

A MAILED SURVEY OF PROPERTY OWNERS' ATTITUDES TOWARDS SELLING THEIR PROPERTIES
IN TWO NEW CASTLE COUNTY, DE COMMUNITIES: EDEN PARK AND HAMILTON PARK

Prepared for
New Castle County, State of Delaware

Funded by
New Castle County, Department of Land Use

Prepared by
Victor W. Perez, PhD
Department of Sociology and Criminal Justice
University of Delaware

April 25, 2020

ACKNOWLEDGMENTS

Thanks to the property owners that participated in this mailed survey for sharing their opinions on this important topic. Thank you, as well, to the New Castle County Department of Land Use for funding this project.

TABLE OF CONTENTS

ACKNOWLEDGEMENTS.....i

LIST OF TABLES AND FIGURES.....iii

EXECUTIVE SUMMARY.....1

BACKGROUND OF THE STUDY.....3

METHODOLOGICAL APPROACH AND SURVEY INSTRUMENT.....5

STUDY POPULATION AND SURVEY ADMINISTRATION.....7

 Target Population.....7

 Mailed Survey Procedures.....8

 Risks and Benefits.....10

 Voluntariness, Anonymity, and Protection of the Data.....11

RESULTS.....13

 Completed Group Characteristics and Response Rates.....13

 Statistical/Quantitative Results.....15

 Qualitative Results.....19

CONCLUDING REMARKS AND OBSERVATIONS.....21

BIBLIOGRAPHY.....23

APPENDIX A: UD IRB Approval Letters, Surveys, Letter of Information for Respondents,
Pre-Research/Follow-Up Postcards, and Other Study Documents.....24

LIST OF TABLES AND FIGURES

FIGURE 1: Study Area.....13

TABLE 1: Distribution of Single Property Owners’ Likelihood to Sell Their
Property/Parcel.....16

TABLE 2: Distribution of Multiple Property Owners’ Likelihood to Sell Their
Property/Parcel.....17

TABLE 3: Agreement or Disagreement That Environmental Pollution Impacts Property
Values.....18

TABLE 4: Desire to Sell Property or Properties.....19

EXECUTIVE SUMMARY

This research describes the likelihood of property owners, who may own only a single property or multiple properties (of various types) in one or both of the Eden Park and Hamilton Park communities, to sell their property if given a fair value of a property comparable to a similar one in a low crime area. The survey examined property owners' (resident or not) opinions about residential properties that they do not reside in, churches, lots, and some local businesses in the designated residential areas. The goal was to get a descriptive baseline of understanding about how property owners view the suggested rezoning of the Eden and Hamilton Park communities as proposed in the Route 9 Corridor Master Plan, as at least measured by likelihood to sell their properties and desire to sell them.

The methodological approach was an attempted census of property/parcel owners using a multi-contact mailed survey. A total of 87 property/parcel owners, reflecting 121 parcels, was identified as the target universe. Only one survey needed to be completed by the identified owner(s) and it was capable of gathering information from owners of a single or multiple properties through skip patterns.

Of the 87 in the target universe, 21 (24%) were multiple property owners and 66 (76%) were single property owners. In addition, among the target universe Principal Investigator (PI) Perez identified, 22 (25.3%) currently reside in either community, 58 (66.7%) do not reside in either community, and 7 (8%) are "unknown" as to where they reside (e.g., used a P.O. Box mailing address¹). The final completed survey group was 35, with an unknown exact number of parcels represented.² Of this completed group, 8 (23%) own multiple properties, while 27 (77%) own single properties. Further, of the completed survey group, 7 (20%) currently reside in one of the communities and 28 (80%) do not reside in either community. This represents both communities taken together, as this was done to help protect the anonymity of respondents. The final target universe and final completed survey group have similar distributions of single and multiple property owners, which enhances the external validity of the findings.

There were no partial responses to the surveys,³ nor were there any refusals by known eligible respondents. The overall minimum response rate for the mailed survey (RR1)⁴ was 40.23%, which is considered fair. However, caution should be exercised when trying to generalize these findings to the larger target population the completed responses came from.

¹ Any property owners in the target universe that used a P.O. Box mailing address were included in the study because the survey itself had filter questions asking about owning a property in either community and residing in or outside of the communities. If completed and returned, a survey would have identified a property owner and their residence (in community or not), regardless of their initial mailing contact address identified online.

² The survey asked respondents if they were a single or multiple property owner, but it did not ask them exactly how many properties/parcels they owned (if a multiple property owner). Based on PI Perez sampling records, the completed survey group probably represents around 45 parcels.

³ For the purposes of this research, a partial response was defined as a survey that had less than 50% of the survey completed.

⁴ RR1 is the minimum response rate. According to The American Association for Public Opinion Research, this is calculated by dividing the number of completed surveys by the number of completed surveys (full and partial) plus non-responses plus all respondents of unknown eligibility. See their [website](#) for more information.

Chief findings show that 81.5% of single property owner respondents reported being likely to very likely to sell their properties. This represents 22 of the 27 total respondents that owned a single parcel/property. Of the remaining 5 respondents, 4 reported “unsure” and 1 reported “unlikely.” Additionally, 87.5% of multiple property owner respondents reported being likely to very likely to sell their properties. This represents 7 of the 8 total respondents that owned multiple parcels/properties. The remaining respondent reported being “unsure.”

Taken together, of the 35 completed surveys, 29 (83%) reported being likely to very likely to sell their property or properties. This demonstrates that, based on the completed surveys and the size of the target universe, that approximately 33% (29/87) of the target population is likely to very likely to sell their homes. Due to non-response, it purely speculative how the remaining property owners (52) might feel about selling their properties, but there is at least some evidence that non-response may be a proxy for a lack of interest in selling a property. However, it is also quite possible that cases that did not complete and return a survey may be unsure or likely to sell their property/parcel, but caution should be exercised when speculating what their attitudes might be given how little is known about this target stakeholder group.

This research attempted to capture a baseline of community-level likelihood to sell their property/parcel. The findings help lend insight into these complex issues in the area, but research is voluntary for participants and, thus, had limitations in achieving a higher response rate as a census of the target universe. Alternative methods of reaching property/parcel owners that may not want to sell their properties are needed to gauge their opinions, as well as any others that might be unsure and need more information about the all the issues and initiatives in the area. This outreach would benefit by addressing other identified gaps in knowledge and understanding identified in this research, including variation in knowledge and experience with the environmental hazards in the area and their impact on health and property values, and knowledge of the Route 9 Corridor Master Plan and Port of Wilmington expansion. Though this research didn’t specifically examine reasons *why* one would want to sell their property/parcel, there is evidence that concerns over the environmental conditions, economic vitality of the area, and their impact on property values and human health should be a central focus of outreach in the future.

BACKGROUND OF THE STUDY

The Route 9 Corridor Master Plan (“Master Plan”)⁵ is a *concept* plan that recommends rezoning the area that includes the Eden Park and Hamilton Park communities (please see map included in Appendix A). This suggested rezoning would separate industrial use from residential use areas, promoting better public health and overall quality of life. In order to do this, the Master Plan suggests allowing for rezoning and alternate use of the areas, but only with community backing of the effort. Quoting the plan:

“Given the strong and enduring presence of industry in and around Terminal Avenue (Center 1), the presence of contaminated brownfields here, the desire by the City of Wilmington to maintain and expand light industry along nearby Garasches Lane, the need for expansion of the Port of Wilmington, and the desire of residents for more jobs, strong consideration should be given to buying out and fully relocating residents from the Eden Park neighborhood and rezoning that land for light industrial or open space. The Hamilton Park neighborhood, south of Eden Park, is also surrounded by industry and should be rezoned to allow for commercial, office, institutional, and open space while prohibiting further residential and industrial uses. This approach, long advocated by the local civic association leaders, should only take place after careful consultation with every property owner and resident in each community and their approval. This process should begin by conducting a sociological relocation survey of both communities to introduce the idea and gather feedback.”⁶

The current exploratory research project describes the likelihood of property owners, who may own only a single property or multiple properties (of various types) in one or both of the communities, to sell their property if given a fair value of a property comparable to a similar one in a low crime area. This project was only interested in property owners’ opinions about residential properties that they do not reside in, churches, lots, and some local businesses in the designated residential areas. Some property owners may not live in either community, while others may live in a separate home in either of the communities of interest. Additionally, there may be a few churches and/or businesses that would need to be surveyed but require use of their local address (i.e., within the community), so they would be contacted if suitable for the purpose of this study. The goal is to try and get a descriptive baseline of understanding about how property owners view the suggested rezoning of the Eden and Hamilton Park communities as proposed in the Master Plan, as at least measured by likelihood to sell their properties and desire to sell them.

It is possible that respondents may not agree or share the same views on the proposed rezoning in the concept plan, or related issues such as the impact of any environmental hazards in the area on property values, so the goal is to try and understand what different opinions property owners may have regarding these issues. There are potentially several different

⁵ See the full plan at http://www.wilmapco.org/Rt_9/Report/Rt9CMP_lowres.pdf

⁶ See page 54 of the Route 9 Corridor Master Plan: http://www.wilmapco.org/Rt_9/Report/Rt9CMP_lowres.pdf

viewpoints from identified stakeholders in this research, as attitudes towards selling could depend on how much of a connection property owners may have with the community, their knowledge of the history of the area, type of property/parcel they own, and if they also reside in either community. Some rental property owners may feel a strong commitment to their renters, while others may own a vacant lot or parcel that they have little investment in or use for. Further, churches and businesses are part of the core social fabric of a community, where social networking, community solidarity, and economic vitality stem from, and their attitudes about selling their property for rezoning, as it is suggested in the Route 9 Corridor Master Plan, could vary significantly from others. The potential for community disruption as a result of the process of rezoning and selling of properties could be an important *deterrent* to some of these core institutions selling.

This survey gave property owners the opportunity to tell PI Perez what they think and also a chance to pose questions and concerns that they may have about the topics within the survey. As this is an exploratory, descriptive study, there were no hypothesized statistical associations between variables because so little is known about how property owners may feel about these issues. Though there is burgeoning academic literature on voluntary buyouts in flood, disaster, and climate change impact-prone areas (Baker et al. 2018; Binder, Baker, and Barile 2015; Marino 2018; Robinson et al. 2018; Siders 2019), there is little published scholarly literature on voluntary buyouts of communities dealing with environmental justice hazards like soil contamination and the presence of local industry (Ozmy and Jarrell 2017). There was a need to capture the opinions of this group of stakeholders (in addition to the residents in the previous community survey⁷) in order to provide a wholistic picture of how people regard the local environment and feel about selling properties for the suggested purpose of relocation and rezoning. Additionally, at the October 2018 civic association meeting presentation of the residential community survey results, local Eden and Hamilton Park residents attending expressed an interest in learning about how resident and non-resident property owners regarded these issues.

