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More than three in four Virginians see housing affordability as a problem in America today

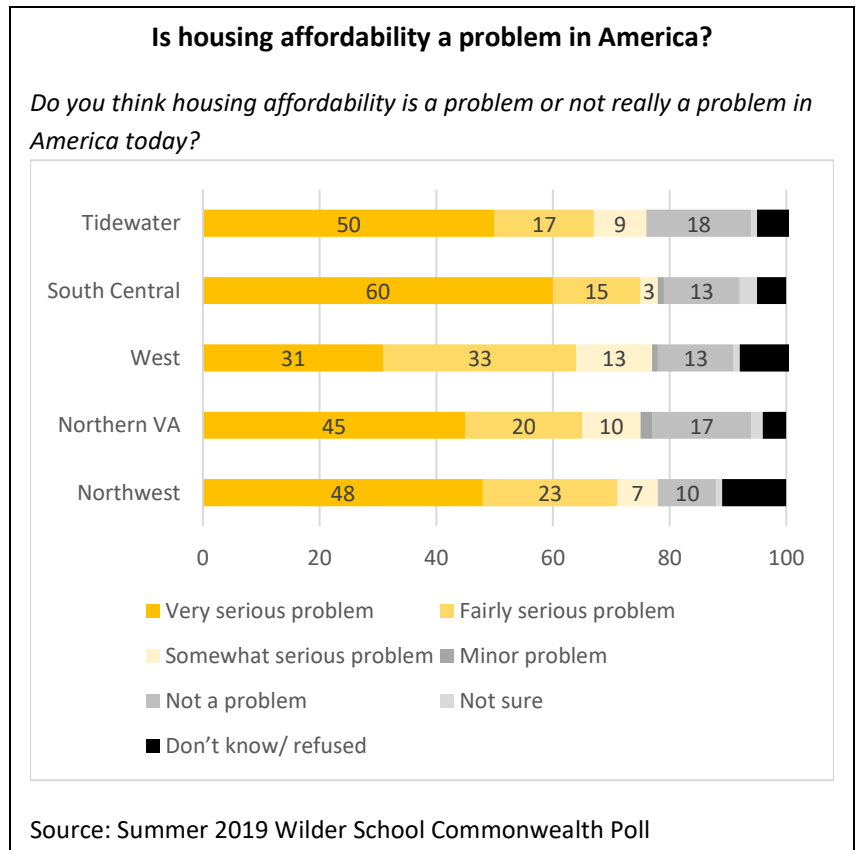
RICHMOND, Va. (July 18, 2019) — More than three in four Virginians (78%) see housing affordability as a problem in America today, and almost half (47%) see it as a very serious problem, according to a new statewide poll by the [Center for Public Policy](#) at Virginia Commonwealth University’s [L. Douglas Wilder School of Government and Public Affairs](#).

However, when asked about housing affordability where they lived, respondents were less likely to see it as a problem (57%). And only one-third (33%) see it as a very serious problem. Likewise, respondents expressed a sense of security in their current housing situation, with 47% saying they felt very stable and secure and 33% saying they felt fairly stable and secure, the poll found.

The poll, conducted by landline and cellphone from June 9 - 19, is a random sample of 816 adults in Virginia with an overall margin of error of 3.43 percentage points.

The poll also found that about one third (34%) of respondents said that they or someone they knew had been evicted, foreclosed upon, or lost their housing in the past five years. When asked about perceptions of future housing costs, the majority of respondents felt that both the average rent in their area would increase (69%) as well as the average home price in their area (67%). Thirty percent of respondents said that they have had to take on an additional job, or work more at their current job, to make housing payments in the past three years.

“Even with the Governor and General Assembly’s legislative response to data showing half of the top 10 large cities with the highest eviction rates are in Virginia,” said Fabrizio Fasulo, Ph.D., Director of the



Center for Urban and Regional Analysis, “there’s a continued sense that Virginians see housing affordability as a real problem and are feeling the strain of housing costs.”

