	60.7	13.2
	9.8	17.0	
	5.2	8.0	
3. NO OPINION	35	11	46
	76.1	23.9	21.7
	31.2	11.0	
	16.5	5.2	
4. AGREE	51	48	99
	51.5	48.5	46.7
	45.5	48.0	
	24.1	22.6	
5. STRONGLY AGREE	8	15	23
	34.8	65.2	10.8
	7.1	15.0	
	3.8	7.1	
COLUMN TOTAL	112	[illegible]	212
	[illegible]	[illegible]	[illegible]

FILE NONAME (CREATION DATE = 05/01/77)

* * * * * * * * * * * * * * * * * C R O S S T A B U L A T I O N O F * * * * * * * * * * * * * * * * * *
V10 COUNTY GROWTH RATE AS LOCAL LIMIT BY V18 [illegible] LOCATION
* PAGE 1 OF 1

V10	V18 COUNT / ROW PCT / COL PCT / TOT PCT	OUT OF S.C. COUNTY 1.	IN CO SAME TOWN 2.	3.	ROW TOTAL
STRONGLY DISAGREE	1.	13	2	1	16
		81.3	12.5	6.3	7.5
		8.6	16.7	2.0	
		6.1	.9	.5	
DISAGREE	2.	21	1	6	28
		75.0	3.6	21.4	13.2
		13.9	8.3	12.2	
		9.9	0.5	2.8	
NO OPINION	3.	33	1	12	46
		71.7	2.2	26.1	21.7
		21.9	8.3	24.5	
		15.6	0.5	5.7	
AGREE	4.	69	6	24	99
		69.7	6.1	24.2	46.7
		45.7	50.0	49.0	
		32.5	2.8	11.3	
STRONGLY AGREE	5.	15	2	6	23
		65.2	8.7	26.1	10.8
		9.9	16.7	12.2	
		7.1	0.9	2.8	
	COLUMN TOTAL	151	12	49	212
		71.2	5.7	23.1	100.0

* *

FILE NONAME (CREATION DATE = 05/01/77)

* * * * * * * * * * * * * * * * * C R O S S T A B U L A T I O N O F * * * * * * * * * * * * * * * * * *
V10 COUNTY GROWTH RATE AS LOCAL LIMIT BY V19 LENGTH OF RESIDENCE IN SOUTH COUNTY
* PAGE 1 OF 1

V10	V19 COUNT / ROW PCT / COL PCT / TOT PCT	LESS 6 MO 1.	6 MO TO 2 YRS 2.	2 YRS TO 5 YRS 3.	5 YRS TO 20 YRS 4.	MORE 20 YRS 5.	ROW TOTAL
STRONGLY DISAGREE	1.	1	2	6	2	5	16
		6.3	12.5	37.5	12.5	31.2	7.5
		4.8	5.6	10.9	3.7	11.9	
		.5	.9	2.8	.9	2.4	
DISAGREE	2.	0	4	9	5	10	28
		0.0	14.3	32.1	17.9	35.7	13.2
		0.0	11.1	16.4	9.3	23.8	
		0.0	1.9	4.2	2.4	4.7	
NO OPINION	3.	5	17	7	12	5	46
		10.9	37.0	15.2	26.1	10.9	21.7
		23.8	47.2	12.7	22.2	11.9	
		2.4	8.0	3.3	5.7	2.4	
AGREE	4.	12	10	27	[illegible]	[illegible]	99
		12.1	10.1	27.3	[illegible]	[illegible]	46.7
		57.1	27.8	49.1	[illegible]	[illegible]	
		5.7	4.7	12.7	[illegible]	[illegible]	
STRONGLY AGREE	5.	3	3	6	7	4	23
		13.0	13.0	26.1	30.4	17.4	10.8
		14.3	8.3	10.9	13.0	9.5	
		1.4	1.4	2.8	3.3	1.9	
	COLUMN TOTAL	21	[illegible]	[illegible]	[illegible]	[illegible]	212
		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 46

FILE NONAME (CREATION DATE = 05/01/77)

C R O S S T A B U L A T I O N O F
V10 COUNTY GROWTH RATE AS LOCAL LIMIT BY V20 TYPE OF HOME PAGE 1 OF 1

V10	V20 1.	V20 2.	V20 3.	V20 4.	V20 5.	ROW TOTAL
1.	0	2	1	13		16
STRONGLY DISAGREE	0.0	12.5	6.3	81.3		7.5
	0.0	66.7	11.1	7.3		
	0.0	0.9	0.5	6.1		
2.	0	1	5	22		28
DISAGREE	0.0	3.6	17.9	78.6		13.2
	0.0	4.3	55.6	12.3		
	0.0	0.5	2.4	10.4		
3.	0	7	0	39		46
NO OPINION	0.0	15.2	0.0	84.8		21.7
	0.0	30.4	0.0	21.8		
	0.0	3.3	0.0	18.4		
4.	1	11	3	82		97
AGREE	1.0	11.3	3.0	84.5		45.7
	100.0	47.8	33.3	46.9		
	0.5	5.2	1.4	38.6		
5.	0	2	0	21		23
STRONGLY AGREE	0.0	8.7	0.0	91.3		10.8
	0.0	8.7	0.0	11.7		
	0.0	0.9	0.0	9.9		
COLUMN TOTAL	1 0.5	23 10.8	9 4.2	179 84.4		212 100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 47

