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Are Affordability Perceptions Reducing Household Mobility and Exacerbating the Housing Shortage?

National Housing Survey®

Topic Analysis
Q4 2017

Published on June 27, 2018





Executive Summary

Both renters and owners are much more likely to be concerned about the prospect of finding affordable housing than they are about the affordability of their current housing, perhaps explaining why homeowners are moving less often and thereby contributing to the shortage of existing homes on the market.

- Higher income renters (in absolute terms and relative to area incomes) are more likely to report that their rent is not affordable.
- Due to difficulty finding affordable housing, more than half of Americans, especially renters, say they have taken actions such as cutting back on daily spending, not taking vacations, and living with roommates.
- Most people are satisfied with their communities and the different characteristics of where they live, though renters tend to be less satisfied than owners, except for their access to public transit.
- Most renters prefer homeownership but tend to say it would be difficult for them to get a mortgage, mainly due to credit and down payment concerns.



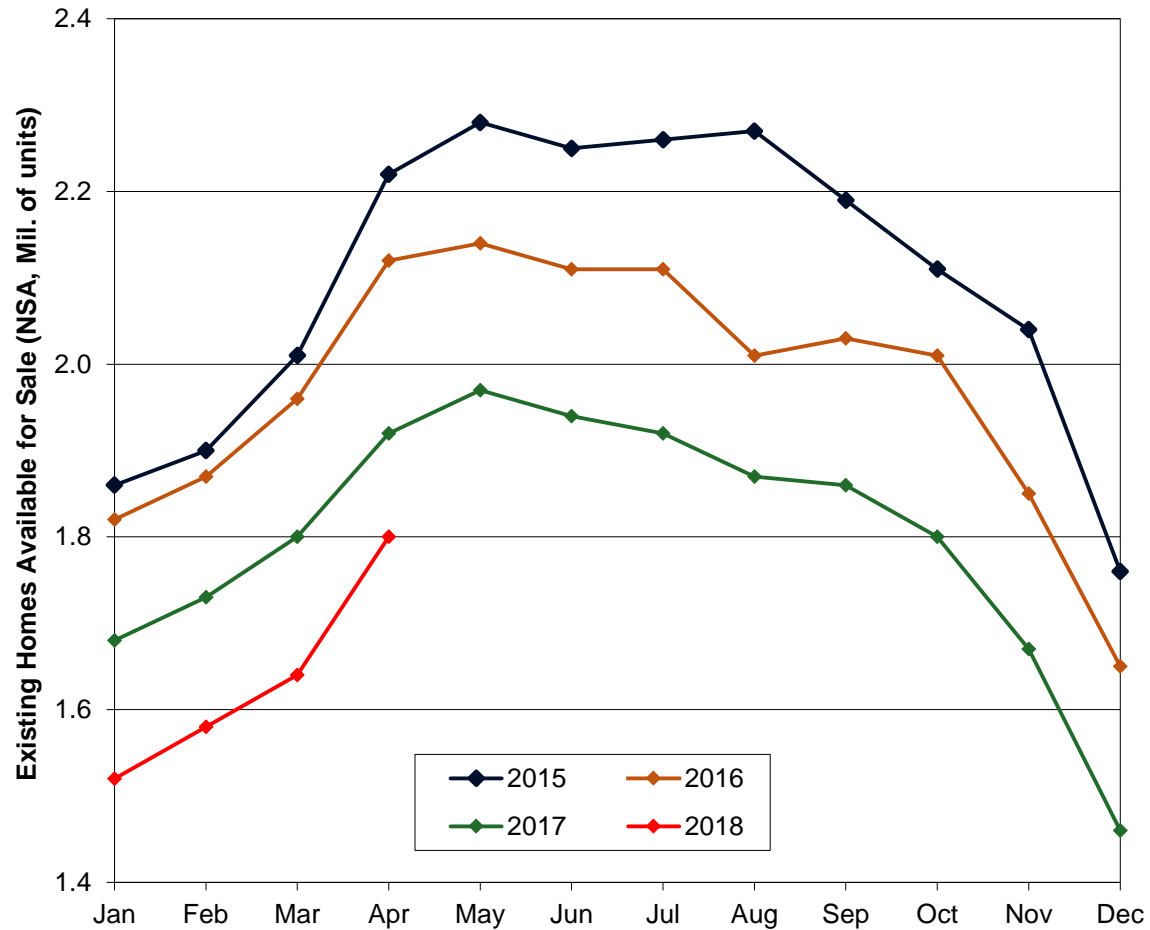
Market Context: Tight Housing Supply and Declining Mobility



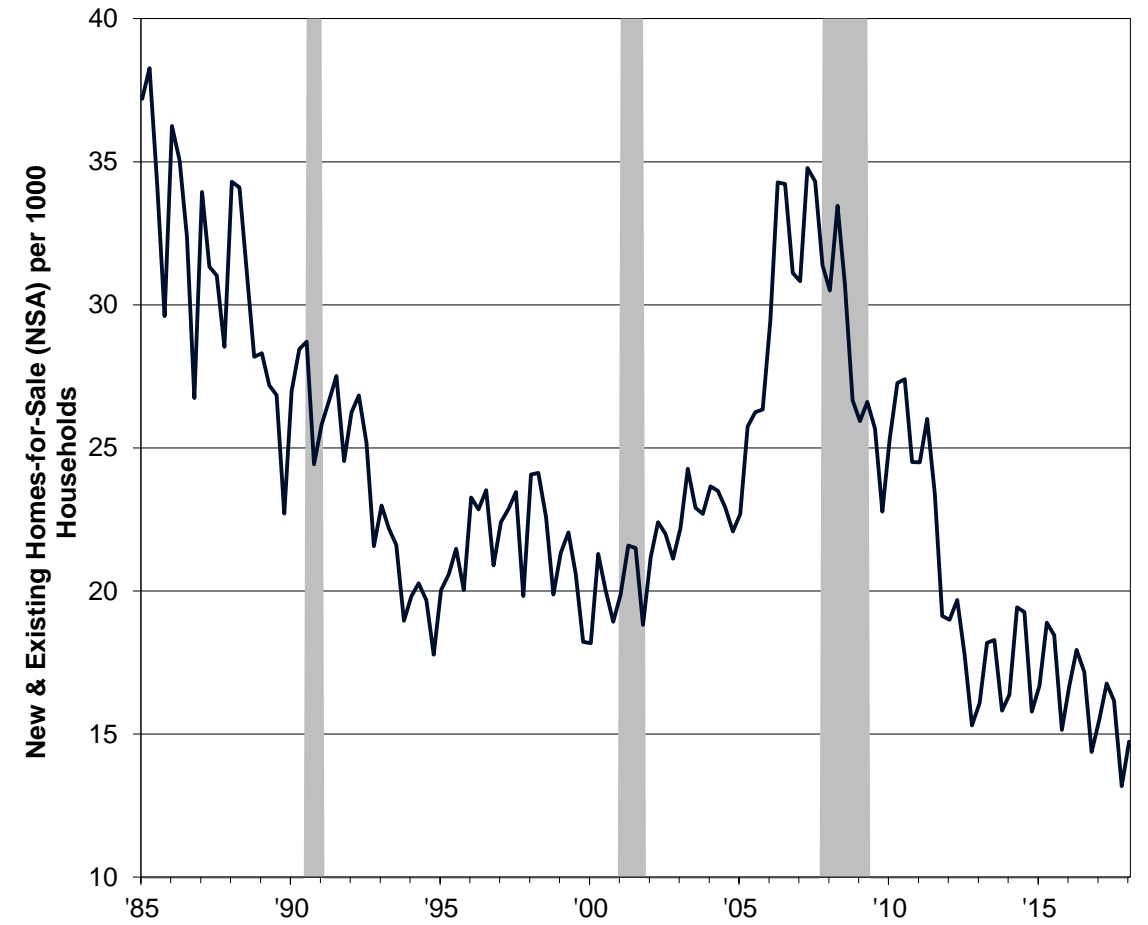


Housing Supply Is Tight

Year-over-Year Declines in For-Sale Inventories of Existing Homes Continue Unabated



As a Share of Households, Housing Inventory Is Near an All-Time Low



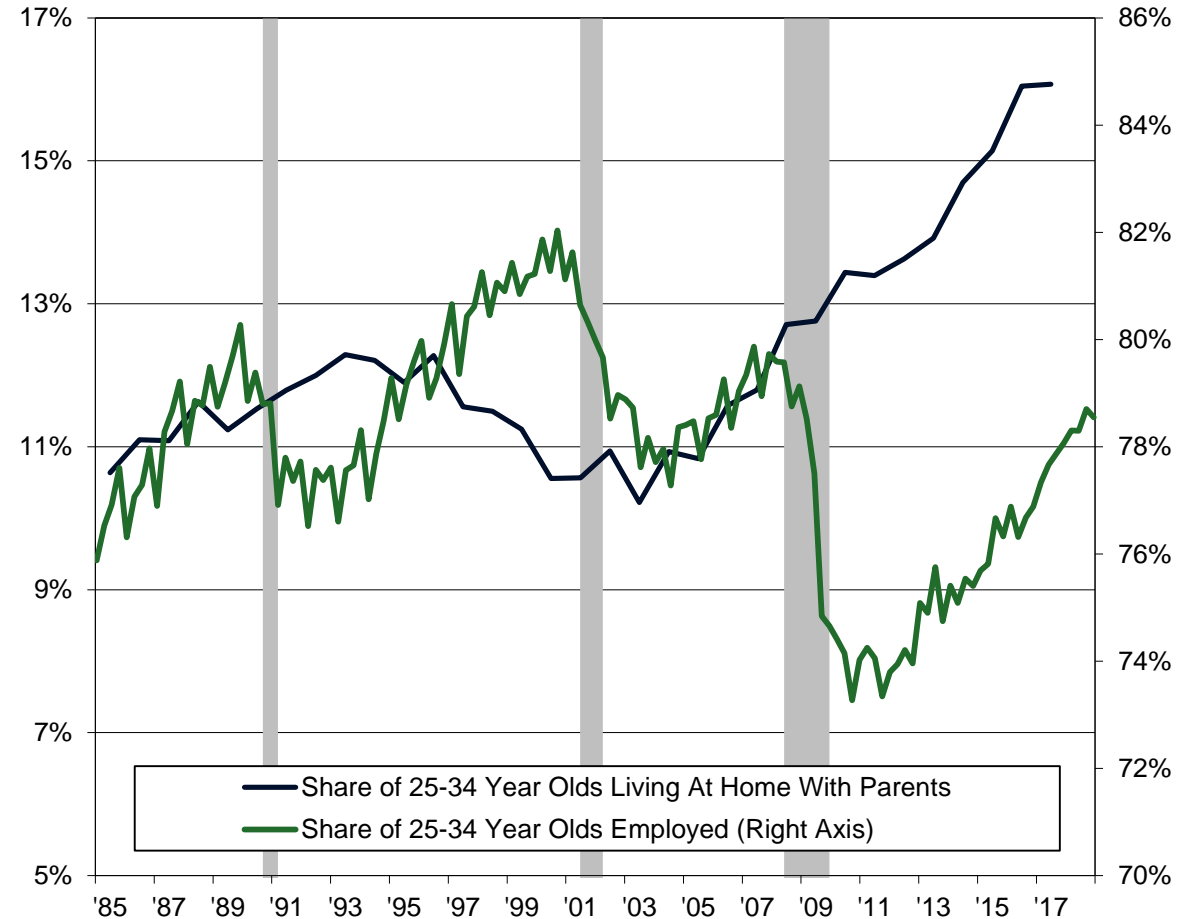


Mobility Is Declining

Migration Rate Ticks Up in 2017, But Remains Near Historical Low



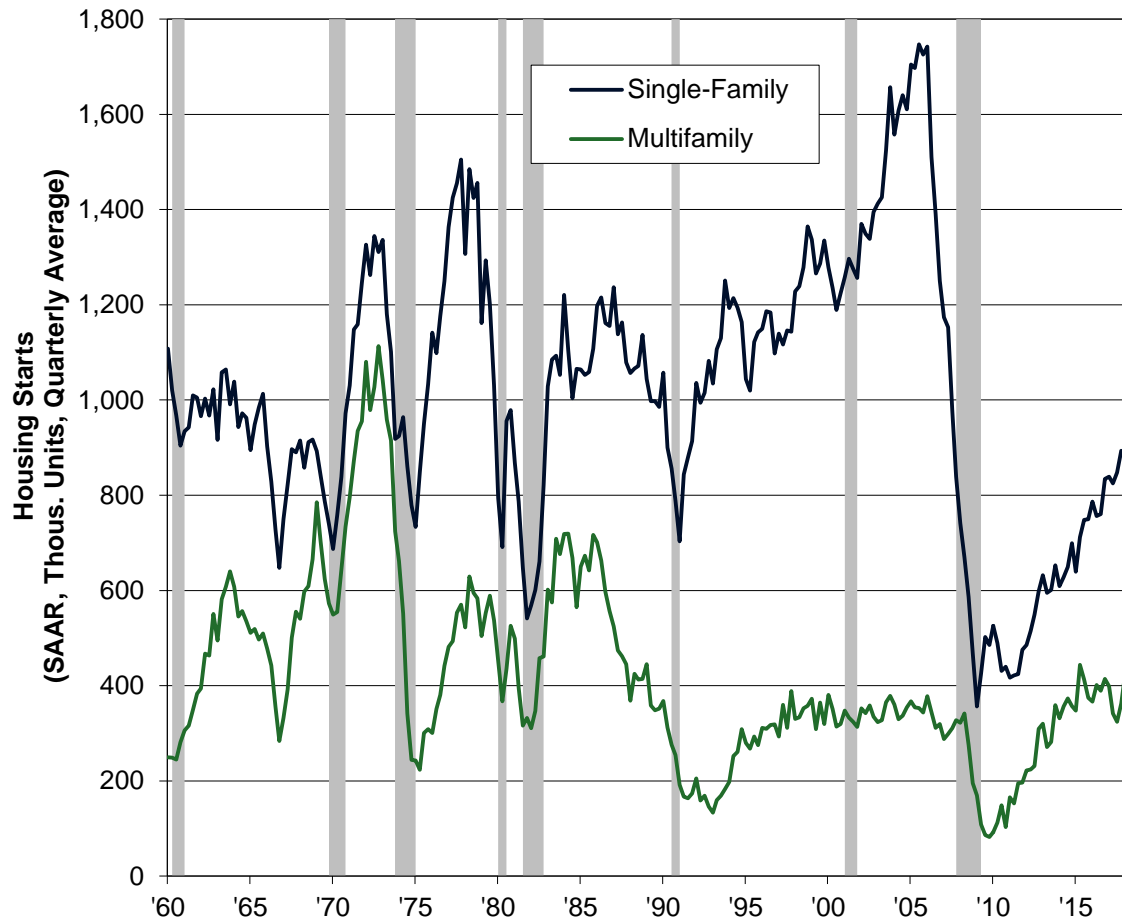
Share of Millennials Living With Their Parents Has Increased Dramatically



