

Survey of Houston Renters

January 2020

- ▶ Multi-modal survey of Houston renters under 120% AMI
 - Phone interviews conducted by trained, professional interviewers; landlines & mobile phones included
 - Email and SMS invitations were sent to complete the survey online
- ▶ Survey conducted December 1 – 13, 2020
- ▶ 545 interviews; overall margin of error ± 4.2 percentage points
- ▶ Survey offered in English and Spanish

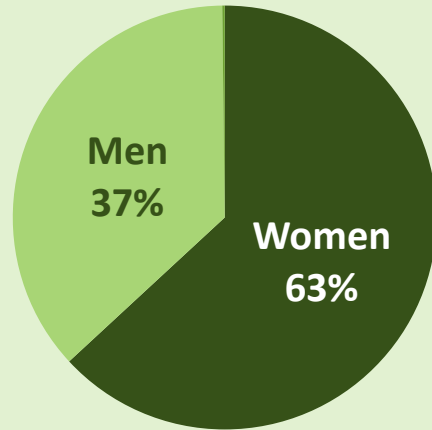
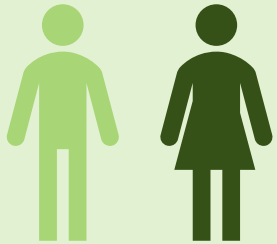
Please note that due to rounding, some percentages may not add up to exactly 100%.

Key Findings

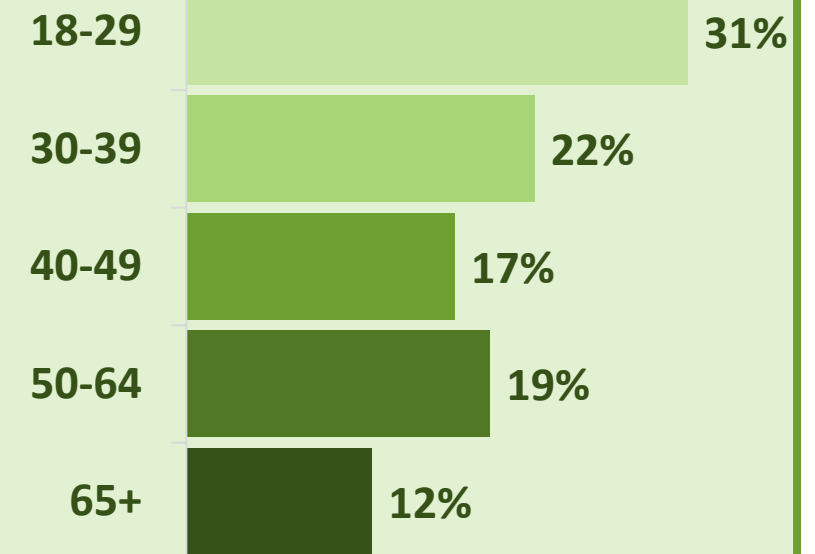
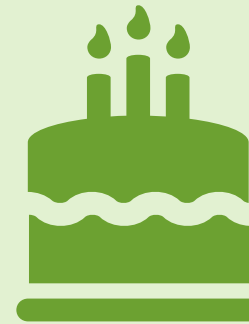
- ▶ Houston renters under 120% AMI are concerned about rent security. Over half of all respondents have been concerned about making rent payments over the last 6 months. And looking ahead to the next 6 months, 40% are still concerned about making rent payments.
- ▶ Respondents are also concerned about losing housing. 40% of all respondents stated they have either lost housing or have been concerned about losing housing over the past year, and 30% of all respondents are still concerned about losing housing over the next year.
 - Respondents who have lost housing in the last year say losing housing has made it more difficult for them to find a new home.
- ▶ A large majority of respondents agree that COVID-19 has impacted their housing or income and about 44% of respondents agree disasters have impacted their housing or income.
 - For both COVID-19 and disasters, respondents identified employment and income as top areas impacted.
- ▶ SNAP/food stamps were identified as the top government assistance both received and attempted to receive.
 - Respondents who either received or tried to receive government assistance identified rental and food assistance as most helpful assistance programs moving forward.
- ▶ Overall, respondents who are unemployed are more likely to be impacted by both disasters and COVID, and are more likely to be concerned about rent payments and losing housing.

Respondent Profile

Gender



Age



Ethnicity

White or Caucasian

21%

African-American

39%

Hispanic

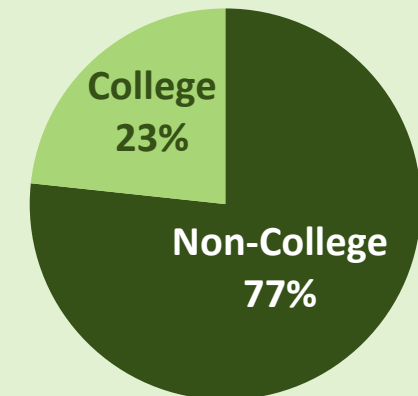
31%

Other/(Refused)