FILE NONAME (CREATION DATE = 05/01/77)

C R O S S T A B U L A T I O N O F
V10 COUNTY GROWTH RATE AS LOCAL LIMIT BY V21 HOME OWNERSHIP PAGE 1 OF 1

V10	V21 1. NO	V21 2. YES	ROW TOTAL
1.	3	13	16
STRONGLY DISAGREE	18.7	81.3	7.5
	9.7	9.1	
	1.4	6.1	
2.	4	24	28
DISAGREE	14.3	85.7	13.2
	7.5	14.7	
	1.9	11.3	
3.	15	31	46
NO OPINION	34.8	65.2	21.7
	21.4	19.6	
	7.5	14.2	
4.	44	73	97
AGREE	34.2	75.3	45.7
	47.1	41.3	
	11.3	25.4	
5.	4	19	23
STRONGLY AGREE	17.4	82.6	10.8
	1.9	10.7	
	1.9	9.0	
COLUMN TOTAL	70 33.0	142 67.0	212 100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 48

FILE MORGAN (CREATION DATE = 05/01/77)

* * * * * * * * * * C R O S S T A B U L A T I O N O F * * * * * * * * * *
V10 COUNTY GROWTH RATE AS LOCAL LIMIT BY V22 SO CO PROPERTY OWNED OTHER THAN HOME
PAGE 1 OF 1

V10 (COUNT / ROW PCT / COL PCT / TOT PCT)	V22: NO 1.	YES 5.	ROW TOTAL
1. STRONGLY DISAGREE	10	6	16
	62.5	37.5	7.5
	5.6	18.7	
	4.7	2.8	
2. DISAGREE	16	12	28
	57.1	42.9	13.2
	8.9	37.5	
	7.5	5.7	
3. NO OPINION	40	6	46
	87.0	13.0	21.7
	22.2	18.7	
	18.9	2.8	
4. AGREE	91	8	99
	91.9	8.1	46.7
	50.6	25.0	
	42.9	3.8	
5. STRONGLY AGREE	23	0	23
	100.0	0.0	10.8
	12.8	0.0	
	10.8	0.0	
COLUMN TOTAL	180	32	212
	84.9	15.1	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 49

FILE MORGAN (CREATION DATE = 05/01/77)

* * * * * * * * * * C R O S S T A B U L A T I O N O F * * * * * * * * * *
V10 COUNTY GROWTH RATE AS LOCAL LIMIT BY V23 AMOUNT OF SOUTH COUNTY PROPERTY OWNED
PAGE 1 OF 1

V10 (COUNT / ROW PCT / COL PCT / TOT PCT)	V23: NOTHING 1.	HOME OR BLDG 2.	-1 ACRE 3.	-10 ACRES + BLDG 4.	+10 ACRES OR BLD 5.	ROW TOTAL
1. STRONGLY DISAGREE	2	8	0	3	3	16
	12.5	50.0	0.0	18.7	18.7	7.5
	4.5	5.9	0.0	27.3	23.1	
	0.9	3.8	0.0	1.4	1.4	
2. DISAGREE	3	13	1	7	4	28
	10.7	46.4	3.6	25.0	14.3	13.2
	6.8	9.6	25.0	63.7	30.8	
	1.4	6.1	0.5	3.3	1.9	
3. NO OPINION	12	25	2	1	3	46
	26.1	54.3	4.3	[illegible]	6.5	21.7
	27.3	18.5	50.0	[illegible]	23.1	
	5.7	11.8	0.9	[illegible]	1.4	
4. AGREE	23	[illegible]	1	[illegible]	3	99
	23.2	[illegible]	1.0	[illegible]	3.0	46.7
	52.3	[illegible]	25.0	[illegible]	23.1	
	10.8	[illegible]	0.5	[illegible]	1.4	
5. STRONGLY AGREE	4	[illegible]	0	[illegible]	0	23
	17.4	[illegible]	0.0	[illegible]	0.0	10.8
	9.1	[illegible]	0.0	[illegible]	0.0	
	1.9	[illegible]	0.0	[illegible]	0.0	
COLUMN TOTAL	44	[illegible]	4	[illegible]	13	212
	20.8	[illegible]	1.9	[illegible]	6.1	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 50

FILE NONAME (CREATION DATE = 05/01/77)