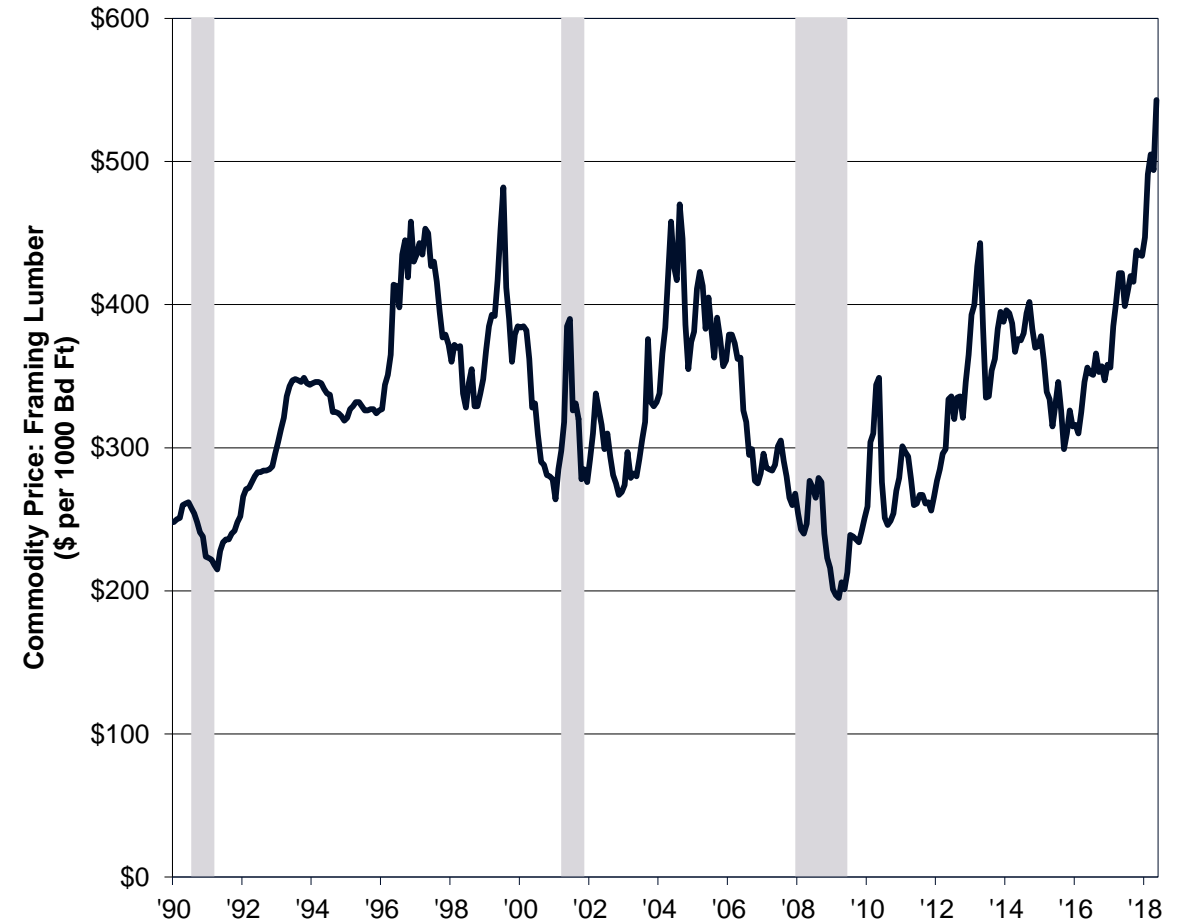


Home Building Remains Subdued

Single-Family Building Remains at Levels Usually Seen During Recessions



Record-High Cost of Lumber Hurts Builders' Profits



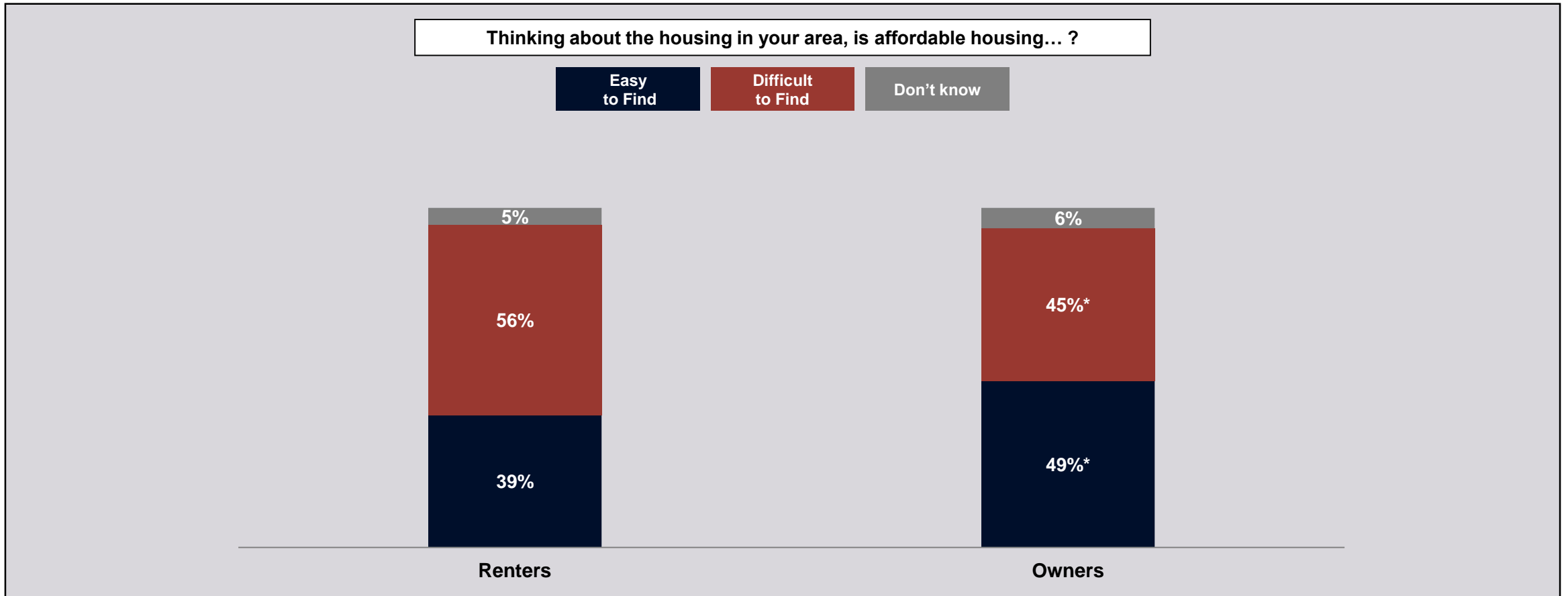


Housing Affordability: Owners vs. Renters





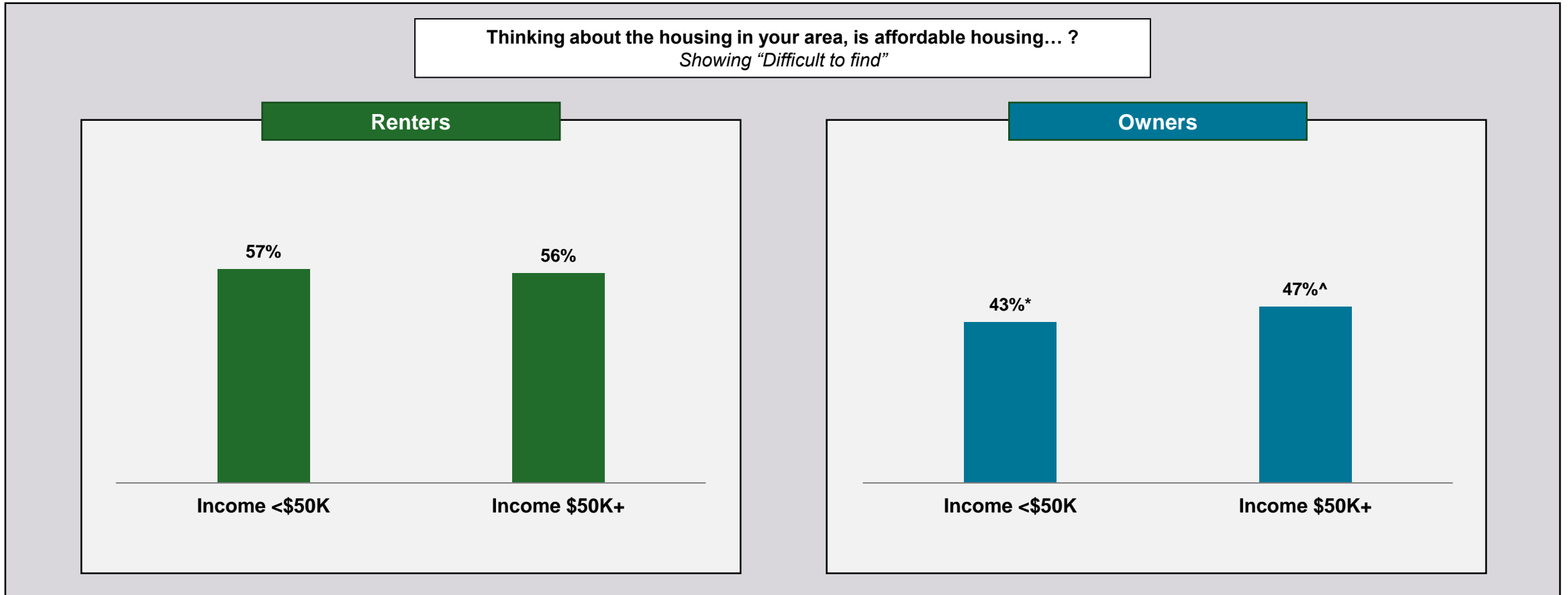
Renters are more likely than owners to say it is difficult to find affordable housing in their area.



* Indicates statistically significant difference from Renters at the 95% Confidence Interval



Even when comparing within the same income group, renters are still more likely than owners to say it's difficult to find affordable housing (showing absolute income).

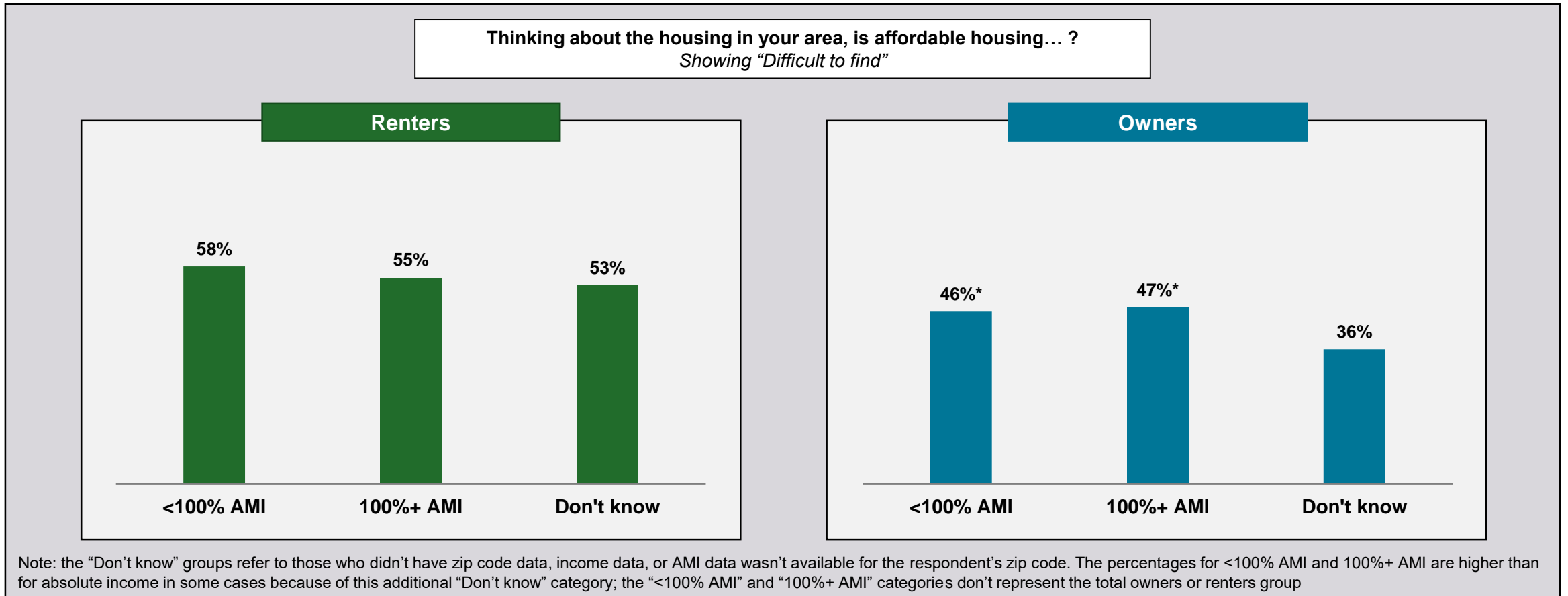


* Indicates statistically significant difference from Renters in the same income group at the 95% Confidence Interval

^ Indicates statistically significant difference from the same housing audience with income <\$50K at the 95% Confidence Interval



Even when comparing within the same income group, renters are still more likely than owners to say it's difficult to find affordable housing (showing income relative to area median).

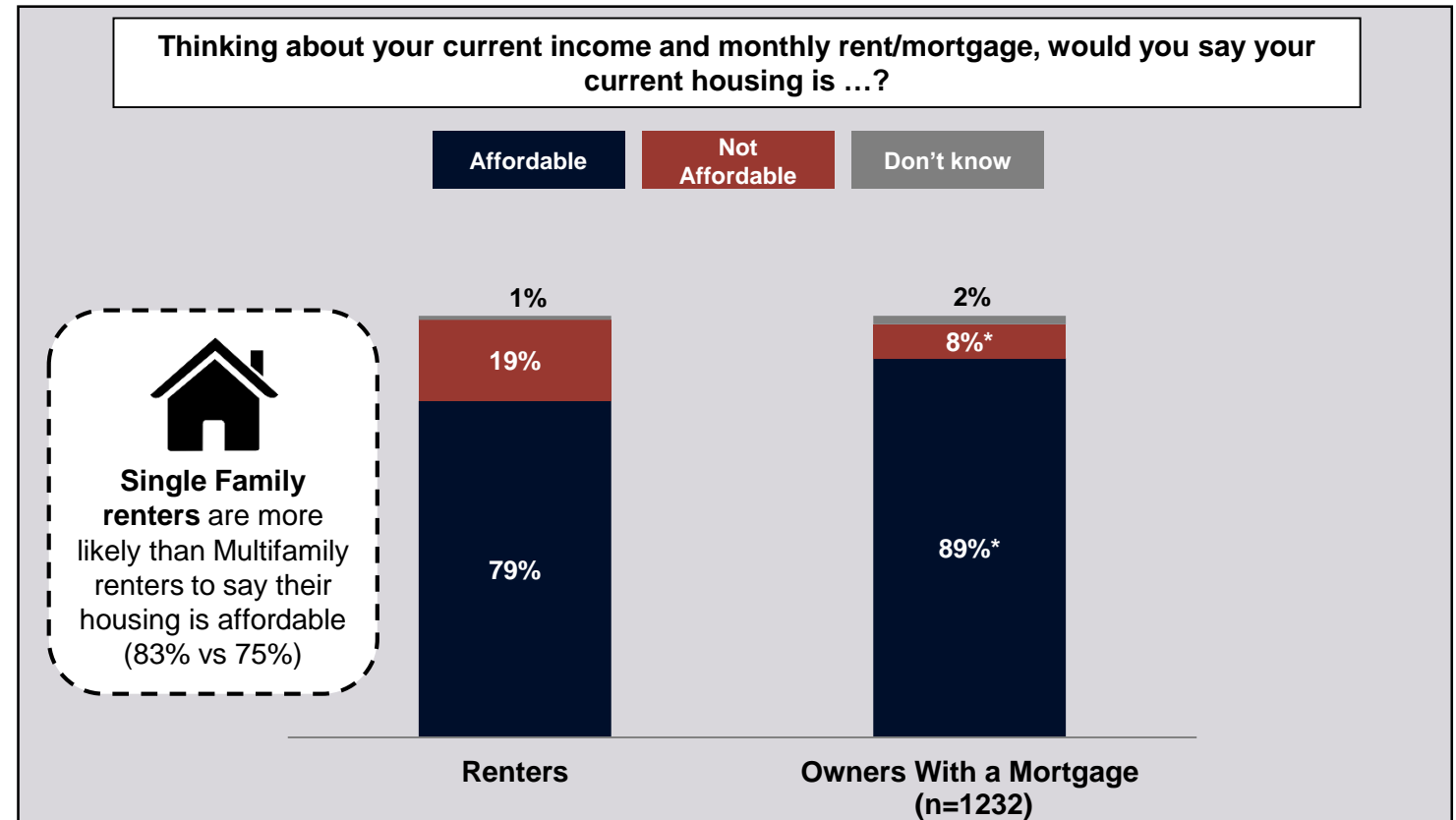
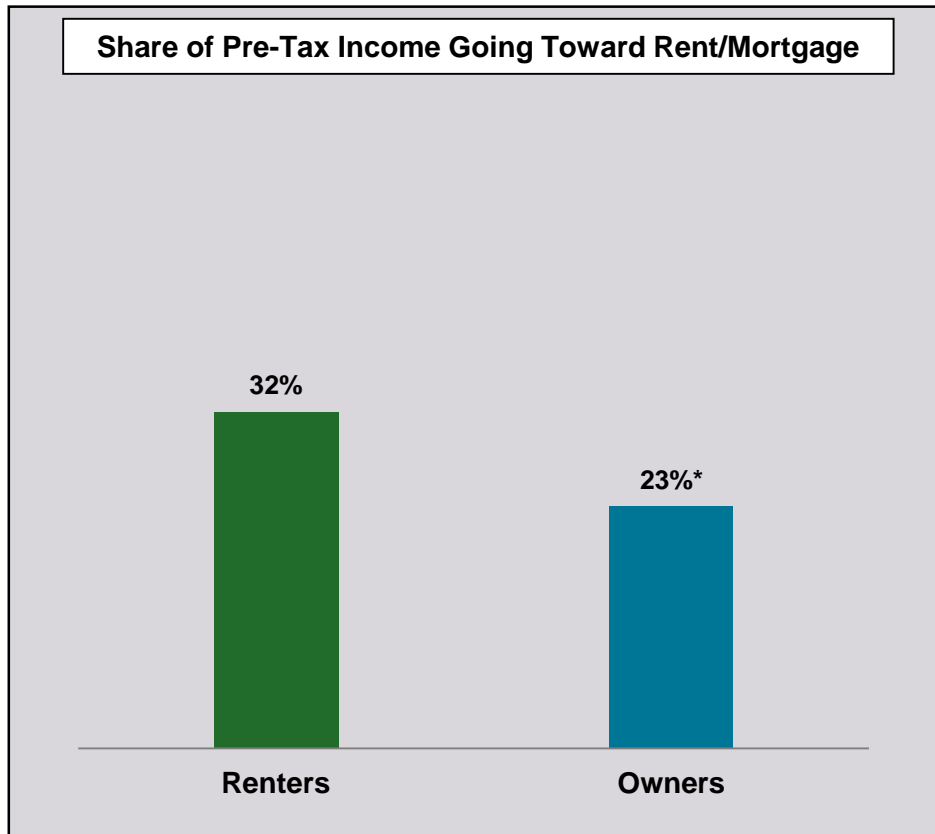