9%

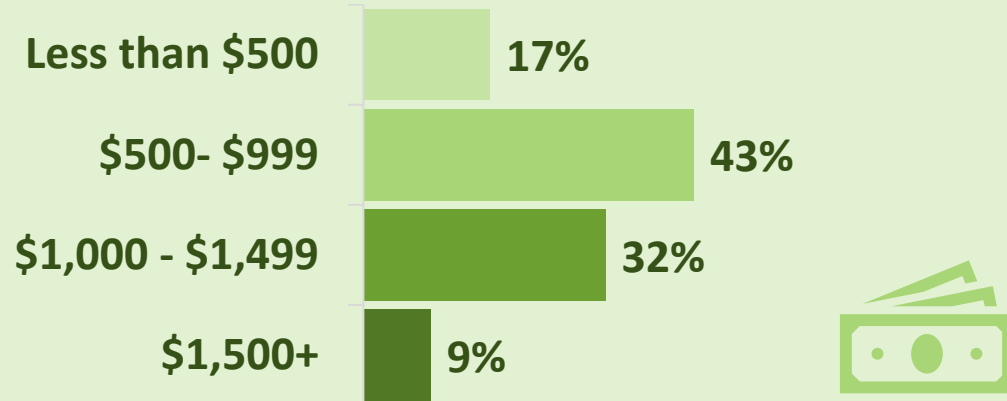


Educational Attainment

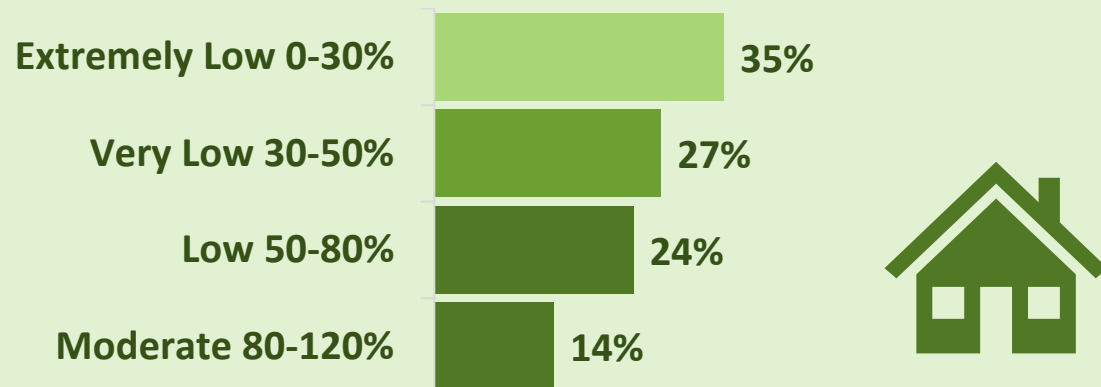


Respondent Profile

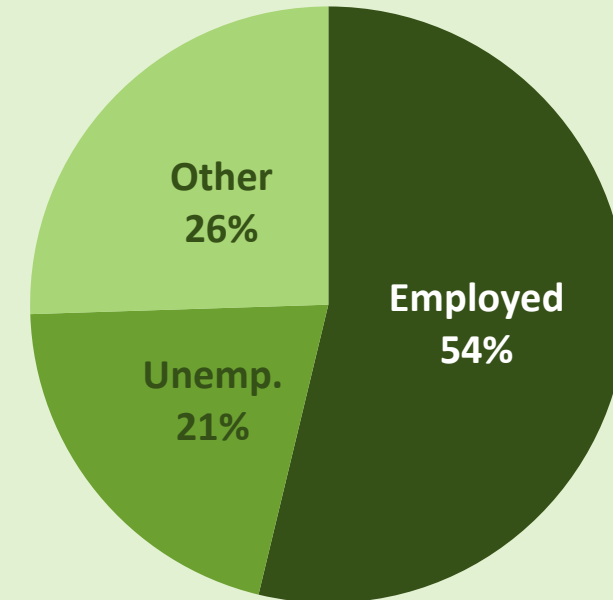
Monthly Rent Payment



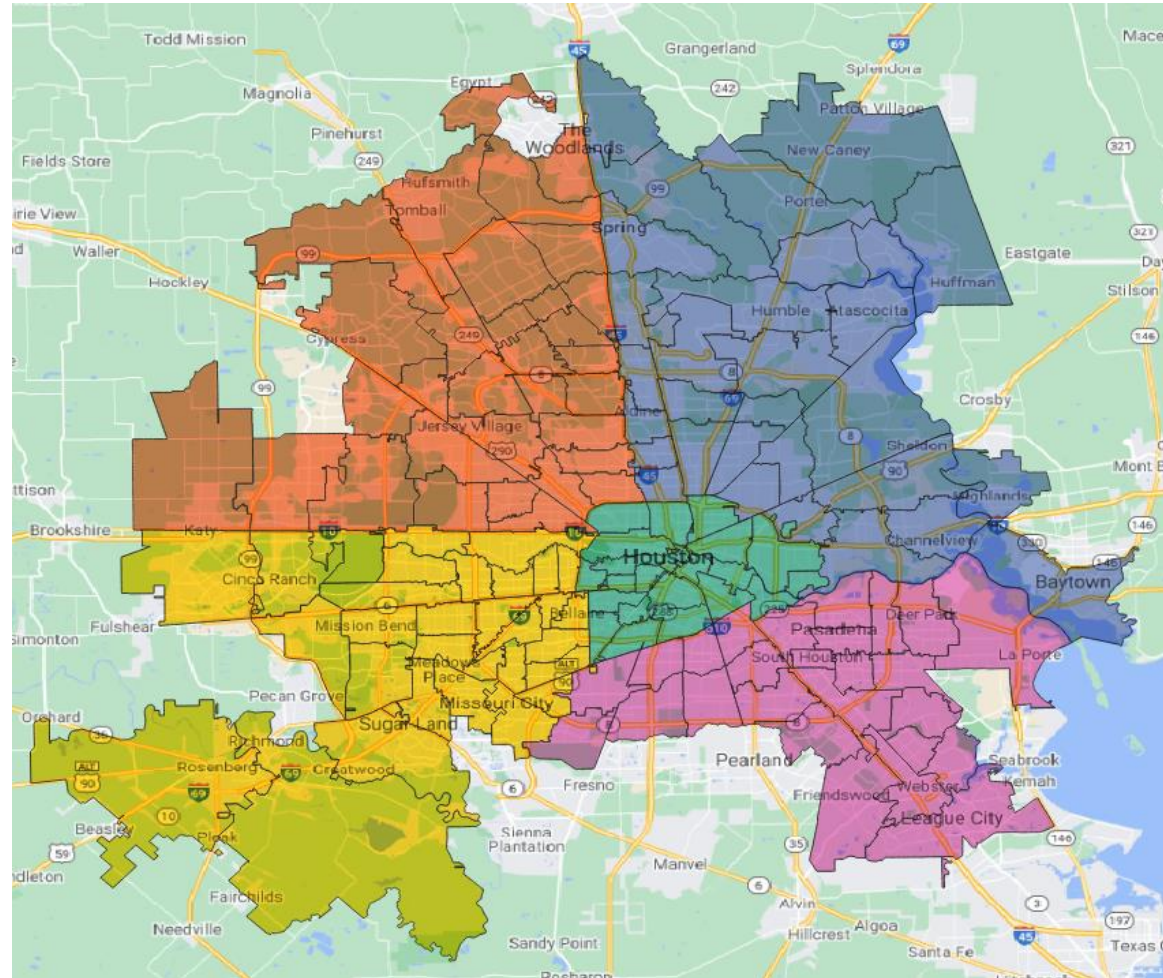
Household Income as % of AMI



Employment Status



Region Map by ZIP Code



Region

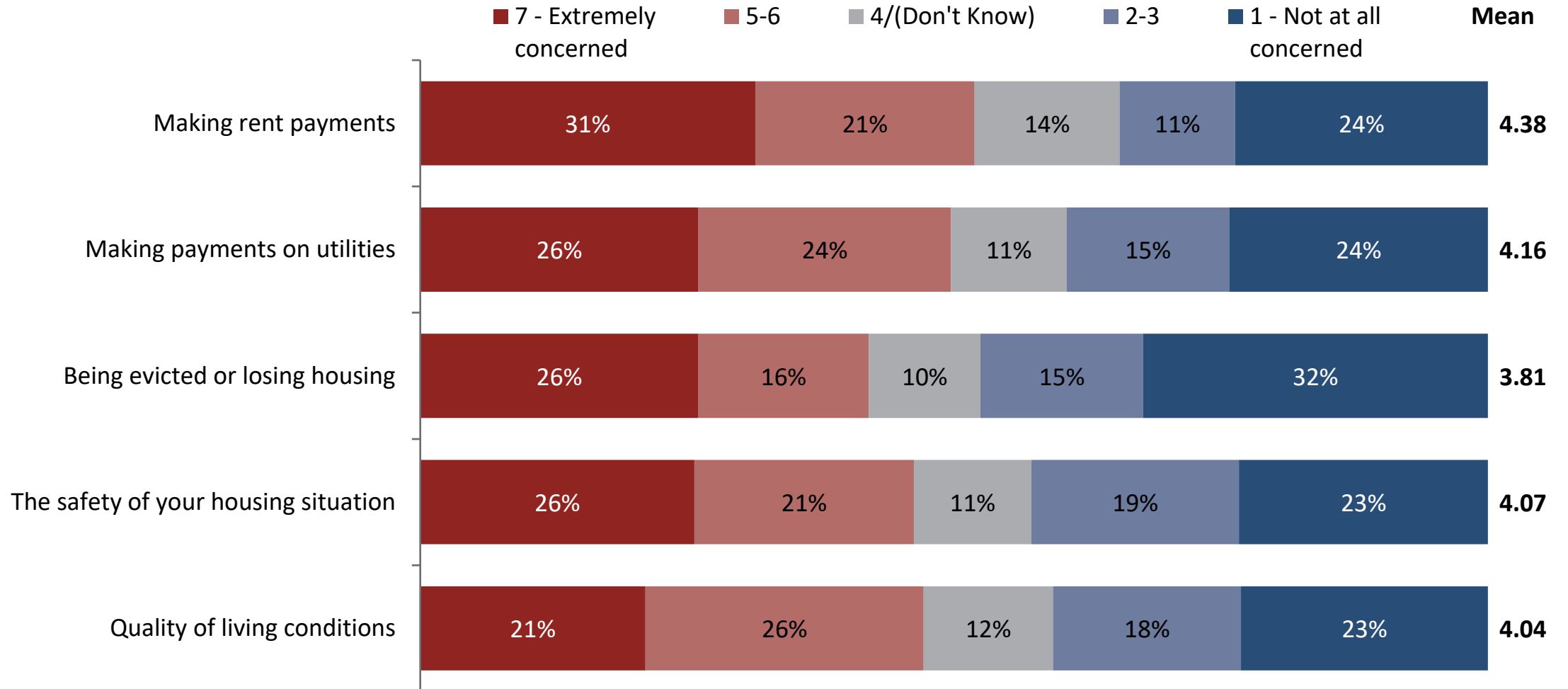
- Central (17%)
- Northeast (21%)
- Northwest (19%)
- Southeast (17%)
- Southwest (25%)



Houston Housing Concerns

Overall Housing Concerns

Over half of respondents are concerned about making rent payments.



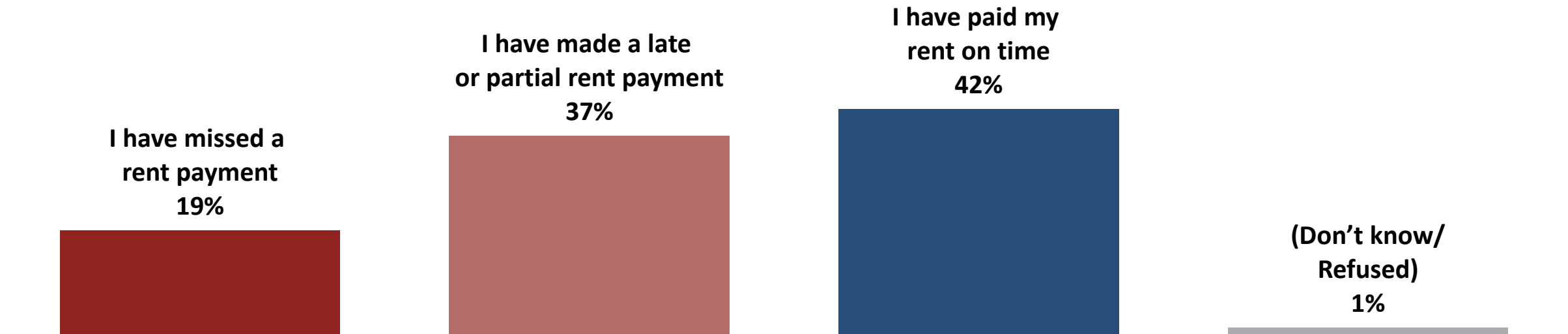
Q6-10. To get started I'm going to ask you some elements about your housing. Please use a scale from 1 to 7, where 1 means you are not at all concerned and 7 means you are extremely concerned about that housing element.

Recent Rent Security

Over half of respondents who said they were concerned about making rent payments have either missed or made a late or partial rent payment in the last 6 months.

Asked of those who said they were concerned about making rent payments (Q7); n=283

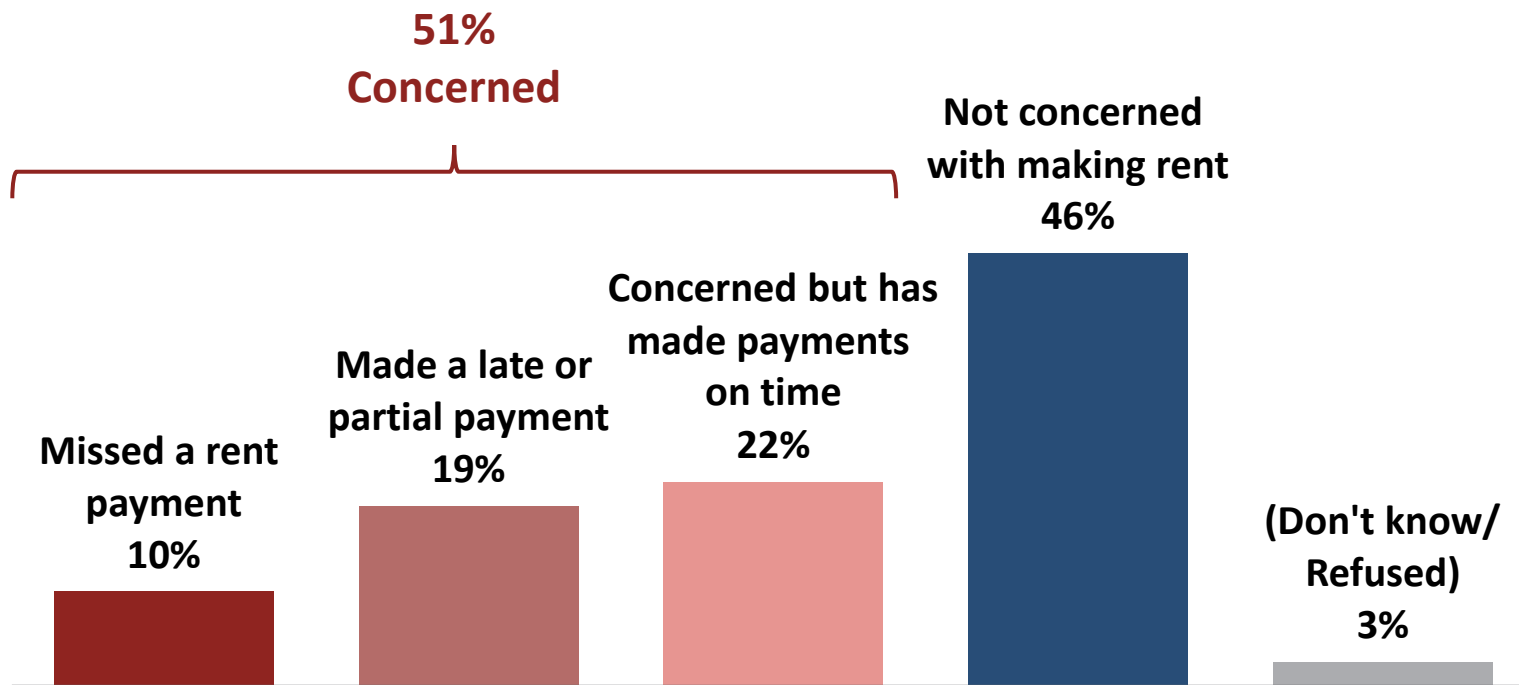
Thinking about the last 6 months, which best describes your situation?



Overall Recent Rent Security

Over a quarter of total respondents have either missed or made a late or partial rent payment in the last 6 months. Over half were concerned about making rent payments and are more likely to be African-American and Unemployed.

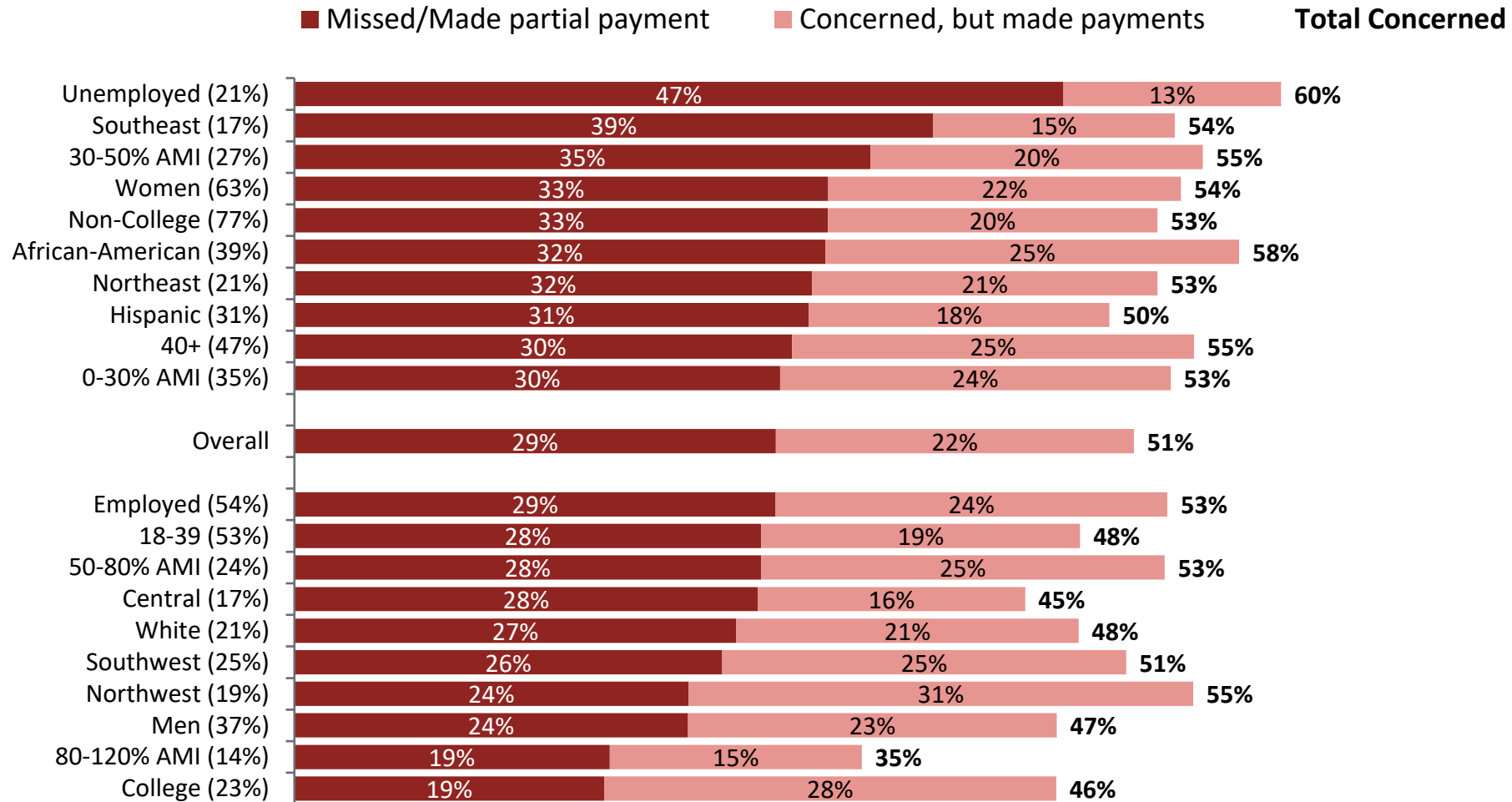
Thinking about the last 6 months, which best describes your situation?



	Concerned	Not Concerned
Overall	51%	46%
Men (37%)	47%	52%
Women (63%)	54%	43%
18-39 (53%)	48%	48%
40+ (47%)	55%	44%
White (21%)	48%	51%
African-American (39%)	58%	40%
Hispanic (31%)	50%	47%
0%-30% AMI (35%)	53%	42%
30% -50% AMI (27%)	55%	43%
50%-80% AMI (24%)	53%	45%
80%-120% AMI (14%)	35%	65%
Non-College (77%)	53%	44%
College (23%)	46%	54%
Employed (54%)	53%	44%
Unemployed (21%)	60%	38%
Other (26%)	40%	57%
Central (17%)	45%	53%
Northeast (21%)	53%	44%
Northwest (19%)	55%	43%
Southeast (17%)	54%	43%
Southwest (25%)	51%	48%

Overall Recent Rent Security by Subgroups

Unemployed respondents, as well as those in the Southeast region are more likely to have missed or made a partial rent payment in the last 6 months.

