



**Title:** Housing Conditions and Preferences: A Survey of AUB Employees

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## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>INTRODUCTION.....</b>	<b>6</b>
<b>METHODOLOGY .....</b>	<b>6</b>
<b>Purpose of the Study .....</b>	<b>6</b>
<b>Sample and Data Collection.....</b>	<b>7</b>
<b>Measures:.....</b>	<b>7</b>
<b>FINDINGS.....</b>	<b>8</b>
<b>Table 1: Profile of the Sample Respondents and Population.....</b>	<b>8</b>
<b>Graph 1: The Distribution of Persons in Household .....</b>	<b>9</b>
<b>Graph 2: The Distribution of the Number of Persons Contributing to the Household Income .....</b>	<b>10</b>
<b>Graph 3: Distribution of Monthly Household Income .....</b>	<b>11</b>
<b>Table 2: The Distribution of the Current Neighborhood/ Area* .....</b>	<b>12</b>
<b>Table 3: The Distribution of the Preferred Neighborhood/Area.....</b>	<b>13</b>
<b>Graph 4: The Distribution of the Status of Current Residence.....</b>	<b>14</b>
<b>Graph 5: The Distribution of Current Dwelling Size in Terms of m<sup>2</sup>.....</b>	<b>15</b>
<b>Graph 6: Distribution of Current Dwelling Size in Terms of Number of Bedrooms .....</b>	<b>16</b>
<b>Graph 7: Distribution of Monthly Rent or Mortgage.....</b>	<b>17</b>
<b>Graph 8: Distribution of Monthly Spending on Utilities.....</b>	<b>18</b>
<b>Table 4: Current Residence Decision Factors .....</b>	<b>19</b>
<b>Table 5: Current Neighborhood Decision Factors.....</b>	<b>20</b>
<b>Table 6: Preferred Residence Decision Factors.....</b>	<b>20</b>
<b>Table 7: Preferred Neighborhood Decision Factors .....</b>	<b>21</b>
<b>Graph 9: Distribution of Average Commuting Time between Current Residence and AUB.....</b>	<b>22</b>
<b>Graph 10: Distribution of Number of Years Living in Current Residence.....</b>	<b>23</b>
<b>Graph 11: Distribution of Main Current Housing Complaints.....</b>	<b>24</b>

<b>Graph 12: Distribution of Status of Preferred Residence .....</b>	<b>25</b>
<b>Graph 13: Distribution of Size of Preferred Dwelling in Terms of m<sup>2</sup>.....</b>	<b>26</b>
<b>Graph 14: Commuting time between AUB and Preferred Residence.....</b>	<b>27</b>
<b>Graph 15: Preferred Ratio of Housing Costs to Household Income .....</b>	<b>28</b>
<b>Graph 16: Interest in Buying an Affordable Flat with Restrictions .....</b>	<b>29</b>
<b>Table 8: Concerns about Restrictions .....</b>	<b>30</b>
<b>Graph 17: Distribution of Preferred Number of Families in New Housing .....</b>	<b>31</b>
<b>Graph 18: Preferred Percentage of AUB-Related Neighbors in New Housing .....</b>	<b>32</b>
<b>Graph 19: Distribution of Preferred Dwelling Size in Terms of Number of Bed .....</b>	<b>33</b>
<b>Table 9: Importance of Living near AUB .....</b>	<b>34</b>
<b>Table 10: Cross Tabulation between Nationality and Neighborhood .....</b>	<b>35</b>
<b>Table 11: Cross Tabulation between Department and Status of Current Residence .....</b>	<b>36</b>
<b>Table 12: Cross Tabulation between Marital Status and Status of Current Residence .....</b>	<b>37</b>
<b>Table 13: Cross Tabulation between Persons in Household and Status of Current Residence.....</b>	<b>38</b>
<b>Table 14: Cross Tabulation between Persons Contributing to Income and Status of Current Residence .....</b>	<b>39</b>
<b>Table 15: Cross Tabulation between Monthly Household Income and Status of Current Residence .....</b>	<b>40</b>
<b>Table 16: Cross Tabulation between Nationality and Size of Current Residence (m<sup>2</sup>) .....</b>	<b>41</b>
<b>Table 17: Cross Tabulation between Marital Status and Size of Current Residence (m<sup>2</sup>) .....</b>	<b>42</b>
<b>Table 18: Cross Tabulation between Persons in Household and Size of Current Residence (m<sup>2</sup>) ....</b>	<b>43</b>
<b>Table 19: Cross Tabulation between Monthly Household Income and Size of Current Residence (m<sup>2</sup>).....</b>	<b>44</b>
<b>Table 20: Cross Tabulation between Age and Current Dwelling Size (Number of Bedrooms).....</b>	<b>45</b>
<b>Table 21: Cross Tabulation between Marital Status and Current Dwelling Size (Number of Bedrooms) .....</b>	<b>46</b>
<b>Table 22: Cross Tabulation between Persons in Household and Current Dwelling Size (Number of Bedrooms) .....</b>	<b>47</b>

<b>Table 23: Cross Tabulation between Monthly Household Income and Current Dwelling Size (Number of Bedrooms).....</b>	<b>48</b>
<b>Table 24: Cross Tabulation between Nationality and Monthly Rent.....</b>	<b>49</b>
<b>Table 25: Cross Tabulation between Marital Status and Monthly Expenditure on Utilities .....</b>	<b>50</b>
<b>Table 26: Cross Tabulation between the Size of Current Dwelling and Monthly Expenditure on Utilities.....</b>	<b>51</b>
<b>Table 27: Cross Tabulation between Department and Neighborhood Preferred Residence .....</b>	<b>52</b>
<b>Table 28: Cross Tabulation between Nationality and Neighborhood Preferred Residence .....</b>	<b>53</b>
<b>Table 29: Cross Tabulation between Nationality and Status of Preferred Residence .....</b>	<b>54</b>
<b>Table 30: Cross Tabulation between Nationality and Preferred Size (m<sup>2</sup>).....</b>	<b>55</b>
<b>Table 31: Cross Tabulation between Marital Status and Preferred Size (m<sup>2</sup>) .....</b>	<b>56</b>

## **EXECUTIVE SUMMARY**

This report summarizes a survey conducted among AUB employees during the Spring 2008 semester. Funded by the AUB Neighborhood Initiative, the study examines the housing conditions and preferences of AUB employees. It comes out of the concern about the rising cost of housing in Ras Beirut, the area in which AUB and AUH are situated. Anecdotal information exists about the criteria on which AUB faculty and staff make their housing decisions, but no systematic evidence exists. Would AUB employees choose to live in Ras Beirut if they could afford it? The evidence presented suggests that most would say “Yes.”

A stratified random sample of all AUB employees (both on the main campus and at the medical center) was selected. President Waterbury contacted each by e-mail inviting them to participate by filling in the questionnaire on line. Respondents could also request a face-to-face interview if they preferred. Out of the 400 invited to participate, 126 completed the questionnaire. Compared to the general population of AUB employees, the respondents over-represent the employees on the main campus, in academic and managerial positions, with dual nationality and married status. The results presented in this report must therefore be interpreted with these potential sources of bias in mind.

Socio-demographic characteristics of the respondents:

- 77% of their households were comprised of 3 or more persons
- 58.7% of the respondents indicated that 2 persons contribute to their household income.
- Almost two thirds of the respondents (65.1%) have a monthly household income exceeding \$2000, and more than 30% have a monthly income of over \$4000.

Current housing situation:

- Almost half of the respondents (46.4%) live in Beirut – West (defined broadly, from Minet el-Hosn to Ramlet al-Baida, Dar al-Mouallimeen, Mar Elias, and al-Zarif). With 14.4% of the

respondents, the next most popular place of residence is Suburbs-South (Furn al-Chebbak, Ain al-Roummaneh, Chiah, Ghobeiry, Haret Hreik, Jnah, Bir Hassan, Ouzai, Bourj Barajneh, Bchamoun, Aramoun, Damour, Mechref). The third most popular place of current residence is Suburbs – East (Sin el- Fil, Jisr al-Basha, Dekwaneh, Mkalles, Mansourieh, Hazmieh, Baabda) with 9.6%.

- As for the size of their residence, almost half the respondents (43%) live in dwellings between 100-179 m<sup>2</sup> in size, while 31% live in dwellings between 180-274 m<sup>2</sup> in size.
- Nearly half of the respondents (43.7%) currently live in 3-bedroom accommodation while one third of them (35.7%) live in the 2-bedroom accommodation.
- 39.7% currently live in rented accommodation while 38.9 live in a residence they own. A small portion of the respondents (12.7%) have their residence freely donated by the family.
- Respondents paying no rent or mortgage comprise 28.6% of the sample, while 18.3% pay between \$100-300 monthly. The respondents paying more than \$900 monthly are 9.2% of respondents.
- Regarding utilities (specified as electricity, water, telephone land line, TV + internet, cable, building maintenance, concierge, generator, and supplemental water), 27% of the respondents claimed that they pay between \$101-199 monthly, while 18.3% pay between \$200-299. A startling 8.3% of survey respondents reportedly pay more than \$600 monthly on utilities.
- In choosing their current residence, the ‘most important’ factor is affordability, followed by size. The appearance of the building and the type of neighbors in and around the building are the ‘least important’ factors.
- Regarding the choice of current neighborhood, the ‘most important’ reason is proximity to work (35.7% of respondents). The second ‘most important’ reason is proximity to family.

- Almost one third of the respondents (32.5%) state that they have been living in their current residence between 3-6 years while 29% have been in their current residence between 7-20 years. More than 20 years comprised 19.2% of the respondents.
- Nearly a quarter of the respondents (24.7%) report they have no complaints about their current residence while 19.2% complain about the distances from school and work. Of the respondents, 16% complain about the size of their current residence.

Preferred housing situation:

- Almost three quarters of the respondents (74.9 %) prefer to live in the municipal Beirut area, described here as Beirut - West.
- As expected, 84.1% of the respondents prefer to own their residence instead of the alternatives.
- Almost half of the respondents (42.9%) prefer dwellings between 100-179 m<sup>2</sup> in size. More than one third prefers their home to be between 180-274 m<sup>2</sup> in size.
- Just over half of the respondents (52.4%) indicated 3 bedrooms as their preferred dwelling size. The percentage of respondents preferring 4 and 2 bedrooms was 20.7% and 15.9% respectively.
- When asked to rank the reasons for choosing a preferred residence, affordability was cited as 'most important' by the most respondents (41.3%), with size next (38.1%). As for preferred neighborhood, 62.7% of the respondents ranked proximity to work as the 'most important' factor.
- Respondents were asked to specify, in their preferred situation, what percentage of their household income they would like to spend on all housing costs. 92.8% of respondents want to spend less than 50% per cent of their income on housing. 40.6% of respondents prefer to spend less than 30% of income on all housing costs.



- When the respondents were asked how important it is for them to live near AUB, more than two thirds rate it as ‘extremely important’, and another 19% rank living near AUB as ‘important.’
- When asked about *preferred* commuting time, 83.6% of respondents want to spend 20 minutes or less on average moving from home to work at AUB. (Compared to *current* commuting time, half of the respondents spend 20 minutes or less on average for their daily commute to work).

The study also examined the relationship between variables. As expected, dwellings are smaller and cheaper for single and younger respondents, for smaller households and those of low household income. Monthly expenditures on utilities are positively associated with being married, the number of people in the household, monthly household income, monthly rent or mortgage repayment, ownership of the dwelling, and its size. Compared to Lebanese nationals or dual citizens, foreign employees tend to live in smaller dwellings, pay more for rent, and prefer ownership less.

Respondents were asked several hypothetical questions. Almost two thirds of the respondents (65.1%) were interested or very interested in buying a “well designed flat for your family in Ras Beirut at a below market price *if there were legal restrictions on it.*” When asked what concerns they might have about this idea, just over a third of respondents had no concerns or thought it a good idea. The rest specified a mix of legal and economic concerns: transfer on leaving employment, after retirement, or to inheritors on death; setting the ‘reasonable’ resale price; down payment requirements; return on investment.

Respondents were then asked: If AUB were to develop housing for AUB employees, what would be the ideal size. Just over half of the respondents (53.2%) would prefer a small residential building of 10 or less families, while 40.5% preferred a medium sized building with 10-40 families in residence.

Respondents were also asked what proportion of their neighbors should be AUB-related. One third of the respondents claimed that they prefer 50% or less of their neighbors to be connected to AUB, while nearly half of the respondents (42.1%) did not mind whether their neighbors were AUB-related or not.

## **INTRODUCTION**

The Neighborhood Initiative decided to carry out an employee survey regarding housing demand. The main aim of the study was to address this issue by studying the market for housing in the Ras Beirut area by conducting market research using a sample of AUB and AUH employees. These efforts are expected to result in re-nurturing the neighborhood spirit, and returning the Ras Beirut area to a place for all people regardless of their socioeconomic and/or religious backgrounds.

Ras Beirut has become a much more expensive place to live over the years. Luxury housing has replaced middle income housing and driven up property values in a general sense. In 1970, 80% of all AUB employees lived in the neighborhood; now it is only about 20%. Housing and lack of housing in the RAS Beirut district causes a serious problem. It became a commercial district with very few family housing units. As one of the main universities in the region providing higher education, AUB is taking the initiative to solve this problem.

The study firstly tried to estimate housing demand; secondly it looked at the factors that shape the decision-making process and how respondents decide where they want to live; and thirdly, it assessed attitudes toward the different, possible residential areas.

