

THE MINORITY HOUSING STUDY:  
FINAL REPORT

DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT

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Prepared  
for  
The Human Relations Commission  
of  
Montgomery County

By  
Jane S. Takeuchi

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Funded  
by  
The Department of Housing and Urban Development  
Community Development Block  
Grant Program  
Through  
The Department of Community and Economic Development  
Office of Community Development  
Montgomery County, Maryland

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## SUMMARY OF MAJOR FINDINGS AND CONCLUSIONS

The purpose of the Minority Housing Study has been to find out why minority residents of Montgomery County live where they do, and why there is residential clustering or segregation by race in the County, to the extent that it exists. The focus of this Study has been on the role of race and racial perceptions and attitudes in housing location decisions and in how residents evaluate their current housing. Because of the nature of the data available for sampling, the Study was confined to renters only, and to those living in rental complexes of 25 or more rental units. Representative samples of the County's Hispanic and black renting households were selected for interviewing, together with a sample of white and other non-black and non-Hispanic households, included for comparative purposes. Respondents were asked a variety of questions concerning their housing decision-making processes (e.g., why they decided to locate where they did, how they went about searching for housing, what aspects of housing were important to them, what their future plans are), their assessments of their current housing situations, and their backgrounds. Because some questionnaire items were racially sensitive, interviewers were matched to respondents on the basis of race, and bilingual Hispanic interviewers were sent to Hispanic households.

Four hypotheses or possible explanations of residential clustering or housing segregation by race were explored and tested: a housing and neighborhood preferences hypothesis, a "self-segregation" hypothesis, a racial discrimination hypothesis, and an economic hypothesis. Of these, the only hypothesis which the data do not support is the self-segregation hypothesis: that blacks prefer to live in residential environments which are predominantly or almost all black, or where they are separate from the majority (white) population. For the other three hypotheses, the evidence is mixed, but none can be ruled out as causes of housing segregation on the basis of the evidence presented here.

The major findings of this Study, both methodological and substantive, are presented below.

### A. METHODOLOGICAL FINDINGS

1. Sampling of rental complexes and households for the Minority Housing Study was constrained by a lack of complete and accurate information on the distribution of rental units by race for the entire County. There is thus no way of knowing the extent to which the samples of each racial stratum (Hispanic, black, and white/other) are truly representative of their Countywide populations. There is impressionistic evidence to suggest that whites/others who live in rental complexes which are all or almost all white/other-occupied are underrepresented in this Study.
2. There was considerable variation in the extent to which managers/owners of rental facilities selected for inclusion in this Study were willing to participate and to provide data on the exact locations of Hispanic and black households in their rental complexes, from which random samples of households could be drawn for interviewing.
3. The information which was provided by managements/owners who were willing to participate in this Study often turned out to be inaccurate or incomplete, especially as far as the identification of Hispanic households is concerned. In some cases managers or resident managers said they were unsure of the occupancy of their rental units by race, and expressed an inability to identify Hispanic or Spanish-surnamed households.

4. Managers/owners of rental complexes which fall within the jurisdiction of the Real Estate Reporting Requirements, which assist the Human Relations Commission of Montgomery County in monitoring the County's Fair Housing Law, were found to vary in the degree to which they maintain accurate and current records on racial occupancy for reporting purposes, and in the degree to which they take the Reporting Requirements seriously.

## B. SUBSTANTIVE FINDINGS

1. As far as the extent of residential clustering or segregation by race is concerned, the following findings are based on data available for sampling and on the actual samples obtained for this Study. When the rental complex is taken as the residential environment (as it is for this Study), some 43 percent of the black respondents in this Study are located in rental complexes which are at least 50 percent black, as compared with 36 percent of all black-occupied units in the sampling frame. For the purposes of this Study, these respondents are considered "clustered" or "segregated," since the percent black occupancy of the complexes in which they live is much higher than would be expected if black households were distributed evenly throughout rental complexes in the County. (Black-occupied rental units constitute about fourteen percent of all occupied rental units in the County, as estimated by the Human Relations Commission.) In contrast, both in this survey and in the data on which sampling was based, Hispanics rarely constitute more than 50 percent of all occupied units of any of the rental complexes in which they live, and more typically constitute less than 20 percent of all occupied units. Whites/others, in this Study and in the sampling frame, typically live in rental complexes in which whites/others constitute the overwhelming majority of all occupants.

2. Race, racial perceptions, and racial attitudes are low in salience for a very large majority of respondents of all three racial groups, as far as housing location decisions and housing and neighborhood satisfaction levels are concerned. Evidence from both open-ended and structured questions indicates that respondents of all groups are much more likely to be concerned with good maintenance and management, with cost, with the characteristics of the rental unit itself, with location, and with neighborhood amenities than they are with racial characteristics of the housing environment.

3. More than half of all respondents said they had no knowledge of the racial composition of the rental complexes into which they moved, but a higher proportion of blacks expressed awareness of racial composition than did Hispanics and whites/others.

4. When asked, only a small percentage of Hispanics and blacks reported having taken their own race into consideration in deciding where to live. Similarly, only a small percentage of blacks, and no Hispanics, said they avoided any areas or rental complexes in Montgomery County because of their own race or national background.

5. However, when specifically asked about it, close to half of all blacks (47 percent) and seventeen percent of Hispanics said they believe there are areas or rental complexes in Montgomery County where they would have difficulty renting because of their race or national background. Some 24 percent of all black respondents, and ten Hispanic respondents, cited one or more areas or rental complexes in the County where they believe housing discrimination on the basis of race might exist.

6. A total of 51 different rental complexes or complex clusters were cited by blacks - several of them more than once - as places where persons of their own race might have difficulty renting. These complexes or complex clusters are located in all areas of the County which have sizable numbers of rental units.

7. Both Hispanics and blacks tended to perceive the managements of the rental complexes in which they live to be quite willing to rent to persons of their own race or national background, but there was some variation in the perceived receptiveness of managements by location and percent black occupancy of the complexes in which blacks live: the blacker the area or rental complex the higher the perceived receptiveness of management to blacks.

8. When asked to make a choice, the overwhelming majority of Hispanics and blacks who had perceived their housing options to be limited or non-existent because of their own financial constraints said that the rent they could pay was a more important factor in deciding where to live than their own race or national background.

9. When asked hypothetical questions about their willingness to live in rental complexes which vary in percent black occupancy, there were clear differences between blacks vis-a-vis Hispanics and whites/others. Blacks evidenced a high degree of willingness to live in any racial context, ranging from complexes which are all or almost all black to those which are all or almost all white; but more blacks were willing to live in racially mixed environments than in environments which are heavily black or heavily white. The modal preference of blacks was for an environment that is half black and half white, followed by one that is one-third black and two-thirds white. For Hispanics and whites/others, however, willingness to live in a hypothetical racial environment was directly related to the percent white occupancy: the whiter the environment the larger the number of respondents willing to live in the environment. Nevertheless, well over half the white/other respondents indicated they were willing to live in rental complexes that are half white and half black. The implications of these findings, however, are unclear. The fact that blacks are, by and large, willing to live in any of the black-white combinations inquired about, and that they tend to prefer the half black and half white mix (which is at the border line of rental complexes considered "segregated" or "clustered" for the purposes of this Study) may tend to result in levels of housing segregation which are not preferred or desired by the majority of blacks, because of the tendency of whites/others to prefer the whiter environments.

10. Hispanics were more likely than either blacks or whites/others to respond with a "don't know" to questions dealing with race, and had the highest refusal rates for the hypothetical questions discussed above.

11. All three racial groups expressed high levels of satisfaction with their current housing situations and neighborhoods. Of the three groups, however, blacks tended to be the least satisfied, but for reasons largely unrelated to racial composition.

12. As rated by their interviewers, whites/others tended to live in the best maintained buildings, and Hispanics in the least well-maintained buildings.

13. Concern with schools - proximity to schools, school quality, and the racial composition of the schools - was more in evidence among blacks (especially those with school-age children) than among Hispanics and whites/others. Blacks for whom the racial composition of the schools was salient tended to express a preference for racially integrated, mixed, or predominantly white schools.

14. Hispanics tended to have had more personal contact with the rental complexes and neighborhoods into which they moved than did blacks or whites/others.

15. Response patterns to several open-ended questions suggest that Hispanics, blacks, and whites/others may differ to some extent in their relative demand for housing in different areas of Montgomery County and in their levels of familiarity with different areas and various rental complexes. These differences may have implications for housing segregation which are independent of conscious racial attitudes.

16. There is some evidence to suggest that residential clustering or segregation among blacks is associated with lower income and lesser financial resources. For blacks, the lower the income the more likely the respondent was to live in a heavily black rental complex. However, this was not the case for whites/others; and when blacks, Hispanics, and whites/others of incomes below \$15,000 annually were compared, there were significant differences in percent black occupancy experienced by each racial group.

17. Examination of socioeconomic and demographic data in addition to income indicates that there are differences between racial groups which most certainly affect housing location decisions and housing options, and which could have implications for housing segregation by race. Among these are household size and household composition. While, for instance, the income profiles of whites/others and blacks are very similar, whites/others tend to have smaller households and to live in smaller rental units, though they pay rents similar to those paid by blacks. (Of the three groups, Hispanics tend to have the lowest incomes and the largest households, and consequently the least purchasing power, on the average.) The fact that whites/others tend to have smaller households than either Hispanics or blacks, coupled with greater purchasing power based on income or income in relation to household size, no doubt affords whites/others more flexibility as to where they can live and permits them to purchase higher quality for the same price. Further, there is some evidence to suggest that, for each racial group, the size of the rental unit is positively correlated with percent black occupancy: the larger rental units tend to be located in the more heavily black rental complexes, for each racial group.

In conclusion, perhaps the most important information to surface from this Study - more important than the substantive findings - is that at present there is a dearth of reliable information on the distribution of the County's population by race/ethnicity, and by meaningful geographic units. This is the case both for renters and for homeowners. Both the design and the implementation of this Study were seriously hampered by this deficit. Secondly, there is considerable evidence that the County and the Human Relations Commission continue to be at odds with managers/owners of rental facilities concerning the need for reporting occupancy data by race, as mandated under the Real Estate Reporting Requirements. There is strong evidence to suggest that the data which are submitted on a quarterly basis to the Human Relations Commission under the Real Estate Reporting Requirements are both inaccurate and incomplete in many instances. Nevertheless, whatever the conflict in values, it is evident on the basis of this Study that resident managers or managers/owners must be given additional guidance in how to report occupancy data by race. This is especially true as concerns the designation of Hispanic or Spanish-surnamed residents, about which many managers or resident managers expressed considerable bewilderment. For instance, should Spanish-surnamed households or occupants who are also black be designated as Hispanics or as blacks for reporting purposes? How does a resident manager or manager distinguish a Spanish surname from other foreign-sounding surnames? Some

training workshops for managers/owners or resident managers might be useful in this regard, to insure that whatever data are reported are reported consistently from rental complex to rental complex. Also noted during the course of sampling for this Study is the fact that the unit for which occupancy data by race are reported to the Human Relations Commission does not always coincide with a rental facility as licensed by the County's Office of Landlord Tenant Affairs. In some cases, managers/owners report one set of occupancy data for several different facilities which are all under the same management. These divergences should be reconciled, and occupancy data reported separately for each licensed rental facility.

## CHAPTER I

## INTRODUCTION AND SOCIOECONOMIC-DEMOGRAPHIC PROFILE OF RESPONDENTS AND HOUSEHOLDS

PART I: BACKGROUND AND PURPOSE OF THE STUDY, METHODOLOGICAL  
APPROACH, SAMPLING, FIELD OPERATIONS

## A. BACKGROUND, PURPOSE, METHODOLOGICAL APPROACH

The Minority Housing Study was developed and conducted in response to a request by the Montgomery County Council for information concerning why black and other minority households tend to cluster together residentially in Montgomery County. The Council's interest in this phenomenon was prompted by two trends observed in recent years: a slow but steady increase in the County's minority population (particularly black, Hispanic, and Asian residents); and the growth of racial imbalances in County public schools, especially in the down-County area, which apparently resulted from housing patterns. While a voluntary school desegregation plan was implemented in the fall of 1976 to rectify de facto racial imbalances, the Council also recognized the need to determine the underlying causes of the problem. Shortly thereafter, the County Council asked the Human Relations Commission of Montgomery County to address the issue of why minority households live where they do in the County. This Report presents the findings of a study which was designed and implemented in two stages. During the planning phase, concluded in May of 1978, a study design and sampling plan were developed and pretested.\* During the second phase, begun in September, 1978, and concluding with the submission of this Report, a housing survey was conducted, and the findings analyzed and discussed in this Report.\*\*

To fulfill the County Council's request for information on minority housing patterns in Montgomery County, a housing survey was designed to describe and profile a representative sample of the County's minority population and to test some hypotheses concerning the possible causes of housing segregation in the County, to the extent that it exists. More specifically, the present Study is concerned with the extent to which race, racial perceptions, and racial attitudes are factors in where minority households live and decide to locate within Montgomery County, and how they assess their residential environments. For reasons to be discussed shortly, this Study is confined to renters only, and to residents of rental facilities in the County which contain 25 or more rental units. The minority groups examined are blacks and Hispanic or Spanish-surnamed residents. For comparative purposes, a sample of white and other non-black and non-Hispanic households is included. For analytic purposes, rental complexes which are at least 50 percent black are considered "clustered" or "segregated" by race, since the proportion of black occupants far exceeds that which would be expected if the black renting population of the County were evenly distributed throughout rental complexes in the County.\*\*\*

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\*The first phase is discussed in The Minority Housing Study: Final Report on the Planning Phase, prepared for the Montgomery County Human Relations Commission by Jane S. Takeuchi, submitted May 15, 1978.

\*\*Analysis of the data was performed with the assistance of the Statistical Package for the Social Sciences (SPSS) and an IBM 370-148 computer operating under VS-1 at The American University, Washington, D. C.

\*\*\*Human Relations Commission staff estimate that black-occupied units constitute approximately fourteen percent of all occupied units in rental complexes containing 25 or more rental units in Montgomery County.

## Research Questions

Numerous causes for residential clustering or segregation by race have been suggested. Among these are differences between minority and majority populations in language, national origin, and citizenship status; differences between minority and majority populations in the amounts and types of community resources and public services preferred; differences in financial resources and purchasing power in the housing market; differential levels of reliance on public transportation; overt or covert racial discrimination in the housing market; and a preference for segregation or separateness on the part of the minority groups themselves.

For this Study, four hypotheses or possible explanations for housing segregation have been selected for exploration and testing. They are the following:

1. Minority and majority residents differ with respect to the kinds of housing and neighborhood features or characteristics they consider desirable or important. Housing segregation by race tends to occur because of these differential preferences. (Housing and Neighborhood Preferences Hypothesis)
2. Residential clustering or segregation by race occurs because minority groups choose to live in residential environments where they are separate from the majority population (that is, they prefer segregated environments). (Self-Segregation Hypothesis)
3. Residential clustering or segregation by race tends to occur because there is, or is perceived to be, overt or covert discrimination against minority group members in the (rental) housing market, which effectively limits the housing opportunities available to minority residents. (Racial Discrimination Hypothesis)
4. Residential clustering or segregation by race occurs because of economic disparities between minority and majority residents in purchasing power. Minority residents, because of their actual or perceived lower levels of income or wealth, are unable to compete successfully for the more expensive and/or more desirable rental units in the County. (Economic Hypothesis)

## Research Methodology

Previous studies of residential clustering or housing segregation by race have been of two broad types: aggregate studies focusing on the extent of housing segregation (typically in a city or metropolitan area)\*, and survey research focusing on why individual households move or locate in particular areas.\*\* (Inferences from aggregate level data about individual motivation, though sometimes made, are unwarranted.) Studies which have used a survey approach (interviews with individual household members, etc.) have generally been restricted to white households, to homeowners, and/or to black and white households living in integrated or "declining" neighborhoods\*\*\*; or the focus has been on the prospects for preserving

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\*A classic example is Negroes in Cities: Residential Segregation and Neighborhood Change, by Karl and Alma Taeuber (Chicago: Aldine, 1965).

\*\*See, for instance, Why Families Move, by Peter H. Rossi (Glencoe, Illinois: Free Press, 1955).

\*\*\*An example of the latter is Side by Side, by Norman Bradburn, Seymour Sudman, and Galen L. Gockel (Chicago: Quadrangle Books, 1971). These authors maintain that race is not a very important variable in housing location decisions. Both blacks and whites are more concerned with the dwelling unit itself and with cost than with the racial composition of the neighborhood.

stably integrated neighborhoods.\*

From the outset of the planning phase of this Study, it was decided that a survey methodology using the individual household or household member as the unit of analysis, and the personal interview as the method of data collection, would be the most fruitful approach to addressing the question posed by the County Council. An approach which asks individuals what influenced or influences their housing decisions was considered more appropriate than one which attempts to draw inferences from demographic data alone; since it is the perceptions, attitudes, and behaviors of households and household members which ultimately determine where people live.\*\*

Three other decisions were made at the outset of the planning phase of this Study. The first was that a white sample should be included in the survey for comparative purposes. This comparison group is referred to as "whites/others" because it includes not only whites, but minorities other than blacks or Hispanics. (Characteristics of the sampling frame used for this Study necessitated this designation, as will be more fully discussed later.) Secondly, it was decided that not only should the samples be representative of the County-wide population for each racial group, but that to test the hypotheses there should also be some variation in the level of housing segregation experienced by each racial group. Using the rental complex as the residential environment, this meant that each racial group sampled should include at least some households which live in highly segregated rental complexes (that is, almost exclusively with households of the same racial group as their own), some households which live in "mixed" rental complexes, and some households which reside in rental complexes where they are in the minority racially.\*\*\* The third requirement was that interviewers be matched to respondents on the basis of race and language background. Matching was expected to facilitate candidness on the part of respondents in answering some of the more sensitive questions dealing with race. For obvious reasons, it was essential to provide Spanish-speaking interviewers for Hispanic households. The matching requirement meant that the sampling procedure would have to guarantee that the race/ethnicity of potential respondents could be identified with near certainty prior to the deployment of interviewers. As a practical matter, this requirement made it necessary to secure the cooperation of managers/owners prior to sampling.\*\*\*\* In exchange for their cooperation, managers/owners were promised that no names of rental facilities included in the survey would be divulged.

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\*See, for example, The Demand for Housing in Racially Mixed Areas, by Chester Rapkin and William G. Grigsby (Berkeley: University of California Press, 1960).

\*\*The perceptions, attitudes, and behaviors of real estate developers, rental managers, and other "gatekeepers," of course, also determine where people live. This Study, however, focuses for the most part on the "demand" side of the equation, rather than on the "supply" side.

\*\*\*Practically speaking, a full range of variation was feasible only for the black sample, without doing injustice to the principle of insuring reasonably representative samples. Statistically - at least as far as available data indicate - few Hispanics live in rental complexes which are heavily Hispanic, or for that matter, in complexes which are heavily black. More complete information concerning sampling methodology is presented elsewhere in this Chapter and in Appendix A.

\*\*\*\*It would, of course, have been possible to screen rental complexes to locate minority respondents. Such a procedure would have been very costly, however, since in many rental complexes there are relatively few minority households and they are widely scattered.

### The Survey Instrument (Questionnaire)

The Questionnaire was designed to elicit, through personal interview, a variety of demographic and socioeconomic information, together with perceptual and attitudinal data concerning the housing location decisions and housing preferences of a representative sample of Hispanic, black, and white/other respondents and households. Most parts of the Questionnaire are designed for all respondents, while a few sections are restricted to one or two racial groups. The Questionnaire contains both open-ended and forced-choice questions, and includes multiple indicators of key variables for hypothesis testing. The Questionnaire was fully translated into Spanish, and responses in Spanish were translated into English for analysis. Copies of both versions are included in Appendix B.

The limitations and biases of survey research are well known. As far as this Questionnaire is concerned, it should be borne in mind that respondents were frequently asked to recall events that occurred in the past and which may have been remembered only vaguely at best. Additionally, many items deal with perceptions and opinions, and not with objectively validated "facts."

## B. SAMPLING: A BRIEF SYNOPSIS\*

### 1. Data Sources for Sampling

The purposes of the Minority Housing Study made it necessary to locate a data source which would permit the selection of a representative sample of households of each racial group to be studied. A thorough investigation of potential data sources indicated that the only useful and reasonably comprehensive source of information on residential occupancy by race was the Human Relations Commission's Real Estate Reporting Requirements File, which contains occupancy statistics by race for rental complexes in Montgomery County which have 25 or more rental units. Under the Real Estate Reporting Requirements, managers or owners of such rental facilities are required to submit four quarterly reports per year, listing the number of units in each facility which are occupied by black, Hispanic or Spanish-surnamed, and white and "other"\*\*\* households as of the end of the quarter. Since the occupancy data are reported separately for only two minority groups (blacks and Hispanics), it was necessary to confine the minority samples to these two groups. Originally, it had been hoped to include Asians as a separate group. Secondly, since the data are provided on renters only, homeowners are not included in the study.

### 2. Guidelines for Selecting Samples

Six goals or criteria were established during the planning phase of the Minority Housing Study. Each of these is presented below, together with an evaluation of the extent to which the actual samples fulfilled each goal or criterion.

(a) For each racial/ethnic group, or stratum, rental complexes should be sampled in direct proportion to the number of units occupied by the stratum in question. This is the sampling-proportionate-to-size criterion. Rental complexes with larger numbers of units occupied by households of each stratum should be sampled more heavily than those with fewer such occupied units. This criterion, if strictly adhered to, would insure the representativeness of the samples in terms of the County's entire population for each stratum.

Ostensibly this criterion was well met for the rental complexes where managements supplied up-to-date listings of rental units occupied by each racial group. Proportionately more of the interviews were obtained from rental complexes known to have larger numbers of units occupied by the stratum in question than from other rental complexes. However, because complete and accurate County-wide information about occupancy by race was available neither before nor during the sampling process, it was impossible to know whether this goal was substantially fulfilled on a County-wide basis.\*\*\*

(b) For research purposes, however, each stratum sampled should contain households which experience varying levels of residential segregation. For example, the black sample should contain households located in rental complexes which are heavily black, as well as black households in rental complexes which are predominantly or almost all white, and some that live in environments that are in between these two extremes. Similar variation in environmental context should be present for Hispanic and white/other households, insofar as the principle of "representativeness" is not seriously violated.

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\*For a fuller discussion of the sampling design and methodology, see Appendix A.

\*\*The term "other" refers to Asian, Middle Eastern, and other non-black and non-Hispanic minorities.

