



AFFORDABLE
HOUSING STUDY

ARLINGTON COUNTY AFFORDABLE HOUSING STUDY: ARLINGTON RESIDENT POLL RESULTS

APRIL-JUNE 2014

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Prepared by
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Commissioned by
Arlington County



Poll Methodology

Total sample size for this poll of Arlington adult residents aged 21+ is 1,744 completed interviews. Interviews were conducted between April 23rd and June 12th, 2014.

Interviews were conducted by telephone by professional phone bank callers employed by American Directions Group of Lakeland, Florida and Spokane, Washington; 1,736 of the interviews were conducted by telephone. Eight respondents were initially contacted by telephone, but when given the option, preferred to fill out the questionnaire online.

Spanish language. Sixty interviews were conducted in Spanish. This represents 30 percent of the Hispanic respondents in the poll.

In order to gain valid sample subgroups of ethnic minorities and other key resident demographic groups that are often difficult to interview on telephone surveys, the following SAMPLE DESIGN was utilized.

<u>Group</u>	<u># of Completed Interviews¹</u>
Random County	600
Hispanic	200
Asian	149
African American	199
Low-income (Under \$40K) Seniors 65+	143
25-34 year olds	306

Landline and Cells. 83 percent of interviews (n=1,444) were conducted by connecting to a resident's landline phone; 17 percent by cell phone (n=300).

Margin of Error. For the total sample of 1,744 residents the margin of error is +/-2.3 percent at the 95 percent confidence level.

¹ NOTE: Total sample number obtained by adding up subsample interviews totals to more than the survey total "unique" sample size of n=1,744 because some respondents fall into a combined ethnicity and low-income senior or 25-34 category. For example, Hispanics aged 25-34 are counted in both subsample groups as are low-income African Americans 65+.

Sample Source. A random sample across all Arlington households was purchased from Scientific Telephone Samples. The sample list included landlines and known cell phone numbers matched to Arlington home addresses. The sample contained phone numbers identified as probable Hispanic, African American, or Asian households based on STS methodology using likely ethnic surnames or census block level geography.

Weighting. Raw data from the n=1,744 with its cell quotas listed above was weighted using American Community Survey (ACS) data.

Project team member Jeanette Chapman of the GMU School of Public Policy assisted in developing an ACS-based weighting grid using factors of ethnicity, age and income.

This weighting model produced the final sample subgroups as follows.

Demographic Profile of Weighted Poll Sample (n=1,744)

<ul style="list-style-type: none"> • <u>Gender:</u> <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-right: 20px;">44%</td> <td><i>Male</i></td> </tr> <tr> <td>56%</td> <td><i>Female</i></td> </tr> </table> • <u>Age:</u> <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-right: 20px;">5%</td> <td><i>21-24</i></td> </tr> <tr> <td>31%</td> <td><i>25-34</i></td> </tr> <tr> <td>6%</td> <td><i>35-39</i></td> </tr> <tr> <td>7%</td> <td><i>40-44</i></td> </tr> <tr> <td>18%</td> <td><i>45-54</i></td> </tr> <tr> <td>18%</td> <td><i>55-64</i></td> </tr> <tr> <td>8%</td> <td><i>65-74</i></td> </tr> <tr> <td>5%</td> <td><i>75-84</i></td> </tr> <tr> <td>2%</td> <td><i>85+</i></td> </tr> </table> • <u>Ethnicity:</u> <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-right: 20px;">11%</td> <td><i>Hispanic</i></td> </tr> <tr> <td>9%</td> <td><i>African American</i></td> </tr> <tr> <td>10%</td> <td><i>Asian</i></td> </tr> <tr> <td>70%</td> <td><i>White</i></td> </tr> </table> • <u>Disabled:</u> <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-right: 20px;">6%</td> <td><i>Self</i></td> </tr> <tr> <td>3%</td> <td><i>Family member</i></td> </tr> </table> • <u># Persons in Household:</u> <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-right: 20px;">23%</td> <td><i>One person</i></td> </tr> <tr> <td>32%</td> <td><i>Two people</i></td> </tr> <tr> <td>18%</td> <td><i>Three people</i></td> </tr> <tr> <td>18%</td> <td><i>Four people</i></td> </tr> <tr> <td>7%</td> <td><i>Five or more</i></td> </tr> </table> • <u>Among 2+ Households:</u> <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-right: 20px;">66%</td> <td><i>All related</i></td> </tr> <tr> <td>11%</td> <td><i>Unrelated</i></td> </tr> </table> 	44%	<i>Male</i>	56%	<i>Female</i>	5%	<i>21-24</i>	31%	<i>25-34</i>	6%	<i>35-39</i>	7%	<i>40-44</i>	18%	<i>45-54</i>	18%	<i>55-64</i>	8%	<i>65-74</i>	5%	<i>75-84</i>	2%	<i>85+</i>	11%	<i>Hispanic</i>	9%	<i>African American</i>	10%	<i>Asian</i>	70%	<i>White</i>	6%	<i>Self</i>	3%	<i>Family member</i>	23%	<i>One person</i>	32%	<i>Two people</i>	18%	<i>Three people</i>	18%	<i>Four people</i>	7%	<i>Five or more</i>	66%	<i>All related</i>	11%	<i>Unrelated</i>	<ul style="list-style-type: none"> • <u>Type of Housing:</u> <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-right: 20px;">46%</td> <td><i>Single family</i></td> </tr> <tr> <td>14%</td> <td><i>Townhouse/duplex</i></td> </tr> <tr> <td>5%</td> <td><i>Multi 1-2 stories</i></td> </tr> <tr> <td>12%</td> <td><i>Multi-3-5 stories</i></td> </tr> <tr> <td>23%</td> <td><i>Multi 6+ stories</i></td> </tr> </table> • <u>Income:</u> <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-right: 20px;">14%</td> <td><i><\$30K</i></td> </tr> <tr> <td>12%</td> <td><i>\$30K-\$60K</i></td> </tr> <tr> <td>9%</td> <td><i>\$60K-\$80K</i></td> </tr> <tr> <td>7%</td> <td><i>\$80K-\$100K</i></td> </tr> <tr> <td>18%</td> <td><i>\$100K-\$150K</i></td> </tr> <tr> <td>11%</td> <td><i>\$150K-\$200K</i></td> </tr> <tr> <td>10%</td> <td><i>\$200K-\$250K</i></td> </tr> <tr> <td>10%</td> <td><i>\$250K+</i></td> </tr> </table> • <u>Housing:</u> <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-right: 20px;">60%</td> <td><i>Own</i></td> </tr> <tr> <td>40%</td> <td><i>Rent</i></td> </tr> </table> • <u>Rental Assistance:</u> <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-right: 20px;">4%</td> <td><i>Yes</i></td> </tr> </table> • <u>Years in Arlington:</u> <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-right: 20px;">7%</td> <td><i>Less than 2 years</i></td> </tr> <tr> <td>18%</td> <td><i>2-5 years</i></td> </tr> <tr> <td>20%</td> <td><i>6-10 years</i></td> </tr> <tr> <td>22%</td> <td><i>11-20 years</i></td> </tr> <tr> <td>15%</td> <td><i>21-30 years</i></td> </tr> <tr> <td>18%</td> <td><i>30+ years/born here</i></td> </tr> </table> • <u>Cell Phone Interviews:</u> <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-right: 20px;">17%</td> <td></td> </tr> </table> 	46%	<i>Single family</i>	14%	<i>Townhouse/duplex</i>	5%	<i>Multi 1-2 stories</i>	12%	<i>Multi-3-5 stories</i>	23%	<i>Multi 6+ stories</i>	14%	<i><\$30K</i>	12%	<i>\$30K-\$60K</i>	9%	<i>\$60K-\$80K</i>	7%	<i>\$80K-\$100K</i>	18%	<i>\$100K-\$150K</i>	11%	<i>\$150K-\$200K</i>	10%	<i>\$200K-\$250K</i>	10%	<i>\$250K+</i>	60%	<i>Own</i>	40%	<i>Rent</i>	4%	<i>Yes</i>	7%	<i>Less than 2 years</i>	18%	<i>2-5 years</i>	20%	<i>6-10 years</i>	22%	<i>11-20 years</i>	15%	<i>21-30 years</i>	18%	<i>30+ years/born here</i>	17%	
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Overview of Findings