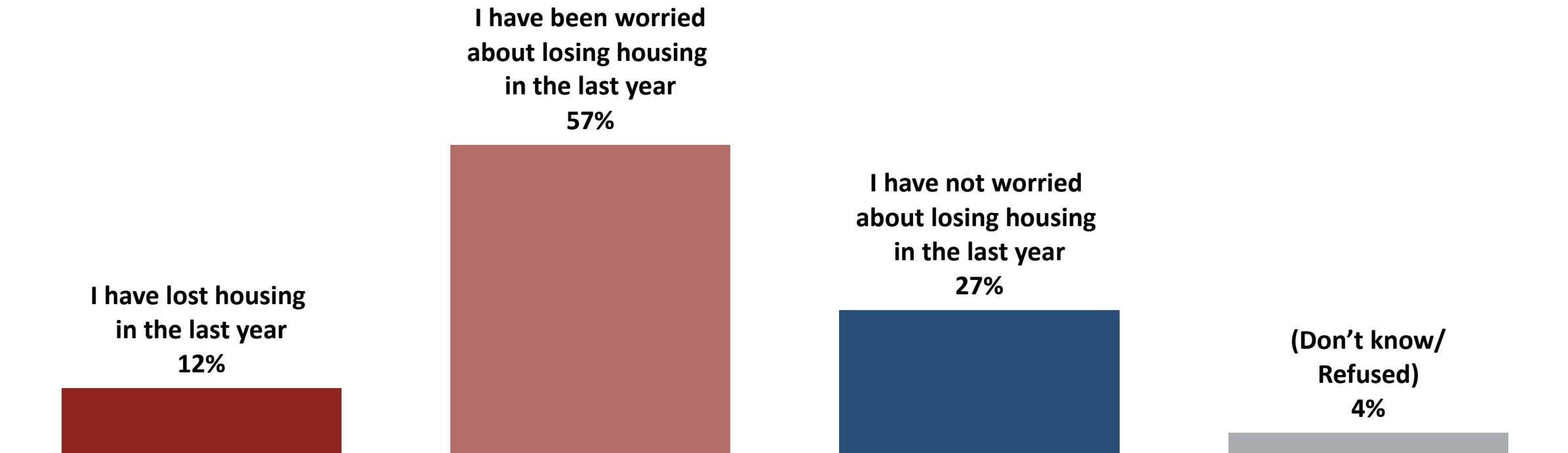


Recent Housing Security

Over two thirds of respondents who said they were concerned about losing housing said they have either lost housing or have been worried about losing housing in the last year.

Asked of those who said they were concerned about being evicted or losing housing (Q10); n=229

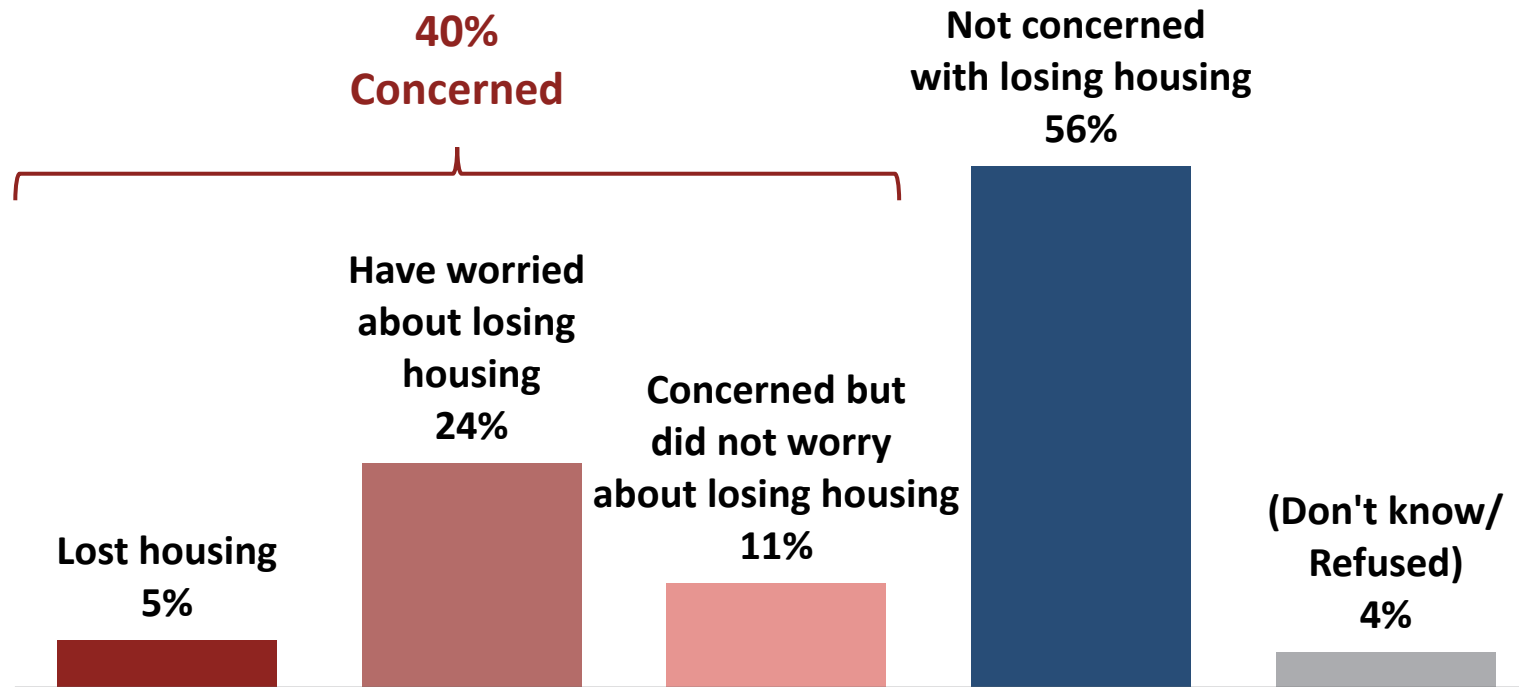
Thinking about the last year, which best describes your situation?



Overall Recent Housing Security

Over a quarter of total respondents have either lost housing or have been worried about losing housing in the last year. Two in five respondents were concerned about losing housing and are more likely to be in the 30-50% AMI range.

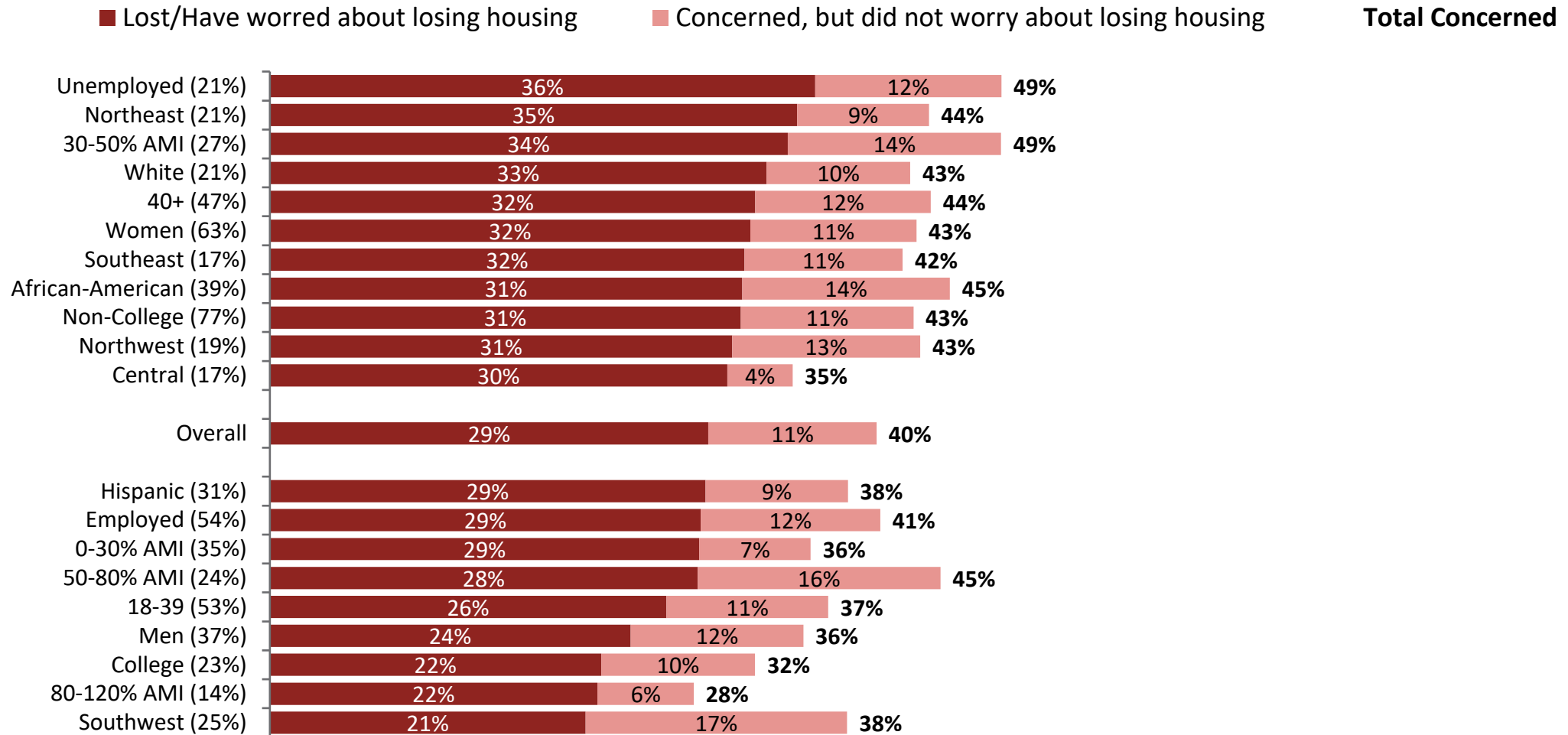
Thinking about the last year, which best describes your situation?



	Concerned	Not Concerned
Overall	40%	56%
Men (37%)	36%	63%
Women (63%)	43%	52%
18-39 (53%)	37%	60%
40+ (47%)	44%	51%
White (21%)	43%	55%
African-American (39%)	45%	50%
Hispanic (31%)	38%	57%
0%-30% AMI (35%)	36%	57%
30% -50% AMI (27%)	49%	48%
50%-80% AMI (24%)	45%	53%
80%-120% AMI (14%)	28%	72%
Non-College (77%)	43%	53%
College (23%)	32%	65%
Employed (54%)	41%	55%
Unemployed (21%)	49%	50%
Other (26%)	33%	62%
Central (17%)	35%	62%
Northeast (21%)	44%	49%
Northwest (19%)	43%	54%
Southeast (17%)	42%	55%
Southwest (25%)	38%	59%

Overall Recent Housing Security by Subgroups

Unemployed respondents are more likely to have lost or worried about losing housing in the last year, followed by respondents in the Northeast region.



Lost Housing Impact

A plurality (39%) of respondents who said they have lost housing in the last year said losing housing made it more difficult to find a new home.

Asked of those who said they have lost housing in the last year (Q13); n=28

How has losing your housing impacted your ability to find new housing?

"I have an eviction, so it makes it almost 100 percent impossible to find a place to live, let alone a safe or clean one."

"Extremely. I have been forced to stop going to school as well because of it."

"I lived with family for months and the only reason I have a new place is because my sister-in-law is a real estate agent."

"Have to live with family."

"It was very hard to find one because of the virus."

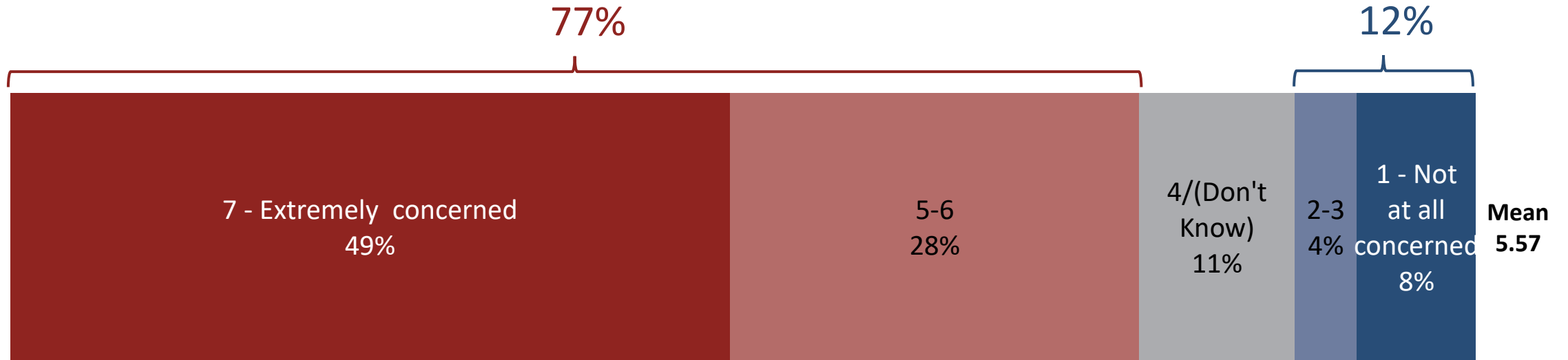
"It's hard paying for something you can hardly afford."