## **METHODOLOGY**

### **Purpose of the Study**

The study had four objectives:

- 1-To identify the current housing situation of AUB employees – such as where they live, in what type of residences they live, how much they pay, etc.
- 2-To determine housing preferences of AUB employees, such as: where they want to live, the size of the residence they choose, how much they want to pay for utilities, etc.

3-To specify the factors that shape the decision-making process, and how residents decide where they want to live.

4-To identify the attitudes toward the different, possible alternatives of accommodation.

### **Sample and Data Collection**

The stratified sampling methodology was applied in the selection of the respondents since it is one of the probability sampling methods and minimizing the variability within each group and maximizing the differences between groups. It was decided to include AUB and AUH employees. The sample also embraced employees working in different roles – academics, administrators, and non-academic employees. Both genders are represented in the sample. The respondents from each group of employees were drawn randomly. The study sample was comprised of 126 university employees out of 400 randomly selected sample. The nature of the study is exploratory. Therefore, the results should be interpreted cautiously. The content of the questionnaire was determined through face to face interviews with employees from different levels, consultations with housing specialists and dept-interviews with the professionals like professors in the school of architecture and design. The data in the study were obtained through e-mail survey and face-to-face interviews.

### **Measures:**

The first part of the questionnaire related to personal information about the respondent. The second part included general household information, such as the number of persons in the household, and the number of persons contributing to the household income. In the third part, the respondents were asked questions about their current residence, such as the neighborhood where they live, the status of their current residence, the size of the dwelling, etc. The fourth part included questions regarding preferred residence. Finally, the respondents were asked questions relating to their attitudes toward several housing options in Ras Beirut.

## FINDINGS

The study included respondents from AUB (73.8%) and AUH (26.2%). Within the AUB respondents, academic personnel represented 29.9%, managerial personnel 19.6% and non-academic personnel 50.5%. The AUH sample includes 6.7% managerial personnel and 93.2% non-academic personnel. The average service to the university is 11 years, and the respondents' average age is 36 years. Most of the respondents, 74.6%, had Lebanese nationality. The sample included 54% male and 46% female respondents. More than half of the respondents were married – 67.5%. Detailed analysis of the sample and population figures is given in Table 1.

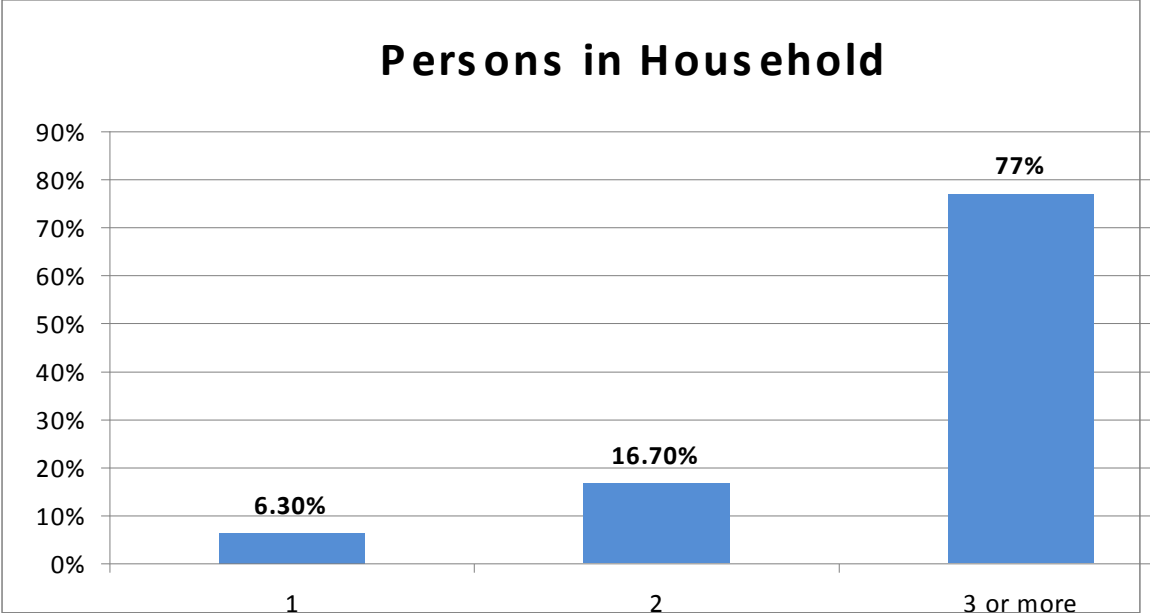
**Table 1: Profile of the Sample Respondents and Population**

	<b>Sample Respondents (126 respondents)</b>	<b>Population ( 3387 employees)</b>
<b>Department</b>	AUB: 73.8% AUH: 26.2%	AUB: 44% AUH: 56%
<b>Job Category (AUB)</b>	Academic: 29.9% Managerial: 19.6% Non-Academic: 50.5%	Academic: 18.8% Managerial: 9.9% Non-Academic: 71.3%
<b>Job Category (AUH)</b>	Academic: 0% Managerial: 6.7% Non-Academic: 93.2%	Academic: 0% Managerial: 0.5% Non-Academic: 81.08%
<b>Median Years of Service</b>	11 years	11.4 years
<b>Median Age</b>	36 years	40.4 years
<b>Nationality</b>	Lebanese: 74.6% Dual National: 17.5% Foreigners: 7.9%	Lebanese: 89.8% Dual National: 5.9% Foreigners: 4.3%
<b>Gender</b>	Female: 46% Male: 54%	Female: 45.7% Male: 54.3%
<b>Marital Status</b>	Married: 67.5% Single: 29.4% Widowed or Divorced: 3.20%	Married: 51.2% Single: 46.6% Widowed or Divorced: 2.2%

Households with 3 or more persons were contained in the sample with 77%, 2 persons with 16.7%, and 1 person with 6.3%.

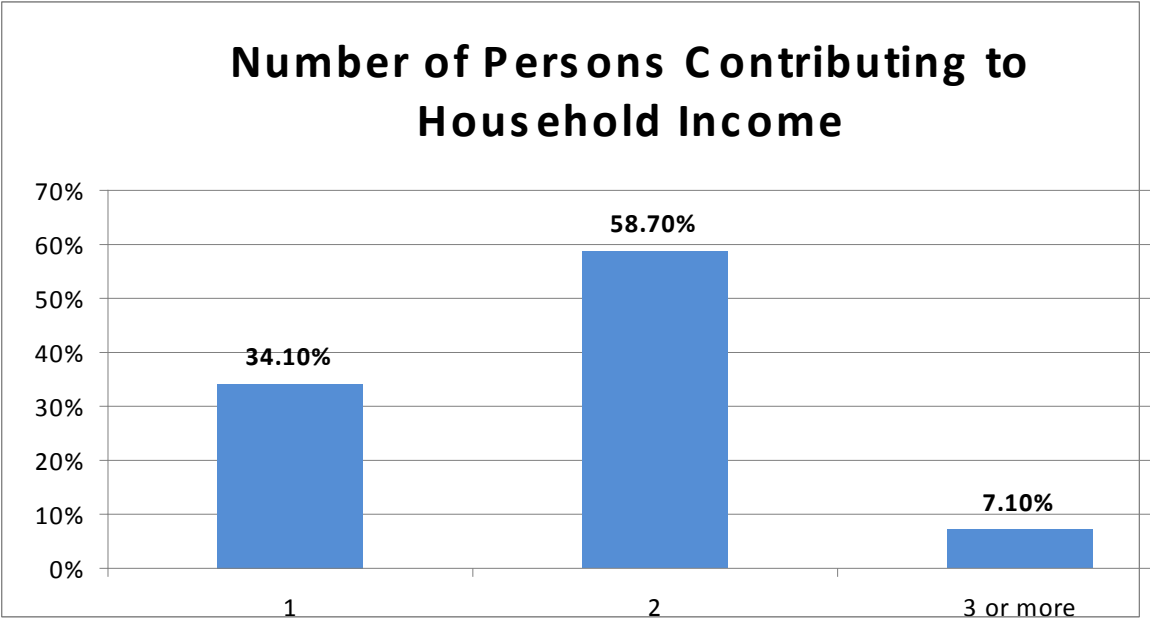
Graph 1 presents the distribution of persons in the household.

**Graph 1: The Distribution of Persons in Household**



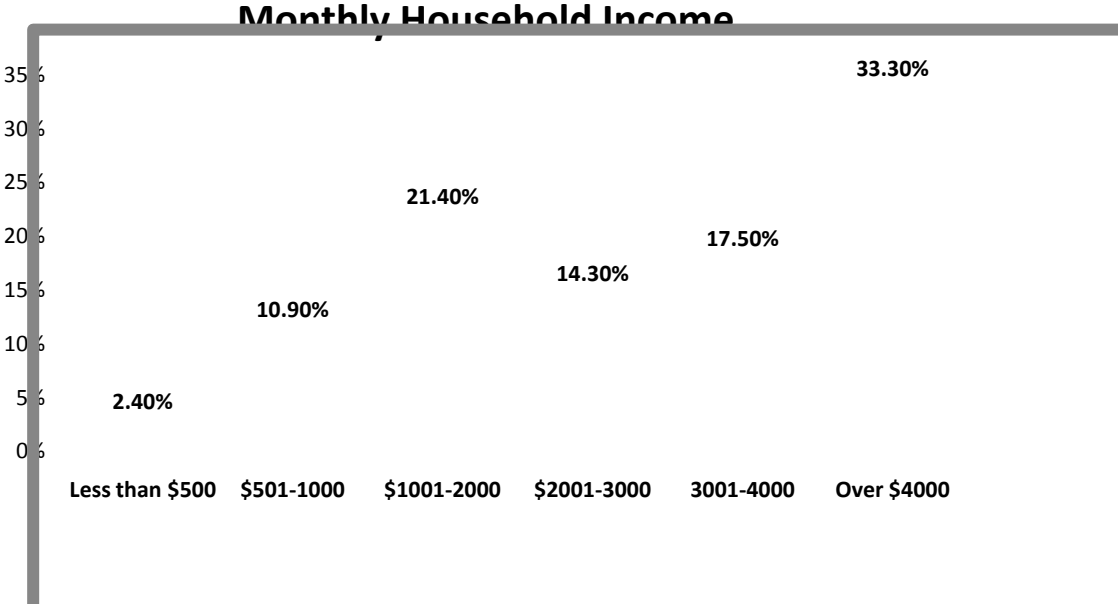
In Graph 2, The Distribution of the Number of Persons Contributing to the Household Income, 58.7% of the sample indicated that 2 persons contribute to the household income, while 34.1% have one income earner in the household. A small percentage of households, with 7.1% has three or more persons contributing the household income.

**Graph 2: The Distribution of the Number of Persons Contributing to the Household Income**



The respondents present a wide range of distribution in terms of monthly household income. Almost two thirds of the respondents (65.1%) have a monthly household income of more than \$2000. More than 30% have over \$4000. 21.4% of the respondents have a household income between \$1001-2000. More than 17% have an income between \$3001-4000. Graph 3 shows the distribution of monthly household income among the respondents

**Graph 3: Distribution of Monthly Household Income**





The majority of the respondents (46.4%) live in West Beirut. The respondents living in the suburbs to the south of Beirut comprise 14.4% of the respondents, while those in the suburbs to the east account for 9.6%. The rest of the respondents live in different parts of the country. Table 2 explains the distribution of the current neighborhood among the respondents.

**Table 2: The Distribution of the Current Neighborhood/ Area\***

<b>Current Neighborhood/Area</b>	<b>%</b>	<b>Current Neighborhood/ Area</b>	<b>%</b>
Beirut-East	5.6%	Near North	4%
Beirut-West	46.4%	Near South	4.8%
Beirut- South Central	6.4%	Near East	0.8%
suburbs-North	2.4%	Rest of Lebanon (Bekaa & the North, Saida & the South, etc.)	4%
Suburbs-East	9.6%	No answer	1.6%
Suburbs-South	14.4%	<b>Total</b>	<b>100%</b>

\*The questionnaire included two open-ended questions: Neighborhood/area where you currently live, and Neighborhood/area of Beirut where you prefer to live. Drawing on the experience of last year's student commuting survey (AUB registrar, Spring 2007), we categorized responses as follows:

Beirut – East includes the Port, Mar Mikhail, Khodr, Jeitawi, Karm el-Zeitoun, Gemmaizeh, Saifi, Remeil, Nasra, Furn al-Hayek, Achrafieh, Mar Mitr, Sioufi, Aadlieh, and Hotel Dieu.

Beirut – West includes Minet al-Hosn, Ain Mreisseh, al-Zarif, Hamra, Manara, Jal al-Bahr, Raouche, Qoreitem, Snoubra, Mounla, Moussaitbeh, Tallet al-Khayat, UNESCO, Ramlet al-Baida, Mar Elias, Dar Mouallimeen.

Beirut- South Central includes Ras al-Nabaa, Mathaf, Horsh, Qasqas, Chatila, Tariq Jadideh, Fakhani, Mazraa, Bourj Abi Haidar, Basta Fawqa, Basta Tahta, Baladie, Maarad, Riad al-Solh.

Suburbs – East includes Sin el- Fil, Jisr al-Basha, Dekwaneh, Mkalles, Mansourieh, Hazmieh, Baabda

Suburbs – North includes Bourj Hammoud, Nabaa, Bouchrieh, Jal al-Deeb, Roumieh, Ain Saadeh, Bsalim, Antelias, Naccache, Dbayeh, Awkar.