- On two separate questions, a significant minority of Arlington residents reports their housing costs as not affordable.
 - 37 percent say they spend more than the “affordability standard” of 30 percent of their gross income on housing; and
 - On a less empirical measure, 29 percent consider their housing as “not affordable.”
- Groups with a higher share on both “not affordable” measures were: Renters; African Americans; 25-34 year olds; those with income under \$60,000; or residents who have lived in Arlington less than 5 years.
- Two-in-five Arlington residents (41 percent) say they are at least “somewhat likely” to have to move out of Arlington in the next 5 years because of housing costs. One-in-four (23 percent) say they are “very likely” to be displaced because of housing costs. This 23 percent “very likely” increases with some groups cited above: renters (36 percent); African Americans (33 percent); 25-34 year olds (34 percent); those with income under \$60,000 (38 percent); and residents who have lived in Arlington less than 5 years (32 percent).
- Follow-up questions to renters confirm this housing dislocation risk. Whereas 55 percent of all Arlington renters expect to be “forced to move” within the next 5 years because of a rent increase; 38 percent of all renters believe they will be both forced to move and not be able to find a unit they can afford in Arlington. The largest impact comes from renters with incomes between \$30,000 and \$60,000, half (51 percent) of whom anticipate being forced out of Arlington within the next 5 years due to rising rents.
- Meanwhile, most renters (57 percent) say they would like to buy a home in Arlington but less than half of these (22 percent of all renters) believe they will be able to afford a home in Arlington that meets their needs.
- Among homeowners, a significant portion (43 percent) say they would prefer to move to another house in the future; an equal 46 percent want to stay in their current Arlington home for the rest of their lives. Just over half of these “stay put forever” homeowners (24 percent of all homeowners) say their residence will need some modifications to make aging in place possible.

- Location and convenience are the dominant appeal of Arlington. Nearly half (46 percent) volunteered an answer citing this factor when asked why they chose to live in Arlington. About a tenth cited either “schools” (11 percent), or “neighborhood/house” quality (9 percent) or proximity to “family or friends” (8 percent).
- When it comes to general opinions about affordable housing policy, the plurality of Arlington residents prefer the “do more” option when asked to choose between three options. Forty percent said “do more” to promote affordable housing -- both on the supply side and subsidizing residents. Twenty-eight percent preferred that Arlington “do same amount as now” and 26 percent preferred that the County “let the real estate market determine housing mix.
- Nearly half of Arlington residents (46 percent) say Arlington has “too few” affordable units when educated on facts about 60 percent AMI affordability and the existing 25 percent market rates and CAF affordable levels. Slightly less (36 percent) say the current balance is “about right” with 4 percent saying current level is “too many”; 14 percent don’t know.
- The vast majority of Arlington residents rate several *housing objectives* at least somewhat important including: help seniors age in place (92 percent); provide housing assistance for disabled (93 percent); provide homeless shelters (91 percent); help low and moderate income families with children in Arlington schools remain in Arlington (90 percent); and provide affordable options of the County’s workforce (88 percent).
- On specific *housing policies*, the most popular is...
 - Government grants to very low-income seniors, disabled, and working families (81 percent favor, 16 percent oppose).

Next most popular are;

- Loans to organizations providing affordable units (73 percent favor, 22 percent oppose); and
- Requiring private developers to set aside CAFs in new or renovated buildings (72 percent favor, 24 percent oppose).

Lastly, at a rate of two-to-one support with a consistent 30 percent opposition are

- Metro corridor density (67 percent favor - 30 percent oppose);
- Bus corridor density (63 percent favor - 31 percent oppose); and
- Building affordable housing on public land (64 percent favor - 30 percent oppose).

Each of these three housing policies is strongly opposed by one-in-seven (14 percent to 15