Housing affordability is seen as a problem in the United States

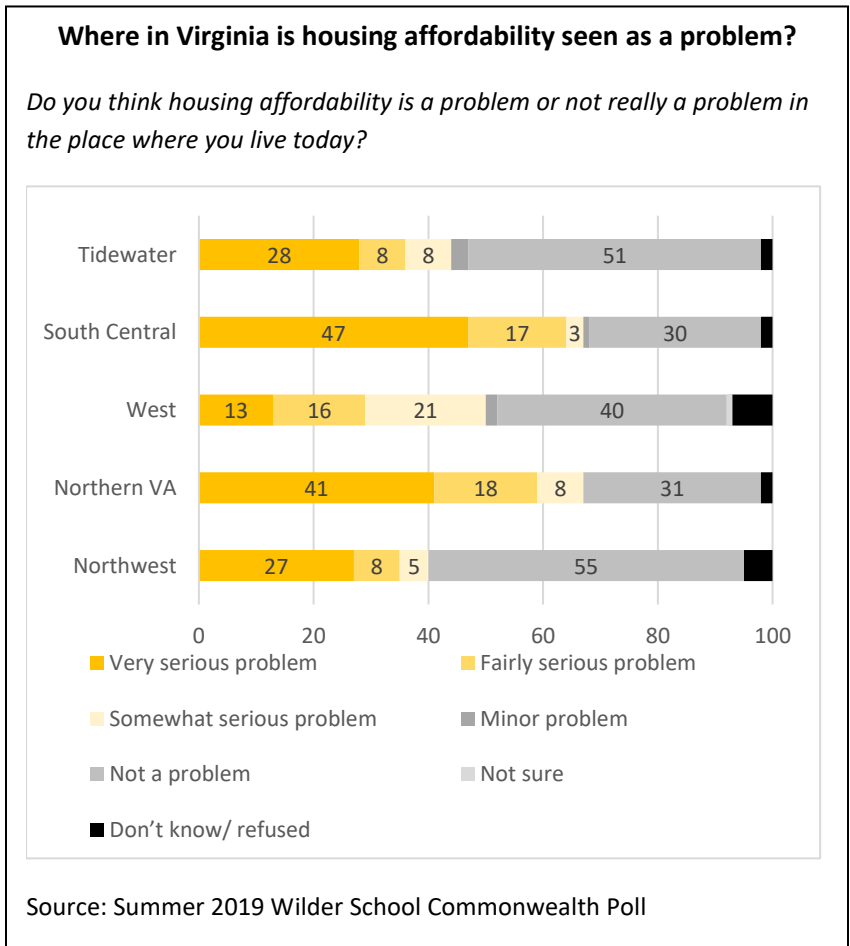
Respondents in the South Central (60%) and Tidewater (50%) regions say housing affordability is a very serious problem in America. The West, Northwest and Northern Virginia regions were more likely to say affordability is a fairly serious problem, (33%, 23% and 20% respectively).

Women (51%) were more likely than men (42%) to see the problem as very serious, while men were more likely to say it is not a problem at all (21% vs 8% of women). Minorities were more likely to see the problem as very serious (58%) compared to 41% of whites. Democrats and independents were more likely to see affordability as a very serious problem (57% and 51% respectively) compared to Republicans (31%). Republicans (25%) were more likely to say it’s not a problem at all compared to 13% of independents and 7% of Democrats.

Local housing affordability is seen as a problem in some regions of Virginia

When asked about housing affordability where they live, respondents in the South Central region were again more likely to say it was a very serious problem (47%), followed by those in Northern Virginia (41%). Respondents in the Northwest (55%), Tidewater (51%) and West (40%) regions were more likely to say affordability was not a problem in their area.

College graduates were more likely to see affordability as a very serious problem in their area (41%), compared to respondents with some college (29%) and those with a high school education or less (28%). Minorities were more likely to say affordability was a very serious problem (42% vs 28% of whites). Independents and Democrats were more likely to say very serious (43% and 40% respectively) compared to 17% of Republicans. Republicans were more likely to say affordability was not a problem at all in their area (58%) compared to independents (35%) and Democrats (28%).



Majority of participants felt stable in their current housing situation

In addition to not seeing affordability as a problem in their area, a majority of respondents in the Tidewater, Northwest and West were more likely to say they felt very stable and secure in their current housing situations (56%, 52% and 50% respectively). Whereas South Central (41%) and Northern Virginia (40%) still had about four in 10 saying the same.

Respondents with income of \$50,000 to \$100,000 said they feel very stable and secure (54%). While those with family income of less than \$50,000 were more likely to say fairly stable and secure (40%). A majority of whites (55%) said they feel very stable in their current housing situation while only 32% of minorities say the same. A majority of Republicans (61%) say they feel very stable compared to 41% of independents and 39% of Democrats.

Limited budget, poor credit score, and lack of down payment noted as primary obstacles to home ownership

Do you own or rent your current residence?		
	2019 (%)	National* (%)
Own	60	63
Rent	35	32
Living at home or with parents	4	3
Other	2	2
Don't know/Refused	2	-

Have any of the following been obstacles to you buying a home?	
	2019 (%)
Existing debt	11
Lack of down payment	15
Poor credit history/score	18
Budget limits purchase options	22
Other	22
Don't Know/Refused	12

