

# Washtenaw Urban County Housing and Neighborhood Survey Results

As part of the HUD's Affirmatively Furthering Fair Housing effort, the Washtenaw County Office of Community and Economic Development and the Ann Arbor Housing Commission distributed the Housing and Neighborhood Survey to county residents in summer of 2017. The survey contained 35 questions and was available in English and Spanish.

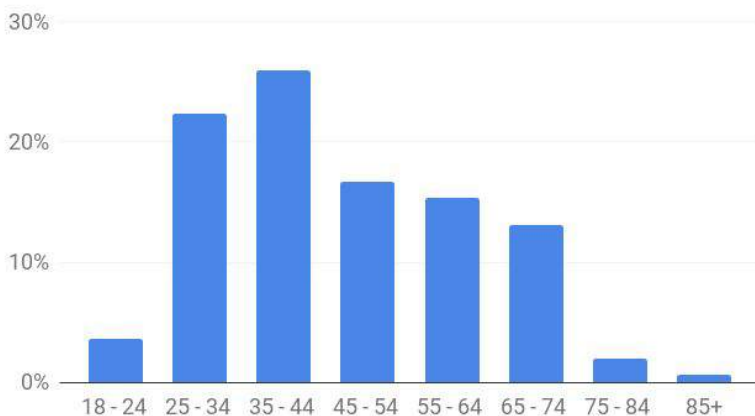
After mailing surveys, posting the online survey on social media, and requesting help with distribution from local agencies, staff received 788 responses, including 84 responses from the Ann Arbor Housing Commission.

This report details key findings from the survey.

## demographics

Surveys were distributed through local agencies, mailings, and online marketing (mostly through the OCED Facebook page and website). 484 responses (61%) were completed online.

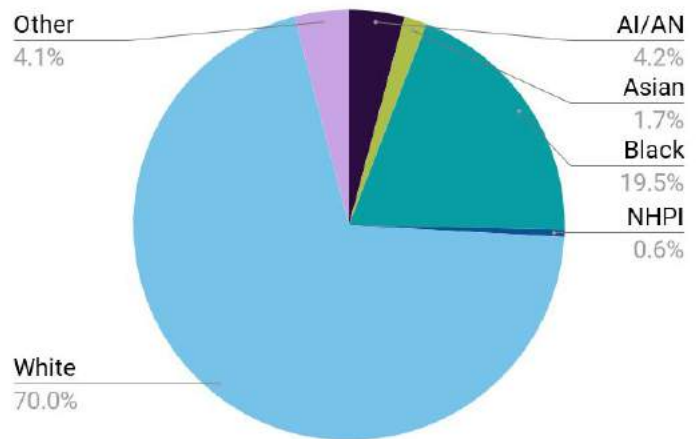
Majority of survey respondents are between ages 25 to 34 (22%) and 35 to 44 years old (26%).



A third of respondents reported that they, or someone in their household, live(s) with a disability.

70% of respondents identify as female, 25% as male, and 5% transgender.

Respondents mainly identify as white (70%) and black/African American (19%).



AI/AN - American Indian or Alaskan Native  
NHPI - Native Hawaiian or Pacific Islander

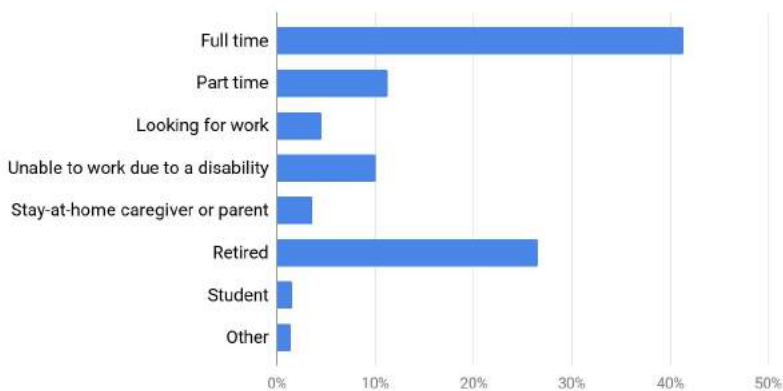
Five percent (5%) of respondents identifies as Hispanic or Latino.