The chief research questions include, given the context of the suggested rezoning in the Master Plan:

- 1) How likely are property owners to sell their properties if given a fair value of a property comparable to a similar one in a low crime area?
- 2) How much do property owners desire to sell their properties?
- 3) Additional questions explore knowledge of the Route 9 Corridor Master Plan and perceived impact of local environmental conditions on property values, among a few other topics.

⁷ See that study report here: <https://nccde.org/DocumentCenter/View/29865/Residential-Survey-Final-Report-January-25-2019>.

METHODOLOGICAL APPROACH AND SURVEY INSTRUMENT

This address-based, mailed survey was an attempted census of all of the property owners (defined in Target Population) of each residential property/parcel across the Eden Park and Hamilton Park communities (taken together) that the owner(s) do not reside in. In addition, the mailed survey included owners of local churches, lots (vacant or otherwise), and relevant businesses. Only one survey needed to be completed by the identified owner(s) and was capable of gathering information from owners of only one or multiple properties in a single survey through skip patterns. If an individual or group owned a single or multiple properties/parcels in one or both communities, the survey could identify them as such and gather information about the likelihood to sell their single or multiple properties. Thus, only one survey needed to be completed by an owner(s) of one or more properties/parcels across the communities.

The mailed survey was a multi-contact contact method, starting with a pre-research postcard. After the postcard that alerted the respondent a survey would be arriving by mail, a survey was sent to the respondent at their listed address on the New Castle County website of parcel owners. If, after approximately two weeks, the first survey was not returned, a second (identical) survey was sent with slightly revised language in the cover letter letting the respondent know of the importance of the study and to kindly complete and return the survey. Only one survey (first or second attempt) needed to be returned to PI Perez for recording and data entry. A second postcard was sent to any respondents that never returned either mailed survey, encouraging them to respond. This 4-point contact method was tailored for the study's target population and included all of the requisite information on the cover letter and informed consent to identify the researcher and the study goals, encourage participation, and protect respondent anonymity.

The survey utilized a few questions that were a part of a previous study [UD IRB# 1284876-2] conducted by PI Perez and colleagues (referred to as the residential community survey above). Where needed, survey items from the residential community survey were revised to replace *likelihood to move out of one's community* with *likelihood to sell one's property*, but the wording of "fair value of a...comparable to a similar....in a low crime area" was retained. This ensured that there was a consistency in wording and an equitable as possible understanding of the substantive component of financial compensation for a property in both surveys. PI Perez felt that this was important because the original survey question from the residential community survey was ultimately derived and agreed on by community members and others in public meetings. The core questions and their use in the property owner survey maintains a consistency in the measure so that, as much as possible given the complexities of both projects, both groups (community members and property owners) would be answering questions with similar meanings across the studies. Though the context for selling one's property or moving out of one's community may be different across these studies, at least the questions themselves are as similar as possible to enhance their validity and comparability.

As the survey items were pre-tested and successfully used in the previous residential community study [UD IRB# 1284876-2] in their original form, after revisions a formal pre-testing

of the current mailed survey was not done. Given the timeframe for the research and the process of survey development previously, PI Perez determined that the revised questions were valid and maintained a strong consistency to their meaning in the residential community survey, but with a new context for selling one's property. Further, it would have been very difficult to pre-test by mail with property/parcel owners without a long, unpredictable process of doing so. Thus, based on the pre-test validity of the original survey items, the mailed survey was revised to address the new target population and not pre-tested. However, faculty and staff at the Disaster Research Center at the University of Delaware that were not involved in the project did review the survey multiple times and evaluated its content and functionality. Minor edits were made as a result, and the survey performed well, overall, with no major issues.⁸

⁸ In practice, 8 mailed survey respondents that did own properties that they did not reside in, yet also resided in either community in a separate property, answered surveys as if they owned multiple properties that they did not reside in. There were skip patterns built into the survey that allowed the respondent to identify themselves as a single or multiple property owner of a property that they did not reside in, but these handful of respondents did not follow the skip pattern appropriately. PI Perez made sure that these respondents were in fact property owners that owned at least one property/parcel that they did not reside in and checked their responses for internal validity and consistency against his sampling records, relative to selling a property in the community. It was possible to determine if the respondents were single or multiple property owners and also determine their likelihood to sell the property/parcel that they did not reside in with valid internal checks.

STUDY POPULATION AND SURVEY ADMINISTRATION

Target Population

The target population for this research project was all of the property owners of each residential property across the Eden Park and Hamilton Park communities (taken together) that the owner(s) do not reside in, as well as owners of local churches, lots, and relevant businesses. For example, when answering the survey questions, “you” refers to the individual(s) or group that owns the property or can represent the individual(s) or group that does. Since PI Perez only needed one survey done per property owner (even if they own multiple properties), only one person that is the property owner or that can represent the individual(s) or group that does answered. The self-administered survey procedure assumed that the respondent is the property owner identified in the subject recruitment process (or could represent the individual, individuals, or group that is) and was over the age of 18. If the respondent is not 18 or over, they were not eligible. PI Perez assumed that all of the respondents would be at least 18 years of age.

New Castle County has a web-based Geographic Information System (GIS) database that contains information about the owners of all of the parcels in both the Eden Park and Hamilton Park communities. This information allows the user to see who owns the property/parcel and the owner’s address. If the owner’s address is the same as the address of the parcel, PI Perez assumed that the owner lived at that residence. These people were excluded from the target population. However, if a parcel owner’s address is not the address of that parcel, then that property was designated as eligible for the study and the property owner included into the target population. All property owners in the defined area that did not reside in the parcels they are listed as owning received a survey from PI Perez.⁹ Additionally, all parcel owners of lots that did not show the lot as the owner’s address received a survey.

The only exceptions were if the owner of the parcel that is designated as a church lives at that parcel, as well, or that the church or business that owns the parcel also operates from that particular parcel. Since the previous residential community study [UD IRB# 1284876-2] did not include churches or relevant businesses, this study included all church owners and local business owners, regardless if they lived in the parcel or not. There were only a handful of churches and businesses in the communities appropriate for surveying, but the possibility of the owner also living at the property was not well known. Including owners of churches and local businesses that also reside in or operate from that parcel are the only exceptions to the subject recruitment described for most potential respondents. Local businesses in the

⁹ Again, only a single survey was sent to the owner or owners of a parcel. If there were multiple owners, only one survey was returned to reflect those owners and that parcel. Further, if someone owned more than one property, they only filled out one survey to reflect their attitudes towards all of their properties. The survey items were written to capture if a property owner owned one or more parcels and also evaluate if they were equally likely to sell those properties.

designated residential areas that are industrial businesses or related to industrial work were excluded from this study.^{10 11}

On May 24, 2019, the original number of property owners identified was 90, but over the course of the survey administration 3 were deemed ineligible, reducing the final target universe to 87 property owners (Master List). This reflected 121 parcels, total, across both communities.

Mailed Survey Procedures

With University of Delaware (UD) Institutional Review Board (IRB) approval secured, an initial postcard was mailed on May 28, 2019 to the respondents' publicly listed address as an owner of one or more properties in either or both of the Eden Park and Hamilton Park communities. In other words, a postcard (and all related survey materials to follow) was sent to the address of the property owner where they are assumed to reside or have a local business or church. The addresses of property owners are listed publicly on the New Castle County website. The postcard informed the respondent of the study and to look for a survey arriving soon. The language on the postcard is below. The postcard contained two images: The New Castle County logo and the University of Delaware primary logo.

Initial Postcard Language

“Hello! In a few days, you will be receiving a short survey about your opinions regarding your property (or properties) in the Eden Park and/or Hamilton Park community in New Castle County, DE. Your responses will help me learn more about how property owners feel regarding the suggested rezoning of these areas to separate industrial use from residential use areas, as illustrated in the Route 9 Corridor Master Plan (“Master Plan”). Your opinions matter a great deal to me!

Please keep an eye out for the survey coming to you in the mail. I would really appreciate it if you could fill it out and return it to me as soon as possible. Thanks again for your help! If you have any questions about the survey, you can call Dr. Victor W. Perez at the University of Delaware at 302-831-6232, who is conducting the research study. The study is being funded by the New Castle County Department of Land Use.”

¹⁰ The Route 9 Master Plan suggests prohibiting further residential and industrial coupling in Hamilton Park, for example. Thus, if a business could reasonably be determined as one that is industrial, at least for the intent of this survey, it was excluded from recruitment based on the language of the Route 9 Corridor Master Plan. At least one business in the Hamilton Park residential area designated for this study performs heavy construction, and is therefore considered industrial and was excluded from the study. This exclusionary criterion was validated by New Castle County officials.

¹¹ Use of the New Castle County GIS website likely involved some form of error in creating a target universe list from which to send mailed surveys. Some known residences may sit on parcels designated as commercial, and it may be the case that some local business is listed as residential on the county's site. With these and other caveats of the use of publicly available data in mind, the best universe list possible was generated to meet the needs of the current study.

Approximately three days later, a survey packet was mailed to the respondent at the same address on May 31, 2019. The respondent received a packet that contained 1) a cover letter about the research project, 2) a map of the areas PI Perez refers to for purposes of the research, 3) an Informed Consent form (PI Perez requested a Waiver of Documentation of Consent), 4) a survey with ID number, 5) and a postage-paid (stamped) return envelope. The postage-paid, stamped return envelope had PI Perez's return address at the University of Delaware pre-printed, without the respondent's address listed to help protect their identity when returning a completed survey.

Once a respondent received the packet, they should have read the cover letter, seen the map, read the Informed Consent, and then decided to participate in the research or not. If they did, they filled out the survey and returned it in the postage-paid (stamped) return envelope. This first cover letter asked respondents to please return the completed survey by June 14, 2019.

If, after approximately a two-week period, PI Perez had not received a returned survey from a respondent, he sent out a second survey packet with the same materials, except a slightly edited cover letter that referred to the previous attempt to contact the respondent and a survey with a Respondent ID-2 (noting that this is the second survey sent). Second survey packets were sent on June 19, 2019 to respondents that had yet to return their first survey. The second cover letter asked respondents to please return the completed survey by June 30, 2019.

If, after approximately another two-week period passed without a returned survey from a respondent (neither from the first or the second survey attempt), PI Perez mailed a second postcard on June 27, 2019 reminding them of the importance of their participation. The postcard informed the respondent of the study and reiterated the value of their participation, and to send back a completed survey as soon as possible. The language on the postcard is below. The postcard will contain two images: The New Castle County logo and the University of Delaware primary logo.