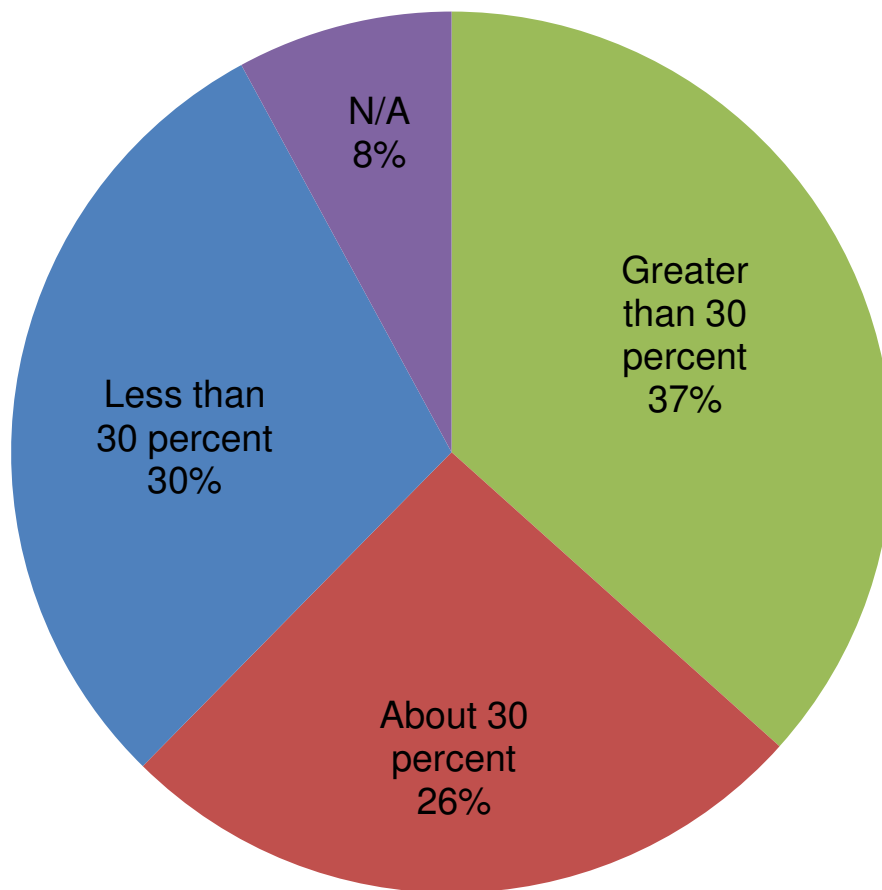
percent) and strongly supported by 27 percent to 33 percent -- the same two-to-one ratio in intense opinion.

Findings

I. Affordability of Current Home.

A 37 percent plurality of Arlington residents' report spending more than 30 percent of their gross income on housing. This compares to 30 percent spending under 30 percent of their income on housing and 26 percent saying they spend about 30 percent. Thus, 56 percent fit within the "affordable" definition of 30 percent or less; 37 percent do not and 8 percent are not sure.

Q13: *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?*



There is a 20-point gap between owners (29 percent) and renters (49 percent) reporting spending more than 30 percent on housing.

Other groups with higher than the 37 percent average for the unaffordable (spending over 30 percent of income on housing) benchmark are:

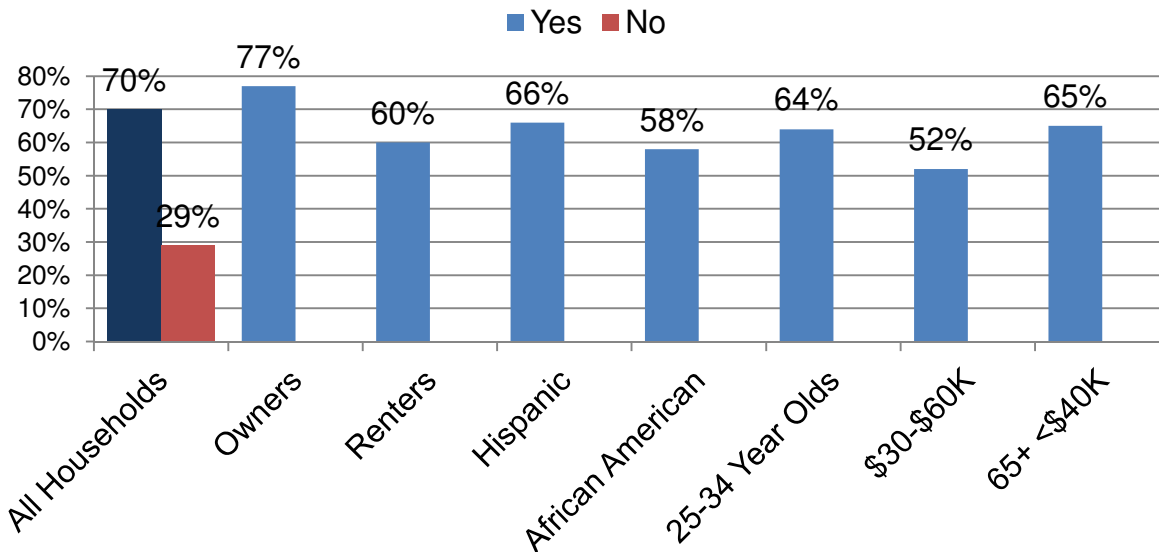
- Renters receiving assistance (50 percent);
- Hispanics (49 percent);
- African Americans (50 percent);
- 25-34 year olds (45 percent);
- Pike area residents (46 percent);
- Residents who have lived in Arlington less than 5 years (45 percent);
- Those with incomes under \$60,000 (56 percent);
- Those with incomes between \$60,000 and \$80,000 (66 percent); and
- Renters in building with 3+ stories (45 percent).

In contrast, demographic groups most likely to fall in the affordable category of spending 30 percent or less of gross income on housing are:

- 55 to 74 year olds (66 percent);
- Seniors over 65 years old with incomes over \$40,000 (69 percent);
- Those with incomes over \$250,000 (82 percent);
- Single-family homeowners (64 percent); and
- Residents who have lived in Arlington 20-30 years (64 percent).

When asked if they “consider” their home affordable, 70 percent of Arlington residents say YES; 29 percent say NO. Compared to the percentage of gross income they report spending, the perceptions of affordability (70 percent Yes) is 14 points higher than the 56 percent meeting the standard of affordability. On the “not-affordable” side, 37 percent spend more than the 30 percent gross income threshold, but just 29 percent perceive this housing as not affordable.

Q12: *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?*



Again, owners (77 percent affordable) and renters (60 percent affordable) diverge.

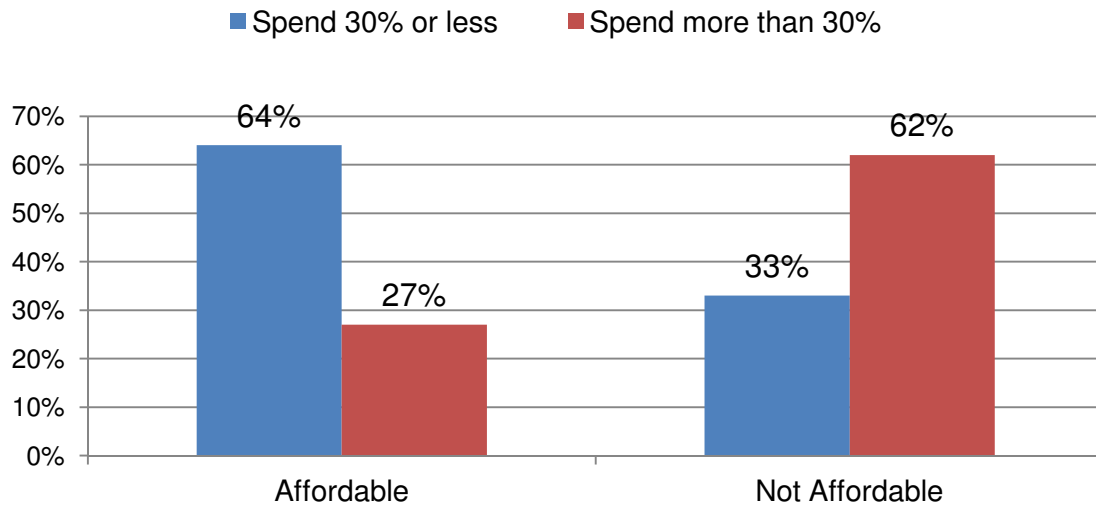
Those who are less likely to consider their housing affordable than the countywide average (70 percent) are