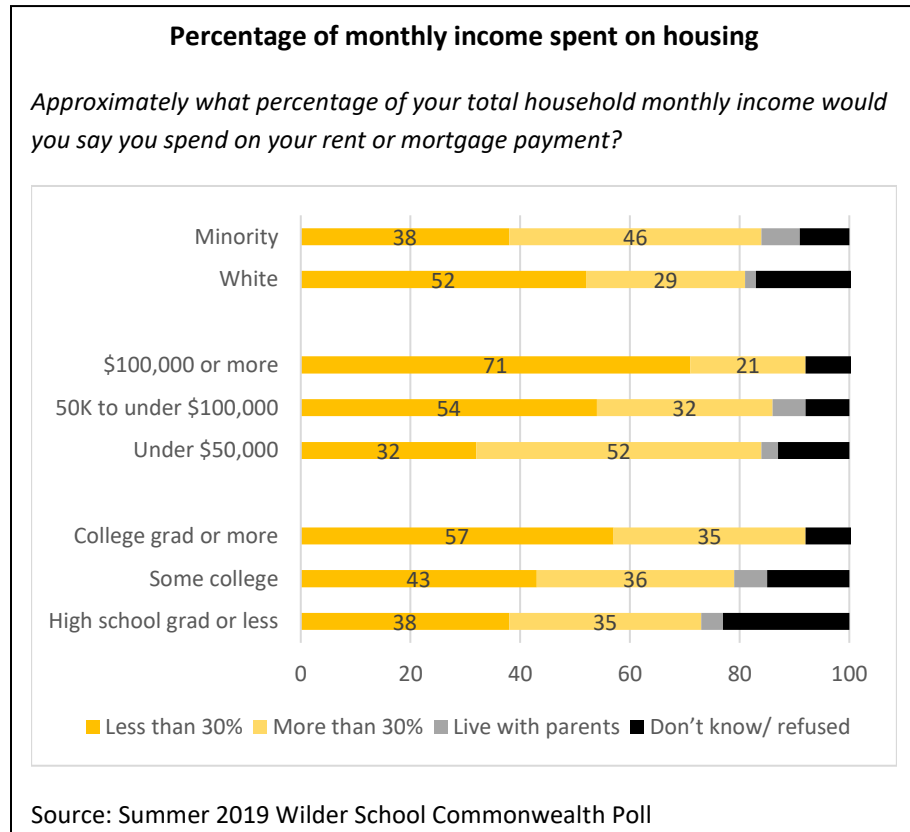
All national comparisons are from Housing Matters Survey, MacArthur Foundation, April-May 2016, n=1200 adult US residents
 Source: Summer 2019 Wilder School Commonwealth Poll

Sixty percent of respondents own their home, while 35% rent and 6% live with their parents or in some other arrangement. These numbers are comparable to percentages reported in a 2016 national survey on housing issues. When those who rent or live with parents (41% of the total sample) were asked whether they aspire to own a home, 70% said yes, 22% said no and 8% said they don't know. This group also was asked about obstacles to buying a home. Twenty-two percent said there were limited options within their budget, 18% noted a poor credit history, 15% said they lacked the down payment and 11% noted existing debt being an obstacle.

Those respondents with income of \$50,000 or more were much more likely to own a home -- 72% with income of \$50,000 to \$100,000 and 85% of those with income over \$100,000. More than half (53%) of those making less than \$50,000 rent. Respondents in Tidewater, Northwest and West were more likely to own their home (67%, 66% and 65% respectively) while those in South Central (48%) and Northern Virginia (37%) were more likely to rent. Two-thirds of whites (66%) own their home, while minorities are more split between owning (49%) and renting (43%). Republicans are more likely to own (77%), while Democrats and independents are split -- 54% of Democrats own and 42% rent; while 46% of independents rent and 42% own.

Minorities and those with lower levels of education more likely to spend more than 30% of monthly income on housing

Respondents also were asked how much of their monthly income went to mortgage or rent. A commonly used measure of affordability is spending less than 30% of total income on housing. Using that measure, 35% of the respondents said they spend more than 30% of their total monthly income on rent or mortgage, 45% said they spent less and 16% said they don't know.



Level of education and income played a significant role in a

respondent spending more than 30% on housing. A majority of those making under \$50,000 (52%) spend more than a third of their income on housing. Those with income of \$100,000 or more were likely to spend less than 30% on housing (71%). Likewise, more than half of college graduates (57%) spend less than 30%, while only 38% of those with a high school education or less said the same. Those with a high school education or less also were more likely to say they don't know (23%). Minorities were more likely to spend more than 30% on housing (46%) compared to only 29% of whites. Democrats were more likely to spend more than 30% on housing (44%), Republicans were more likely to spend less (55%), and independents were more evenly split (36% spend less than 30%, 31% spend more than 30%).

Housing costs perceived to be on the rise

Respondents also were asked whether they thought housing costs would increase or decrease over the next year. For both rent and home prices, more than two-thirds of respondents thought costs would increase significantly or somewhat. Sixty-nine percent said average rent would increase significantly or somewhat and 67% thought the same about average home prices. About a fourth of the respondents thought prices would stay the same (21% for average rent and 22% for average home price). Very few respondents, less than 5%, thought rent or home prices would decrease.

When asked about making lifestyle adjustments to pay rent or mortgage in the past three years, 30% of respondents said they had to take an additional job or work more at their current job. Another 18% said they had to cut back on buying healthy food, 17% said they accumulated credit-card debt and 14% said they stopped saving for retirement. Forty nine percent said they had not made any lifestyle adjustments in the past three years.

Virginians support changes in renting and eviction policies

Even after the Governor signed seven pieces of legislation aimed at curbing evictions respondents were very supportive of additional policy measures. Three-fourths of Virginians (75%) supported changing laws to increase the length of time that renters have to pay past-due rent from seven to 14 days. And more than three-fourths of respondents (78%) would support legislation making it easier for tenants to withhold rent from landlords who don't make necessary repairs in a specified amount of time. Only 12% opposed.