CROSSTABULATION OF V10 COUNTY GROWTH RATE AS LOCAL LIMIT BY V24 GROSS YEARLY FAMILY INCOME PAGE 1 OF 1

V10	V24	1.	2.	3.	4.	5.	ROW TOTAL
1. STRONGLY DISAGREE	COUNT	1	6	8	3	2	16
	ROW PCT	6.3	12.5	50.0	18.7	12.5	7.5
	COL PCT	4.2	6.7	14.0	5.4	22.2	
	TOT PCT	0.5	0.9	3.8	1.4	0.9	
2. DISAGREE	COUNT	6	9	8	13	3	48
	ROW PCT	6.8	18.8	26.8	40.4	10.7	13.2
	COL PCT	25.0	9.8	14.0	23.2	33.3	
	TOT PCT	2.8	1.5	3.8	6.1	1.4	
3. NO OPINION	COUNT	4	7	22	10	1	44
	ROW PCT	9.7	15.8	47.8	21.7	2.2	21.7
	COL PCT	16.7	20.3	37.5	17.9	11.1	
	TOT PCT	1.9	3.2	10.4	4.7	0.5	
4. AGREE	COUNT	15	25	33	23	3	99
	ROW PCT	15.2	25.3	33.3	23.2	3.0	48.7
	COL PCT	62.5	39.1	41.2	41.1	33.3	
	TOT PCT	7.1	11.8	15.6	10.8	1.4	
5. STRONGLY AGREE	COUNT	4	3	9	7	0	23
	ROW PCT	17.4	13.0	39.1	30.4	0.0	10.8
	COL PCT	16.7	7.8	11.3	12.5	0.0	
	TOT PCT	1.9	1.4	4.2	3.3	0.0	
COLUMN TOTAL		24	63	80	56	9	212
		11.3	29.3	37.7	26.4	4.2	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 51

FILE NONAME (CREATION DATE = 05/01/77)

CROSSTABULATION OF V11 PREFERRED LIVING ENVIRONMENT BY V15 RESIDENCE--URBAN OR RURAL PAGE 1 OF 1

V11	V15	RURAL	URBAN	ROW TOTAL
1. WILDERNESS	COUNT	21	12	33
	ROW PCT	63.6	36.4	15.6
	COL PCT	10.7	12.0	
	TOT PCT	9.9	5.7	
2. RURAL	COUNT	66	24	90
	ROW PCT	73.3	26.7	42.5
	COL PCT	33.8	24.0	
	TOT PCT	31.1	11.3	
3. SMALL TOWN	COUNT	45	28	73
	ROW PCT	34.2	38.4	34.4
	COL PCT	23.0	28.0	
	TOT PCT	21.2	13.2	
4. SMALL CITY	COUNT	6	10	16
	ROW PCT	3.8	62.5	7.5
	COL PCT	3.1	10.0	
	TOT PCT	2.8	4.7	
5. LARGE CITY	COUNT	0	1	1
	ROW PCT	0.0	100.0	0.5
	COL PCT	0.0	1.0	
	TOT PCT	0.0	0.5	
COLUMN TOTAL		196	100	212
		92.5	47.2	100.0

QUALITY OF LIFE IN SO SANTA CLARA COUNTY/MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 52

FILE [illegible] (CREATION DATE = 05/01/77)

* * * * * * * * C R O S S T A B U L A T I O N O F * * * * * * * *
V11 PREFERRED LIVING ENVIRONMENT BY V19 LENGTH OF RESIDENCE IN SOUTH COUNTY
* PAGE 1 OF 1

V11 \ V19 (COUNT / ROW PCT / COL PCT / TOT PCT)	LESS THAN 2 YRS 1.	2 YRS TO 5 YRS 2.	5 YRS TO 10 YRS 3.	10 YRS TO 20 YRS 4.	MORE THAN 20 YRS 5.	ROW TOTAL
1. WILDERNESS	2	7	9	14	1	33
	6.1	21.2	27.3	42.4	3.0	15.6
	9.5	17.5	16.4	25.9	2.4	
	0.9	3.3	4.2	6.6	0.5	
2. RURAL	9	13	27	21	22	90
	10.0	[illegible]	[illegible]	23.3	22.[illegible]	42.5
	42.9	32.5	49.1	38.9	47.6	
	4.2	6.1	12.7	9.9	10.4	
3. SMALL TOWN	6	16	17	17	17	73
	8.2	21.9	23.3	23.3	23.3	34.4
	28.6	40.0	30.9	31.5	40.5	
	2.8	7.5	8.0	8.0	8.0	
4. SMALL CITY	4	4	2	2	3	15
	26.7	26.7	13.3	13.3	20.0	7.1
	19.0	10.0	3.6	3.7	7.1	
	1.9	1.9	0.9	0.9	1.4	
5. LARGE CITY	0	0	0	0	1	1
	0.0	0.0	0.0	0.0	100.0	0.5
	0.0	0.0	0.0	0.0	2.4	
	0.0	0.0	0.0	0.0	0.5	
COLUMN TOTAL	21	40	55	54	42	212
	9.9	18.9	25.9	25.5	19.8	100.0