- African Americans (56 percent);
- 25-34 year olds (64 percent);
- 35-44 year olds (64 percent);
- Incomes \$30,000-\$60,000 (52 percent); and
- Residents who have lived in Arlington less than 5 years (64 percent).

Even in these populations, the majority of each group considers their current living situation is affordable.

When looking at both perceptions of affordability and estimated percent of income spent on housing, two-thirds (62 percent) of those saying “not-affordable” spend more than 30 percent of their income on housing, while two-thirds (64 percent) of those saying “affordable” spend 30 percent or less of their income on housing.

Consider Affordable by Income Spent

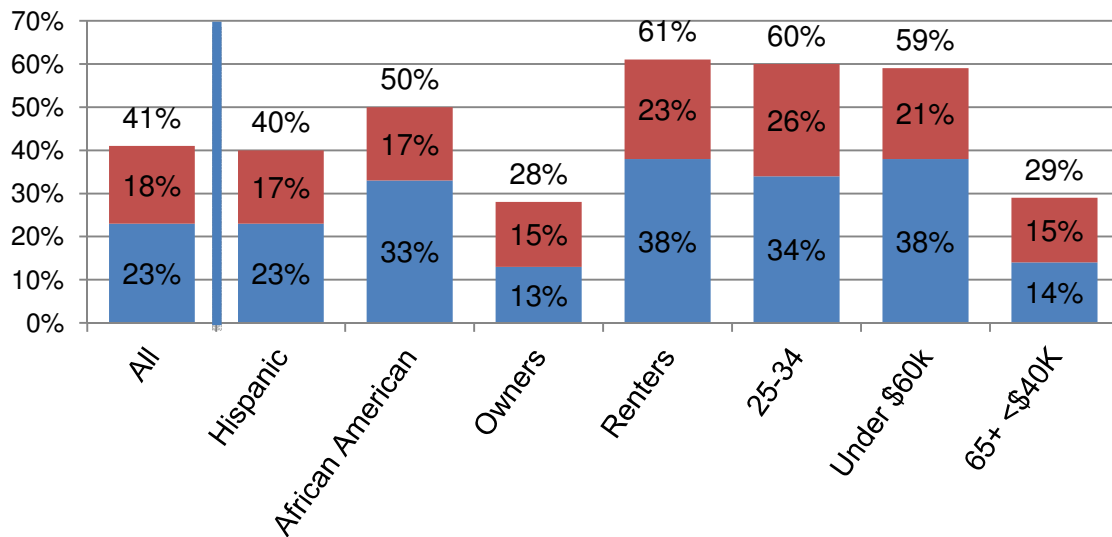


There is somewhat of a mismatch between residents perception of affordability and defined affordability, 27 percent of those who perceive their housing is affordable actually pay more than 30 percent of their gross income on housing. While 33 percent of those thinking housing is not affordable report spending less than 30 percent of their income on housing.

II. Housing Cost’s Impact on Future Behavior.

Two-in-five (41 percent) Arlington residents are at least “somewhat likely” to move out of Arlington within the next 5 years because of housing costs; one-in-four (23 percent) are “very likely” to be displaced because of housing costs. Homeowners are less likely to move because of costs than renters, with only 28 percent of owners responding they are at least “somewhat likely” compared to 61 percent of renters.

Q14: *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?*



The acute (“very likely”) sense of anticipated dislocation is associated with the same groups classifying their current housing as unaffordable...

- African Americans (33 percent very likely to move out);
- Renters (38 percent); and
- 25-34 year olds (34 percent);
- Incomes under \$60K (38 percent); and
- Residents who have lived in Arlington less than 5 years (32 percent).

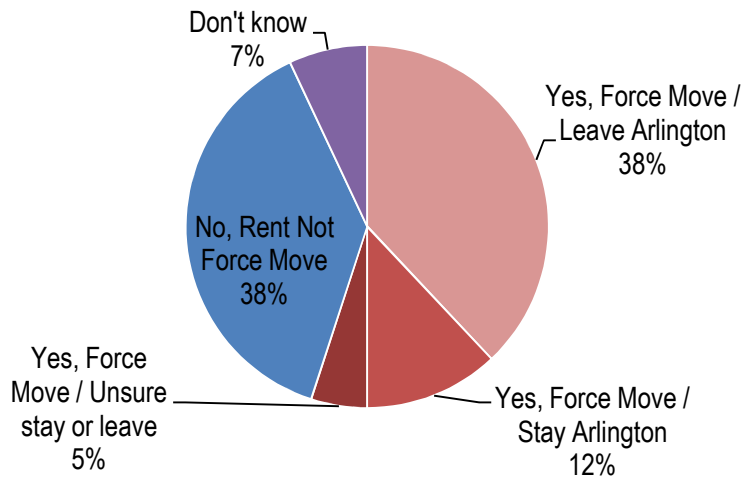
Meanwhile, a potentially impacted group -- low-income seniors -- report a much lower than average likelihood of having to move out of Arlington because of housing costs (just 14 percent very likely and a total of 29 percent likely).

In a separate and specific question, a 55 percent majority of RENTERS believe their rent will increase enough in the next 5 years to force a move. Most of these renters and 38 percent of all renters believe higher costs mean they will have to move out of Arlington to find a place to live. Among the remaining renters, an equal 38 percent do not believe rent increases will force them to move. An additional 17 percent think they either will be able to still stay in Arlington or don’t know if they will move when rents increase.