With regard to extending the time allowed to pay past due rent, support was consistently in the majority with all regions indicating more than 70% support, with the exception of the Northwest with 63%. Respondents in the Northwest were more likely to say they don't know (22%). Those making less than \$50,000 were more supportive (86%), compared to 79% of those with income of \$50,000 to \$100,000 and 70% of those with income over \$100,000. Minorities (88%) were more supportive than whites (70%). Almost all Democrats (93%) were supportive of the change compared to 65% of independents and 58% of Republicans.

For potential legislation to make it easier to withhold rent for unaddressed repairs, regionally, Tidewater, Northern Virginia and South Central respondents supported (89%, 85% and 82% respectively). The Northwest and West had lower levels of support (67% and 57%) but significantly high levels of "don't know" responses (22% and 28% respectively). An overwhelming 90% of those with income of \$50,000 to \$100,000 were supportive of the measure. Those making under \$50,000 and over \$100,000 still had high levels of support, 80% and 77% respectively. Minorities were more likely to support, 87% vs 74% of whites, and all party identifications were highly supportive, with Democrats showing the most support (85%) compared with 76% of Republicans and 70% of independents.

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About the Wilder School and the Center for Public Policy

The L. Douglas Wilder School of Government and Public Affairs, named for the nation's first African American elected governor, is a top-50 nationally ranked public affairs school. Located blocks from the state Capitol in Richmond, the school enrolls about 1,000 undergraduates and 400 graduate students in eight academic programs. The Wilder School's 10,000-plus alumni work across the public, private and nonprofit sectors. Drawing on the wide-ranging expertise of Wilder School faculty, the Center for Public Policy's programs provide diverse public-facing services including leadership development and training, economic and policy impact analysis, survey insights and program evaluation to clients in state and local governments, nonprofit organizations, businesses and the general public across Virginia and beyond. For more, please visit wilder.vcu.edu/center-for-public-policy/.

About VCU and VCU Health

Virginia Commonwealth University is a major, urban public research university with national and international rankings in sponsored research. Located in downtown Richmond, VCU enrolls more than 31,000 students in 217 degree and certificate programs in the arts, sciences and humanities. Thirty-eight of the programs are unique in Virginia, many of them crossing the disciplines of VCU's 11 schools and three colleges. The VCU Health brand represents the VCU health sciences academic programs, the VCU Massey Cancer Center and the VCU Health System, which comprises VCU Medical Center, Community Memorial Hospital, Children's Hospital of Richmond at VCU, MCV Physicians and Virginia Premier Health Plan. For more, please visit vcu.edu and vcuhealth.org.

Methodology and sample information

The OPPO Commonwealth June Poll 2019, obtained telephone interviews among 816 respondents. The telephone surveys were conducted with respondents 18+ years old, living across 5 areas/regions in Virginia. Issues and Answers Network, Inc. conducted the surveys between June 7th and June 18th, 2019. Interviews were conducted with 416 landline (51%) and 400 cell (49%) phone with soft quotas implemented by region and gender. The average interview length was 10 minutes and conducted in English.

The same contact procedures were used for the landline and cell samples. For the landline sample, the program was set up to ask for the youngest adult male/female currently at home. If the specific gender was not available at the time of the call, the interviewer would ask to speak with the youngest male/female currently at home. For the cell phone sample, interviews were conducted with the person answering the phone. The program was set up to verify the respondent was an adult and in a safe place to take the survey. Both sample sources verified they were residents of Virginia.

The data was weighted using an iterative raking technique in WinCross that uses iterative proportional fitting techniques. This method avoids negative weights. Respondents were weighted on several demographics to match a previous wave of this study data and to maintain levels of non-response for each question. The previous study was weighted to 2010 U.S. Census data.

The survey's margin of error is +/- 3.43 percentage points, meaning that we are 95 percent confident that the actual result lies within 3.43 percentage points (in either direction) of the result our sample produced.

Wilder School Commonwealth Poll June 2019

State-wide survey of Virginians¹

June 9-19, 2019

Number of Respondents: 816

QUESTIONS 1 THROUGH 5 RELEASED SEPARATELY

Q6. Which of the following actions, if any, have you personally had to do in the past three years because you were struggling to be able to pay your rent or mortgage? [ALL THAT APPLY]

	2019	National 2016²
	%	%
Take on an additional job or work more at their current job	30	24
Stop saving for retirement	14	19
Accumulate credit card debt	17	17
Cut back on healthy, nutritious food	18	13
Cut back on healthcare	9	11
Move to a neighborhood that they feel is less safe	6	6
Move to a place where the schools are not as good	3	4
None of these (VOLUNTEERED)	49	45
Don't Know/Refused	2	2

Q7. How do you feel about your current housing situation--do you feel very stable and secure, fairly stable and secure, just somewhat stable and secure, fairly unstable and insecure, or very unstable and insecure?