* Indicates statistically significant difference from Renters in the same AMI (Area Median Income) group at the 95% Confidence Interval

^ Indicates statistically significant difference from the same housing audience at <100% AMI at the 95% Confidence Interval



Renters tend to report using a larger share of their income to pay for housing, and about a fifth say their current housing is not affordable.

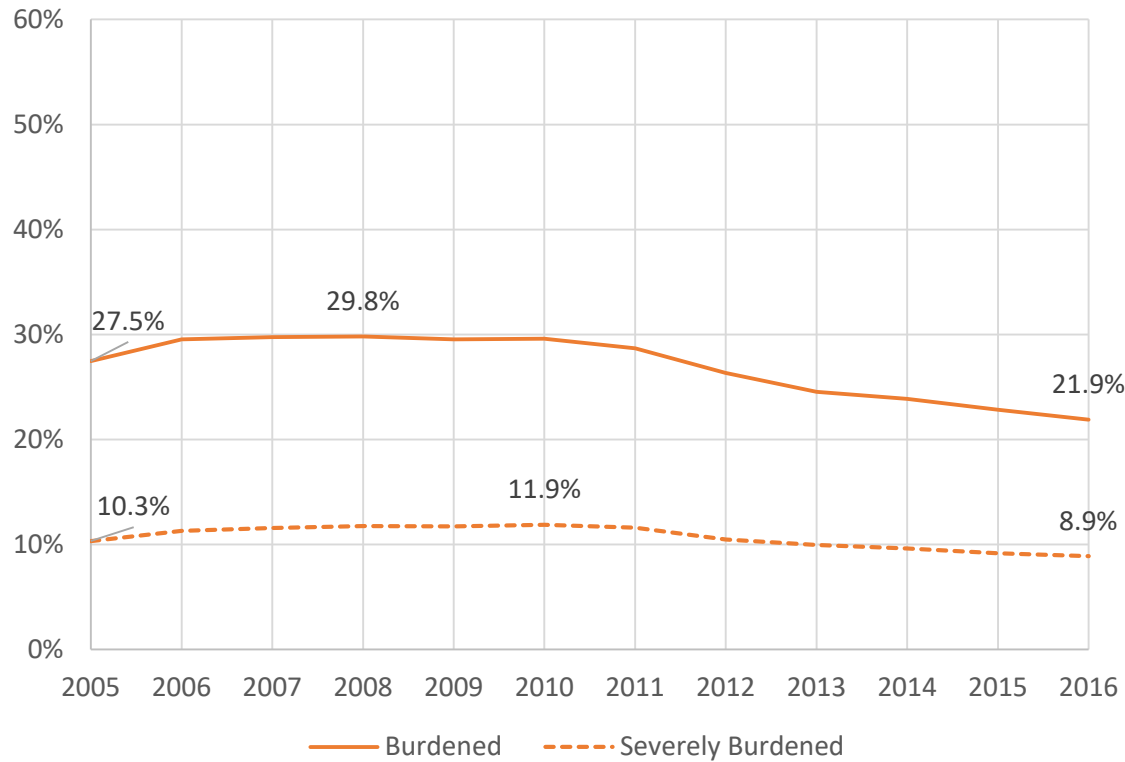


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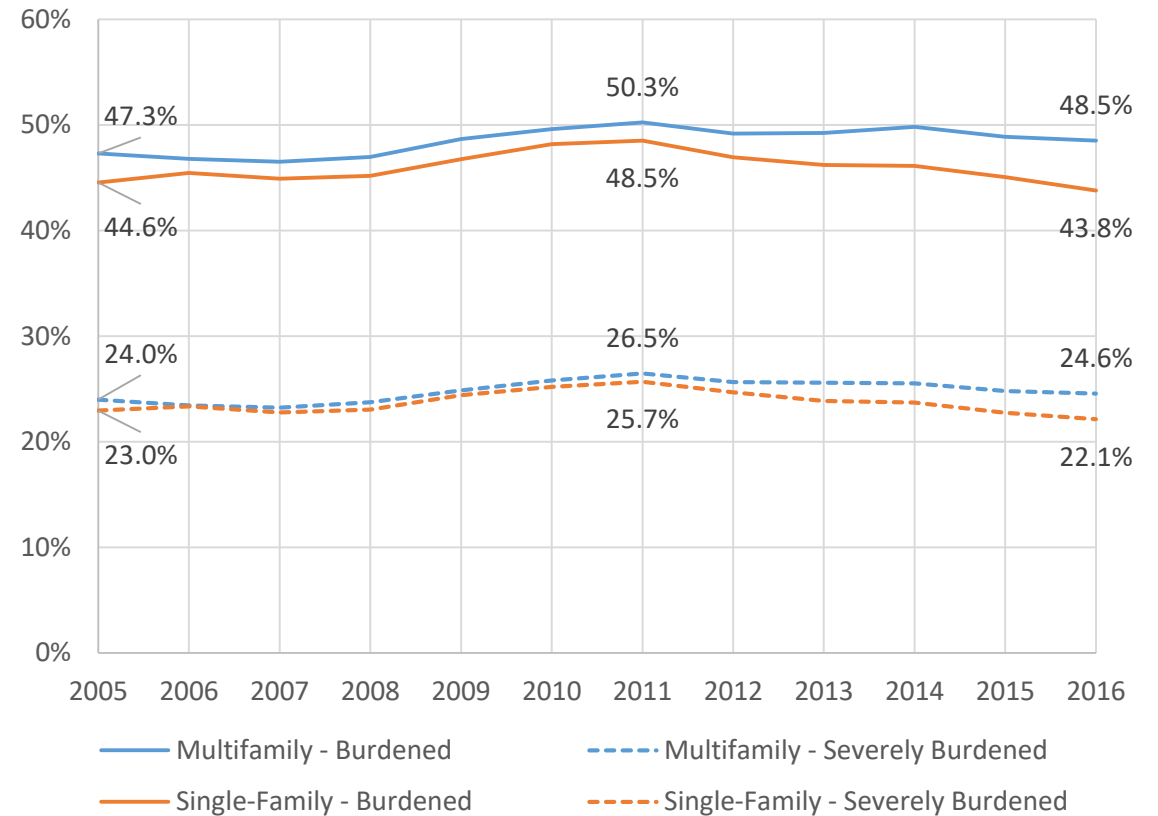


The share who say their current housing is not affordable is similar to the share of the population that falls within HUD's definition of severely housing cost burdened.

Share of Single-Family Owner Households



Share of Renter Households



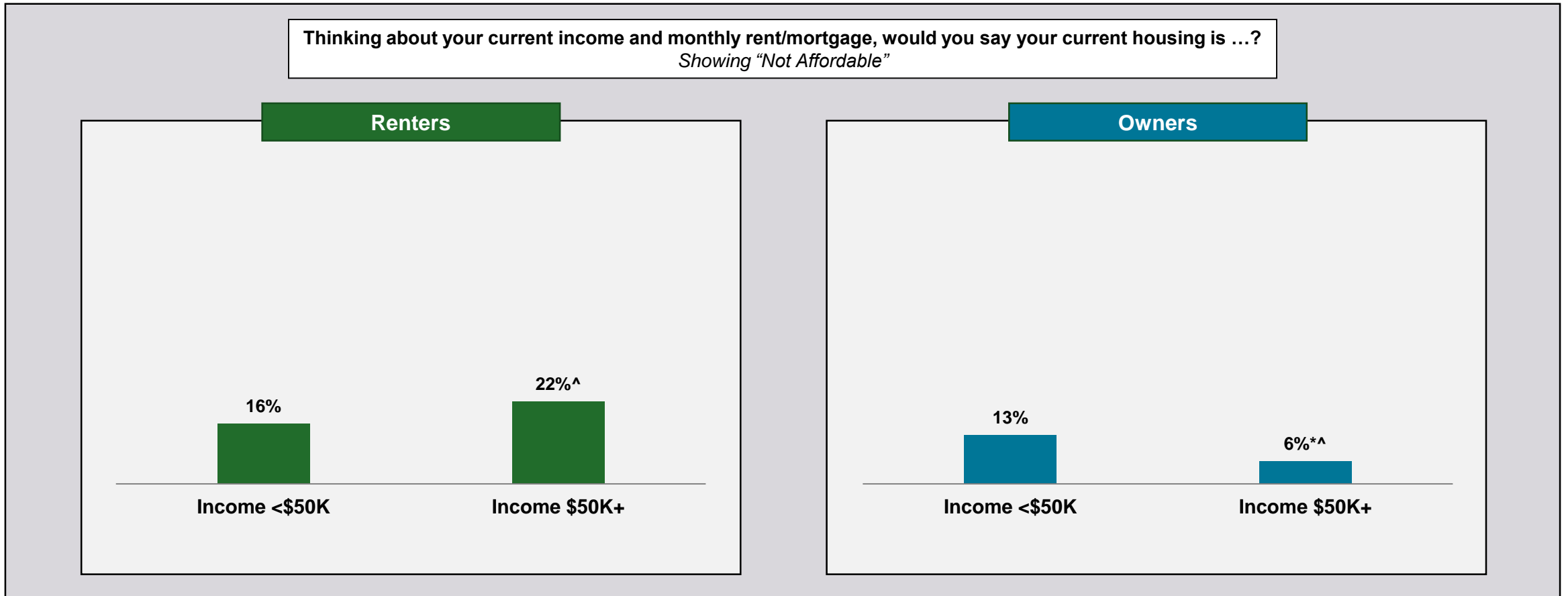
Source: ESR computations based on American Community Survey (ACS) PUMS data, 2005-2016

Definitions: - Households are housing cost burdened if they spend more than 30% of their income on monthly housing costs; severely cost burdened if they spend more than 50% of their income.

- For homeowners, monthly housing costs are mortgage payments + insurance + utilities; for renters monthly housing costs are rent + utilities.



Higher income renters are more likely than lower income renters to say their housing is not affordable (showing absolute income).

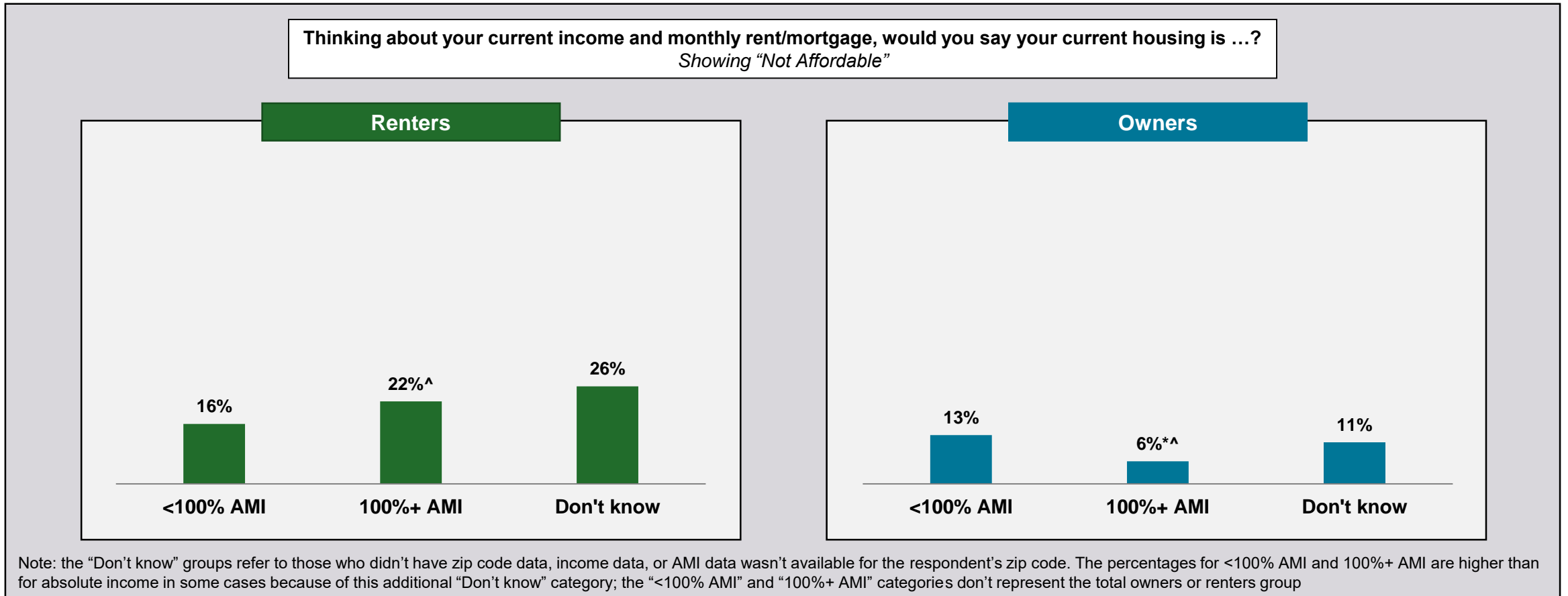


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Higher income renters are more likely than lower income renters to say their housing is not affordable (showing income relative to area median).

