

I. Overview

The Housing Needs Survey was conducted via random cellular and land line telephone calls to obtain a representative sample of Prince George's County residents. One thousand and three interviews were completed through this survey, between November and December 2018.

Respondent demographics

- **Length of residence in the county:** Respondents had lived in the county anywhere from 81 years to less than one year, with an average of 26 years reported living in the county.
- **Household size and composition:** The average household size reported was 2.8. More than half of survey respondents said they did not have children under 18 in their home.
- **Race/ethnicity:** Sixty-three percent of respondents identified as Black or African American, 19 percent identified as White, and 8 percent identified as mixed race or other. Five percent of respondents reported that they were of Hispanic origin.
- **Gender:** More women (54%) than men (46%) responded to the survey.
- **Age:** Respondents ranged from 18 to 95 years of age, with 16 percent of respondents aged 18-34, 12 percent aged 35-44, 19 percent aged 45-54, 20 percent aged 55-64, and 26 percent aged 65 and older.
- **Income:** Respondents reported household incomes ranging from less than \$25,000 up to more than \$200,000. Five percent of respondents reported a household income of less than \$25,000, 12 percent \$25,000 to \$50,000, 15 percent \$50,000 to \$75,000, 16 percent \$75,000 to \$100,000, 12 percent \$100,000 to \$125,000, 8 percent \$125,000 to \$150,000, 7 percent \$150,000 to \$175,000, 4 percent \$175,000 to \$200,000, and 8 percent \$200,000 or more.

II. Key Findings

Current housing arrangements. Seventy-three percent of respondents reported that they live in a single family/stand-alone home, 16 percent report they live in a condominium or townhome, 1 percent reside in a duplex, and 10 percent in a multi-family or apartment building.

Homeownership. Almost three-quarters of respondents reported to own their current house. Among those respondents that did not own, the number one reason they did not own a home was that it was too expensive (39%). There was significant interest in attending homeownership counseling among non-homeowners (51%). In general, the primary reasons respondents did not own a home related to personal circumstances, rather than perceptions of the County.

Housing costs. Nearly all respondents (90%) viewed it as unreasonable to spend more than 50 percent of their monthly income on housing, with the most common response falling at less than 30 percent of their income or less. Eight percent of respondents reported that they had more than one family residing in their household and the most common driver of this was not being able to find affordable housing in the county (48 percent of these respondents).

Satisfaction with current housing. The majority of survey respondents (91 percent) indicated they were at least "somewhat satisfied," with their current housing. Among those that were not satisfied a few key reasons emerged:

- *Aging housing.* Many residents live in older housing (44 percent of residents reported living in housing built before 1980) and aging housing was a key reason associated with dissatisfaction in respondents' current housing situations.
- *Size of housing.* 26 percent of respondents reported that their current housing is either too small or too large (15 percent and 11 percent, respectively).
- *Price.* Fewer than half of respondents (47%) agreed that there is enough affordable housing available in the county and price was one of the most common themes among open-ended explanations for dissatisfaction with current housing.

Perceptions of affordable and public housing. More than half of respondents (67%) responded that they are familiar with the distinction between public housing and affordable housing and almost half of county residents reported that they would be comfortable with having public housing in their neighborhood.

Future housing preferences. Almost half of respondents said they would purchase housing in the county in the future. The top reasons respondents would purchase housing in the county were: affordability, proximity to D.C., the overall community and diversity. The majority of respondents to this question (69%) responded that they would purchase a single-family or stand-alone home, 17 percent would purchase a condo or townhome, 1 percent would purchase a duplex, 3 percent would purchase in a multi-family or apartment building, and 5 percent reported they would purchase some other type of housing. The most common type of "other" housing specified in open-ended responses was senior housing. Among those that said they would not purchase housing in the county in the future, respondents cited crime, lack of resources/amenities like shopping, school quality, and costs or taxes being too high.

Neighborhood amenities and resources. Eighty-five percent of respondents said they live in convenient proximity to quality resources, but almost half of county residents (46%) reported commute times of more than 30 minutes from their housing to the work. The majority of respondents (81%) reported that they use a personal vehicle to travel to work and the second most common mode was public transportation (10%). Setting cost aside, the top priority for choosing an area to live was proximity to amenities such as shopping, grocery stores, parks, etc., followed by school quality. Proximity to job opportunities, health care services, and transit access also received over ten percent of responses.

III. Preview of Full Task 2 Report

The full Task 2 report will be released as part of the final Comprehensive Housing Strategy document. The Task 2 report will include:

- Full write-up on methods used to obtain a sample and conduct the survey
- Additional details on survey responses, including figures summarizing responses
- All open-ended survey responses
- Cross-tabulated responses by respondent age, race, gender, and income
- The full survey instrument