ASKED ONLY OF RENTERS:

Q17: *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?*

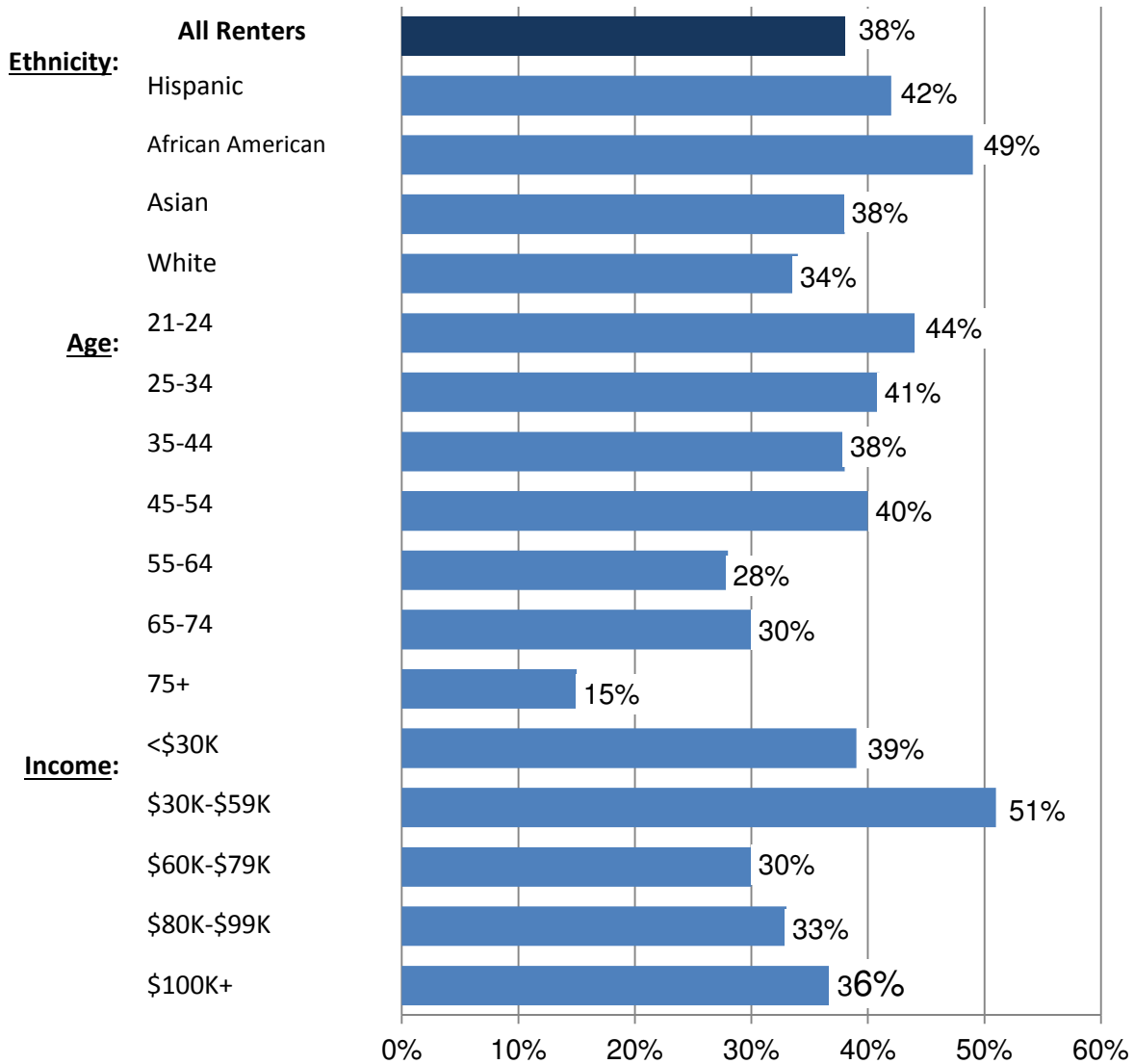
Q18: *Would you expect, at that point, to be able to find another place in Arlington to live or that you will have to move out of Arlington to be able to afford a place to live?*



**55 percent TOTAL
Yes, Forced to
Move because of
Rent Increase**

The following chart shows where the 38 percent of renters in the “forced to move OUT of Arlington” moves either higher or lower by demographic group. Again, there is correlation with groups noted previously as reporting current unaffordable housing costs.

RENTERS: Forced to Move Because of Cost and Leave Arlington



III. Home Ownership in Arlington.

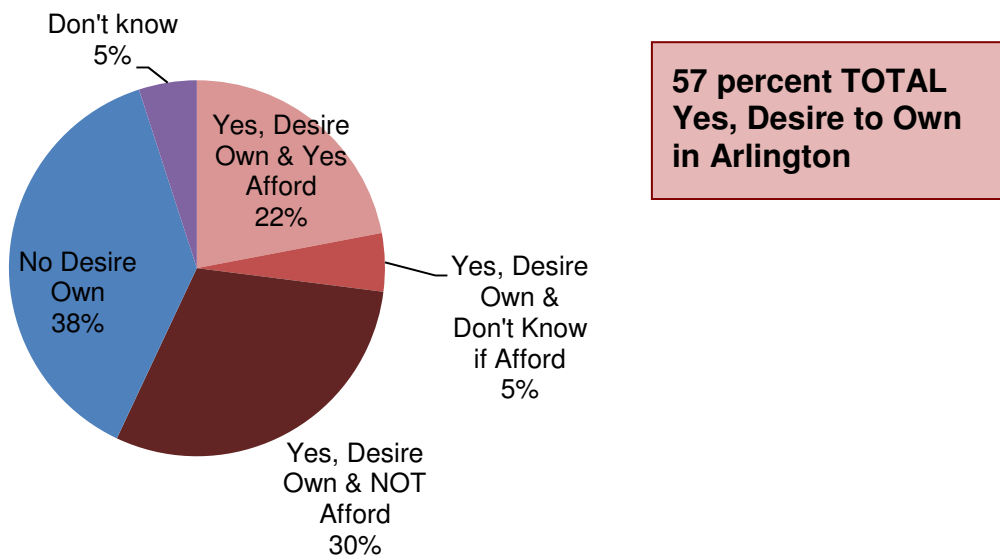
A. Renters

A 57 percent majority of renters would also like to some day own a home in Arlington. But, less than half of the renters who desire Arlington home ownership (22 percent of all renters) believe they will be able to find an affordable home that meets their needs in Arlington.

ASKED ONLY OF RENTERS:

Q19: Would you, at some point in the future, like to buy a home in Arlington?

Q20: Do you expect to be able to find a home to buy in Arlington that you can afford and meets your needs?



While 38 percent of renters have no interest in owning a home in Arlington, 30 percent say they would like to own in Arlington but do not believe they will be able to afford to do so. Thus, among renters desiring home ownership in Arlington, more (30 percent) believe it will not be affordable to do so than believe they'll find a house they can afford (22 percent).