# demographics

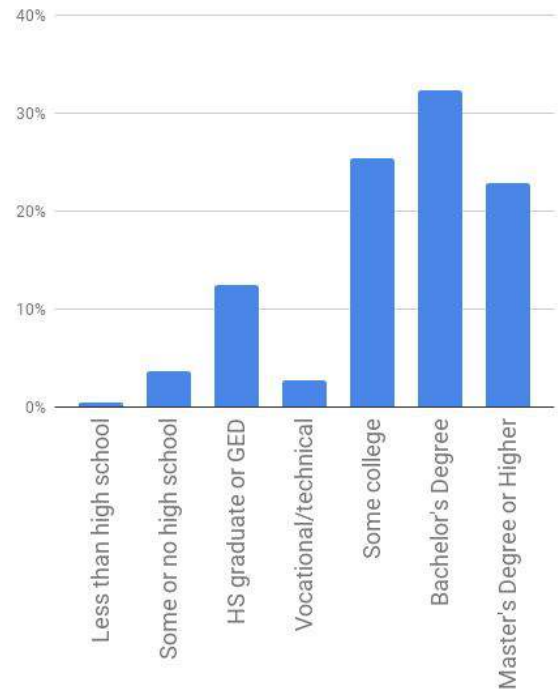
55% of respondents had attained higher education: 32% earned a Bachelor's Degree, and 23% earned a Master's Degree or higher.

Majority of respondents are either employed full time (41%), retired (26%), employed part time (11%), or unable to work due to a disability (10%).

employment status



education attainment



While responses came from most areas in Washtenaw County, the bulk of responses (67%) were from zip codes 48197 and 48198, representing neighborhoods on the east side of the county.

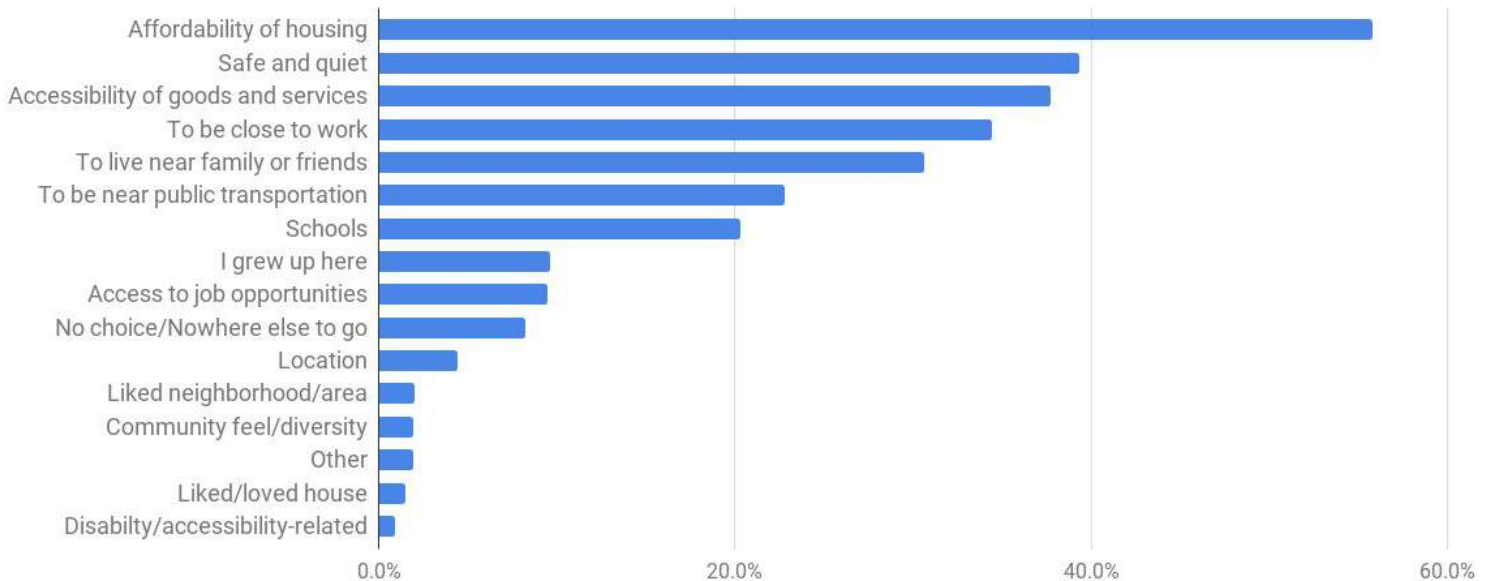
Almost 40% of respondents had lived in their current home for more than 10 years, and over half (54%) had lived in their current neighborhood for more than 10 years.

Washtenaw County



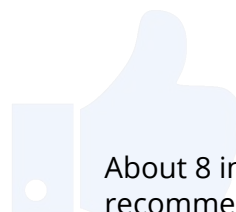
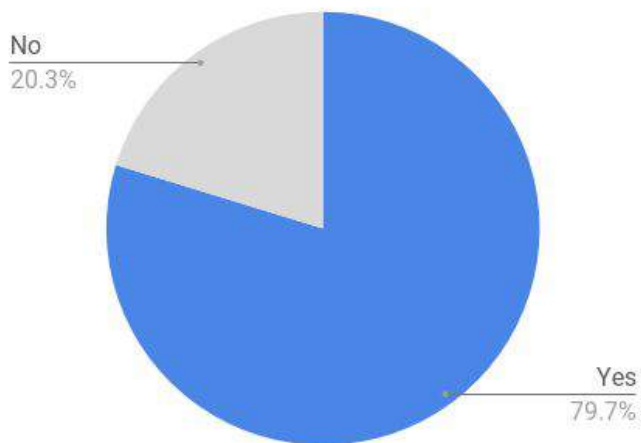
# reasons when deciding where to live

Over half (56%) of all respondents mentioned housing affordability as an important reason when deciding where to live. Other top ranking reasons include safety and quietness, accessibility to goods and services, and close proximity to work, friends and family, and public transportation.