Second Postcard Language

“Hello again! Recently, I sent you a short survey about your opinions regarding your property (or properties) in the Eden Park and/or Hamilton Park community in New Castle County, DE. Your responses would really help me learn more about how property owners feel regarding the suggested rezoning of these areas to separate industrial use from residential use areas, as illustrated in the Route 9 Corridor Master Plan (“Master Plan”). Your opinions matter a great deal to me, so if you could please complete the survey you received previously and return it in the postage-paid envelope included with the survey materials, I would really appreciate it!

Thanks again for your help! If you have any questions about the survey, you can call Dr. Victor W. Perez at the University of Delaware at 302-831-6232, who is

conducting the research study. The study is being funded by the New Castle County Department of Land Use.”

If a respondent returned a survey, PI Perez removed the survey from the envelope and noted on the Master List (described in Target Population) that that property owner, connected to a specific Respondent ID on the survey, has returned a survey. Surveys and envelopes were locked in a file cabinet in the office of Perez separately. Respondent ID was connected to property owners only on a Master file of PI Perez’s at UD, on a password-protected computer, and the file was also password protected. PI Perez did this for all returned surveys. Once the data collection period ended (surveys were accepted until July 31, 2019), PI Perez calculated the appropriate response rates and then deleted the Master file connecting property owners’ names and addresses to their Respondent IDs. At this point, all survey data are anonymous and were entered into SPSS for analysis.

All active research procedures ended June 30, 2019. As noted above, PI Perez accepted returned surveys through July 31, 2019, in order for any late responses to arrive.¹²

Risks and Benefits

PI Perez recognizes that the focus of the current study is relatively narrow and centers on likelihood to sell properties per the suggested rezoning of the area in the Route 9 Corridor Master Plan, separating residential use areas from industrial use areas, but that there might be a host of other reasons why property owners may want to keep their properties *or* sell them (especially if they own multiple and if they vary in type).

Since the driving force in the current research project was the suggested rezoning in the plan, and with no knowledge if property owners were aware of this plan, the survey project may have catalyzed some questions by property owners about the Master Plan. Indeed, some potential respondents did contact PI Perez with questions about the project and, more generally, what was going on regarding land use and planning. PI Perez could not assume property owners had any knowledge of related issues discussed in the Master Plan, either. Thus, PI Perez saw no harm in property owners wanting to learn more about the Master Plan and its contents, as well as its suggestions for the future of the area. However, PI Perez made a conscious effort to focus on describing the need for the research and his involvement in the research process, and not the planning. Overall, he did not see not physical, psychological, social, financial, or legal risks to the subjects involved in this research.

With any research, there was some risk of breach of confidentiality to the data. PI Perez did not anticipate such a risk and took measures to promote the anonymity of the data. Further, he will not be providing individual data and will only be reporting results in aggregate form.

¹² Studies suggests that most respondents that intend to complete and return a survey do so within the first several days of receiving it (Dillman, Smyth, and Christian 2009), so PI Perez anticipated that the bulk of returns would take place before late June.

Voluntariness, Anonymity, and Protection of the Data

The cover letter informed the respondent of the anonymity of the data and voluntariness of completing the survey. Additionally, the Informed Consent reiterated the potential of a respondent to want to learn more about the contents of the Route 9 Corridor Master Plan, as well as the voluntary nature of the survey and the anonymity of the data. Further, in the cover letter and Informed Consent PI Perez addressed the role of the survey in creating a baseline of information about property/parcel owner's opinions, but that there are currently no funds for relocation nor any active plan to do so, nor is there any active plan for rezoning. The New Castle County Department of Land Use has recently updated its future land use plan based (in part) on the results of the residential community survey (referenced earlier) and the presentation of the results of this mailed survey in September 2019. Neither research effort made claims of any relocation or rezoning plans in progress as, at the time, there were none.

Initially, the subjects were known to the researcher as their name and address were connected to a Respondent ID assigned to them, on a Master List maintained by PI Perez on his computer. This facilitated keeping track of sending out mailed surveys and also checking off people from the list who returned surveys. When PI Perez received a completed survey in the mail, he took it out of the self-addressed, postage-paid envelope and noted on a Master List the property owner that returned the survey. Surveys only contained a Respondent ID on them (not the property owner's name or address) that was connected to property owner name(s) and address on PI Perez Master List only. Once the study period was fully over (June 30th research activities ended, while July 31st was the last date that PI Perez accepted surveys sent in late), all returned surveys were noted and appropriate response rates calculated. At that point, the Master List, which was the only list connecting Respondent ID to property owner name and address, was securely deleted and all mailings shredded. As also noted earlier, all data were anonymous once this was completed.

One survey question did ask the respondent if they would like a copy of the Route 9 Corridor Master Plan sent to them. If they requested one, PI Perez recorded that property owner name and address and had a copy of the Plan mailed to them by Wilmapco once the study period was completed.¹³ This list was kept separate from any Respondent IDs and locked in a file cabinet in Dr. Perez's office. After the study period was officially over, PI Perez had paper copies sent to the property/parcel owners that requested one and then had the address list shredded by Wilmapco (who actually sent the Master Plan in the mail to the property/parcel owner). All this did, initially, was show that someone may have participated in the survey, but in no way could it connect the respondents to their answers. Once the address list used by Wilmapco to mail out copies of the Master Plan was shredded, there was no other record of the mailing, and therefore of participation, available to anyone.

Electronic, anonymous data will be stored for 3 years and then securely erased, while the paper copies of surveys were shredded after data entry. No data will be shared with anyone outside of the research team (i.e., PI Perez).

¹³ <http://www.wilmapco.org/>

Quantitative data were analyzed using SPSS and appropriate descriptive techniques. Qualitative data were examined for general themes for summary presentation. These qualitative data are presented in the aggregate form for classes of respondents (e.g., one property owner vs. multiple property owner), but only in general themes with the occasional use of quotes for impact in this report. PI Perez has redacted any information in these qualitative responses that may somehow identify an individual or specific residence before reporting. Further, statistical data is presented in ways that also prevents identifying anyone at the individual level. Aggregate level results are included in this report and have been presented to New Castle County (September 26, 2019) and the communities of Eden and Hamilton Park (September 30, 2019). Results will be presented to the Route 9 Corridor Master Plan Monitoring Committee on a future date. This document will also be publicly available on the New Castle County Department of Land Use website.

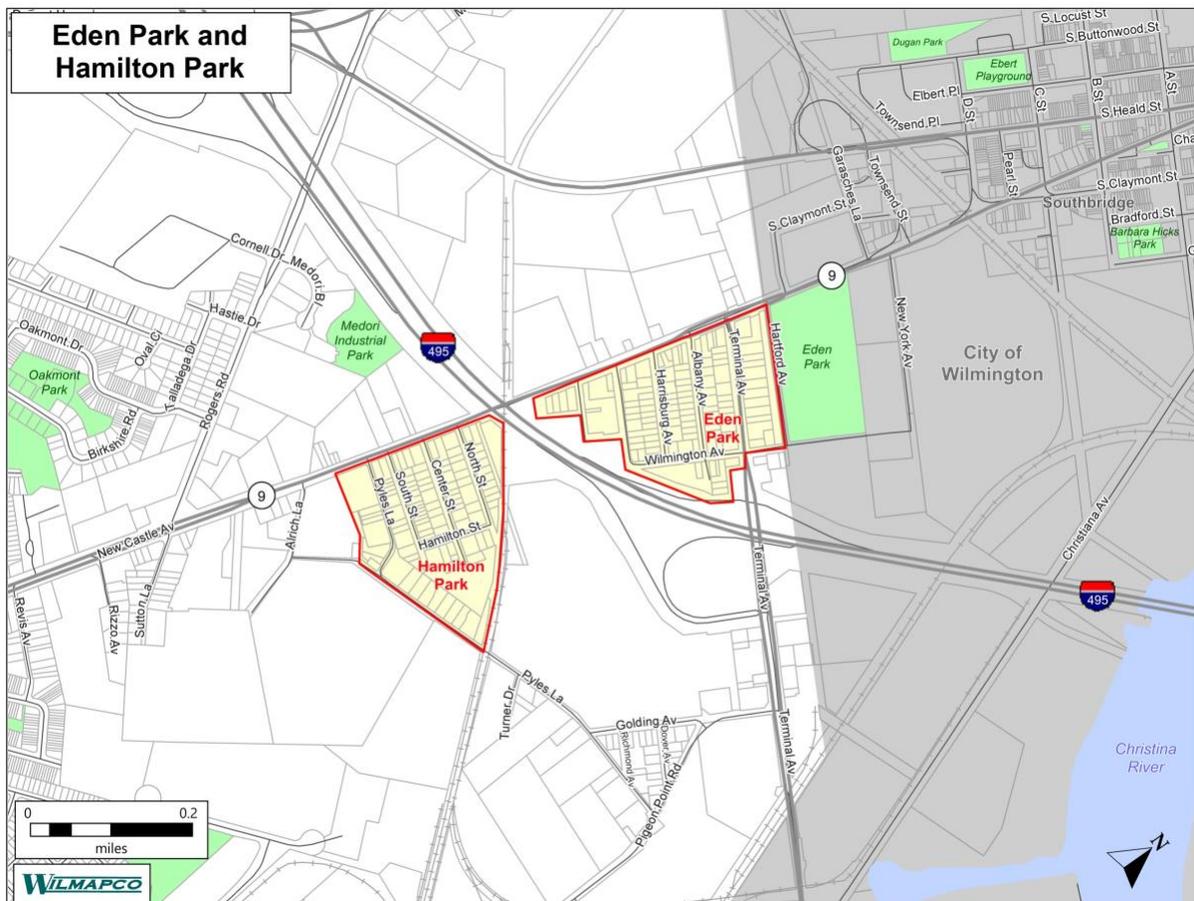
RESULTS

This section provides descriptive statistics and summaries of key patterns in the data. It starts with the completed group characteristics and response rates. Brief summaries and visualizations of quantitative and qualitative results follow.

Completed Group Characteristics and Response Rates

As noted above in the section on Target Population, property owners and their addresses were identified using the NCC GIS website that contains information on all parcels in the study area, their owner(s), and the address of the owner. The map below (Figure 1) is the designated study area and was sent to respondents as part of their survey packet.¹⁴ Based on the information on the county website, 7 parcels in the study area were not included because they were owned by New Castle County, did not have an owner address listed (or listed multiple addresses that weren't usable), or were owned by the City of Wilmington. Additionally, parcels in the study area that were already zoned industrial or an active industrial business were not included in the target universe. The final target universe was 87 property owners, which reflected 121 parcels, total, across both communities.

Figure 1: Study Area



¹⁴ Map was provided by Wilmapco.

Of the 87 in the target universe, 21 (24%) were multiple property owners and 66 (76%) were single property owners. In addition, among the target universe, PI Perez identified 22 (25.3%) that currently reside in either community, 58 (66.7%) that do not reside in either community, and 7 (8%) were “unknown” where they reside (e.g., used a P.O. Box mailing address¹⁵).