The highest level of the “desire, but not afford” to own among all renters is among those with \$30,000-\$60,000 incomes (46 percent). Similarly, at 39 percent, a higher than average share of renters aged 25 to 44 also fall into this “desire, but won’t be able to buy” category.

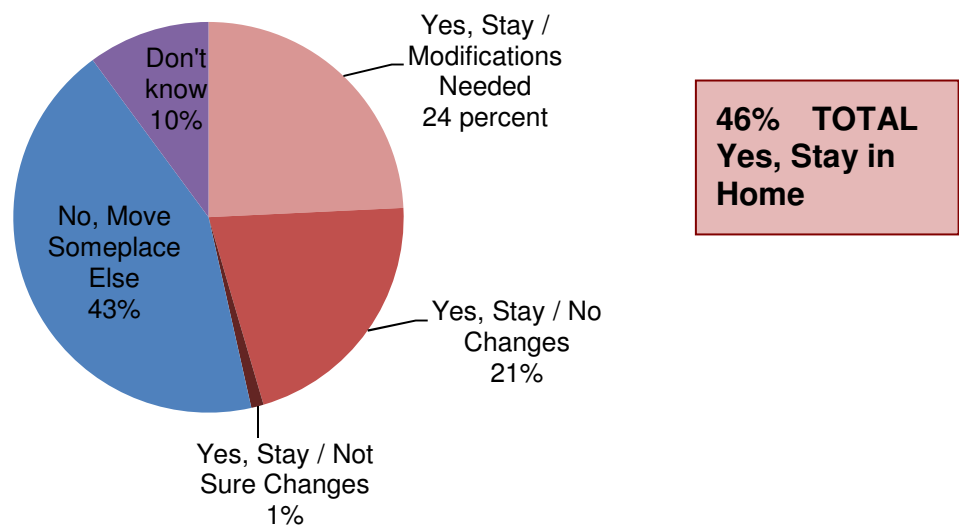
B. Homeowners

Among homeowners, 46 percent say they would like to remain in their current Arlington home the rest of their lives; 43 percent prefer to move elsewhere and 10 percent are not sure.

ASKED ONLY OF HOMEOWNERS:

Q15. Would you like to remain in your current home for the rest of your life or move to some other home?

Q16. Do you think your home will need some physical modifications to allow you to remain living there the rest of your life or not?



Among those wanting to stay in their current home, about half (24 percent of all Arlington homeowners) say their home will need some physical modifications in order to accommodate this aging-in-place.

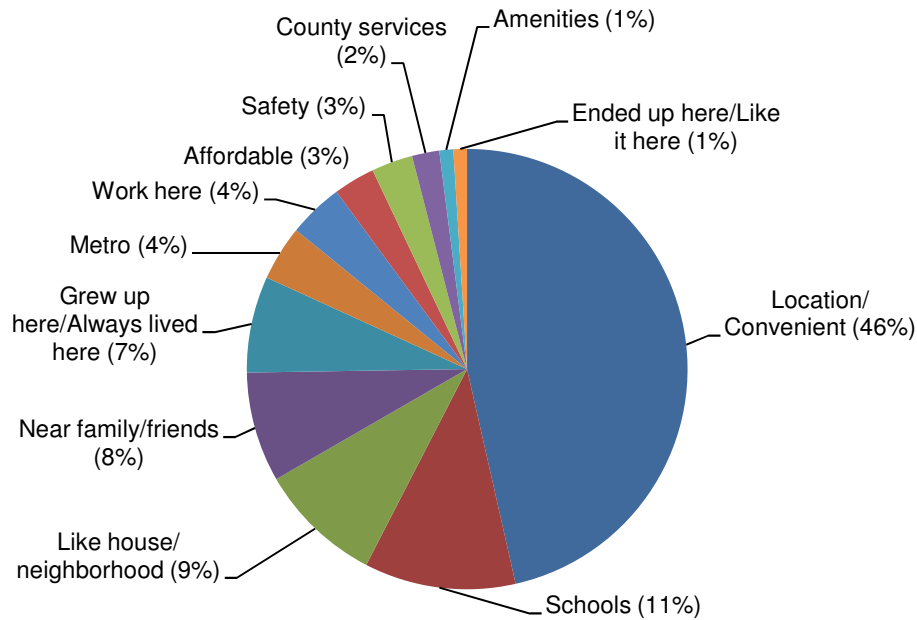
By age category, this “modification needed” is the highest at 36 percent among those aged 65 to 74 compared to 25 percent among those 75+ or 21 percent among those aged 45 to 54.

Among lower income (under \$40,000) seniors, a 34 percent say their home needs modifications to allow aging-in-place as do 34 percent of disabled homeowners.

IV. Best Reason to Live in Arlington.

Location and convenience are the dominant appeal of Arlington. Nearly half (46 percent) volunteered an answer citing this factor when asked why they chose to live in Arlington. About a tenth cited either “schools” (11 percent), or “neighborhood/house” quality (9 percent) or proximity to “family or friends” (8 percent).

Q22: In your own words, tell me the main reason you chose to live in Arlington?



Certain reasons are somewhat more prevalent among subgroups:

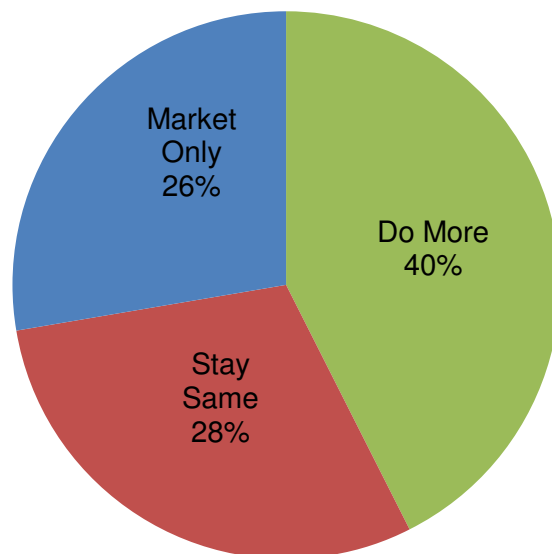
- *Convenience/location* is more often cited by 25-34 year olds;
- *Schools/good education* is more often cited by 35-54 year olds, Hispanics and those with incomes over \$150,000;
- *Neighborhood/friends and family* is more often cited by 21-24 year olds, seniors over 75 years old, and Hispanics;
- *Grew up here* is more often cited by African Americans, seniors over 75 years old, 30+ year residents; and
- *Safety* is more often cited by those with incomes under \$30,000, African Americans, Asians.