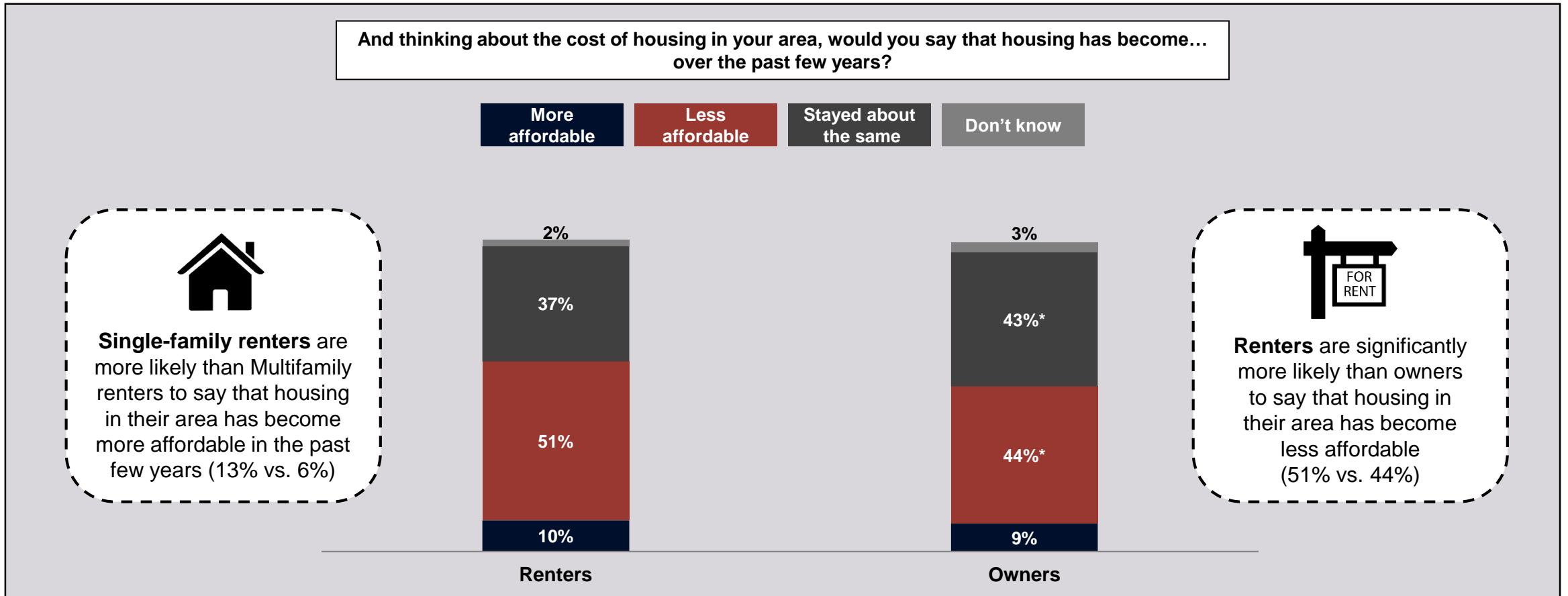


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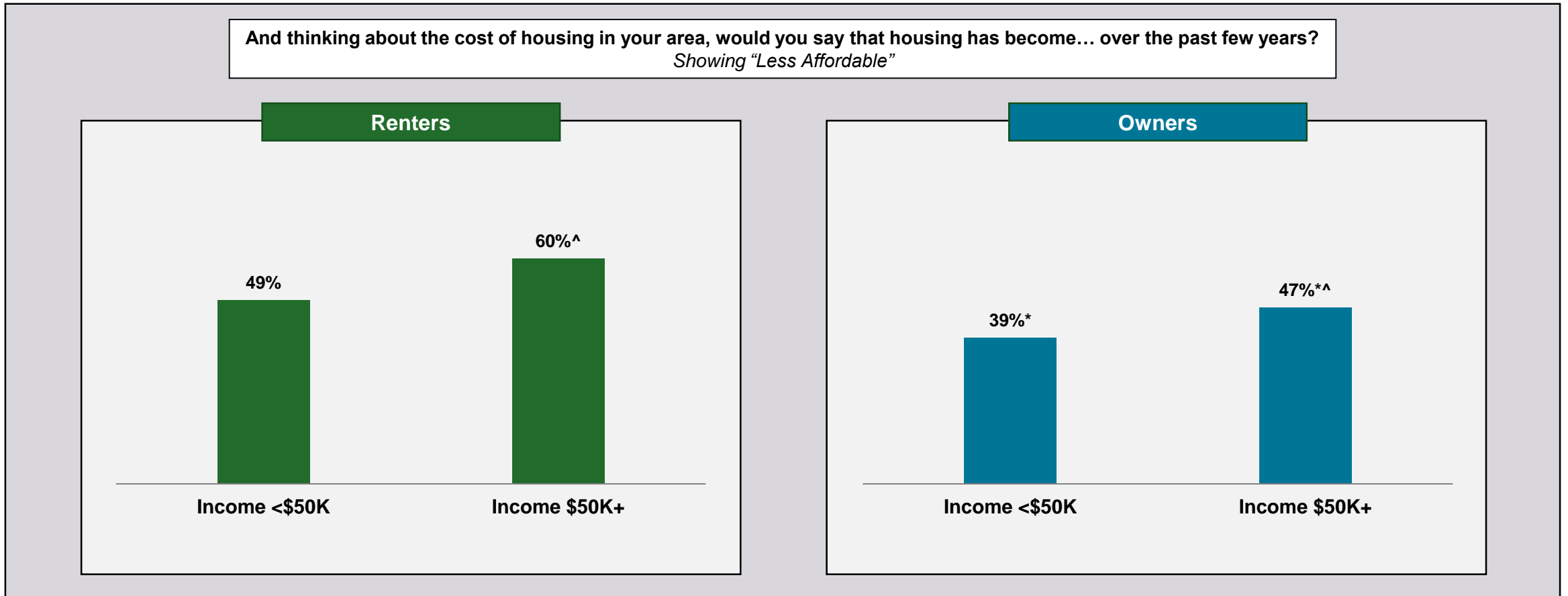
About half of consumers say that housing in their area has become less affordable — renters more so than owners.



* Indicates statistically significant difference from Renters at the 95% Confidence Interval



Those with higher incomes are more likely to say that housing in their area has become less affordable (showing absolute income).



* Indicates statistically significant difference from Renters in the same income group at the 95% Confidence Interval

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Renters with higher incomes are more likely to say that housing in their area has become less affordable (showing income relative to area median).

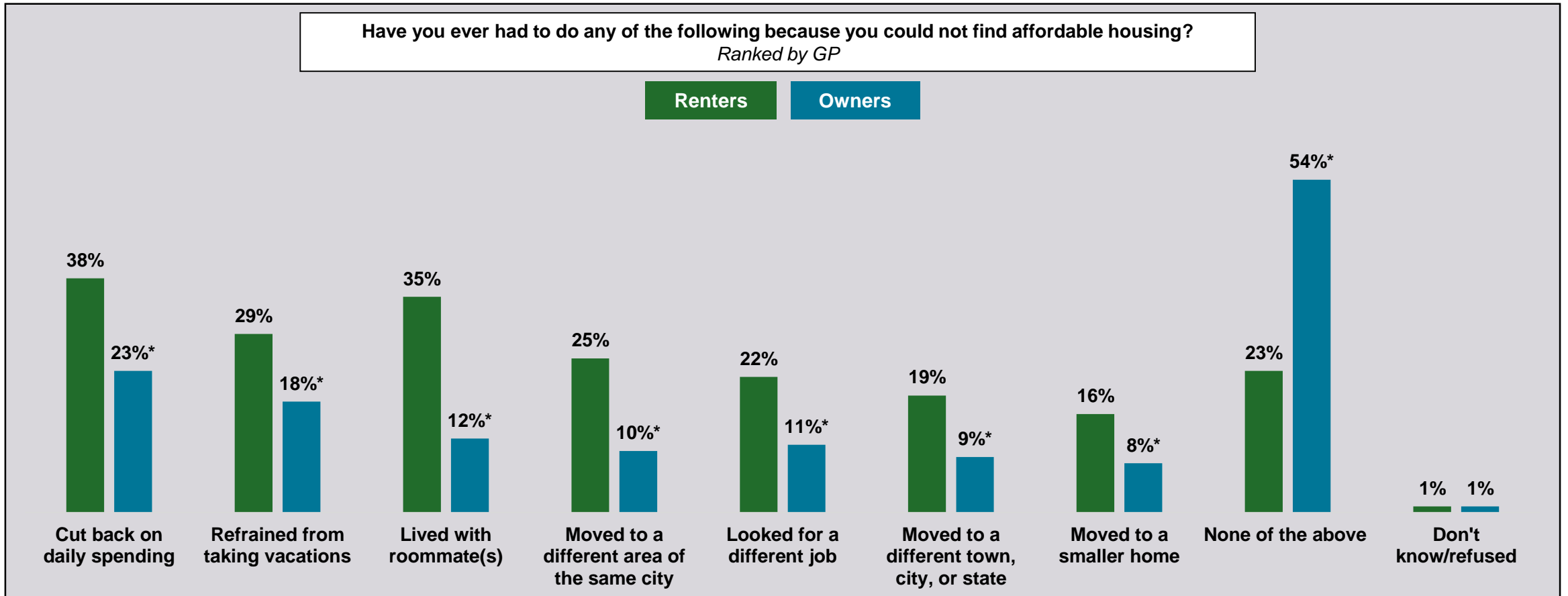


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Due to difficulty finding affordable housing, more than half of survey respondents, especially renters, say they have taken actions such as cutting back on daily spending, not taking vacations, and living with roommates.



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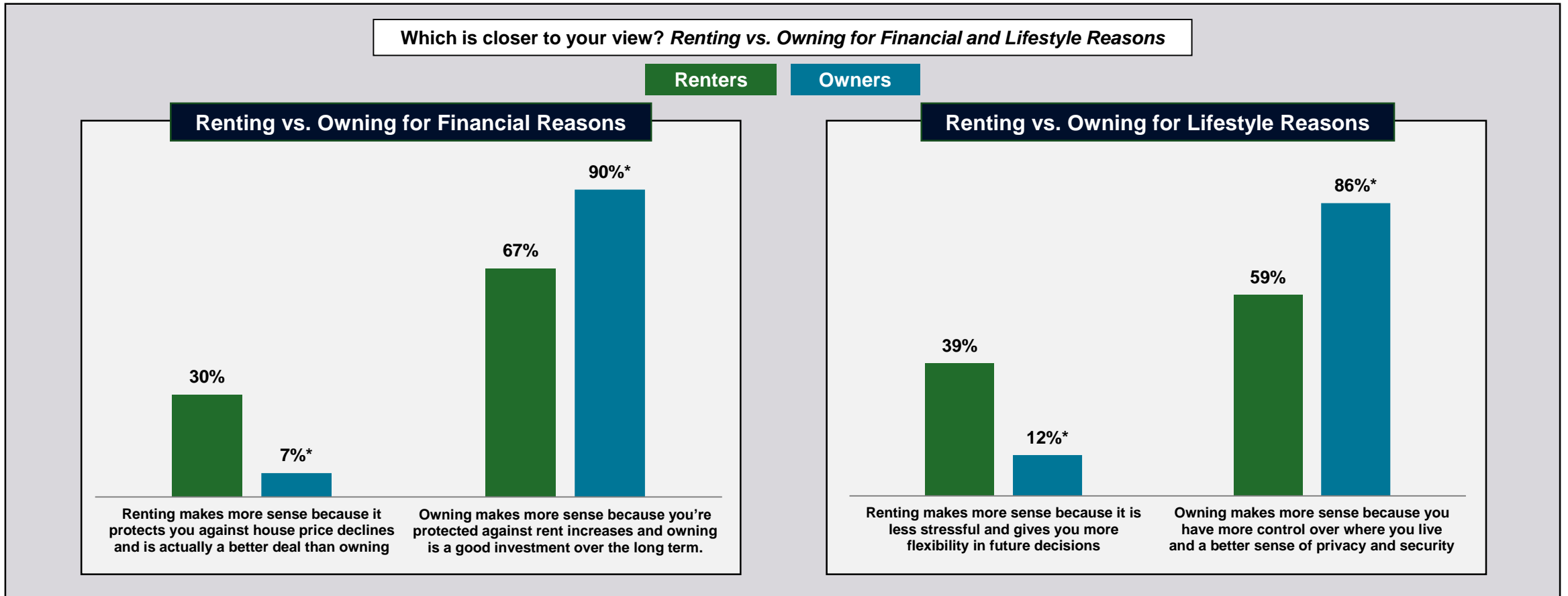


Preference for Owning vs. Renting





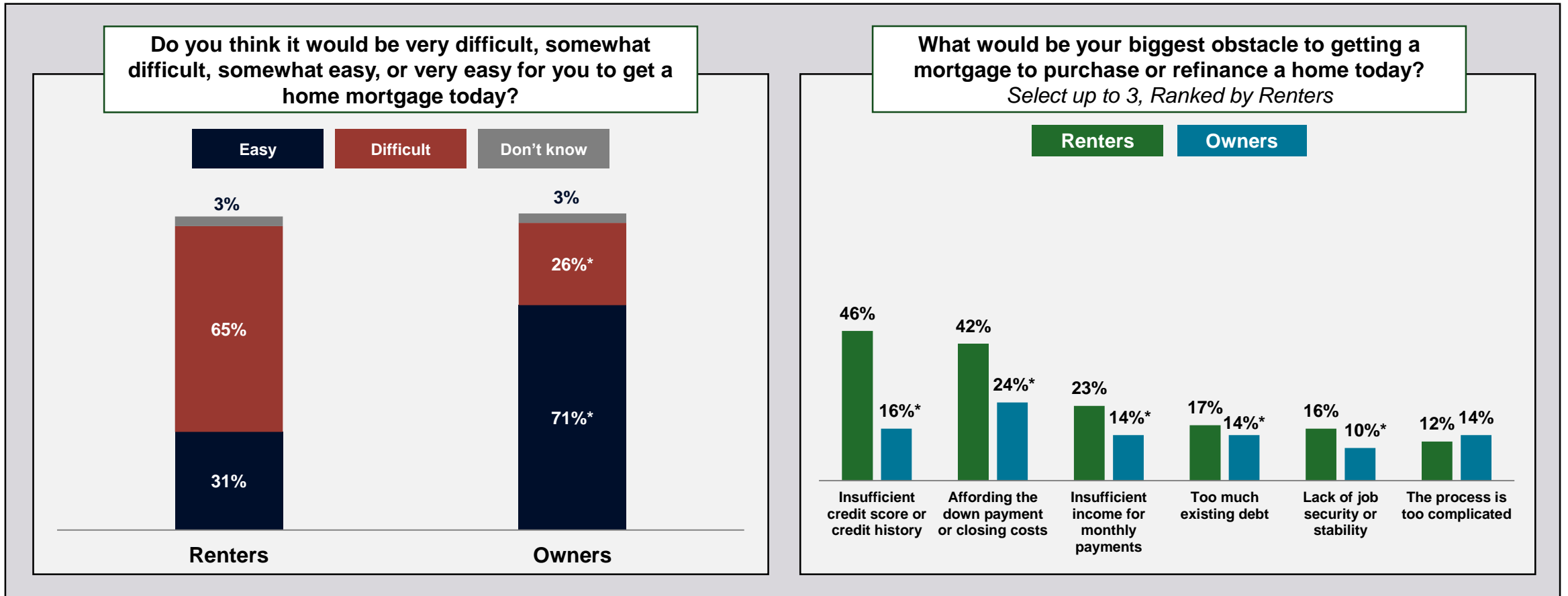
Most renters prefer homeownership.



* Indicates statistically significant difference from Renters



Most renters say it would be difficult for them to get a mortgage, mainly due to credit and down payment concerns.