	2019	National 2016³
	%	%
Very stable and secure	47	58
Fairly stable and secure	33	26
Just somewhat stable and secure	13	11
Fairly unstable and insecure	3	2
Very unstable and insecure	3	3
None of these (VOLUNTEERED)	1	-
Don't Know/Refused	1	-

Q8. Do you think housing affordability is a problem or not really a problem IN AMERICA today?

	2019	National 2016
	%	%
Problem	78	81
Not a problem	15	13
Don't Know/Refused	7	6

¹ Percentages may add to 99 or 101 due to rounding. Cells that are blank contain no cases. Cells with a zero percent entry contain cases, but the percentage is less than 0.5%.

² All national comparisons are from Housing Matters Survey, MacArthur Foundation, April-May 2016, n=1200 adult US residents.

³ Cells with “-“ indicate less than one percent.

ASK IF PROBLEM (Q8=1):

Q8a. Do you think housing affordability is a very serious problem, a fairly serious problem, just somewhat of a problem, or just a minor problem?

	2019	National 2016
	%	%
Very serious problem	47	37
Fairly serious problem	21	23
Just somewhat of a problem	9	17
Just a minor problem	1	3
Not sure	1	1

ASK ALL:

Q9. Do you think housing affordability is a problem or not really a problem in the place WHERE YOU LIVE today?

	2019	National 2016
	%	%
Problem	57	57
Not a problem	40	40
Don't Know/Refused	3	3

ASK IF PROBLEM (Q9=1):

Q9a. Do you think housing affordability is a very serious problem, a fairly serious problem, just somewhat of a problem, or just a minor problem?

	2019	National 2016
	%	%
Very serious problem	33	24
Fairly serious problem	14	15
Just somewhat of a problem	9	15
Just a minor problem	1	2
Not sure	-	1

ASK ALL:

Q10. Current laws allow tenants approximately a week to pay past due rent that is owed before being sued for eviction. Some have suggested that the law should be changed to allow for 14 days to make it more likely that the tenant would receive a pay check before legal action. Landlords suggest that would prolong an already long process. Would you support or oppose changing the time period to pay past due rent to 14 days?

	2019
	%
Support	75
Oppose	19
Don't Know/Refused	7

Q11. Would you support or oppose legislation to make it easier for tenants to withhold rent from landlords who don't make necessary repairs in a specified amount of time?

	2019
	%
Support	78
Oppose	12
Don't Know/Refused	9

Q12. Do you own or rent your current residence? (INTERVIEWERS: For the purpose of the survey, you own your home even if you have outstanding debt that you owe on your mortgage loan.)

	2019		National Avg 2019
	%	n	%
Own	60	650	63
Rent	35	133	32
Living at home or with parents (VOLUNTEERED)	4	18	3
Other	2	15	2
Don't know/Refused	2		-

ASK IF Q12= 2, 3, 4

Q12a. Is homeownership something you aspire to?

	2019		National 2016
	%	n	%
Yes	70	84	69
No	22	58	27
Don't Know/Refused	8	9	4

Q12b. Have any of the following been obstacles to you buying a home?

	2019	
	%	n
Lack of down payment	15	21
Existing debt	11	12
Poor credit history/score	18	23
Limited purchase options with my budget	22	27
Other	22	37
Don't Know/Refused	12	31

ASK ALL:

Q13. Approximately what percentage of your total household monthly income would you say you spend on your rent or mortgage payment?

	2019
	%
Twenty percent or less	25
Twenty-one to thirty percent	19
Thirty-one to thirty-five percent	13
Thirty-six to forty percent	5
Forty-one to fifty percent	6
More than fifty percent	10
I live with my parents (VOLUNTEERED)	3
Unsure (VOLUNTEERED)	6
Don't Know/Refused	13

ASK IF Q13 = 8

Q13a. Well, can you tell me whether you think you spend more than thirty percent of your total household monthly income or less than thirty percent of your total household monthly income on your rent or mortgage?

	2019	National 2016
	%	%
More than 30 percent	35	31
Less than 30 percent	45	62
Live with parents (VOLUNTEERED)	3	-
Don't Know/Refused	16	7

NO QUESTION 14

Q15. Have you or has anyone you know been evicted, foreclosed upon, or lost their housing in the past five years?

	2019	National 2016
	%	%
Yes	34	34
No	63	69
Don't Know/Refused	4	1

Q16. Are you currently employed? (IF "NO," ASK:) Are you a student, a homemaker, retired, or unemployed and looking for work?

	2019
	%
Employed	66
Student	1
Homemaker	5
Retired	20
Unemployed, looking for work	4
Don't Know/Refused	5

ASK ALL:

Q17. Over the next year, do you think the AVERAGE RENT in your area will...?

	2019
	%
Significantly increase	21
Somewhat increase	48
Stay the same	21
Somewhat decrease	3
Significantly decrease	-
Don't Know/Refused	7

Q18. Over the next year, do you think the AVERAGE HOME PRICE in your area will...?