The final completed survey group was 35, with an unknown exact number of parcels represented.¹⁶ Of this completed group, 8 (23%) own multiple properties, while 27 (77%) own single properties. Further, of the completed survey group, 7 (20%) currently reside in one of the communities and 28 (80%) do not reside in either community. Recall that this represents both communities taken together, as this was done to help protect the anonymity of respondents, whose parcel ownership is listed online. The final target universe and final completed survey group have similar distributions of single and multiple property owners, which enhances the external validity of these findings. As there were no other solidly reliable, publicly available data sources to compare the completed survey group characteristics to the target universe group characteristics, single or multiple property owner was used to evaluate external validity and to calculate proportional weights for statistical analysis. Post-stratification proportional weighting was not used in the data analysis, however, as the weights for single property owners (.99) and multiple property owners (1.04) were both almost exactly 1, making the weights redundant for analytical purposes.

There were no partial responses to the surveys.¹⁷ The response rates for the mailed survey are as follows:

- Overall minimum response rate (RR1)¹⁸ = 40.23%
 - $35 (n) / 87 (N) * 100$
- Multiple property/parcel owner response rate = 38.1%
 - $8 (n) / 21 (N) * 100$
- Single property/parcel owner response rate = 40.9%
 - $27 (n) / 66 (N) * 100$

The overall minimum response rate is fair, but caution should be used when trying to generalize these findings to the larger target universe. As noted in the following section, response patterns to questions on the likelihood to sell a parcel/property indicate some degree of response bias,

¹⁵ Any property owners in the target universe that used a P.O. Box mailing address were included in the study because the survey itself had filter questions asking about owning a property in either community and residing in or outside of the communities. If completed and returned, a survey would have correctly identified a property owner and their residence (in community or not), regardless of their initial mailing contact address identified online.

¹⁶ The survey asked respondents if they were a single or multiple property owner, but it did not ask them exactly how many properties/parcels they owned (if a multiple property owner) to help protect anonymity. Based on PI Perez sampling records, the completed survey group probably represents around 45 parcels.

¹⁷ For the purposes of this research, a partial response was defined as a survey that had less than 50% of the survey completed.

¹⁸ RR1 is the minimum response rate. According to The American Association for Public Opinion Research, this is calculated by dividing the number of completed surveys by the number of completed surveys (full and partial) plus non-responses plus all respondents of unknown eligibility. See their [website](#) for more information.

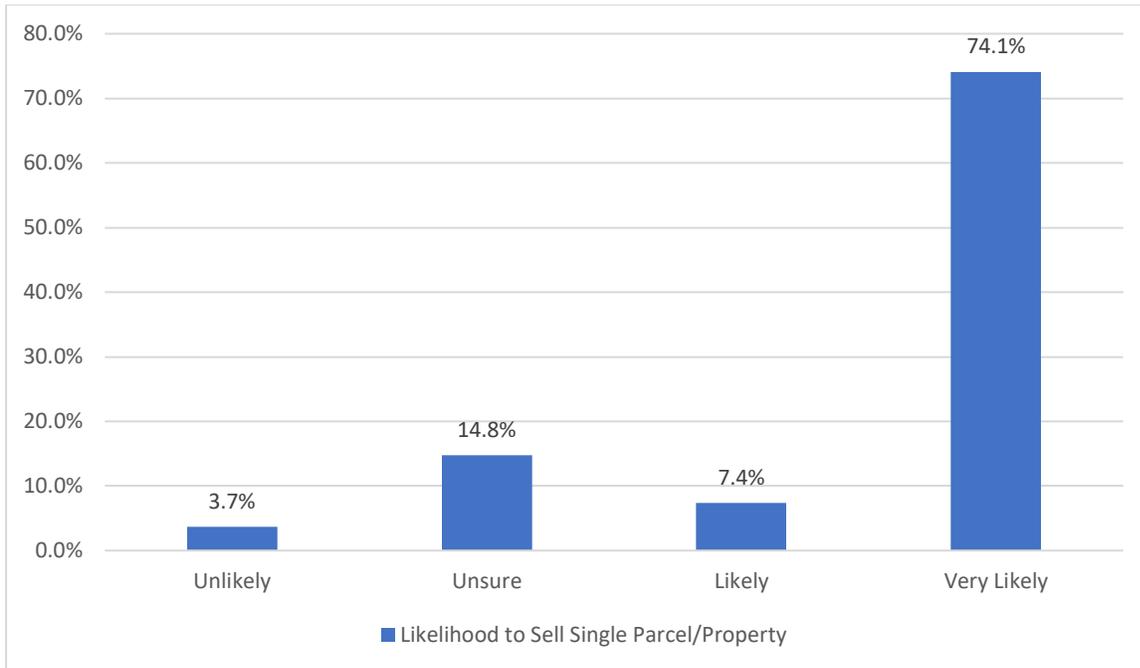
where those that completed a survey generally reported being “likely” or “very likely” to sell their properties. In other words, very few respondents that completed a survey reported being “unsure” or “unlikely” to sell their parcel/property, indicating that, perhaps, those that completed the survey were much more likely to at least have a desire to disclose their preference for selling their properties than others. Thus, *these patterns might reflect a tendency for subjects not interested in selling their parcel(s)/property(ies) to not complete a survey*. This is discussed in more detail in the next section. On the other hand, the similarity in the target universe and completed survey group on the characteristic of single or multiple property owner does enhance the external validity of these findings.

Statistical/Quantitative Results

Similar to the residential community survey, very few respondents to the mailed survey reported being unlikely to sell their properties.¹⁹ This suggests a response bias, where completed and returned surveys were *almost* universally done by people who wanted to express some increased likelihood to sell their property(ies). Given the response rates and response patterns to the mailed survey and the previous residential community survey, though it is impossible to tell due to non-response, property owners that did not respond to the survey may be unlikely to sell their property(ies)/parcels and may have no desire to do so. However, because the survey did not capture these opinions, it is impossible to truly tell what non-respondents to the survey actually think about these issues. The likelihood to sell your single property and multiple properties are presented below in Tables 1 and 2, respectively.

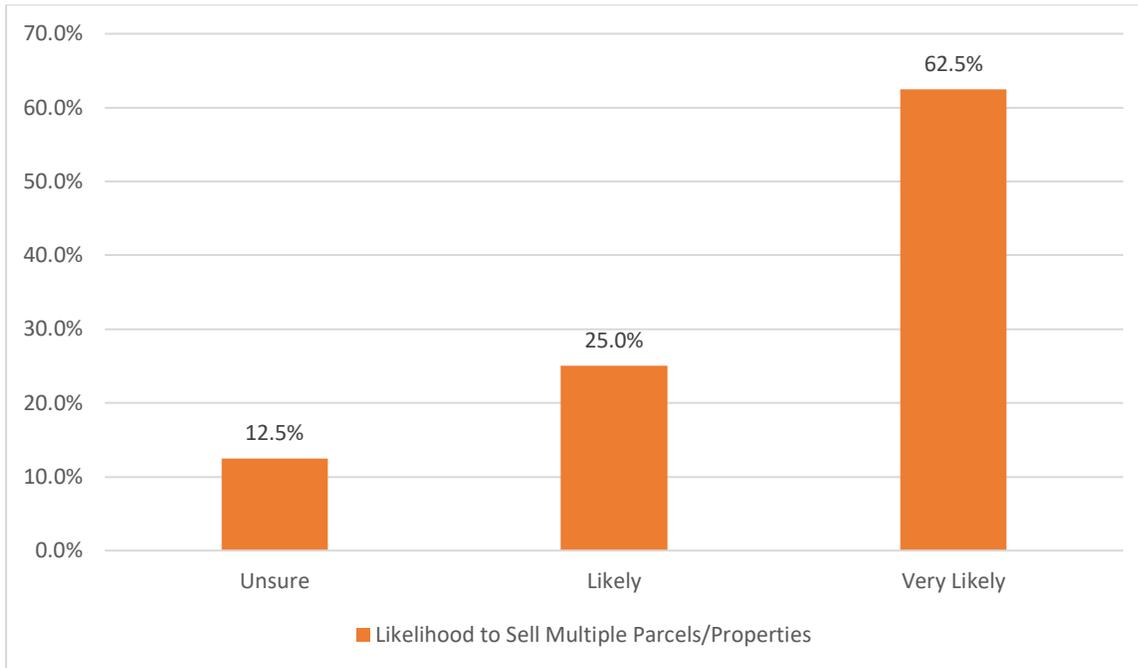
¹⁹ Depending on if the respondent was a single or multiple property owner, this survey question was worded slightly differently to reflect that distinction. So that the reader knows exactly what the question was, it is provided here for the single property owners: “How likely is it that you would sell your property if you were given a fair value of a property comparable to a similar one in a low crime area?”

Table 1: Distribution of Single Property Owners' Likelihood to Sell Their Property/Parcel



As seen in Table 1, 81.5% of single property owner respondents reported being likely to very likely to sell their properties, as defined by the survey question. This represents 22 of the 27 total respondents that owned a single parcel/property. Of the remaining 5 respondents, 4 reported “unsure” and 1 reported “unlikely.”

Table 2: Distribution of Multiple Property Owners' Likelihood to Sell Their Property/Parcel



As seen in Table 2, 87.5% of multiple property owner respondents reported being likely to very likely to sell their properties, as defined by the survey question. This represents 7 of the 8 total respondents that owned multiple parcels/properties. The remaining respondent reported being “unsure.”