* Indicates statistically significant difference from Renters

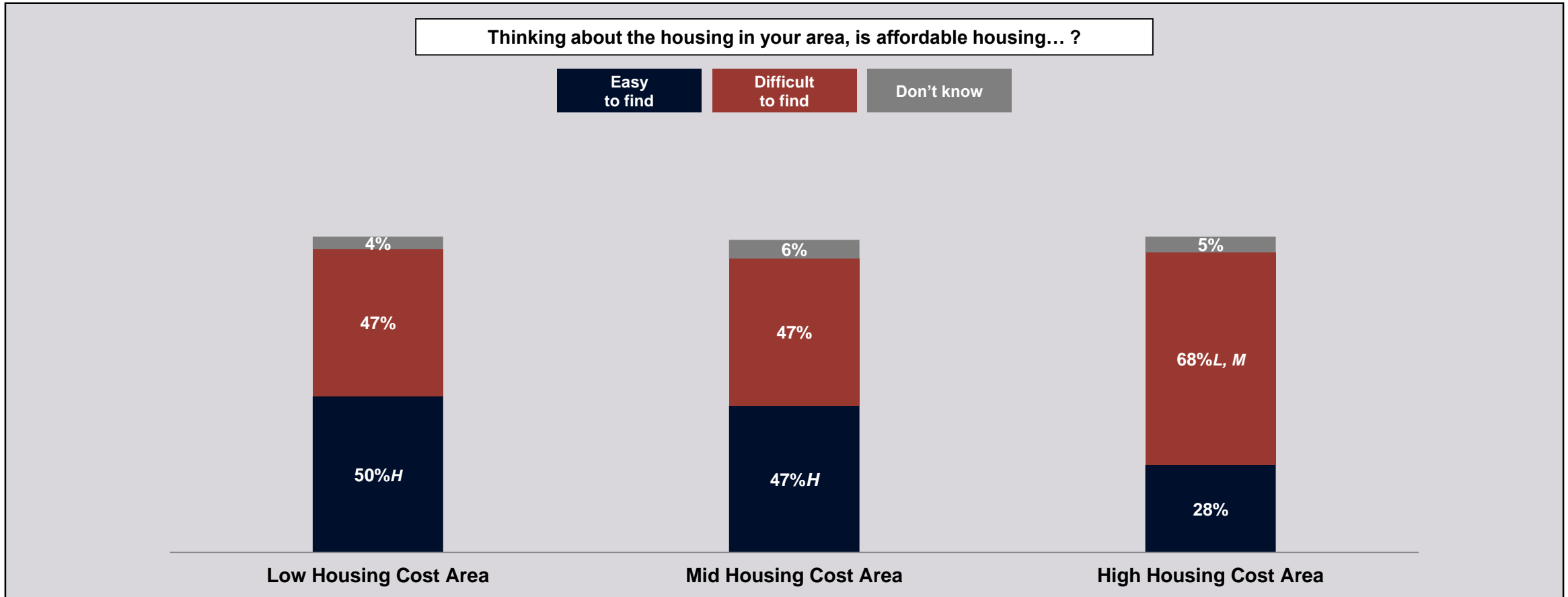


Housing Affordability in High, Mid, and Low Housing Cost Areas





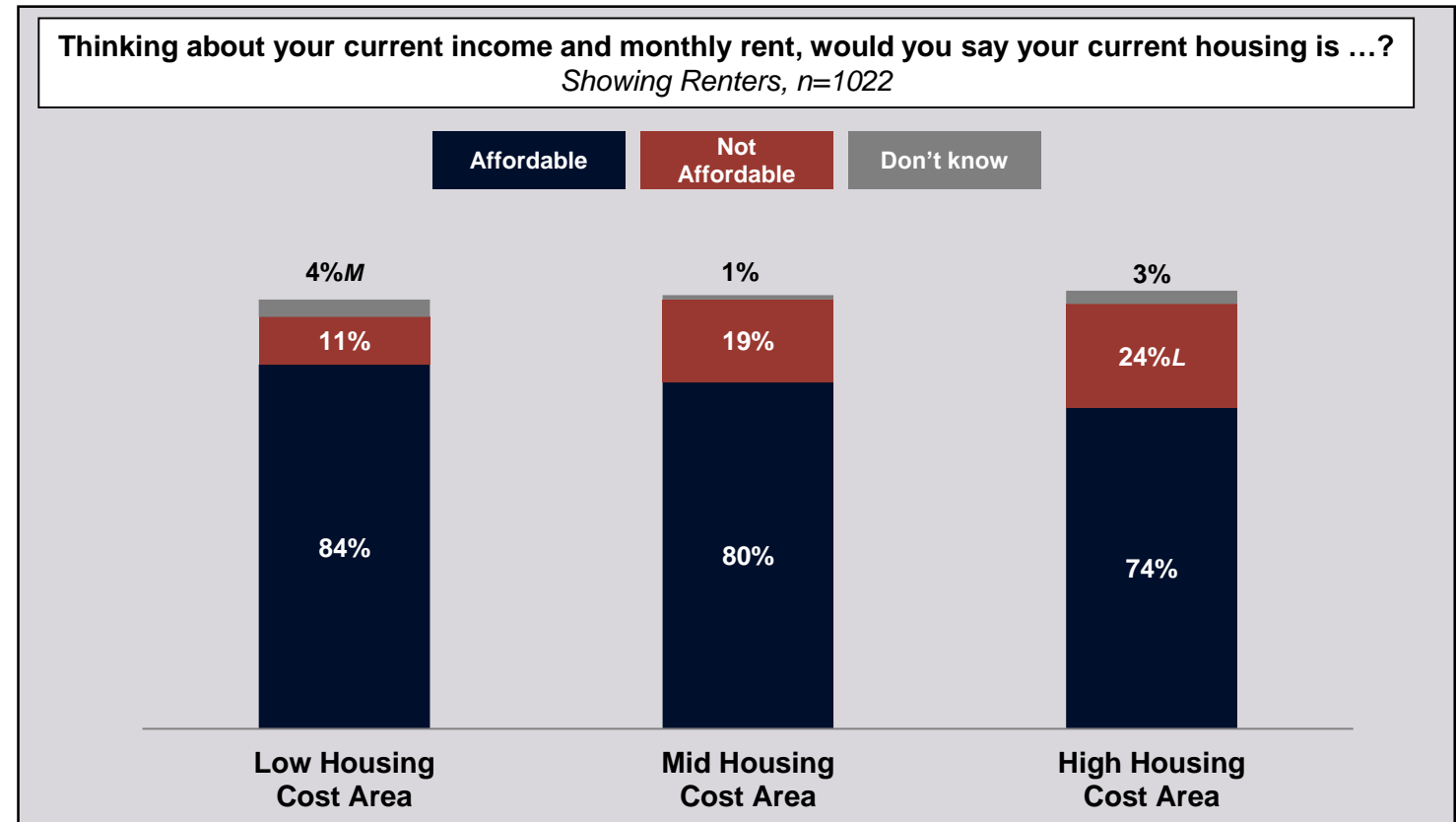
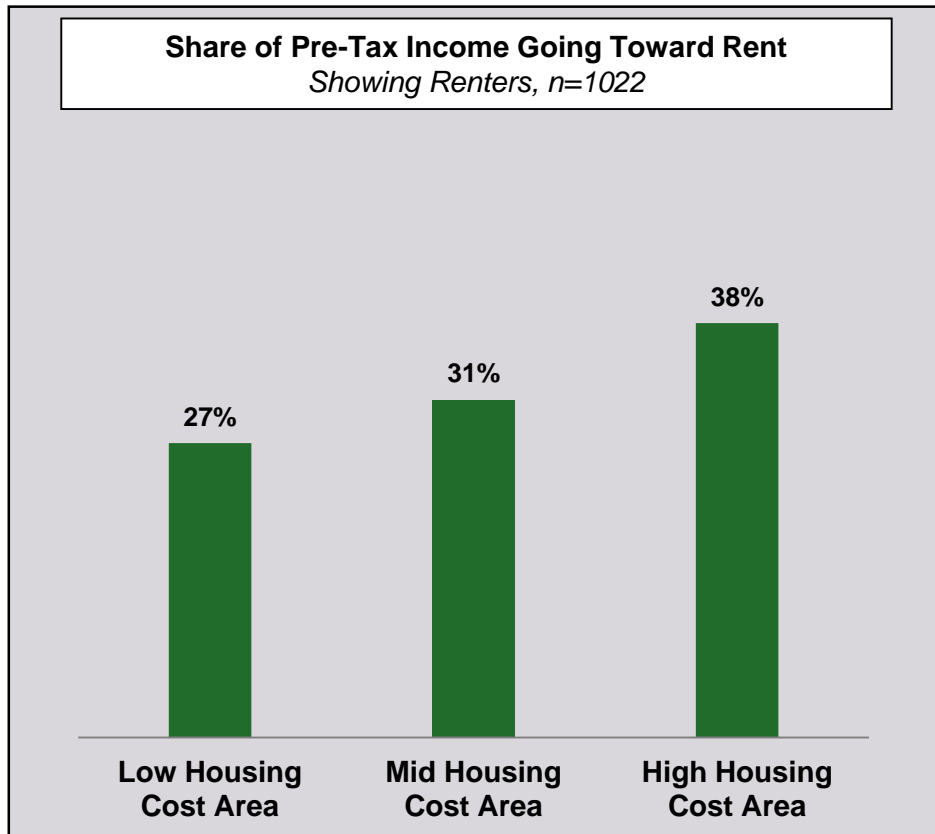
Those who live in areas where housing costs are high relative to income* are much more likely to say that it is difficult to find affordable housing in their area.



L/M/H - Denote a % is significantly higher than the housing cost ratio* area that the letter represents (Low (L), Mid (M), and High (H) cost housing audience(s) at the 95% Confidence Interval
* The ratio is calculated using ACS data by taking the median housing cost and dividing it by the median household income in the respondents' zip code – Low: <.18; Mid .18-.28; High: >.28



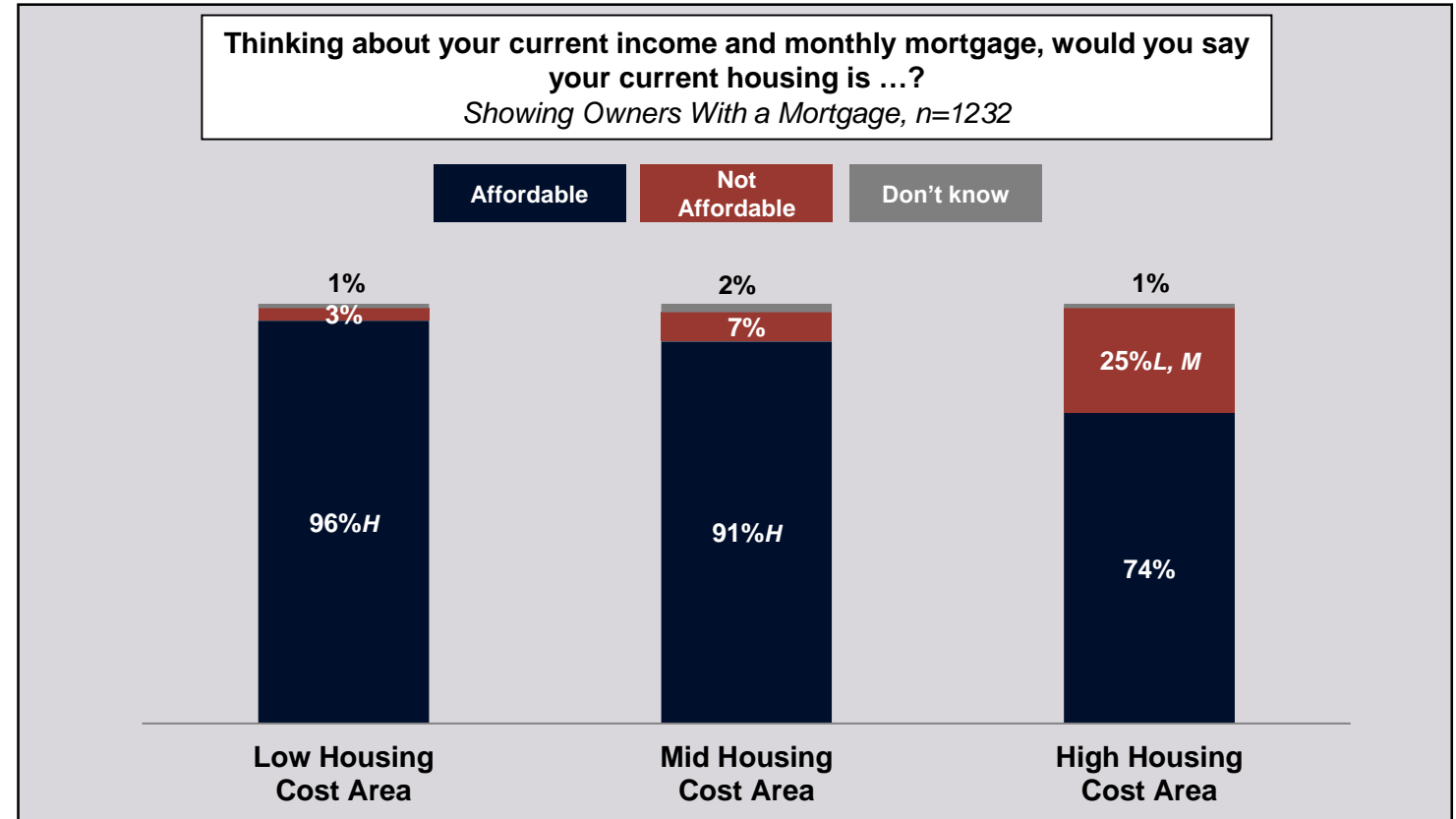
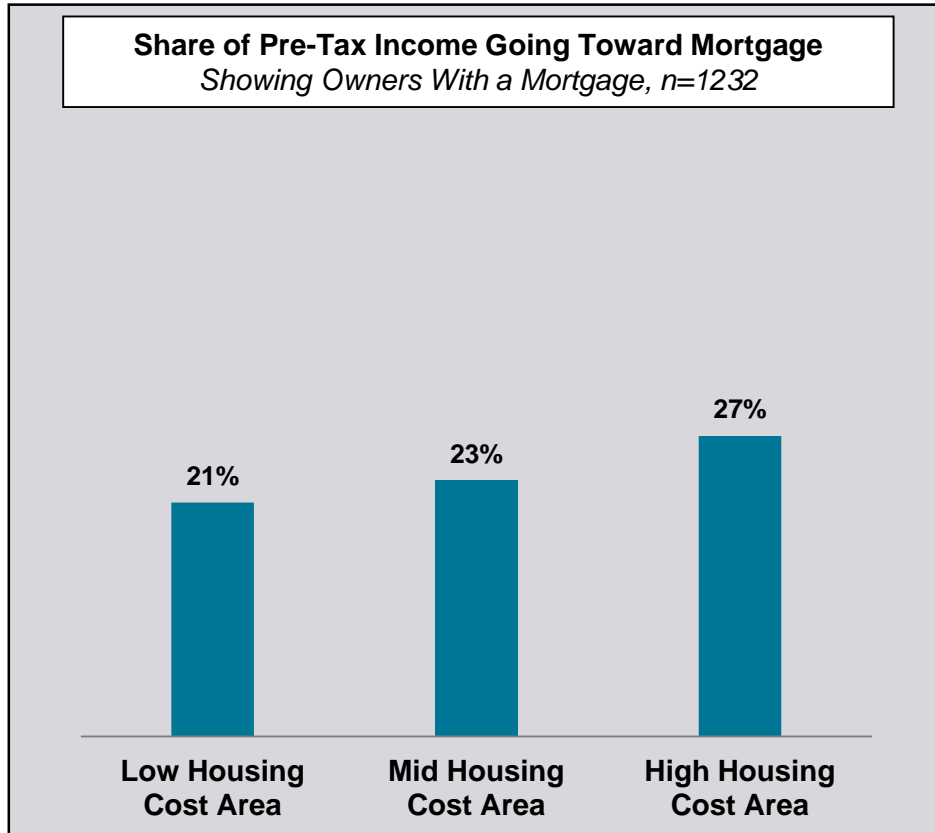
Renters in high housing cost areas report a higher share of their income going toward rent – and they are more likely to say that their current housing is not affordable.