	2019
	%
Significantly increase	18
Somewhat increase	49
Stay the same	22
Somewhat decrease	3
Significantly decrease	1
Don't Know/Refused	7

Q7. How do you feel about your current housing situation--do you feel very stable and secure, fairly stable and secure, just somewhat stable and secure, fairly unstable and insecure, or very unstable and insecure?

		Very stable	Fairly stable and secure	Somewhat stable and secure	Fairly unstable and insecure	Very unstable and insecure	Don't know/refused	Unweighted count
Region	Northwest	52%	38%	5%	4%	1%	1%	131
	Northern VA	40%	39%	13%	2%	5%	0%	187
	West	50%	39%	9%	2%	1%	1%	167
	South Central	41%	31%	21%	2%	3%	2%	137
	Tidewater	56%	21%	15%	5%	3%	1%	194
Gender	Male	46%	35%	11%	3%	4%	1%	383
	Female	48%	32%	16%	2%	2%	1%	433
Age	18-34	27%	47%	18%	0%	5%	1%	62
	35-44	53%	33%	11%	0%	2%	0%	61
	45-64	50%	27%	15%	5%	2%	1%	293
	65 and older	65%	22%	8%	3%	1%	1%	330
Education	High school grad or less	44%	36%	15%	2%	3%	0%	166
	Some college	45%	31%	12%	4%	6%	2%	205
	College grad or more	53%	31%	13%	1%	1%	1%	413
Income	Under \$50,000	32%	40%	13%	6%	7%	2%	180
	50K to under \$100,000	54%	31%	14%	0%	0%	1%	191
	\$100,000 or more	60%	29%	8%	2%	1%	0%	178
Race	White	55%	32%	10%	2%	1%	0%	584
	Minority	32%	37%	21%	5%	4%	2%	172
Party ID	Democrat	39%	40%	14%	2%	4%	1%	327
	Republican	61%	30%	6%	2%	1%	0%	353
	Independent	41%	24%	26%	7%	0%	3%	104

Q8. Do you think housing affordability is a problem or not really a problem in America today?

		Very serious problem	Fairly serious problem	Somewhat serious problem	Minor problem	Not a problem	Not sure	Don't know/refused	Unweighted count
Region	Northwest	48%	23%	7%	0%	10%	1%	11%	131
	Northern VA	45%	20%	10%	2%	17%	2%	4%	187
	West	31%	33%	13%	1%	13%	1%	9%	167
	South Central	60%	15%	3%	1%	13%	2%	5%	137
	Tidewater	50%	17%	9%	0%	18%	1%	6%	194
Gender	Male	42%	21%	7%	2%	21%	2%	6%	383
	Female	51%	21%	11%	0%	8%	1%	7%	433
Age	18-34	44%	32%	9%	0%	12%	0%	4%	62
	35-44	49%	15%	5%	2%	21%	0%	8%	61
	45-64	47%	20%	8%	2%	17%	2%	4%	293
	65 and older	50%	14%	11%	1%	10%	3%	11%	330
Education	High school grad or less	50%	15%	12%	1%	14%	2%	7%	166
	Some college	44%	25%	5%	0%	18%	1%	7%	205
	College grad or more	45%	26%	8%	2%	12%	1%	5%	413
Income	Under \$50,000	51%	23%	11%	0%	9%	1%	5%	180
	50K to under \$100,000	46%	24%	5%	3%	17%	1%	4%	191
	\$100,000 or more	43%	23%	8%	1%	21%	0%	4%	178
Race	White	41%	21%	11%	0%	17%	1%	9%	584
	Minority	58%	18%	4%	3%	11%	3%	2%	172
Party ID	Democrat	57%	25%	7%	1%	7%	1%	2%	327
	Republican	31%	20%	11%	2%	25%	1%	11%	353
	Independent	51%	18%	9%	0%	13%	3%	7%	104

Q9. Do you think housing affordability is a problem or not really a problem in the place where you live today?

		Very serious problem	Fairly serious problem	Somewhat serious problem	Minor problem	Not a problem	Not sure	Don't know/refused	Unweighted count
Region	Northwest	27%	8%	5%	0%	55%	0%	4%	131
	Northern VA	41%	18%	8%	0%	31%	0%	2%	187
	West	13%	16%	21%	2%	40%	1%	6%	167
	South Central	47%	17%	3%	1%	30%	0%	2%	137
	Tidewater	28%	8%	8%	3%	51%	0%	2%	194
Gender	Male	30%	14%	12%	2%	39%	0%	2%	383
	Female	35%	14%	7%	0%	40%	0%	4%	433
Age	18-34	32%	12%	15%	2%	36%	0%	2%	62
	35-44	33%	17%	5%	0%	45%	0%	0%	61
	45-64	32%	17%	8%	1%	42%	1%	1%	293
	65 and older	33%	13%	6%	2%	41%	1%	6%	330
Education	High school grad or less	28%	8%	3%	3%	55%	0%	4%	166
	Some college	29%	13%	17%	0%	38%	1%	2%	205
	College grad or more	41%	22%	8%	0%	26%	0%	2%	413
Income	Under \$50,000	32%	10%	15%	3%	37%	1%	2%	180
	50K to under \$100,000	30%	20%	8%	1%	40%	0%	2%	191
	\$100,000 or more	35%	14%	7%	0%	44%	0%	0%	178
Race	White	28%	14%	12%	1%	42%	0%	2%	584
	Minority	42%	13%	2%	2%	38%	0%	3%	172
Party ID	Democrat	40%	16%	11%	2%	28%	0%	2%	327
	Republican	17%	14%	9%	0%	58%	0%	1%	353
	Independent	43%	10%	4%	1%	35%	0%	7%	104