Future Rent Security

Over three quarters of those who said they were concerned about making rent payments are still concerned about making rent payments on time in the next 6 months.

Asked of those who said they were concerned about making rent payments (Q7); n=283

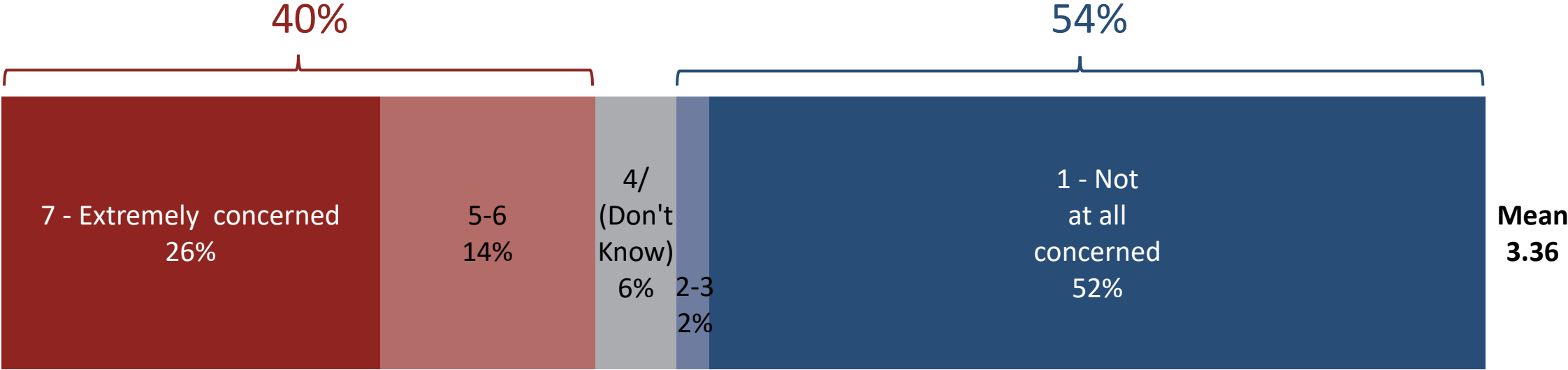
Thinking about the next 6 months, how concerned are you about making full rent payments on time?



Overall Future Rent Security

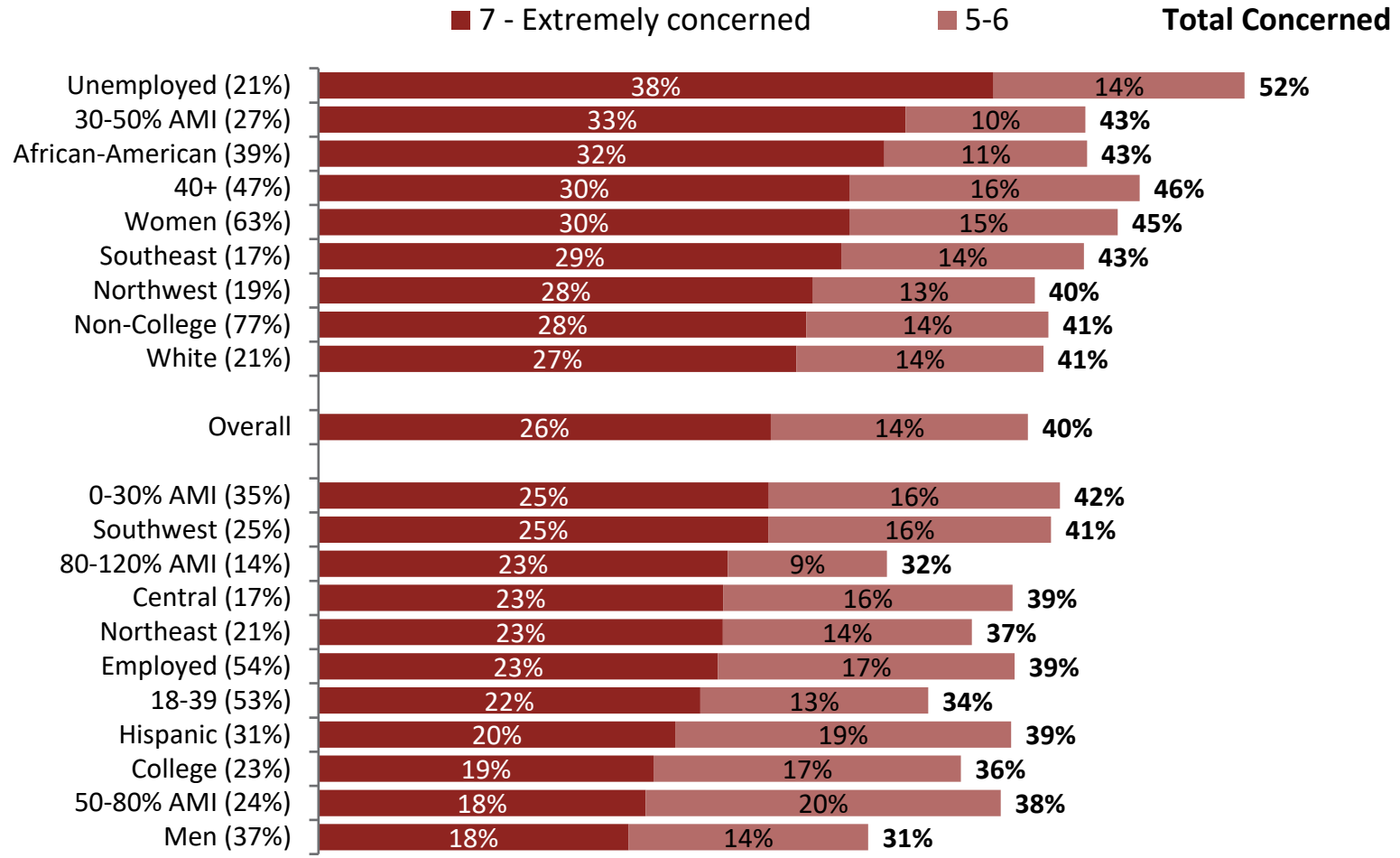
Two fifths of total respondents are concerned about making rent payments on time in the next 6 months.

Thinking about the next 6 months, how concerned are you about making full rent payments on time?



Overall Future Rent Security by Subgroups

Unemployed respondents are more likely to be concerned about making rent payments in the next 6 months, followed by those in the 30-50% AMI range.

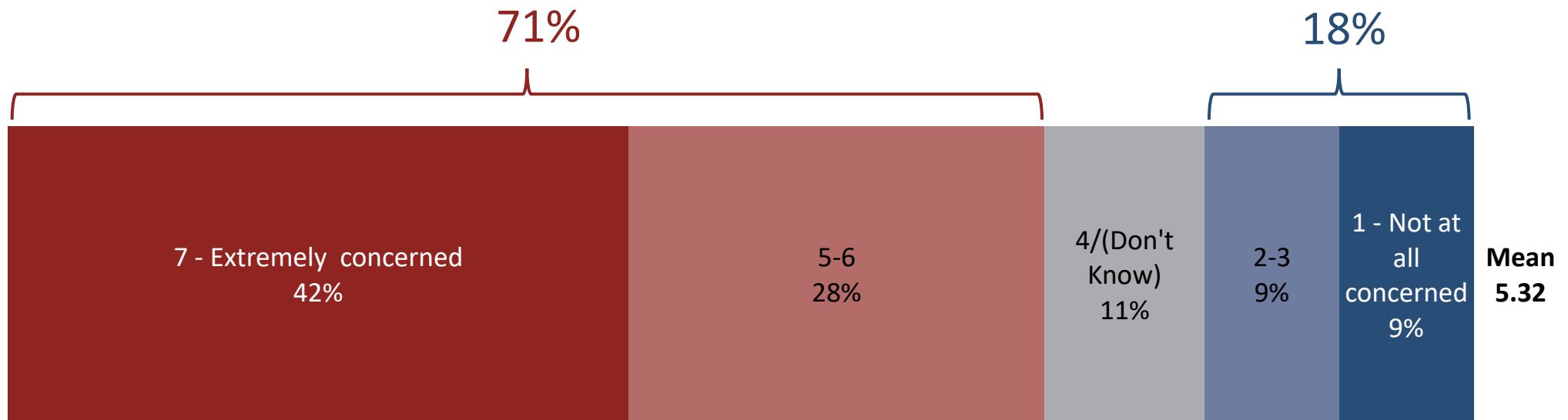


Future Housing Security

Over two thirds of respondents who said they were concerned about losing housing are still concerned about losing housing in the next year.

Asked of those who said they were concerned about being evicted or losing housing (Q10); n=229

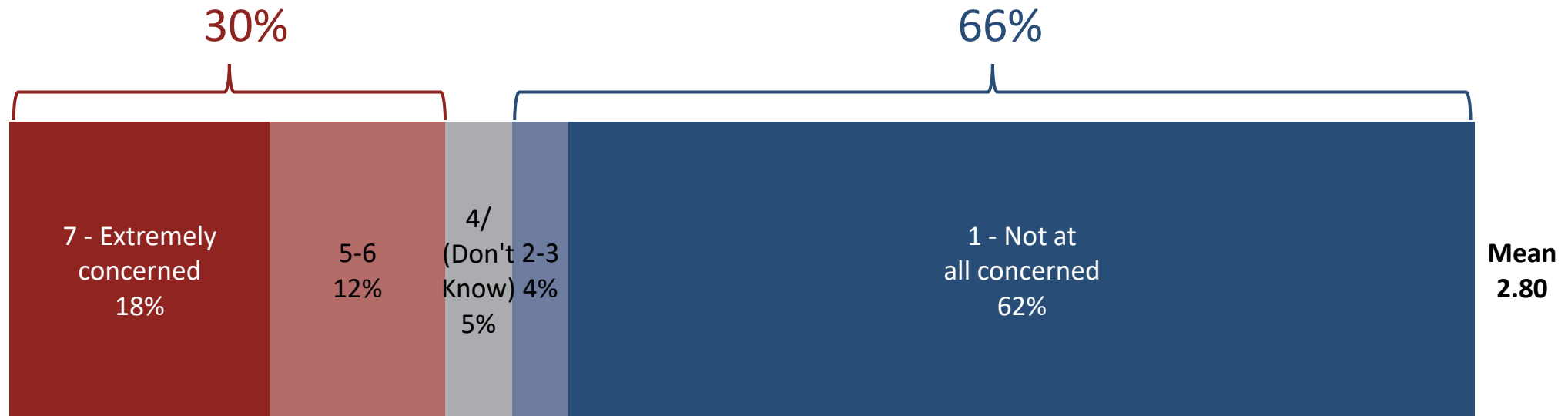
Thinking about the next year, how concerned are you about losing housing?



Overall Future Housing Security

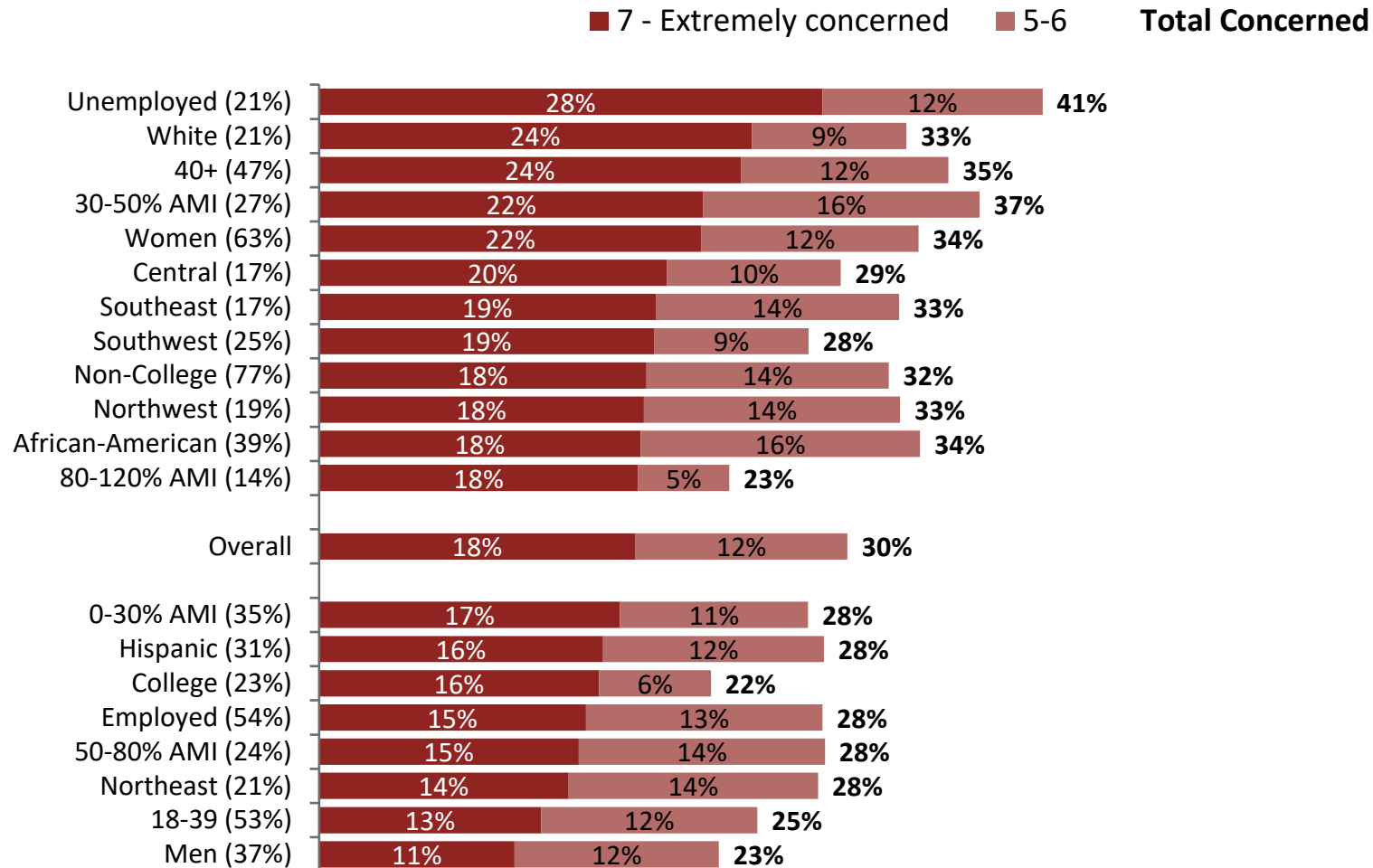
Just under a third of total respondents are concerned about losing housing in the next year.