V. Housing Policies and Programs.

When given a three-way choice (with no information or detail about current County policies), the plurality of Arlington residents (40 percent) prefer that the County “do more” to “increase both the supply of affordable housing units and the amount of people receiving financial help to live in Arlington.” Among the rest, opinion splits with 28 percent satisfied the County should “continue to do about the same it does now” on affordable housing and 26 percent preferring a more hands-off market-only approach of letting supply-and-demand determine Arlington’s housing mix.

Q23: *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.*
- *The County should continue to do about the same amount it does now.*
--OR--
- *The real estate market of supply-and-demand alone should determine the mix of housing and its costs in Arlington.*



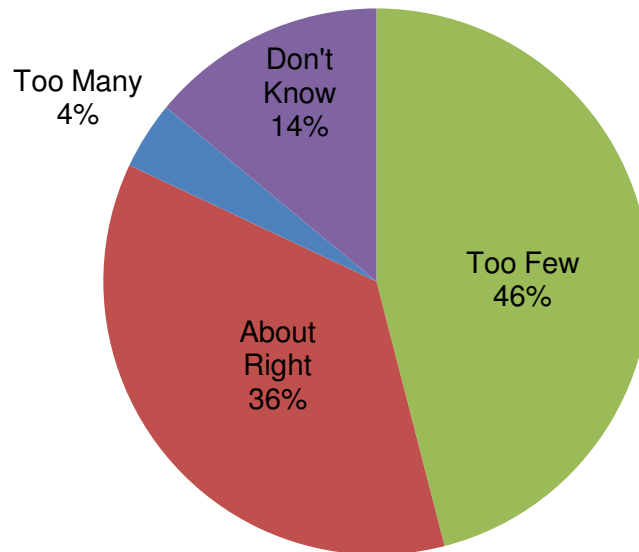
As compared to the 40 percent of all Arlingtonians wanting the County to “do more” on affordable housing, there is higher support for this policy among those earning less than \$60,000, African Americans, Hispanics, the disabled, 65 to 74 year olds, 20+ year residents, and Pike area residents.

Highest Support for “Do More”	
<\$30,000:	71%
Renters with Assistance	63%
African Americans:	60%
Disabled:	55%
\$30,000 - \$60,000:	54%
Low-Income Seniors:	51%
65-74 year olds:	50%
20+ year residents:	48%
Hispanic:	47%
Pike area:	45%

When given information about Arlington’s affordable housing standard (60 percent of AMI) and availability (one-in-four rental units either market-rate or committed affordable), 46 percent say this amount of affordable housing is too low.

Just over one third (36 percent) say the County balance is “about right” for affordable units.

Q32: *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 \$45,000 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?*

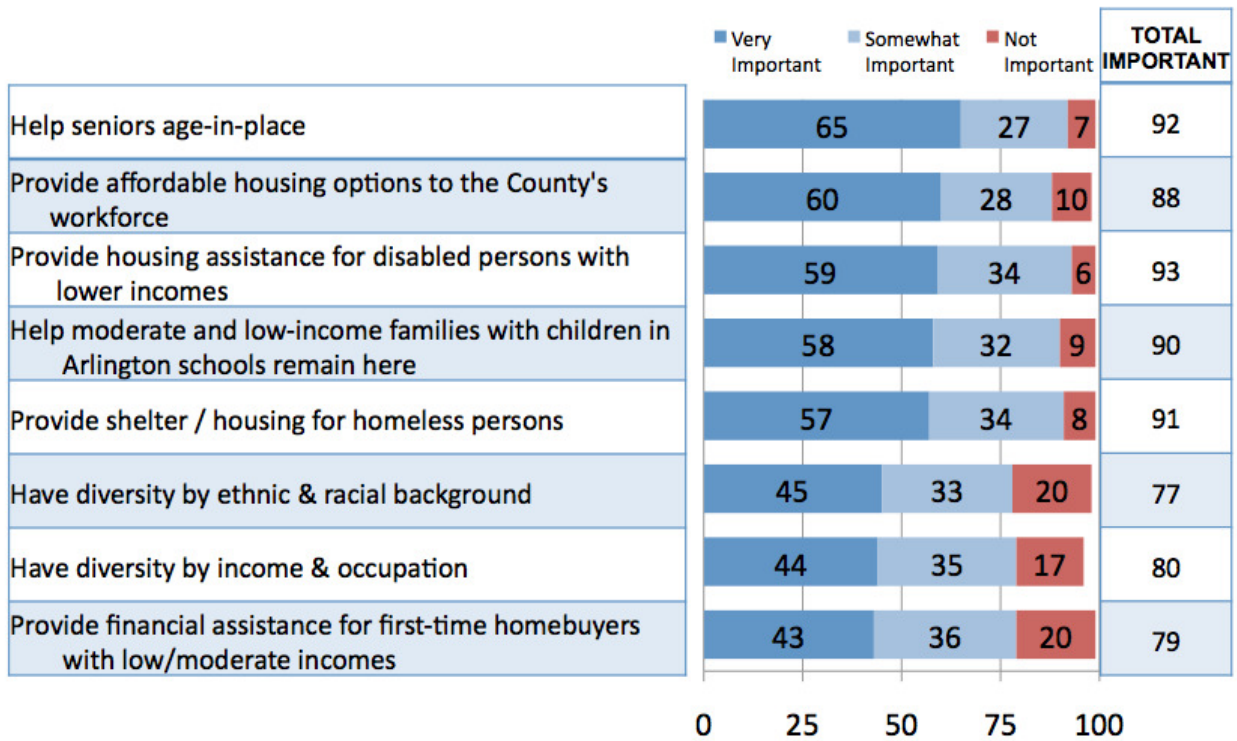


Thus, this informed opinion of 46 percent “too few” affordable units tracks slightly above the 40 percent opinion the County should “do more” to expand housing affordability.

Again, many of the same groups as cited previously are more likely to respond “too few.” For example, renters (55 percent “too few”) are much more likely than homeowners (40 percent “too few”) to see the need for more affordable rental units.

The table below shows a rank ordering by “very important” responses for eight housing objectives for the County. Each of the eight is considered at least “somewhat important” to 77 percent or more. Four of these objectives score 90 percent or higher as at least “somewhat important.”

Housing Objectives



- *“Help seniors who want to stay in their homes to age in place”* (65 percent very important, 92 percent at least somewhat important) is the most popular of all objectives tested. The highest “very important” scores were by
 - Hispanics (78 percent);
 - African Americans (82 percent);
 - 65 to 74 year olds (73 percent);
 - Incomes \$60,000 to \$80,000 (77 percent);
 - Pike area residents (72 percent); and
 - 30+ year residents/natives (72 percent).