Suburbs – South includes Furn al-Chebbak, Ain al-Roummaneh, Chiah, Ghobeiry, Haret Hreik, Jnah, Bir Hassan, Ouzai, Bourj Barajneh, Ain Anoub, Bsaba, Bchamoun, Yanar, Aramoun, Naameh, Damour, Mechref, Baaourta

Near East includes Aley, Souq el-Gharb, Bhamdoun, Sofar, Ain Dara, Aaraiya, Kahaleh, Baalchmay, Ras el-Harf, Bikfaya, Broummana, Ras el-Metn, Hammana, Falougha

Near North includes Jounieh, Kaslik, Jeita, Tabarja, Safra, Baskinta

Near South includes Chouf, Baakline, Saadiyat, Jiyeh, Wadi Zeini

Rest of Lebanon includes Bekaa, Saida and the South, Jbeil and the North

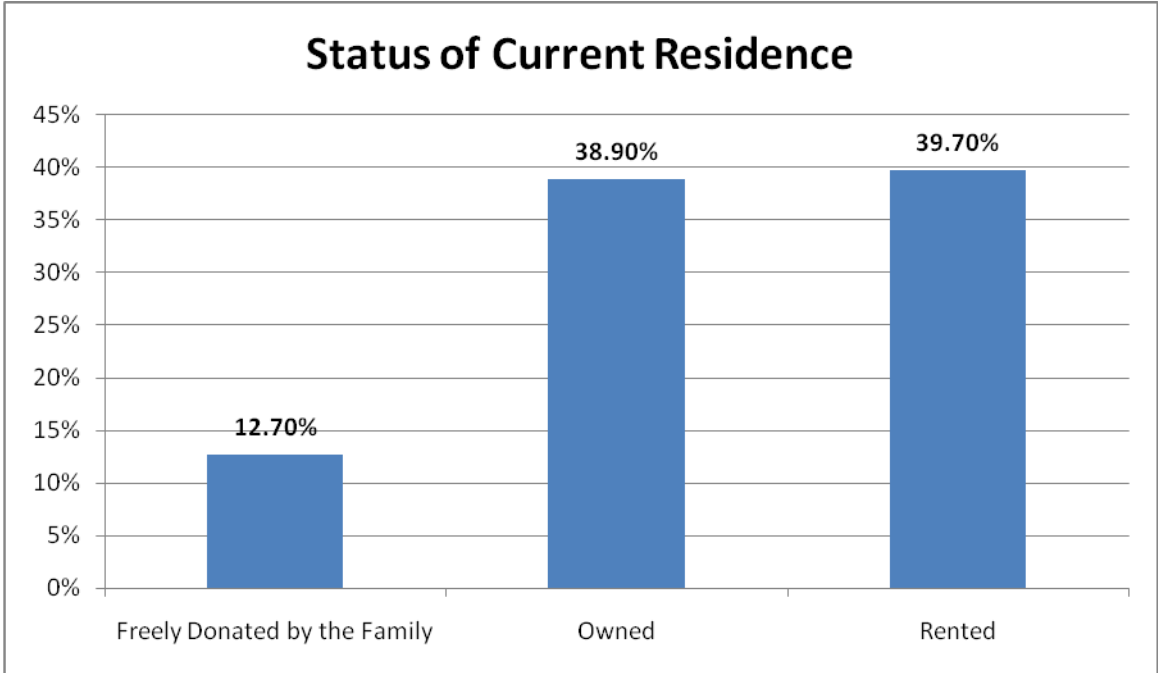
Almost three quarters of the respondents (74.9%) prefer to live in West Beirut while a small percentage (8.8%) wants to live in East Beirut. Table 3 shows the distribution of the preferred neighborhood/ area in detail.

**Table 3: The Distribution of the Preferred Neighborhood/Area**

<b>Preferred Neighborhood/Area</b>	<b>%</b>
Beirut-East	8.8%
Beirut-West	74.9%
Suburbs-East	0.8%
Suburbs-South	5.6%
Suburbs-North	1.6%
Unanswered	8.3%
<b>Total</b>	<b>100%</b>

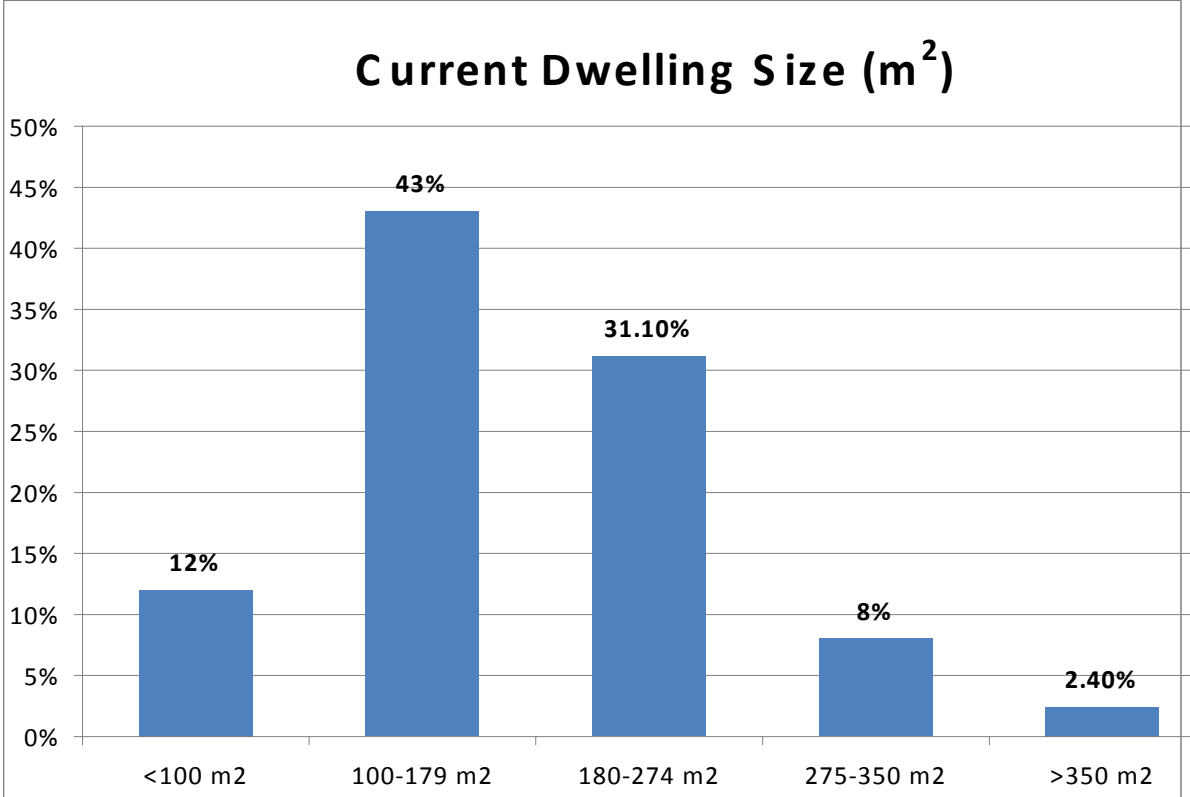
Of the respondents, 39.7% live in rented accommodation while 38.9% live in their own accommodation. A small portion of the respondents (12.7%) have their accommodation freely donated by their family. Graph 4 exhibits the distribution of the status of the current residence among the respondents in the sample.

**Graph 4: The Distribution of the Status of Current Residence**



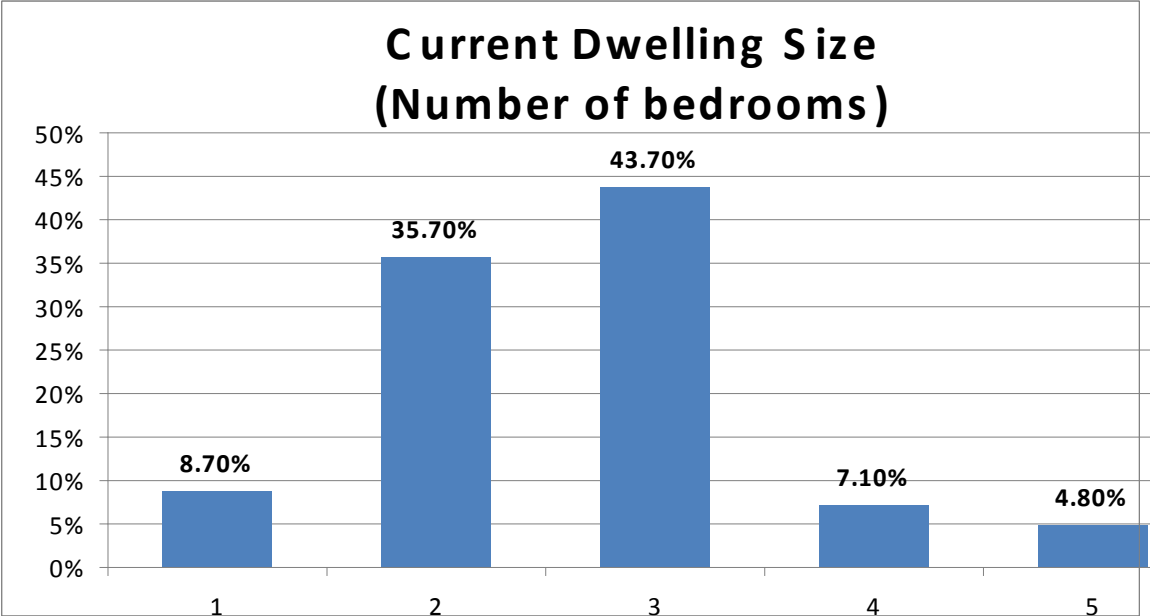
Real estate market is divided in to five segments from low segment (less than 100m2) to top prime segment (more than 350 m2). Therefore, these segments are accepted by the study. Almost half the respondents (43%) live in 100-179 m<sup>2</sup> accommodation, while 31% live in 180-274 m<sup>2</sup>. The distribution of current dwelling size in terms of m<sup>2</sup> is presented in Graph 5.

**Graph 5: The Distribution of Current Dwelling Size in Terms of m<sup>2</sup>**



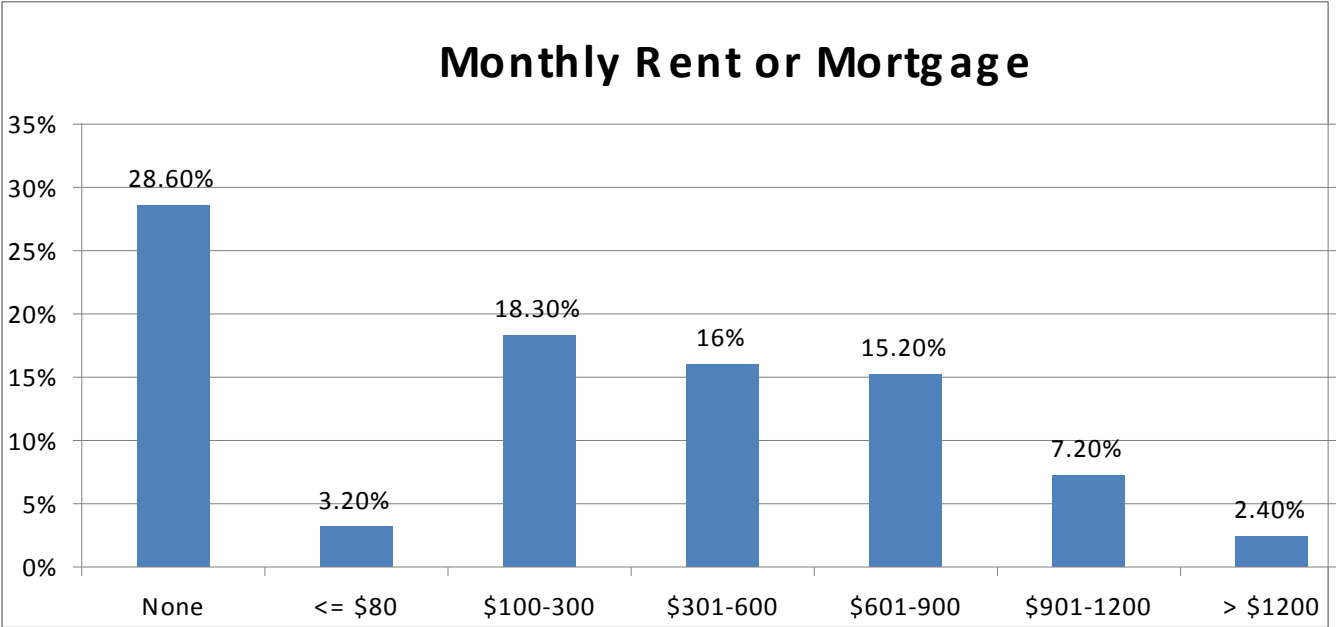
Of the respondents, nearly half (43.7%) live in the 3-bedroom accommodation, while one third (35.7%) live in 2-bedroom accommodation. The distribution of the current dwelling size in terms of the number of bedrooms is shown in Graph 6.

