

Prince George's County Housing Affordability Survey



1. <http://www.flickr.com/people/40178364@N06/>
2. & 3. <http://www.flickr.com/people/thisisbossi/>

ICF Macro



- Full service research firm
- More than 700 employees
- More than 40 years of research experience
- Based in Calverton, MD

- Work on this project was coordinated out of our New York City office.

Survey Background



- The housing affordability survey was fielded from approximately January 2008 to June 2008.
- The primary data collected by the survey included:
 - Household type and size
 - Satisfaction with housing attributes
 - Cost of various components of housing
 - Demographics



Survey Background cont.

- Sent to 32,000 households in the county.
 - Survey sent in English, but available in Spanish on request
- 7,882 households in Prince George's County responded to the survey
- Final response rate of 27%. This compares favorably to most mail surveys, where we generally experience a response rate of 10-20%.



Housing Affordability

- Just over half the county households live in housing that is considered affordable, as defined by spending less than 30% of household income on housing.
- Almost 30% of households spent, on average, more than 65% of their income on housing."

Percent of income spent on housing	Percent of households	Average percent of income spent on housing
Less than 30 percent (<30%)	53.4%	18.8%
Between 30 and 40 percent (30%-40%)	17.4%	34.5%
More than 40 percent (>40%)	29.2%	65.1%



Disparity by Geography

- Households inside the Beltway have a much more difficult time affording their homes than those outside the Beltway.
- Households inside the beltway considered unaffordable spend, on average, a larger percentage of household income on housing than those outside the beltway.

	Inside the Beltway		Outside the Beltway	
	<i>Percent of households</i>	<i>Average percent of income spent on housing</i>	<i>Percent of households</i>	<i>Average percent of income spent on housing</i>
Percent of income spent on housing				
Less than 30 percent (<30%)	49.5%	19.5%	56.9%	19.0%
Between 30 and 40 percent (30%-40%)	17.3%	34.8%	17.8%	34.6%
More than 40 percent (>40%)	33.2%	66.5%	25.3%	62.9%



Disparity by Tenure

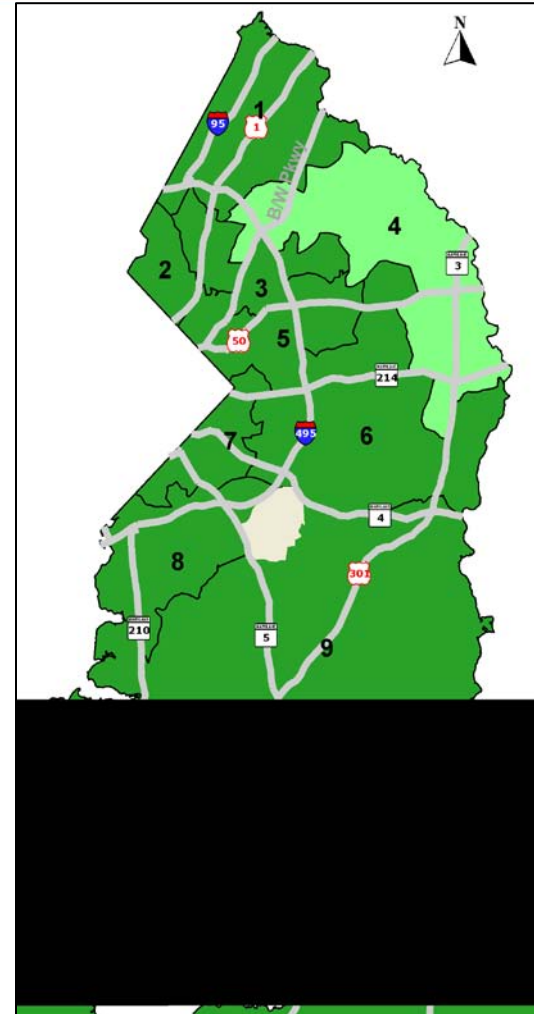
- Even though the average and median housing costs are lower for renters than for owners, housing is still less affordable for renters.

	Spending less than 30 percent (<30%)			Spending between 30%-40%			Spending more than 40 percent (>40%)		
	<i>% of Households</i>	<i>Avg. Housing Cost</i>	<i>Median Housing Cost</i>	<i>% of Households</i>	<i>Avg. Housing Cost</i>	<i>Median Housing Cost</i>	<i>% of Households</i>	<i>Avg. Housing Cost</i>	<i>Median Housing Cost</i>
Own	57.6%	\$1,740	\$1,650	16.5%	\$2,466	\$2,262	25.9%	\$2,734	\$2,494
Rent	46.4%	\$1,150	\$1,095	19.0%	\$1,205	\$965	34.7%	\$1,318	\$1,120
All	53.4%	\$1,646	\$1,521	17.4%	\$2,199	\$2,007	29.2%	\$2,371	\$2,134