* *

QUALITY OF LIFE IN SO SANTA CLARA COUNTY/MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 53

FILE NONAME (CREATION DATE = 05/01/77)

* * * * * * * * C R O S S T A B U L A T I O N O F * * * * * * * *
V11 PREFERRED LIVING ENVIRONMENT BY V23 AMOUNT OF SOUTH COUNTY PROPERTY OWNED
* PAGE 1 OF 1

V11 \ V23 (COUNT / ROW PCT / COL PCT / TOT PCT)	NOTHING 1.	HOME OR BLDG 2.	-1 ACRE 3.	-10 ACRE & BLDG 4.	+10 ACRE & OR BLDG 5.	ROW TOTAL
1. WILDERNESS	7	21	0	2	3	33
	21.2	63.6	0.0	6.1	9.1	15.6
	15.9	15.4	0.0	13.3	23.1	
	3.3	9.9	0.0	0.9	1.4	
2. RURAL	[illegible]	[illegible]	0	6	[illegible]	90
	[illegible]	[illegible]	0.0	6.7	10.0	42.5
	16.2	[illegible]	0.0	40.0	69.2	
	[illegible]	[illegible]	[illegible]	2.8	4.2	
3. SMALL TOWN	22	[illegible]	4	7	1	73
	30.1	[illegible]	5.5	[illegible]	1.4	34.4
	50.0	[illegible]	100.0	46.7	7.7	
	10.4	[illegible]	[illegible]	3.3	[illegible]	
4. SMALL CITY	[illegible]	[illegible]	[illegible]	0	0	15
	40.0	[illegible]	[illegible]	[illegible]	0.0	7.1
	13.6	[illegible]	[illegible]	[illegible]	0.0	
	2.8	[illegible]	[illegible]	[illegible]	0.0	
5. LARGE CITY	1	0	0	0	0	1
	100.0	[illegible]	[illegible]	[illegible]	0.0	0.5
	2.3	[illegible]	0.0	0.0	0.0	
	0.5	[illegible]	[illegible]	[illegible]	0.0	
COLUMN TOTAL	44	135	4	15	13	212
	[illegible]	[illegible]	[illegible]	7.1	[illegible]	100.0

FILE NONAME (CREATION DATE = 05/01/77)

C R O S S T A B U L A T I O N O F

V11 PREFERRED LIVING ENVIRONMENT BY V24 GROSS YEARLY FAMILY INCOME

PAGE 1 OF 1

V11 \ V24 (COUNT / ROW PCT / COL PCT / TOT PCT)	$0-$6000 (1.)	$6050-$12000 (2.)	$12050-$20000 (3.)	$20050-$30000 (4.)	$30050++ (5.)	ROW TOTAL
1. WILDERNESS	3	11	10	7	2	33
	9.1	33.3	30.3	21.2	6.1	15.6
	12.5	25.6	12.5	12.5	22.2	
	1.4	5.2	4.7	3.3	0.9	
2. RURAL	6	12	32	32	6	88
	6.8	13.6	36.4	36.4	6.8	41.5
	25.0	27.9	40.0	57.1	66.7	
	2.8	5.7	15.1	15.1	2.8	
3. SMALL TOWN	12	18	32	11	0	73
	16.4	24.7	43.8	15.1	0.0	34.4
	50.0	41.9	40.0	19.6	0.0	
	5.7	8.5	15.1	5.2	0.0	
4. SMALL CITY	1	1	6	6	1	15
	6.7	6.7	40.0	40.0	6.7	7.1
	4.2	2.3	7.5	10.7	11.1	
	0.5	0.5	2.8	2.8	0.5	
5. LARGE CITY	0	1	0	0	0	1
	0.0	100.0	0.0	0.0	0.0	0.5
	0.0	2.3	0.0	0.0	0.0	
	0.0	0.5	0.0	0.0	0.0	
COLUMN TOTAL	24	43	80	56	9	212
	11.3	20.3	37.7	26.4	4.2	100.0

FILE NONAME (CREATION DATE = 05/01/77)