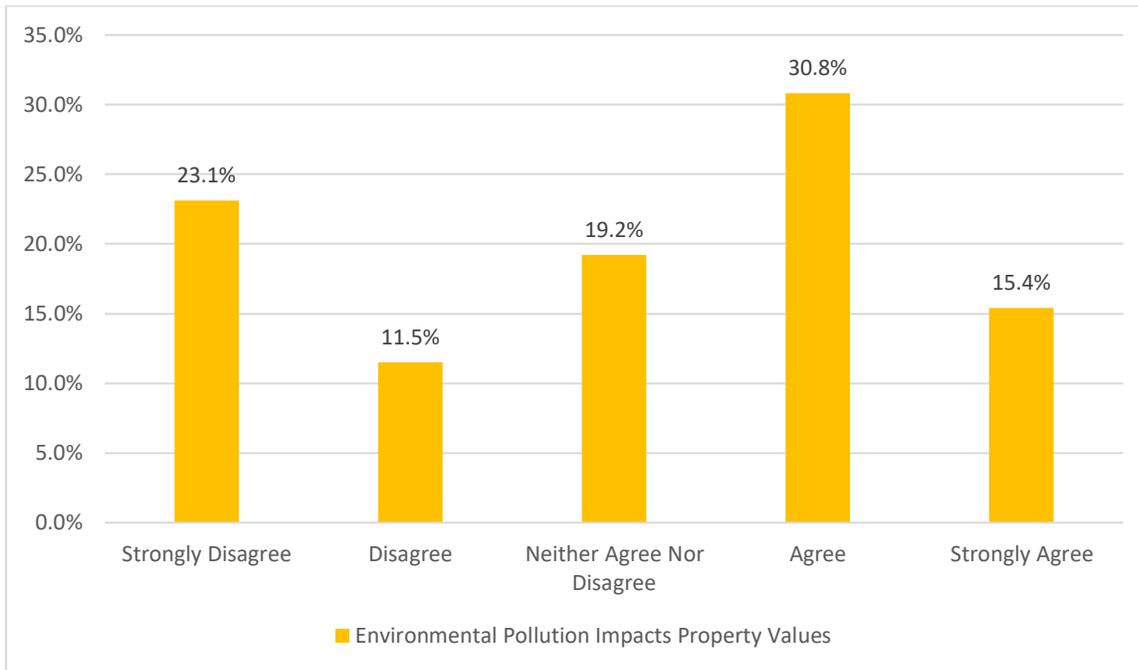
Taken together, of the 35 completed surveys, 29 (83%) reported being likely to very likely to sell their property or properties, as defined by the survey question. This demonstrates that, based on the completed surveys and the size of the target universe, that 33% (29/87) of the target population is likely to very likely to sell their properties. Due to non-response, it purely speculative how the remaining property owners (52) might feel about selling their properties, but there is at least some evidence that non-response may be a proxy for a lack of interest in selling a property. However, it is also quite possible that cases that did not complete and return a survey may be unsure or likely to sell their property/parcel, but caution should be exercised when speculating what their attitudes might be given how little is known about this target stakeholder group.

Another important attitude measured in this study is if the perceived local environmental pollution has impacted property values.²⁰ In the research literature, there is some evidence that local environmental pollution or contamination can impact nearby homes values negatively (Currie et al. 2015). It is also important to point out if local residents believe that any environmental pollution or contamination has impacted property or home values so that they

²⁰ The original statement from the survey (without the contextual lead) reads: “Regarding the general area that includes the Eden Park and Hamilton Park communities, any environmental pollution or contaminants in the area have impacted the property values.”

may argue for buyouts that consider this negative impact (rather than a simple “fair value” measure, which is heavily criticized). As illustrated in Table 3 below, there is variation in attitudes concerning the impact of local environmental pollution on property values (n = 26 valid responses).

Table 3: Agreement or Disagreement That Environmental Pollution Impacts Property Values

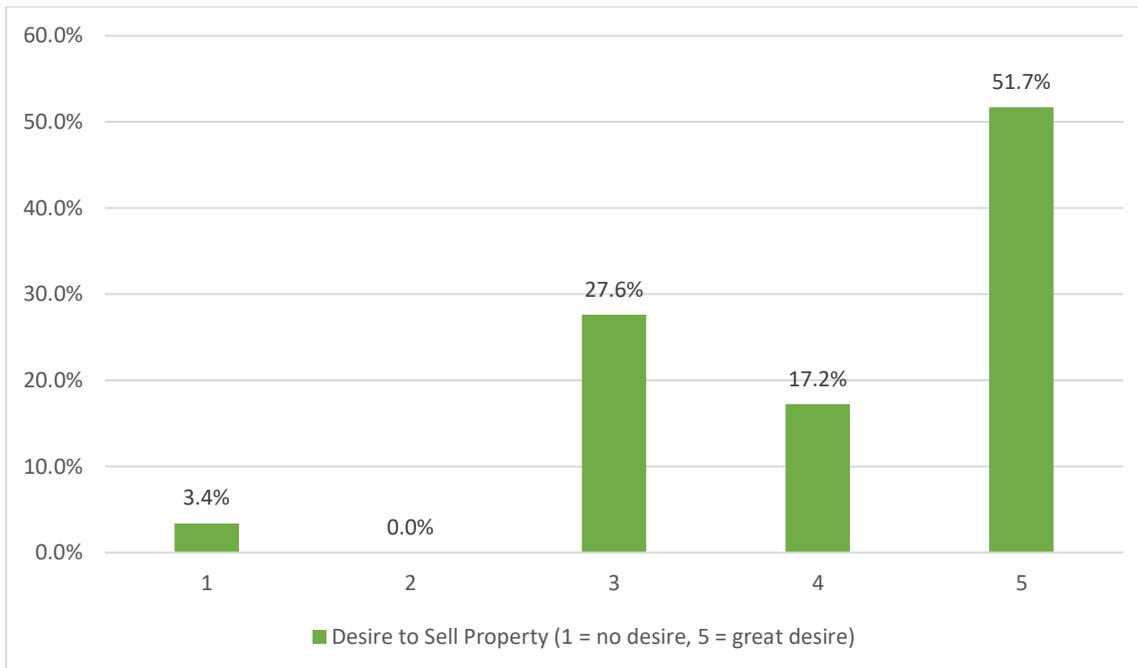


Interestingly, chi-square analysis shows that there was a statistically significant difference between those that reside in the community and those that do not regarding this attitude, where residents were more likely to disagree with this statement than non-residents (chi-square = 11.783, df = 4, sig. = .019). Overall, non-residents answered with much more variety than residents.²¹

Desire to sell a property/parcel showed more variation for the completed group than did *likelihood to sell*, similar to the findings from the previous residential community study. The survey allowed respondents to report on a scale ranging from 1 to 5, where 1 means no desire to sell. Table 4 below illustrates this variation, though over 50% of respondents did indicate a “great desire” to sell (i.e., a score of 5).

²¹ It is important to note that of the 26 valid responses to this variable, only 5 were residents.

Table 4: Desire to Sell Property or Properties



Additionally, a brief summarization of some other quantitative findings is provided here:

- Familiarity with the Route 9 Corridor Master Plan and the Port of Wilmington expansion were both roughly evenly divided into “yes” (familiar) and “no” (not familiar).
- Of single property/parcel owners, most owned a home or lot, while only 1 business and 1 church responded to the survey. Further, of multiple property/parcel owners, owning multiple homes and/or lots was the most common, with no other combination of ownership.

Qualitative Results

The survey provided two open-ended questions that allowed respondents to answer in their own words, but only one of which was designed for everyone. Another item (coming first on the survey) was specifically for multiple property owners, asking them to tell PI Perez, in their own words, why they would or would not be equally likely to sell their multiple parcels/properties.²² Though it was supposed to be answered only by multiple property owners, several single property owners also provided feedback in this question. In order to ensure breadth, those responses were included in the summarization of this question. In general, several of the 12 respondents that provided feedback on this question raised concerns about environmental pollution in the area and its health impact (cancer and deaths); dust; Diamond Materials; some concern over vagrancy and theft; a strong opinion of local

²² Original question read: “If you said Yes to Question 7, in your own words, can you tell me why you would be equally likely to sell your properties? If you said No to Question 7, in your own words, can you tell me why you would not be equally likely to sell your properties?”

government not caring; and selling the properties to prevent health issues of future residents or family.

The second open-ended survey question²³ was for everyone that completed the survey, and asked people to write, in their own words, any questions or concerns they had about topics in the survey. A total of 24 responses were provided. Among those responses, general environmental themes emerged concerning the presence or experience with dust, traffic, trucks, an industrial plant, being too close to hazardous industries, contaminants, pollution, Diamond Materials, human health impacts, strong smells, and that relocating residents away from industry is a good idea. Other qualitative responses discussed a lack of development in the area (being the reason for lower home values) and a lack of knowledge about the Route 9 Corridor Master Plan and port expansion, as well as a need for New Castle County to send information to property owners and set up meetings and focus more on other areas being excluded in the plan. Further, some responses illustrated a general lack of definitive information about the extent of environmental hazards in the area and their impact on human health and home values, if the government would really buy properties, and how rezoning might impact small businesses. Other responses highlighted a need for transparency in how environmental conditions impacted property values, the need for a timeframe for relocation, information on relocation assistance, and how holdouts or refusals would impact the process. Lastly, qualitative data reflected questions and concerns over who determines fair value and what low crime areas would be the comparison, what rights do tenants in rentals have, and if eminent domain is being considered.

²³ Original question read: "In your own words, please tell us any concerns and/or questions that you may have regarding the topics in this survey."

CONCLUDING REMARKS AND OBSERVATIONS

During mailed survey administration, there was some direct evidence (communication with PI Perez) of at least some community sentiment strongly opposed to selling properties in the community, paralleling some researcher experiences while conducting the previous residential community survey in 2018. Those that told PI Perez and other researchers directly in the process of survey administration that they did not want to do a survey and did not want to move (or sell their properties) shows that at least some residents and property owners are adamantly against moving out or selling their properties. This sentiment was rarely captured with the actual survey instrument, but only in direct communication during the process of survey administration.

In the future, outreach about the Route 9 Corridor Master Plan, or any other land use planning initiatives, needs to be done so that it can reach a much wider base of those stakeholders potentially impacted and also those who are not physically residing in the areas of interest (but may own parcels). The previous residential community survey did borrow from community-based methods that can help inform research subjects, but the current property owner mailed survey was in a position where it often served as the *first time* anyone had heard of the Master Plan or any related initiatives. At times, this created a need for PI Perez to field questions about several of the issues involved that went beyond what he could address as a researcher, leaving him to direct study participants to others involved for more information. This meant that if those potential respondents did in fact seek out information from others, they could have been acknowledged as a potential research participant. Still, those persons seeking out more information, if they completed and returned a survey, would be anonymous in the data and their identity not directly connected to any responses. Thus, there was no increase in risk of breach of anonymity of their responses.

Results suggest that most respondents reported being likely to very likely to sell their property(ies)/parcel(s). Though it is discussed in detail in the cover letter and the Informed Consent that this was exploratory research that allows people to give any opinion, it may be that some people interpreted this survey as some sort of official tally and documentation of who wants to sell their properties and therefore didn't respond if they have no desire to sell. As an anonymous survey, however, the results couldn't serve as some sort of official documentation of exactly who does or does not want to sell their property, as responses are not connected to identities of property owners. The research was intended to capture a baseline of community-level sentiment towards these issues. In practice, the research is voluntary and therefore alternative methods of reaching property/parcel owners that may not want to sell their properties are needed to gauge their opinions, as well as any others that might be unsure, need more information, etc.

Outreach may also benefit by trying to address other gaps in knowledge and understanding identified in this research, including variation in knowledge and experience with the environmental hazards in the area and their impact on health and property values, and knowledge of the Route 9 Corridor Master Plan and Port of Wilmington expansion. Though this research didn't specifically examine reasons *why* one would want to sell their property/parcel,

there is evidence that concerns over the environmental conditions and their impact on property values and human health should be a central focus of outreach in the future.