- *“Provide affordable housing to the County’s workforce including police, firefighters, teachers and other government employees”* is rated 60 percent very important; 88 percent at least somewhat important. This objective has fairly consistent support across demographic groups but gains more intense support with women (65 percent) than men (54 percent) as well as with African Americans (75 percent).
- Three difference measures: *Assistance to low-income disabled, low-income families with children, and homeless* all score about the same -- 57 percent to 59 percent “very important” and low 90 percent at least somewhat important. Helping the disabled is 75 percent very important to disabled respondents. Helping children in low-income families stay in Arlington schools is has strong support among African Americans (80 percent very important) and those with incomes under \$30,000 (81 percent). Shelter for homeless persons also has high support among African Americans (74 percent very important) and residents with \$60,000 to \$80,000 incomes (72 percent very important).
- Diversity by either *“ethnicity and racial background”* (45 percent very important, 77 percent at least somewhat important) or *“income and occupation”* (44 percent very important, 80 percent at least somewhat important) also scores similarly popular.

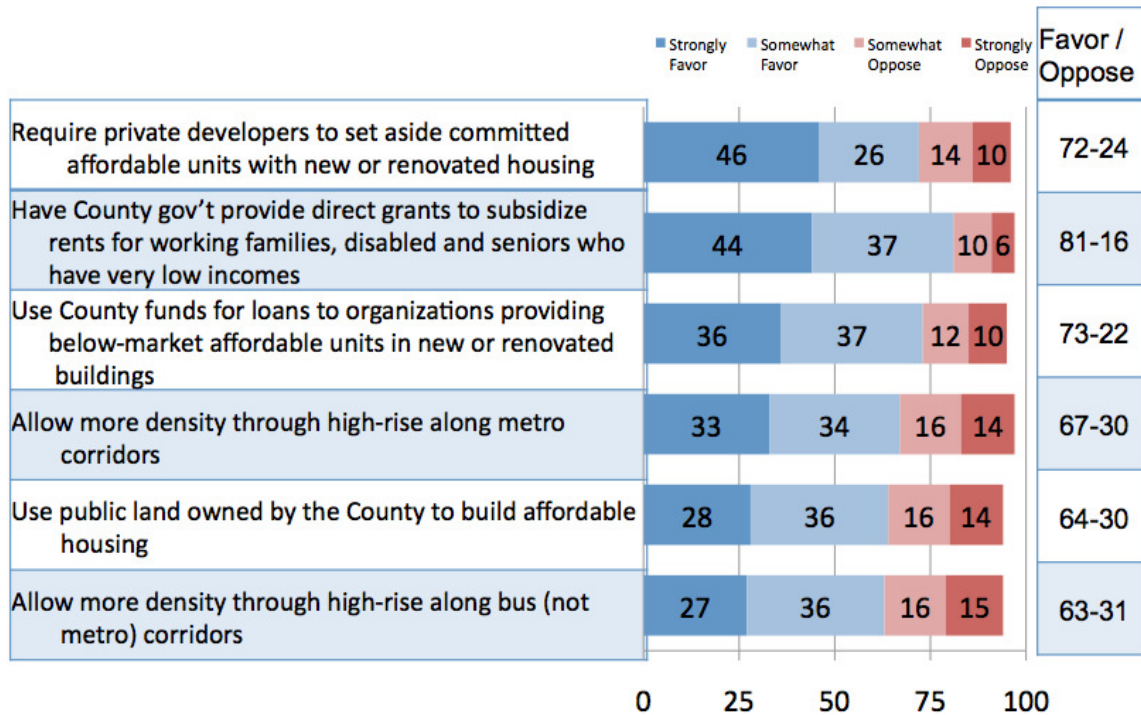
Income and occupation diversity is at least 80 percent supported across all ethnicities and income groups, but slightly more popular (96 percent) with youngest Arlington residents 21 to 24 compared to 67 percent popular with oldest residents 75 years old or older.

Ethnic and racial diversity is highly supported across all ethnicity groups -- Hispanic (82 percent), African American (82 percent), Asian (76 percent), non-Hispanic whites (76 percent) -- and has broad support by income level and geographic areas.

- *“Financial assistance to first-time low/moderate income homebuyers”* (43 percent very important, 79 percent at least somewhat important) scores higher with renters (56 percent very important) than owners (34 percent very important) and also among those with incomes under \$60K (65 percent very important).

On Housing Policies, a majority ranging from 63 percent to 81 percent of Arlington residents support each idea tested.

Housing Policies



- *“Direct subsidies to low-income disabled, seniors and working families”* is supported by 81 percent favor, 16 percent oppose. This policy has broad support across all ethnicities, ages, and income levels with support never lower than 70 percent with any group of residents.
- *Requiring CAF units in new or renovated buildings* (72 percent favor, 24 percent oppose) scores the highest “strongly favor” (46 percent) of any policy. This policy is favored 69-28 by homeowners; 77-15 by renters. It is more popular in the Pike area (80-14) and North Arlington (77-22) than in Crystal City/Shirlington (61-35).
- *Loans to organizations providing below-market CAF units* (73 percent favor, 22 percent oppose) is equally popular and over 70 percent favor the policy across all areas of the County and all ethnic groups. Support drops below 70 percent only with those 75 years old or older (64-25) or with incomes over \$250,000 (66-32).
- *Density in Metro corridors* (67-30) is slightly more favored than *density along bus/non-Metro corridors* (63-31). Metro corridor density is somewhat more popular with higher income residents (74-24 among incomes \$150,000), North Arlington residents (70-27), and those aged 21 to 34 (73-24).

Bus corridor density scores 62 percent favor, 31 percent oppose in the Pike area and just

slightly lower (59 percent favor, 35 percent oppose) in North Arlington. Longest-term residents (30+ year/natives) are least supportive of bus corridor density (50 percent favor, 41 percent oppose).

- *Using public land to build affordable housing* has 2:1 support (64 percent favor, 31 percent oppose). As with the two density policies, one-in-seven strongly oppose with twice as many (28 percent strongly in favor). Support for public land for affordable units is slightly lower in North Arlington (60-32) and in Crystal City/Shirlington (60-35) as well as with non-Hispanic whites (59-34), those aged 45 to 54 (57-35) and with highest incomes (55-41 among those \$250,000). There is also a difference of opinion by gender -- women 67-25 vs. men 59-36 -- and ownership status -- renters 71-22 vs. owners 59-36. Thus, women and renters are more open to this idea of using public land.