C R O S S T A B U L A T I O N O F

V14 QUALITY OF LIFE TREND PERCEIVED BY V15 RESIDENCE--URBAN OR RURAL

PAGE 1 OF 1

V14 \ V15 (COUNT / ROW PCT / COL PCT / TOT PCT)	RURAL (1.)	URBAN (5.)	ROW TOTAL
1. MUCH WORSE	5	9	14
	35.7	64.3	6.6
	4.5	9.0	
	2.4	4.2	
2. WORSE	18	34	52
	34.6	65.4	24.5
	16.1	34.0	
	8.5	16.0	
3. SAME	31	33	64
	48.4	51.6	30.2
	27.7	33.0	
	14.6	15.6	
4. BETTER	52	23	75
	69.3	30.7	35.4
	46.4	23.0	
	24.5	10.8	
5. MUCH BETTER	6	1	7
	85.7	14.3	3.3
	5.4	1.0	
	2.8	0.5	
COLUMN TOTAL	112	100	212
	52.8	47.2	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 56

FILE NONAME (CREATION DATE = 05/01/77)

* C R O S S T A B U L A T I O N O F *
V14 QUALITY OF LIFE TREND PERCEIVED BY V17 ETHNICITY
* PAGE 1 OF 1

V14 \ V17	COUNT / ROW PCT / COL PCT / TOT PCT	OTHER 1.	BLACK 2.	ORIENTAL 3.	MEXICAN 4.	CAUCASIAN 5.	ROW TOTAL
MUCH WORSE	1.	0	0	0	3	11	14
		0.0	0.0	0.0	21.4	78.6	6.6
		0.0	0.0	0.0	7.9	6.7	
		0.0	0.0	0.0	1.4	5.2	
WORSE	2.	1	0	2	11	38	52
		1.9	0.0	3.9	21.2	73.1	24.5
		25.0	0.0	33.3	28.9	23.3	
		0.5	0.0	0.9	5.2	17.9	
SAME	3.	1	0	1	10	52	64
		1.6	0.0	1.6	15.6	81.3	30.2
		25.0	0.0	16.7	26.3	31.9	
		0.5	0.0	0.5	4.7	24.5	
BETTER	4.	2	0	2	14	57	75
		2.7	0.0	2.7	18.7	76.0	35.4
		50.0	0.0	33.3	36.8	35.0	
		0.9	0.0	0.9	6.6	26.9	
MUCH BETTER	5.	0	1	1	0	5	7
		0.0	14.3	14.3	0.0	71.4	3.3
		0.0	100.0	16.7	0.0	3.1	
		0.0	0.5	0.5	0.0	2.4	
	COLUMN TOTAL	4	1	6	38	163	212
		1.9	0.5	2.8	17.9	76.9	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 57

FILE NONAME (CREATION DATE = 05/01/77)

* C R O S S T A B U L A T I O N O F *
V14 QUALITY OF LIFE TREND PERCEIVED BY V18 WORK LOCATION
* PAGE 1 OF 1

V14 \ V18	COUNT / ROW PCT / COL PCT / TOT PCT	OUT OF SO COUNTY 1.	SOUTH COUNTY 3.	SAME TOWN 5.	ROW TOTAL
MUCH WORSE	1.	9	0	5	14
		64.3	0.0	35.7	6.6
		5.0	0.0	10.2	
		4.2	0.0	2.4	
WORSE	2.	37	2	13	52
		71.2	3.8	25.0	24.5
		20.5	16.7	26.5	
		17.5	0.9	6.1	
SAME	3.	41	4	19	64
		64.1	6.3	29.7	30.2
		22.7	33.3	38.8	
		19.3	1.9	9.0	
BETTER	4.	57	6	12	75
		76.0	8.0	16.0	35.4
		31.5	50.0	24.5	
		26.9	2.8	5.7	
MUCH BETTER	5.	7	0	0	7
		100.0	0.0	0.0	3.3
		3.9	0.0	0.0	
		3.3	0.0	0.0	
	COLUMN TOTAL	[illegible]	[illegible]	[illegible]	[illegible]
		[illegible]	[illegible]	[illegible]	[illegible]

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 58

FILE NONAME (CREATION DATE = 05/01/77)

CROSSTABULATION OF V14 QUALITY OF LIFE TREND PERCEIVED BY V19 LENGTH OF RESIDENCE IN SOUTH COUNTY PAGE 1 OF 1

V14	V19 COUNT / ROW PCT / COL PCT / TOT PCT	1. LESS THAN 2 YRS	2. 2 YRS TO 5 YRS	3. 5 YRS TO 20 YRS	4. MORE THAN 20 YRS	ROW TOTAL
1. MUCH WORSE		3	0	2	5	10
		21.4	0.0	14.3	35.7	28.9
		14.3	0.0	5.6	9.3	9.5
		1.4	0.0	0.9	2.4	1.9
2. WORSE		4	7	10	14	17	52
		7.7	13.5	19.2	26.9	32.7	24.5
		19.0	17.5	10.2	25.9	40.5	
		1.9	3.3	4.7	6.6	8.0	
3. SAME		1	11	17	25	10	84
		1.2	17.2	26.6	39.1	15.6	39.2
		4.8	27.5	30.9	46.3	23.8	
		1.4	5.2	8.0	11.8	4.7	
4. BETTER		12	20	23	10	10	75
		16.0	26.7	30.7	13.3	13.3	35.4
		57.1	50.0	41.8	18.5	23.8	
		5.7	9.4	10.8	4.7	4.7	
5. MUCH BETTER		1	2	3	0	1	7
		14.3	28.6	42.9	0.0	14.3	3.3
		4.8	5.0	5.5	0.0	2.4	
		0.5	0.9	1.4	0.0	0.5	
COLUMN TOTAL		21	40	55	54	42	212
		9.9	18.9	25.9	25.5	19.8	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 59