L/M/H - Denote a % is significantly higher than the housing cost ratio* area that the letter represents (Low (L), Mid (M), and High (H) cost housing audience(s) at the 95% Confidence Interval
* The ratio is calculated using ACS data by taking the median housing cost and dividing it by the median household income in the respondents' zip code – Low: <.18; Mid: .18-.28; High: >.28



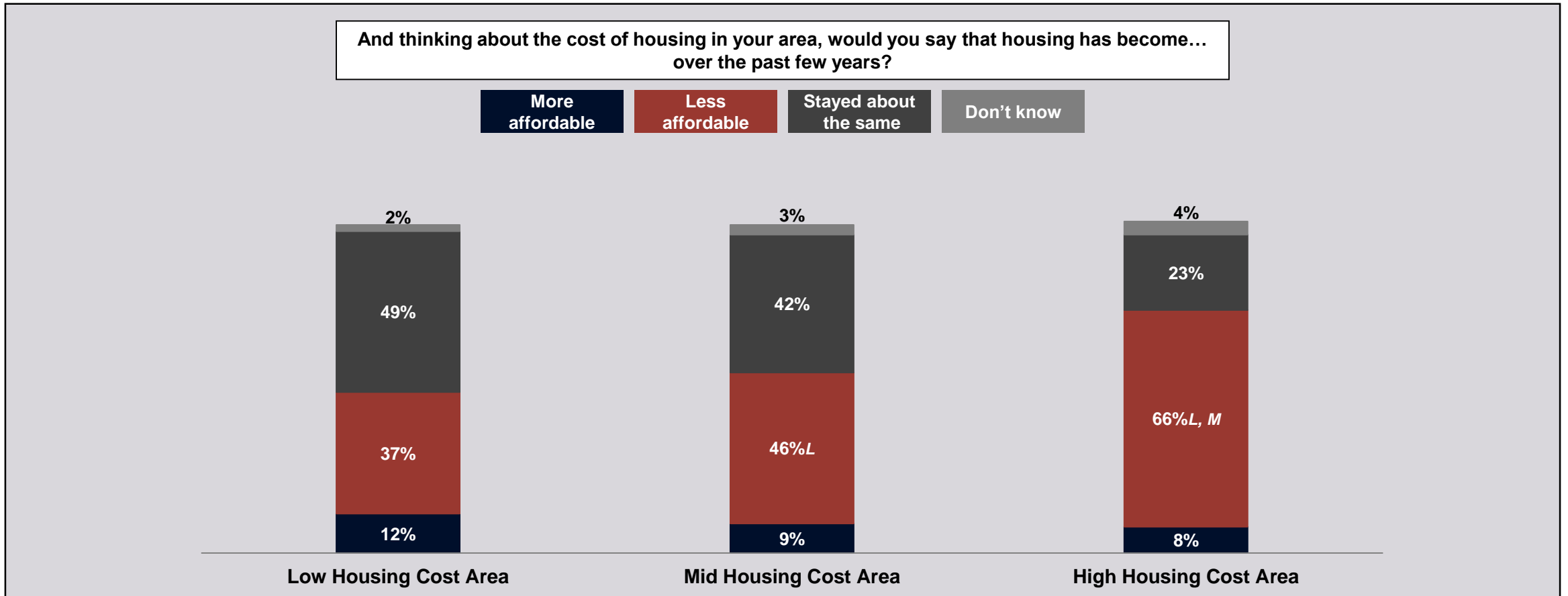
Owners in high housing cost areas are least likely to say that their current housing is affordable – however, the share of their income going toward their mortgage isn't much higher than those in low and mid housing cost areas.



L/M/H - Denote a % is significantly higher than the housing cost ratio* area that the letter represents (Low (L), Mid (M), and High (H) cost housing audience(s) at the 95% Confidence Interval
* The ratio is calculated using ACS data by taking the median housing cost and dividing it by the median household income in the respondents' zip code – Low: <.18; Mid: .18-.28; High: >.28



Two-thirds of those in high housing cost areas say that housing has become less affordable over the past few years – significantly more than in low or mid cost areas.



L/M/H - Denote a % is significantly higher than the housing cost ratio* area that the letter represents (Low (L), Mid (M), and High (H) cost housing audience(s) at the 95% Confidence Interval
* The ratio is calculated using ACS data by taking the median housing cost and dividing it by the median household income in the respondents' zip code – Low: <.18; Mid .18-.28; High: >.28



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Community Satisfaction





Most people are satisfied with their communities and the different characteristics of where they live.

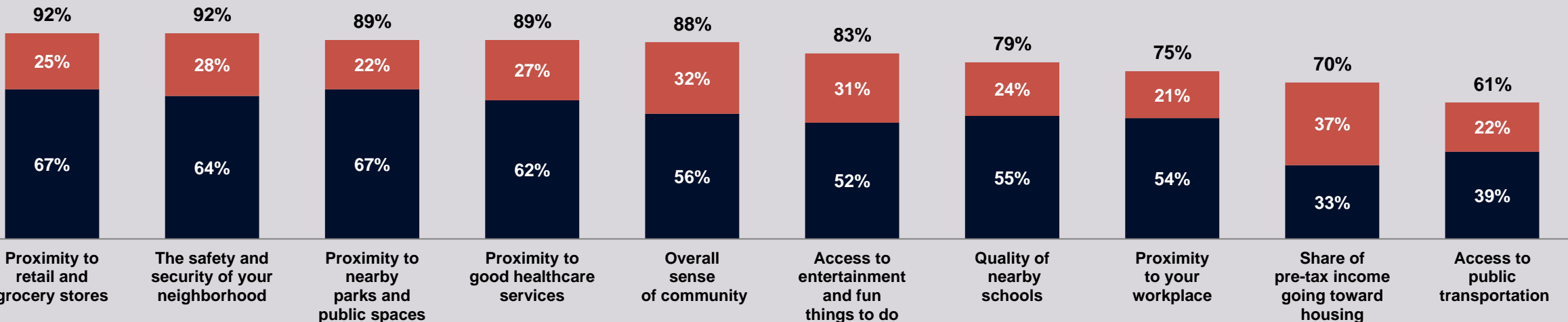
Based on your current home and area where you live, how satisfied are you with each of the following?
Showing "Satisfied"

Very Satisfied

Somewhat Satisfied



Those in high housing cost areas are more likely to say they're satisfied with what is nearby than those in low or mid housing cost ratio* areas, such as the access to retail (low: 86%, mid: 92%, high: 95%), parks (low: 84%, mid: 91%, high: 92%), and entertainment (low: 75%, mid: 85%, high: 85%)



* The ratio is calculated using ACS data by taking the median housing cost and dividing it by the median household income in the respondents' zip code – Low: <.18; Mid: .18-.28; High: >.28



Renters tend to be less satisfied than owners with the individual characteristics of where they live, except for their access to public transit.

Based on your current home and area where you live, how satisfied are you with each of the following?
 Ranked by GP, Showing "Satisfied"

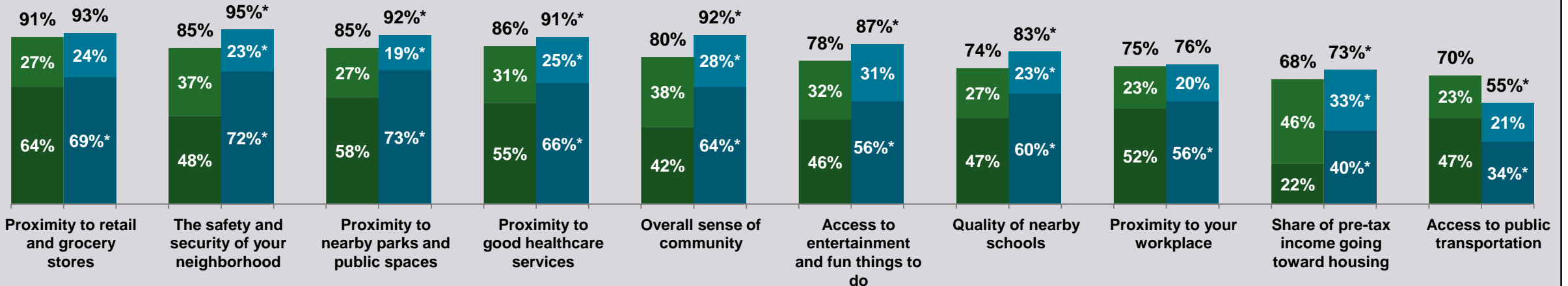
Renters	Owners
Somewhat satisfied	Somewhat satisfied
Very satisfied	Very satisfied



Multifamily renters are significantly more satisfied than Single-family renters with their access to good healthcare services (90% vs. 84%) and access to entertainment (81% vs. 75%)



Single-family renters are significantly more satisfied than Multifamily renters with the share of their income going to their rent/mortgage (72% vs. 65%), and the quality of nearby schools (78% vs. 71%)



* Indicates statistically significant difference from Renters at the 95% Confidence Interval



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Appendix





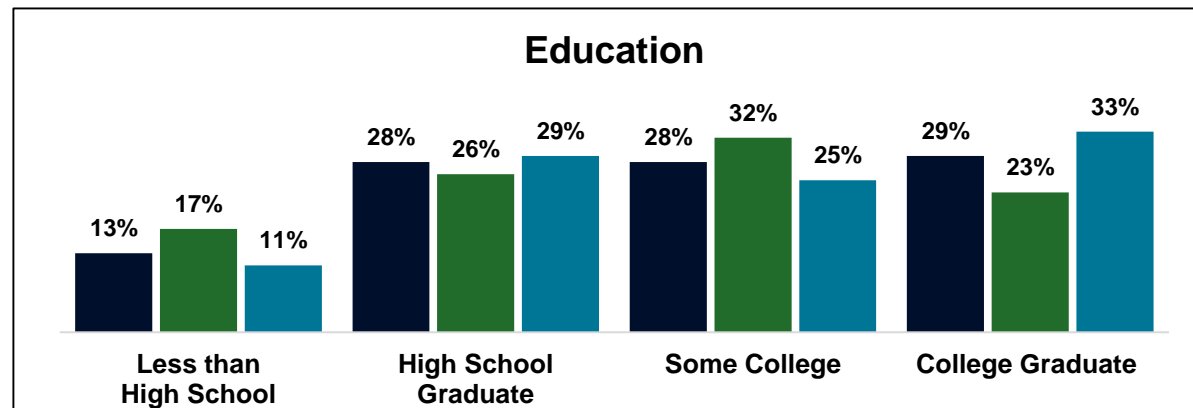
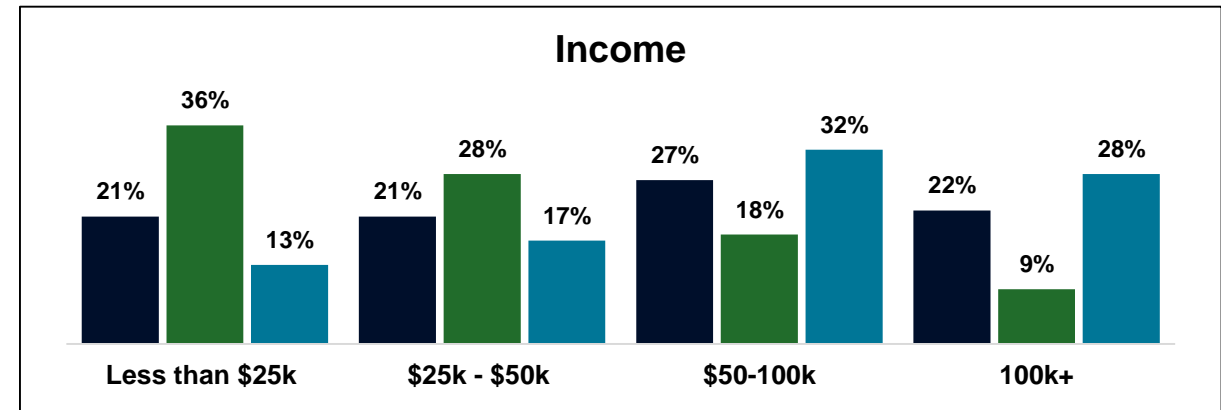
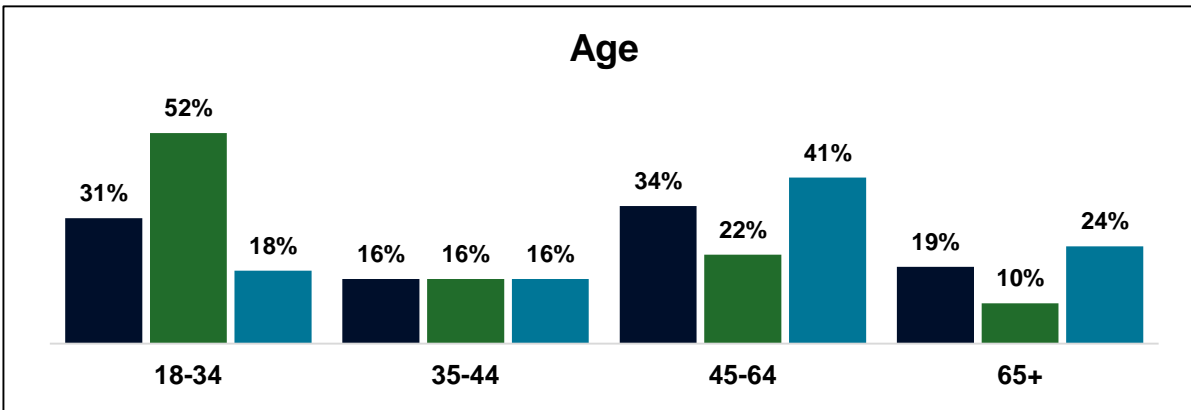
Research Methodology: Q4 2017

- Each month, beginning in June, 2010, approximately 1,000 live (not automated) telephone interviews with Americans age 18 and older via landline and cell phone are conducted by PSB, in coordination with Fannie Mae. For the sample to accurately represent the U.S. population, 60% of calls are made to cell phones. The margin of error for the total sample is $\pm 3.1\%$ at the 95% confidence level and larger for sub-groups. Most of the data collection occurs during the first two weeks of each month.
- The General Population data presented in this study has been weighted to make it reflective of the U.S. Census American Community Survey demographic statistics in terms of gender, age, race/ethnicity, income, education, housing tenure, and the Centers for Disease Control (CDC) National Health Interview Survey (NHIS) phone type statistics.
- Respondents can volunteer a “don’t know” response on each question, which is why, in some cases, the total responses may not add up to 100%. The “Don’t know” groups refer to those who didn’t have zip code data, income data, or AMI data wasn’t available for the respondent’s zip code. The percentages for <100% AMI and 100%+ AMI are higher than for absolute income in some cases because of this additional “Don’t know” category; the “<100% AMI” and “100%+ AMI” categories don’t represent the total owners or renters group.

Q4 2017 Sample	Sample Size	Margin of Error
General Population	3,005	$\pm 1.79\%$
Renters	1022	$\pm 3.07\%$
All Owners	1923	$\pm 2.23\%$
Owners with a mortgage	1232	$\pm 2.79\%$
Low Housing Cost Ratio Area	352	$\pm 5.22\%$
Mid Housing Cost Ratio Area	2252	$\pm 2.07\%$
High Housing Cost Ratio Area	248	$\pm 6.22\%$
Single-family Renters <i>Renters who live in a single family home or townhouse, or a building with 4 or fewer units</i>	548	$\pm 4.19\%$
Multifamily Renters <i>Renters who live in multi-unit building with more than 4 units</i>	382	$\pm 5.01\%$