**Graph 6: Distribution of Current Dwelling Size in Terms of Number of Bedrooms**



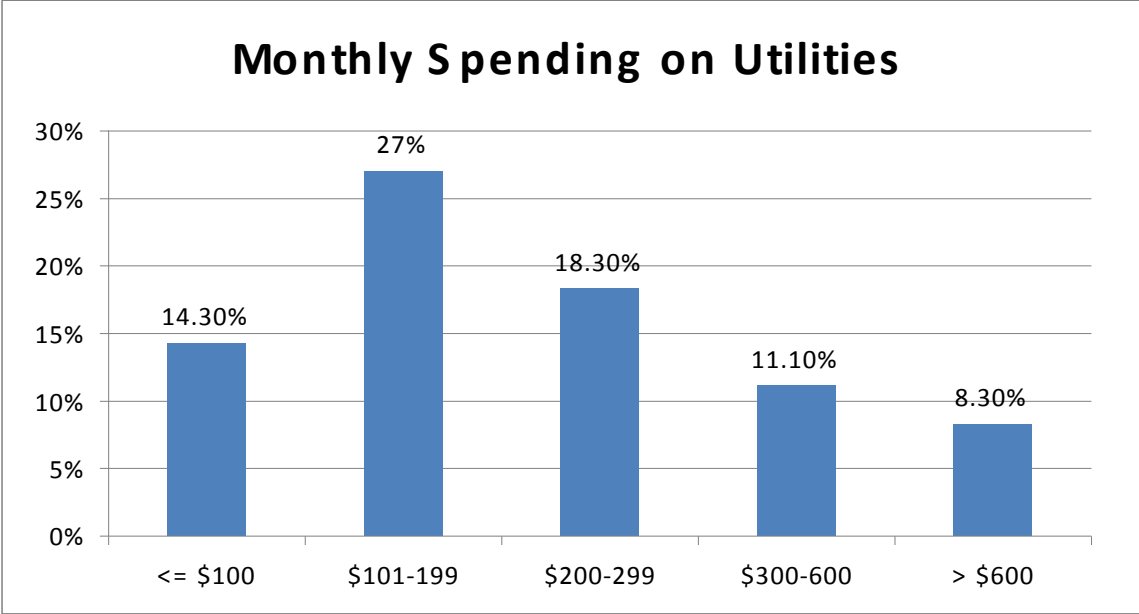
The respondents paying no rent or mortgage comprise 28.6% of the sample, while 18.3% pay between \$100-300. The respondents paying more than \$900 are 9.6% of the sample. The distribution of monthly mortgage or rent is presented in Graph 7 below.

**Graph 7: Distribution of Monthly Rent or Mortgage**



Of the sample, 27% of the respondents claimed that they pay between \$101-199 on utilities (electricity, water, telephone land line, TV and internet cable, building maintenance, concierge, generator, supplemental water, other utilities) monthly, while 18.3% pay between \$200-299. Graph 8 shows the distribution of monthly spending on utilities in detail.

**Graph 8: Distribution of Monthly Spending on Utilities**



In choosing their *current* residence, the most important factor is affordability, followed by size. However, the appearance of the building and neighbors in and around the building were the least important factors.

Table 4 explains the importance of factors in choosing *current* residence.

**Table 4: Current Residence Decision Factors**

<b>Factors</b>	<b>Most Important</b>	<b>Very Important</b>	<b>Neutral</b>	<b>Not very Important</b>	<b>Least Important</b>
Affordability	<b>57.9%</b>	9.5%	10.3%	6.3%	12.7%
Size	12.7%	<b>41.3%</b>	22.2%	10.3%	10.3%
Design	9.5%	21.4%	26.2%	<b>31.7%</b>	7.9%
Neighbors	20.6%	19.8%	19%	<b>22.2%</b>	15.1%
Appearance	1.6%	13.5%	14.3%	20.6%	<b>46.8%</b>



The main factor in choosing the *current* neighborhood was proximity to work 35.7(%). The second factor was proximity to family. Table 5 details the *current* neighborhood decision factors.

**Table 5: Current Neighborhood Decision Factors**

<b>Factors</b>	<b>Most Important</b>	<b>Very Important</b>	<b>Neutral</b>	<b>Not very Important</b>	<b>Least Important</b>
Proximity to family	27.8%	7.9%	15.9%	10.3%	<b>38.1%</b>
Proximity to school	18.3%	22.2%	14.3%	9.5%	<b>35.7%</b>
Proximity to work	<b>35.7%</b>	16.7%	14.3%	10.3%	23%
Social composition of the neighborhood	13.5%	22.2%	18.3%	19.8%	<b>26.2%</b>
Surroundings: clean air, nature, peace and quietness	14.3%	15.1%	20.6%	15.1%	<b>34.9%</b>
A “good” or “trendy” location	6.3%	11.9%	17.5%	26.2%	<b>38.1%</b>

Affordability (41.3%) was the main factor the respondents chose their *preferred* residence. The second factor was the size of the residence (38.1%). The least important factors were neighbors (23%) and the appearance of the residence (37.3%). The *preferred* residence decision factors are given in Table 6.

**Table 6: Preferred Residence Decision Factors**

<b>Preferred Residence Decision Factors</b>					
<b>Factor</b>	<b>Most Important</b>	<b>Very Important</b>	<b>Neutral</b>	<b>Not very Important</b>	<b>Least Important</b>
<b>Affordability</b>	<b>41.3%</b>	15.9%	8.7%	11.1%	23%
<b>Size</b>	25.4%	<b>38.1%</b>	14.3%	14.3%	7.9%
<b>Design</b>	11.1%	19.8%	<b>32.5%</b>	25.4%	11.1%
<b>Neighbors</b>	19%	15.9%	21.4%	20.6%	<b>23%</b>
<b>Appearance</b>	8.7%	14.3%	13.5%	26.2%	<b>37.3%</b>

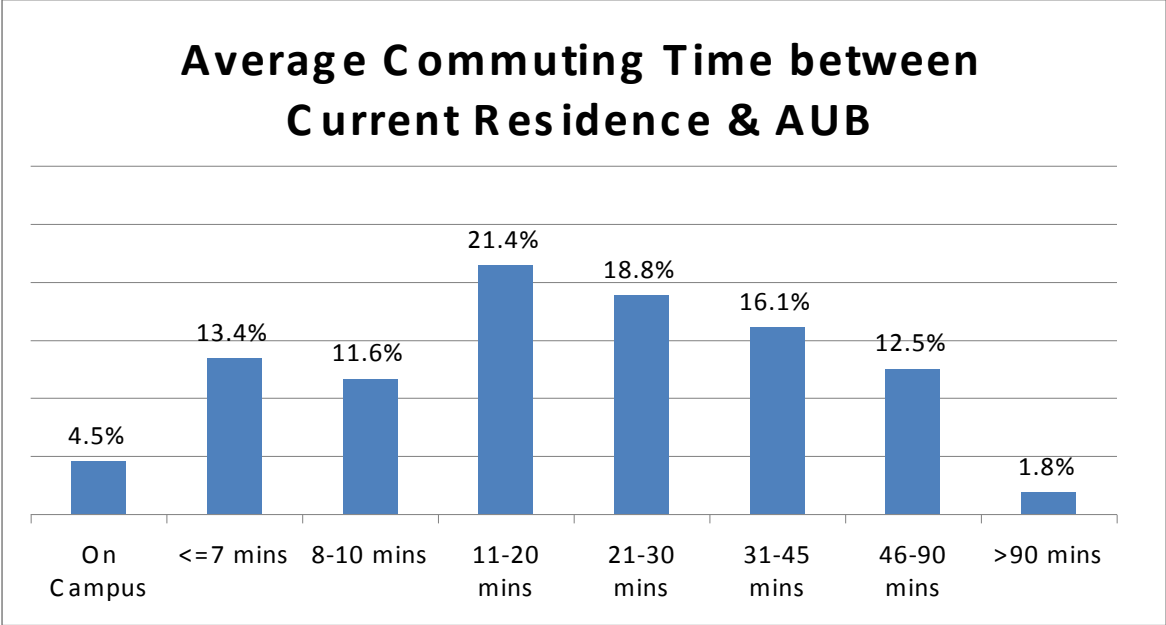
The most important *preferred* neighborhood decision was proximity to work with 62.7%. Other factors were proved to be not important factors. Table 7 shows the details of the *preferred* neighborhood decision factors.

**Table 7: Preferred Neighborhood Decision Factors**

<b>Preferred Neighborhood Decision Factors</b>					
<b>Factors</b>	<b>Most Important</b>	<b>Very Important</b>	<b>Neutral</b>	<b>Not very Important</b>	<b>Least Important</b>
Proximity to family	12.7%	11.9%	18.3%	11.1%	<b>45.2%</b>
Proximity to school	19.8%	24.6%	12.7%	10.3%	<b>31.8%</b>
Proximity to work	<b>62.7%</b>	16.7%	7.1%	2.4%	10.3%
Social composition of the neighborhood	10.3%	22.2%	22.2%	16.7%	<b>27.7%</b>
Surroundings: nature, clear air, peace and quietness	15.1%	10.3%	21.4%	23%	<b>29.4%</b>
A “good” or “trendy” location	5.6%	11.9%	14.3%	23.8	<b>43.7%</b>

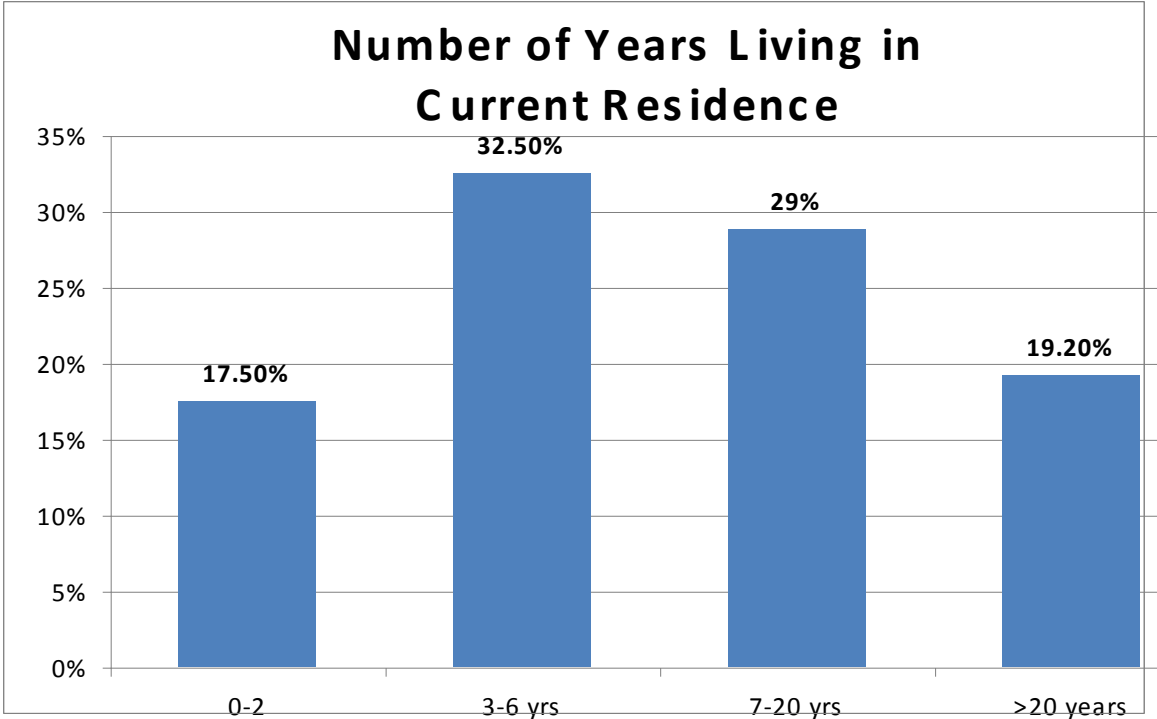
The average commuting time between current residence and AUB is between 11-20 minutes for 24% of the respondents. It is between 31-45 minutes for 16.8% while it is less than 7 minutes for 11.9%. The detailed distribution of commuting time between current residence and AUB is shown in Graph 9.