# feelings about the neighborhood

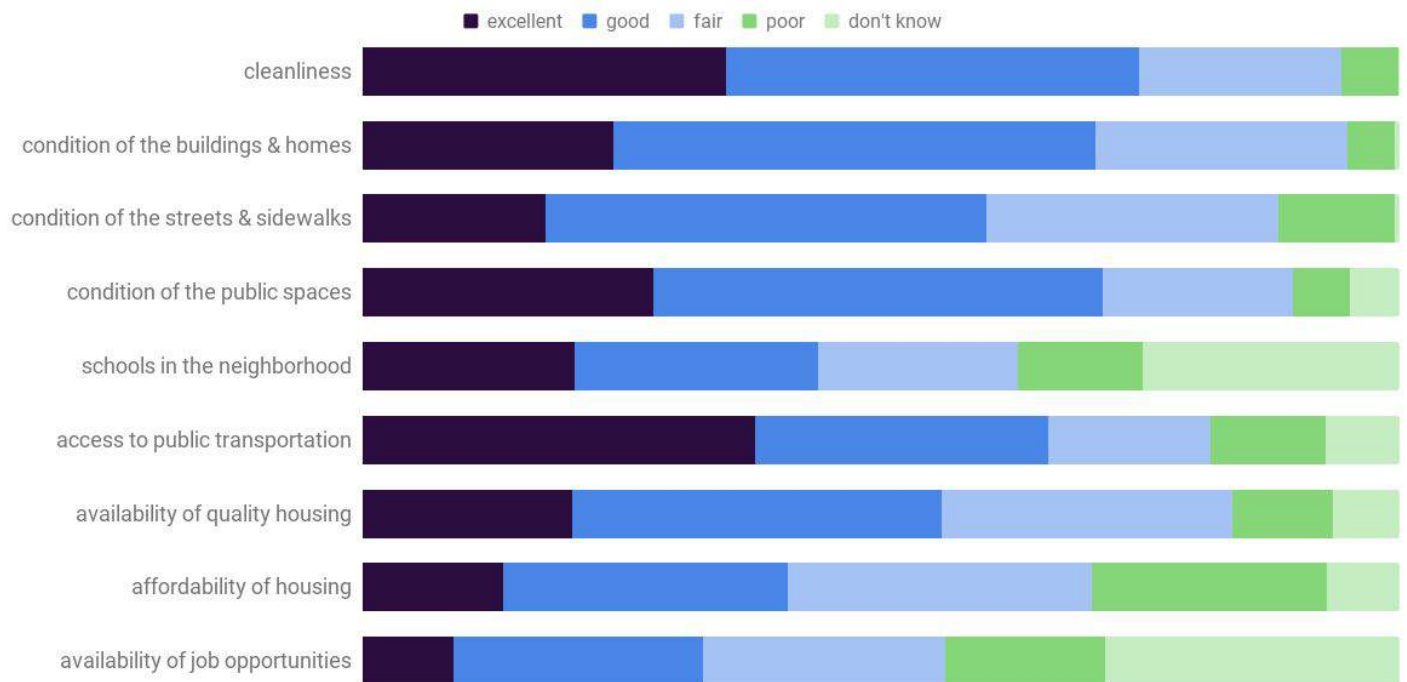
Most respondents (79.7%) said they would continue to live in their current neighborhood.



