

**Master Questionnaire
Arlington County/Affordable Housing: Phase 1**

**May/June 2014
Job 2622**

Actual sample: 1744 1

A. 21 or older.

Yes 1744 100%

Survey

Sample Size
Unweighted Weighted

Random Countywide	747	912	52%
Hispanic	200	135	8%
Asian	149	117	7%
African American	199	100	6%
Low-income seniors 65+	143	61	4%
25-34 year olds	306	419	24%

1. Age.

21-24	87	5%
25-34	541	31%
35-39	107	6%
40-44	118	7%
45-54	312	18%
55-64	318	18%
65-74	138	8%
75-84	85	5%
85-Older	38	2%
Refused	0	0%

2. IF 65+: An important part of this study is to determine the needs of people by various income levels. So we can be sure to ask you the right questions - can you please tell me if your household total annual gross income - that is, all the money made by all the people in the house is BELOW or ABOVE \$40,000 a year?

			<u>Full Base</u>
Below	105	40%	6%
Above	157	60%	9%

Not Asked: Aged 21-64 85%

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3. We also want to make sure all communities in Arlington are represented. Do you consider yourself to be of any Hispanic or Latino descent - this includes Mexican, Central American or South American, Cuban, Puerto Rican, Dominican, or other Spanish ancestry?

Yes	194	11%
No	1542	88%
DK/Refused	9	1%

4. African American/Black.

Yes	160	10%
No	1381	89%
DK/Refused	10	1%

5. Do you consider yourself to be of any Asian descent or background?

Yes	173	12%
No	1209	87%
DK/Refused	10	1%

6. How many years in total have you lived in Arlington?

Less than 2 years	122	7%
2-5 years	317	18%
6-10 years	344	20%
11-20 years	379	22%
21-30 years	266	15%
More than 30 years	290	17%
Born here/whole life	22	1%
DK/Refused	5	0%

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7. Which best describes your current Arlington home - detached single family house, a house that is a townhome or duplex, a multi-unit building with one or two stories, a multi-unit building with 3 to 5 stories, or a higher multi-unit building 6 floors or more?

Detached single family house	810	46%
Townhome/duplex	236	14%
Multi-unit 1-2 stories	91	5%
Multi-unit 3-5 stories	202	12%
Multi-unit 6 stories or more	393	23%
DK/Refused	11	1%

8. Do you own or rent your home?

Own	1044	60%
Rent	687	39%
DK/Refused	13	1%

9. IF RENT IN Q8: Do you receive any rental assistance from Arlington County that helps lower your cost of housing? This could include a housing voucher, Section 8 payment Tenant Assistance, or housing grant to help cover the cost of your rent.

			<u>Full Base</u>
Yes	67	10%	4%
No	617	90%	35%
	<i>Not Asked: Own</i>		<i>61%</i>

10. ASKED OF EVERYONE: How many people live in your household?

One	405	23%
Two	565	32%
Three	315	18%
Four	309	18%
Five	109	6%
Six	23	1%
Seven	8	0%
8 or more	5	0%
DK/Refused	4	0%

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11. IF TWO OR MORE IN Q10: Are all the adults in your household related - part of one family or do you live with other unrelated adults?

			<u>Full Base</u>
Part of one family	1148	86%	63%
Unrelated	185	14%	9%
<i>Not Asked: One Person</i>			<i>23%</i>

12. In general, considering all the costs it takes to live in your home - including monthly rent or mortgage payments, plus taxes and utilities - do you consider it affordable?

Yes	1220	70%
No	499	29%
DK/Refused	24	1%

13. And, if you had to guess, do you think your household spends more, less or right about 30 percent of the total gross household income on housing costs - that is, the cost of rent or mortgage plus taxes and utilities?

More	639	37%
Less	519	30%
Right about one-third	448	26%
DK/Refused	138	8%

14. In the next five years or so, how likely is it you will have to move out of Arlington because you would not have the kind of housing you want at the price you can afford - very likely, somewhat likely, or not likely?

Very likely	397	23%
Somewhat likely	319	18%
Not likely	981	56%
DK/Refused	47	3%
 Total Likely	 716	 41%

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15. IF OWN IN Q8: Would you like to remain in your current home for the rest of your life or move to some other home?

			<u>Full Base</u>
Remain in home	482	46%	28%
Move someplace else	449	43%	26%
Both - have second home	12	1%	1%
DK/Refused	104	10%	6%
<i>Not Asked: Rent</i>			<i>40%</i>

16. IF REMAIN IN HOME IN Q15: Do you think your home will need some physical modifications to allow you to remain living there the rest of your life or not?

			<u>Full Base</u>
Yes, will need modifications	248	51%	14%
No	221	46%	13%
DK/Refused	13	3%	1%
<i>Not Asked: Rent or Own/Move</i>			<i>72%</i>

17. IF RENT IN Q8: Do you think it is likely in the next five years or so, your rent will increase so much it will force you to move?

			<u>Full Base</u>
Yes	378	55%	22%
No	261	38%	15%
DK/Refused	46	7%	3%
<i>Not Asked: Own</i>			<i>61%</i>

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18. IF YES IN Q17: Would you expect, at that point, to be able to find another place in Arlington to live or that you will have to move out of Arlington to be able to afford a place to live?