**Graph 9: Distribution of Average Commuting Time between Current Residence and AUB**



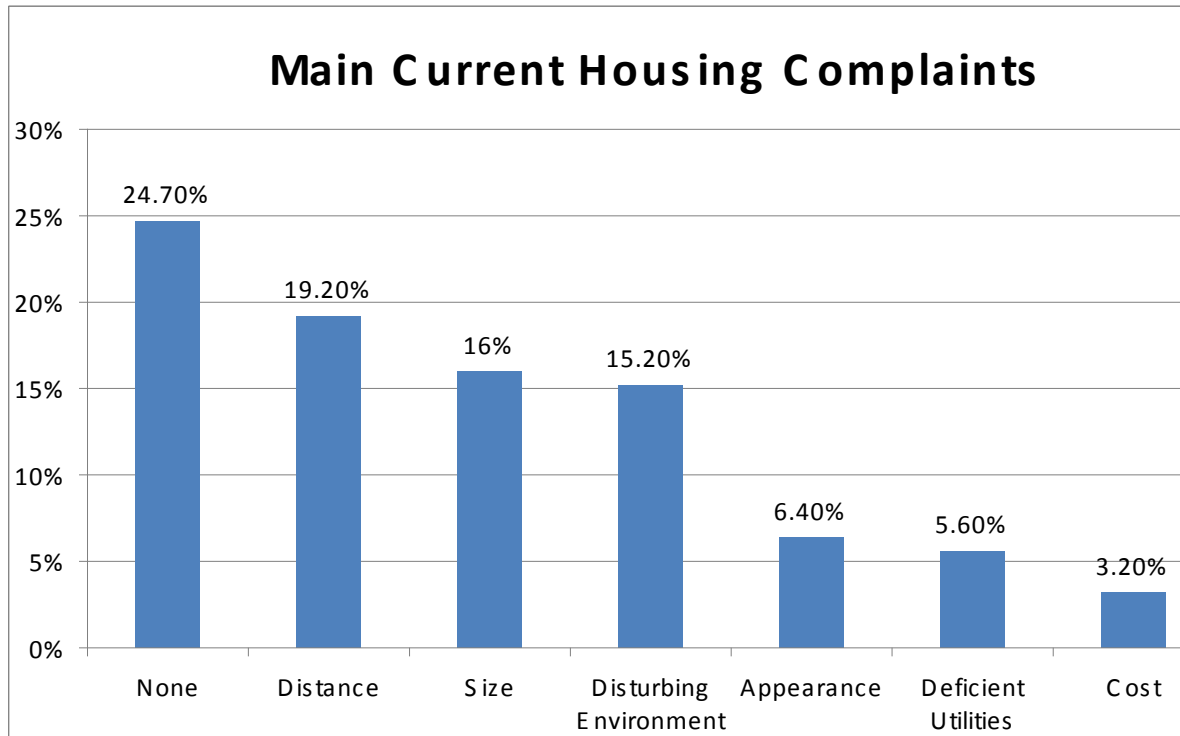
Almost one third of the respondents (32.5%) claimed that they have been living in their current residence between 3-6 years while 29% have been in their current residence between 7-20 years. More than 20 years comprised 19.2% of the respondents. The distribution of the number of years living in the current residence is presented in Graph 10.

**Graph 10: Distribution of Number of Years Living in Current Residence**



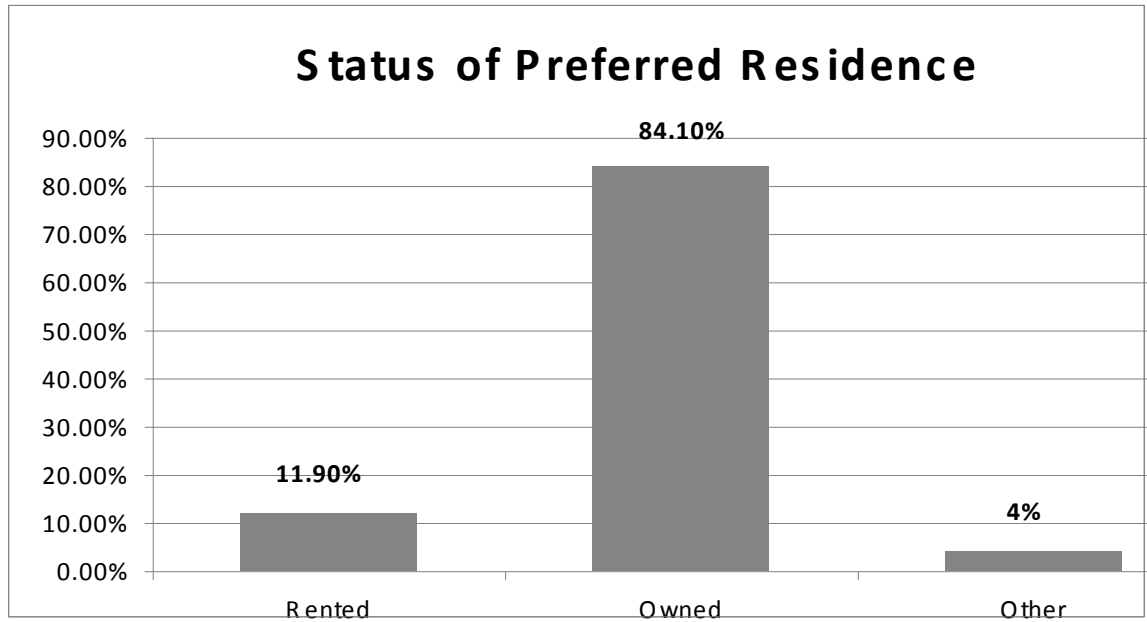
Nearly a quarter of the respondents (24.7%) said they have no complaints about their current residence, while 19.2% complained about the distance. Of the respondents, 16% complained about the size of their current residence. The graph below presents the main current housing complaints.

**Graph 11: Distribution of Main Current Housing Complaints**



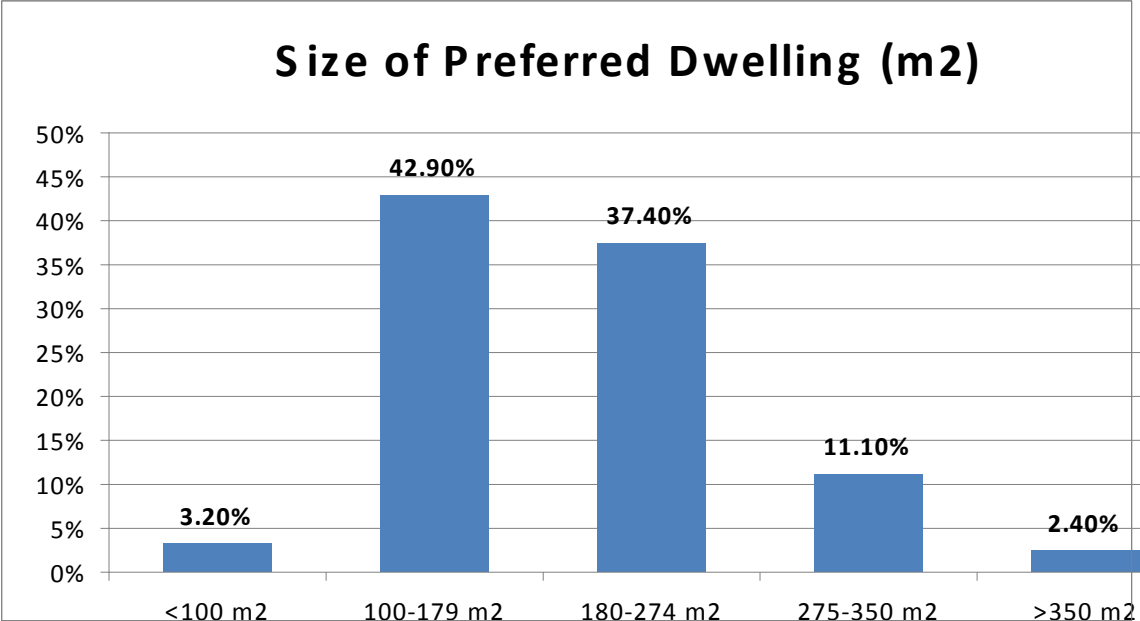
As was suspected, 84.1% of the respondents preferred owned residences over the other alternatives. The distribution of preferred residence is shown in Graph 12.

**Graph 12: Distribution of Status of Preferred Residence**



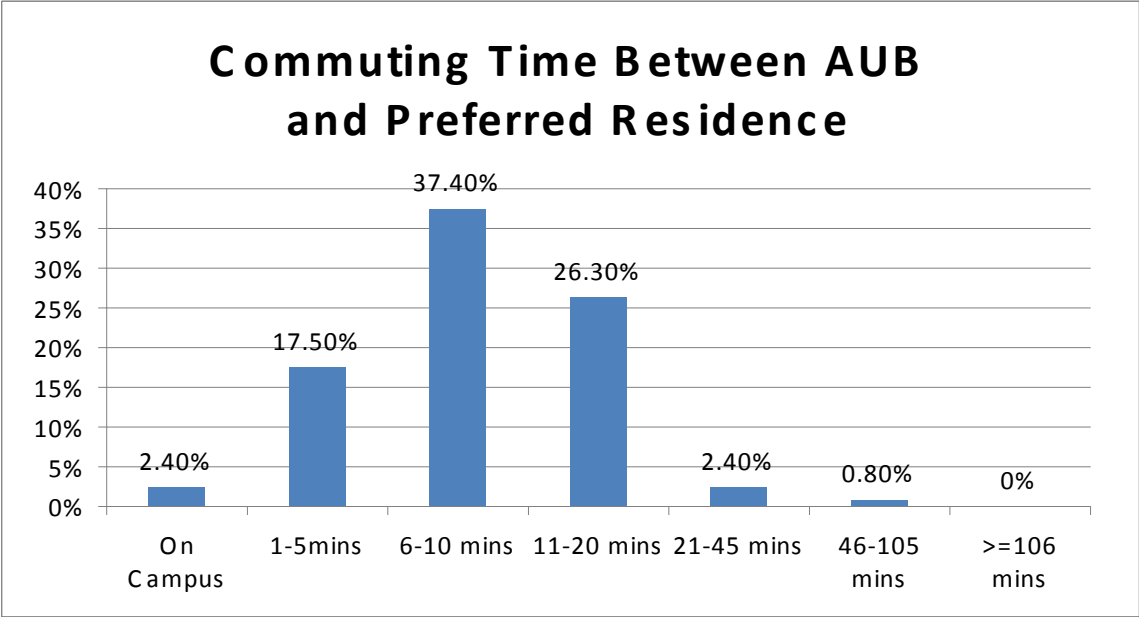
Almost half of the respondents (42.9%) preferred 100-179 m<sup>2</sup> dwelling size. More than one third wants between 180-274 m<sup>2</sup>. The distribution of size of preferred dwelling is presented in Graph 13.

**Graph 13: Distribution of Size of Preferred Dwelling in Terms of m<sup>2</sup>**



More than one third of the respondents (37.4%) desire to be 6-10 minutes distance from AUB. The respondents selecting 11-20 minutes distance were 26.3%. 1-5 minutes was 17.5%. A more detailed explanation of the commuting time between AUB and preferred residence is presented in Graph 14.

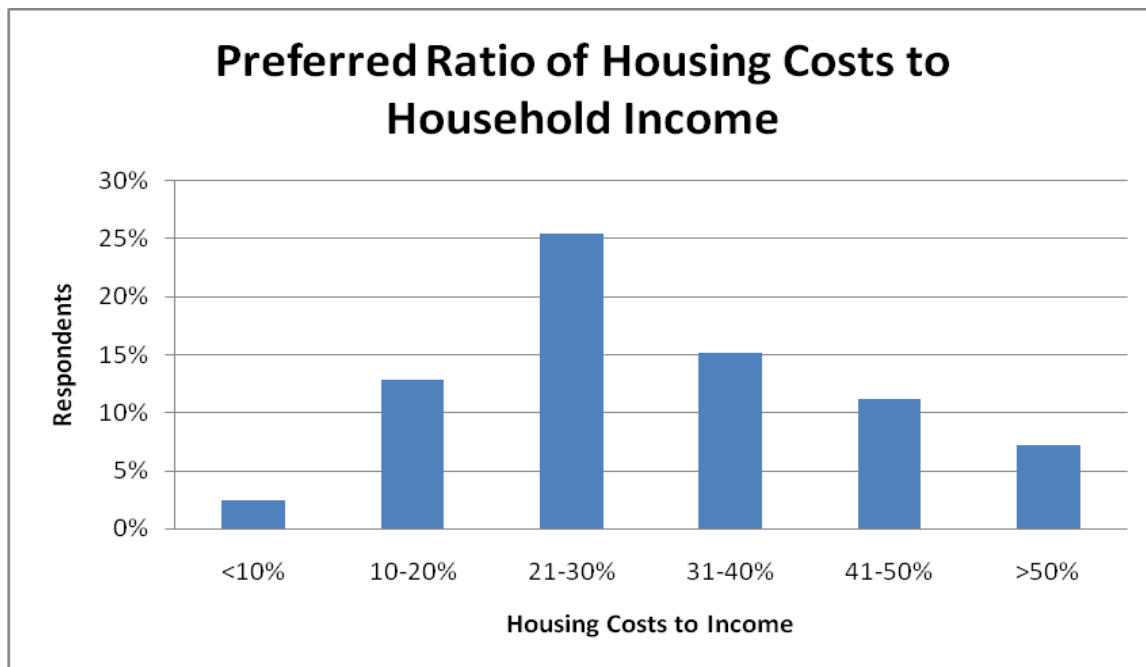
**Graph 14: Commuting time between AUB and Preferred Residence**





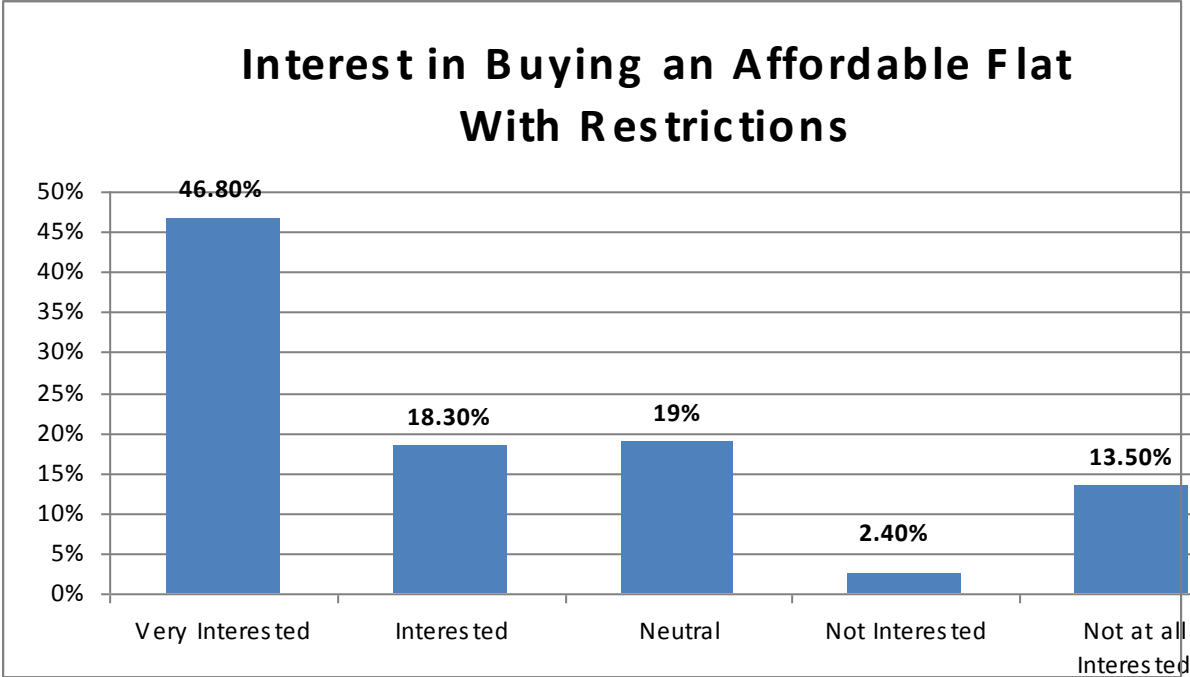
Of the respondents, 25.4% chose 21-30% as the ratio of housing costs to household income (the percentage of spending on rent or mortgage and utilities to household income). 31-40% was selected by 15.1% while 10-20 was picked by 12.8% of the respondents. The preferred ratio of housing costs to household income is shown in Graph 15.