Q10. Current laws allow tenants approximately a week to pay past due rent that is owed before being sued for eviction. Some have suggested that the law should be changed to allow for 14 days to make it more likely that the tenant would receive a pay check before legal action. Landlords suggest that would prolong an already long process. Would you support or oppose changing the time period to pay past due rent to 14 days?

	Support	Oppose	Don't know/ Refused	Unweighted count
Region				
Northwest	63%	16%	22%	131
Northern VA	77%	18%	5%	187
West	71%	23%	5%	167
South Central	82%	16%	3%	137
Tidewater	76%	19%	6%	194
Gender				
Male	72%	23%	5%	383
Female	77%	15%	8%	433
Age				
18-34	81%	12%	7%	62
35-44	79%	21%	0%	61
45-64	72%	25%	3%	293
65 and older	74%	17%	9%	330
Education				
High school grad or less	73%	20%	7%	166
Some college	75%	20%	5%	205
College grad or more	78%	16%	6%	413
Income				
Under \$50,000	86%	12%	2%	180
50K to under \$100,000	79%	20%	1%	191
\$100,000 or more	70%	28%	2%	178
Race				
White	70%	22%	8%	584
Minority	88%	11%	1%	172
Party ID				
Democrat	93%	6%	2%	327
Republican	58%	35%	7%	353
Independent	65%	20%	15%	104

Q11. Would you support or oppose legislation to make it easier for tenants to withhold rent from landlords who don't make necessary repairs in a specified amount of time?

	Support	Oppose	Don't know/ Refused	Unweighted count
Region				
Northwest	67%	11%	22%	131
Northern VA	85%	13%	2%	187
West	57%	15%	28%	167
South Central	82%	16%	2%	137
Tidewater	89%	7%	5%	194
Gender				
Male	76%	14%	10%	383
Female	80%	11%	9%	433
Age				
18-34	78%	9%	13%	62
35-44	94%	6%	0%	61
45-64	78%	18%	4%	293
65 and older	75%	14%	11%	330
Education				
High school grad or less	82%	9%	9%	166
Some college	77%	10%	13%	205
College grad or more	77%	18%	5%	413
Income				
Under \$50,000	80%	8%	12%	180
50K to under \$100,000	90%	9%	1%	191
\$100,000 or more	77%	20%	3%	178
Race				
White	74%	13%	12%	584
Minority	87%	11%	2%	172
Party ID				
Democrat	85%	7%	8%	327
Republican	76%	16%	9%	353
Independent	70%	21%	9%	104

Q12. Do you own or rent your current residence?

		Own	Rent	Living at home)	Don't know/ refused	Unweighted count
Region	Northwest	66%	30%	1%	2%	131
	Northern VA	56%	37%	4%	2%	187
	West	65%	31%	2%	2%	167
	South Central	46%	48%	4%	2%	137
	Tidewater	67%	26%	5%	2%	194
Gender	Male	57%	37%	4%	2%	383
	Female	62%	33%	3%	2%	433
Age	18-34	28%	66%	5%	0%	62
	35-44	61%	37%	1%	1%	61
	45-64	76%	19%	5%	0%	293
	65 and older	79%	17%	2%	1%	330
Education	High school grad or less	53%	44%	2%	1%	166
	Some college	48%	43%	8%	1%	205
	College grad or more	78%	19%	2%	0%	413
Income	Under \$50,000	38%	53%	7%	2%	180
	50K to under \$100,000	72%	26%	2%	0%	191
	\$100,000 or more	85%	15%	0%	0%	178
Race	White	66%	30%	3%	1%	584
	Minority	49%	43%	6%	2%	172
Party ID	Democrat	54%	42%	3%	2%	327
	Republican	77%	20%	3%	1%	353
	Independent	42%	46%	9%	3%	104

Q13. Approximately what percentage of your total household monthly income would you say you spend on your rent or mortgage payment?