Thinking about the next year, how concerned are you about losing housing?



Overall Future Housing Security by Subgroups

Unemployed respondents are more likely to be concerned about losing housing in the next year.

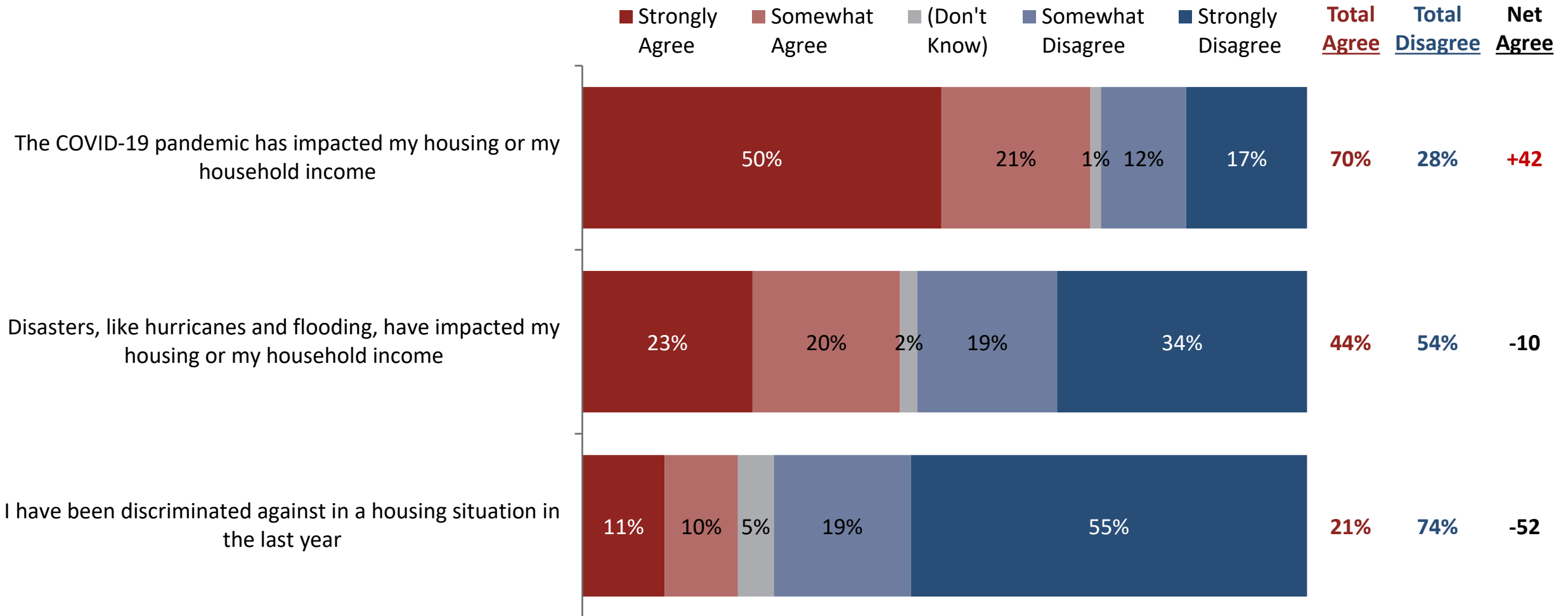




Houston Housing Experience

Impacts on Housing

A majority of respondents agreed that COVID-19 has impacted their housing or household income.

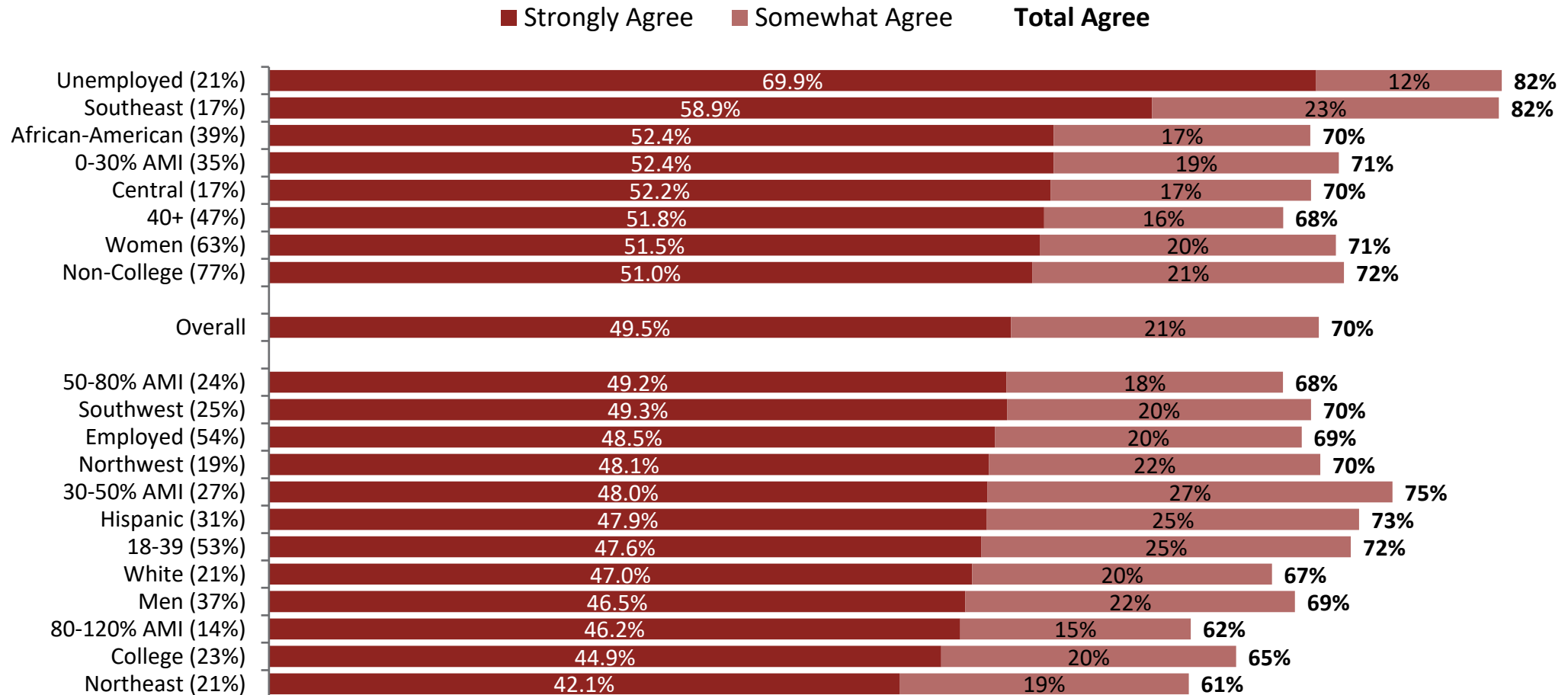


Q16-21. Please tell me whether you strongly agree, somewhat agree, somewhat disagree, or strongly disagree with each of the following statements.

COVID-19 Impacts by Subgroups

Unemployed respondents are far more likely to be impacted by COVID-19, followed by those in the Southeast region.

The COVID-19 pandemic has impacted my housing or my household income



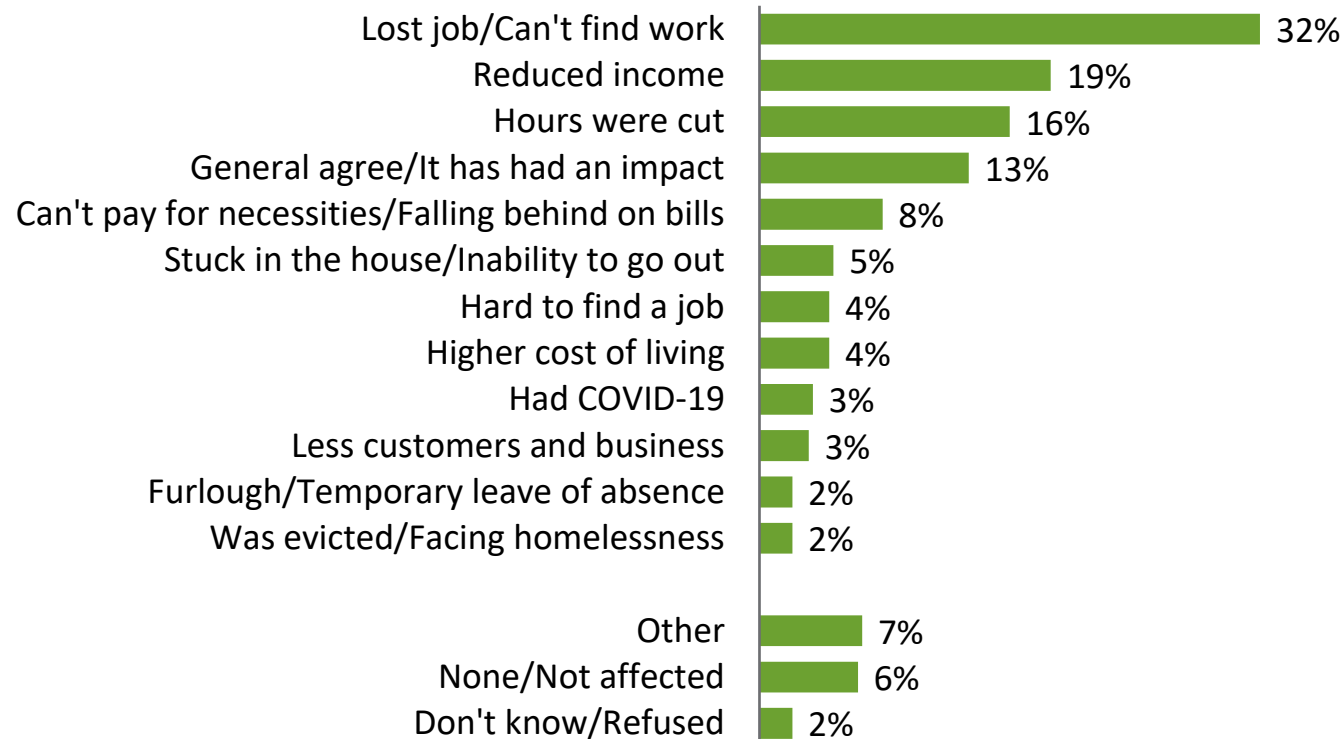
Q17. Please tell me whether you strongly agree, somewhat agree, somewhat disagree, or strongly disagree with each of the following statements.

COVID-19 Impact on Housing

A majority of respondents who agreed that COVID-19 impacted their housing or household income stated it impacted their employment or income.