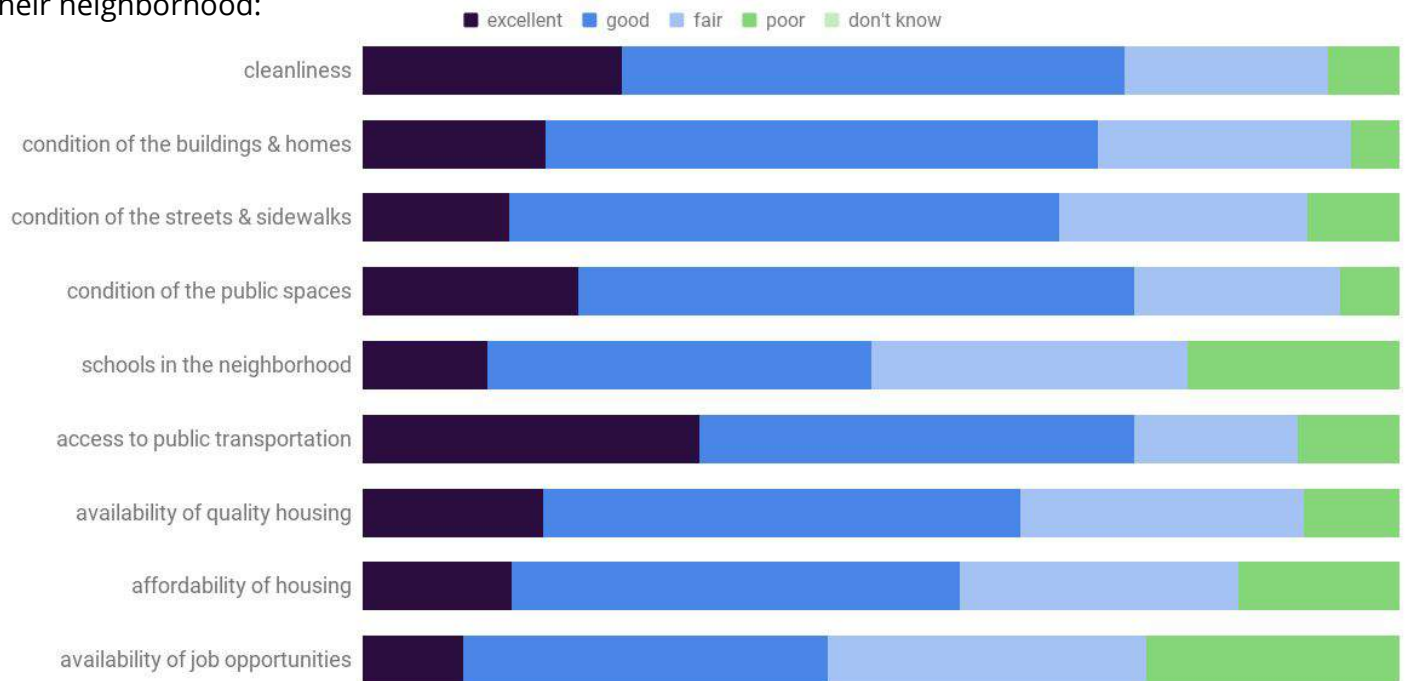
About 8 in 10 respondents would recommend their neighborhood to someone else as a good place to live.

About 7 in 10 respondents said they feel that their neighbors can count on each other when they need help.

## How would you rate the following aspects of your neighborhood?



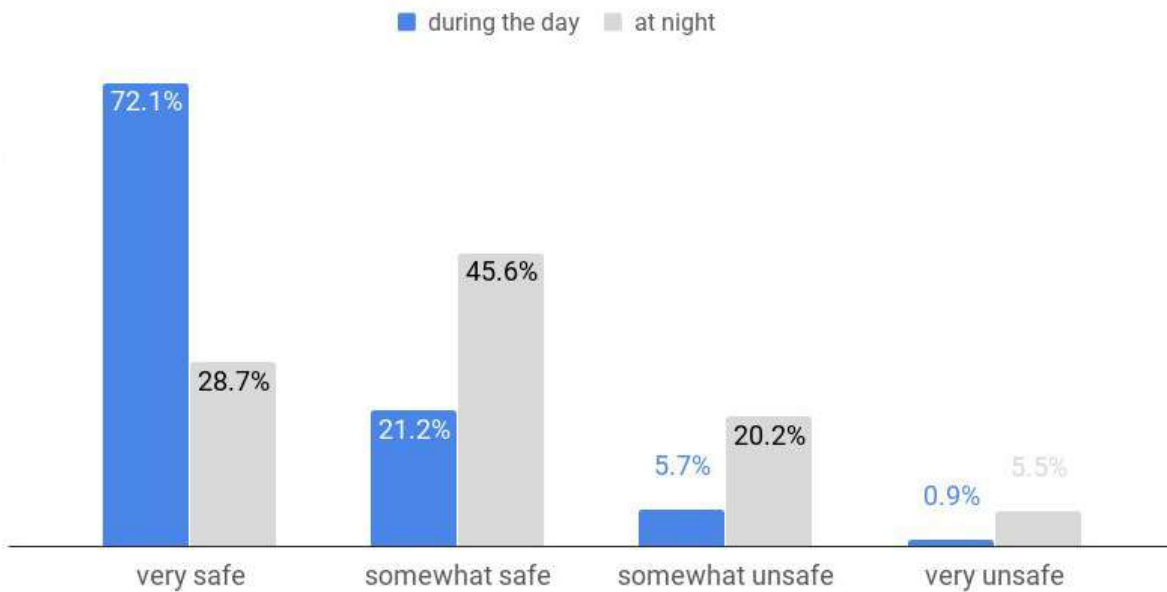
## How residents in zip codes 48197 and 48198 (in the east side of county) rated the following aspects of their neighborhood:



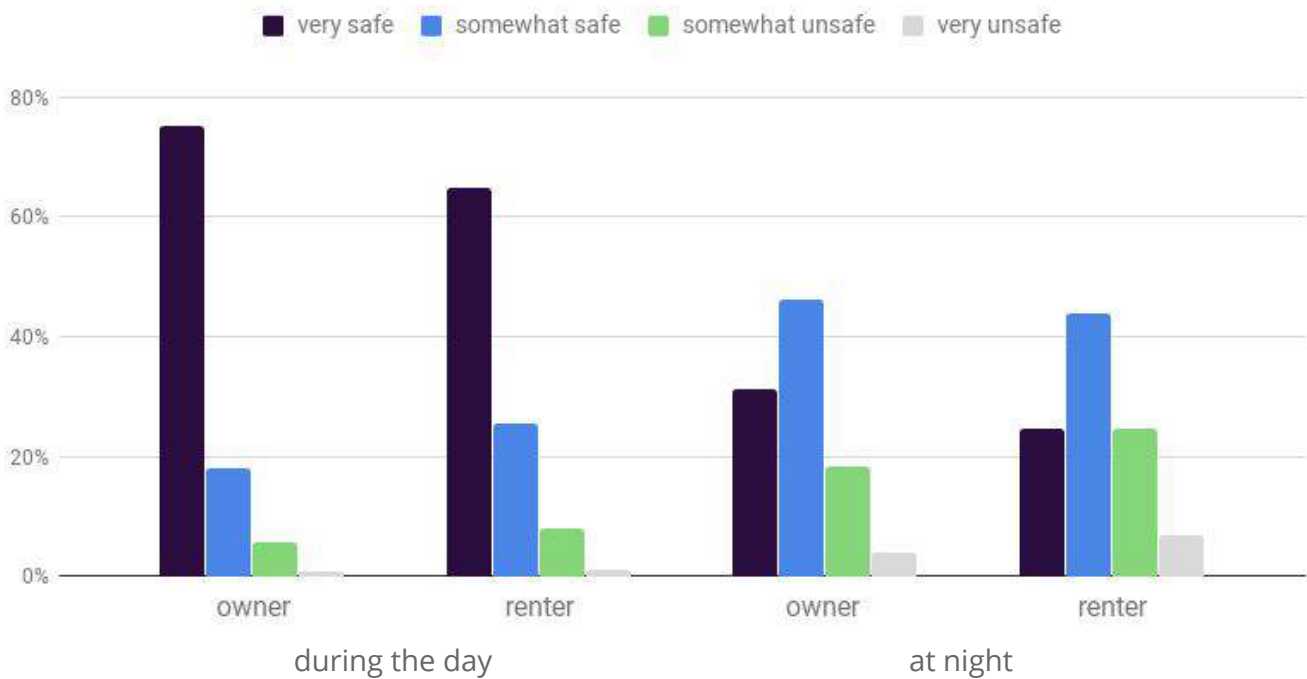
Ratings for neighborhood aspects, such as access to public transportation, availability of quality housing, and affordability of housing, were higher ranked (selecting “excellent” and “good”) among residents in zip codes 48197 and 48198 than the ratings in the general survey responses. Ratings in neighborhood aspects for schools and availability for job opportunities were lower among residents in the two zipcodes compared to the general survey responses.

# sense of safety

How safe would you say you feel in your current neighborhood, during the day and at night?



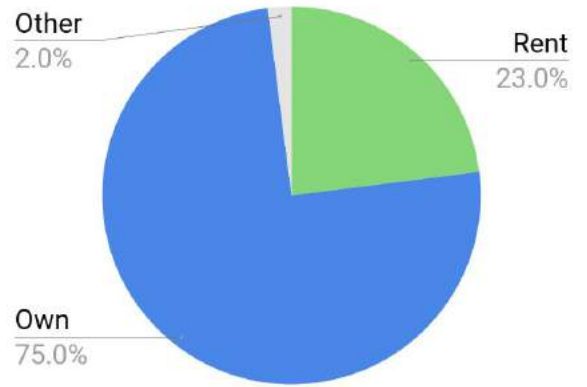
How safe respondents feel during the day and at night, by housing tenure:



# housing tenure

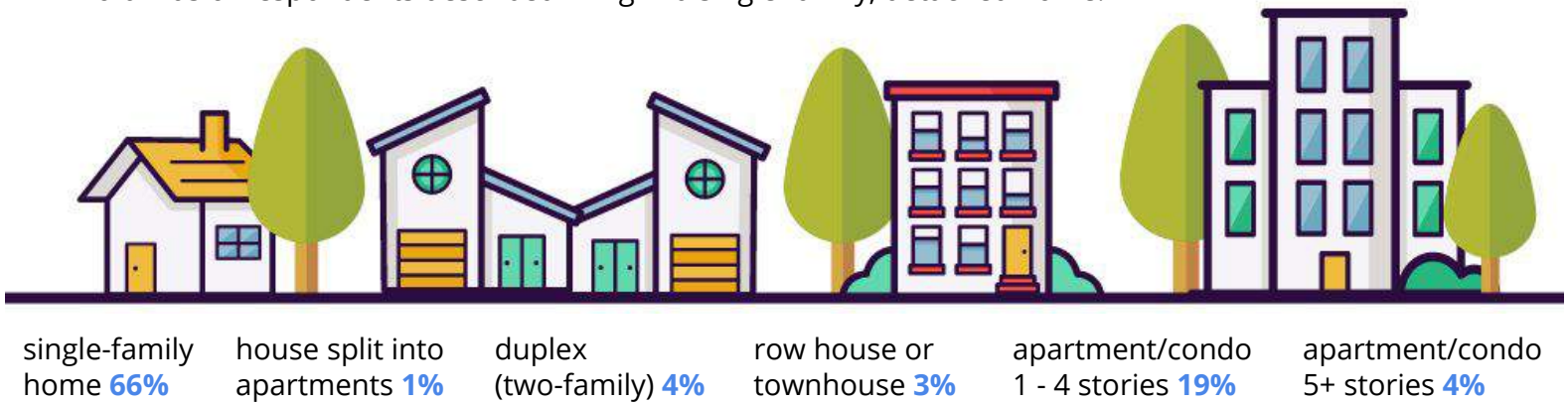
Three quarters of respondents are homeowners.

Of the respondents who rent (23%), 85% rent from a private landlord and 15% rent from the Ann Arbor Housing Commission.



# housing types

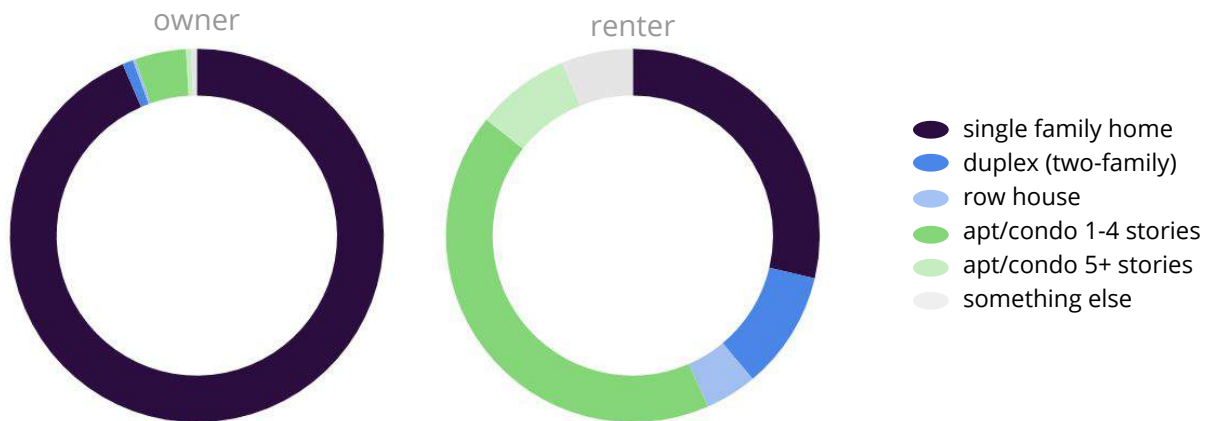
Two-thirds of respondents described living in a single-family, detached home.



Mobile home, homeless or car, group home, senior living, co-op or other **3%**

# breaking down housing types by housing tenure

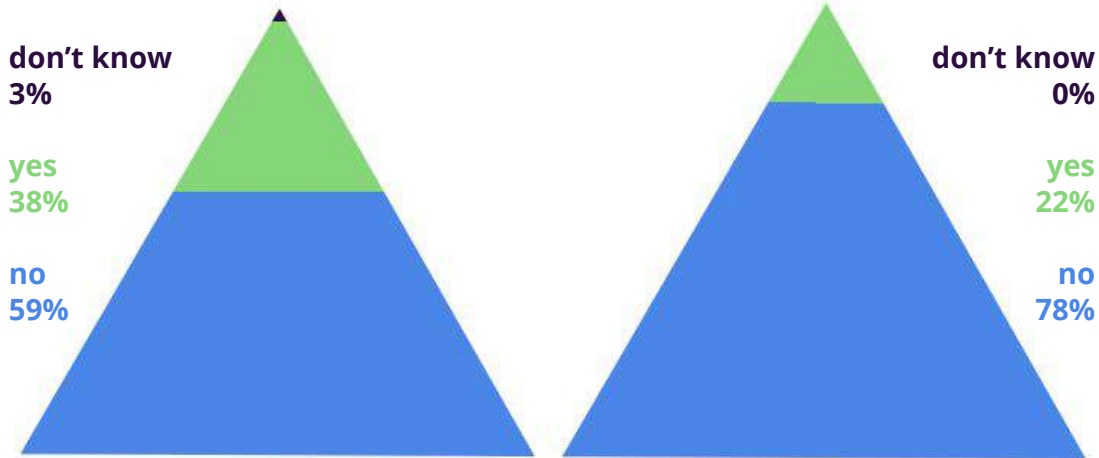
While almost all owners live in a single-family home (94%), respondents who rent live in a variety of housing types, including single-family homes (29%), apartment buildings with 1-4 stories (42%), and duplexes (10%).