FILE NONAME (CREATION DATE = 05/01/77)

CROSSTABULATION OF V14 QUALITY OF LIFE TREND PERCEIVED BY V22 SO CO PROPERTY OWNED OTHER THAN HOME PAGE 1 OF 1

V14	V22 COUNT / ROW PCT / COL PCT / TOT PCT	NO	YES	ROW TOTAL
1. MUCH WORSE		14	6	14
		100.0	0.0	0.6
		7.8	0.0	
		6.6	0.0	
2. WORSE		42	10	52
		80.8	19.2	24.5
		23.3	31.2	
		19.8	4.7	
3. SAME		73	11	84
		86.9	13.1	39.2
		29.4	34.4	
		25.0	5.2	
4. BETTER		54	11	75
		72.0	14.7	35.4
		30.0	34.4	
		25.5	5.2	
5. MUCH BETTER		7	0	7
		100.0	0.0	3.3
		3.9	0.0	
		3.3	0.0	
COLUMN TOTAL		180	32	212
		84.9	15.1	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 60

FILE NONAME (CREATION DATE = 05/01/77)

CROSSTABULATION OF V14 QUALITY OF LIFE TREND PERCEIVED BY V23 AMOUNT OF SOUTH COUNTY PROPERTY OWNED PAGE 1 OF 1

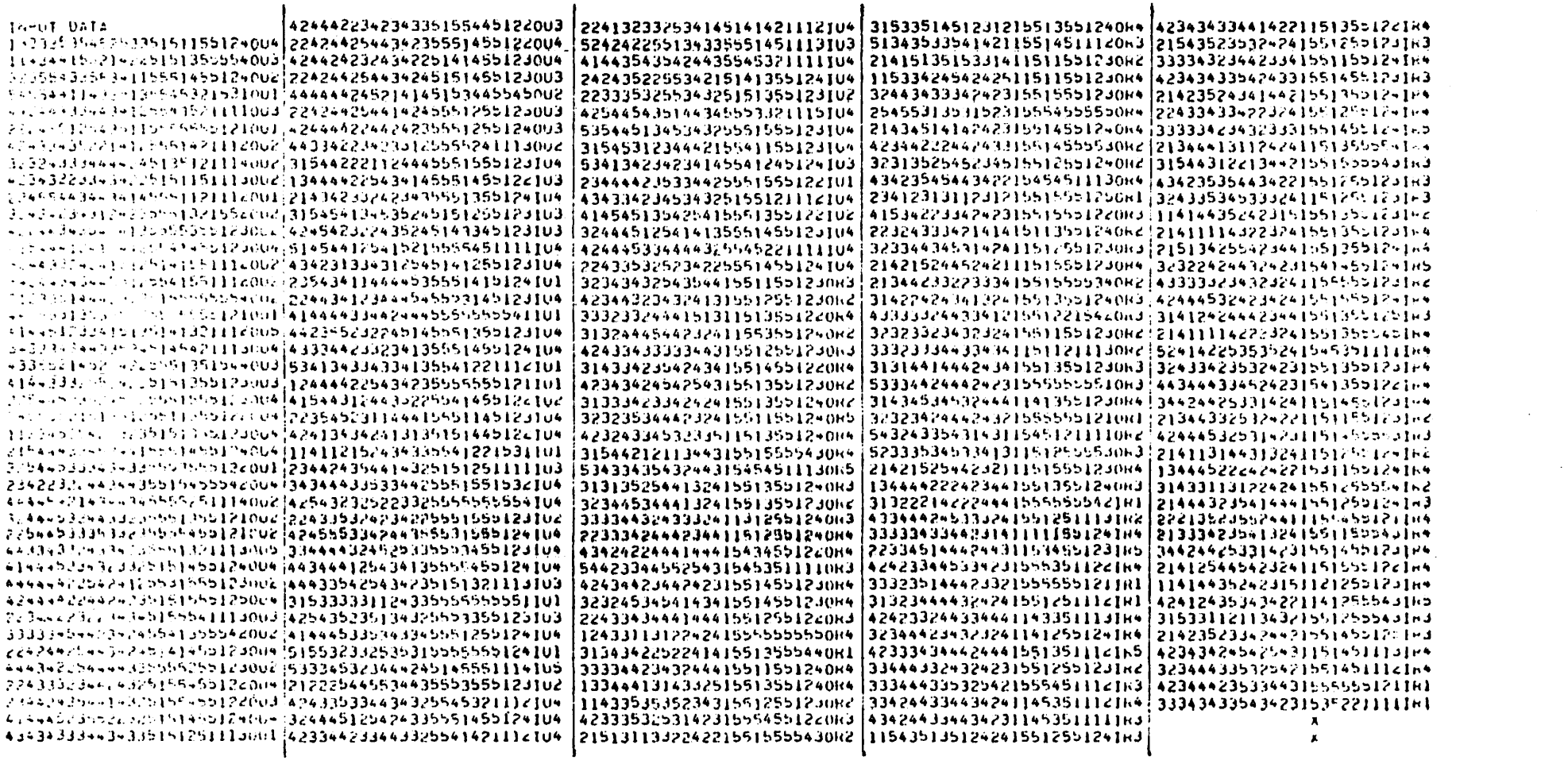
V14	V23	1. NOTHING	2. HOME OR BLDG	3. <1 ACRE	4. <10 ACRE S + BLDG S OR BLD	5. >10 ACRE	ROW TOTAL
1. MUCH WORSE	COUNT	3	11	0	0	0	14
	ROW PCT	21.4	78.6	0.0	0.0	0.0	5.8
	COL PCT	6.8	8.4	0.0	0.0	0.0	
	TOT PCT	1.2	4.6	0.0	0.0	0.0	
2. WORSE	COUNT	14	28	1	6	3	52
	ROW PCT	26.9	53.8	1.9	11.5	5.8	21.5
	COL PCT	31.8	21.4	25.0	40.0	23.1	
	TOT PCT	5.8	11.6	0.4	2.5	1.2	
3. SAME	COUNT	12	41	2	2	7	64
	ROW PCT	18.7	64.1	3.1	3.1	10.9	26.4
	COL PCT	27.3	31.3	50.0	13.3	53.8	
	TOT PCT	5.0	17.0	0.8	0.8	3.3	
4. BETTER	COUNT	15	49	1	7	3	75
	ROW PCT	20.0	65.3	1.3	9.3	4.0	30.9
	COL PCT	34.1	36.6	25.0	46.7	23.1	
	TOT PCT	6.2	20.2	0.4	2.9	1.2	
5. MUCH BETTER	COUNT	0	7	0	0	0	7
	ROW PCT	0.0	100.0	0.0	0.0	0.0	2.9
	COL PCT	0.0	5.1	0.0	0.0	0.0	
	TOT PCT	0.0	2.9	0.0	0.0	0.0	
COLUMN TOTAL		44	136	4	15	13	242
		18.2	56.2	1.7	6.2	5.4	100.0

QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION 05/01/77 PAGE 61

FILE NONAME (CREATION DATE = 05/01/77)

CROSSTABULATION OF V14 QUALITY OF LIFE TREND PERCEIVED BY V24 GROSS YEARLY FAMILY INCOME PAGE 1 OF 1

V14	V24	1. UNDER $10000	2. $10000-$12500	3. $12500-$20000	4. $20000-$30000	5. $30000+	ROW TOTAL
1. MUCH WORSE	COUNT	4	2	4	4	0	14
	ROW PCT	28.6	14.3	28.6	28.6	0.0	5.8
	COL PCT	11.1	4.7	9.8	7.1	0.0	
	TOT PCT	1.7	0.9	1.7	1.7	0.0	
2. WORSE	COUNT	6	16	18	10	2	52
	ROW PCT	11.5	30.8	34.6	19.2	3.8	21.5
	COL PCT	25.0	37.2	22.5	17.9	22.2	
	TOT PCT	2.5	7.0	7.9	4.7	0.9	
3. SAME	COUNT	12	13	17	14	2	58
	ROW PCT	18.7	22.4	29.3	15.5	3.4	24.0
	COL PCT	50.0	30.2	42.5	25.0	22.2	
	TOT PCT	5.0	5.4	7.0	5.8	0.9	
4. BETTER	COUNT	2	12	20	28	5	75
	ROW PCT	2.7	16.0	26.7	37.3	6.7	31.0
	COL PCT	8.3	27.9	50.0	50.0	55.6	
	TOT PCT	0.8	5.0	8.3	11.6	2.9	
5. MUCH BETTER	COUNT	0	0	1	4	0	7
	ROW PCT	0.0	0.0	14.3	57.1	0.0	2.9
	COL PCT	0.0	0.0	2.5	7.1	0.0	
	TOT PCT	0.0	0.0	0.4	1.7	0.0	
COLUMN TOTAL		24	43	40	56	9	242
		9.9	17.8	16.5	23.1	3.7	100.0