Asked of those who agreed that COVID-19 has impacted their housing or household income (Q16); n=382

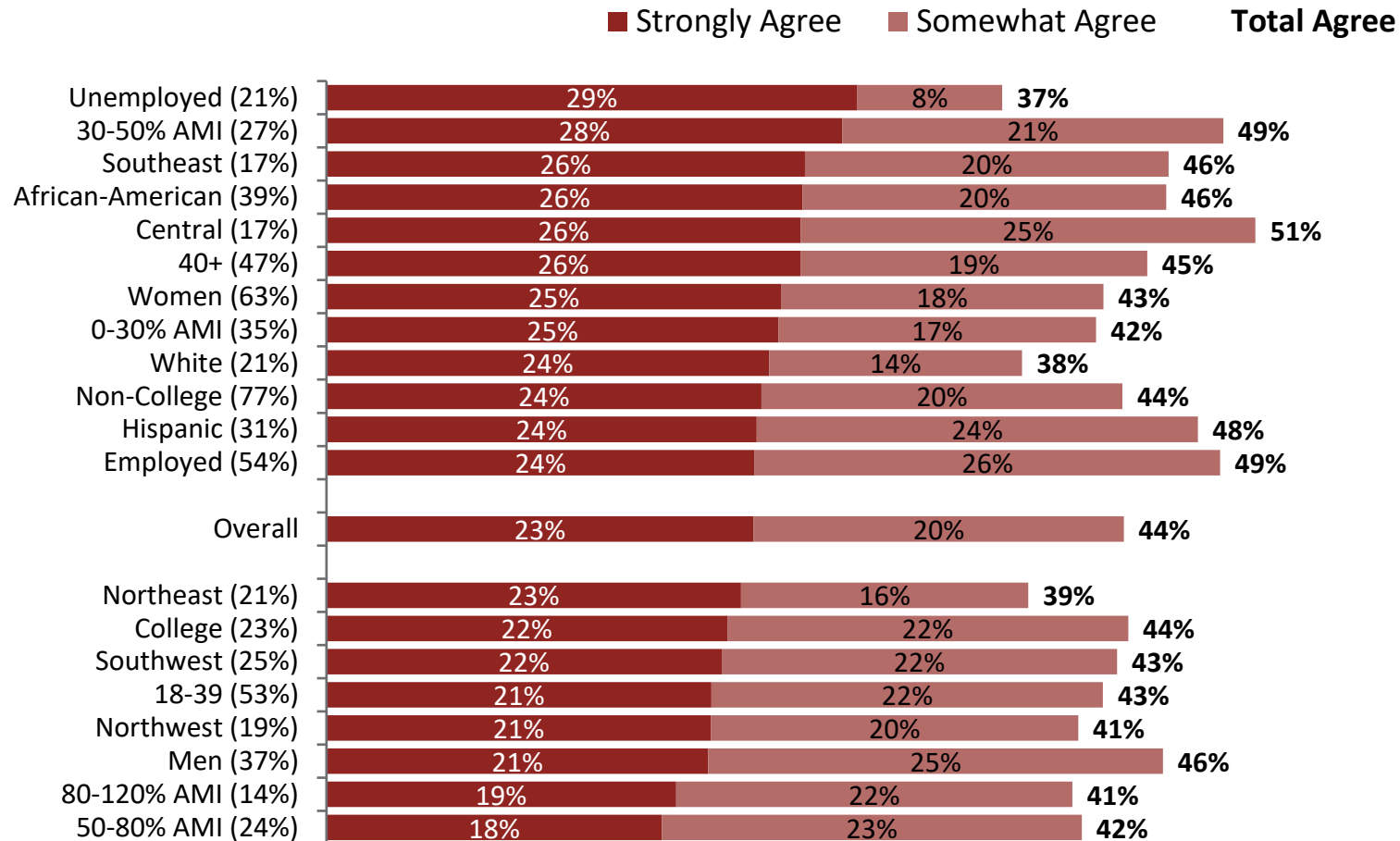
How has COVID-19 impacted your housing or income?



Disaster Impacts by Subgroups

Unemployed respondents are more likely to be impacted by disasters, followed by those in the 30-50% AMI range.

Disasters, like hurricanes and flooding, have impacted my housing or my household income



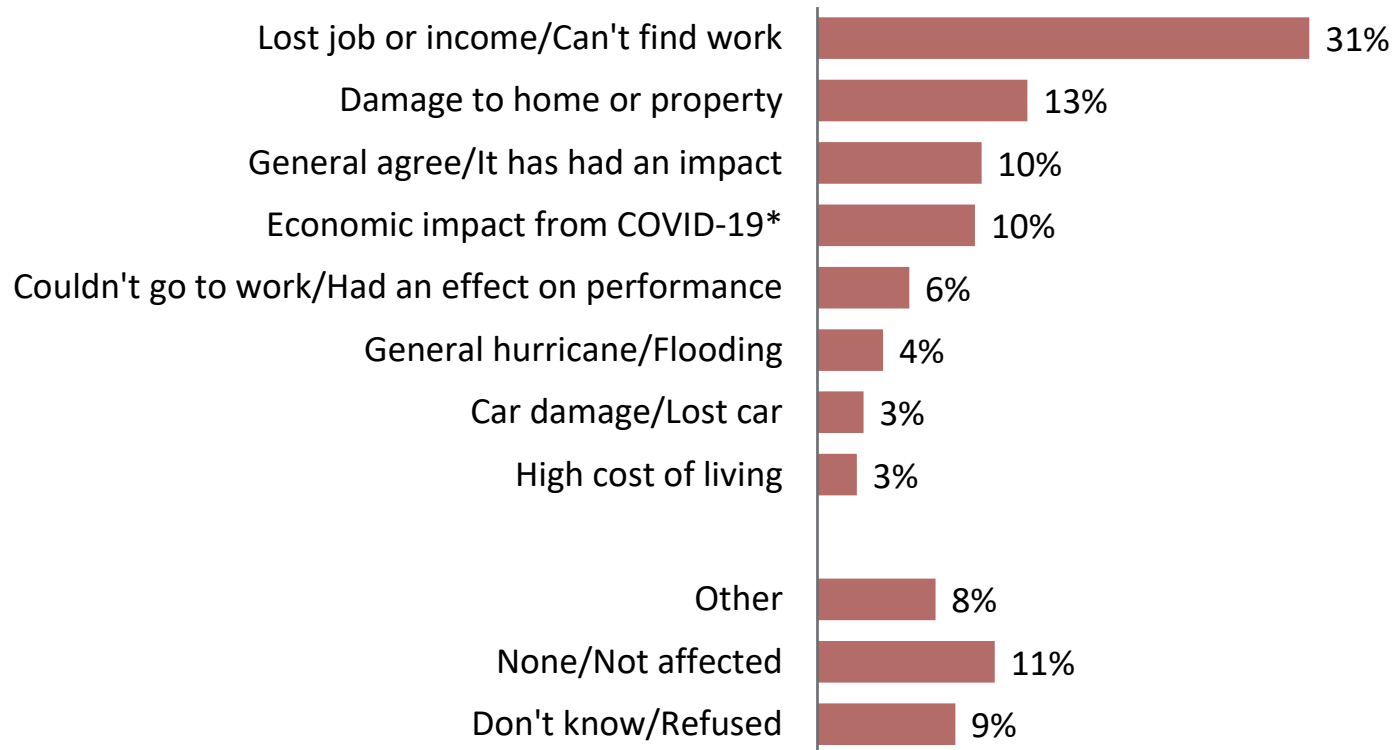
Q16. Please tell me whether you strongly agree, somewhat agree, somewhat disagree, or strongly disagree with each of the following statements.

Disasters Impact on Housing

A plurality of respondents who agreed that disasters impacted their housing or household income stated it impacted their employment or income.

Asked of those who agreed that disasters impacted their housing or household income (Q16); n=239

How have disasters impacted your housing or income?

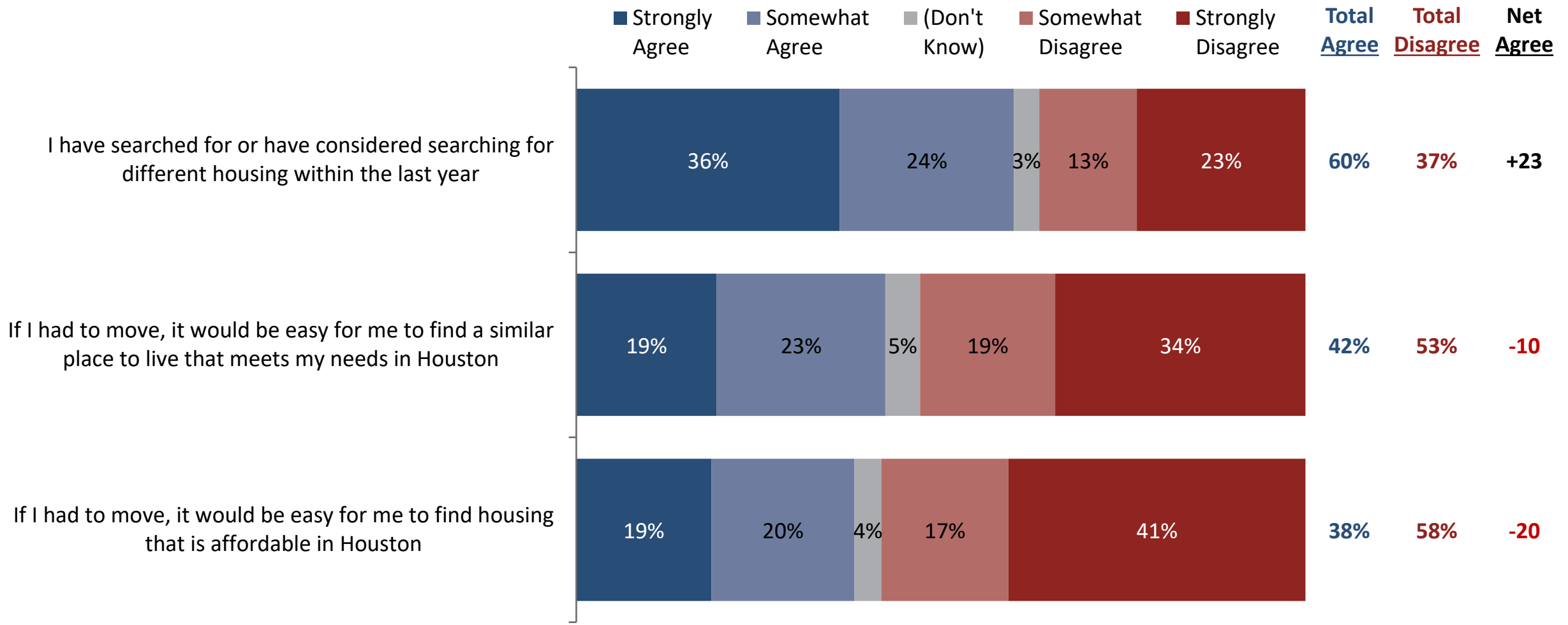


Q22.

**Respondents who specifically mentioned impacts from COVID-19 were grouped into "Economic impact from COVID-19"*

Housing Options

Over half of respondents indicated it would be difficult to find similar or affordable housing in Houston.



Q16-21. Please tell me whether you strongly agree, somewhat agree, somewhat disagree, or strongly disagree with each of the following statements.

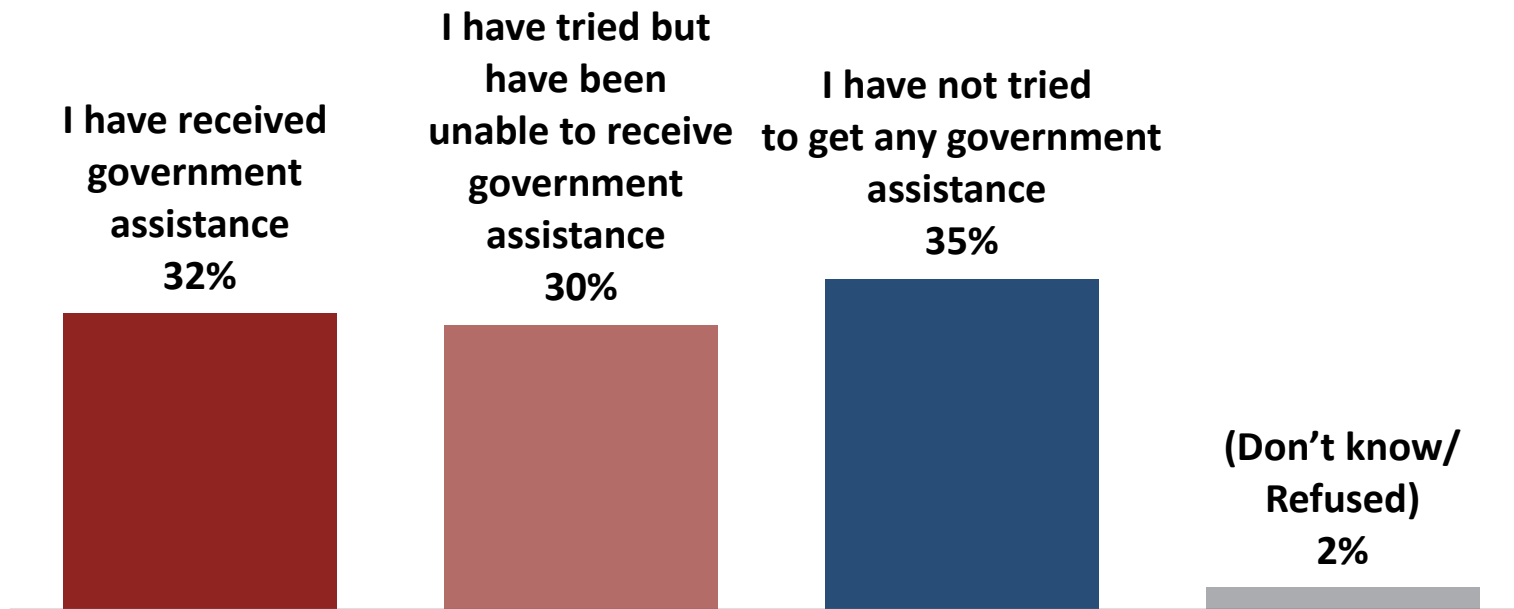


Government Assistance

Recent Government Assistance

Respondents are split on whether they have received, tried but have not been able to receive, or have not tried to receive government assistance. Respondents who live in the Southeast region are more likely to have tried but have been unable to receive assistance.