			<u>Full Base</u>
Be able to find another place in Arlington	84	22%	5%
Move out of Arlington	258	68%	15%
DK/Refused	36	10%	2%
<i>Not Asked: Own/Not Move</i>			78%

19. IF RENT IN Q8: Would you, at some point in the future, like to buy a home in Arlington?

			<u>Full Base</u>
Yes	394	57%	23%
No	259	38%	15%
DK/Refused	33	5%	2%
<i>Not Asked: Own</i>			61%

20. IF YES IN Q19: Do you expect to be able to find a home to buy in Arlington that you can afford and meets your needs?

			<u>Full Base</u>
Yes	152	38%	9%
No	210	53%	12%
DK/Refused	33	8%	2%
<i>Not Asked: Own/Not Buy</i>			77%

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21. ASKED OF EVERYONE: Have you ever experienced having to move out of a residence in Arlington because you could no longer afford the cost of living there?

Yes	200	11%
No	1533	88%
DK/Refused	11	1%

22. In your own words, tell me the main reason you chose to live in Arlington?

Schools/good education	183	10%
Safety/low crime/police response	48	3%
Location/close to DC/save time/convenient/commute/easy to get around/get anywhere/good road-street system	778	45%
Like house/neighborhood/community	141	8%
Metro/close to Metro	61	4%
County services/tax rates/well-run, managed	21	1%
Shopping/restaurants/nightlife - close by	13	1%
Be near family/friends	130	7%
Grew up here/always lived in Arlington	109	6%
Could afford it	43	2%
Other	203	12%
DK/Refused	14	1%

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23. For this next section, some slightly different questions - mostly about Housing Policies in Arlington. Based on what you know or may believe, which of these policy approaches to housing affordability in Arlington do you support?

The County should do more to increase both the supply of affordable housing units and the amount of people receiving financial help to live in Arlington.	691	40%
The County should continue to do about the same amount it does now.	480	28%
The real estate market of supply-and-demand alone should determine the mix of housing and its costs in Arlington.	455	26%
DK/Refused	117	7%

24. Next, tell me how important you think it is for Arlington County to have housing policies that promote each of the following objectives - rate each as very important, somewhat important, or not important. Here is the first one.

Have diversity of Arlington population by income and occupation.

Very important	773	44%
Somewhat important	616	35%
Not important	300	17%
DK/Refused	55	3%
Total Important	1390	80%

25. Help moderate and low-income families with children in Arlington schools to afford to remain here.

Very important	1008	58%
Somewhat important	554	32%
Not important	156	9%
DK/Refused	26	2%
Total Important	1561	90%

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26. Help seniors who wish to stay in their homes to age-in-place.

Very important	1136	65%
Somewhat important	467	27%
Not important	121	7%
DK/Refused	20	1%
Total Important	1603	92%

27. Have diversity by ethnic and racial background.

Very important	782	45%
Somewhat important	567	33%
Not important	352	20%
DK/Refused	42	2%
Total Important	1349	77%

28. Provide affordable housing options to the County workforce including police, firefighters, teachers, and other County government employees.

Very important	1052	60%
Somewhat important	493	28%
Not important	181	10%
DK/Refused	17	1%
Total Important	1545	89%

29. Provide housing assistance disabled persons with lower incomes.

Very important	1020	59%
Somewhat important	596	34%
Not important	107	6%
DK/Refused	20	1%
Total Important	1616	93%

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30. Provide shelter or housing for homeless persons.

Very important	990	57%
Somewhat important	597	34%
Not important	137	8%
DK/Refused	19	1%
Total Important	1587	91%

31. Provide financial assistance for first-time homebuyers with low and moderate incomes.

Very important	752	43%
Somewhat important	628	36%
Not important	340	20%
DK/Refused	23	1%
Total Important	1380	79%

32. Experts who have studied Arlington housing say that roughly one-in-four or 25 percent of Arlington apartments are considered affordable to people earning what is considered a low income in Northern Virginia - that is defined as up to \$65,000 a year for a family income and up to 45 thousand for singles. In your opinion, does Arlington have too few, too many or about the right amount of rental housing affordable to households with these incomes?

Too many	63	4%
Too few	802	46%
About the right amount	628	36%
DK/Refused	251	14%

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33. Next, please tell me if you strongly favor, somewhat favor, somewhat oppose, or strongly oppose each of the following housing programs or policies for Arlington County. Here is the first one.

Using public land owned by the county to build affordable housing units.

Strongly favor	479	28%
Somewhat favor	630	36%
Somewhat oppose	283	16%
Strongly oppose	243	14%
DK/Refused	107	6%
Total Favor	1109	64%
Total Oppose	526	30%

34. Allowing more density through high-rise residential buildings built along Arlington Metro corridors.

Strongly favor	567	33%
Somewhat favor	585	34%
Somewhat oppose	287	16%
Strongly oppose	243	14%
DK/Refused	59	3%
Total Favor	1152	66%
Total Oppose	530	30%

35. Using County funds to provide loans to organizations providing below-market affordable units in either renovated or in new apartment buildings.