**Graph 15: Preferred Ratio of Housing Costs to Household Income**



It was asked the respondent to indicate their level of interest in buying an affordable flat with restrictions (buying a well-designed but reasonably priced flat for families in Ras Beirut with legal restrictions on it. for example, your ownership of it was tied to your employment at AUB, and AUB would have the first right to buy it from you at a “reasonable” - not market - price). Almost half of the respondents (46.8%) were very interested in buying an affordable flat with restrictions. Interested respondents were 18.3%. Graph 16 gives the details of interest in buying an affordable flat with restrictions.

**Graph 16: Interest in Buying an Affordable Flat with Restrictions**



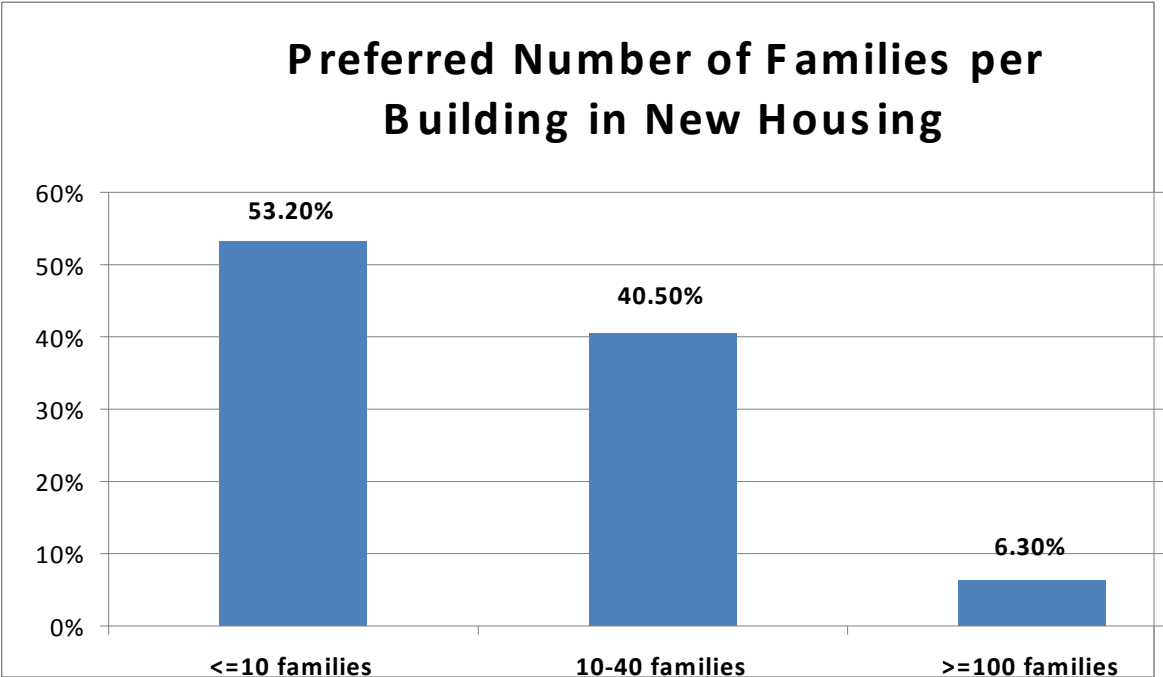
Of those expressing concerns about the idea, they expressed them as follows (Table 8):

**Table 8: Concerns about Restrictions**

<b>Concerns:</b>	
Economic concerns (affordability, down payment, return on investment (ROI))	11.2%
Setting of the “reasonable” resale price	4%
Transfer (post-retirement, post-death, leaving employment)	14.4%
Other legal concerns & general negative concerns	15.2%
Unanswered	16.9%

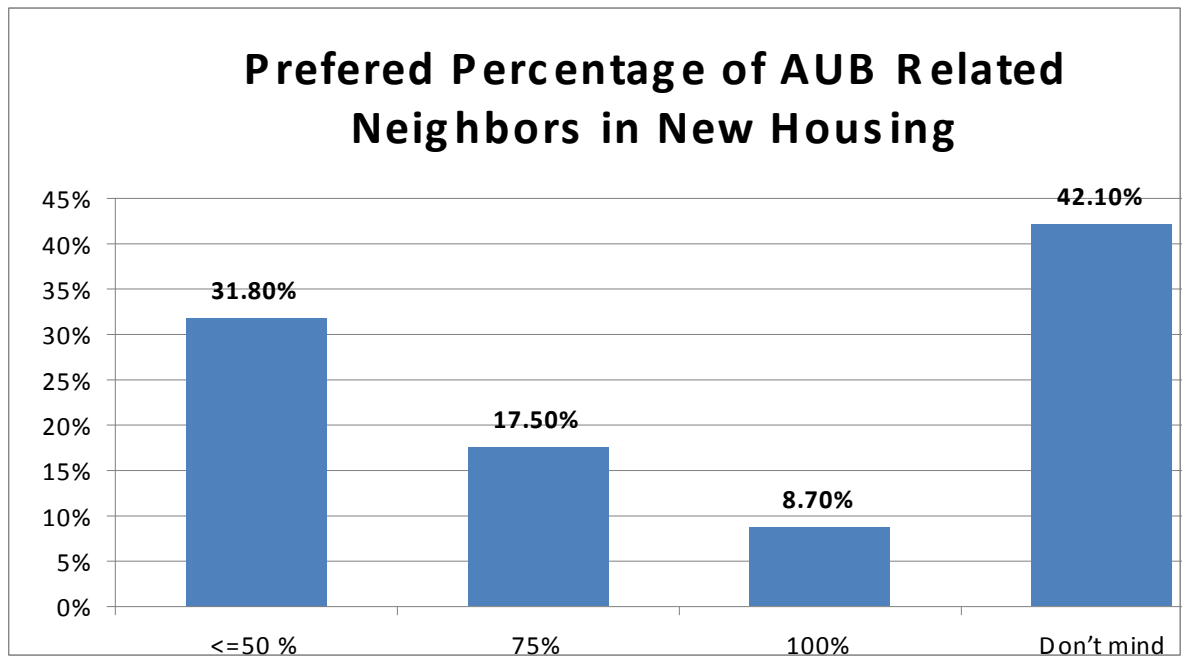
It was asked the respondents to indicate their ideal choice of number of families per building in new housing (If new housing were developed by AUB for AUB employees, what would your ideal choice be/). More than half of the respondents (53.2%) choose 10 or less families, while 40.5% preferred 10-40 families in the buildings as the preferred number of families in new housing. Graph 17 explains the distribution of the preferred number of families in new housing.

**Graph 17: Distribution of Preferred Number of Families in New Housing**



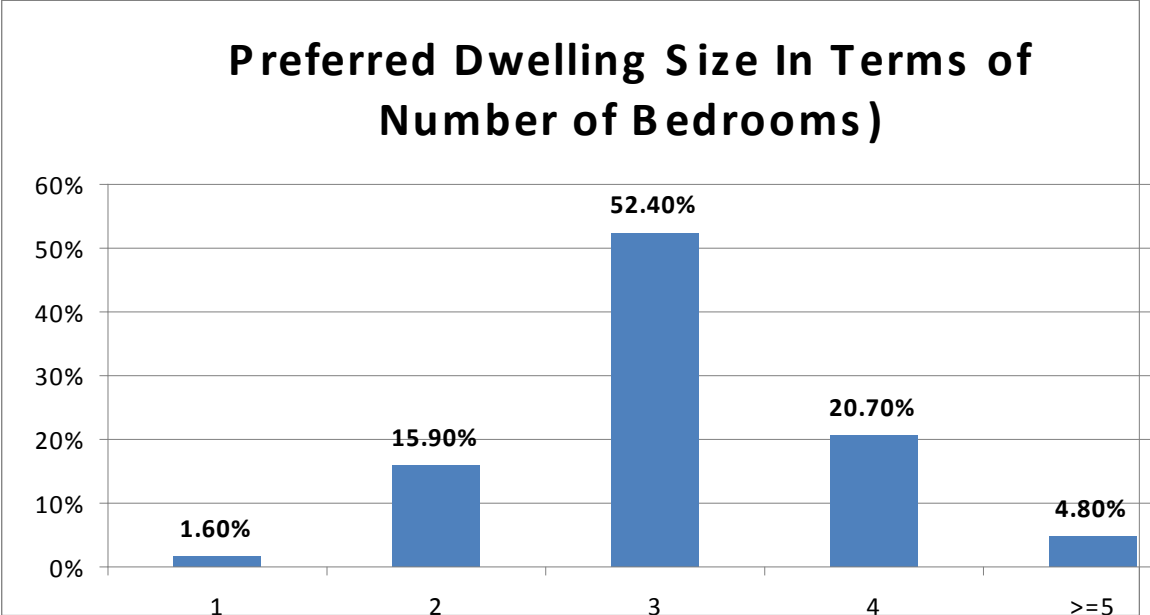
For the question on how many of your neighbors ideally should be AUB related, one third of the respondents (31.8%) claimed that they prefer 50 or less than 50, while nearly half of the respondents (42.1%) do not mind AUB-related neighbors in new housing. Graph 18 gives the details of the preferred percentage of AUB-related neighbors in new housing.

**Graph 18: Preferred Percentage of AUB-Related Neighbors in New Housing**



More than half of the respondents (52.4%) indicated 3 bedrooms as the preferred dwelling size. The percentage of respondents choosing 4 and bedrooms were 20.7% and 15.9% respectively. Graph 19 presents the distribution of preferred dwelling size in terms of number of bedrooms.

**Graph 19: Distribution of Preferred Dwelling Size in Terms of Number of Bed**



More than two thirds of the respondents rated the importance level of living near AUB as extremely important. The respondents indicating importance level as very important was 19%.

**Table 9: Importance of Living near AUB**

<b>Least Important</b>	<b>Not very Important</b>	<b>Neutral</b>	<b>Very Important</b>	<b>Extremely Important</b>	<b>Total</b>
3.2%	2.4%	11.1%	19%	64.3%	100%

It is clear from Table 10 that foreigners mostly live in West Beirut, whereas dual nationals and Lebanese nationals live in different parts of Lebanon.

**Table 10: Cross Tabulation between Nationality and Neighborhood**

Nationality		Neighborhood										
		Beirut-East	Beirut-South Central	Beirut-West	Near East	Near North	Near South	Rest of Lebanon	Suburbs-East	Suburbs-North	Suburbs-South	Total
Dual	Count	2	0	13	0	0	0	2	1	0	4	22
	% Nationality	9.1%	.0%	59.1%	.0%	.0%	.0%	9.1%	4.5%	.0%	18.2%	100%
	% of Total	1.6%	.0%	10.3%	.0%	.0%	.0%	1.6%	.8%	.0%	3.2%	17.5%
Foreigner	Count	1	1	7	0	0	0	0	0	0	1	10
	% Nationality	10%	10%	70%	.0%	.0%	.0%	.0%	.0%	.0%	10%	100%
	% of Total	.8%	.8%	5.6%	.0%	.0%	.0%	.0%	.0%	.0%	.8%	7.9%
Lebanese	Count	4	7	38	1	5	7	4	12	3	13	94
	% Nationality	4.3%	7.4%	40.4%	1.1%	5.3%	7.4%	4.3%	12.8%	3.2%	13.8%	100%
	% of Total	3.2%	5.6%	30.2%	.8%	4%	5.6%	3.2%	9.5%	2.4%	10.3%	74.6%
Total	Count	7	8	58	1	5	7	6	13	3	18	126
	% Nationality	5.6%	6.3%	46%	.8%	4%	5.6%	4.8%	10.3%	2.4%	14.3%	100%



There is not much difference between the departments and status of current residence. However, more respondents from AUH live in owned residence than rented ones. The relationships between department and status of current residence are given in Table 11.