Thinking about the last year, which best describes your situation?



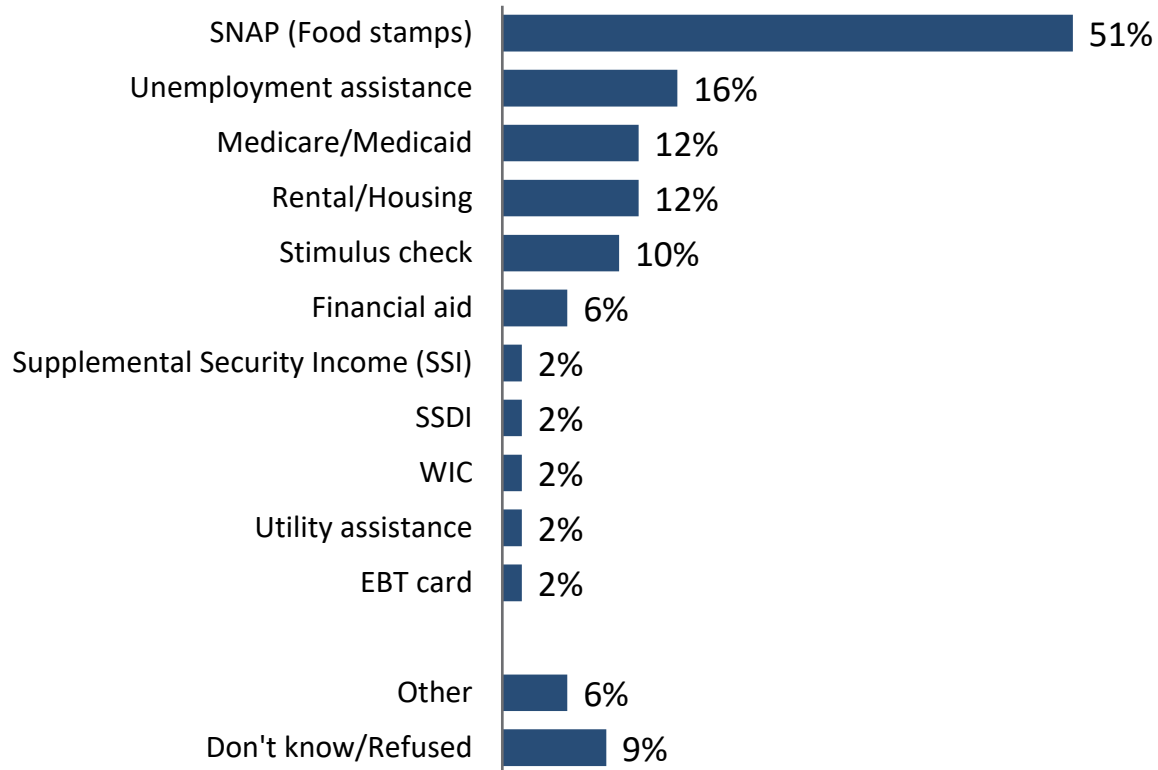
	Received Assistance	Unable to receive assistance
Overall	32%	30%
Men (37%)	32%	24%
Women (63%)	32%	35%
18-39 (53%)	37%	31%
40+ (47%)	26%	30%
White (21%)	32%	25%
African-American (39%)	30%	35%
Hispanic (31%)	31%	32%
0%-30% AMI (35%)	35%	34%
30% -50% AMI (27%)	36%	31%
50%-80% AMI (24%)	28%	33%
80%-120% AMI (14%)	23%	17%
Non-College (77%)	31%	33%
College (23%)	35%	20%
Employed (54%)	30%	29%
Unemployed (21%)	40%	40%
Other (26%)	28%	25%
Central (17%)	37%	25%
Northeast (21%)	29%	37%
Northwest (19%)	35%	31%
Southeast (17%)	29%	39%
Southwest (25%)	30%	23%

Assistance Needed

Of those who have received government assistance, about half received SNAP/food stamps. Of those who have been unable to receive government assistance, about two in five said they attempted to get SNAP/food stamps and under a third said rental/housing assistance.

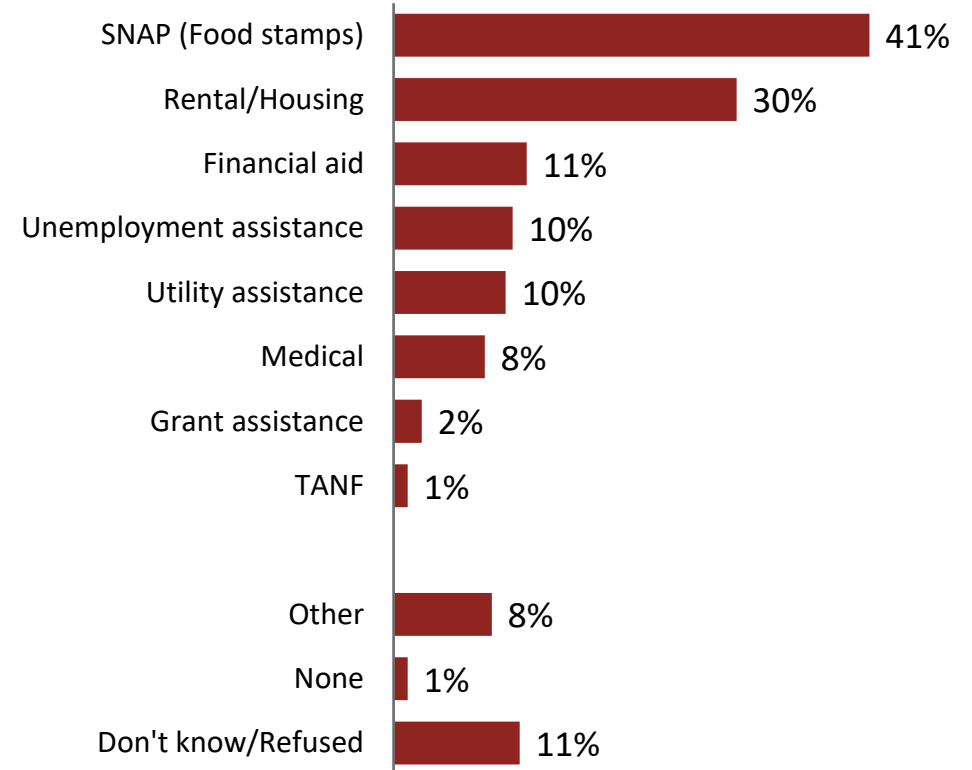
What type of government assistance have you received?

n=173



What type of government assistance have you tried to get, but have not received?

n=166

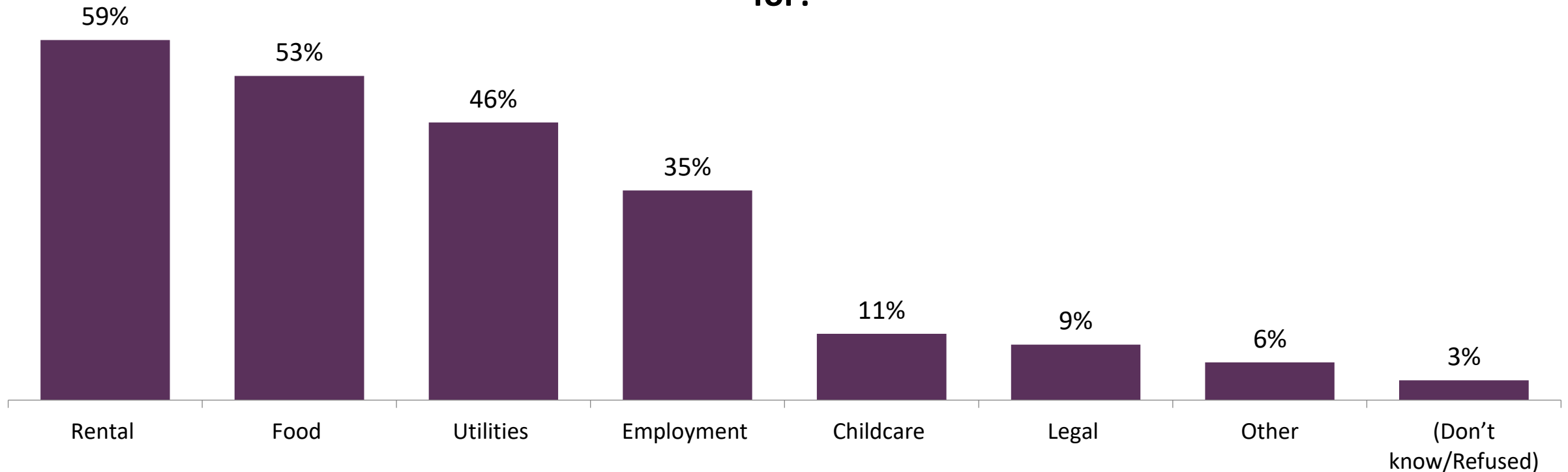


Remaining Assistance Needs

Of those who have either received or have tried to received government assistance, over half said rental assistance as well as food assistance would still be helpful.

Asked of those who said they have received or tried to receive government assistance (Q24); n=339

Which of the following areas would still be helpful for you to receive assistance for?



Q27.
Multiple responses were accepted

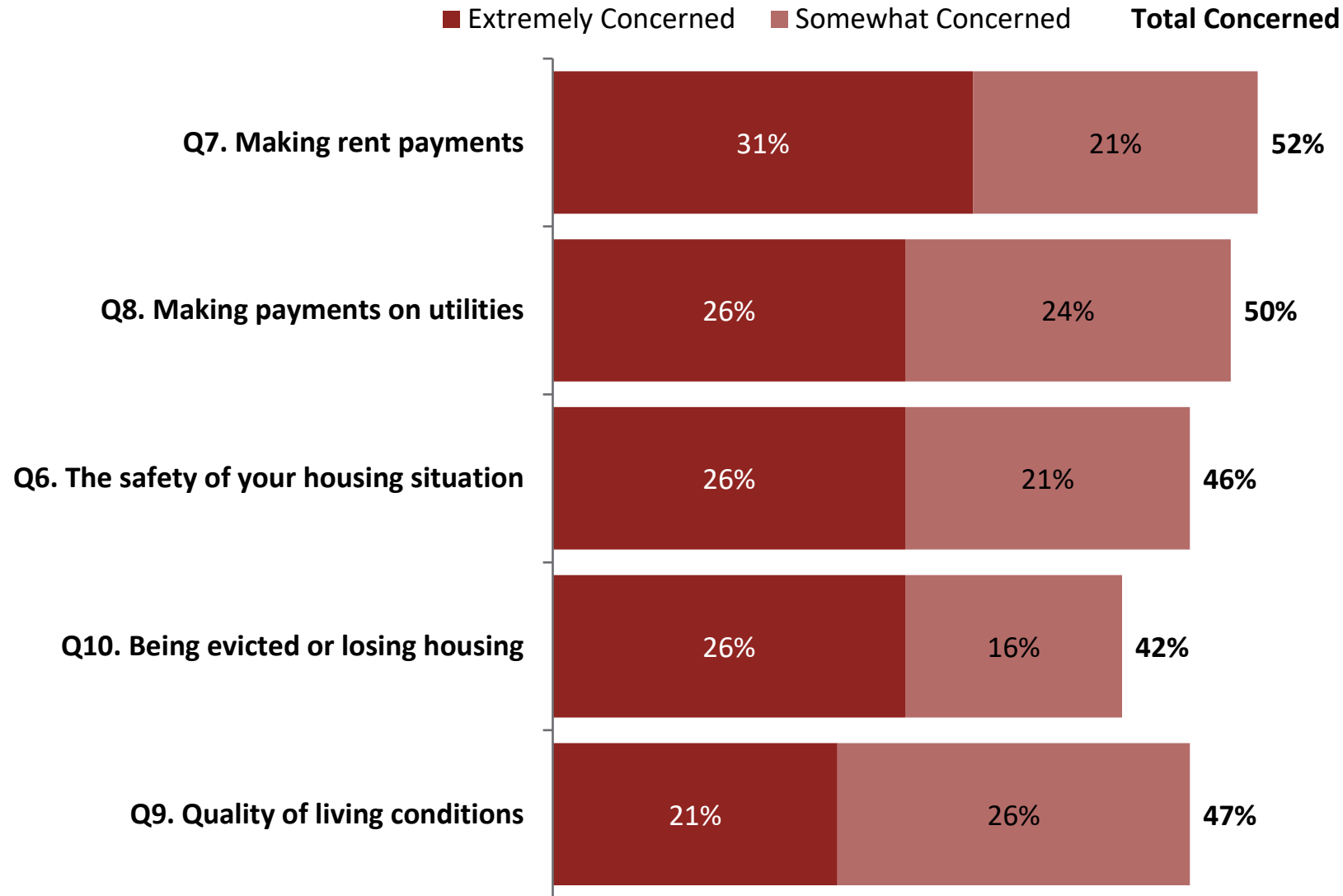
Conclusions

- ▶ The COVID-19 pandemic most recently, and previous disasters like Hurricane Harvey have impacted lower-income renters in Houston – putting them out of work, or contributed to loss of income and/or their inability to keep up with living expenses.
- ▶ Lower-income renters reported high concern over the security of their housing in the last year, and remain concerned as they look ahead to the near future.
- ▶ A majority of lower-income Houston renters indicate they have sought alternative housing, while also acknowledging the potential difficulties around finding a new place to live.
- ▶ Many report having received government assistance, but a near equal number report trying and not receiving assistance. Rental and food assistance are identified as most helpful resources moving forward.