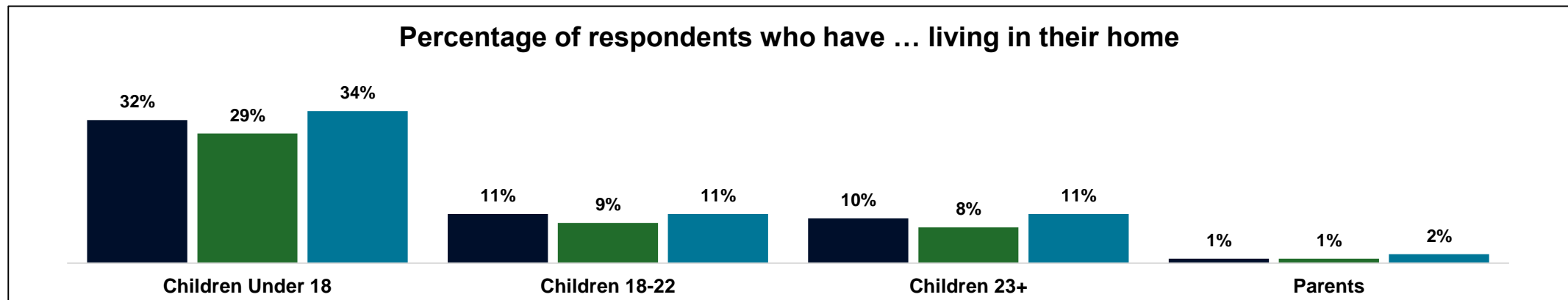
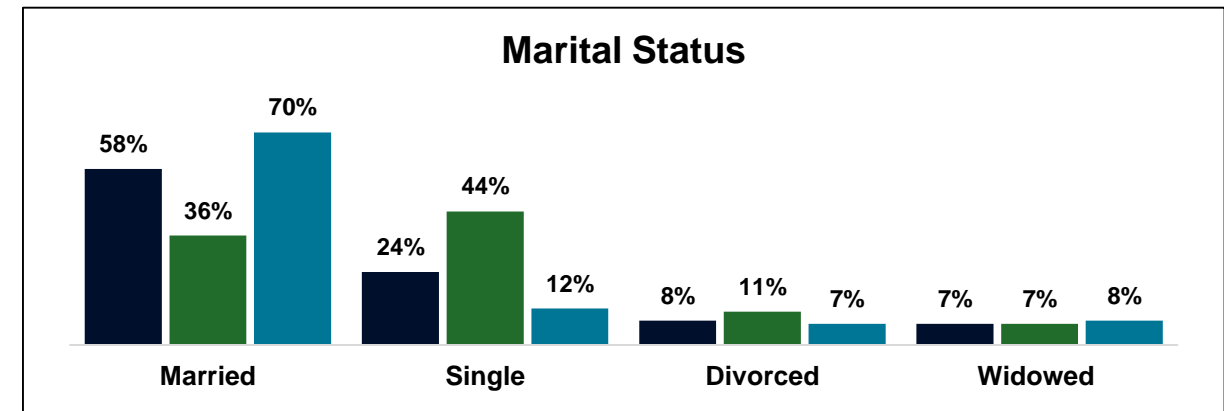
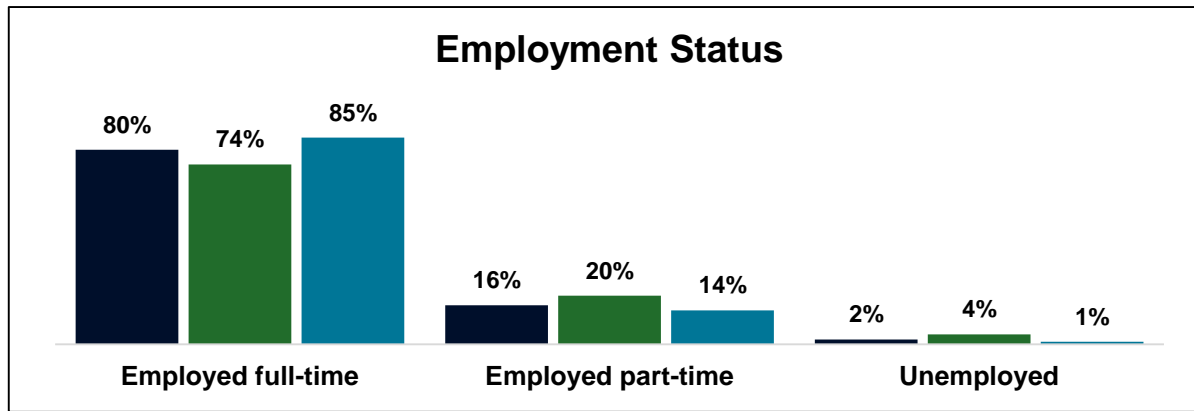


Demographics: Renters vs. Owners



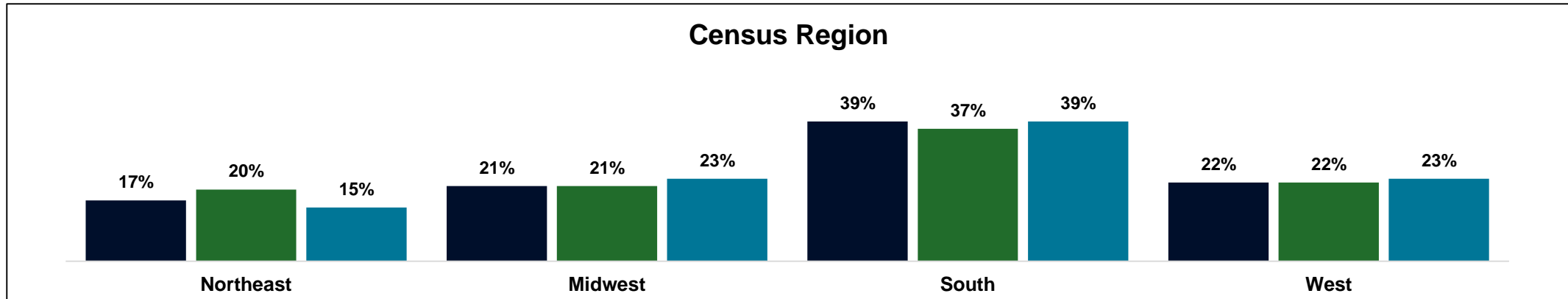
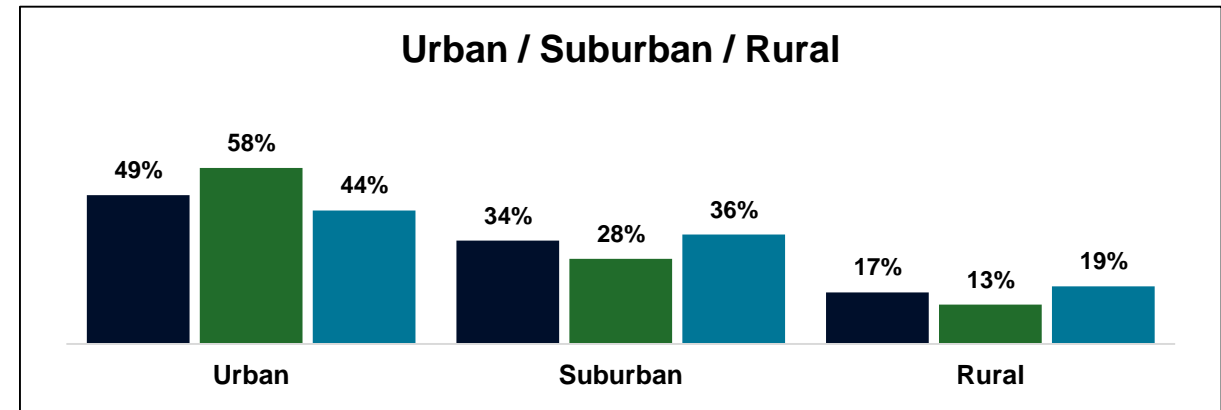
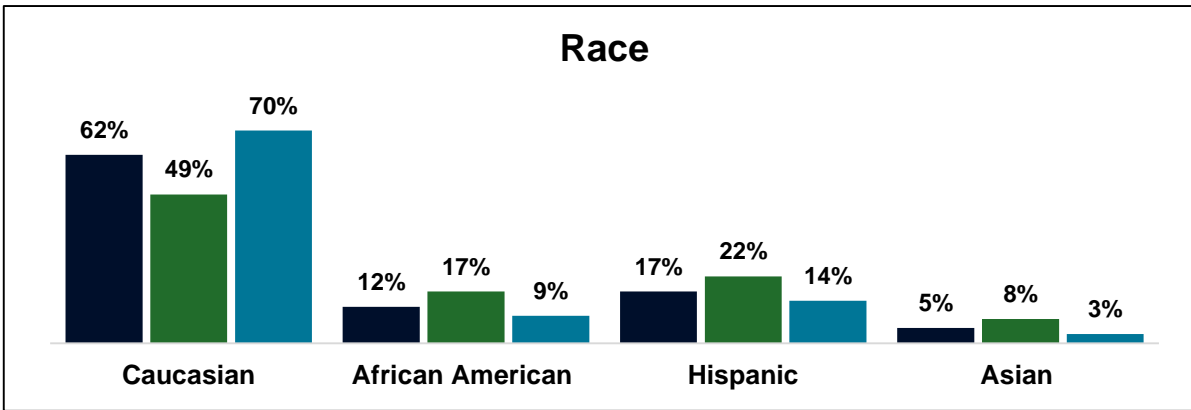


Demographics: Renters vs. Owners





Demographics: Renters vs. Owners





Ability to Find Affordable Housing

Thinking about the housing in your area, is affordable housing...

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Very easy to find	15%	17%	12%	13%	17%	14%	19%	16%	14%	14%	15%	13%	16%	8%	13%	12%	17%	16%	21%	11%	13%	16%
Somewhat easy to find	30%	32%	27%	35%	32%	29%	23%	27%	31%	33%	33%	37%	31%	20%	30%	27%	31%	33%	29%	27%	32%	15%
Somewhat difficult to find	28%	27%	28%	29%	28%	29%	23%	24%	29%	31%	29%	33%	27%	26%	30%	24%	27%	29%	21%	29%	32%	21%
Very difficult to find	21%	18%	28%	18%	20%	23%	23%	26%	22%	18%	20%	14%	20%	42%	26%	29%	19%	18%	15%	29%	23%	32%
Don't know/refused	6%	6%	5%	5%	3%	5%	11%	6%	4%	4%	4%	4%	6%	5%	1%	9%	6%	4%	14%	4%	0%	16%



Perception of Housing Affordability (Mortgage)

Thinking about your current income and monthly mortgage, would you say your current housing is ...?

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	1232	1232	N/A	227	270	555	180	102	187	452	393	128	983	72	N/A	N/A	332	747	154	N/A	N/A	N/A
Very affordable	44%	44%	N/A	45%	41%	42%	57%	32%	43%	46%	45%	42%	46%	27%	N/A	N/A	38%	46%	50%	N/A	N/A	N/A
Somewhat affordable	45%	45%	N/A	49%	53%	45%	31%	43%	43%	47%	48%	54%	45%	47%	N/A	N/A	45%	48%	36%	N/A	N/A	N/A
Not very affordable	7%	7%	N/A	4%	4%	10%	5%	15%	9%	5%	6%	3%	6%	24%	N/A	N/A	11%	5%	10%	N/A	N/A	N/A
Not at all affordable	1%	1%	N/A	0%	2%	1%	1%	3%	1%	1%	1%	0%	1%	1%	N/A	N/A	2%	1%	1%	N/A	N/A	N/A
Don't know/refused	2%	2%	N/A	3%	0%	2%	6%	7%	4%	1%	1%	1%	2%	1%	N/A	N/A	4%	1%	3%	N/A	N/A	N/A



Perception of Housing Affordability (Rent)

Thinking about your current income and monthly rent, would you say your current housing is ...?

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	1022	N/A	1022	531	155	232	104	367	281	190	98	104	733	128	548	382	N/A	N/A	N/A	580	296	146
Very affordable	32%	N/A	32%	30%	35%	32%	39%	32%	39%	22%	26%	36%	33%	29%	38%	24%	N/A	N/A	N/A	33%	29%	35%
Somewhat affordable	47%	N/A	47%	52%	46%	42%	34%	48%	44%	61%	44%	48%	47%	45%	45%	51%	N/A	N/A	N/A	49%	49%	38%
Not very affordable	12%	N/A	12%	11%	14%	14%	8%	9%	12%	12%	24%	8%	13%	10%	11%	14%	N/A	N/A	N/A	10%	15%	11%
Not at all affordable	7%	N/A	7%	6%	5%	9%	16%	8%	4%	6%	7%	3%	6%	14%	6%	8%	N/A	N/A	N/A	6%	7%	15%
Don't know/refused	1%	N/A	1%	1%	.%	2%	2%	3%	1%	0%	0%	4%	1%	3%	0%	2%	N/A	N/A	N/A	2%	0%	0%



Housing Affordability Over Time

And thinking about the cost of housing in your area, would you say that housing has become more affordable, less affordable, or stayed about the same over the past few years?

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
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More affordable	10%	9%	10%	8%	9%	9%	13%	12%	10%	8%	6%	12%	9%	8%	13%	6%	10%	8%	14%	12%	4%	14%
Less affordable	46%	44%	51%	51%	48%	46%	38%	42%	46%	50%	50%	37%	46%	66%	49%	53%	43%	46%	41%	50%	61%	31%
Stayed about the same	41%	43%	37%	39%	41%	42%	44%	42%	40%	41%	42%	49%	42%	23%	36%	38%	42%	45%	43%	36%	34%	49%
Don't know/refused	3%	3%	2%	3%	2%	2%	4%	4%	3%	2%	2%	2%	3%	4%	2%	3%	5%	2%	2%	2%	1%	6%

	Owners											Renters										
	Age				Income				Housing Cost Ratio			Age				Income				Housing Cost Ratio		
	18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High
N=	354	323	785	461	246	334	615	551	244	1475	116	531	155	232	104	367	281	190	98	104	733	128
More affordable	6%	9%	9%	14%	10%	11%	9%	7%	11%	8%	8%	9%	11%	12%	13%	14%	9%	6%	3%	14%	10%	7%
Less affordable	45%	46%	46%	39%	37%	40%	46%	49%	30%	46%	62%	55%	52%	47%	33%	45%	55%	63%	54%	53%	48%	70%
Stayed about the same	46%	44%	43%	43%	46%	46%	44%	42%	56%	43%	23%	34%	35%	39%	49%	40%	34%	31%	42%	33%	40%	23%
Don't know/refused	4%	2%	2%	4%	7%	3%	2%	2%	2%	3%	7%	2%	1%	3%	4%	2%	2%	1%	0%	0%	2%	1%



Actions Taken Due to Lack of Affordable Housing

Have you ever had to do any of the following because you could not find affordable housing?

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Cut back on daily spending	29%	23%	38%	38%	29%	27%	16%	33%	33%	32%	20%	29%	28%	33%	39%	35%	26%	23%	17%	42%	38%	28%
Refrained from taking vacations	22%	18%	29%	28%	25%	22%	11%	27%	26%	24%	14%	17%	23%	27%	30%	27%	21%	18%	14%	35%	21%	21%
Lived with roommate(s)	20%	12%	35%	41%	18%	12%	5%	26%	29%	19%	13%	24%	19%	24%	33%	37%	13%	12%	8%	40%	31%	26%
Moved to a different area of the same city that had more affordable housing, even if it meant a longer commute to work and other trade-offs	16%	10%	25%	26%	17%	12%	5%	20%	21%	15%	12%	10%	16%	24%	26%	24%	12%	10%	5%	30%	23%	9%
Looked for a different job	15%	11%	22%	22%	16%	12%	5%	22%	17%	13%	9%	12%	15%	16%	25%	18%	11%	11%	6%	25%	15%	19%
Moved to a different town, city, or state	12%	9%	19%	17%	14%	10%	6%	18%	17%	10%	7%	9%	12%	17%	21%	14%	10%	8%	6%	24%	10%	15%
Moved to a smaller home	11%	8%	16%	14%	10%	11%	7%	16%	16%	10%	6%	7%	11%	14%	17%	14%	11%	8%	4%	21%	10%	13%
Other	2%	1%	3%	2%	1%	2%	1%	2%	3%	2%	1%	1%	2%	3%	1%	4%	2%	2%	1%	3%	3%	2%
None of the above	43%	54%	23%	25%	39%	47%	69%	30%	35%	44%	55%	47%	43%	33%	24%	21%	47%	56%	64%	19%	25%	33%
Don't know/refused	1%	1%	1%	1%	1%	1%	1%	2%	0%	0%	0%	0%	1%	1%	2%	2%	1%	0%	1%	1%	1%	4%



Percent of Pre-Tax Income Toward Mortgage

What percentage of your total pre-tax income goes toward the mortgage on your primary home each month? (Open-Ended Numeric)

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	1232	1232	N/A	227	270	555	180	102	187	452	393	128	983	72	N/A	N/A	332	747	154	N/A	N/A	N/A
Mean	23	23	N/A	26	24	24	16	34	30	23	18	21	23	27	N/A	N/A	29	20	26	N/A	N/A	N/A
Median	20	20	N/A	25	20	20	10	30	25	20	17	20	20	25	N/A	N/A	25	20	20	N/A	N/A	N/A



Percent of Pre-Tax Income Toward Rent

What percentage of your total pre-tax income goes toward your rent each month?
(Open-Ended Numeric)

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	1022	N/A	1022	531	155	232	104	367	281	190	98	104	733	128	548	382	N/A	N/A	N/A	580	296	146
Mean	32	N/A	32	30	33	34	40	38	32	27	18	27	31	38	30	34	N/A	N/A	N/A	36	24	37
Median	25	N/A	25	25	25	30	35	33	28	25	15	25	25	35	25	30	N/A	N/A	N/A	30	25	30



Satisfaction With Workplace Proximity

Based on your current home and area where you live, how satisfied are you with each of the following?
Proximity to your workplace