\*\*\*See Tables 1-3 at the conclusion of Appendix A for a comparison of Human Relations Commission data and actual samples for each racial group.

This goal was also reasonably well met within the general limitations of the sampling frame (i.e., its incompleteness). Variation in the residential environment was greatest for the black sample, in part because black households typically live in a broader range of housing environments than do Hispanics and whites/others in Montgomery County; and in part because the larger sample size made it reasonable to allocate the black sample to a broader range of residential environments without violating the sampling-proportionate-to-size criterion to any extent. As far as the white/other stratum is concerned, fewer than five percent of all white/other households live in rental complexes where they constitute less than 50 percent of all occupied units. Similarly, available data indicate that Hispanics rarely if ever constitute 60 percent or more of any rental complexes in the County, and more typically constitute under 20 percent of all occupants. For these reasons, and because the Hispanic and white/other samples were smaller than the black sample, the level of variation in residential environment was deliberately restricted to the more typical environments for these two racial groups.\*

(c) An attempt should be made to sample some rental complexes which had never or rarely reported occupancy data by race to the Human Relations Commission (as mandated under the Real Estate Reporting Requirements for all rental facilities not located in the incorporated areas of the County), and where it was presumed not possible to secure the cooperation of management.

This goal was achieved, but at a cost. While interviewing was done in several such rental complexes, because current occupancy data by race had not been provided by management for the purposes of this study, it was usually possible to interview only white/other households at such complexes. (In a few cases, a Hispanic or black household was interviewed after a white interviewer had, by chance, come across a Hispanic or black household.)

(d) If possible, some rental complexes in the incorporated areas of Gaithersburg, Rockville, and Takoma Park (which are exempt from the Real Estate Reporting Requirements) should be sampled.

This goal was achieved to a limited degree. Only one of several facilities contacted in Gaithersburg which did not keep occupancy data by race was able or willing to compile the racial occupancy data necessary for matching. However, several managers of rental complexes in the City of Takoma Park, and one in the City of Rockville, which had voluntarily reported their occupancy by race to the Human Relations Commission for the current quarters or in the recent past, agreed to participate when contacted. These rental complexes (six in Takoma Park and one in Rockville) were all heavily black and relatively small. Altogether, nine rental complexes in the three incorporated municipalities were sampled, for a total of 91 respondents, all but ten of whom were black. While this was satisfactory as far as the City of Takoma Park is concerned (where it is known that rental facilities are largely black), it was less than satisfactory for Gaithersburg and Rockville, which are more heavily white.\*\*

\*See Tables 4-6 at the conclusion of Appendix A for a comparison of Human Relations Commission data and actual samples for each racial group.

\*\*It may be worth noting, in passing, that the level of cooperation was generally highest for rental complexes anywhere in the County that are heavily black. The smaller and more homogeneous the facility, of course, the easier it was for management to supply the requested information. All but one of the heavily black complexes sampled for this Study were also relatively small.

(e) The samples should be allocated efficiently among rental complexes in order to minimize interviewing costs, or to maximize returns for given costs. As a general rule, it was decided that a rental complex should be sampled only if there was a reasonable expectation of obtaining a minimum of five interviews for one racial stratum at that complex.

Altogether a total of 77 rental complexes in Montgomery County were sampled for this Study. The number of households sampled per complex ranged from a low of one to a high of 60. Five or fewer households were sampled in 22 rental facilities, six to 25 in 51 complexes and more than 25 households in four complexes.

The goal of interviewing a minimum of five or more households per stratum was reasonably well met for the black sample: in only seven (or fourteen percent) of the 49 rental complexes in which black households were sampled were fewer than five black households interviewed. For the white/other stratum, in seventeen (or 30 percent) of the 56 rental complexes sampled, fewer than five white/other interviews were obtained. For the Hispanic stratum, however, fewer than five households were sampled in seventeen (or 52 percent) of the 33 rental complexes sampled.

Inability to obtain five interviews per stratum per rental complex sampled was in most cases simply another indication of the basic problem encountered throughout the sampling process: the general inaccuracy and inadequacy of the occupancy data by race, as supplied by managements expressly for this study, or as recorded in the Human Relations Commission file. This was particularly true for the Hispanic stratum, where households were incorrectly identified by managements at a rate that caused serious problems for interviewers, and necessitated sampling in rental complexes not initially intended for inclusion in this survey. On the other hand, it was perhaps unrealistic to assume that within given time and budget constraints it would be possible to achieve this goal in every case, especially where the stratum in question was known or presumed to constitute a very small percentage or number of the occupied units in a particular rental complex.

As far as the white/other stratum is concerned, the primary cause for dispersion of the sample was a generally higher refusal rate than for black and Hispanic households, and some logistical problems in the deployment of interviewers. However, for whites also, the incompleteness of the occupancy data, together with the need to sample in rental complexes where managements were known or presumed to be opposed to the survey, made it necessary to include more rental complexes than originally intended. Though this dispersion may have made it more difficult for interviewers, there is an advantage as far as the study itself is concerned: the more complexes sampled the greater the likelihood that the sample is representative of the County's (white/other) population as a whole.

(f) As far as possible, all areas of the County which have a sizable number of rental units should be sampled.

This criterion or goal was of lesser importance than the others. It was reasonably well met, though areas were not deliberately sampled in direct proportion to the number of rental units in each. The sample included rental complexes in the geographic areas generally referred to as Silver Spring, Takoma Park, Bethesda-Chevy Chase, Rockville, Gaithersburg, and Wheaton.\* Together, these areas contain the bulk of the rental units in the County.

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\*Area boundaries are discussed later in this Chapter.

## C. FIELD OPERATIONS

### 1. Recruitment and Supervision of Interviewers

A total of eighteen part- and full-time interviewers were recruited to do the interviewing for the Minority Housing Study. All were familiar with survey research and had had previous interviewing experience on projects similar to this one. Three were male, fifteen female. Four were Hispanic and fully bilingual in Spanish and English, six were black, and eight were white. The interviewers conducted a total of 948 interviews during the four-month period between October 12, 1978, and February 12, 1979. The number of interviews conducted by each interviewer ranged from as few as three to more than 100.

MAC Research Associates, Inc., of Columbia, Maryland, recruited and supervised the black and white interviewers, who together completed 785 interviews. The prime contractor was in charge of recruiting and supervising the Hispanic interviewers, who interviewed 163 Hispanic respondents. Interviewers received their assignments from their supervisors and submitted their completed interviews and Call Record Sheets to them. A small number of each interviewer's completed interviews were verified by phone.

### 2. Interviewer Training

All interviewers attended one or more training sessions in which they were thoroughly briefed on the purpose of the survey, the use of the survey instruments (Questionnaire, Screening Procedure, Call Record Sheets, letter of introduction), strategies for managing the interview, and various techniques for eliciting information.\* Questionnaire items were reviewed in detail and procedures for handling open-ended questions and questions involving the use of a hand-out card were specified. Each interviewer was provided with a packet of training materials and a notebook to use while interviewing.

### 3. Deployment of Interviewers

Interviewers were sent singly or in pairs to the rental complexes included in this survey. Each interviewer received a packet of Call Record Sheets listing the addresses of sample and alternate households to be contacted at each rental complex. Interviewers were instructed to obtain interviews with members of all households identified as "sample," if possible with three call-backs, for a total of four contacts per household. Interviewing of "alternate" households was permitted if no one in any sample household was available for interview when the interviewer arrived at the rental complex. A household member was eligible for interviewing if he/she was eighteen or older and had selected or helped select this rental unit as a place for himself/herself to live. Interviewers were to take an interview only if they were correctly matched by race to the potential respondent.\*\* If not, they were to tell the individual that someone else would come by. Each contact with a household was to be recorded on the Call Record Sheet for that household, together with an indication of the outcome for that household (e.g., interview completed, no one home, refusal, "wrong" race).

\*A copy of the Questionnaire (both English and Spanish versions), Screening Procedure, Call Record Sheets, letter of introduction to prospective respondents, and instructions concerning racial/ethnic designations are included in Appendix B.

\*\*White interviewers, of course, were permitted to obtain interviews with Asian or other non-black and non-Hispanic persons. In a few cases, an interviewer conducted an interview with a person of the "wrong" race because it would have been awkward to leave, or because she was not sure about the correct racial designation of the respondent until the interview was underway.

Fifty-four percent of the interviews were obtained from households designated as sample units, 43 percent from alternate households, ten from (authorized) substitutes, and 21 interviews (all Hispanic) were obtained through quota sampling.

#### 4. Response Rates

Immediately prior to the deployment of interviewers to rental complexes, sample and alternate households were sent a letter of introduction (in both English and Spanish), explaining the purpose of the survey and requesting cooperation if contacted by an interviewer. (The name or names of the interviewer(s) assigned to the household appeared at the bottom of the letter.) The use of an introductory letter was intended to facilitate cooperation on the part of potential respondents. While there is no way of knowing how receptive households might have been in the absence of a letter, interviewers generally felt that the households they contacted were pleased to have received advance notice of their arrival. Where an interview was obtained, interviewers reported their respondents to be rather obliging, on the whole. About 86 percent of all respondents were reported to have been "enthusiastic" or "cooperative." Another eleven percent were reported as "neutral," and some 2.6 percent (25 respondents) were considered "reluctant" or "hostile." Table 1 at the conclusion of this section illustrates these findings.

During the planning phase of this study, it was estimated that about two to three times as many letters as the target number of respondents for each racial stratum should be sent. This figure was arrived at during pretesting, when response rates and the level of difficulty of reaching respondents of each racial stratum was estimated. White/other households were estimated to have the highest refusal rate, black households to be the most cooperative and willing to be interviewed, and Hispanic households the most difficult to locate.

During field operations, a total of 2,409 letters were sent to potential households for interviewing, all of which had been selected via systematic random samples of individual racial strata (where the data was available) or of entire rental complexes. On a per-completed-interview basis, somewhat more letters were sent to white/other households (close to three times the number of interviews obtained) than to Hispanic and black households (about 2.5 and 2.0 per interview, respectively). These figures should be viewed with caution, however, since so many irregularities were encountered during sampling (e.g., screening rather than matching had to be employed in several complexes, which involved sending a white or black interviewer to households which had been sent a letter to determine their race). Also worth noting is that because of the high misidentification rate for Hispanic households, Hispanic interviewers frequently resorted to dropping off letters at Spanish-surnamed households they encountered while interviewing at various rental complexes.

A total of 30 households designated by managements as black turned out not to be black when contacted by a black interviewer; while some fifteen households designated by managements as neither Hispanic nor black turned out to be black, upon arrival of a white interviewer. The precise number of misidentifications of Hispanic households is not known, but was considerably higher than for blacks and whites/others.

The refusal rate for whites/others did in fact turn out to be higher than for Hispanics and blacks. A total of 123 refusals (per 319 completed interviews) were recorded for white/other households, and 77 (per 466 completed interviews) for black households. The precise number of Hispanic refusals is not known, but is estimated to be from ten to 20 households.\*

\*The refusal rate, of course, depends in part on the interviewer, the time of day the household is contacted, and the time of year. The refusal rate increased, for instance, as the Christmas holiday season approached.

## 5. Characteristics of Interviews

A total of 163 interviews were conducted with Hispanic respondents, 466 with black respondents, and 319 with white/other respondents (seven of whom were Asians). (On the basis of household race, 165 interviews were with Hispanic households, 467 with black households, and 316 with white/other households.) Of the 163 interviews with Hispanics, 143 were conducted in Spanish, using the Spanish version of the Questionnaire; nine were conducted in both English and Spanish; and eleven were conducted in English. All other interviews were conducted in English, using the English version of the Questionnaire.

Interviews were conducted every day of the week, with Saturday being the heaviest day. More than half the interviews were conducted in the evening, from 5:00 P. M. on; while about 40 percent were conducted during the afternoon. All but 21 of the 948 usable interviews were begun and completed in one sitting. Three additional interviews were begun and terminated part way through at the respondent's request.

Most interviews (more than 86 percent) were free of serious interruptions, as far as the interviewers were concerned.

Interviews ranged in length from just under fifteen minutes to close to two hours. On the average, white interviews lasted about 20 to 25 minutes, black interviews 25 to 30 minutes, and Hispanic interviews about 35 minutes. Table 2 at the conclusion of this section illustrates these findings.

TABLE 1  
ATTITUDE TOWARD INTERVIEW  
SITUATION  
(AS RATED BY INTERVIEWERS)

Attitude	All		by Race of Respondent					
	(N)	%	Hispanic (N) %		Black (N) %		White/Oth. (N) %	
Enthusiastic	186	19.7	34	21.1	45	9.7	107	33.5
Cooperative	626	66.3	95	59.0	350	75.4	181	56.8
Neutral	107	11.3	25	15.5	57	12.3	25	7.8
Reluctant	23	2.5	6	3.7	11	2.4	6	1.9
Hostile	2	.2	1	.6	1	.2	--	--
Total	944	100.0	161	99.9	454	100.0	319	100.0

Missing = 4

$\chi^2 = .0000$

TABLE 2  
LENGTH OF INTERVIEWS

Number of Minutes	All		by Race of Respondent					
	(N)	%	Hispanic (N) %		Black (N) %		White/Oth. (N) %	
Under 15	2	.2	--	--	2	.4	--	--
15 - 29	468	49.4	5	3.1	271	58.2	192	60.2
30 - 44	363	38.3	97	59.5	161	34.5	105	32.9
45 - 59	71	7.5	30	18.4	30	6.4	11	3.4
60 - 74	40	4.2	30	18.4	2	.4	8	2.5
75 - 89	3	.3	1	.6	--	--	2	.6
90 or more	1	.1	--	--	--	--	1	.3
Total	948	100.0	163	100.0	466	99.9	319	99.9

$$\chi^2 = .0000$$

PART II: SOCIOECONOMIC AND DEMOGRAPHIC PROFILE OF  
RESPONDENTS AND HOUSEHOLDS

A. RACE, SEX, HOUSEHOLD COMPOSITION, AGE CHARACTERISTICS

1. Race/Ethnicity of Respondents and Households

Table 3 describes the sample by race/ethnicity of respondents and households. A respondent was classified as Hispanic if he/she was "a person of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin - regardless of race,"\* or if he/she was Spanish-surnamed. A household was classified as Hispanic if any member was known to be a person of such background, or had a Spanish surname. Any adult member of such a household was considered eligible for interviewing as a Hispanic respondent (provided the usual qualifications for interviewing were met). A few black households in the survey were Hispanic by the above definition, but because of practical difficulties in identifying cultural origin and household surnames prior to interviewing, were interviewed as blacks and are classified as black respondents. All Hispanic respondents in this survey were white. A household was classified as black if any member was known to be black. Of the white/other respondents and households, seven were Asian; all others were racially white.

TABLE 3  
RACE/ETHNICITY OF RESPONDENTS  
AND HOUSEHOLDS

Race/Ethnicity	Respondents		Households	
	(N)	%	(N)	%
Hispanic	163	17.2	165	17.4
Black	466	49.2	467	49.3
White and Other	319	33.6	316	33.3
Total	948	100.0	948	100.0

As Table 3 indicates, only three respondents diverged from their own households racially. In all three cases the respondent was classified as white/other, but the household was classified as Hispanic or black. Because respondent and household race were almost synonymous, they are considered interchangeable for this survey. Some socioeconomic and demographic data are analyzed by household race, while other information and all perceptual and attitudinal data are presented and analyzed by race of respondent.

\*The origin and application of this and other racial/ethnic definitions used for this survey are described on the sheet entitled "Race and Ethnicity," which appears in Appendix B.

## 2. Sex of Respondent

Table 4 shows that female respondents outnumbered males by about two to one for Hispanics and blacks, and by just under three to two for whites/others.

TABLE 4  
SEX OF RESPONDENTS

Sex	All		by Race of Respondent			
	(N)	%	Hispanic (N)	%	Black (N)	White/Oth. (N) %
Male	336	35.4	55	33.7	149	32.0 41.4
Female	612	64.6	108	66.3	317	68.0 58.6
Total	948	100.0	163	100.0	466	100.0 319 100.0

$$\chi^2 = .02$$

## 3. Household Composition

For purposes of this Study, a household consists of the respondent and any other person or persons who also live in the same rental unit, regardless of whether they are related to the respondent or not.

### (a) Household Size and Number of Adults in Household

As Table 5 indicates, there are significant differences between racial groups in household size. Hispanic households tend to be the largest, and white/other households the smallest. Similarly, as Table 6 shows, Hispanic households tend to have the largest number of adult occupants, and whites/others the fewest. Almost 95 percent of all white/other households have one or two adults, while for blacks the comparable figure is about 89 percent, and for Hispanics it is just over three-fourths of all households.

### (b) Presence of a Spouse

Respondents were not asked their marital status, but only whether they had a spouse living in the household (Question 80). As Table 7 shows, Hispanic households were much more likely to have a spouse present: close to two-thirds did, as compared with well under half of all black and white/other households.

TABLE 5  
HOUSEHOLD SIZE

Number of Occupants	All		by Household Race					
	(N)	%	Hispanic		Black		White/Oth.	
	(N)	%	(N)	%	(N)	%	(N)	%
One	257	27.1	13	7.9	111	23.8	133	42.1
Two	293	30.9	39	23.6	138	29.6	116	36.7
Three	188	19.8	48	29.1	102	21.8	38	12.0
Four	137	14.5	40	24.2	73	15.6	24	7.6
Five	47	5.0	10	6.1	32	6.9	5	1.6
Six or more	26	2.7	15	9.1	11	2.3	--	--
Total	948	100.0	165	100.0	467	100.0	316	100.0

$$\chi^2 = .0000$$

TABLE 6  
NUMBER OF ADULTS  
IN HOUSEHOLD

Number	All		by Household Race					
	(N)	%	Hispanic		Black		White/Oth.	
	(N)	%	(N)	%	(N)	%	(N)	%
One	367	38.7	30	18.2	188	40.3	149	47.2
Two	473	49.9	96	58.2	227	48.6	150	47.5
Three	78	8.2	22	13.3	41	8.8	15	4.7
Four	24	2.5	12	7.3	10	2.1	2	.6
Five	4	.4	3	1.8	1	.2	--	--
Six or more	2	.2	2	1.2	--	--	--	--
Total	948	99.9	165	100.0	467	100.0	316	100.0

$$\chi^2 = .0000$$

TABLE 7  
PRESENCE OF SPOUSE

Husband or Wife Lives in Household	All		by Race of Respondent					
	(N)	%	Hispanic (N)	%	Black (N)	%	White/Oth. (N)	%
Yes	413	44.0	104	64.6	188	40.5	121	38.5
No	526	56.0	57	35.4	276	59.5	193	61.5
Total	939	100.0	161	100.0	464	100.0	314	100.0

Missing = 9

 $\chi^2 = .0000$ 

(c) Composition of the Household

Table 8 indicates that there are significant differences in household composition by race. While one-fourth of all respondents live alone, the percentage is considerably higher for whites/others (over 40 percent). Similarly, Hispanic households are more likely than either black or white/other households to consist of a nuclear family. Single parent households are more common among blacks than among Hispanics or whites/others. More than one-fourth of all Hispanic households are of the "other" type, which includes two- or multi-generational households consisting, often, of related individuals.

(d) Single-Parent Households

Table 9 shows that single-parent households, which constitute just under 12 percent of all households in this survey, are overwhelmingly female-headed.

(e) Households with Children under Age 18

Table 10 indicates that Hispanic households tend to have more children under age 18 than either black or white/other households. Almost 80 percent of all white/other households have no children present, as compared with 51 percent of black households, and only 36 percent of Hispanic households. Conversely, over half of all Hispanic households have at least one or two children, while comparable figures for blacks and whites/others are 39 and 19 percent, respectively.

Some thirteen respondents (or 1.4 percent of the entire sample) reported that one or more children other than their own lived in their households.

(f) School Attendance

As Table 11 shows, the overwhelming majority of school-age children in sampled households attend public schools in Montgomery County. Only 25 children (or 8.4 percent of all children) attend private or parochial schools. Table 12 shows the public school enrollment of children by household race.

TABLE 8  
HOUSEHOLD COMPOSITION

Whom Respondent Lives With	All		by Household Race					
	(N)	%	Hispanic (N) %		Black (N) %		White/Oth. (N) %	
Lives alone	253	26.7	13	7.9	109	23.3	131	41.5
Lives with spouse only	154	16.2	23	13.9	57	12.2	74	23.4
Lives with spouse and child(ren) only	218	23.0	60	36.4	113	24.2	45	14.2
Lives with other adults*	111	11.7	14	8.5	58	12.4	39	12.3
Lives with own child(ren) only	111	11.7	12	7.3	85	18.2	14	4.4
Other	101	10.7	43	26.1	45	9.6	13	4.1
Total	948	100.0	165	100.1	467	99.9	316	99.9

\*Related or unrelated

$\chi^2 = .0000$

TABLE 9  
SINGLE PARENT HOUSEHOLDS

Type of Household	All		by Household Race			
	(N)		Hispanic (N)		Black (N)	White/Oth. (N)
Male-headed	4		--		3	1
Female-headed	107		12		82	13
Total	111	(11.7)	12	(7.3)	85	(18.2)
					14	(3.2)

Number in parentheses indicate percent of households  
that are headed by single parents.

$\chi^2 = n.s.$

TABLE 10

PRESENCE OF RESPONDENT'S CHILDREN  
UNDER 18 IN HOUSEHOLD

Number of Children Under 18	All		by Household Race					
	(N)	%	Hispanic (N) %		Black (N) %		White/Oth. (N) %	
None	549	57.9	59	35.8	239	51.2	251	79.4
One	194	20.5	50	30.3	103	22.1	41	13.0
Two	133	14.0	37	22.4	78	16.7	18	5.7
Three	54	5.7	16	9.7	32	6.9	6	1.9
Four	18	1.9	3	1.8	15	3.2	--	--
Total	948	100.0	165	100.0	467	100.1	316	100.0

TABLE 11

NUMBER OF CHILDREN IN GRADES  
KINDERGARTEN THROUGH TWELVE:  
PUBLIC VS. PRIVATE SCHOOLS

Number	In Public Schools		In Private Schools	
	(N)	%	(N)	%
One	157	57.3	21	84.0
Two	78	28.5	2	8.0
Three	25	9.1	1	4.0
Four	10	3.6	--	--
Five or More	4	1.5	1	4.0
Total	274	100.0	25	100.0

TABLE 12  
NUMBER OF CHILDREN IN PUBLIC  
SCHOOLS IN MONTGOMERY  
COUNTY

Number	Race of Household					
	Hispanic		Black		White/Other	
	(N)	%	(N)	%	(N)	%
One	35	50.7	96	57.8	26	66.7
Two	23	33.3	44	26.5	11	28.2
Three	7	10.1	16	9.6	2	5.1
Four	1	1.4	9	5.4	--	--
Five or More	3	4.3	1	.6	--	--
Total	69	99.8	166	99.9	39	100.0

$\chi^2 = \text{n.s.}$

(g) Age of Respondents and Spouses

Respondents were asked to select the age category which best describes their own age and the age of their spouses (if present in the household). Tables 13 and 14 indicate the relative youth of the entire sample: close to 60 percent of all respondents and spouses are under 35. About two-thirds of the blacks, well over half of the whites/others, and just under half the Hispanics fit this description. At the same time, proportionately more white/other respondents and spouses are in the 65 and over age range.