# rental usage of housing choice voucher

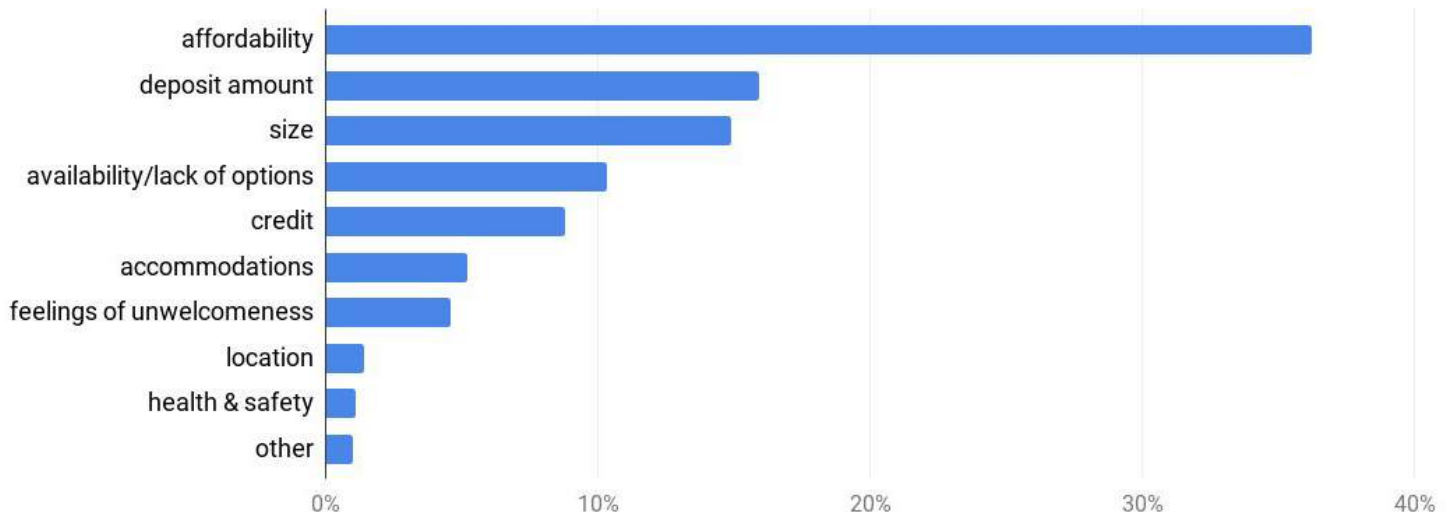
38% of respondents who rent reported having paid rent with a housing choice voucher in the past 5 years.

More than three quarters of respondents (78%) reported having had no difficulty with leasing with a housing choice voucher.