Segmentations

Housing Concerns



Housing Concerns Segmentation

High Housing Concerns: *Concerned with all 5 housing elements*

Moderate Housing Concerns: *Concerned with 3-4 housing elements*

Low Housing Concerns: *Concerned with 1-2 housing elements*

No Housing Concerns: *Not concerned with any housing elements asked*



Housing Concerns and Government Assistance

High concern, no assistance: Concerned with 3 or more housing elements and have not received government assistance

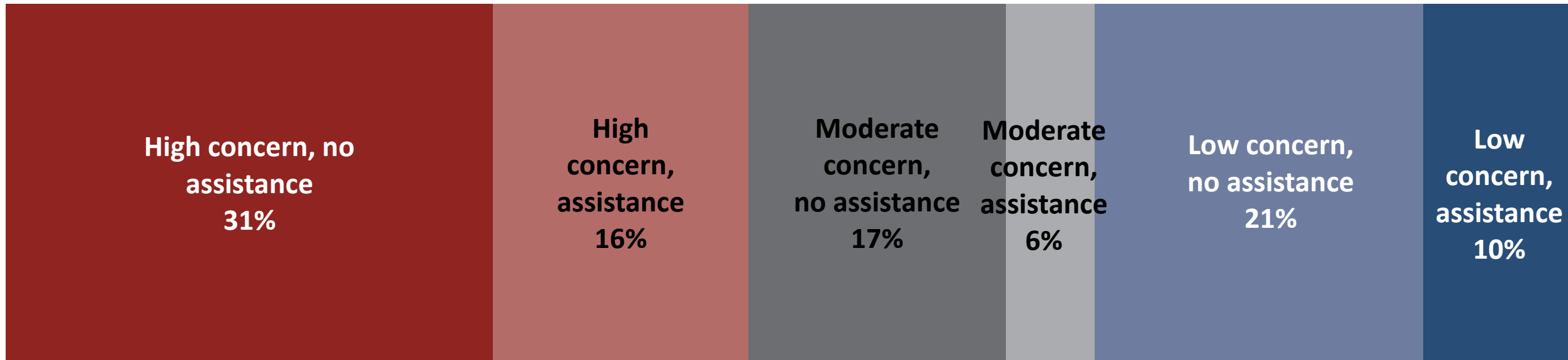
High concern, assistance: Concerned with 3 or more housing elements and have received government assistance

Moderate concern, no assistance: Concerned with 1-2 housing elements and have not received government assistance

Moderate concern, assistance: Concerned with 1-2 housing elements and have received government assistance

Low concern, no assistance: Not concerned with any housing elements and have not received government assistance

Low concern, assistance: Not concerned with any housing elements and have received government assistance



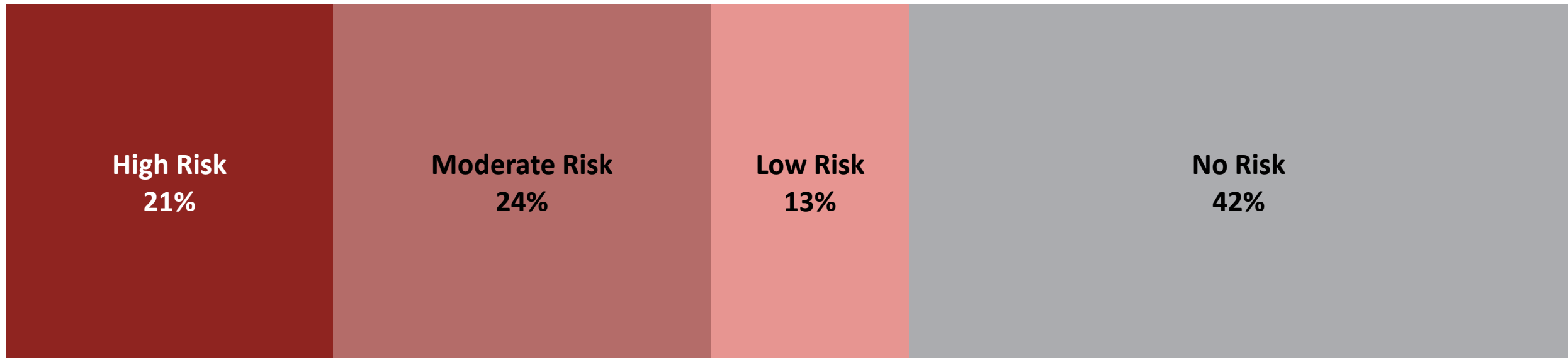
Housing Segmentation

High Risk: Has lost housing in the last year or is extremely concerned they will lose housing in the next year

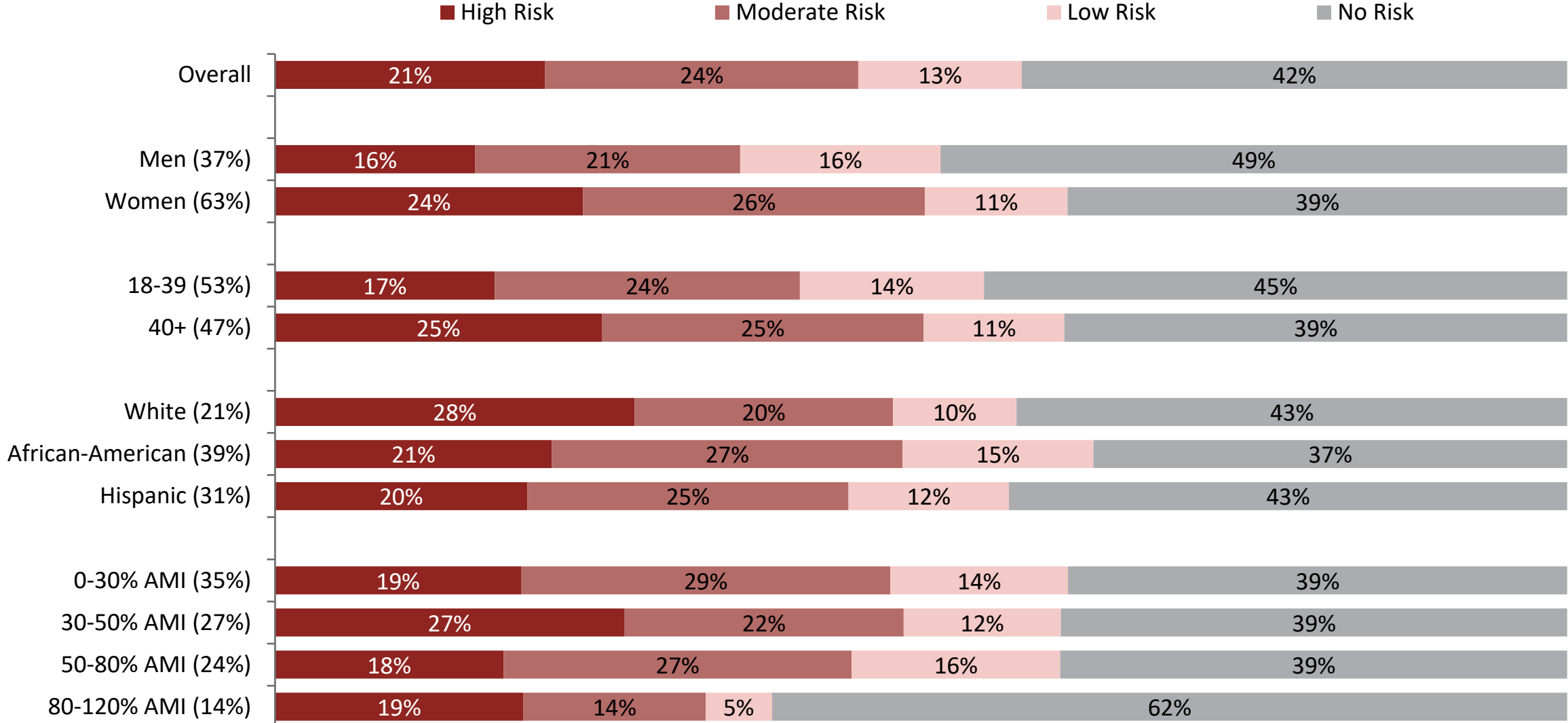
Moderate Risk: Concerned they will lose housing or will miss rent payments in the next year

Low Risk: Reported they have been concerned with making rent or losing housing, but are not concerned them in the next year

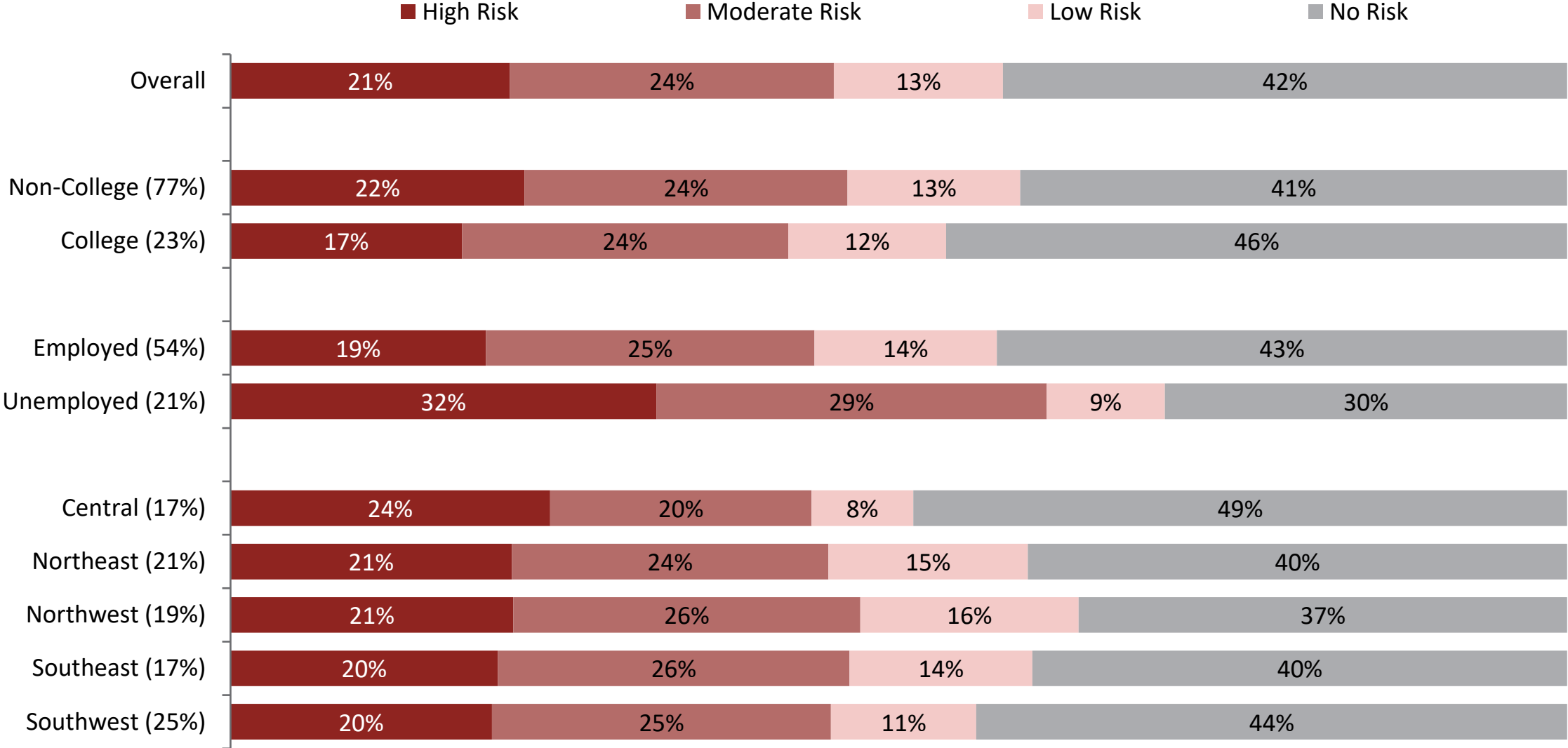
No Risk: Are not concerned with making rent payments or losing housing



Segmentation by Subgroups



Segmentation by Subgroups



Mode by Subgroups

	Survey Mode		
	Phone	Panel	Web
Overall	37%	55%	8%
18-39 (53%)	41%	66%	21%
40+ (47%)	60%	34%	79%
White (21%)	15%	26%	16%
African-American (39%)	40%	37%	44%
Hispanic (31%)	35%	29%	28%
0%-30% AMI (35%)	31%	37%	37%
30% -50% AMI (27%)	26%	28%	28%
50%-80% AMI (24%)	25%	25%	16%
80%-120% AMI (14%)	19%	11%	19%



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