TABLE 13  
AGE OF RESPONDENTS

Age Range in Years	All		by Race of Respondent					
	(N)	%	Hispanic (N) %		Black (N) %		White/Oth. (N) %	
18 - 24	144	15.3	20	12.3	73	15.7	51	16.2
25 - 29	225	23.9	28	17.3	129	27.7	68	21.6
30 - 34	175	18.6	30	18.5	96	20.6	49	15.6
35 - 39	102	10.8	20	12.3	53	11.4	29	9.2
40 - 44	70	7.4	21	13.0	37	8.0	12	3.8
45 - 49	52	5.5	15	9.3	25	5.4	12	3.8
50 - 54	38	4.0	4	2.5	22	4.7	12	3.8
55 - 59	31	3.3	8	4.9	7	1.5	16	5.1
60 - 64	37	3.9	9	5.6	8	1.7	20	6.3
65 and over	68	7.2	7	4.3	15	3.2	46	14.6
Total	942	99.9	162	100.0	465	99.9	315	100.0

Missing = 6

 $\chi^2 = .0000$

TABLE 14  
AGE OF SPOUSES

Age Range in Years	All		by Race of Respondent					
	(N)	%	Hispanic (N) %		Black (N) %		White/Oth. (N) %	
18 - 24	56	13.7	11	10.5	24	13.0	21	17.6
25 - 29	108	26.5	18	17.1	58	31.5	32	26.9
30 - 34	81	19.9	21	20.0	40	21.7	20	16.9
35 - 39	40	9.8	17	16.2	15	8.2	8	6.7
40 - 44	32	7.8	12	11.4	15	8.2	5	4.2
45 - 49	16	3.9	8	7.6	7	3.8	1	.8
50 - 54	17	4.2	7	6.7	8	4.3	2	1.7
55 - 59	16	3.9	3	2.9	5	2.7	8	6.7
60 - 64	14	3.4	3	2.9	5	2.7	6	5.0
65 and over	28	6.8	5	4.8	7	3.8	16	13.4
Total	408	99.9	105	100.1	184	99.9	119	99.9

Missing = 5

$$\chi^2 = .001$$

## B. NATIONAL ORIGIN AND LANGUAGE BACKGROUND

### 1. National Origins

Tables 15 and 16 show that more than 90 percent of all Hispanic respondents and spouses were foreign-born. Only 12 Hispanic respondents were born in the United States (exclusive of those born in Puerto Rico). For blacks, the foreign-born proportion is 16 percent for respondents and over one-fifth for spouses. As the Tables indicate, a still smaller proportion of white/other respondents and spouses were foreign-born. The national origins of foreign-born respondents and spouses of each racial group are discussed below.

#### Hispanics

Eighty-eight percent of foreign-born respondents, and 96 percent of foreign-born spouses originate from Hispanic cultural areas: Cuba, Puerto Rico, Spain, Portugal, and the countries of Central and South America. The remainder were born in the Caribbean Islands and in other parts of Europe. The most frequently cited places of origin are Cuba (33 respondents and 25 spouses), Colombia (eighteen respondents and nine spouses), Puerto Rico (eleven respondents and six spouses), El Salvador (ten respondents and eight spouses), and Guatemala (ten respondents).

Blacks

The 76 foreign-born respondents and 41 foreign-born spouses originate from sixteen different countries. The largest number come from the Caribbean Islands (63 percent of all foreign-born respondents) and Africa (29 percent of foreign-born respondents); with the remainder from Central and South America, Europe, and the Far East. The most often cited places of origin are Jamaica, W.I. (twenty respondents, seven spouses), Trinidad (ten respondents, three spouses), Ghana (nine respondents, eight spouses), and Haiti (seven respondents, three spouses).

Whites/Others

Of the 29 foreign-born respondents and nineteen foreign-born spouses, the majority were born in Europe and British Commonwealth countries (26) and the Far East (seventeen). The remainder are from the Middle East (five).

2. Native Languages

As far as native language of respondents is concerned, Table 17 shows, not unexpectedly, that well over 90 percent of blacks and whites/others are native speakers of English, while about 88 percent of Hispanic respondents speak Spanish natively.

More than half the Hispanics whose native language is Spanish say they have difficulty communicating in English.

TABLE 15  
BIRTHPLACE OF RESPONDENTS:  
UNITED STATES VS. ELSEWHERE

Place of Birth	All		by Race of Respondent					
	(N)	%	Hispanic (N)	%	Black (N)	%	White/Oth. (N)	%
United States*	688	73.0	12	7.4	390	83.7	286	90.8
Elsewhere	255	27.0	150	92.6	76	16.3	29	9.2
Total	943	100.0	162	100.0	466	100.0	315	100.0

Missing = 5

$\chi^2 = .0000$

\*Native speakers of Spanish born in Puerto Rico are considered foreign-born.

TABLE 16  
BIRTHPLACE OF SPOUSES:  
UNITED STATES VS. ELSEWHERE

Place of Birth	All		by Race of Respondent			
	(N)	%	Hispanic (N) %	Black (N) %	White/Oth. (N) %	
United States*	254	62.0	6 5.9	146 78.1	102	84.3
Elsewhere	156	38.0	96 94.1	41 21.9	19	15.7
Total	410	100.0	102 100.0	187 100.0	121	100.0

Missing = 3

$\chi^2 = .0000$

\*Native speakers of Spanish born in Puerto Rico are considered foreign-born.

TABLE 17  
NATIVE LANGUAGE  
OF RESPONDENTS

Language or Language Group	All		by Race of Respondent			
	(N)	%	Hispanics (N) %	Blacks (N) %	White/Oth. (N) %	
English	756	79.9	11 6.8	447 96.1	298	93.4
Spanish	145	15.3	142 87.7	3 .6	--	--
Portuguese	8	.8	8 4.9	-- --	--	--
French	6	.6	-- --	5 1.1	1	.3
Other European	8	.8	1 .6	-- --	7	2.2
African	10	1.1	-- --	10 2.2	--	--
Middle Eastern	5	.5	-- --	-- --	5	1.6
Far Eastern	8	.8	-- --	-- --	8	2.5
Total	946	99.8	162 100.0	465 100.0	319	100.0

Missing = 2

$\chi^2 = .0000$

## C. EMPLOYMENT CHARACTERISTICS OF RESPONDENTS AND SPOUSES

### 1. Employment Status

As Tables 18 and 19 indicate, about three-fourths of all respondents and spouses were employed at the time respondents were interviewed. An additional 6.5 percent of respondents and eight percent of spouses had been employed during the past year. Some eighteen percent of respondents and spouses had not been employed for more than one year. As the two Tables show, the percent of non-working black respondents and spouses was lower than for either Hispanics or whites/others. Hispanic and white/other respondents and spouses had approximately the same rate of employment, when respondents and spouses are considered together (77.8 percent for whites/others and 77.5 percent for Hispanics, as compared with 85.6 percent for black respondents and spouses). However, some 51 percent of the unemployed white/other respondents were in the 65 and over age range, while only seventeen percent of Hispanic and black respondents who were not currently employed or employed in the past year were in this age group.

### 2. Occupational Characteristics

As Tables 20 and 21 show, there are some significant differences among racial groups in the kind of work performed. In general, white/other respondents are found in professional/technical and managerial jobs more frequently than are blacks and Hispanics. Hispanics are least often found at these levels. In contrast, a considerable proportion of Hispanic respondents and spouses are in service occupations (more than 30 percent) and other lower status occupational categories. For blacks and whites/others, the figures are lower.

### 3. Work Locations

Tables 22 and 23 indicate that the vast majority of all working respondents and spouses work in Montgomery County or in Washington, D. C. Better than half of all Hispanic and white/other respondents and spouses work in Montgomery County, while blacks are about evenly split between the County and the District of Columbia. Relatively small percentages of all three racial groups work in Prince George's County or Northern Virginia.

### 4. Mode of Transportation to Work

As Tables 24 and 25 show, the majority of respondents and spouses get to work by car, with about one-fifth using public transportation. However, the automobile is more widely used by whites/others, and public transportation by Hispanics and blacks.

### 5. Length of Time and Distance to Work

Tables 26-29 show respondents' estimates of the length of time to get to work and the distance traveled for respondents and spouses. There are no significant differences by race in the time it takes to get to work, with sizable majorities of respondents and spouses who work outside the home making it to work in 30 minutes or less. As far as distance to work is concerned, a fairly high percentage of Hispanic respondents (more than 25 percent) were unable to estimate the number of miles to work for themselves or their spouses; and the data presented in Tables 28 and 29 are no doubt less reliable than the time estimates.

TABLE 18  
EMPLOYMENT STATUS:  
RESPONDENTS

Work Status	All		by Race of Respondent					
	(N)	%	Hispanic		Black		White/Oth.	
	(N)	%	(N)	%	(N)	%	(N)	%
Currently employed	710	75.1	121	74.2	367	78.8	222	70.3
Employed during the past year	61	6.5	15	9.2	27	5.8	19	6.0
Neither	174	18.4	27	16.6	72	15.5	75	23.7
Total	945	100.0	163	100.0	466	100.1	316	100.0

Missing = 3

TABLE 19  
EMPLOYMENT STATUS:  
SPOUSES

Work Status	All		by Race of Respondent					
	(N)	%	Hispanic		Black		White/Oth.	
	(N)	%	(N)	%	(N)	%	(N)	%
Currently employed	305	73.8	66	63.5	154	81.9	85	70.2
Employed during the past year	33	8.0	7	6.7	12	6.4	14	11.6
Neither	75	18.2	31	29.8	22	11.7	22	18.2
Total	413	100.0	104	100.0	188	100.0	121	100.0

TABLE 20  
OCCUPATION: RESPONDENTS

Type of Work Performed	All		Employed Only					
			by Race of Respondent					
	(N)	%	Hispanic (N)	%	Black (N)	%	White/Oth. (N)	%
Professional & technical	244	25.9	18	13.7	117	30.5	109	45.4
Managerial	75	8.0	3	2.3	43	11.2	29	12.1
Sales	12	1.3	1	.8	5	1.3	6	2.5
Clerical	185	19.7	31	23.7	99	25.8	55	22.9
Skilled Labor	47	5.0	14	10.7	20	5.2	13	5.4
Operative	28	3.0	7	5.3	16	4.2	5	2.1
Service	122	13.0	40	30.5	62	16.2	20	8.3
Private household	32	3.4	13	9.9	19	5.0	--	--
Unskilled	7	.7	3	2.3	1	.3	3	1.3
Trainee	2	.2	1	.8	1	.3	--	--
Full-time student	13	1.4	(Omitted)		(Omitted)		(Omitted)	
Inappropriate*	174	18.5	(Omitted)		(Omitted)		(Omitted)	
Total	941	100.1	131	100.0	383	100.0	240	100.0

Missing = 7

 $\chi^2 = .0000$ 

\*Had not worked in the past year.

TABLE 21  
OCCUPATION: SPOUSES

Type of Work Performed	All		Employed Only					
			by Race of Respondent					
	(N)	%	Hispanic		Black		White/Oth.	
	(N)	%	(N)	%	(N)	%	(N)	%
Professional & technical	87	21.6	14	20.0	39	24.5	34	36.2
Managerial	28	7.0	1	1.4	13	8.2	14	14.9
Sales	9	2.2	2	2.9	2	1.3	5	5.3
Clerical	64	15.9	8	11.4	35	22.0	21	22.3
Skilled labor	37	9.2	10	14.3	17	10.7	10	10.6
Operative	18	4.5	3	4.3	13	8.2	2	2.1
Service	68	16.9	24	34.3	36	22.6	8	8.5
Private household	6	1.5	5	7.1	1	.6	--	--
Unskilled	6	1.5	3	4.3	3	1.9	--	--
Full-time student	4	1.0	(Omitted)		(Omitted)		(Omitted)	
Inappropriate*	75	18.7	(Omitted)		(Omitted)		(Omitted)	
Total	402	100.0	70	100.0	159	100.0	94	99.9

Missing = 11

\*Had not worked in the past year.

$\chi^2 = .0000$

TABLE 22  
WHERE RESPONDENTS WORK (LOCATION)

Locus of Work	All		by Race of Respondent		
	(N)	%	Hispanic %	Black %	White/Oth. %
Montgomery County	368	48.8	53.4	43.1	55.4
Washington, D.C.	266	35.3	30.5	42.3	26.7
Prince George's County	50	6.6	4.6	6.0	8.8
Northern Virginia	25	3.3	3.1	3.1	3.8
Metropolitan D.C. area	25	3.3	8.4	2.3	2.1
Elsewhere	20	2.6	--	3.2	3.3
Total	754	99.9	(131) 100.0	(383) 100.0	(240) 100.1

Missing = 5

 $\chi^2 = .0002$ 

TABLE 23  
WHERE SPOUSES WORK (LOCATION)

Locus of Work	All		by Race of Respondent		
	(N)	%	Hispanic %	Black %	White/Oth. %
Montgomery County	160	48.6	53.5	40.5	58.9
Washington, D.C.	115	35.0	32.4	42.9	23.2
Prince George's County	14	4.3	4.2	4.3	4.2
Northern Virginia	21	6.4	4.2	6.7	7.4
Metropolitan D.C. Area	10	3.0	5.6	1.8	3.2
Elsewhere	9	2.7	--	3.7	3.2
Total	329	100.0	(71) 99.9	(163) 99.9	(95) 100.1

Missing = 5

 $\chi^2 = \text{n.s.}$

TABLE 24  
HOW RESPONDENTS  
GET TO WORK

Mode of Transportation	All		by Race of Respondent					
	(N)	%	Hispanic		Black		White/Oth.	
	(N)	%	(N)	%	(N)	%	(N)	%
Car, carpool	518	69.5	82	63.1	266	70.0	170	72.3
Public transportation (bus, metro, or both)	163	21.9	35	26.9	94	24.7	34	14.5
Walks	38	5.1	7	5.4	10	2.6	21	8.9
None - works at home	21	2.8	6	4.6	9	2.4	6	2.6
Other*	5	.7	--	--	1	.3	4	1.7
Total	745	100.0	130	100.0	380	100.0	235	100.0

Missing = 5

$$\chi^2 = .005$$

\*Includes bicycle, motor cycle, mixed modes, etc.

TABLE 25  
HOW SPOUSES GET TO WORK

Mode of Transportation	All		by Race of Respondent					
	(N)	%	Hispanic		Black		White/Oth.	
	(N)	%	(N)	%	(N)	%	(N)	%
Car, carpool	248	76.5	48	67.6	118	73.7	82	88.2
Public transportation (bus, metro, or both)	60	18.5	17	23.9	36	22.5	7	7.5
Walks	6	1.9	3	4.2	2	1.3	1	1.1
None - works at home	9	2.8	3	4.2	4	2.5	2	2.2
Other*	1	.3	--	--	--	--	1	1.1
Total	324	100.0	71	99.9	160	100.0	93	100.1

Missing = 10

$$\chi^2 = .04$$

\*Includes bicycle, motor cycle, mixed modes, etc.

TABLE 26.  
NUMBER OF MINUTES TO WORK  
(ONE WAY): RESPONDENTS

Number of Minutes One Way	All		by Race of Respondent		
	(N)	%	Hispanic %	Black %	White/Oth. %
None - works at home	20	2.7	3.8	2.4	2.6
10 or less	135	18.1	21.4	15.0	21.3
11 - 20	219	29.3	19.8	30.2	33.2
21 - 30	181	24.2	28.2	27.0	17.4
31 - 40	62	8.3	8.4	8.9	7.2
41 - 50	61	8.2	6.9	8.1	8.9
51 - 60	43	5.8	8.4	5.0	5.5
More than 60	22	2.9	3.1	2.4	3.8
Varies	4	.5	--	1.0	--
Total	747	100.0	(131) 100.0	(381) 100.0	(235) 99.9

Missing = 12

 $\chi^2 = \text{n.s.}$

TABLE 27  
NUMBER OF MINUTES TO WORK  
(ONE WAY): SPOUSES

Number of Minutes One Way	All		by Race of Respondent		
	(N)	%	Hispanic %	Black %	White/Oth. %
None - works at home	11	3.4	7.0	2.5	2.2
10 or less	51	15.9	16.9	14.0	18.3
11 - 20	81	25.2	14.1	31.2	23.7
21 - 30	79	24.6	29.6	23.6	22.6
31 - 40	26	8.1	5.6	9.6	7.5
41 - 50	34	10.6	14.1	8.3	11.8
51 - 60	21	6.5	8.5	5.1	7.5
More than 60	8	2.5	2.8	2.5	2.2
Varies	10	3.1	1.4	3.2	4.3
Total	321	99.9	(71) 100.0	(157) 100.0	(93) 100.1

Missing = 13

 $\chi^2 = \text{n.s.}$

TABLE 28  
NUMBER OF MILES TO WORK  
(ONE WAY): RESPONDENTS

Number of Miles One Way	All		by Race of Respondent		
	(N)	%	Hispanic %	Black %	White/Oth. %
None - works at home	21	2.8	5.2	2.6	3.2
Less than 1	65	8.7	5.2	7.7	14.9
2 - 5	181	24.3	23.7	29.5	24.7
6 - 10	201	27.0	37.1	30.4	26.6
11 - 15	96	12.9	14.4	14.0	14.9
16 - 20	48	6.4	8.2	5.2	9.9
More than 20	51	6.8	6.2	9.2	5.9
Varies	5	.7	--	--	--
Don't know	77	10.3	(Omitted)	(Omitted)	(Omitted)
Total	745	99.9	(97) 100.0	(349) 100.0	(222) 100.1

Missing = 14

TABLE 29  
NUMBER OF MILES TO WORK  
(ONE WAY): SPOUSES

Number of Miles One Way	All		by Race of Respondent		
	(N)	%	Hispanic %	Black %	White/Oth. %
None - works at home	11	3.5	9.4	2.8	2.3
Less than 1	15	4.7	5.7	4.2	6.8
2 - 5	68	21.4	17.0	27.3	22.7
6 - 10	84	26.4	28.3	34.3	22.7
11 - 15	49	15.4	15.1	15.4	21.6
16 - 20	19	6.0	7.5	4.9	9.1
More than 20	28	8.8	15.1	7.7	10.2
Varies	10	3.1	1.9	3.5	4.5
Don't know	34	10.7	(Omitted)	(Omitted)	(Omitted)
Total	318	100.0	(53)100.0	(143) 100.1	(88) 99.9

Missing = 16

#### D. EDUCATION, CAR OWNERSHIP, INCOME

##### 1. Educational Levels

For both respondents and spouses, there are significant differences in educational attainment by race of respondent. As Tables 30 and 31 show, proportionately more Hispanic respondents and spouses have a high school education or less: more than 60 percent of all Hispanics, as compared with 47 percent of blacks, and 35 percent of white/other respondents and 46 percent of white/other spouses. Conversely, some 38 percent of all white/other respondents and spouses have a college education or better, as compared with just over one-fourth of blacks and less than 20 percent of Hispanic respondents and spouses.

##### 2. Car Ownership

As shown in Table 32, more than three-fourths of all respondents have a car, but the ownership rate is somewhat higher for whites/others than for blacks and Hispanics. (The difference, in fact, just reaches significance at the .05 level.)

TABLE 30  
EDUCATIONAL LEVEL OF RESPONDENTS

Schooling	All		by Race of Respondent			
	(N)	%	Hispanic (N)	%	Black (N)	White/Oth. (N) %
Less than high school diploma	160	16.9	50	30.9	83	17.9 8.5
High school graduate	267	28.3	51	31.5	133	28.7 26.1
Some college	237	25.1	32	19.8	119	25.6 27.0
College graduate or higher	280	29.6	29	17.9	129	27.8 38.4
Total	944	99.9	162	100.1	464	100.0 100.0

Missing = 4

 $\chi^2 = .0000$ 

TABLE 31  
EDUCATIONAL LEVEL OF SPOUSES

Schooling	All		by Race of Respondent			
	(N)	%	Hispanic (N)	%	Black (N)	White/Oth. (N) %
Less than high school diploma	66	16.1	25	23.6	32	17.4 7.4
High school graduate	145	35.4	43	40.6	55	29.9 38.5
Some college	86	21.0	19	17.9	48	26.1 15.6
College graduate or higher	113	27.6	19	17.9	49	26.6 38.5
Total	410	100.1	106	100.0	184	100.0 100.0

Missing = 3

 $\chi^2 = .0000$

TABLE 32  
CAR OWNERSHIP

Has Car	All		by Race of Respondent			
	(N)	%	Hispanic (N)	%	Black (N)	White/Oth. (N) %
Yes	729	78.0	116	75.8	352	75.5
No	206	22.0	37	24.2	114	24.5
Total	935	100.0	153	100.0	466	100.0

Missing = 3

$\chi^2 = .05$

### 3. Income

Income information was asked for the family unit with which the respondent lives, if any; and not for the entire household (Question 100). In cases where the household consists of just the respondent or just the respondent and his/her family, family income is synonymous with household income. In other cases, it is not.

Though the survey was conducted in 1978 and early 1979, gross income data were requested for 1977, since that was the most recent tax return period for which respondents might be expected to supply accurate information.

Income information was solicited via a handout card, from which the respondent was asked to choose the category which best described his/her (family) income for 1977. For analytic purposes, the categories were collapsed into those presented in Table 33.

Table 33 shows that the percentage of households/families having incomes in the highest bracket was considerably greater for whites/others and blacks than for Hispanics. This is also true when only those having incomes of \$15,000 or more are examined: 46 percent of whites/others and 45 percent of blacks fall in this category, while only 31 percent of Hispanics do. Conversely, more Hispanics are at the lower end of the income scale (under \$9,000) than are whites/others and blacks. (This is the case even though Hispanics and whites/others have similar employment rates.)