**Table 11: Cross Tabulation between Department and Status of Current Residence**

Department	Status of Current Residence			
	Rented	Owned	Freely Donated by Family	Total
<b>AUB</b> Count	40	42	11	93
% within Department	43%	45.2%	11.8%	100%
% of Total	31.7%	33.3%	8.7%	73.8%
<b>AUH</b> Count	10	18	5	33
% within Department	30.3%	54.5%	15.2%	100%
% of Total	7.9%	14.3%	4%	26.2%
<b>Total</b> Count	50	60	16	126
% within Department	39.7%	47.6%	12.7%	100%
% of Total	39.7%	47.6%	12.7%	100%

As was anticipated, married employees live more in owned houses than single employees. Table 12 exhibits the relationships between marital status and status of current residence of the respondents.

**Table 12: Cross Tabulation between Marital Status and Status of Current Residence**

Marital Status		Status of Current Residence			
		Rented	Owned	Freely Donated by Family	Total
<b>Married</b>	Count	27	47	11	85
	% within Marital Status	31.8%	55.3%	12.9%	100%
	% of Total	21.4%	37.3%	8.7%	67.5%
<b>Single</b>	Count	20	13	4	37
	% within Marital Status	54.1%	35.1%	10.8%	100%
	% of Total	15.9%	10.3%	3.2%	29.4%
<b>Widowed</b>	Count	3	0	1	4
	% within Marital Status	75%	.0%	25%	100%
	% of Total	2.4%	.0%	.8%	3.2%
<b>Total</b>	Count	50	60	16	126
	% within Marital Status	39.7%	47.6%	12.7%	100%
	% of Total	39.7%	47.6%	12.7%	100%

Table 13 shows that respondents with three or more persons in the house own the residence instead of renting. The respondents with one person in the house choose to rent their residence.

**Table 13: Cross Tabulation between Persons in Household and Status of Current Residence**

Persons in Household		Status of Current Residence			
		Rented	Owned	Freely Donated by Family	Total
<b>1</b>	Count	7	1	0	8
	% within persons in household	87.5%	12.5%	.0%	100%
	% of Total	5.6%	.8%	.0%	6.3%
<b>2</b>	Count	10	6	5	21
	% within persons in household	47.6%	28.6%	23.8%	100%
	% of Total	7.9%	4.8%	4%	16.7%
<b>3 or More</b>	Count	33	53	11	97
	% within persons in household	34%	54.6%	11.3%	100%
	% of Total	26.2%	42.1%	8.7%	77%
<b>Total</b>	Count	50	60	16	126
	% within persons in household	39.7%	47.6%	12.7%	100%
	% of Total	39.7%	47.6%	12.7%	100%

The more people contribute to household income, the more people are inclined to have their own residence. Table 14 provides detailed information.

**Table 14: Cross Tabulation between Persons Contributing to Income and Status of Current Residence**

Persons Contributing to Income		Status of Current Residence			
		Rented	Owned	Freely Donated by Family	Total
1	Count	21	16	6	43
	% within persons contributing	48.8%	37.2%	14%	100%
	% of Total	16.7%	12.7%	4.8%	34.1%
2	Count	26	38	10	74
	% within persons contributing	35.1%	51.4%	13.5%	100%
	% of Total	20.6%	30.2%	7.9%	58.7%
3 or More	Count	3	6	0	9
	% within persons contributing	33.3%	66.7%	.0%	100%
	% of Total	2.4%	4.8%	.0%	7.1%
Total	Count	50	60	16	126
	% within persons contributing	39.7%	47.6%	12.7%	100%
	% of Total	39.7%	47.6%	12.7%	100%

It is clearly evident from Table 15 that the more the people earn, the more they prefer to have their own house. The table explains the relationship between monthly household income and status of current residence.

**Table 15: Cross Tabulation between Monthly Household Income and Status of Current Residence**

Monthly Household Income		Status of Current Residence			
		Rented	Owned	Freely Donated by Family	Total
Less than \$500	Count	2	0	1	3
	% within Household Income	66.7%	.0%	33.3%	100%
	% of Total	1.6%	.0%	.8%	2.4%
\$ 501- 1000	Count	4	7	3	14
	% within Household Income	28.6%	50%	21.4%	100%
	% of Total	3.2%	5.6%	2.4%	11.1%
\$ 1001-2000	Count	15	8	4	27
	% within Household Income	55.6%	29.6%	14.8%	100%
	% of Total	11.9%	6.3%	3.2%	21.4%
\$2001-3000	Count	4	12	2	18
	% within Household Income	22.2%	66.7%	11.1%	100%
	% of Total	3.2%	9.5%	1.6%	14.3%
\$3001-4000	Count	10	10	2	22
	% within Household Income	45.5%	45.5%	9.1%	100%
	% of Total	7.9%	7.9%	1.6%	17.5%
More than \$4000	Count	15	23	4	42
	% within Household Income	35.7%	54.8%	9.5%	100%
	% of Total	11.9%	18.3%	3.2%	33.3%
Total	Count	50	60	16	126
	% within Household Income	39.7%	47.6%	12.7%	100%

There is a tendency among foreign employees to live in residences up to 274 m<sup>2</sup>, 50% live in less than 100 m<sup>2</sup>. On the other hand, Lebanese and the employees with dual nationality occupy residences with different sizes, mostly 100-179 and 180-274 m<sup>2</sup>. Table 16 provides nationality and size of current residence in terms of m<sup>2</sup>.

**Table 16: Cross Tabulation between Nationality and Size of Current Residence (m<sup>2</sup>)**

Nationality		Size (m <sup>2</sup> )					Total
		< 100	100-179	180-274	275-350	>350	
Dual	Count	0	6	11	3	1	21
	% within Nationality	.0%	28.6%	52.4%	14.3%	4.8%	100%
	% of Total	.0%	5%	9.2%	2.5%	.8%	17.6%
For.	Count	4	2	2	0	0	8
	% within Nationality	50%	25%	25%	.0%	.0%	100%
	% of Total	3.4%	1.7%	1.7%	.0%	.0%	6.7%
Leb.	Count	18	37	26	7	2	90
	% within Nationality	20%	41.1%	28.9%	7.8%	2.2%	100%
	% of Total	15.1%	31.1%	21.8%	5.9%	1.7%	75.6%
Total	Count	22	45	39	10	3	119
	% within Nationality	18.5%	37.8%	32.8%	8.4%	2.5%	100%
	% of Total	18.5%	37.8%	32.8%	8.4%	2.5%	100%

For obvious reasons, single employees choose smaller residences and married couples prefer larger ones.

Table 17 shows the difference among respondents based on marital status.

**Table 17: Cross Tabulation between Marital Status and Size of Current Residence (m<sup>2</sup>)**

Marital Status		Size (m <sup>2</sup> )					Total
		< 100	100-179	180-274	275-350	>350	
Married	Count	7	36	30	7	3	83
	% within Marital Status	8.4%	43.4%	36.1%	8.4%	3.6%	100%
	% of Total	5.9%	30.3%	25.2%	5.9%	2.5%	69.7%
Single	Count	14	8	7	3	0	32
	% within Marital Status	43.8%	25%	21.9%	9.4%	.0%	100%
	% of Total	11.8%	6.7%	5.9%	2.5%	.0%	26.9%
Widowed	Count	1	1	2	0	0	4
	% within Marital Status	25%	25%	50%	.0%	.0%	100%
	% of Total	.8%	.8%	1.7%	.0%	.0%	3.4%
Total	Count	22	45	39	10	3	119
	% within Marital Status	18.5%	37.8%	32.8%	8.4%	2.5%	100%
	% of Total	18.5%	37.8%	32.8%	8.4%	2.5%	100%

Table 18 details the relationship between the number of persons in the household and the size of the current residence. It is clear that the size of the current residence increases with the expansion of the family size.

**Table 18: Cross Tabulation between Persons in Household and Size of Current Residence (m<sup>2</sup>)**

Persons in Household		Size (m <sup>2</sup> )					Total
		< 100	100-179	180-274	275-350	>350	
1	Count	4	1	0	0	0	5
	% within persons in household	80%	20%	.0%	.0%	.0%	100%
	% of Total	3.4%	.8%	.0%	.0%	.0%	4.2%
2	Count	5	10	4	1	0	20
	% within persons in household	25%	50%	20%	5%	.0%	100%
	% of Total	4.2%	8.4%	3.4%	.8%	.0%	16.8%
3 or More	Count	13	34	35	9	3	94
	% within persons in household	13.8%	36.2%	37.2%	9.6%	3.2%	100%
	% of Total	10.9%	28.6%	29.4%	7.6%	2.5%	79%
Total	Count	22	45	39	10	3	119
	% within persons in household	18.5%	37.8%	32.8%	8.4%	2.5%	100%
	% of Total	18.5%	37.8%	32.8%	8.4%	2.5%	100%



Increased household income leads to a larger size of residence. Table 19 gives information about the relationship between monthly household income and the size of the current residence.

**Table 19: Cross Tabulation between Monthly Household Income and Size of Current Residence (m<sup>2</sup>)**

Monthly Household Income		Size (m <sup>2</sup> )					
		< 100	100-179	180-274	275-350	>350	Total
Less than \$500	Count	2	1	0	0	0	3
	% within Monthly Income	66.7%	33.3%	.0%	.0%	.0%	100%
	% of Total	1.7%	.8%	.0%	.0%	.0%	2.5%
\$ 501- 1000	Count	6	4	4	0	0	14
	% within Monthly Income	42.9%	28.6%	28.6%	.0%	.0%	100%
	% of Total	5%	3.4%	3.4%	.0%	.0%	11.8%
\$ 1001-2000	Count	5	19	2	0	0	26
	% within Monthly Income	19.2%	73.1%	7.7%	.0%	.0%	100%
	% of Total	4.2%	16%	1.7%	.0%	.0%	21.8%
\$2001-3000	Count	2	7	6	0	0	15
	% within Monthly Income	13.3%	46.7%	40%	.0%	.0%	100%
	% of Total	1.7%	5.9%	5%	.0%	.0%	12.6%
\$3001-4000	Count	5	7	6	2	0	20
	% within Monthly Income	25%	35%	30%	10%	.0%	100%
	% of Total	4.2%	5.9%	5%	1.7%	.0%	16.8%
More than \$4000	Count	2	7	21	8	3	41
	% within Income	4.9%	17.1%	51.2%	19.5%	7.3%	100%
	% of Total	1.7%	5.9%	17.6%	6.7%	2.5%	34.5%
Total	Count	22	45	39	10	3	119
	% within Monthly Income	18.5%	37.8%	32.8%	8.4%	2.5%	100%
	% of Total	18.5%	37.8%	32.8%	8.4%	2.5%	100%

There seems to be no relationship between age group and size of the current residence in terms of the number of bedrooms. Table 20 explains the relationship between age groups and current dwelling size in terms of bedrooms.

**Table 20: Cross Tabulation between Age and Current Dwelling Size (Number of Bedrooms)**

Age		Current Dwelling Size (Number of Bedrooms)					
		1	2	3	4	5	Total
20-30	Count	4	12	4	1	0	21
	% within Age	19%	57.1%	19%	4.8%	.0%	100%
	% of Total	3.2%	9.6%	3.2%	.8%	.0%	16.8%
31-40	Count	6	18	17	1	5	47
	% within Age	12.8%	38.3%	36.2%	2.1%	10.6%	100%
	% of Total	4.8%	14.4%	13.6%	.8%	4%	37.6%
41-50	Count	0	8	17	5	0	30
	% within Age	.0%	26.7%	56.7%	16.7%	.0%	100%
	% of Total	.0%	6.4%	13.6%	4%	.0%	24%
51-60	Count	0	6	13	1	1	21
	% within Age	.0%	28.6%	61.9%	4.8%	4.8%	100%
	% of Total	.0%	4.8%	10.4%	.8%	.8%	16.8%
61 or more	Count	0	1	4	1	0	6
	% within Age	.0%	16.7%	66.7%	16.7%	.0%	100%
	% of Total	.0%	.8%	3.2%	.8%	.0%	4.8%
Total	Count	10	45	55	9	6	125
	% within Age	8%	36%	44%	7.2%	4.8%	100%
	% of Total	8%	36%	44%	7.2%	4.8%	100%

According to Table 21, married respondents live in a residence with more bedrooms, which is the opposite to single respondents.

**Table 21: Cross Tabulation between Marital Status and Current Dwelling Size (Number of Bedrooms)**

Marital Status		Current Dwelling Size (Number of Bedrooms)					
		1	2	3	4	5	Total
Married	Count	1	25	47	7	5	85
	% within Marital Status	1.2%	29.4%	55.3%	8.2%	5.9%	100%
	% of Total	.8%	20%	37.6%	5.6%	4%	68%
Single	Count	8	19	6	2	1	36
	% within Marital Status	22.2%	52.8%	16.7%	5.6%	2.8%	100%
	% of Total	6.4%	15.2%	4.8%	1.6%	.8%	28.8%
Widowed	Count	1	1	2	0	0	4
	% within Marital Status	25%	25%	50%	.0%	.0%	100%
	% of Total	.8%	.8%	1.6%	.0%	.0%	3.2%
Total	Count	10	45	55	9	6	125
	% within Marital Status	8%	36%	44%	7.2%	4.8%	100%
	% of Total	8%	36%	44%	7.2%	4.8%	100%

It is clear from Table 22 that households with more people live in residences with more bedrooms.