RUN NAME	QUALITY OF LIFE IN SO SANTA CLARA CO--MORGAN HILL PUBLIC OPINION
VARIABLE LIST	V1 TO V27
VAR LABELS	V1 LOW AND MODERATE INCOME HOUSING/V2 HIGH DENSITY RESIDENTIAL CONSTRUCTION/V3 LOW AND MODERATE DENSITY HOUSING/V4 INDUSTRIAL CONSTRUCTION/V5 COMMERCIAL CONSTRUCTION/V6 CONSTRUCTION FIRST IN DEVELOPED AREAS/V7 PROPERTY TAX LEVEL/V8 PROXIMITY OF INDUSTRIES TO RESIDENCES/V9 IMPACTATION FEES FROM BUILDERS/V10 COUNTY GROWTH RATE AS LOCAL LIMIT/V11 PREFERRED LIVING ENVIRONMENT/V12 PROPORTION OF LOCAL JOBS TO POPULATION/V13 PREFERRED ETHNICITY OF NEIGHBORS/V14 QUALITY OF LIFE TREND PERCEIVED/V15 RESIDENCE--URBAN OR RURAL/V16 HEAD OF HOUSEHOLD/V17 ETHNICITY/V18 WORK LOCATION/V19 LENGTH OF RESIDENCE IN SOUTH COUNTY/V20 TYPE OF HOME/V21 HOME OWNERSHIP/V22 SO CO PROPERTY OWNED OTHER THAN HOME/V23 AMOUNT OF SOUTH COUNTY PROPERTY OWNED/V24 GROSS YEARLY FAMILY INCOME/V25 INFORMATION PROVIDED/V26 LOCATION OF SAMPLED POPULATION/V27 FAMILY SIZE
VALUE LABELS	V1 (1)MUCH LESS(2)LESS(3)SAME(4)MORE(5)MUCH MORE/V2 (1)MUCH LESS(2)LESS(3)SAME(4)MORE(5)MUCH MORE/V3 (1)MUCH LESS(2)LESS(3)SAME(4)MORE(5)MUCH MORE/V4 (1)MUCH LESS(2)LESS(3)SAME(4)MORE(5)MUCH MORE/V5 (1)MUCH LESS(2)LESS(3)SAME(4)MORE(5)MUCH MORE/V6 (1)STRONGLY DISAGREE(2)DISAGREE(3)NO OPINION(4)AGREE(5)STRONGLY AGREE/V7 (1)MUCH LESS(2)LESS(3)SAME(4)MORE(5)MUCH MORE/V8 (1)VERY NEAR-WALK(2)NEAR(3)MODERATE DISTANCE(4)FAR(5)VERY FAR-30 MI+/V9 (1)STRONGLY DISAGREE(2)DISAGREE(3)NO OPINION(4)AGREE(5)STRONGLY AGREE/V10 (1)STRONGLY DISAGREE(2)DISAGREE(3)NO OPINION(4)AGREE(5)STRONGLY AGREE/V11 (1)WILDERNESS(2)RURAL(3)SMALL TOWN(4)SMALL CITY(5)LARGE CITY/V12 (1)MUCH LESS(2)LESS(3)SAME(4)MORE(5)MUCH MORE/V13 (1)TOTALLY MIXED(2)SOME MIXTURE(3)NO OPINION(4)MOSTLY ONE KIND(5)ALL ONE KIND/V14 (1)MUCH WORSE(2)WORSE(3)SAME(4)BETTER(5)MUCH BETTER/V15 (1)RURAL(2)---(3)------(4)----(5)URBAN/V16 (1)NO(2)------(3)------(4)------(5)YES/V17 (1)OTHER(2)BLACK(3)ORIENTAL(4)MEXICAN(5)CAUCASIAN/V18 (1)OUT OF SO COUNTY(2)------(3)SOUTH COUNTY(4)------(5)SAME TOWN/V19 (1)LESS 6 MO(2)6 MO TO 2 YRS(3)2 YRS TO 6 YRS(4)6 YRS TO 20 YRS(5)MORE 20 YRS/V20 (1)MOBILE HOME(2)APARTMENT(3)------(4)CONDOMINIUM-TNHSE(5)HOUSE/V21 (1)NO(2)------(3)------(4)------(5)YES/V22 (1)NO(2)------(3)------(4)------(5)YES/V23 (1)NOTHING(2)HOME OR BLDG(3)-1 ACRE(4)-10 ACRES + BLDG(5)+10 ACRES OR BLDGS/V24 (1)$0-$6000(2)$6050-$12000(3)$12050-$20000(4)$20050-$36000(5)$36050++/V25 (I) INFORMED (O) UNINFORMED/V26 (U) URBAN (R) RURAL/V27 (1)SINGLE(2)PLUS SPOUSE(3)3 OR LESS(4)6 OR LESS(5)7 OR MORE