TABLE 33  
FAMILY INCOME FOR 1977

Income Level	All		by Household Race					
	(N)	%	Hispanic (N)	%	Black (N)	%	White/Oth. (N)	%
\$27,000 and up	97	10.2	9	6.3	52	11.6	36	11.9
\$21,000 - \$26,999	113	12.0	17	11.8	58	12.9	38	12.6
\$15,000 - \$20,999	175	18.4	18	12.5	92	20.4	65	21.5
\$12,000 - \$14,999	133	14.0	14	9.7	70	15.6	49	16.2
\$ 9,000 - \$11,999	160	16.9	27	18.8	82	18.2	51	16.9
\$ 5,000 - \$8,999	121	12.8	33	22.9	51	11.3	37	12.3
Less than \$5,000	97	10.2	26	18.1	45	10.0	26	8.6
N.A. and Refused	52	5.5	(Omitted)		(Omitted)		(Omitted)	
Total	948	100.0	144	100.1	450	100.0	302	100.0

$$\chi^2 = .002$$

#### E. RESIDENTIAL MOBILITY AND IN-MIGRATION PATTERNS

##### 1. Length of Residence in Montgomery County

Table 34 indicates that, by and large, Hispanics and blacks are relative newcomers to the County, when compared with whites/others. Although well over half or all respondents (57 percent) had lived in Montgomery County for less than six years - and some ten percent for less than one year - proportionally more Hispanic and black respondents had moved into the County less than four years ago (about 47 percent, as compared with 37 percent of whites/others). A not insignificant proportion of both blacks and whites/others, however, were old-timers, reporting that they had lived in the County more than fourteen years or "all my life" (about eighteen percent of blacks and close to one-third of whites/others).

##### 2. Length of Residence in Present Rental Unit

Table 35 shows that almost 45 percent of all respondents had lived in their present rental units for less than two years. On the whole, whites/others had lived in their present units somewhat longer than Hispanics and blacks: while more than 70 percent of Hispanic and black respondents had lived in their present units for less than four years, the comparable figure for whites/others is about two-thirds. About one-third of whites/others had lived in their units for four years or more, while for Hispanics and blacks the figure is closer to one-fourth.

TABLE 34  
YEARS IN MONTGOMERY COUNTY

Lived in Montgomery County	All		by Race of Respondent					
	(N)	%	Hispanic (N)	%	Black (N)	%	White/Oth. (N)	%
Less than 1 year	97	10.3	16	9.8	52	11.2	29	9.1
1 year	130	13.7	30	18.4	66	14.2	34	10.7
2 years	94	9.9	13	8.0	55	11.9	26	8.2
3 years	90	9.5	18	11.0	45	9.7	27	8.5
4 - 5 years	127	13.4	24	14.7	80	17.2	23	7.2
6 - 8 years	120	12.7	28	17.2	61	13.1	31	9.7
9 - 13 years	96	10.1	28	17.2	23	5.0	45	14.1
14 - 66 years	110	11.6	4	2.5	21	4.5	85	26.6
"All my life"	82	8.7	2	1.2	61	13.1	19	6.0
Total	946	99.9	163	100.0	464	99.9	319	100.1

Missing = 2

 $\chi^2 = .0000$ 

TABLE 35  
YEARS IN THIS APARTMENT

Lived in This Apartment	All		by Race of Respondent					
	(N)	%	Hispanic (N)	%	Black (N)	%	White/Oth. (N)	%
Less than 1 year	188	19.8	32	19.6	91	19.5	65	20.4
1 year	236	24.9	46	28.2	113	24.2	77	24.1
2 years	143	15.1	27	16.6	74	15.9	42	13.2
3 years	113	11.9	15	9.2	67	14.4	31	9.7
4 - 7 years	176	18.6	30	18.4	98	21.0	48	15.0
8 years or more	92	9.7	13	8.0	33	4.9	56	17.6
Total	948	100.0	163	100.0	466	99.9	319	100.0

 $\chi^2 = .0000$

### 3. Location of Previous Residence

Table 36 shows that over 45 percent of all respondents had lived in Montgomery County before they moved into their present rental units. Just over 20 percent of all respondents were in-migrants from outside the metropolitan D. C. area. Whites/others were both more likely to have lived in the County previously and to have moved in from outside the metropolitan area. A much higher percentage of blacks than Hispanics or whites/others moved into the County from Washington, D. C. (over 30 percent of the black sample). In-migration from Prince George's County was around ten percent, while relatively few respondents came to Montgomery County from Northern Virginia. Perhaps surprisingly, just over one-fifth of all Hispanic respondents came to Montgomery County from outside the metropolitan area.

### 4. Moves within Montgomery County

Table 37 shows the pattern of interlocal moves within Montgomery County. For all three racial groups, relatively few respondents who had previously lived in the County moved to a new location in the same neighborhood as they had previously lived. Blacks had the highest rate of intra-neighborhood moves (about 30 percent of those who had previously lived in the County). About two-thirds of all Hispanic and white/other respondents had moved to their present locations from more than one mile away. Whites/others, however, were more likely than Hispanics and blacks to have previously lived in the same rental complex.

### 5. Previous Occupancy

Table 38 shows that a higher percentage of whites/others than Hispanics or blacks had owned their previous residences.

TABLE 36  
LOCATION OF PREVIOUS  
RESIDENCE

Previous Location	Present Location (Montgomery County)					
	All		by Race of Respondent			
	(N)	%	Hispanic (N)	%	Black (N)	White/Oth. (N) %
Montgomery County	429	45.3	74	45.4	198	42.5
Washington, D.C.	197	20.8	25	15.3	144	30.9
Prince George's County	99	10.4	18	11.0	41	8.8
Northern Virginia	23	2.4	9	5.5	6	1.3
Elsewhere	200	21.1	37	22.7	77	16.5
Total	948	100.0	163	99.9	466	100.0

$$\chi^2 = .0000$$

TABLE 37

MOVES WITHIN MONTGOMERY COUNTY  
BY DISTANCE FROM PRESENT LOCATION

From	To Present Rental Complex				
	All		by Race of Respondent		
	(N)	%	Hispanic %	Black %	White/Oth. %
This complex	36	8.5	5.6	6.6	12.2
This block	20	4.7	8.5	5.6	1.9
This neighborhood	57	13.4	8.5	17.7	10.3
One mile away	42	9.9	9.9	10.1	9.6
One to five miles away	163	38.4	33.8	37.4	41.7
More than five miles away	107	25.2	33.8	22.7	24.4
Total	425	100.1	(71) 100.1	(198) 100.1	(156) 100.1

Missing = 4

TABLE 38

PREVIOUS OCCUPANCY

Type of Occupancy	All		by Race of Respondent					
	(N)	%	Hispanic (N) %		Black (N) %		White/Oth. (N) %	
Renting	707	74.6	133	81.6	358	76.8	216	67.7
Buying	96	10.1	15	9.2	28	6.0	53	16.6
Living with parents	86	9.1	3	1.8	43	9.2	40	12.5
Other	59	6.2	12	7.4	37	7.9	10	3.1
Total	948	100.0	163	100.0	466	99.9	319	99.9

## F. CHARACTERISTICS OF RENTAL COMPLEXES AND UNITS IN WHICH RESPONDENTS LIVE

1. Size of Rental Complexes

Table 39 indicates that the overwhelming majority of respondents (about 83 percent) live in rental complexes that contain between 100 and 1,000 rental units.

2. Size of Rental Units

Table 40 shows that white/other households tend to live in the smaller rental units. More than 40 percent of whites/others live in efficiencies and one bedroom apartments, while only 20 percent of Hispanic and just over 30 percent of black households do. Conversely, 60 percent of Hispanic and some two-thirds of black households live in rental units containing two or more bedrooms. These data are not surprising, given the household characteristics of the racial groups, discussed earlier.

3. Structural Characteristics of Buildings

Table 41 shows that the majority of all households live in garden apartments, some 30 percent in highrises, and a much smaller percent in midrises and townhouses.\* White/other households are located almost exclusively in garden and highrise apartments, while black and Hispanic households live in midrises as well.\*\*

TABLE 39

RENTAL COMPLEXES AND RESPONDENTS  
ACCORDING TO SIZE OF COMPLEX

Numbers of Rental Units in Complex	Number of Rental Complexes	Number and Percent of Respondents	
Less than 100	14	88	9.3
100 - 199	17	172	18.1
200 - 299	11	140	14.8
300 - 399	9	115	12.1
400 - 499	10	163	17.2
500 - 999	14	198	20.9
1,000 or more	2	72	7.6
Total	77	948	100.0

\*A midrise is defined as a building of five to eight above-ground floors.

\*\*A large portion of the respondents living in midrises are located in one rental complex.

TABLE 40  
SIZE OF RENTAL UNIT

Rental Unit Size	All		by Household Race					
	(N)	%	Hispanic		Black		White/Oth.	
	(N)	%	(N)	%	(N)	%	(N)	%
Efficiency	40	4.2	5	3.0	14	3.0	21	6.6
1 bedroom	269	28.4	28	17.0	132	28.3	109	34.5
1 bedroom plus den	22	2.3	4	2.4	8	1.7	10	3.2
2 bedrooms	449	47.4	93	56.4	214	45.8	142	44.9
2 bedrooms plus den	20	2.1	6	3.6	7	1.5	7	2.2
3 bedrooms	137	14.5	29	17.6	84	18.0	24	7.6
3 bedrooms plus den	3	.3	--	--	--	--	3	.9
4 or more bedrooms	8	.8	--	--	8	1.7	--	--
Total	948	100.0	165	100.0	467	100.0	316	99.9

 $\chi^2 = .0000$ 

TABLE 41  
TYPE OF BUILDING  
IN WHICH RESPONDENTS LIVE

Structural Type	All		by Household Race					
	(N)	%	Hispanic		Black		White/Oth.	
	(N)	%	(N)	%	(N)	%	(N)	%
Highrise	278	29.3	36	21.8	148	31.7	94	29.7
Midrise	95	10.0	18	10.9	68	14.6	9	2.8
Garden	538	56.7	108	65.4	219	46.9	211	66.8
Townhouse	37	3.9	3	1.8	32	6.9	2	.6
Total	948	99.9	165	99.9	467	100.1	316	99.9

 $\chi^2 = .0000$

#### 4. Geographic Location of Rental Complexes and Respondents

Table 42 indicates that rental complexes and respondents were sampled in six areas of Montgomery County: Silver Spring, Takoma Park, Bethesda-Chevy Chase, Rockville, Gaithersburg, and Wheaton. These areas coincide with zip code boundaries as follows. Any rental complex or respondent whose zip code was 20901, 20903, 20904, or 20910 was considered to be located in Silver Spring. Rental complexes and respondents whose zip code was 20012 were located in Takoma Park. Bethesda-Chevy Chase was the location of rental complexes and respondents whose zip codes were 20014, 20015, and 20016. Rockville included complexes and respondents whose zip codes were 20850, 20851, 20852, and 20853. All complexes and respondents whose zip code was 20760 were considered to be in Gaithersburg. Rental complexes and respondents whose zip codes were 20902 and 20906 were considered to be in Wheaton.

In terms of neighborhood designations, Silver Spring includes areas commonly referred to as downtown Silver Spring, White Oak-Colesville, and East Silver Spring, among others. Takoma Park includes the City of Takoma Park and parts of East Silver Spring. Bethesda-Chevy Chase includes Summer-Glen Echo, Chevy Chase, Bethesda, and North Bethesda. Rockville includes both incorporated and unincorporated areas of Rockville, as does Gaithersburg. Wheaton includes the Wheaton-Glenmont area and Aspen Hill, among others.

As Table 42 shows, more than half of all sampled respondents are located in Silver Spring. A somewhat higher proportion of Hispanic and black respondents are located in Silver Spring than white/other respondents. Whites/others are more frequently sampled in Bethesda-Chase, Rockville, and Wheaton. Blacks are more heavily sampled in Takoma Park than are Hispanics or whites/others.

TABLE 42  
LOCATION OF RESPONDENTS  
AND RENTAL COMPLEXES

Geographic Area	All		by Race of Respondent					
	(N)	%	Hispanic (N)	%	Black (N)	%	White/Oth. (N)	%
Silver Spring	538	56.8 (33)	109	66.9	276	59.2	153	48.0
Takoma Park	104	11.0 (11)	16	9.8	82	17.6	6	1.9
Bethesda-Chevy Chase	67	7.1 (10)	15	9.2	6	1.3	46	14.4
Rockville	88	9.3 (9)	12	7.4	30	6.4	46	14.4
Gaithersburg	92	9.7 (8)	9	5.5	47	10.1	36	11.3
Wheaton	59	6.2 (9)	2	1.2	25	5.4	32	10.0
Total	948	100.1 (77)*	163	100.0 (33)	466	100.0 (49)	319	100.0 (56)

Numbers in parentheses refer to number of rental complexes.

$$\chi^2 = .0000$$

\*Three rental complexes have residents located in both Silver Spring and Takoma Park. These are counted twice in the Table, but the total number of complexes sampled is 77.

## 5. Percent Black Occupancy of Rental Complexes

Table 43 shows the distribution of respondents and rental complexes according to the percentage of units occupied by black households. As the Table illustrates, almost all white/other respondents in this survey live in rental complexes which are less than 50 percent black. Hispanics also tend to live in complexes that are under 50 percent black, but between one-fifth and one-fourth of them are located in complexes which are at least 50 percent black. Blacks, in contrast, are fairly evenly distributed among the five occupancy categories. Some 43 percent of all black respondents live in rental complexes that are at least half black (considered "clustered" or "segregated" for the purposes of this Study).\*

Table 44 shows that there are considerable differences in percent black occupancy experienced by respondents who live in different geographic areas. As the Table shows, the Silver Spring area is the most varied. Respondents located in Bethesda-Chevy Chase and Wheaton experience relatively small concentrations of black-occupied units in their rental complexes. Takoma Park, Rockville, and Gaithersburg are polarized, in part because of the particular rental complexes sampled in that area.

TABLE 43

### RESPONDENTS ACCORDING TO PERCENT BLACK OCCUPANCY OF RENTAL COMPLEX

Percent Black Occupancy	All		by Race of Respondent					
	(N)	%	Hispanic (N)	%	Black (N)	%	White/Oth. (N)	%
Less than 10%	318 (37)	33.5	55 (13)	33.7	84 (14)	18.0	179 (34)	56.1
10 - 24%	257 (16)	27.0	51 (10)	31.3	121 (13)	26.0	84 (14)	26.3
25 - 49%	127 (6)	13.4	17 (3)	10.4	61 (6)	13.1	49 (6)	15.4
50 - 69%	114 (4)	12.0	28 (3)	17.2	83 (4)	17.8	3 (1)	.9
70% or more	127 (12)	13.4	10 (2)	6.1	117 (12)	25.1	-- ---	--
Unknown	6 (2)	.6	2 (2)	1.2	-- --	--	4 (1)	1.3
Total	948 (77)	99.9	163 (33)	99.9	466 (49)	100.0	319 (56)	100.0

Numbers in parentheses indicate number of rental complexes in each category.

\*This is somewhat higher than the percentage of blacks in the sampling frame who live in such contexts. See Tables 4 - 6 at the conclusion of Appendix A for more detailed comparisons.

TABLE 44  
PERCENT BLACK OCCUPANCY BY  
LOCATION OF RESPONDENTS

Percent Black Occupancy	Location											
	Silver Spring		Takoma Park		Bethesda- Chevy Chase		Rockville		Gaith- ersburg		Wheaton	
	(N)	%	(N)	%	(N)	%	(N)	%	(N)	%	(N)	%
Less than 10%	94	17.5	6	5.8	67	100.0	59	67.0	80	87.0	12	22.2
10 - 24%	167	31.1	26	25.0	--	--	16	18.2	5	5.4	42	77.8
25 - 49%	127	23.6	--	--	--	--	--	--	--	--	--	--
50 - 69%	107	19.9	--	--	--	--	--	--	7	7.6	--	--
70% or more	42	7.8	72	69.2	--	--	13	14.8	--	--	--	--
Total	537	99.9	104	100.0	67	100.0	88	100.0	92	100.0	54	100.0

Missing = 6

$$x^2 = .0000$$

#### 6. Perceptions of Change in Black Occupancy of Rental Complexes

In Question 59 respondents were asked, "Since you have been living in this rental complex, would you say the number of black households living here has. . . increased, decreased, or remained about the same?" Table 45 shows the answers to this Question for respondents who indicated they had some idea of the racial make-up of the buildings in which they were living.

The Table indicates that some 80 percent of all three racial groups perceive that black occupancy has increased or remained the same since they moved in. Only a small percentage (under ten percent) say that black occupancy has decreased. Higher percentages of Hispanics and blacks report increases than do whites/others, however.

When these data are analyzed by percent black occupancy of the rental complexes in which respondents live, the following generalizations emerge. Complexes where black occupancy was perceived to be stable (i.e., where no increase was reported by respondents) tended to be less than ten percent black, while the largest number of rental complexes where increases were noted by 50 percent or more of the respondents who live in them were in the ten to 24 percent range (nine of the 20 complexes cited). Complexes in which respondents stated there were no black households tended, not surprisingly, to be all or almost all white/other-occupied.

TABLE 45

HAS THE NUMBER OF  
BLACK HOUSEHOLDS CHANGED  
(SINCE RESPONDENT MOVED IN)?

Black House- holds Have...	All		by Race of Respondent		
	(N)	%	Hispanic %	Black %	White/Oth. %
Increased	348	39.8	43.2	43.9	31.7
Remained the same	366	41.8	36.5	40.0	47.5
Decreased	49	5.6	2.7	7.5	4.2
Inappropriate-- none in complex	112	12.8	17.6	8.6	16.7
Total	875	100.0	(148) 100.0	(440) 100.0	(287) 100.1

$$\chi^2 = .0001$$

## G. HOUSING SEARCH BEHAVIOR

Respondents were asked several questions concerning how they had found their present rental units.

### 1. Consideration of Other Housing Locations

Respondents who had moved into their present units not more than five years ago were asked if they had looked elsewhere before deciding to take their present units (Question 23). As Table 46 indicates, just under two-thirds of all respondents said they had considered one or more other rental units. Hispanic respondents were least likely to have searched elsewhere (only 40 percent having said they did), while close to three-fourths of whites/others had considered at least one other place to live.\* Of those who had searched elsewhere, just over three-fourths (76 percent) had considered six or fewer other places.

TABLE 46  
WERE OTHER RENTAL UNITS  
CONSIDERED?

Looked Elsewhere?	All		by Household Race			
	(N)	%	Hispanic (N)	%	Black (N)	White/Oth. (N) %
Yes	525	64.5	60	40.0	284	67.8
No	289	35.5	90	60.0	135	32.2
Total	814	100.0	150	100.0	419	100.0

$$\chi^2 = .0000$$

To get some idea of the range and level of interest in various rental complexes and areas within Montgomery County, respondents were asked (in Question 25) if they could name any complexes or areas they had considered. Table 47 shows the pattern of responses by location of rental complexes or areas mentioned. A total of 467 respondents answered this Question with other than a "don't know" or "don't remember." (The number of coded responses per respondent ranges from one to six.) Given the limitations inherent in these responses - namely that they are drawn from less than half the entire sample and only one-third of Hispanics, and that they concern events which took place as long ago as five years - the data do give some indication of the relative "demand" for various areas and/or rental complexes, by race of respondent.\*\* Not surprisingly, Silver Spring is the area most frequently mentioned by respondents of all three racial groups. However, the proportion of Silver Spring mentions is lower for all three groups than might be expected on the basis of current location.\*\*\* Looking down the columns, in fact, reveals that the pattern of mentions is in general

\*There is no correlation between satisfaction with present housing situation and neighborhood and having searched elsewhere.

\*\*The Table shows areas only. If a rental complex was mentioned, it was coded by the area in which it is located.

\*\*\*Over 50 percent of all respondents in this survey live in Silver Spring.

somewhat different from what might be expected on the basis of current locations of respondents. Looking across the Table yields some interesting comparisons by race. For instance, Takoma Park, an area whose multi-unit rental facilities are heavily black, was mentioned as a location of interest much more frequently by blacks than by Hispanics or whites/others. Bethesda and Chevy Chase, areas that are heavily white, were mentioned more frequently by whites/others than by Hispanics or blacks. Gaithersburg is mentioned by all three groups with greater frequency than might be expected on the basis of current locations of respondents. Also notable is the fact that more than ten percent of the black and white/other mentions are in Prince George's County; and that both blacks and Hispanics mention Washington, D. C., locations with some frequency, suggesting that these areas might have been alternative housing locations for some respondents.

TABLE 47  
LOCATIONS CONSIDERED  
WHILE SEARCHING FOR HOUSING

Areas	Number and Relative Frequency of Mentions					
	All		by Race of Respondent			
	(N)	%	Hispanic (N)	%	Black (N)	White/Oth. (N)
Silver Spring	373	34.4	34	42.5	230	109
Takoma Park	78	7.2	1	1.3	72	5
Bethesda	31	2.9	2	2.5	5	24
Rockville	72	6.6	9	11.3	15	48
Gaithersburg	166	15.3	5	6.3	90	71
Wheaton	104	9.6	6	7.5	34	64
Chevy Chase	22	2.0	1	1.2	5	16
Kensington	1	.1	--	--	--	1
Prince George's County	125	11.5	5	6.3	73	47
Washington, D.C.	86	7.9	13	16.3	73	--
Northern Virginia	20	1.8	4	5.0	8	8
Elsewhere in Maryland	5	.5	--	--	2	3
Total	1083 (467)	99.8	80 (53)	100.2	607 (243)	396 (171)

Numbers in parentheses indicate number of respondents who mentioned at least one location.

## 2. Information Sources Used

Questions 31, 34 - 36, and 37 - 38 ask respondents about the sources of information they may have used in deciding where to live. The intent of these items was to discover which sources are used most frequently by each racial group, to estimate the relative importance of interpersonal vs. non-personal sources of information; and to find out to what extent the County or federal government may have assisted respondents in their housing location decisions.

Question 31 asks, "How did you get to know about this rental complex before you moved in?". Table 48 lists the sources of information cited and the number and relative frequency of mentions. A maximum of two answers per respondent were coded. As Table 48 suggests, there are substantial differences by race in the methods used. Though friends and relatives are a frequently mentioned source of information for all racial groups, Hispanics tended to rely on these interpersonal sources more frequently than did blacks and whites/others (some 46 percent of Hispanic responses, as opposed to 20 percent of black, and about 24 percent of white/other responses). In contrast, blacks and whites/others more frequently mentioned "driving around" and newspapers as information sources. About one-fourth of the responses of each racial group indicate prior familiarity with the area in which they now live. The County or federal government was mentioned only fifteen times as a source of information on housing.\* In other respects, the sources mentioned are neither unusual or unexpected, nor markedly different by race.