**Table 22: Cross Tabulation between Persons in Household and Current Dwelling Size (Number of Bedrooms)**

Persons in Household		Current Dwelling Size (Number of Bedrooms)					
		1	2	3	4	5	Total
1	Count	5	3	0	0	0	8
	% within persons in household	62.5%	37.5%	.0%	.0%	.0%	100%
	% of Total	4%	2.4%	.0%	.0%	.0%	6.4%
2	Count	4	10	6	1	0	21
	% within persons in household	19%	47.6%	28.6%	4.8%	.0%	100%
	% of Total	3.2%	8%	4.8%	.8%	.0%	16.8%
3 or More	Count	1	32	49	8	6	96
	% within persons in household	1%	33.3%	51%	8.3%	6.2%	100%
	% of Total	.8%	25.6%	39.2%	6.4%	4.8%	76.8%
Total	Count	10	45	55	9	6	125
	% within persons in household	8%	36%	44%	7.2%	4.8%	100%
	% of Total	8%	36%	44%	7.2%	4.8%	100%

Table 23 explains the relationship between monthly income and number of bedrooms in the residence in detail. According to the data, respondents earning more than \$2000 live in dwellings with three or more bedrooms.

**Table 23: Cross Tabulation between Monthly Household Income and Current Dwelling Size (Number of Bedrooms)**

Monthly Household Income		Current Dwelling Size (Number of Bedrooms)					
		1	2	3	4	5	Total
Less than \$500	Count	2	1	0	0	0	3
	% within Income	66.7%	33.3%	.0%	.0%	.0%	100%
	% of Total	1.6%	.8%	.0%	.0%	.0%	2.4%
\$ 501-1000	Count	1	9	3	0	1	14
	% within Income	7.1%	64.3%	21.4%	.0%	7.1%	100%
	% of Total	.8%	7.2%	2.4%	.0%	.8%	11.2%
\$ 1001-2000	Count	2	12	8	1	3	26
	% within Income	7.7%	46.2%	30.8%	3.8%	11.5%	100%
	% of Total	1.6%	9.6%	6.4%	.8%	2.4%	20.8%
\$2001-3000	Count	2	6	9	1	0	18
	% within Income	11.1%	33.3%	50%	5.6%	.0%	100%
	% of Total	1.6%	4.8%	7.2%	.8%	.0%	14.4%
\$3001-4000	Count	3	9	6	2	2	22
	% within Income	13.6%	40.9%	27.3%	9.1%	9.1%	100%
	% of Total	2.4%	7.2%	4.8%	1.6%	1.6%	17.6%
More than \$4000	Count	0	8	29	5	0	42
	% within Income	.0%	19%	69%	11.9%	.0%	100%
	% of Total	.0%	6.4%	23.2%	4%	.0%	33.6%
Total	Count	10	45	55	9	6	125
	% within income	8%	36%	44%	7.2%	4.8%	100%
	% of Total	8%	36%	44%	7.2%	4.8%	100%

From Table 24, it can be seen that dual nationals and Lebanese nationals pay different levels of rent. Foreign nationals range between \$600-900 and \$901-1200. Also, 30% of foreign nationals do not pay for their residence.

**Table 24: Cross Tabulation between Nationality and Monthly Rent**

Nationality	Monthly Rent							
	None	≤ \$80	\$100-300	\$301-600	\$601-900	\$901-1200	⇒ \$2200	Total
Dual Count	4	0	2	2	5	4	3	20
% within Nation.	20%	.0%	10%	10%	25%	20%	15%	100%
% of Total	3.4%	.0%	1.7%	1.7%	4.2%	3.4%	2.5%	16.8%
For. Count	3	0	0	0	6	1	0	10
% within Nation.	30%	.0%	.0%	.0%	60%	10%	.0%	100%
% of Total	2.5%	.0%	.0%	.0%	5%	.8%	.0%	8.4%
Leb. Count	24	4	21	18	8	4	10	89
% within Nation.	27%	4.5%	23.6%	20.2%	9%	4.5%	11.2%	100%
% of Total	20.2%	3.4%	17.6%	15.1%	6.7%	3.4%	8.4%	74.8%
Total Count	31	4	23	20	19	9	13	119
% within Nation.	26.1%	3.4%	19.3%	16.8%	16%	7.6%	10.9%	100%
% of Total	26.1%	3.4%	19.3%	16.8%	16%	7.6%	10.9%	100%

**Table 25: Cross Tabulation between Marital Status and Monthly Expenditure on Utilities**

Marital Status		Monthly Utilities					
		>=\$100	\$101-199	\$200-299	\$300-600	\$600	Total
Married	Count	11	20	12	26	16	85
	% within Mar. Status	12.9%	23.5%	14.1%	30.6%	18.8%	100%
	% of Total	9.1%	16.5%	9.9%	21.5%	13.2%	70.2%
Single	Count	5	4	10	12	1	32
	% within Mar. Status	15.6%	12.5%	31.2%	37.5%	3.1%	100%
	% of Total	4.1%	3.3%	8.3%	9.9%	.8%	26.4%
Widowed	Count	2	0	1	0	1	4
	% within Mar. Status	50%	.0%	25%	.0%	25%	100%
	% of Total	1.7%	.0%	.8%	.0%	.8%	3.3%
Total	Count	18	24	23	38	18	121
	% within Mar. Status	14.9%	19.8%	19%	31.4%	14.9%	100%
	% of Total	14.9%	19.8%	19%	31.4%	14.9%	100%

Table 26 gives the relationships between size of current dwelling and monthly expenditure on utilities in detail. As the size of dwelling increases, the monthly expenditure on utilities rises.

**Table 26: Cross Tabulation between the Size of Current Dwelling and Monthly Expenditure on Utilities**

Size (m <sup>2</sup> )		Monthly Utilities					
		>=\$100	\$101-199	\$200-299	\$300-600	\$600	Total
Less than 100	Count	7	4	5	4	1	21
	% within Size	33.3%	19%	23.8%	19%	4.8%	100%
	% of Total	6%	3.4%	4.3%	3.4%	.9%	18.1%
100-179	Count	6	15	9	13	1	44
	% within Size	13.6%	34.1%	20.5%	29.5%	2.3%	100%
	% of Total	5.2%	12.9%	7.8%	11.2%	.9%	37.9%
180-274	Count	4	4	6	15	9	38
	% within Size	10.5%	10.5%	15.8%	39.5%	23.7%	100%
	% of Total	3.4%	3.4%	5.2%	12.9%	7.8%	32.8%
275-350	Count	1	0	0	4	5	10
	% within Size	10%	.0%	.0%	40%	50%	100%
	% of Total	.9%	.0%	.0%	3.4%	4.3%	8.6%
More than 350	Count	0	0	0	1	2	3
	% within Size	.0%	.0%	.0%	33.3%	66.7%	100%
	% of Total	.0%	.0%	.0%	.9%	1.7%	2.6%
Total	Count	18	23	20	37	18	116
	% within Size	15.5%	19.8%	17.2%	31.9%	15.5%	100%
	% of Total	15.5%	19.8%	17.2%	31.9%	15.5%	100%



It is clear from Table 27 that most of the respondents from AUB (75.3%) and AUH (63.6%) prefer to live in West Beirut. The rest of the respondents choose different parts of the country as the preferred neighborhood.

**Table 27: Cross Tabulation between Department and Neighborhood Preferred Residence**

Department		Neighborhood Preferred Residence							Total
		Beirut-East	Beirut-South Central	Beirut-West	Suburbs -East	Suburbs -North	Suburbs -North	Suburbs -South	
AUB	Count	7	6	70	2	2	0	2	93
	% within Dept.	7.5%	6.5%	75.3%	2.2%	2.2%	.0%	2.2%	100%
	% of Total	5.6%	4.8%	55.6%	1.6%	1.6%	.0%	1.6%	73.8%
AUH	Count	5	1	21	1	0	1	1	33
	% within Dept.	15.2%	3%	63.6%	3%	.0%	3%	3%	100%
	% of Total	4%	.8%	16.7%	.8%	.0%	.8%	.8%	26.2%
Total	Count	12	7	91	3	2	1	3	126
	% within Dept.	9.5%	5.6%	72.2%	2.4%	1.6%	.8%	2.4%	100%
	% of Total	9.5%	5.6%	72.2%	2.4%	1.6%	.8%	2.4%	100%

Based on the data in Table 28, West Beirut is the favorite district for preferred residence among Lebanese (70.2%), dual (81.8%), and foreign respondents (70%).

**Table 28: Cross Tabulation between Nationality and Neighborhood Preferred Residence**

Nationality	Neighborhood Preferred Residence								
	Beirut-East	Beirut-South Central	Beirut-West	Suburbs-East	Suburbs-North	Suburbs-North	Suburbs-South	Total	
Dual	Count	3	0	18	0	0	0	1	22
	% within Nation.	13.6%	.0%	81.8%	.0%	.0%	.0%	4.5%	100%
	% of Total	2.4%	.0%	14.3%	.0%	.0%	.0%	.8%	17.5%
For.	Count	2	0	7	0	0	0	0	10
	% within Nation.	20%	.0%	70%	.0%	.0%	.0%	.0%	100%
	% of Total	1.6%	.0%	5.6%	.0%	.0%	.0%	.0%	7.9%
Leb.	Count	7	7	66	3	2	1	2	94
	% within Nation.	7.4%	7.4%	70.2%	3.2%	2.1%	1.1%	2.1%	100%
	% of Total	5.6%	5.6%	52.4%	2.4%	1.6%	.8%	1.6%	74.6%
Total	Count	12	7	91	3	2	1	3	126
	% within Nation.	9.5%	5.6%	72.2%	2.4%	1.6%	.8%	2.4%	100%
	% of Total	9.5%	5.6%	72.2%	2.4%	1.6%	.8%	2.4%	100%

Table 29 presents the relationship between nationality and status of preferred residence. According to the data, most of the Lebanese and dual nationals want to own their residences, whereas foreigners choose both rented and owned alternatives equally.

**Table 29: Cross Tabulation between Nationality and Status of Preferred Residence**

Nationality		Status of preferred residence			
		Other	Owned	Rented	Total
Dual National	Count	1	19	2	22
	% within Nationality	4.5%	86.4%	9.1%	100%
	% of Total	.8%	15.1%	1.6%	17.5%
Foreign	Count	1	5	4	10
	% within Nationality	10%	50%	40%	100%
	% of Total	.8%	4%	3.2%	7.9%
Lebanese	Count	3	82	9	94
	% within Nationality	3.2%	87.2%	9.6%	100%
	% of Total	2.4%	65.1%	7.1%	74.6%
Total	Count	5	106	15	126
	% within Nationality	4%	84.1%	11.9%	100%
	% of Total	4%	84.1%	11.9%	100%

From the data in Table 30, there seems to be not much difference among the respondents with different nationality.

**Table 30: Cross Tabulation between Nationality and Preferred Size (m<sup>2</sup>)**

Nationality		Size (m <sup>2</sup> )					Total
		< 100	100-179	180-274	275-350	>350	
Dual National	Count	1	3	10	5	2	21
	% within Nationality	4.8%	14.3%	47.6%	23.8%	9.5%	100%
	% of Total	.8%	2.5%	8.2%	4.1%	1.6%	17.2%
Foreign	Count	2	2	4	1	0	9
	% within Nationality	22.2%	22.2%	44.4%	11.1%	.0%	100%
	% of Total	1.6%	1.6%	3.3%	.8%	.0%	7.4%
Lebanese	Count	7	43	34	8	0	92
	% within Nationality	7.6%	46.7%	37%	8.7%	.0%	100%
	% of Total	5.7%	35.2%	27.9%	6.6%	.0%	75.4%
Total	Count	10	48	48	14	2	122
	% within Nationality	8.2%	39.3%	39.3%	11.5%	1.6%	100%
	% of Total	8.2%	39.3%	39.3%	11.5%	1.6%	100%

Married respondents preferred a residence with 180-274 m<sup>2</sup> with 43.5%, 100-179 m<sup>2</sup> with 32.9%, and 275-350 m<sup>2</sup> with 16.5%. On the other hand, singles choose 180-274 m<sup>2</sup> with 57.6%, 180-274 m<sup>2</sup> with 27.3%, and 100-179 m<sup>2</sup> with 12.1%

**Table 31: Cross Tabulation between Marital Status and Preferred Size (m<sup>2</sup>)**

Marital Status		Size (m <sup>2</sup> )					Total
		< 100	100-179	180-274	275-350	>350	
Married	Count	5	28	37	14	1	85
	% within Marital Status	5.9%	32.9%	43.5%	16.5%	1.2%	100%
	% of Total	4.1%	23%	30.3%	11.5%	.8%	69.7%
Single	Count	4	19	9	0	1	33
	% within Marital Status	12.1%	57.6%	27.3%	.0%	3%	100%
	% of Total	3.3%	15.6%	7.4%	.0%	.8%	27%
Widowed	Count	1	1	2	0	0	4
	% within Marital Status	25%	25%	50%	.0%	.0%	100%
	% of Total	.8%	.8%	1.6%	.0%	.0%	3.3%
Total	Count	10	48	48	14	2	122
	% within Marital Status	8.2%	39.3%	39.3%	11.5%	1.6%	100%
	% of Total	8.2%	39.3%	39.3%	11.5%	1.6%	100%