Affordability by Councilmanic District



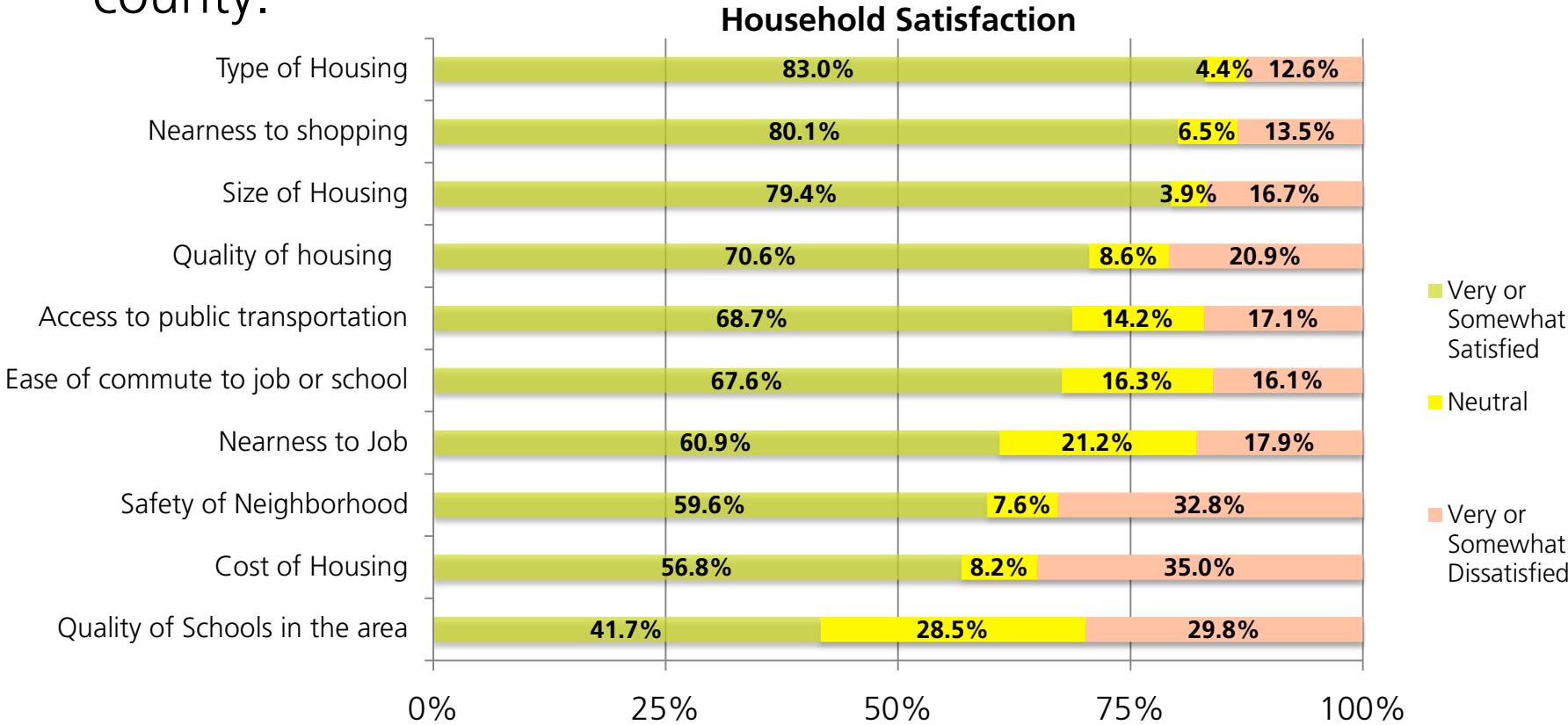
District Number	Average % Income Spent on Housing
1	31.7%
2	37.0%
3	34.1%
4	28.6%
5	36.0%
6	34.8%
7	37.6%
8	34.1%
9	33.1%



Satisfaction



- Satisfaction with housing attributes varied throughout the county.



Satisfaction cont.



- Satisfaction also varied strongly by income.
 - Satisfaction with some attributes, such as quality of schools, access to public transportation, and nearness to shopping decreased as income increased.
 - Satisfaction with other attributes such as type, size, quality, and cost of housing increased with income.



Desire to Remain in Prince George's County

- Affordability, satisfaction, and retention are directly linked. Those who are most likely to stay are more satisfied, but those who could afford to stay are most likely to be dissatisfied and planning to leave.
- Similarly, households that can afford their homes are more likely to consider moving than those who cannot. Additionally, this same group is much more likely to leave Prince George's County than those who cannot afford their homes.

Considering Moving	Spending less than 30 percent (<30%)	Spending between 30%-40%	Spending more than 40 percent (>40%)	Total
Inside the county	16.5%	17.1%	18.2%	17.1%
Outside the county	26.6%	23.3%	19.4%	24.0%
Not considering moving	56.9%	59.6%	62.3%	58.9%