Questions 37 and 38 inquire about the role of friends or acquaintances in determining where respondents decided to settle. Question 37 asks, "Before you moved into this (apartment/townhouse), did you already know. . . many people living in this rental complex, a few people, one or two people, or no one living in this complex?". (Question 38 inquires about the neighborhood instead of the complex.) Table 49 indicates that less than 50 percent of all respondents report having known anyone living in either the rental complex or the neighborhood before having moved in.

A glance at the findings by racial group, however, reveals that Hispanics had a higher level of personal contact with both their rental complexes and their neighborhoods than did blacks or whites/others. Almost one-third of Hispanics report having known one or two people in their present complexes beforehand, while for blacks and whites/others, the figures are about 27 and nineteen percent, respectively. Similarly, almost 70 percent of white/other respondents, and 60 percent of black respondents, report having known no one in their rental complex prior to having moved in, while the figure for Hispanics is about 48 percent. Further, when just those who report having known no one in both the rental complex and the neighborhood are considered, the proportions were higher for whites/others and blacks (48 and 44 percent, respectively) than for Hispanics (37 percent). (For black respondents, the blacker the rental complex, the more likely the respondent was to have known at least one person in the complex prior to having moved in.)

While the implications of these findings should not be overstated, it might be noted that Hispanic respondents appear to be exhibiting the classic pattern of immigrant groups: a tendency to locate in neighborhoods or areas where they already know someone (presumably of the same or similar ethnic background).

\*When asked specifically, "Did anyone from a government agency here in Montgomery County help you in finding a place to live?" (Question 34), some 34 respondents (3.6 percent of the entire sample) replied in the affirmative. About half of these said they received financial assistance, while the rest said the help was non-financial only.

TABLE 48  
 INFORMATION SOURCES USED  
 WHILE LOOKING FOR HOUSING

Sources of Information	Number and Relative Frequency of Mentions					
	All		by Race of Respondent			
	(N)	%	Hispanic (N)	%	Black (N)	White/Oth. (N) %
Living or working in the area	208	20.6	32	19.4	108	21.8 68 19.4
Driving around	202	20.0	11	6.7	120	24.2 71 20.3
Friends	174	17.2	60	36.4	71	14.3 43 12.3
Newspaper	109	10.8	11	6.7	63	12.7 35 10.0
Relatives	83	8.2	15	9.1	28	5.7 40 11.4
Through work	54	5.3	6	3.6	25	5.1 23 6.6
Familiar with area	53	5.2	7	4.2	27	5.5 19 5.4
Management	30	3.0	5	3.0	17	3.4 8 2.3
Shoppers Guide	21	2.1	1	.6	9	1.8 11 3.1
Looking in the area	17	1.7	12	7.3	2	.4 3 .9
County or federal government	15	1.5	2	1.2	10	2.0 3 .9
Phone book	13	1.3	1	.6	1	.2 11 3.1
Word of mouth	9	.9	--	--	3	.6 6 1.7
Extensive searching	7	.7	2	1.2	2	.4 3 .9
Grew up here	6	.6	--	--	5	1.0 1 .3
Worked in rental complex	4	.4	--	--	2	.4 2 .6
Through school	3	.3	--	--	1	.2 2 .6
Through church	2	.2	--	--	1	.2 1 .3
Total	1010 (948)	100.0	165 (163)	100.0	495 (466)	99.9 350 100.1 (319)

Numbers in parentheses indicate number of respondents who mentioned at least one item.

TABLE 49

FAMILIARITY WITH THE  
RENTAL COMPLEX AND NEIGHBORHOOD:  
PRIOR INTER-PERSONAL CONTACT

Number of People Known Before Moving In	In the Rental Complex					In the Neighborhood				
	All		by Race of Respondent			All		by Race of Respondent		
	(N)	%	Hispanic	Black	W/O	(N)	%	Hispanic	Black	W/O
Many people	41	4.3	4.9	4.5	3.8	89	9.4	8.6	7.5	12.5
A few people	92	9.7	14.7	8.8	8.5	173	18.2	26.4	16.5	16.6
One or two people	238	25.1	32.5	26.8	18.8	185	19.5	20.9	21.7	15.7
No one	577	60.9	47.9	59.9	69.0	501	52.8	44.2	54.3	55.2
Total	948	100.0	100.0	100.0	100.1	948	99.9	100.1	100.0	100.0

$$x^2 = .0009$$

$$x^2 = .004$$

## CHAPTER II

## HOUSING AND NEIGHBORHOOD PREFERENCES

This Chapter discusses the relative importance of various aspects of housing and neighborhood to Hispanics, blacks, and whites/others. The hypothesis tested in this Chapter is as follows: Minority and majority residents differ with respect to the kinds of housing and neighborhood features or characteristics they consider desirable or important. Housing segregation by race tends to occur on account of these differential preferences.

This hypothesis is tested by means of several open-ended and structured questions. The open-ended questions were designed to elicit from respondents, in their own words, what their housing and neighborhood preferences and concerns are now, and what they were at the time respondents moved into their present rental units and into the County.

The focus of this Chapter is on the pattern of preferences and concerns, and on the relative importance of various housing and neighborhood features to each racial group. Except on one occasion, no attempt is made to relate these preferences and concerns to objective conditions in rental complexes and neighborhoods; and responses are usually not analyzed in terms of the current racial environment of respondents (i.e., the percent black occupancy of the rental complexes in which respondents live).

The evidence with respect to this hypothesis is organized around the following topics: (1) what respondents like and dislike about their present housing and neighborhoods, (2) why respondents chose their present rental units, (3) why respondents decided to live in Montgomery County, (4) why respondents moved out of their previous locations and what their present moving plans are (if any), and (5) any other information volunteered by respondents at the conclusion of the interview.

### 1. Likes and Dislikes: Evaluations of Housing and Neighborhood

Respondents were asked to give an indication of their overall level of satisfaction with their current housing situation and with their neighborhoods. Question 9 asks, "On the whole, how satisfied or dissatisfied are you with your present housing situation? Would you say that you are... very satisfied, satisfied, dissatisfied, or very dissatisfied?" Question 11 repeats this question for the neighborhood: "How do you feel about living in this neighborhood? Would you say that you... like it very much, like it, dislike it, or dislike it very much?" Responses to these items are presented in Tables 1 and 2.

As the Tables show, more than two-thirds of all respondents said they were "very satisfied" or "satisfied" with their housing situation, and an even higher proportion with their neighborhoods (86 percent). These high satisfaction levels prevail across racial groups, but the level of satisfaction with housing is higher for whites/others than for Hispanics and blacks: almost 77 percent of whites/others expressed satisfaction, as opposed to 65 percent of Hispanics and blacks. Blacks showed the highest levels of dissatisfaction on both indicators, while Hispanics more frequently took a neutral position.\*

\*There is a relatively high correlation between satisfaction with housing and satisfaction with the neighborhood (Tau B = .30).

TABLE 1  
LEVEL OF SATISFACTION  
WITH PRESENT HOUSING SITUATION

Degree of Satisfaction	All		by Race of Respondent					
	(N)	%	Hispanic		Black		White/Oth.	
	(N)	%	(N)	%	(N)	%	(N)	%
Very satisfied	164	17.3	19	11.7	52	11.2	93	29.2
Satisfied	488	51.5	86	52.8	251	53.9	151	47.3
Neither satisfied nor dissatisfied	65	6.9	25	15.3	20	4.3	20	6.3
Dissatisfied	173	18.2	30	18.4	103	22.1	40	12.5
Very dissatisfied	58	6.1	3	1.8	40	8.6	15	4.7
Total	948	100.0	163	100.0	466	100.1	319	100.0

$$x^2 = .0000$$

TABLE 2  
LEVEL OF SATISFACTION  
WITH NEIGHBORHOOD

Degree of Satisfaction	All		by Race of Respondent					
	(N)	%	Hispanic		Black		White/Oth.	
	(N)	%	(N)	%	(N)	%	(N)	%
Likes very much	290	30.6	29	17.8	145	31.1	116	36.4
Likes	527	55.6	102	62.6	266	57.1	159	49.8
Neither likes nor dislikes	69	7.3	26	16.0	18	3.9	25	7.8
Dislikes	55	5.8	6	3.7	31	6.7	18	5.6
Dislikes very much	7	.7	--	--	6	1.3	1	.3
Total	948	100.0	163	100.1	466	100.1	319	99.9

$$x^2 = .0000$$

(a) "Likes"

Question 10 asks, "Is there anything you particularly like about living in this (apartment/townhouse) complex?". A maximum of four answers per respondent were coded and all respondents gave at least one answer. Table 3 summarizes the responses and their frequency of mention by race.

Table 3 shows that the aspects of housing most frequently mentioned as "likes" by all three racial groups are the apartment itself (its size, spaciousness, good appliances, etc.), its convenience or location (close to work, shopping, church, friends and relatives), the amenities provided by the complex (parking facilities, security system, etc.), good maintenance or management, and the neighborhood. A certain percentage of the responses indicated lukewarm attitudes: there was nothing the respondent particularly liked or disliked (a typical response being, "It's O.K."). Comparing the responses across racial groups, Hispanics make about equal numbers of references to location and the apartment itself, while blacks and whites/other mention convenience or location with greater frequency. Whites/others cite maintenance as a "like" more frequently than Hispanics or blacks. Also noteworthy is that only eight of the entire 1,554 coded responses have anything to do with racial composition.

(b) "Dislikes"

Question 11 asks, "Is there anything you particularly dislike about living in this (apartment/townhouse) complex?". Table 4 shows the kinds of responses given, together with their frequency of mention by race. Again, a maximum of four answers per respondent were coded, and each respondent gave at least one answer.

As is evident from Table 4, by far the most serious "dislike" mentioned by respondents is the maintenance or management of their buildings. Included in this category are such complaints as general lack of upkeep, deteriorating conditions, slow repairs, non-working appliances, heating or hot water problems, flooding, leaks, trash and garbage problems, and roaches and rodents. On the other hand, about one-fifth of all responses fall into the "no complaints" category, indicating that respondents are reasonably satisfied with their housing. Hispanics were more likely than blacks or whites/others to have no complaints, while blacks were least likely to say there was nothing they disliked about their housing. The second largest category of dislikes is the cost factor (e.g., the price is too high for what you get, or prices are too high in general), though less than ten percent of all responses made by each racial group concern this issue. A small percentage of responses concern vandalism, and a somewhat larger proportion concerns interpersonal problems with tenants, and disamenities (such as street noise, noise in the building, and so forth). Only one respondent mentioned the racial mix in his/her rental complex as a "dislike."

(c) Neighborhood Perceptions

Table 5 summarizes the responses to Question 13, which asks respondents why they rated their neighborhoods as they did. Once again, up to four replies per respondent were coded, and all respondents gave at least one answer.

The Table indicates that whites/others mention convenience or location as a positive attraction considerably more often than do Hispanics and blacks. However, all three groups cite neighborhood amenities (such as the safety or quietness of the area, its physical attractiveness, its location away from traffic) and the people ("nice", "good", "friendly") as drawing factors. Hispanics more often made neutral comments. As negative comments - mentioned far less frequently than positive ones, in keeping with the overall positive rating of the neighborhood shown in Table 2 - there were some references to crime, undesirable tenants or people living in the

neighborhood, and such disamenities as street noise and not enough parking. Racial factors were mentioned positively or negatively in 25 responses, but in no case was there any allusion to racial discrimination in housing.

TABLE 3  
WHAT RESPONDENTS  
LIKE ABOUT THEIR HOUSING

"Likes"	Number and Relative Frequency of Mentions							
	All		by Race of Respondent					
	(N)	%	Hispanic (N)	%	Black (N)	%	White/Oth. (N)	%
Convenience, location	480	30.9	49	23.1	228	31.2	203	33.2
Apartment itself	257	16.5	47	22.2	114	15.6	96	15.7
Amenities*	176	11.3	26	12.3	107	14.7	43	7.0
Maintenance, management	131	8.4	12	5.7	46	6.3	73	11.9
Neighborhood	127	8.2	16	7.5	61	8.4	50	8.2
Rental Complex itself	70	4.5	11	5.2	29	4.0	30	4.9
Cost, price	60	3.9	8	3.8	18	2.5	34	5.6
People	54	3.5	7	3.3	26	3.6	18	2.9
Good for child- (ren)	49	3.2	5	2.4	26	3.6	18	2.9
Racial composition	8	.5	1	.5	3	.4	4	.7
Pets permitted	7	.5	--	--	2	.3	5	.8
Familiarity with area	5	.3	--	--	2	.3	3	.5
Miscellaneous	2	.1	--	--	2	.3	--	--
Nothing in partic- ular, it's O.K.	128	8.2	30	14.2	66	9.0	32	5.2
Total	1554 (948)	100.0	212 (163)	100.2	730 (466)	100.2	612 (319)	100.0

Numbers in parentheses indicate number of respondents who mentioned at least one item.

\*Parking, good facilities; quiet, private, attractive; etc.

TABLE 4  
WHAT RESPONDENTS  
DISLIKE ABOUT THEIR HOUSING

"Dislikes"	Number and Relative Frequency of Mentions					
	All		by Race of Respondent			
	(N)	%	Hispanic (N)	%	Black (N)	White/Oth. (N) %
Maintenance, management	611	43.4	66	34.6	370	48.8 175 38.2
Cost, price	102	7.2	18	9.4	52	6.9 32 7.0
Disamenities,* neighborhood	82	5.8	5	2.6	38	5.0 39 8.5
Other tenants	81	5.8	6	3.1	48	6.3 27 5.9
Apartment itself	75	5.3	14	7.3	38	5.0 23 5.0
Rental complex itself	58	4.1	8	4.2	30	4.0 20 4.4
Vandalism	33	2.3	1	.5	21	2.8 11 2.4
Location	24	1.7	3	1.6	14	1.8 7 1.5
Doesn't like renting	19	1.4	--	--	9	1.2 10 2.2
Pets around	14	1.2	1	.5	8	1.1 8 1.7
Nothing-likes it	291	20.7	68	35.6	120	15.8 103 22.5
Total	1407 (948)	99.8	191 (163)	99.9	758 (466)	100.0 458 100.0 (319)

Numbers in parentheses indicate number of respondents who mentioned at least one item.

\*Traffic, noise, inconveniences, annoyances, etc.

TABLE 5  
WHAT RESPONDENTS LIKE OR DISLIKE  
ABOUT THEIR NEIGHBORHOODS

Items	Number and Relative Frequency of Mentions					
	All		by Race of Respondent			
	(N)	%	Hispanic (N)	%	Black (N)	White/Oth. (N) %
<u>Positive Mentions</u>						
Convenience, good location	504	33.0	39	19.9	221	28.0 244 44.8
Amenities*	471	30.8	52	26.5	267	33.9 152 27.9
Likes the people	155	10.1	22	11.2	84	10.7 49 9.0
Good for child-(ren)	56	3.7	10	5.1	35	4.4 11 2.0
Familiarity	29	1.9	--	--	14	1.8 15 2.8
Miscellaneous	6	.4	--	--	3	.4 3 .5
<u>Neutral Mentions</u>						
Nothing in particular, it's O.K.	132	8.6	42	21.4	68	8.6 22 4.0
Not involved, not here	40	2.6	14	7.1	18	2.3 8 1.5
<u>Negative Mentions</u>						
Dislikes the people	56	3.7	9	4.6	39	4.9 8 1.5
Crime, bad neighborhood	30	2.0	2	1.0	18	2.3 10 1.8
Poor location	25	1.6	3	1.5	11	1.4 11 2.0
Disamenities+	20	1.3	2	1.0	6	.8 12 2.2
Not good for child(ren)	5	.3	1	.5	4	.5 -- --
Total	1529 (948)	100.0	196 (163)	99.8	788 (466)	100.0 545 100.0 (319)

Numbers in parentheses indicate number of respondents who mentioned at least one item.

\*Safe area, attractive, quiet, away from city, etc.

+Traffic, congestion, noise, unattractive neighborhood, etc.

## 2. Why Respondents Chose Their Rental Units

When asked, "Was this the rental complex you particularly wanted to live in?" (Question 32), about 70 percent of respondents said "yes." Blacks were somewhat less likely to have wanted to live in their present rental complexes than either Hispanics or whites/others, but for 76 of the 77 rental complexes included in this survey, at least one respondent said that this was the complex in which he/she had wanted to live.

Table 6 shows the reasons most frequently given when respondents were asked why they had decided to take their present apartment or townhouse (Question 33). Up to three answers per respondent were coded, and all respondents gave at least one answer. Although there are some differences by race, there are no surprises. Further, no one mentioned anything to do with race as a reason for having chosen his/her rental unit.

TABLE 6  
WHY THIS RENTAL UNIT  
WAS SELECTED

Reasons	Number and Relative Frequency of Mentions					
	All		by Race of Respondent			
	(N)	%	Hispanic (N)	%	Black (N)	White/Oth. (N) %
Available	247	20.8		13.7		23.3 20.2
Convenience, location	177	14.9		26.9		10.0 16.7
Rent, cost	150	12.6		11.0		12.0 14.2
Liked it	134	11.3		13.2		8.6 14.5
Size, spaciousness	157	13.2		8.2		17.0 9.7
Other	324	27.2		27.0		29.1 24.7
Total	1189 (948)	100.0	182 (163)	100.0	606 (466)	100.0 401 (319) 100.0

Numbers in parentheses indicate number of respondents who mentioned at least one item.

Question 41 attempts to get at the same information in a more structured way. Respondents were asked to indicate the importance of various housing and neighborhood features in deciding whether or not they would take their present rental unit, by placing themselves somewhere on a seven-point scale for each item mentioned by the interviewer. A rating of one meant that the respondent considered the item very important, while a rating of seven meant that he/she considered it a very unimportant factor or did not take the item into consideration at all. Table 7 summarizes the findings for each item by the percentage of respondents who gave that item a rating of one or two (generally high importance).

TABLE 7

PERCENT OF RESPONDENTS RATING  
VARIOUS ASPECTS OF HOUSING AND NEIGHBORHOOD  
AS HIGH IN IMPORTANCE

Housing and Neighborhood Features	Percent Rating Each Item as High in Importance				
	All		by Race of Respondent		
	(N)	%	Hispanic %	Black %	White/Oth. %
Apartment itself	947	79.8	78.5	83.1	75.8
Size or features of rental complex itself	945	45.6	72.4	40.8	38.6
Condition and up- keep of building or complex	945	79.7	78.7	79.6	79.7
Race of other tenants	945	14.8	17.2	13.5	15.4
Location convenient to work	948	69.5	57.7	74.4	68.6
Location convenient to shopping	948	67.2	66.3	70.4	63.0
Location near public schools	947	37.7	42.3	47.9	20.4
Location near friends or relatives	946	30.9	38.0	29.0	30.0
Racial make-up of neighborhood	945	15.9	14.7	11.8	16.0
Location near church	946	30.5	42.3	32.2	21.9
Location near public transpor- tation	934	58.7	60.7	65.5	45.5
Quality or reputa- tion of public schools in area	946	35.6	28.2	48.3	20.7
Rent	927	80.2	83.0	82.4	75.6
Racial make-up of schools in area	946	13.8	15.3	18.5	6.2

Table 7 shows that the factors given high ratings by the largest proportion of respondents of each racial group are the rent, the apartment itself, and the condition and upkeep of the building or complex. Each of these was given a rating of one or two by 75 to more than 80 percent of the respondents of each racial group. Of somewhat lesser importance, but still cited by better than two-thirds of all respondents as deserving a rating of one or two, were a location convenient to work, and a location convenient to shopping. Next in order of importance was a location convenient to public transportation.

Comparing the percentage of high ratings across racial groups reveals that the size or features of the complex was considerably more salient for Hispanics than for blacks or whites/others.\* A location close to friends or relatives and convenient to church were also cited as important by a higher proportion of Hispanics than blacks or whites/others. Conversely, a location convenient to work was less salient to Hispanics than to blacks and whites/others. Whites/others less often rated a location near schools as important, no doubt in part due to the fact that they have proportionately fewer school-aged children than do Hispanics and blacks. To be near public transportation was important to fewer whites/others than to Hispanics and blacks, most probably because whites/others have a higher car ownership rate, as noted in Chapter I. The quality or reputation of the schools was more frequently given a rating of one or two by blacks than by Hispanics or whites/others; and proportionally more blacks and Hispanics found the racial makeup of the schools important than did whites/others (again, most probably because the latter are less likely to have school aged children).

To see whether the salience of different housing features varies with income, nonparametric correlation coefficients were computed for selected housing and neighborhood features with income level (rated on a seven-point scale). Negative correlation coefficients significant at the .001 level were found for proximity to public transportation, rent, and a location convenient to church (meaning that the higher the income the lower the salience of the item); while a positive correlation significant at the .001 level was found for a location convenient to work (meaning that the higher the income the more important it is to be located convenient to work). These findings, of course, are by no means unexpected.

On the supposition that school-related factors might be more salient to respondents who have children in school, or to any respondent who has a child under age eighteen living at home, a separate analysis was done for these two (partially overlapping) groups. Tables 8 and 9 show the findings.

The Tables do indicate that school-related items are more salient to these two groups. Of the 297 respondents with at least one child in school, 77 percent gave being near school a rating of one or two, as compared with only 38 percent of the entire sample. Similarly, 72 percent of this group rated the quality of the schools as important to them, compared with 36 percent of the whole sample; and about 28 percent gave the racial composition of the schools high ratings, as compared with some 14 percent of the entire sample. Controlling for race, however, blacks with children in school continue to lead Hispanics and whites/others in their ratings of school-related variables: 83 percent of them give proximity to schools and the quality of the schools high ratings, and close to one-third rate the racial makeup of the schools as high in importance. Table 9 shows a similar pattern of responses for those with children under eighteen.

\*The reason for a higher level of interest in this aspect of housing on the part of Hispanics is unclear. Possibly respondents were thinking of the size of the rental unit itself, which would make sense in view of the tendency of Hispanics to have larger households than blacks and whites/others (as noted in Chapter I).