		Less than 30%	More than 30%	Live with parents	Don't know/refused	Unweighted count
Region	Northwest	45%	25%	0%	31%	131
	Northern VA	48%	35%	7%	10%	187
	West	49%	25%	0%	25%	167
	South Central	37%	49%	1%	13%	137
	Tidewater	46%	37%	4%	13%	194
Gender	Male	50%	36%	2%	12%	383
	Female	41%	34%	4%	21%	433
Age	18-34	31%	54%	7%	8%	62
	35-44	62%	33%	1%	3%	61
	45-64	51%	34%	3%	13%	293
	65 and older	52%	15%	0%	33%	330
Education	High school grad or less	38%	35%	4%	23%	166
	Some college	43%	36%	6%	14%	205
	College grad or more	57%	35%	0%	9%	413
Income	Under \$50,000	32%	52%	3%	13%	180
	50K to under \$100,000	54%	32%	6%	8%	191
	\$100,000 or more	71%	21%	0%	9%	178
Race	White	52%	29%	2%	18%	584
	Minority	38%	46%	7%	9%	172
Party ID	Democrat	41%	44%	4%	11%	327
	Republican	55%	27%	1%	17%	353
	Independent	36%	31%	5%	28%	104

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Q15. Have you or has anyone you know been evicted, foreclosed upon, or lost their housing in the past five years?

	Yes	No	Don't know/ refused	Unweighted count
Region				
Northwest	37%	59%	3%	131
Northern VA	29%	70%	1%	187
West	32%	62%	5%	167
South Central	35%	56%	9%	137
Tidewater	38%	60%	2%	194
Gender				
Male	37%	58%	5%	383
Female	31%	67%	2%	433
Age				
18-34	48%	48%	4%	62
35-44	44%	54%	2%	61
45-64	25%	75%	0%	293
65 and older	22%	76%	2%	330
Education				
High school grad or less	32%	62%	6%	166
Some college	40%	60%	0%	205
College grad or more	31%	69%	1%	413
Income				
Under \$50,000	39%	60%	1%	180
50K to under \$100,000	32%	62%	6%	191
\$100,000 or more	36%	63%	1%	178
Race				
White	32%	67%	1%	584
Minority	37%	57%	6%	172
Party ID				
Democrat	37%	60%	4%	327
Republican	30%	69%	1%	353
Independent	35%	60%	5%	104

Q17. Over the next year, do you think the average rent in your area will...

		Significantly increase	Somewhat increase	Stay the same	Somewhat decrease	Significantly decrease	Don't know/refused	Unweighted count
Region	Northwest	16%	50%	22%	2%	0%	10%	131
	Northern VA	24%	51%	16%	3%	1%	6%	187
	West	25%	44%	21%	3%	0%	7%	167
	South Central	28%	53%	12%	3%	0%	4%	137
	Tidewater	12%	40%	35%	2%	0%	10%	194
Gender	Male	20%	53%	21%	2%	0%	5%	383
	Female	23%	43%	21%	3%	0%	9%	433
Age	18-34	27%	48%	20%	1%	0%	3%	62
	35-44	19%	50%	23%	1%	1%	7%	61
	45-64	19%	53%	20%	4%	0%	4%	293
	65 and older	20%	44%	24%	3%	0%	9%	330
Education	High school grad or less	17%	49%	21%	5%	0%	7%	166
	Some college	28%	44%	20%	0%	0%	8%	205
	College grad or more	21%	49%	22%	2%	1%	4%	413
Income	Under \$50,000	32%	47%	16%	1%	0%	3%	180
	50K to under \$100,000	14%	50%	33%	2%	0%	1%	191
	\$100,000 or more	18%	63%	15%	0%	1%	3%	178
Race	White	22%	48%	21%	1%	0%	7%	584
	Minority	23%	46%	22%	5%	1%	3%	172
Party ID	Democrat	28%	49%	16%	3%	0%	5%	327
	Republican	16%	51%	24%	3%	0%	6%	353
	Independent	16%	40%	29%	3%	0%	12%	104

Q18. Over the next year, do you think the average home price in your area will...

		Significantly increase	Somewhat increase	Stay the same	Somewhat decrease	Significantly decrease	Don't know/ refused	Unweighted count
Region	Northwest	13%	38%	27%	1%	0%	21%	131
	Northern VA	25%	51%	15%	2%	3%	5%	187
	West	12%	57%	22%	3%	0%	5%	167
	South Central	25%	45%	22%	5%	1%	2%	137
	Tidewater	11%	50%	29%	2%	0%	8%	194
Gender	Male	13%	54%	22%	4%	0%	6%	383
	Female	23%	44%	22%	2%	2%	7%	433
Age	18-34	19%	53%	23%	2%	0%	3%	62
	35-44	21%	38%	24%	3%	0%	14%	61
	45-64	16%	58%	19%	4%	3%	1%	293
	65 and older	21%	44%	26%	2%	0%	8%	330
Education	High school grad or less	18%	43%	26%	1%	3%	9%	166
	Some college	20%	51%	22%	1%	0%	6%	205
	College grad or more	19%	55%	18%	6%	0%	2%	413
Income	Under \$50,000	24%	51%	21%	2%	0%	2%	180
	50K to under \$100,000	15%	53%	28%	4%	0%	0%	191
	\$100,000 or more	16%	54%	16%	3%	0%	9%	178
Race	White	18%	50%	23%	2%	0%	7%	584
	Minority	21%	45%	23%	3%	3%	4%	172
Party ID	Democrat	22%	54%	17%	2%	2%	4%	327
	Republican	15%	50%	22%	4%	0%	9%	353
	Independent	17%	37%	33%	3%	0%	9%	104