BIBLIOGRAPHY

Baker, Charlene K., Sherri B. Binder, Alex Greer, Paige Weir, and Kalani Gates. 2018. "Integrating Community Concerns and Recommendations Into Home Buyout and Relocation Policy." *Risk, Hazards & Crisis in Public Policy* 9(4):455-479.

Binder, Sherri Brokopp, Charlene K. Baker, John P. Barile. 2015. "Rebuild or Relocate? Resilience and Postdisaster Decision-Making After Hurricane Sandy." *American Journal of Community Psychology* 56:180-196.

Currie, Janet, Lucas Davis, Michael Greenstone, and Reed Walker. 2015. "Environmental Health Risks and Housing Values: Evidence from 1,600 Toxic Plant Openings and Closings." *American Economic Review* 105(2):678-709.

Dillman, Don A., Jolene D. Smyth, and Leah Melani Christian. 2009. *Internet, Mail, and Mixed-Mode Surveys: The Tailored Design Method*, 3rd ed. Hoboken, NJ: John Wiley & Sons, Inc.

Marino, Elizabeth. 2018. "Adaptation Privilege and Voluntary Buyouts: Perspectives on Ethnocentrism in Sea Level Rise Relocation and Retreat Policies in the US." *Global Environmental Change* 49:10-13.

Ozmy, Joshua and Melissa Jarrell. 2017. "Implementing a Partial Buyout of an Environmental Justice Community." *Environmental Justice* 10(2):43-50.

Robinson, Celine S., Rachel A. Davidson, Joseph E. Trainor, Jamie L. Kruse, and Linda K. Nozick. 2018. "Homeowner Acceptance of Voluntary Property Acquisition Offers." *International Journal of Risk Reduction* 31:234-242.

Siders, A.R. 2019. "Social Justice Implications of US Managed Retreat Buyout Programs." *Climatic Change* 152:239-257.

APPENDIX A



Institutional Review Board
210H Hullihen Hall
Newark, DE 19716
Phone: 302-831-2137
Fax: 302-831-2828

DATE: May 22, 2019

TO: Victor Perez, PhD
FROM: University of Delaware IRB

STUDY TITLE: [1444701-1] Eden Park and Hamilton Park Property Owner Survey
SUBMISSION TYPE: New Project

ACTION: DETERMINATION OF EXEMPT STATUS
EFFECTIVE DATE: May 22, 2019

REVIEW CATEGORY: Exemption category # (2)

Thank you for your New Project submission to the University of Delaware Institutional Review Board (UD IRB). According to the pertinent regulations, the UD IRB has determined this project is EXEMPT from most federal policy requirements for the protection of human subjects. The privacy of subjects and the confidentiality of participants must be safeguarded as prescribed in the reviewed protocol form.

This exempt determination is valid for the research study as described by the documents in this submission. Proposed revisions to previously approved procedures and documents that may affect this exempt determination must be reviewed and approved by this office prior to initiation. The UD amendment form must be used to request the review of changes that may substantially change the study design or data collected.

Unanticipated problems and serious adverse events involving risk to participants must be reported to this office in a timely fashion according with the UD requirements for reportable events.

A copy of this correspondence will be kept on file by our office. If you have any questions, please contact the UD IRB Office at (302) 831-2137 or via email at hsrb-research@udel.edu. Please include the study title and reference number in all correspondence with this office.

INSTITUTIONAL REVIEW BOARD

www.udel.edu



Institutional Review Board
210H Hullahen Hall
Newark, DE 19716
Phone: 302-831-2137
Fax: 302-831-2828

DATE: May 28, 2019

TO: Victor Perez, PhD
FROM: University of Delaware IRB

STUDY TITLE: [1444701-2] Eden Park and Hamilton Park Property Owner Survey
SUBMISSION TYPE: Amendment/Modification

ACTION: DETERMINATION OF EXEMPT STATUS
EFFECTIVE DATE: May 28, 2019

REVIEW CATEGORY: Exemption category # (2)

Thank you for your Amendment/Modification submission to the University of Delaware Institutional Review Board (UD IRB). According to the pertinent regulations, the UD IRB has determined this project is EXEMPT from most federal policy requirements for the protection of human subjects. The privacy of subjects and the confidentiality of participants must be safeguarded as prescribed in the reviewed protocol form.

This exempt determination is valid for the research study as described by the documents in this submission. Proposed revisions to previously approved procedures and documents that may affect this exempt determination must be reviewed and approved by this office prior to initiation. The UD amendment form must be used to request the review of changes that may substantially change the study design or data collected.

Unanticipated problems and serious adverse events involving risk to participants must be reported to this office in a timely fashion according with the UD requirements for reportable events.

A copy of this correspondence will be kept on file by our office. If you have any questions, please contact the UD IRB Office at (302) 831-2137 or via email at hsrb-research@udel.edu. Please include the study title and reference number in all correspondence with this office.

INSTITUTIONAL REVIEW BOARD

www.udel.edu

CONSENT TO PARTICIPATE IN A RESEARCH STUDY

Title of Study: Eden Park and Hamilton Park Property Owner Survey

Principal Investigator(s): Victor W. Perez, PhD

Important aspects of the study you should know about:

- **Purpose:** The purpose of this exploratory research project is to measure the likelihood of property owners, who may own only a single property or multiple properties (of various types) in one or both of the Eden Park and Hamilton Park communities, to sell their property if given a fair value of a property comparable to a similar one in a low crime area. The Route 9 Corridor Master Plan (“Master Plan”)¹ is a *concept* plan that recommends rezoning the area that includes the Eden Park and Hamilton Park communities. This suggested rezoning would separate industrial use from residential use areas, promoting better public health and overall quality of life. In order to do this, the Master Plan suggests allowing for rezoning and alternate use of the areas, but only with community backing of the effort. As an owner of a residential property (or properties) that you do not reside in, a business, lot, or church in one or both of these communities, this survey gives you the opportunity to tell me your opinions and also to pose questions and concerns that you may have. Additionally, the survey is designed to measure desire to sell your property and a few other questions about your perceptions of the area. Please know that there is currently no active plan in place to relocate residents nor rezone the area, nor is there funding available at this time towards any relocation activities. This research project is funded by the New Castle County Department of Land Use as part of a recommendation from the Route 9 Corridor Master Plan.
- **Procedures:** You are one of approximately 90 participants in this study. If you choose to participate, you will be asked to complete the enclosed survey and return it to me using the included, postage-paid (stamped) envelope. When answering the questions, “you” refers to the individual(s) or group that owns the property. Since I only need one survey done per property owner (even if you own multiple properties), only one person that is the property owner or that can represent the individual(s) or group that does should answer. Also, this individual should be at least 18 years old and must have fully read this Informed Consent before agreeing to participate.

Your responses will be anonymous and not connected to your identity. Initially, I keep a record of your name and address and connect it to a Respondent ID number in an electronic file for tracking completed surveys. When you return your survey to me I take it out of the postage-paid envelope you sent back and separate the two, locking both the envelope and survey (separately) in a file cabinet in my locked office. Your contact information is not on the survey – only the Respondent ID number. After the study period is over (July 31st), I calculate response rates and then shred your mailings and securely erase

¹ See the plan in full at http://www.wilmapco.org/Rt_9/Report/Rt9CMP_lowres.pdf

the electronic file used to keep track of your Respondent ID and your name and address; at this point, all data are completely anonymous. Once I enter the data from your survey into a statistical program for analysis later in the summer, I will shred the paper copy. Only I will have access to these anonymous data, kept in a password-protected file on a password-protected computer of mine.

The data will be analyzed and compiled into a report provided to New Castle County, the communities of Eden Park and Hamilton Park, and the Route 9 Corridor Master Plan Monitoring Committee. The report will also be publicly available on the New Castle County Department of Land Use website. I will only report the data at the aggregate level (group) and will redact any potentially identifying information from the report generated.

- **Duration:** This survey will take about 10 minutes to complete.
- **Risks:** The main risk or discomfort from this research is confidentiality. With any research, there is some risk of breach of confidentiality to the data. I do not anticipate such a risk, as I have taken measures to promote the anonymity of the data. Further, I will not be providing individual data to anyone else and will only be reporting results in aggregate form.

One survey question asks you if you would like a copy of the Route 9 Corridor Master Plan sent to you at this address. If so, I would record your name and address and have a copy of the Plan mailed to you once the study period is completed (July 31st) by Wilmapco.² This list will be kept separate from any Respondent IDs and locked in a file cabinet in my office. After the study period is officially over (July 31st), I will have a paper copy sent to you and will then have the address list shredded by Wilmapco, who will send the Master Plan in the mail to you. All this will do, initially, is show that you may have participated in the survey, but in no way could it connect your responses to your identity. Once the address list used by Wilmapco to mail out copies of the Master Plan is shredded, there is no other record of the mailing, and therefore of participation, available to anyone.

I recognize that not everyone may agree or share the same views on these issues or the proposed rezoning in the concept plan, so my goal is to try and understand what different opinions property owners may have regarding these issues. I also recognize that the focus of the current study is relatively narrow and centers on likelihood to sell properties per the suggested rezoning of the area, separating residential use areas from industrial use areas, but that there might be a host of other reasons why property owners may want to keep their properties *or* sell them (especially if they own multiple and if they vary in type). Since the driving force in the current research project is the suggested rezoning in the plan, and with no knowledge if property owners are aware of this plan, the survey project may catalyze some questions by you about the Master Plan. I cannot assume you have any knowledge of related issues discussed in the Master Plan, either. Thus, I see no harm in you wanting to learn more about the Master Plan and its contents, as well as its suggestions for the

² <http://www.wilmapco.org/>

future of the area. In sum, I do not see not physical, psychological, social, financial, or legal risks to the subjects involved in this research.

- **Benefits:** The main benefit to you from this research is an opportunity to express your opinions about some aspects of the proposed rezoning in the area, as well as any concerns. Your opinions and concerns will be heard by New Castle County, the communities, and any others involved.
- **Costs and Compensation:** If you decide to participate, there will be no additional cost to you. You will not be compensated for participation.
- **Participation:** Taking part or not in this research study is your decision – it is completely voluntary. You can decide to participate and then change your mind at any point. Remember, also, the data will be completely anonymous.

Contact Information: If you have any questions about the purpose, procedures, or any other issues related to this research study you may contact the Principal Investigator, Victor W. Perez, PhD, at 302-831-6232.

CONSENT TO PARTICIPATE IN THE RESEARCH STUDY:

I have read and understood the information in this form and I agree to participate in the study. I am 18 years of age or older. I have been given the opportunity to ask any questions I had and those questions have been answered to my satisfaction. I understand that this copy of this form is for my records.