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Very satisfied	54%	56%	52%	56%	60%	56%	44%	48%	56%	54%	61%	57%	54%	49%	54%	53%	53%	58%	54%	51%	57%	45%
Somewhat satisfied	21%	20%	23%	26%	26%	22%	7%	21%	21%	22%	23%	23%	21%	19%	22%	20%	19%	21%	13%	20%	28%	23%
Not very satisfied	6%	6%	6%	10%	6%	6%	2%	5%	7%	8%	6%	4%	7%	7%	7%	4%	5%	7%	6%	8%	4%	2%
Not at all satisfied	5%	4%	7%	6%	6%	5%	4%	7%	5%	5%	6%	4%	5%	10%	6%	8%	4%	5%	3%	7%	8%	5%
Don't know/refused	13%	14%	12%	2%	2%	12%	44%	20%	11%	10%	5%	11%	13%	15%	10%	15%	19%	9%	24%	14%	3%	25%



Satisfaction with Public Transit

Based on your current home and area where you live, how satisfied are you with each of the following?
Access to public transportation

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Very satisfied	39%	34%	47%	40%	42%	34%	43%	42%	45%	36%	32%	34%	37%	58%	43%	54%	35%	31%	43%	47%	46%	52%
Somewhat satisfied	22%	21%	23%	25%	19%	23%	17%	21%	22%	21%	26%	18%	23%	17%	27%	19%	20%	23%	16%	23%	25%	22%
Not very satisfied	11%	12%	10%	12%	10%	11%	9%	13%	8%	11%	11%	8%	12%	6%	11%	10%	13%	11%	11%	11%	9%	6%
Not at all satisfied	17%	18%	13%	17%	17%	19%	12%	15%	16%	19%	18%	26%	16%	15%	14%	10%	19%	20%	12%	14%	17%	5%
Don't know/refused	12%	15%	6%	6%	13%	12%	18%	9%	9%	14%	13%	16%	12%	4%	6%	6%	12%	15%	18%	5%	4%	15%



Satisfaction with Retail and Grocery

Based on your current home and area where you live, how satisfied are you with each of the following?
Proximity to retail and grocery stores

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Very satisfied	67%	69%	64%	65%	66%	69%	69%	64%	69%	69%	66%	49%	71%	63%	62%	68%	70%	68%	71%	65%	62%	63%
Somewhat satisfied	25%	24%	27%	27%	25%	24%	21%	26%	25%	23%	27%	37%	21%	32%	29%	23%	23%	24%	22%	28%	26%	26%
Not very satisfied	4%	4%	5%	6%	3%	4%	3%	4%	3%	6%	4%	9%	4%	1%	5%	4%	3%	5%	3%	3%	10%	5%
Not at all satisfied	3%	3%	4%	2%	6%	2%	6%	6%	3%	2%	3%	5%	3%	3%	3%	5%	3%	3%	3%	4%	3%	7%
Don't know/refused	0%	0%	1%	0%	0%	1%	0%	1%	1%	0%	0%	0%	0%	1%	1%	1%	0%	0%	1%	1%	0%	0%



Satisfaction with Nearby Schools

Based on your current home and area where you live, how satisfied are you with each of the following?
Quality of nearby schools

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Very satisfied	55%	60%	47%	45%	59%	61%	59%	55%	53%	53%	59%	53%	57%	47%	45%	50%	62%	60%	56%	50%	39%	55%
Somewhat satisfied	24%	23%	27%	28%	24%	25%	17%	22%	30%	25%	21%	27%	24%	23%	33%	21%	23%	23%	24%	26%	31%	19%
Not very satisfied	6%	5%	6%	8%	6%	5%	4%	5%	4%	6%	7%	4%	5%	11%	7%	5%	3%	6%	7%	5%	8%	6%
Not at all satisfied	6%	5%	8%	8%	7%	5%	5%	7%	4%	7%	5%	12%	5%	7%	6%	7%	4%	5%	4%	6%	10%	12%
Don't know/refused	9%	7%	12%	12%	4%	5%	15%	11%	9%	8%	8%	5%	9%	12%	9%	18%	8%	6%	10%	13%	13%	9%



Satisfaction with Healthcare Services

Based on your current home and area where you live, how satisfied are you with each of the following?
Proximity to good healthcare services

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Very satisfied	62%	66%	55%	55%	62%	60%	76%	56%	63%	64%	65%	52%	64%	57%	53%	58%	67%	66%	66%	53%	56%	61%
Somewhat satisfied	27%	25%	31%	30%	28%	30%	17%	29%	26%	30%	26%	31%	27%	30%	31%	32%	25%	26%	22%	32%	31%	26%
Not very satisfied	6%	5%	8%	8%	5%	6%	4%	8%	5%	5%	7%	11%	5%	5%	8%	7%	4%	5%	7%	7%	9%	8%
Not at all satisfied	4%	3%	5%	5%	3%	3%	2%	6%	6%	1%	1%	5%	3%	6%	6%	3%	4%	1%	4%	6%	4%	2%
Don't know/refused	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	0%	2%	1%	2%	1%	1%	0%	1%	1%	1%	0%	3%



Satisfaction with Parks and Public Spaces

Based on your current home and area where you live, how satisfied are you with each of the following?
Proximity to nearby parks and public spaces

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Very satisfied	67%	73%	58%	61%	71%	69%	71%	56%	68%	71%	73%	60%	69%	66%	58%	59%	71%	74%	70%	57%	58%	58%
Somewhat satisfied	22%	19%	27%	25%	22%	21%	19%	27%	24%	19%	20%	24%	22%	26%	29%	26%	20%	18%	23%	30%	26%	18%
Not very satisfied	6%	4%	9%	9%	4%	4%	4%	8%	4%	7%	3%	8%	5%	3%	6%	9%	4%	4%	2%	6%	9%	18%
Not at all satisfied	4%	3%	6%	4%	2%	4%	5%	7%	3%	3%	2%	7%	3%	5%	6%	5%	4%	2%	2%	5%	7%	6%
Don't know/refused	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	3%	1%	0%	0%



Satisfaction with Entertainment

Based on your current home and area where you live, how satisfied are you with each of the following?
Access to entertainment and fun things to do

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Very satisfied	52%	56%	46%	44%	53%	52%	63%	44%	51%	52%	59%	37%	54%	52%	45%	49%	54%	56%	58%	42%	48%	55%
Somewhat satisfied	31%	31%	32%	35%	31%	33%	24%	31%	31%	34%	30%	38%	31%	33%	30%	32%	32%	31%	30%	33%	32%	26%
Not very satisfied	9%	7%	12%	12%	11%	7%	6%	12%	9%	9%	7%	15%	8%	7%	15%	9%	5%	9%	5%	15%	9%	5%
Not at all satisfied	7%	5%	10%	9%	4%	7%	5%	11%	7%	5%	4%	10%	6%	6%	9%	10%	8%	3%	4%	9%	10%	15%
Don't know/refused	1%	1%	1%	1%	0%	2%	3%	2%	2%	0%	1%	1%	1%	2%	2%	1%	2%	1%	3%	2%	0%	0%



Satisfaction with Safety

Based on your current home and area where you live, how satisfied are you with each of the following?
The safety and security of your neighborhood

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Very satisfied	64%	72%	48%	54%	61%	66%	77%	57%	60%	64%	70%	70%	64%	53%	50%	44%	70%	72%	76%	51%	39%	52%
Somewhat satisfied	28%	23%	37%	35%	31%	26%	17%	30%	33%	27%	27%	25%	28%	34%	36%	39%	24%	23%	20%	36%	48%	20%
Not very satisfied	5%	3%	8%	7%	5%	4%	3%	8%	4%	4%	3%	3%	4%	8%	6%	9%	4%	3%	2%	8%	3%	16%
Not at all satisfied	3%	1%	7%	4%	3%	4%	1%	5%	3%	3%	0%	2%	3%	4%	8%	7%	1%	0%	1%	5%	10%	12%
Don't know/refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	1%	1%	0%	0%	0%



Satisfaction with Mortgage/Rent Payment

Based on your current home and area where you live, how satisfied are you with each of the following?
The share of your total pre-tax income going toward your mortgage or rent payment

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Very satisfied	33%	40%	22%	25%	31%	37%	43%	24%	32%	32%	42%	33%	34%	28%	23%	20%	33%	43%	43%	20%	20%	32%
Somewhat satisfied	37%	33%	46%	44%	44%	36%	21%	41%	37%	39%	37%	32%	38%	36%	49%	45%	32%	35%	26%	49%	47%	31%
Not very satisfied	10%	7%	17%	15%	12%	8%	5%	10%	12%	14%	6%	12%	9%	16%	14%	19%	8%	6%	6%	15%	19%	17%
Not at all satisfied	7%	5%	11%	9%	6%	7%	6%	12%	8%	4%	5%	6%	7%	11%	10%	10%	8%	3%	4%	12%	12%	9%
Don't know/refused	12%	16%	4%	7%	7%	11%	26%	13%	11%	11%	10%	16%	12%	9%	4%	6%	19%	13%	21%	4%	2%	11%



Satisfaction with Community

Based on your current home and area where you live, how satisfied are you with each of the following?
Overall sense of community

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Very satisfied	56%	64%	42%	43%	57%	59%	72%	50%	54%	55%	62%	63%	56%	47%	44%	37%	65%	64%	65%	40%	41%	51%
Somewhat satisfied	32%	28%	38%	41%	31%	31%	20%	32%	36%	32%	31%	30%	32%	39%	35%	41%	29%	28%	26%	40%	41%	24%
Not very satisfied	7%	4%	15%	12%	6%	6%	4%	12%	6%	9%	4%	5%	7%	8%	14%	17%	3%	4%	4%	14%	15%	18%
Not at all satisfied	4%	3%	5%	3%	5%	3%	3%	5%	4%	3%	2%	1%	4%	6%	5%	3%	3%	3%	4%	6%	3%	4%
Don't know/refused	1%	1%	1%	1%	1%	1%	1%	2%	1%	0%	1%	1%	1%	0%	1%	1%	1%	1%	2%	1%	0%	3%



Affordable Housing Programs

Do you participate in any affordable housing programs?

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Yes	4%	3%	6%	3%	3%	4%	6%	9%	4%	3%	1%	4%	4%	5%	5%	9%	3%	2%	6%	8%	3%	7%
No	95%	96%	92%	96%	96%	95%	93%	90%	95%	96%	98%	96%	95%	94%	94%	89%	96%	98%	93%	91%	96%	89%
Don't know/refused	1%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	2%	1%	0%	1%	1%	1%	4%

[IF YES] Which affordable housing program(s) do you participate in?

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	123	57	65	25	16	45	37	59	24	25	7	13	83	12	26	34	20	21	17	47	8	10
Section 8 (Housing Choice Voucher Program)	29%	8%	47%	40%	20%	38%	14%	44%	30%	4%	17%	35%	29%	43%	54%	49%	2%	11%	12%	56%	52%	2%
Live in Subsidized Housing	15%	5%	24%	26%	11%	12%	15%	21%	7%	15%	10%	0%	20%	4%	5%	36%	7%	6%	3%	26%	23%	16%
Live in Public Housing	6%	1%	10%	0%	2%	8%	9%	11%	2%	0%	0%	2%	5%	0%	18%	0%	0%	2%	0%	8%	0%	28%
Rural rental assistance	3%	5%	1%	9%	0%	1%	2%	1%	9%	3%	0%	16%	1%	0%	2%	0%	11%	3%	0%	1%	0%	0%
Other	29%	51%	10%	20%	60%	28%	23%	4%	41%	63%	59%	24%	30%	39%	21%	0%	53%	66%	29%	5%	25%	26%
Don't know/refused	18%	30%	8%	5%	8%	14%	37%	19%	10%	16%	13%	22%	15%	14%	0%	15%	27%	12%	55%	5%	0%	28%



Owning vs. Renting: Financial Reasons

Which is closer to your view?

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Renting makes more sense because it protects you against house price declines and is actually a better deal than owning	15%	7%	30%	20%	11%	12%	18%	24%	19%	12%	8%	22%	14%	15%	26%	38%	11%	5%	6%	30%	29%	36%
Owning makes more sense because you're protected against rent increases and owning is a good investment over the long term	82%	90%	67%	78%	88%	86%	77%	73%	80%	87%	89%	77%	83%	83%	72%	60%	86%	92%	92%	68%	70%	57%
Don't know	3%	3%	3%	2%	2%	3%	4%	3%	2%	2%	3%	1%	3%	2%	2%	2%	3%	2%	3%	2%	1%	8%



Owning vs. Renting: Lifestyle Reasons

Which is closer to your view?

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Renting makes more sense because it is less stressful and gives you more flexibility in future decisions	21%	12%	39%	30%	16%	15%	23%	30%	26%	15%	17%	19%	21%	28%	33%	52%	14%	11%	8%	41%	31%	46%
Owning makes more sense because you have more control over where you live and a better sense of privacy and security	77%	86%	59%	69%	82%	83%	74%	67%	73%	83%	82%	79%	77%	71%	65%	45%	84%	87%	89%	57%	68%	48%
Don't know	2%	2%	2%	1%	2%	2%	3%	3%	2%	2%	2%	1%	2%	1%	2%	3%	2%	2%	3%	2%	1%	5%



Ease of Getting a Mortgage

Do you think it would be very difficult, somewhat difficult, somewhat easy, or very easy for you to get a home mortgage today?

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Very difficult	19%	11%	31%	22%	13%	18%	20%	40%	18%	10%	8%	20%	17%	26%	27%	32%	18%	6%	14%	37%	19%	33%
Somewhat difficult	22%	15%	34%	29%	23%	17%	18%	29%	34%	20%	8%	18%	22%	27%	35%	37%	23%	11%	15%	33%	37%	33%
Somewhat easy	27%	31%	21%	29%	29%	30%	19%	17%	28%	35%	29%	28%	28%	24%	23%	19%	29%	34%	26%	17%	28%	21%
Very easy	29%	40%	10%	18%	33%	34%	36%	10%	17%	34%	53%	32%	31%	15%	12%	9%	27%	47%	40%	8%	16%	7%
Don't know	3%	3%	3%	2%	2%	2%	8%	4%	2%	2%	2%	3%	2%	8%	3%	3%	3%	2%	5%	4%	0%	7%



Obstacles to Getting a Mortgage

What would be your biggest obstacle to getting a mortgage to purchase or refinance a home today?

	GP	Owners	Renters	Age				Income				Housing Cost Ratio			Single- and Multi-Family Renters		AMI status - Owners			AMI status - Renters		
				18-34	35-44	45-64	65+	<\$25k	\$25-50k	\$50-100k	\$100k+	Low	Mid	High	SF Renters	MF Renters	<100% AMI	100%+ AMI	Don't know	<100% AMI	100%+ AMI	Don't know
N=	3005	1923	1022	932	481	1022	571	631	631	811	661	352	2252	248	548	382	587	1076	260	580	296	146
Affording the down payment or closing costs	30%	24%	42%	41%	35%	27%	16%	33%	38%	37%	18%	30%	31%	28%	43%	41%	27%	23%	18%	44%	43%	34%
Insufficient credit score or credit history	27%	16%	46%	41%	27%	22%	13%	44%	37%	21%	12%	27%	26%	29%	47%	40%	24%	13%	14%	52%	40%	33%
Insufficient income for monthly payments	17%	14%	23%	21%	12%	17%	17%	34%	19%	12%	6%	14%	18%	21%	23%	24%	25%	7%	16%	26%	20%	21%
Too much existing debt	15%	14%	17%	17%	21%	16%	7%	13%	18%	19%	13%	18%	15%	21%	20%	15%	13%	16%	10%	17%	18%	19%
The process is too complicated	13%	14%	12%	13%	16%	12%	15%	13%	15%	13%	12%	16%	13%	10%	13%	11%	14%	13%	17%	12%	9%	23%
Lack of job security or stability	12%	10%	16%	15%	9%	12%	11%	18%	14%	10%	8%	10%	11%	17%	16%	19%	12%	8%	14%	18%	12%	20%
Others	4%	4%	3%	3%	2%	2%	9%	4%	4%	2%	3%	4%	3%	7%	2%	5%	4%	3%	6%	3%	2%	7%
None/no obstacles	21%	31%	4%	10%	20%	26%	31%	5%	9%	24%	44%	20%	22%	16%	4%	4%	17%	38%	33%	2%	10%	1%
Don't know/No response	2%	3%	1%	1%	1%	2%	6%	3%	2%	1%	2%	4%	2%	2%	1%	2%	4%	1%	5%	1%	1%	3%