TABLE 8

PERCENT OF RESPONDENTS  
WITH CHILDREN IN SCHOOL GIVING  
SCHOOL-RELATED ITEMS HIGH RATINGS

Housing Features	Percent Rating Each Item as High in Importance			
	All	by Race of Respondent		
	(291)	Hispanic (75)	Black (176)	White/Oth. (40)
Location near public schools	77.0	64.0	83.0	75.0
Quality or reputation of public schools in area	72.2	45.9	83.0	75.0
Racial make-up of schools in area	27.8	25.7	32.4	12.5

Missing = 8

Numbers in parentheses indicate number of respondents with children living in their households who currently attend public or private schools.

TABLE 9

PERCENT OF RESPONDENTS  
WITH CHILDREN UNDER AGE 18  
GIVING SCHOOL-RELATED ITEMS  
HIGH RATINGS

Housing Features	Percent Rating Each Item as High in Importance			
	All	by Race of Respondent		
	(399)	Hispanic (105)	Black (229)	White/Oth. (65)
Location near public schools	67.6	55.3	76.9	55.4
Quality or repu- tation of public schools in area	62.6	48.5	76.0	65.3
Racial make-up of schools in area	25.0	21.2	30.6	12.3

### 3. Why Respondents Decided to Live in Montgomery County

Question 22 asks, "Why did you decide to (stay in/move to) Montgomery County rather than live elsewhere in the metropolitan area?". A maximum of two answers per respondents were coded, with each respondent giving at least one answer. Table 10 shows the reasons mentioned.

As Table 10 shows, the reasons given here are not unlike those which respondents mentioned in connection with why they chose their apartments and what they like about their housing and neighborhoods. Heading the list is convenience or location: the fact that Montgomery County is their place of work, that it is convenient to work, that they attend school here, and so forth. Convenience or location, again, was less often cited by Hispanics, however, than by blacks and whites/others. A considerable portion of the answers indicate that respondents particularly like Montgomery County: they like the County in general, its schools, its amenities (such as "good housing", "good transportation", quietness, cleanliness); and/or they prefer Montgomery County over Prince George's County, the District of Columbia, or Northern Virginia. Comparing the responses across racial groups, Hispanics more frequently mentioned a positive attraction to the County (for example, "It's a good County" or, "I like it") than did blacks and whites/others. Hispanics also more frequently said they chose the County in order to be near friends and relatives than did blacks, but in about the same proportion as whites/others. Blacks more frequently mentioned convenience or location, "chance" factors (they just happened to find an apartment in the County), and relative cost (it's less expensive than elsewhere in the metropolitan area). Whites/others most frequently cited the convenience or location, and a desire to be near friends and relatives.

### 4. Why Respondents Move

Another way to get some idea of the relative importance respondents attach to various aspects of housing and neighborhood is to ask them why they move. In this survey, respondents were asked why they had moved from their previous residences; and what, if any, plans they might have for moving out of their present rental units.

A maximum of three reasons were coded for Question 20, which asks respondents their reasons for having moved. Question 21 asks them their most important reason. There were no major differences by race. Table 11 shows the responses to these questions for the entire sample.

As the Table shows, respondents reported having moved for the most commonplace reasons—a change in household composition (marriage, divorce, a desire to "live on my own", etc.), job relocation, or the need for more (or less) space (due in part to changes in household composition, such as the arrival of a new baby). These reasons alone account for more than half of all mentions, and for 57 percent of the most important reasons.

Toward the end of the Questionnaire, respondents were asked about their housing plans for the future. Question 69 asks, "Do you expect to be moving out of this (apartment/townhouse) within the next year?". As Table 12 shows, one-fifth of the sample had definite plans to move, while an additional 20 percent said they would probably move, making a total of more than 40 percent of the entire sample anticipating a definite or probable move within a year. Forty-eight percent said they would definitely or probably not be moving, and some ten percent were undecided. Of those who knew their plans (849 respondents), just over 50 percent of the Hispanics and blacks contemplated a move, while about 36 percent of whites/others did.

TABLE 10  
WHY MONTGOMERY COUNTY  
WAS CHOSEN

Reasons	Number and Relative Frequency of Mentions							
	All		by Race of Respondent					
	(N)	%	Hispanic (N)	%	Black (N)	%	White/Oth. (N)	%
Convenience, location	332	27.8	37	19.7	147	24.3	148	36.8
Likes Montgomery County	148	12.4	56	29.8	55	9.1	37	9.2
By chance	136	11.4	13	6.9	96	15.9	27	6.7
Near friends or relatives	119	10.0	28	14.9	34	5.6	57	14.2
Likes better than Prince George's, D.C., or Northern Virginia	108	9.0	9	4.8	64	10.6	35	8.7
Familiar with, has roots in County	90	7.5	12	6.4	45	7.4	33	8.2
Good schools	67	5.6	11	5.9	39	6.4	17	4.2
Lower, reasonable housing costs	60	5.0	3	1.6	45	7.4	12	3.0
Amenities*	60	5.0	8	4.3	34	5.6	18	4.5
Good County, good government	41	3.4	9	4.8	22	3.6	10	2.5
Referred by friends	28	2.3	2	1.1	20	3.3	6	1.5
Reasons of race or ethnicity	3	.3	--	--	1	.2	2	.5
Good for child(ren)	3	.3	--	--	3	.5	--	--
Total	1195 (948)	100.0	188 (163)	100.2	605 (466)	99.9	402 (319)	100.0

Numbers in parentheses indicate number of respondents who mentioned at least one item.

\*Clean, quiet County; good housing, recreation, transportation, etc.

TABLE 11  
WHY RESPONDENTS MOVED FROM  
THEIR PREVIOUS LOCATIONS

Reasons	Number and Relative Frequency of Mentions		Most Important Reason	
	(N)	%	(N)	%
Change in household composition	243	20.5	218	23.3
Job Relocation	210	17.7	184	19.7
Needed more or less space	160	13.5	132	14.1
Maintenance problems	100	8.4	60	6.4
Neighborhood decline	73	6.1	44	4.7
Forced to move <sup>+</sup>	73	6.1	68	7.3
Too expensive	73	6.1	58	6.2
Disamenities <sup>*</sup>	59	5.0	32	3.4
Wanted better location	55	4.6	38	4.1
Needs of child(ren)	26	2.2	21	2.2
Disliked the people	24	2.0	9	1.0
Reasons of race/ethnicity	6	.5	4	.4
Other (personal)	86	7.2	66	7.1
Total	1188 (948)	99.9	934 <sup>++</sup>	99.9

Numbers in parentheses indicate number of respondents who mentioned at least one item.

\*Noise, parking problems, etc.

+Landlord returned, condo conversion, fire, eviction, etc.

++Fourteen respondents considered the two or three reasons they had mentioned as equally important.

TABLE 12  
MOVING PLANS

Planning to Move	All		by Race of Respondent					
	(N)	%	Hispanic (N)	%	Black (N)	%	White/Oth. (N)	%
Definitely	199	21.0	30	22.2	103	25.0	66	21.9
Probably	187	19.8	41	30.4	105	25.5	41	13.6
Probably not	66	7.0	15	11.1	18	4.4	33	10.9
Definitely not	397	42.0	49	36.3	186	45.1	162	53.6
Don't know	97	10.3	(Omitted)		(Omitted)		(Omitted)	
Total	946	100.1	135	100.0	412	100.0	302	100.0

Missing = 2

$$\chi^2 = .0000$$

Respondents who had definite or probable moving plans were asked their reasons (Questions 70 and 71). A maximum of two reasons per respondent were coded, plus one "most important" reason. Not unexpectedly, across all three racial groups, the most frequently mentioned reason was to buy, followed by the need for more space, dissatisfaction with maintenance, and financial considerations. The remainder included job relocation, the desire for a better location or a better apartment, and so forth. Only one respondent mentioned race as a factor in his/her decision to move.\*

Because maintenance had so frequently been cited as a problem with their current housing, a separate analysis was done for those who mentioned maintenance as among the reasons they planned to move. Maintenance problems were cited proportionally more often by blacks and Hispanics than by whites/others as a reason for moving, constituting 23 percent of all black responses, 20.8 percent of all Hispanic responses, and 11.2 percent of whites/others responses. However, complexes from which respondents wished to move because they were dissatisfied with maintenance were neither restricted to those that are heavily black nor were few in number: altogether, 31 different rental complexes were mentioned, all but four of them by one respondent. Two complexes were mentioned by four respondents, one by six, and one by seventeen (the latter constituting 28 percent of all respondents from this rental facility, which is more than 50 percent black). There was no pattern to the rental complexes mentioned in terms of percent black occupancy: they ranged from less than ten percent black to over 70 percent black.

For those without definite or probable moving plans (562 respondents), a different set of questions was asked. The first of these was Question 76, "Would you like to move?". Table 13 shows the responses to this Question.

\*Two-thirds of the definite and probably movers said they planned to live in Montgomery County, while the remainder said they would move elsewhere or were undecided about where they would live. Forty-two percent of those who knew where they would live said they would continue to live in their present neighborhoods. More than half said they would continue to rent, while 45 percent said they hoped to buy.

As the Table shows, some 244 respondents said they would like to move, making a total of just about two-thirds of the entire sample that either had plans to move or were desirous of moving.\* For this group, again, the most frequently cited reason for wanting to move was to buy, constituting some 46 percent of all responses. Table 14 shows the most important reasons mentioned by expectant movers and by those wishing to move.

The 315 respondents who said they did not want to move were asked in Question 79, "Is there any situation which could develop in this rental complex which would make you want to move?". The two reasons cited most frequently by those responding "yes" were rent increases and deterioration of maintenance. This response pattern was the same across racial groups. Racial tension was mentioned by one respondent, and an increase in black tenants by four respondents. An influx of "bad tenants", vandalism, and crime were also mentioned by black and whites/others respondents as situations which would make them want to move.

Responses to this set of questions indicate that Hispanics are relatively more content with their current housing situations, though the percentage of Hispanics anticipating a definite or probably move was about the same as for blacks and somewhat higher than for whites/others. However, a smaller proportion of Hispanic non-movers said they would like to move than did black and whites/others respondents. Similarly, when asked if there was a situation which would make them want to move, only 22 percent of Hispanics could think of anything, while 62 percent of blacks and 73 percent of whites/others gave one or more reasons.

TABLE 13

WOULD RESPONDENT LIKE TO MOVE?  
(THOSE WITH NO MOVING PLANS ONLY)

Would Like To Move?	All		by Race of Respondent					
	(N)	%	Hispanic (N)	%	Black (N)	%	White/Oth. (N)	%
Yes	244	43.6	30	32.6	132	51.2	82	39.2
No	315	56.4	62	67.4	126	48.8	127	60.8
Total	559	100.0	92	100.0	258	100.0	209	100.0

$$\chi^2 = .003$$

\*Some 315 respondents, or 33.2 percent of the entire sample, expressed neither any intention nor any desire to move.

TABLE 14

REASONS MOST FREQUENTLY  
MENTIONED BY RESPONDENTS  
PLANNING OR DESIRING TO MOVE

Reasons	Number and Relative Frequency of Mentions			
	Expectant Movers		Those Wanting to Move	
	(N)	%	(N)	%
To buy	90	24.9	112	40.4
Need more or less space	49	13.6	21	7.6
Maintenance problems	43	11.9	15	5.4
Financial	40	11.1	15	5.4
Total	222 (361)	61.5	163 (277)	58.8

Numbers in parentheses indicate total number of reasons mentioned.

#### 5. Evidence from Concluding Comments of Respondents

At the conclusion of the interview, a final open-ended question provided respondents with an opportunity to voice concerns or interests that the interview may have aroused. Question 101 asks, "Is there anything else you would like to tell me?". A maximum of four replies per respondent were coded. Table 15 shows the findings.

For this Question, in contrast to others, however, the largest portion of mentions (36 percent) was in the area of cost: the high cost of living in general, the high cost of housing in Montgomery County, the fact that housing costs continue to rise, that it is too expensive to rent or buy in the County, and that the middle class or people with low incomes are being driven out of the County by high housing costs. Blacks and whites/others were equally concerned with this issue, while Hispanics mentioned it far less frequently. The second most voiced concern, not unexpectedly, was maintenance problems, mentioned 81 times and more frequently by blacks than by Hispanics or by whites/others. On the positive side, 45 respondents mentioned that they are happy living where they do, and 40 mentioned that they like Montgomery County. Hispanics led blacks and whites/others in their positive evaluations here. Once again, mentions about race and housing were few, but more in evidence here than during some other sections of the Questionnaire. Thirty-one respondents (three Hispanics, 23 blacks, and 5 whites/others) mentioned they thought there was racial or ethnic discrimination in Montgomery County, or in their rental complexes.\* Additionally, a total of thirteen respondents (eleven whites and three blacks) in eleven different rental facilities made comments to the effect that social class and not race is what is important in housing location decisions.

\*It is unclear why such comments were forthcoming at the conclusion of the interview. Possibly respondents felt more comfortable with the interview situation and about discussing their true concerns by the end of the interview. On the other hand, it may be that the Questionnaire items dealing with race triggered these responses.

TABLE 15  
CONCLUDING COMMENTS  
BY RESPONDENTS

Remarks	Number and Relative Frequency of Mentions					
	All		by Race of Respondent			
	(N)	%	Hispanic (N)	%	Black (N)	White/Oth. (N) %
Too expensive to live here, or in M.C.	171	36.2	6	17.6	87	38.3 78 36.8
Maintenance or management a problem here	81	17.1	3	8.8	51	22.5 27 12.7
Happy here	45	9.5	1	2.9	16	7.0 28 13.2
Likes Montgomery County, good County	40	8.5	13	38.2	9	4.0 18 8.5
Racial or ethnic discrimination exists in M.C. or in this complex	31	6.6	3	8.8	23	10.1 5 2.4
Dislikes the people here	21	4.4	3	8.8	7	3.1 11 5.2
County services inadequate	21	4.4	2	5.9	10	4.4 9 4.2
Not race, but class is what's important	14	3.0	--	--	3	1.3 11 5.2
Disamenities* a problem	9	1.9	--	--	4	1.8 5 2.4
Crime a problem	8	1.7	1	2.9	3	1.3 4 1.9
More integration in housing desirable	2	.4	--	--	1	.4 1 .5
Cost is reasonable	1	.2	--	--	1	.4 -- --
Miscellaneous negative responses	29	6.1	2	5.9	12	5.3 15 7.1
Total	473 (343)	100.0	34 (29)	99.8	227 (167)	99.9 212 100.1 (147)

Numbers in parentheses indicate number of respondents who mentioned at least one item.  
\*Traffic, congestion, noise in the building or street, etc.

## SUMMARY AND CONCLUSIONS

The evidence concerning the hypothesis that housing and neighborhood preferences differ by race is mixed. The predponderant evidence from open-ended questions would tent to disconfirm the hypothesis, as respondents of all three racial groups expressed similar interests and concerns: the desire for convenient and accessible locations, good maintenance and management, pleasant neighborhoods, a good interpersonal environment, and various housing and neighborhood amenities. The cost of housing was also a factor that emerged as salient to all three groups. Likewise, all three racial groups expressed interest in owning their own homes. Also worth noting is that racial characteristics of the environment were salient to fewer respondents of all three groups than other aspects of housing and neighborhood.

The strongest evidence for differences in preferences by race comes from the responses to Question 41 (illustrated in Table 7), in which respondents were asked to rate the importance of various housing and neighborhood features. Hispanics were shown to be interested in being close to friends or relatives and to church, and less interested in convenience to work. Together with the tendency of Hispanics to have had more interpersonal contact in their rental complexes and neighborhoods prior to having moved in (as shown in Table 48, Chapter I), these data might suggest a propensity toward residential clustering among Hispanics. Fewer whites/others than Hispanics or blacks were interested in being close to public transportation, suggesting that whites might be more willing to locate in areas not accessible by public transportation. Some of the differences between racial groups, however, may be better explained by differences in economic status, as was noted.

Blacks emerged as considerably more interested in school-related factors: proximity to schools, school quality, and the racial makeup of the schools, but it is unclear from the data presented here just why this is so. To more fully understand whether blacks tend to locate in particular areas or rental complexes because of the characteristics of local schools, a different set of questions would be needed.

Likewise, blacks more often expressed concern with maintenance, more frequently mentioning good maintenance as important to them, and poor maintenance as a problem. This higher level of concern may indicate differential sensitivity of blacks to this issue; and/or it may indicate that, objectively speaking, blacks currently experience, or have experienced, more maintenance problems in their housing. Table 16 suggests that as far as present housing is concerned, this may be true (at least in comparison with whites/others). Table 16 also shows, however, that of the three racial groups, Hispanics were living in the least well-maintained buildings. In any case, it is clear from the preferences expressed by blacks that if they live in buildings that are judged by their interviewers or themselves to be other than well-maintained, it is not because they choose to do so.

In conclusion, the evidence presented here suggests that the Housing and Neighborhood Preferences Hypothesis can be neither confirmed nor rejected as a possible cause of residential clustering or segregation by race.

TABLE 16  
 CONDITION OF BUILDING  
 IN WHICH RESPONDENT LIVES  
 (AS RATED BY INTERVIEWERS)

Building Condition	All		by Household Race					
	(N)	%	Hispanic (N) %		Black (N) %		White/Oth. (N) %	
Excellent	229	24.3	18	11.0	91	19.6	121	38.3
Good	520	55.1	61	37.4	300	64.5	158	50.0
Fair	156	16.5	66	40.5	63	13.5	27	8.5
Poor	39	4.1	18	11.0	11	2.4	10	3.2
Total	944	100.0	163	99.9	465	100.0	316	100.0

Missing = 4

 $\chi^2 = .0000$

## CHAPTER III

THE ROLE OF RACIAL PERCEPTIONS AND ATTITUDES IN HOUSING LOCATION DECISIONS  
AND ASSESSMENTS OF PRESENT HOUSING

## PART I: SELF-SEGREGATION AND RACIAL DISCRIMINATION HYPOTHESES

In this Chapter, responses to Questionnaire items which specifically inquire about the racial perceptions and attitudes of respondents are analyzed.

## A. SELF-SEGREGATION HYPOTHESIS

The Self-Segregation Hypothesis is as follows: Residential clustering or segregation by race occurs because minority groups prefer residential environments where they live apart from, or have little contact with, the majority population. That is, they **choose** to live among people of their own racial background, rather than to live in environments which are racially mixed or in which they would constitute a small proportion of all residents.

This hypothesis is tested explicitly only for blacks, with Hispanics and whites/others used as comparison groups. Although a similar set of questions is asked of all three racial groups, the Self-Segregation Hypothesis is not tested separately for Hispanics because available data indicates that they rarely constitute more than 50 percent of any rental complex in which they live, and because all those classified as Hispanic in this survey are (racially) white.

Preference for self-segregation is measured in the following way. A seven-level tolerance scale was constructed, which asks blacks to indicate, for each level, whether they would be willing to live in the racial residential environment specified. The first level of the scale represents an environment in which blacks would be living exclusively or almost exclusively with others of their own race. Each succeeding level describes a racial composition that is less black and more white than the preceeding level, until a level that is all or almost all white is reached (level seven). If the self-segregation hypothesis is true, blacks should be most willing to live in the environment where everyone or almost everyone else is black, and progressively less willing to live in environments as they become whiter. Similarly, when asked to choose from among the seven levels the racial environment they would prefer, blacks should choose environments that are all or heavily black.

Questions 65 and 66 were developed to test the Self-Segregation Hypothesis for blacks. A similar pair of items, Questions 67 and 68, were designed for use with Hispanics and whites/others as comparison groups. These two questions are the inverse of Questions 65 and 66, in that the first level represents an environment that is all or almost white, with each successive level describing an environment that is less white and more black than the preceeding one, until a level that is all or almost all black is reached (level seven).

The reason for asking Hispanics and whites/others a similar set of questions is to determine whether the preferences of the minority group (blacks) and the majority group (in this case, Hispanics and whites/others) are compatible or incompatible (that is, whether the tolerance and preference profiles are similar or divergent). To the extent that the profiles of the two groups are incompatible or divergent, there is potential for racial conflict, racial discrimination, and/or racial segregation in housing.

It is necessary to keep in mind that the questions designed to test the Self-Segregation Hypothesis present respondents with hypothetical situations only. Responses should not be taken as an indication of how respondents might behave under similar circumstances in "real life". (Later in this Chapter, other questions, which ask respondents to evaluate their actual experiences, will be discussed.)

### 1. Tolerance and Preference Levels of Blacks

Table 1 shows how blacks responded to Question 65, which asks, "If you could find housing suited to your needs and at the right price, would you be willing to live in an apartment building or rental complex that was...[see Table 1 for each environment inquired about]?"

TABLE 1  
TOLERANCE LEVELS:  
HYPOTHETICAL ENVIRONMENTS BY WILLINGNESS TO LIVE  
IN EACH  
(BLACKS ONLY)

Hypothetical Environment	Percent Willing or Unwilling		
	Yes	No	Yes + N.D.*
All or almost all black	48	43	54
Majority black	62	27	70
Half black	88	4	94
One-third black	79	10	87
20 - 25% black	67	22	75
10% black	58	32	65
All or almost all white	46	45	53

\*No Difference

Percentages are based on the entire black sample (466 respondents). The Table does not show "don't knows", refusals, and N.A.'s.

Table 1 shows a high degree of willingness on the part of blacks to live in any of the seven hypothetical environments. When "yes" and "no difference" responses are combined, over half of all black respondents indicate willingness to live in any of these environments. However, the relationship between willingness and percent black occupancy of the hypothetical environment is curvilinear: a somewhat lower percentage of blacks express willingness to live at each end of the scale (i.e., where they would be in the overwhelming majority or in a very small minority). Moving away from the extremes (highly segregated environments) and toward the middle of the scale, the percentage of respondents willing to live in

each environment increases dramatically. Expressed willingness is highest at the half-black/half-white level, and at the one-third black/two-thirds white level. The percentage of black respondents unwilling to live at any level is lowest for the half and half environment (where it is only four percent).<sup>\*</sup> Additionally, no black respondent said he/she was willing to live only in an all or almost all black context.

Question 66 asks respondents who replied affirmatively to at least two of the hypothetical environments mentioned in Question 65, "Which of these racial compositions would you be most comfortable with?". Table 2 shows the responses to this question.

TABLE 2  
PREFERRED RACIAL MIX  
(BLACKS ONLY)

Hypothetical Environment	Percent of Respondents Choosing Each
All or almost all black	5.3
Majority black	7.5
Half black	62.0
One-third black	10.5
20 - 25% black	6.9
10% black	3.9
All or almost all white	3.9
Total	(347) 100.0

The response pattern here is unambiguous: a sizable majority of those who made a choice prefer the half black/half white environment. The second most preferred environment is the one-third black/two-thirds white option.