Hello! In a few days, you will be receiving a short survey about your opinions regarding your property (or properties) in the Eden Park and/or Hamilton Park community in New Castle County, DE. Your responses will help me learn more about how property owners feel regarding the suggested rezoning of these areas to separate industrial use from residential use areas, as illustrated in the Route 9 Corridor Master Plan (“Master Plan”). Your opinions matter a great deal to me!

Please keep an eye out for the survey coming to you in the mail. I would really appreciate it if you could fill it out and return it to me as soon as possible. Thanks again for your help! If you have any questions about the survey, you can call Dr. Victor W. Perez at the University of Delaware at 302-831-6232, who is conducting the research study. The study is being funded by the New Castle County Department of Land Use.



Sociology & Criminal Justice
325 Smith Hall
Newark, DE 19716-2580

Hello again! Recently, I sent you a short survey about your opinions regarding your property (or properties) in the Eden Park and/or Hamilton Park community in New Castle County, DE. Your responses would really help me learn more about how property owners feel regarding the suggested rezoning of these areas to separate industrial use from residential use areas, as illustrated in the Route 9 Corridor Master Plan (“Master Plan”). Your opinions matter a great deal to me, so if you could please complete the survey you received previously and return it in the postage-paid envelope included with the survey materials, I would really appreciate it!

Thanks again for your help! If you have any questions about the survey, you can call Dr. Victor W. Perez at the University of Delaware at 302-831-6232, who is conducting the research study. The study is being funded by the New Castle County Department of Land Use.



Sociology & Criminal Justice
325 Smith Hall
Newark, DE 19716-2580

[Date]
[Respondent Name and Address]

Dear [insert name],
I'm writing to ask for your help regarding a survey research study about people's property or properties in the Eden Park and Hamilton Park communities in New Castle County, DE. The survey gives you the opportunity to tell me your opinions and also to pose questions and concerns that you may have.

The Route 9 Corridor Master Plan ("Master Plan") is a *concept* plan that recommends rezoning the area that includes the Eden Park and Hamilton Park communities (please see map included). This suggested rezoning would separate industrial use from residential use areas, promoting better public health and overall quality of life. In order to do this, the Master Plan suggests allowing for rezoning and alternate use of the areas, but only with community backing of the effort.

As an owner of a residential property (or properties) that you do not reside in, a business, lot, or church in one or both of these communities, I would like to ask you a few questions regarding your opinions on the likelihood to sell your property (or properties) in Eden Park and/or Hamilton Park. I recognize that not everyone may agree or share the same views on these issues or the proposed rezoning in the concept plan, so my goal is to try and understand what different opinions property owners may have regarding these issues. All of this information will help a great deal in learning what property owners think about these issues.

Please know that there is currently no active plan in place to relocate residents nor rezone the area, nor is there funding available at this time towards any relocation activities. This brief survey is a piece of exploratory research trying to establish a baseline of opinions from property owners about these issues. It should only take about 10 minutes to complete.

This survey is being conducted by Dr. Victor W. Perez, a professor and researcher in the Department of Sociology and Criminal Justice at the University of Delaware. The research project is funded by the New Castle County Department of Land Use as part of a recommendation from the Route 9 Corridor Master Plan. Once you complete the survey, you can send it back in the postage-paid envelope included.

The data will be analyzed and compiled into a report provided to New Castle County, the communities of Eden Park and Hamilton Park, and the Route 9 Corridor Master

Plan Monitoring Committee. The report will also be publicly available on the New Castle County Department of Land Use website. All data will be anonymous and your identity will not be connected to your responses. The report will be done at the group level to protect an individual's responses. I will be the only person to see your answers, and I will maintain anonymity of them using specific procedures described in the Informed Consent included with this letter.

Your participation is completely voluntary and you do not have to answer any questions that you do not want to. If you have any questions about the survey, please call Dr. Perez at 302-831-6232.

More information about the plan can be found by using this link:
<http://www.wilmapco.org/route9/>

I hope that you will take a few minutes to answer the survey and return it to me in the postage-paid envelope included. Your thoughts and opinions on these issues are very important to me! If you could return the survey no later than [add date] that would be very helpful.

Sincerely,

[add hand-written signature]

Victor W. Perez, PhD
Department of Sociology and Criminal Justice
University of Delaware

[Date]

[Respondent Name and Address]

2

Dear [insert name],

About two weeks ago, I mailed you a brief survey and informational materials about a research project being conducted on the opinions of property owners in the Eden and Hamilton Park communities to sell their properties. If you sent your first survey back, thank you! You can ignore this mailing. If somehow the first survey got misplaced, I've included the materials again in this mailing.

I'm writing to ask for your help regarding a survey research study about people's property or properties in the Eden Park and Hamilton Park communities in New Castle County, DE. The survey gives you the opportunity to tell me your opinions and also to pose questions and concerns that you may have.

The Route 9 Corridor Master Plan ("Master Plan") is a *concept* plan that recommends rezoning the area that includes the Eden Park and Hamilton Park communities (please see map included). This suggested rezoning would separate industrial use from residential use areas, promoting better public health and overall quality of life. In order to do this, the Master Plan suggests allowing for rezoning and alternate use of the areas, but only with community backing of the effort.

As an owner of a residential property (or properties) that you do not reside in, a business, lot, or church in one or both of these communities, I would like to ask you a few questions regarding your opinions on the likelihood to sell your property (or properties) in Eden Park and/or Hamilton Park. I recognize that not everyone may agree or share the same views on these issues or the proposed rezoning in the concept plan, so my goal is to try and understand what different opinions property owners may have regarding these issues. All of this information will help a great deal in learning what property owners think about these issues.

Please know that there is currently no active plan in place to relocate residents nor rezone the area, nor is there funding available at this time towards any relocation activities. This brief survey is a piece of exploratory research trying to establish a baseline of opinions from property owners about these issues. It should only take about 10 minutes to complete.

This survey is being conducted by Dr. Victor W. Perez, a professor and researcher in the Department of Sociology and Criminal Justice at the University of Delaware. The

research project is funded by the New Castle County Department of Land Use as part of a recommendation from the Route 9 Corridor Master Plan. Once you complete the survey, you can send it back in the postage-paid envelope included.

The data will be analyzed and compiled into a report provided to New Castle County, the communities of Eden Park and Hamilton Park, and the Route 9 Corridor Master Plan Monitoring Committee. The report will also be publicly available on the New Castle County Department of Land Use website. All data will be anonymous and your identity will not be connected to your responses. The report will be done at the group level to protect an individual's responses. I will be the only person to see your answers, and I will maintain anonymity of them using specific procedures described in the Informed Consent included with this letter.

Your participation is completely voluntary and you do not have to answer any questions that you do not want to. If you have any questions about the survey, please call Dr. Perez at 302-831-6232.

More information about the plan can be found by using this link:

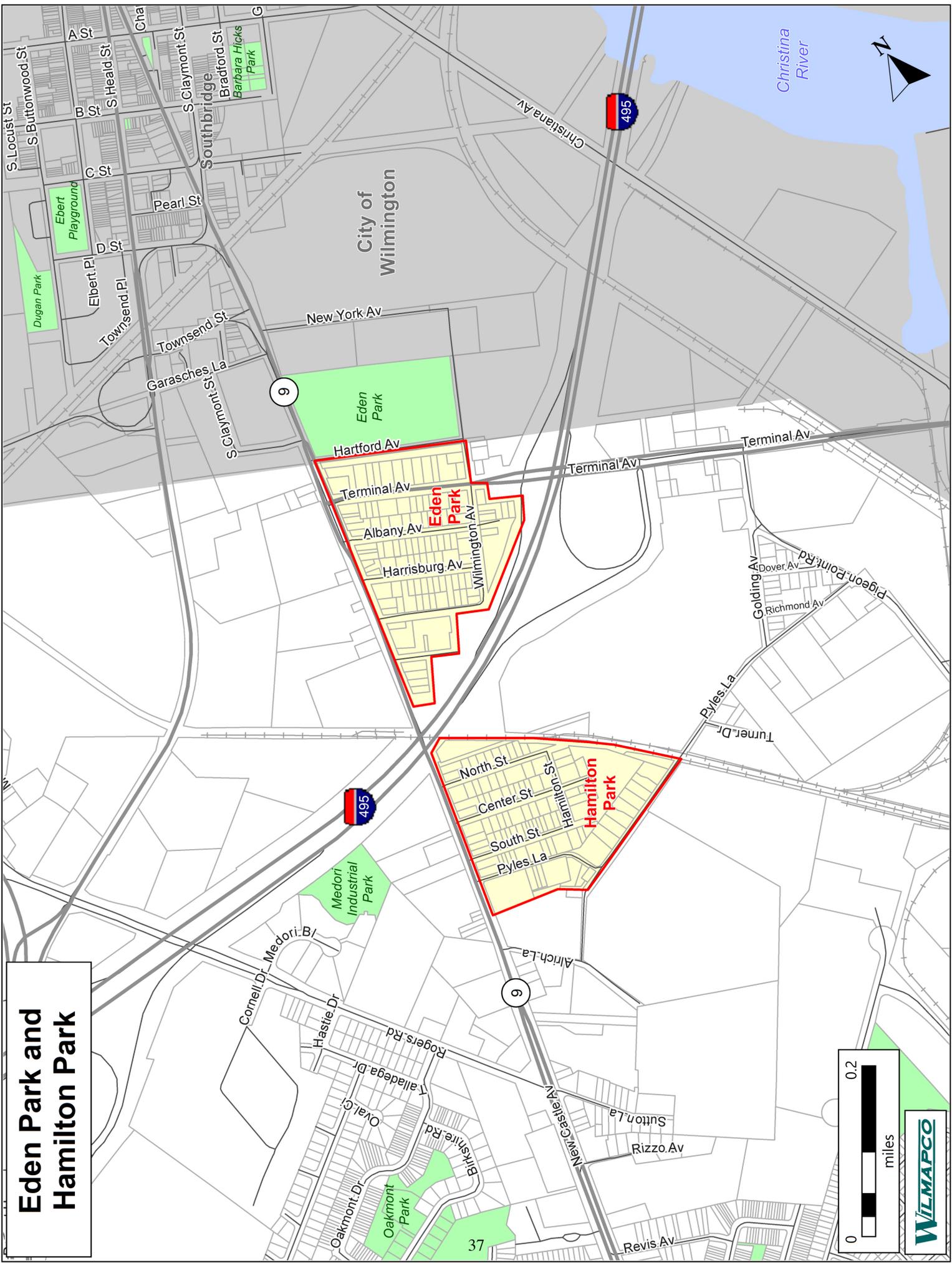
<http://www.wilmapco.org/route9/>

I hope that you will take a few minutes to answer the survey and return it to me in the postage-paid envelope included. Your thoughts and opinions on these issues are very important to me! If you could return the survey no later than [add date] that would be very helpful.