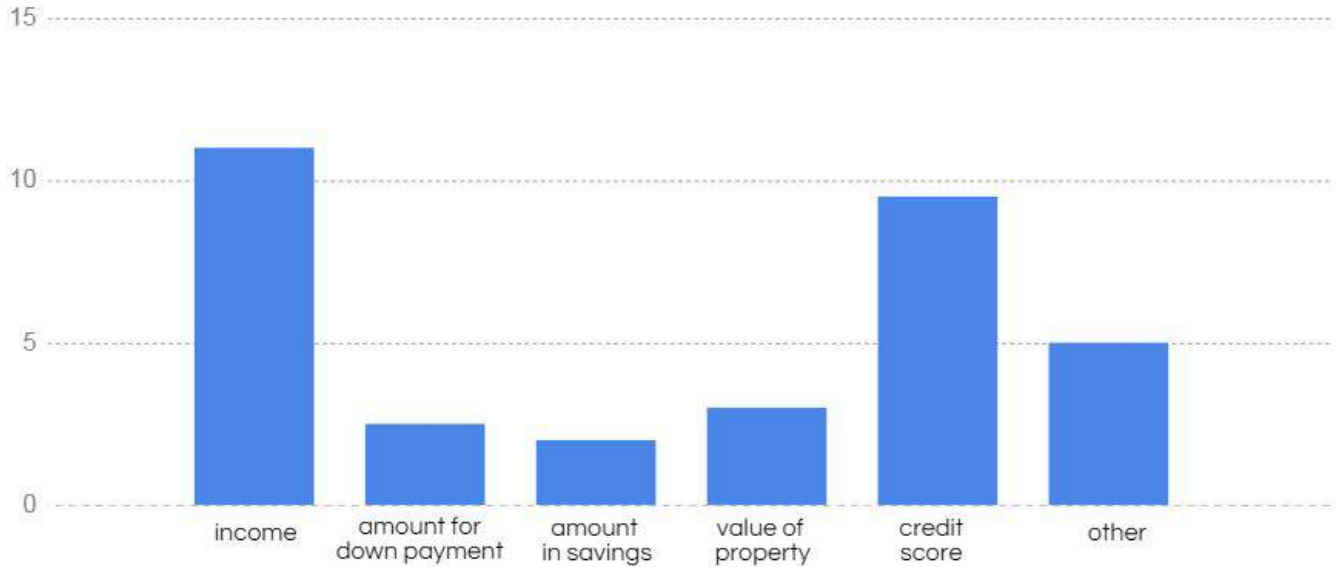
## looking for a new place

Nearly 40% of respondents indicated that they looked for a new place to live in the past 5 years. Of those respondents, almost 2 in 3 respondents said they had trouble finding safe, quality housing that they could afford in a neighborhood of their choice. Most common limitations include the affordability of the home and the deposit amount. Other limitations are listed below:



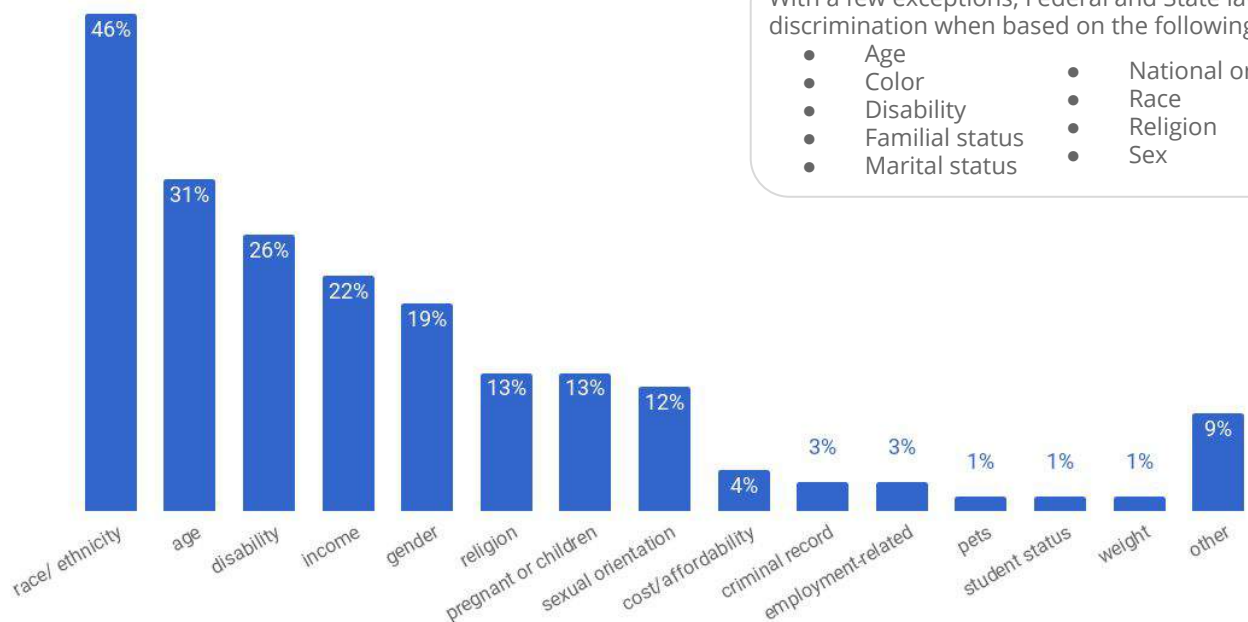
# purchasing a home

Almost 30% of respondents said they had applied for a loan to purchase a home, to refinance their mortgage, or take equity out of their home during the past 5 years. Of these, 16% of respondents' application(s) were not approved. Given reasons include the following (by percentages):



# experiences of discrimination

Among respondents who said, in the past 5 years, they had trouble finding safe, quality and/or affordable housing in a neighborhood of their choice, ten percent (10%) said they thought they were treated differently than other people when looking for housing. Here are some reasons why they thought they were treated differently:



With a few exceptions, Federal and State law prohibit discrimination when based on the following classes:

- Age
- Color
- Disability
- Familial status
- Marital status
- National origin
- Race
- Religion
- Sex