To see whether these patterns persist independent of the current environmental context in which blacks live, the responses of blacks who live in the following environmental contexts were compared: those living in rental complexes that are 70 percent or more black, those in complexes which are 50 percent or more black, those in complexes that are ten percent or less black, and those in complexes that are five percent or less black. Table 3 shows the findings.

Table 3 indicates that the pattern of responses is almost identical across environmental contexts and is very similar to that for the entire black sample. However, those who live in complexes where blacks are a relatively small percentage of all occupants express somewhat lower levels of willingness to live in both the heavily black environments and the heavily white environments. While it is under-

<sup>\*</sup>The "don't know" and refusal rate for blacks is low for all items in this Question: a maximum of ten "don't knows" for any item, and only two to three refusals per item.

standable that such blacks might be less willing than others to live in the blacker environments, it is unclear why fewer of them should be less willing to live in the whiter environments (since they already do). One possible interpretation is that current experiences have convinced some of them that they might be happier in a blacker environment.

TABLE 3  
TOLERANCE LEVELS  
BY CURRENT RESIDENTIAL  
ENVIRONMENT OF RESPONDENTS  
(BLACKS ONLY)

Hypothetical Environment	Percent Willing or Unwilling											
	Current Residential Environments*											
	70-100% Black (117)			50-100% Black (200)			0-10% Black (105)			0-5% Black (23)		
	Yes	No	Yes + N.D.	Yes	No	Yes + N.D.	Yes	No	Yes + N.D.	Yes	No	Yes + N.D.
All or almost all black	65	29	67	59	32	64	45	50	50	22	70	30
Majority black	82	12	85	76	14	82	53	38	62	48	39	57
Half black	93	2	97	90	2	95	91	5	95	78	9	91
One-third black	83	9	87	76	12	84	78	15	85	78	9	91
20-25% black	69	24	73	65	24	72	68	25	75	61	26	74
10% black	63	31	64	61	30	67	57	37	63	57	30	69
All or almost all white	55	39	57	51	40	57	45	50	50	44	52	48

\*Note that Current Residential Environments are not mutually exclusive. Percentages are based on the entire subsamples (the numbers shown in parentheses). The Table does not show "don't knows," refusals, and N.A.'s.

When preference levels for these four groups of black respondents are compared, the same pattern as for the whole black sample emerges: whatever the present environmental context, the preferred racial mix of a clear majority is the half black/half white environment. Table 4 shows the findings.

In conclusion, except at both ends of the scale, a decisive majority of black respondents indicate a willingness to live in any of the hypothetical environments, regardless of the racial makeup of the rental complexes in which they now live. Further, on the basis of the data presented here, the Self-Segregation Hypothesis must be rejected: although sizable numbers of blacks say they would be willing to live in any of the environments, they clearly prefer the more integrated environments to the heavily black or all black environments.

TABLE 4

PREFERRED RACIAL MIX  
BY CURRENT RESIDENTIAL  
ENVIRONMENT  
(BLACKS ONLY)

Hypothetical Environment	Percent of Respondents Choosing Each			
	Current Residential Environments*			
	70-100% Black (97)	50-100% Black (153)	0-10% Black (84)	0-5% Black (18)
All or almost all black	11.3	9.2	3.6	--
Majority black	10.3	9.2	7.1	--
Half black	60.8	64.0	61.9	61.1
One-third black	8.2	7.8	13.1	22.2
20-25% black	3.1	2.0	7.1	11.1
10% black	3.1	3.3	3.6	5.6
All or almost all white	3.1	4.6	3.6	--
Total	99.9	100.1	100.0	100.0

\*Note that Current Residential Environments are not mutually exclusive. Percentages are based on the number of respondents making a choice among two or more hypothetical environments (i.e., the numbers in parentheses).

## 2. Tolerance and Preference Levels of Hispanics and Whites/Others

The response pattern of Hispanics and whites/others to Question 67 (which parallels Question 65 for blacks) is presented in Table 5.

As the Table illustrates, for both Hispanics and whites/others, there is a positive correlation between willingness to live in a particular environment and the percent white of that environment: the whiter the environment the higher the percentage of Hispanics and whites/others that are willing to live in that environment. Also worth noting is the fact that when the hypothetical context changes from 'half white/half black' to 'majority black', the percentage of respondents willing to live in the blacker environment drops off sharply. While Hispanics and whites/others have similar profiles, the overall level of willingness is dramatically lower for Hispanics (always under 50 percent of the Hispanic sample) than for whites/others. This is partly explained by the fact that Hispanics here, as elsewhere on racially sensitive items, have a relatively high "don't know" and refusal rate: some nine-

teen Hispanics refused to answer all seven items, and from 25 to 34 Hispanic respondents refused to answer each item. In contrast, the white/other refusal rate was considerably lower: only two white respondents refused to answer all seven items, and from ten to 25 refused any given item. (For both groups, however, the "don't know" and refusal rate is higher than it is for blacks.)

TABLE 5  
TOLERANCE LEVELS:  
HYPOTHETICAL ENVIRONMENTS BY WILLINGNESS  
TO LIVE IN EACH  
(HISPANICS AND WHITES/OTHERS ONLY)

Hypothetical Environment	Percent Willing or Unwilling					
	Hispanics (163)			Whites/Others (319)		
	Yes	No	Yes + N.D.*	Yes	No	Yes + N.D.*
All or almost all white	44	18	49	89	4	91
90% white	47	14	51	89	5	91
75 - 80% white	45	14	50	82	7	85
Two-thirds white	43	13	47	76	12	79
Half white	34	23	39	60	25	63
Majority black	4	60	9	24	62	27
All or almost all black	3	63	7	13	76	16

\*No Difference

Percentages are based on the entire Hispanic and White/Other samples. The Table does not show "don't knows," refusals, and N.A.'s.

When preference levels for racial mixing are examined for Hispanics and whites/others, however, no clearcut pattern emerges, as it did for blacks. No one, though, chose an environment that is more than half black as his/her preferred racial mix. Table 6 shows the findings.

It should be noted that only 83 Hispanics (or 53 percent of the Hispanic sample) are represented in these responses. The reason for this is the high "don't know" and refusal rate to begin with, plus the attrition due to the fact that a certain percentage of respondents were ineligible to respond to the question (since they were willing to live in only one of the hypothetical environments). On the other hand, some two-thirds of white/other respondents answered this Question by making a choice among two or more hypothetical environments in which they had said they would be willing to live.

TABLE 6  
PREFERRED RACIAL MIX  
(HISPANICS AND WHITES/OTHERS ONLY)

Hypothetical Environment	Percent of Respondents Choosing Each	
	Hispanics (83)	Whites/Others (218)
All or almost all white	19.3	17.4
90% white	18.1	22.5
75 - 80% white	31.3	20.6
Two-thirds white	9.6	18.8
Half white	21.7	20.6
Majority black	--	--
All or almost all black	--	--
Total	100.0	99.9

Percentages are based on the number of respondents making a choice among two or more hypothetical environments (i.e., the numbers in parentheses).

To see whether the pattern of responses for Hispanics and whites/others varies when the current level of black occupancy is controlled, Hispanic and white respondents who live in the following environmental contexts were compared: Hispanics living in complexes that are 50 percent or more black,\* and Hispanics and whites/others living in complexes that are five percent or less black. Table 7 shows the findings.

Again, in comparison with Hispanics, whites show a higher level of willingness to live in each hypothetical environment. And again, there is a positive correlation between percent white occupancy and willingness to live in the hypothetical environment. For both Hispanics and whites/others who live in complexes that contain a very small percentage of blacks, however, there is a somewhat lower level of willingness to live in the blacker environments than for the Hispanic and white/other samples as a whole. For Hispanics who live in heavily black environments, the pattern of willingness is unclear.

Whites/others who live in complexes where blacks constitute a very small percentage of all occupants exhibit preference levels similar to those for the entire white/other sample (as shown in Table 6) - that is, no evident and clear-cut pattern.

\*The number of whites/others included in this survey who live in such environments was too small for analytic purposes.

TABLE 7  
TOLERANCE LEVELS  
BY CURRENT RESIDENTIAL  
ENVIRONMENT OF RESPONDENTS  
(HISPANICS AND WHITES/OTHERS ONLY)

Hypothetical Environment	Percent Willing or Unwilling								
	Current Residential Environments								
	Hispanics						Whites/Others		
	0-5% Black (22)			50-100% Black (38)			0-5% Black (101)		
	Yes	No	Yes + N.D.	Yes	No	Yes + N.D.	Yes	No	Yes + N.D.
All or almost all white	73	9	73	32	11	45	92	3	94
90% white	68	14	68	32	5	42	87	6	89
75 - 80% white	46	32	46	34	3	45	77	10	79
Two-thirds white	46	27	46	32	5	42	69	16	72
Half white	27	41	27	34	11	45	55	27	58
Majority black	5	77	5	3	40	13	20	61	23
All or almost all black	5	82	5	3	40	16	11	75	13

Percentages are based on the entire subsamples (the numbers shown in parentheses). The Table does not show "don't knows," refusals, and N.A.'s.

The implications of these findings are uncertain. There are clear differences in the profiles of blacks vis-a-vis Hispanics and whites/others. Most blacks would prefer to live in mixed environments, where they would constitute neither an overwhelming majority of all occupants, nor a small minority of all occupants. Their preference, however, for environments which are half black and half white (an environment which, for the purposes of this Study is considered "clustered" or "segregated") may have serious consequences in view of the fact that Hispanics and whites/others - particularly those who live in the heavily white environments, which are more typical for Hispanics and whites/others Countywide - are more comfortable with the whiter environments (though more than 60 percent of whites/others say they would be willing to live in an environment that is half white and half black). Given the higher levels of willingness on the part of Hispanics and whites/others to live in the "whiter" environments, coupled with the fact that many blacks are willing to live in any environment, the prospects for maintaining a racial mix that is half black and half white would appear dim.

## B. RACIAL DISCRIMINATION HYPOTHESIS

The Racial Discrimination Hypothesis is as follows: Residential clustering or segregation by race tends to occur because there is, or is perceived to be, overt or covert discrimination against minority group members in the rental housing market, which effectively limits the housing opportunities available to minority residents.

In order to test this hypothesis, it is first necessary to assess the extent to which racial factors and race awareness played a role in housing location decisions. Subsequently, the perceptions and experiences of minority respondents with respect to the housing market will be examined.

### 1. Salience and Awareness of Race

As has been noted in Chapter II, race was infrequently mentioned spontaneously as a factor in housing location decisions. Likewise, when asked in Question 41 to rate the importance of racial aspects of the housing environment in their decisions, less than 20 percent of the respondents of each racial group gave the race of other tenants, the racial makeup of the neighborhood, or the racial makeup of the public schools high ratings. Table 8 illustrates these findings, which have been discussed previously. For those who gave the racial makeup of the schools a rating of one or two (indicating high salience), a follow-up question was asked to find out why.\* Table 9 shows the findings. As the Table shows, blacks were much more likely to say they preferred integrated or racially mixed schools, while whites/others more frequently expressed a preference for predominantly white or white schools.

TABLE 8  
PERCENT OF RESPONDENTS RATING  
RACIAL ASPECTS OF HOUSING AS HIGH IN IMPORTANCE

Race-related Aspects of Housing	Percent Rating Each Item as High in Importance				
	All		by Race of Household		
	(N)	%	Hispanic %	Black %	White/Oth. %
Race of other tenants	945	14.8	17.2	13.5	15.4
Racial make-up of neighborhood	945	15.9	14.7	11.8	16.0
Racial make-up of schools in area	946	13.8	15.3	18.5	6.2

\*Judging by the relatively high proportion of non-race related responses to Question 42, it must be concluded that the item itself was not very discerning or that it was poorly positioned (probably both).

TABLE 9  
WHY RACIAL COMPOSITION OF  
SCHOOLS IS IMPORTANT

Reason	All		by Race of Respondent			
	(N)	%	Hispanic %	Black %	White/Oth. %	
Prefers racially mixed schools	57	44.9	4.2	61.6	17.7	
Prefers predominantly white or white schools	16	12.6	12.5	9.3	29.4	
Wants child(ren) to be with others of same race/ethnicity	9	7.1	4.2	8.1	5.9	
Miscellaneous	9	7.1	8.4	2.4	--	
Non-race-related comments	36	28.3	70.9	18.6	47.1	
Total	127	100.0	(24) 100.2	(86) 100.0	(17) 100.1	

$$\chi^2 = .0000$$

Question 39 asks, "Before you moved into this rental complex, did you have a general idea of the race of the other tenants living in the complex?". Table 10 shows that more than half of all respondents said they had no prior knowledge about the racial composition of the complexes into which they moved. Awareness of racial makeup was lowest for Hispanics (just under one-third of all Hispanic respondents) and highest for blacks (close to one half of all blacks).

For those who did know something before they moved in, Question 40 asks them what they knew. As Table 11 shows, the responses most frequently given were that the complex was "mixed" racially or ethnically, or that it was predominantly or all white. Not surprisingly, Hispanics more frequently mentioned the presence of other Hispanics than did blacks or whites/others. Six responses concerned the presence of housing segregation or prejudice.

TABLE 10

PRIOR KNOWLEDGE ABOUT RACIAL  
COMPOSITION OF  
RENTAL COMPLEX

Knew Anything	All		by Race of Respondent			
	(N)	%	Hispanic (N) %	Black (N) %	White/Oth. (N) %	
Yes	415	43.8	52 31.9	227 48.7	136	42.6
No	527	55.6	110 67.5	238 51.1	179	56.1
Other	6	.6	1 .6	1 .2	4	1.3
Total	948	100.0	163 100.0	466 100.0	319	100.0

$$x^2 = .007$$

TABLE 11

WHAT WAS KNOWN

Prior Information	Number and Relative Frequency of Mentions				
	All		by Race of Respondent		
	(N)	%	Hispanic %	Black %	White/Oth. %
Racially or ethnically mixed	189	41.7	44.3	41.7	40.7
Mostly white	98	21.6	8.2	22.7	25.3
All white	52	11.5	6.6	10.7	14.7
Mostly black	36	7.9	3.3	12.8	2.0
Hispanics live here	22	4.9	31.1	.4	1.3
Blacks live here	19	4.2	1.6	5.0	4.0
All black	8	1.8	--	3.3	--
Segregation or prejudice here	6	1.3	1.6	.8	2.0
Other	23	5.1	3.3	2.5	10.0
Total	453	100.0	100.0 (61)	99.9 (242)	100.0 (150)

Numbers in parentheses indicate number of respondents who mentioned at least one item.

Hispanics and blacks were asked a separate set of questions about their perceptions of the rental housing market (Questions 47 through 54). Question 47 asks, "Was your (race/national background), or the (race/national background) of your household, a factor you took into account when deciding where to live?". As Table 12 shows, the volume of positive responses to this question was (unexpectedly) low. An overwhelming majority of all Hispanics and blacks replied negatively, though a higher percentage of blacks replied affirmatively than did Hispanics.

TABLE 12

WAS RESPONDENT'S RACE/ETHNICITY  
A FACTOR IN DECIDING WHERE  
TO LIVE?  
(HISPANICS AND BLACKS ONLY)

Own Race/ Ethnicity Considered?	All		by Race of Respondent			
	(N)	%	Hispanic (N)	%	Black (N)	%
Yes	82	13.1	3	1.8	79	17.0
No	546	86.9	160	98.2	386	83.0
Total	628	100.0	163	100.0	465	100.0

Missing = 1

$\chi^2 = .0000$

Again, a follow-up question was asked to get at the dimensions of race that were salient to minority respondents. Table 13 presents the response to Question 48 ("In what way, or ways, did your race/national background influence your decisions?") The Table shows black responses only, since only three Hispanics had responded affirmatively to the previous question. A maximum of two answers per respondent were coded. In keeping with data presented in Part I of this Chapter, proportionally more responses indicated a desire on the part of blacks for integrated or predominantly white housing environments. Some blacks also indicated a desire not to be the only black person or black family in the area, or to live in neighborhoods where others of their own race live. These responses too are consistent with the findings for blacks presented in Part I. Also noteworthy is the fact that some 23 responses (or close to 24 percent of all responses) indicate that blacks were unsure about the openness of the rental market to them, or believed that discrimination against blacks might exist in Montgomery County.

## 2. Minority Group Perceptions Concerning Discrimination in the Housing Market

To find out whether they deliberately chose not to look for housing in certain areas because they perceived the housing market to be racially discriminatory, Hispanics and blacks were asked in Question 49 "Were there any areas of the County, or specific rental complexes in the County, that you avoided or did not consider only because of (your/your household's) (race/national background)?". Again, a very small percentage of eligible respondents said "yes": not a single Hispanic respondent and only 31 blacks (of a total of 466 black respondents in the black

TABLE 13  
HOW RACE INFLUENCED  
HOUSING DECISIONS  
(BLACKS ONLY)

Role of Race	Number and Relative Frequency of Mentions	
	(N)	%
Wanted integrated environment	22	22.7
Unsure whether they rent to blacks	17	17.5
Preferred white area	17	17.5
Preferred to live among people of own racial background	12	12.4
Race-awareness (non-specified)	12	12.4
Believed discrimination exists	6	6.2
Miscellaneous	11	11.3
Total	97 (81)	100.0

Number in parentheses indicates the number of respondents who mentioned at least one item.

sample).<sup>\*</sup> Table 14 shows the findings. Tables 15 and 16 show the locations of rental complexes mentioned and the areas of the County mentioned, respectively. One rental complex was cited by four different respondents, another by two, and the remaining twelve complexes by one respondent apiece. Caution should be exercised in evaluating the importance of these findings. First, the Tables are based on information obtained from only a handful of respondents. Second, it would be unwarranted to infer that respondents avoided particular rental complexes or areas only because they feared they would be rejected. Several responses, in fact, indicate that respondents may have avoided particular complexes or areas because they thought there were too many blacks there, or because they disapproved of the kinds of black households living there.

<sup>\*</sup>Question 30 had asked all respondents the same question in a more general way: "Were there any rental complexes in the County you did not apply to because of ... (c) any other reason?". This Question failed to turn up any race-related reasons.

TABLE 14

WERE ANY AREAS OR RENTAL  
COMPLEXES AVOIDED FOR  
REASONS OF RACE/ETHNICITY?  
(HISPANICS AND BLACKS ONLY)

Area or Complexes Avoided?	All		by Race of Respondent			
	(N)	%	Hispanic		Black	
			(N)	%	(N)	%
Yes	31	4.9	--	--	31	6.7
No	598	95.1	163	100.0	435	93.3
Total	629	100.1	163	100.0	466	100.0

$$\chi^2 = .002$$

TABLE 15

LOCATIONS OF  
RENTAL COMPLEXES AVOIDED FOR  
REASONS OF RACE  
(BLACKS ONLY)

Location	Number of Rental Complexes	Number of Mentions
Silver Spring	7	11
Rockville	3	3
Gaithersburg	2	2
Wheaton	2	2
Total	14	18

TABLE 16

AREAS AVOIDED FOR  
REASONS OF RACE  
(BLACKS ONLY)

Areas Mentioned	Number of Mentions
Silver Spring	13
Takoma Park	2
Bethesda	3
Rockville	8
Gaithersburg	2
Wheaton	3
Chevy Chase	2
Other*	3
Total	36

\*Two respondents mentioned Northern Virginia locations, one mentioned "Section 8" buildings in Montgomery County.

Questions 28, 52, and 53 ask respondents about their perceptions and experiences in the rental housing market in Montgomery County. Question 28 asks all respondents who had moved within the past five years, and who had considered at least one other place to rent, whether they had ever been turned down. The purpose of this Question was to find out whether minority respondents are turned down more frequently than whites/others and whether the former perceive that their own race or ethnicity was the reason they were denied a rental unit. Table 17 shows that some 108 respondents, or 20 percent of those eligible to answer this Question, said they had been turned down at least once during the past five years. When Hispanics and blacks are considered together as one (minority) group, the difference in the turn-down rate, in comparison with that for whites/others, is significant at the .04 level. Of the 80 minority respondents who said they had been turned down, ten respondents—all of them black—said they thought they had been discriminated against because of their race.\* (Most others who gave a reason said that there was no vacancy or that they were apparently not financially qualified.)

\*These were perceptions only. Respondents were not asked to provide evidence.

TABLE 17  
WAS RESPONDENT  
TURNED DOWN?

Was Refused?	All		by Race of Respondent			
	(N)	%	Hispanic & Black		White/Oth.	
			(N)	%	(N)	%
Yes	108	20.3	80	23.1	28	15.1
No	424	79.7	266	76.9	158	84.9
Total	532	100.0	346	100.0	186	100.0

$$x^2 = .04$$

Question 52 asks Hispanics and blacks, "Do you believe there are apartment complexes or areas in Montgomery County where people of your (race/national background) might have difficulty renting because of their race or national background?". Table 18 shows how Hispanics and blacks answered this Question. First, some 44 percent of Hispanics and 28 percent of blacks said they did not know. However, compared to Hispanics, blacks were much more likely to believe that discrimination exists, with close to 47 percent saying "yes". When asked in Question 53 to cite specific areas or rental complexes, however, only 110 (or less than half the 249 respondents who had replied affirmatively) identified one or more areas or rental complexes where they believed discrimination might exist. (The remaining 139 respondents said they didn't know or didn't remember.) Table 19 shows the areas mentioned, and Table 20 the locations of specific rental complexes mentioned.

TABLE 18  
IS THERE RACIAL DISCRIMINATION  
IN RENTAL HOUSING IN  
MONTGOMERY COUNTY?  
(PERCEPTIONS OF HISPANICS AND BLACKS ONLY)

Believe Discrimination Exists?	All		by Race of Respondent			
	(N)	%	Hispanic		Black	
			(N)	%	(N)	%
Yes	249	39.6	28	17.2	221	47.4
No	177	28.1	63	38.7	114	24.5
Don't know	203	32.5	72	44.2	131	28.1
Total	629	100.0	163	100.1	466	100.0

TABLE 19

AREAS WHERE RESPONDENTS  
BELIEVE THERE IS  
DISCRIMINATION ON THE  
BASIS OF RACE/ETHNICITY  
(HISPANICS AND BLACKS ONLY)

Areas Mentioned	Number of Mentions	
	by Hispanics	by Blacks
Silver Spring	1	53
Takoma Park	--	6
Bethesda	1	15
Rockville	1	13
Gaithersburg	1	21
Wheaton	1	17
Chevy Chase	--	17
Potomac	2	6
Upper Montgomery County	--	2
Other*	3	6
Total	10 (10)	156 (100)

\*Montgomery County in general, higher income areas, etc.