Sincerely,

[add hand-written signature]

Victor W. Perez, PhD
Department of Sociology and Criminal Justice
University of Delaware



Eden Park and Hamilton Park



37

Respondent ID:

INFORMATION AND SURVEY INSTRUCTIONS

I am interested in your thoughts and opinions about the residential property or properties in Eden Park and/or Hamilton Park that you may own but do not reside in, as well as any businesses, churches, or lots that you may own. Please know that this survey research is completely voluntary and the data will be anonymous, and I will only be reporting the results in a way that helps to protect a person's answers from being identified. You do not have to answer any question that you do not want to. It should only take about 10 minutes to complete. By completing this survey, you are acknowledging that you are 18 or over, are the individual that owns the property (or properties) or can represent the individual or group that does, and have read the Informed Consent and agree to participate. The Respondent ID at the top is only used by the researcher to keep track of completed surveys and for data analysis; it will not be used to connect your responses to your identity.

When answering the questions, "you" refers to the individual(s) or group that owns the property. Since I only need one survey done per property owner (even if you own multiple properties), only one person that is the property owner or that can represent the individual(s) or group that does should answer. Please answer each of the questions by marking an **X** in the box to the left of your desired response. Unless directed otherwise, please select only one response per question. Sometimes, you will be asked to skip over questions in the survey if they do not apply to you. When this happens, you will see an arrow next to your selected response and instructions for which question to answer next. Here is an example:

YES → **If Yes, go to Question 5**

NO

Please write in your answers to questions that let you respond in your own words in the space provided.

1. Do you own at least one residential property in either Eden Park or Hamilton Park (including Pyles Lane) that you currently do not reside in, or a business, church, or lot? Please look at the map included to see the areas in New Castle County, DE that I mean.

Yes → **If Yes, continue to Question 2**

No [Thank you for participating. You may stop the survey at this point and return it to me in the postage-paid envelope included.]

[continued on next page]

2. Do you own only a single property in either community?
- Yes → **If Yes, select one type from directly below and then go to Question 5**
 - Home (you do not reside in, rental or otherwise)
 - Lot (vacant or otherwise)
 - Business
 - Church
 - Other: (please write in) _____
 - No (I own multiple properties) → **If No, continue to Question 3**
3. You told me that you own multiple properties. Are they in one or both communities?
- One community
 - Both communities
4. You told me that you own multiple properties in either one or both communities. Which of the following describe the properties that you own? For example, you may own multiple homes but nothing else, so you would select *home*. If you own a business and a lot, you would select *business* and *lot*. **Select all that apply then go to Question 6:**
- Home (you do not reside in, rental or otherwise)
 - Lot (vacant or otherwise)
 - Business
 - Church
 - Other: (please write in) _____
- Now go to Question 6**

[continued on next page]

5. Please answer this question with regard to the suggested rezoning in the Route 9 Corridor Master Plan to separate industrial use from residential use areas.

Question: How likely is it that you would sell your property if you were given a fair value of a property comparable to a similar one in a low crime area? **After you select an answer, please go to Question 9.**

- Very likely
- Likely
- Unsure
- Unlikely
- Very unlikely

- Prefer not to answer
- Don't know

→ **Now go to Question 9**

6. Please answer this question with regard to the suggested rezoning in the Route 9 Corridor Master Plan to separate industrial use from residential use areas.

Question: How likely is it that you would sell your properties if you were given fair values of properties comparable to similar ones in a low crime area?

- Very likely
- Likely
- Unsure
- Unlikely
- Very unlikely

- Prefer not to answer
- Don't know

[continued on next page]

7. Thinking of your multiple properties in Eden Park and/or Hamilton Park, would you be equally likely to sell them?

- Yes
- No

- Prefer not to answer
- Don't know

8. If you said Yes to Question to 7, in your own words, can you tell me why you would be equally likely to sell your properties? If you said No to Question 7, in your own words, can you tell me why you would not be equally likely to sell your properties? **Write below in the space provided, and then continue to Question 9.**

9. On a scale of 1 to 5, where 1 means no desire and 5 means great desire, how much do you want to sell your property or properties?

- 1 (no desire)
- 2
- 3
- 4
- 5 (great desire)

- Prefer not to answer
- Don't know

[continued on next page]

10. For the following statement, please indicate your level of agreement or disagreement as it pertains to the property or properties that you own. If you don't think the community or communities where you own one or more properties has any environmental hazards, or if you don't know, you may tell me that.

Statement: Regarding the general area that includes the Eden Park and Hamilton Park communities, any environmental pollution or contaminants in the area have impacted the property values.

- Strongly disagree
- Disagree
- Neither agree nor disagree
- Agree
- Strongly agree

- I don't think the area(s) has environmental hazards
- Prefer not to answer
- Don't know

11. Are you familiar with the Route 9 Corridor Master Plan?

- Yes
- No

12. Are you familiar with the Port of Wilmington expansion?

- Yes
- No

13. Do you currently reside in either Eden Park or Hamilton Park?

- Yes
- No

[continued on next page]

14. In your own words, please tell us any concerns and/or questions that you may have regarding the topics in this survey. **Write below in the space provided.**

15. Would you like a copy of the Route 9 Corridor Master Plan mailed to you at this address? You may also use the web address provided in the Cover Letter included with this survey to access the plan online.

- Yes
- No

Thank you very much! I appreciate your time and your opinions on these issues are very important. Please return this survey in the postage-paid, self-addressed return envelope provided.

Respondent ID: [ID#-2]

INFORMATION AND SURVEY INSTRUCTIONS

I am interested in your thoughts and opinions about the residential property or properties in Eden Park and/or Hamilton Park that you may own but do not reside in, as well as any businesses, churches, or lots that you may own. Please know that this survey research is completely voluntary and the data will be anonymous, and I will only be reporting the results in a way that helps to protect a person's answers from being identified. You do not have to answer any question that you do not want to. It should only take about 10 minutes to complete. By completing this survey, you are acknowledging that you are 18 or over, are the individual that owns the property (or properties) or can represent the individual or group that does, and have read the Informed Consent and agree to participate. The Respondent ID at the top is only used by the researcher to keep track of completed surveys and for data analysis; it will not be used to connect your responses to your identity.

When answering the questions, "you" refers to the individual(s) or group that owns the property. Since I only need one survey done per property owner (even if you own multiple properties), only one person that is the property owner or that can represent the individual(s) or group that does should answer. Please answer each of the questions by marking an **X** in the box to the left of your desired response. Unless directed otherwise, please select only one response per question. Sometimes, you will be asked to skip over questions in the survey if they do not apply to you. When this happens, you will see an arrow next to your selected response and instructions for which question to answer next. Here is an example:

YES → **If Yes, go to Question 5**

NO

Please write in your answers to questions that let you respond in your own words in the space provided.

1. Do you own at least one residential property in either Eden Park or Hamilton Park (including Pyles Lane) that you currently do not reside in, or a business, church, or lot? Please look at the map included to see the areas in New Castle County, DE that I mean.

Yes → **If Yes, continue to Question 2**

No [Thank you for participating. You may stop the survey at this point and return it to me in the postage-paid envelope included.]

[continued on next page]

2. Do you own only a single property in either community?
- Yes → **If Yes, select one type from directly below and then go to Question 5**
 - Home (you do not reside in, rental or otherwise)
 - Lot (vacant or otherwise)
 - Business
 - Church
 - Other: (please write in) _____
 - No (I own multiple properties) → **If No, continue to Question 3**
3. You told me that you own multiple properties. Are they in one or both communities?
- One community
 - Both communities
4. You told me that you own multiple properties in either one or both communities. Which of the following describe the properties that you own? For example, you may own multiple homes but nothing else, so you would select *home*. If you own a business and a lot, you would select *business* and *lot*. **Select all that apply then go to Question 6:**
- Home (you do not reside in, rental or otherwise)
 - Lot (vacant or otherwise)
 - Business
 - Church
 - Other: (please write in) _____
- **Now go to Question 6**

[continued on next page]

5. Please answer this question with regard to the suggested rezoning in the Route 9 Corridor Master Plan to separate industrial use from residential use areas.

Question: How likely is it that you would sell your property if you were given a fair value of a property comparable to a similar one in a low crime area? **After you select an answer, please go to Question 9.**

- Very likely
- Likely
- Unsure
- Unlikely
- Very unlikely

- Prefer not to answer
- Don't know

→ **Now go to Question 9**

6. Please answer this question with regard to the suggested rezoning in the Route 9 Corridor Master Plan to separate industrial use from residential use areas.

Question: How likely is it that you would sell your properties if you were given fair values of properties comparable to similar ones in a low crime area?

- Very likely
- Likely
- Unsure
- Unlikely
- Very unlikely

- Prefer not to answer
- Don't know

[continued on next page]

7. Thinking of your multiple properties in Eden Park and/or Hamilton Park, would you be equally likely to sell them?

- Yes
- No

- Prefer not to answer
- Don't know

8. If you said Yes to Question to 7, in your own words, can you tell me why you would be equally likely to sell your properties? If you said No to Question 7, in your own words, can you tell me why you would not be equally likely to sell your properties? **Write below in the space provided, and then continue to Question 9.**

9. On a scale of 1 to 5, where 1 means no desire and 5 means great desire, how much do you want to sell your property or properties?

- 1 (no desire)
- 2
- 3
- 4
- 5 (great desire)

- Prefer not to answer
- Don't know

[continued on next page]

10. For the following statement, please indicate your level of agreement or disagreement as it pertains to the property or properties that you own. If you don't think the community or communities where you own one or more properties has any environmental hazards, or if you don't know, you may tell me that.

Statement: Regarding the general area that includes the Eden Park and Hamilton Park communities, any environmental pollution or contaminants in the area have impacted the property values.

- Strongly disagree
- Disagree
- Neither agree nor disagree
- Agree
- Strongly agree

- I don't think the area(s) has environmental hazards
- Prefer not to answer
- Don't know

11. Are you familiar with the Route 9 Corridor Master Plan?

- Yes
- No

12. Are you familiar with the Port of Wilmington expansion?

- Yes
- No

13. Do you currently reside in either Eden Park or Hamilton Park?

- Yes
- No

[continued on next page]

14. In your own words, please tell us any concerns and/or questions that you may have regarding the topics in this survey. **Write below in the space provided.**

15. Would you like a copy of the Route 9 Corridor Master Plan mailed to you at this address? You may also use the web address provided in the Cover Letter included with this survey to access the plan online.

- Yes
- No

Thank you very much! I appreciate your time and your opinions on these issues are very important. Please return this survey in the postage-paid, self-addressed return envelope provided.