Strongly favor	619	36%
Somewhat favor	644	37%
Somewhat oppose	217	12%
Strongly oppose	180	10%
DK/Refused	83	5%
Total Favor	1263	72%
Total Oppose	397	23%

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36. Requiring private developers to set aside some units in their buildings to stay below-market rate affordable when they build new residential buildings or renovate existing ones.

Strongly favor	803	46%
Somewhat favor	458	26%
Somewhat oppose	241	14%
Strongly oppose	172	10%
DK/Refused	69	4%
Total Favor	1261	72%
Total Oppose	413	24%

37. Having Arlington County government provide direct grants that subsidize the rent payments of working families, the disabled and seniors who have very low incomes to allow them to stay in Arlington.

Strongly favor	758	44%
Somewhat favor	648	37%
Somewhat oppose	171	10%
Strongly oppose	111	6%
DK/Refused	54	3%
Total Favor	1406	81%
Total Oppose	282	16%

38. Allowing more density through taller residential apartment buildings along Arlington bus corridors not on Metro lines.

Strongly favor	471	27%
Somewhat favor	635	36%
Somewhat oppose	276	16%
Strongly oppose	256	15%
DK/Refused	104	6%
Total Favor	1107	64%
Total Oppose	532	31%

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39. Gender.

Male	763	44%
Female	980	56%
Not Asked	1	

42. Do you work in Arlington?

Yes	493	28%
No	1237	71%
DK/Refused	14	1%

43. Are you physically disabled?

Yes	107	6%
No	1627	93%
DK/Refused	10	1%

44. IF NO/DK IN Q43: Is there anyone living in your household who is physically disabled?

Yes	48	3%
No	1582	97%
DK/Refused	8	1%

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45. As I said at the beginning of the call, this poll is designed to assess housing affordability in Arlington. The measure of affordability is basically how much of a household's income is spent on housing so, we need to ask everybody an income question. First of all, is your household total yearly income under or over \$30,000?

Under \$15K	60	3%
Between \$15K and \$30K	118	7%
Under \$30K -- Refused	7	4%
Between \$30K and \$60K	206	12%
Between \$60K and \$80K	159	9%
Between \$80K and \$100K	129	7%
DK/Refused/ Not Asked	17	3%
\$30K+ -- Refused	39	3%
Between \$100 and \$120K	154	9%
Between \$120K and \$150K	149	9%
Between \$150K and \$200K	185	11%
Between \$200K and \$250K	171	10%
Over \$250K	172	10%
Over \$100K -- Refused	59	7%
Won't Say/Refused	117	7%

Interview language

English	1686	97%
Spanish	58	3%

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Neighborhood

Alcova Heights	19	1%
Arlington-East Falls Church	16	1%
Arlington Forest	33	2%
Arlington Heights	24	1%
Arlington Ridge	28	2%
Arlington View	10	1%
Arlingwood	8	0%
Ashton Heights	10	1%
Aurora Highlands	31	2%
Ballston-Virginia Square	134	8%
Barcroft	47	3%
Bellevue Forest	12	1%
Bluemont	31	2%
Boulevard Manor	8	0%
Buckingham	23	1%
Chain Bridge Forest	0	0%
Cherry Valley Nature Area	0	0%
Cherrydale	48	3%
Claremont	9	1%
Clarendon-Courthouse	74	4%
Colonial Village	12	1%
Columbia Forest	16	1%
Columbia Heights	28	2%
Columbia Heights West	11	1%
Dominion Hills	15	1%
Donaldson Run	14	1%
Douglas Park	29	2%
Dover Crystal	2	0%
Fairlington	66	4%
Forest Glen	5	0%
Ft. Myer Heights	7	0%
Forest Hills	5	0%
Foxcroft Heights	3	0%
Glebe Wood	8	0%
Glencarlyn	10	1%
Gulf Branch	0	0%
Highland Park-Overlee Knolls	12	1%
Langston-Brown	2	0%
Leeway	12	1%
Long Branch Creek	1	0%
Lyon Park	30	2%
Lyon Village	37	2%
Madison Manor	13	1%
Maywood	6	0%
Nauck	36	2%
North Highlands	2	0%
North Rosslyn	10	1%
Old Dominion	9	0%
Old Glebe	8	0%
Penrose	42	2%

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Radnor/Ft. Myer Heights	9	1%
Rivercrest	2	0%
Riverwood	0	0%
Rock Springs	15	1%
Stafford-Albemarle-Glebe	2	0%
Tara-Leeway Heights	17	1%
Waverly Hills	12	1%
Waycroft-Woodlawn	40	2%
Westover Village	28	2%
Williamsburg	15	1%
Woodmont	8	0%
Yorktown	20	1%
DK/Refused	194	11%
Other	339	20%

Age

21-24	87	5%
25-34	541	31%
35-64	855	49%
65+/ $<$ \$40K	105	6%
65+/\$40K+	157	9%

Race

Hispanic	192	11%
AA	157	9%
Asian	174	10%
White/Other	1221	70%