Numbers in parentheses indicate number of respondents mentioning any area.

As Table 19 shows, the largest number of mentions was in the Silver Spring area, followed by Gaithersburg, Wheaton, Chevy Chase, Bethesda, and Rockville. Considering that more than half the Hispanic and black samples are drawn from the Silver Spring area, it is not surprising that this area received the highest frequency of mentions (assuming that respondents are more familiar with their own areas than with other areas). More interesting -- and probably more important -- are the rental complexes mentioned. As Table 20 shows, some 53 different rental complexes or complex clusters in Montgomery County were cited, all of them by blacks. Thirty-seven of these were mentioned by one respondent apiece, nine by two respondents, one by three respondents, two by six, one by eight, and one by nine different respondents. These complexes are located in all the areas of the County which have sizeable numbers of rental units. Again, a word of caution is in order when evaluating these data. Locations and complexes mentioned are a function in part of the particular knowledge, experiences, search patterns, and attitudes of individual respondents. These data were supplied by a small percentage of all minority respondents and respondents were not asked to substantiate their opinions or perceptions with objective evidence.

TABLE 20  
LOCATIONS OF  
RENTAL COMPLEXES PERCEIVED TO  
DISCRIMINATE ON THE BASIS  
OF RACE  
(BLACKS ONLY)

Location	Number of Complexes Mentioned	Number of Mentions
Silver Spring	23	44
Takoma Park	1	2
Bethesda	1	2
Rockville	5	5
Gaithersburg	15	21
Wheaton	6	8
Chevy Chase	1	2
Elsewhere in Montgomery County	1	1
Total	53	85

To obtain some feedback on management attitudes in the rental complexes where minority respondents were sampled, Hispanics and blacks were asked in Question 54, "Would you say the management of this rental complex is... very willing, somewhat willing, not very willing, or opposed to renting to persons of your (race/national background)?" Table 21 shows the pattern of responses to this question. The Table indicates that over half of all Hispanic and black respondents consider their managements to be "very willing" to rent to persons of their own race or national background. Only a handful of respondents (seven) view their managements as "opposed" to renting to persons like themselves; and less than six percent of all minority respondents cite their managements as either "not very willing" or "opposed". However, close to one-fourth of Hispanics say they "don't know" the attitude of their managements, as compared with only eight percent of blacks.

Table 22 presents the same data by area rather than by race of respondent. Looking across the Table, Takoma Park stands out as the location where the highest proportion of Hispanic and black respondents find management most receptive to the presence of persons like themselves. As has been previously noted, Takoma Park is also the area in this survey with the heaviest concentration of black households. Bethesda-Chevy Chase is viewed as the least receptive, but the small N for this area should be noted.

TABLE 21

PERCEIVED WILLINGNESS  
OF MANAGEMENT TO RENT  
TO PERSONS OF RESPONDENT'S  
RACE OR NATIONAL BACKGROUND  
(HISPANICS AND BLACKS ONLY)

Level of Willingness	All		By Race of Respondent			
	(N)	%	Hispanic (N)	%	Black (N)	%
Very willing	358	56.9	85	52.1	273	58.6
Somewhat willing	161	25.6	30	18.4	131	28.1
Not very willing	28	4.5	10	6.1	18	3.9
Opposed	7	1.1	1	.6	6	1.3
Don't know	75	11.9	37	22.7	38	8.2
Total	629	100.0	163	99.9	466	100.1

TABLE 22

PERCEIVED WILLINGNESS TO RENT  
BY LOCATION  
(HISPANICS AND BLACKS ONLY)

Level of Willingness	Location					
	Silver Spring %	Takoma Park %	Bethesda- Chevy Chase %	Rockville %	Gaith- ersburg %	Wheaton %
Very willing	61.3	84.4	38.9	68.4	65.4	47.8
Somewhat willing	30.9	14.4	50.0	26.3	26.9	52.2
Not very willing	6.6	--	11.1	5.3	3.8	--
Opposed	1.2	1.1	--	--	3.8	--
Total	100.0 (333)	99.9 (90)	100.0 (18)	100.0 (38)	99.9 (52)	100.0 (23)

Numbers in parentheses indicate number of respondents on which percentages are calculated.

$$x^2 = .002$$

Table 23 examines blacks' perceptions of their managements by the percent black occupancy of the rental complexes in which blacks live. This Table shows that respondents who live in rental complexes that are 70 percent or more black are most likely to view their managements as "very willing", while those who live in rental complexes that are ten percent or less black are least likely to find their managements "very willing". Table 24 examines the rental complexes by percent black occupancy where any black respondent said management was "not very willing" or "opposed" to renting to blacks. Fifteen of the 49 rental complexes in which blacks were sampled were cited by one or more blacks as being "not very willing" or "opposed" to renting to blacks. As the Table shows, there is no particular pattern to these responses.

As far as Hispanics are concerned, some eleven respondents cited eight different rental complexes where they perceived management to be "not very willing" or "opposed" to renting to Hispanics. There is no particular pattern to the complexes mentioned.

TABLE 23  
PERCEIVED WILLINGNESS  
TO RENT TO BLACKS  
BY PERCENT BLACK OCCUPANCY  
(BLACKS ONLY)

Level of Willingness	Percent Black Occupancy				
	Less than 10%	10 to 24%	25 to 49%	50 to 69%	70% or more
Very willing	46.7%	57.9%	55.6%	53.2%	91.3%
Somewhat willing	44.0	38.3	38.9	36.4	7.0
Not very willing or opposed	9.3	3.7	5.6	10.4	1.7
Total	100.0%	99.9%	100.1%	100.0%	100.0%

"Don't knows" are excluded from this Table.

$$x^2 = .0000$$

TABLE 24  
PERCENT BLACK OCCUPANCY OF  
RENTAL COMPLEXES CITED  
AS "NOT VERY WILLING" OR  
"OPPOSED" TO RENTING  
TO BLACKS  
(BLACKS ONLY)

Percent Black Occupancy	Number of Complexes Mentioned	Number of Mentions
Less than 10%	4	7
10 - 24%	4	4
25 - 49%	1	3
50 - 69%	4	8
70% or more	2	2
Total	15	24

The data presented here are somewhat contradictory. Less than half the respondents of each racial group indicate they had any knowledge about the racial composition of their own complexes before they moved in; and relatively few Hispanics and blacks said they took their own race into consideration in deciding where to live. Of the three racial groups, however, blacks evidence the most race awareness and (relative to Hispanics) more frequently indicate that they have experienced discrimination in the housing market, or think discrimination exists. Close to half of all blacks say they believe there is housing discrimination in Montgomery County, though in the majority of cases, they do not indicate specific rental complexes or locations. Nevertheless, blacks did cite a total of 53 different rental complexes or clusters in the County -- some of them with considerable frequency -- where they believe they would have difficulty renting because of their race.

By and large, both Hispanics and blacks find their own managements to be receptive to persons of their own racial/ethnic background, though there is some variation by location and by percent black occupancy. It is difficult to know what to make of respondents' perceptions of management, however. The fact that minorities are living in these facilities implies, on the face of it, at least a minimal level of receptivity on the part of management. The absence of data on rental complexes where blacks were not sampled makes it difficult to put the findings on management attitudes into perspective.

In conclusion, the hypothesis that there is racial discrimination in the rental housing market in Montgomery County cannot be ruled out.

PART II: PERCEPTIONS OF RACE RELATIONS AND LEVEL OF SATISFACTION WITH  
CURRENT RACIAL COMPOSITION

In order to assess the level of interracial conflict or harmony within rental complexes in Montgomery County, respondents were asked in Question 62, "How would you describe the relations between the races or ethnic groups living in this rental complex? Would you say they are... excellent, good, fair, or poor?" Table 25 shows the responses to this Question.

TABLE 25  
RESPONDENTS' EVALUATIONS OF  
RACE RELATIONS IN THEIR  
RENTAL COMPLEXES

Rating	All		by Race of Respondent					
	(N)	%	Hispanic (N)	%	Black (N)	%	White/Oth. (N)	%
Excellent	141	14.9	15	12.5	61	14.3	65	24.4
Good	434	45.8	71	59.2	208	48.7	155	58.3
Fair	180	19.0	30	25.0	123	28.8	27	10.2
Poor	34	3.6	3	2.5	21	4.9	10	3.8
Inappropriate- all of one race	24	2.5	1	.8	14	3.3	9	3.4
Don't know	109	11.5	(Omitted)		(Omitted)		(Omitted)	
Refused	26	2.7	(Omitted)		(Omitted)		(Omitted)	
Total	948	100.0	120	100.0	427	100.0	266	100.1

$$\chi^2 = .0000$$

About three-fifths of the entire sample rated race relations in their rental complexes as "excellent" or "good". However, of those who gave a rating, a higher percentage of Hispanics and blacks rated race relations as "fair" or "poor": about one third of blacks and 28 percent of Hispanics, as compared with fourteen percent of whites/others. It should be noted in this connection that whites/others in this survey, and in the County in general, have considerably less opportunity for interracial contact (whether positive or negative) within their rental complexes, as the overwhelming majority of them live in rental complexes where whites predominate.

To see whether the fair and poor ratings were confined to just a few rental complexes or to one type of racial mix, the number and racial composition of all rental complexes where any respondent said race relations were fair or poor were noted. Analysis shows that these negative responses are not confined to a handful of "problem" complexes, but are widely dispersed: some 54 of the 77 different rental complexes sampled in this survey were cited by (at least) one respondent. In eight of

these, race relations were rated as fair or poor by more than one-third of the respondents interviewed, while the remainder were cited by fewer than one-third. Poor ratings, given by only 34 respondents, were likewise not concentrated in a few complexes, but were also widely scattered across some 23 different complexes ranging from ten percent or less black to more than 70 percent black. Some seventeen rental complexes where no respondent cited race relations as fair or poor were also examined for racial composition. The highest known percent black occupancy in any of these complexes was 21 percent, with thirteen of them being under ten percent black.

As for why respondents gave the ratings they did (Question 63), Table 26 shows the reasons mentioned. More than 60 percent of each racial group (and close to two-thirds of whites/others) said that "people get along" here or that there is "no trouble" around here. A higher percentage of Hispanics and whites/others said they didn't know because they don't spend much time at home or because they are new here. Blacks, on the other hand, were more likely to say that "people keep separate," a comment that (when crosstabulated against their ratings of race relations) can be shown to have negative connotations for blacks.

TABLE 26

WHY RESPONDENTS RATED  
RACE RELATIONS AS THEY DID

Reasons	All		by Race of Respondent		
	(N)	%	Hispanic %	Black %	White/Oth. %
People get along	295	33.2	25.0	38.6	28.4
No problems, no trouble	278	31.2	38.6	23.9	38.6
Don't know, not here, new here	114	12.8	16.5	9.4	16.2
People keep separate	93	10.4	7.9	15.0	5.0
There is tension between racial or ethnic groups	37	4.2	5.7	4.7	2.7
Children get along	26	2.9	--	3.1	4.0
Not diverse here	13	1.5	.7	1.1	2.3
Depends on person	9	1.0	--	1.6	.7
Race-related comments (misc.)	3	.3	--	.4	.3
Miscellaneous - (non-race-related)	23	2.6	5.6	2.2	1.8
Total	891	100.1	(140) 100.0	(448) 100.0	(303) 100.0

Overall, whites/others seem the most contented, with better than 70 percent of them saying that people get along, that there is no trouble, or that the children seem to get along. Blacks, in contrast, give the fewest positive evaluations.

Examination of the response pattern by rental complex suggests that there is more diversity of opinion within complexes than between them: both positive and negative responses are widely dispersed. For instance, at least one black respondent in 47 of the 49 rental complexes in which blacks were sampled said that people get along, and at least one black respondent in 41 complexes said there was "no trouble." Similar dispersion can be shown for Hispanics and whites/others.

Selected for further analysis were the rental complexes where at least one respondent said that there is tension between racial or ethnic groups. There were 23 such complexes, about which 37 respondents made these negative comments. Of the 23 complexes, sixteen were mentioned by one respondent, two by four respondents, and one by five respondents. In one complex, two black and two white/other respondents cited racial tensions; in a second, two blacks and three Hispanics cited problems, and in the third, four black respondents said racial tension exists. Table 27 shows the distribution of these comments by percent black occupancy of rental complexes and race of respondent.

TABLE 27

PERCENT BLACK OCCUPANCY OF  
RENTAL COMPLEXES WHERE  
RACIAL TENSIONS WERE  
CITED

Percent Black Occupancy	Number of Mentions			
	All	by Race of Respondent		
		Hispanic	Black	White/Oth.
Less than 10%	(8) 9	--	5	4
10 - 24%	(8) 15	5	6	4
25 - 49%	(1) 1	--	--	1
50 - 69%	(4) 8	1	7	--
70% or more	(2) 4	1	3	--
Total	(23) 37	7	21	9

Numbers in parentheses indicate number of different rental complexes represented.

Question 64 asks, "In general, how satisfied or dissatisfied are you with the racial and ethnic makeup of this (apartment/townhouse) complex? Would you say that you are... very satisfied, satisfied, dissatisfied, or very dissatisfied?" Table 28 shows the responses to this question. Just over three-fourths of all respondents indicate they are "very satisfied" or "satisfied," and less than ten percent report themselves as dissatisfied. Blacks are both more satisfied and more dissatisfied than Hispanics or whites/others.

TABLE 28

LEVEL OF SATISFACTION WITH RACIAL  
COMPOSITION OF RENTAL COMPLEX

Satisfaction Level	All		by Race of Respondent					
	(N)	%	Hispanic		Black		White/Oth.	
	(N)	%	(N)	%	(N)	%	(N)	%
Very satisfied	115	12.2	9	5.7	52	11.2	54	17.0
Satisfied	596	63.3	105	66.0	313	67.2	178	56.2
Makes no difference	138	14.6	37	23.3	44	9.4	57	18.0
Dissatisfied	86	9.1	8	5.0	51	10.9	27	8.5
Very dissatisfied	7	.7	--	--	6	1.3	1	.3
Total	942	99.9	159	100.0	466	100.0	317	100.0

Missing = 6

$$\chi^2 = .0000$$

Table 29 shows the percent black occupancy of complexes where blacks stated they were dissatisfied with the racial composition. There is no apparent pattern here.

TABLE 29

PERCENT BLACK OCCUPANCY  
OF RENTAL COMPLEXES WHERE  
BLACKS WERE "DISSATISFIED"  
OR "VERY DISSATISFIED" WITH THE RACIAL  
COMPOSITION  
(BLACKS ONLY)

Percent Black Occupancy	Complexes Mentioned		Frequency of Mentions	
	(N)	%	(N)	%
Less than 10%	12	38.7	22	37.9
10 - 24%	6	19.4	8	13.8
25 - 49%	2	6.5	2	3.4
50 - 69%	3	9.7	11	19.0
70% or more	8	25.8	15	25.9
Total	31	100.1	58	100.0

As a final step in this analysis, nonparametric correlation coefficients were computed for percent black occupancy with race relations and satisfaction level for each racial group. For both Hispanics and whites/others, there is a decided negative correlation (significant at the .002 and .001 levels, respectively) between percent black occupancy and satisfaction levels: the higher the percent black occupancy the less likely the respondent is to rate race relations positively, or to be satisfied with the racial composition. For blacks, in contrast, there is a weak positive relationship (significant at the .003 level) between percent black occupancy and satisfaction with racial composition, and no relationship between percent black occupancy and race relations. These findings parallel those discussed for each racial group in connection with the Self-Segregation Hypothesis in Part I of this Chapter.

In Conclusion, evaluations of race relations and levels of satisfaction with racial composition are to some degree independent of actual racial composition (percent black occupancy), as far as blacks are concerned; for Hispanics and whites/others, however, there is an apparent negative relationship between satisfaction levels and percent black occupancy.

## CHAPTER IV

## THE ROLE OF ECONOMIC FACTORS IN HOUSING LOCATION DECISIONS

In this Chapter, the role of financial considerations in housing location decisions is examined. The Economic Hypothesis is as follows: Residential clustering or segregation by race occurs because of economic disparities between minority and majority residents in purchasing power. Minority groups, because of their actual or perceived lower levels of income or wealth, are unable to compete successfully for the more expensive and/or more desirable rental units in the County. This Hypothesis is tested by assessing responses to perceptual and attitudinal questions and by examining rental and socioeconomic data provided by respondents.

### 1. Evidence from Perceptual and Attitudinal Data

As was noted in Chapter II, there were some differences by race in response to the question, "Was this the rental complex you particularly wanted to live in?". Blacks were less likely than either Hispanics or whites/others to have wanted to live in the complexes they chose: 62.6 percent of blacks, as compared with 69.8 percent of whites/others and 89.6 percent of Hispanics, replied affirmatively. (These differences were significant at the .002 level.) However, when the responses to this Question are examined for each racial group in terms of the percent black occupancy of the rental complex in which the respondent now lives, the response pattern was the same within each group. As far as blacks in particular are concerned, this finding indicates that blacks who live in rental complexes which are heavily black did not consider their complexes less desirable than other blacks at the time they moved in.

In Question 43, respondents were asked, "Considering what (you/your household) felt you could afford to pay in rent, how much choice did you have as to where you could live in Montgomery County. Did you feel you had. . . a wide range of choices, limited choices, or no choice at all as to where you could rent?". Table I shows that there are significant differences by race of respondent: Hispanics were both more likely to say they "don't know" and also more likely than blacks and whites/others to perceive they had a wide range of choices available to them (despite, it may be noted, their considerably lower incomes, as shown in Table 33 of Chapter I.) However, the response pattern for blacks and whites/others is very similar, suggesting that, overall, blacks and whites/others perceive themselves to be about equally limited (or not limited) in the choices available to them, considering their financial constraints. When the "don't knows" are eliminated, there is a positive correlation (significant at the .001 level) between perception of choices and income level for blacks and whites/others: the higher the income the more likely the respondent was to perceive a wide range of choices. (For Hispanics, there was no such positive correlation.) For all three groups, however, there was no correlation between perception of choices and percent black occupancy of the rental complexes in which respondents live.

In Question 51, Hispanics and blacks who had indicated that their housing options were "limited" or "none" (see Table 1) were asked, "Which would you say was more important in limiting your choices as to where you could live - what you could pay in rent, or (your/your household's ) (race/national background)?" As Table 2 shows, the overwhelming majority of respondents of both racial groups said that the rent they could pay was more limiting than their own race or national background. This finding indicates that, at least as far as Hispanics and blacks

TABLE 1  
HOW MUCH CHOICE  
AS TO HOUSING,  
CONSIDERING FINANCIAL  
CONSTRAINTS?

Housing Options	All		by Race of Respondent					
	(N)	%	Hispanics (N) %		Black (N) %		White/Oth. (N) %	
Wide range	275	29.0	60	36.8	125	26.8	90	28.8
Limited	488	51.5	61	37.4	267	57.3	160	51.1
None	98	10.3	15	9.2	48	10.3	35	11.2
Don't know	81	8.5	27	16.6	26	5.6	28	8.9
Other	6	.6	(Omitted)		(Omitted)		(Omitted)	
Total	948	99.9	163	100.0	466	100.0	313	100.0

$$\chi^2 = .0000$$

TABLE 2  
WHICH WAS MORE IMPORTANT:  
RACE OR RENT?  
(HISPANICS AND BLACKS ONLY)

Race or Rent?	All		by Race of Respondent			
	(N)	%	Hispanic (N) %		Black (N) %	
Rent	363	93.8	73	96.1	290	93.2
Race or national background	13	3.4	1	1.3	12	3.9
Both equally important	11	2.8	2	2.6	9	2.9
Total	387	100.0	76	100.0	311	100.0

Missing = 4

are concerned, financial considerations are more important than race in housing location decisions. (This finding is supported by evidence presented in Chapter II as well, especially in Table 7 of that Chapter.)

Question 44 asks, "Were there any areas of the County you felt you could not afford to rent in?". Table 3 shows that better than half the respondents of each racial group said 'yes,' while only one-fourth of all respondents said 'no.' Blacks, however, were more likely than either Hispanics or whites/others to say there were areas of Montgomery County they could not afford. Again, for blacks and whites/others, there is a positive correlation between affordability and income level (significant at the .001 and .003 levels, respectively): the lower the income the more likely the respondent was to say there were areas of the County he/she would not afford to live in. But again, for all three racial groups, there was no correlation between perception of affordability and percent black occupancy of the rental complexes in which respondents live.

TABLE 3  
WERE THERE NON-AFFORDABLE  
AREAS, CONSIDERING  
FINANCIAL CONSTRAINTS?

Could Not Afford to Live in Some Areas?	All		by Race of Respondent					
	(N)	%	Hispanic (N)	%	Black (N)	%	White/Oth. (N)	%
Yes	566	59.9	90	55.2	300	64.4	176	55.7
No	249	26.3	48	29.4	117	25.1	84	26.6
Don't Know	130	13.8	25	15.3	49	10.5	56	17.7
Total	945	100.0	163	99.9	466	100.0	316	100.0

Missing = 3

$$\chi^2 = .03$$

Respondents who had indicated that there were areas they could not afford were asked to name them. Table 4 shows the responses to Question 45.

Comparison of the responses across racial groups shows that Hispanics and whites/others make more frequent reference to Bethesda and Chevy Chase (accounting for some 46 percent of the mentions of each of these groups) than do blacks (some 24 percent of all black mentions). Whites/others mention Silver Spring less frequently than do both Hispanics and blacks, and cite Potomac more frequently than either of the others. Blacks, interestingly, were the only group to mention Takoma Park at all. These differences, as those noted in Chapter I (Table 47) may be indicative of more fundamental divergences between racial groups in their level of familiarity with different areas and in their aspiration levels.

TABLE 4  
AREAS OF MONTGOMERY COUNTY  
WHERE RENTALS ARE TOO EXPENSIVE

Areas Mentioned	Number and Relative Frequency of Mentions							
	All		by Race of Respondent					
	(N)	%	Hispanic (N) %		Black (N) %		White/Oth. (N) %	
Silver Spring	183	21.0	23	24.2	137	29.6	23	7.4
Takoma Park	18	2.1	--	--	18	3.9	--	--
Bethesda	177	20.3	26	27.4	69	14.9	82	26.3
Rockville	85	9.8	6	6.3	42	9.1	37	11.9
Gaithersburg	79	9.1	3	3.2	54	11.7	22	7.1
Wheaton	74	8.5	8	8.4	45	9.7	21	6.7
Chevy Chase	123	14.1	18	18.9	43	9.3	62	19.9
Kensington	8	.9	1	1.1	7	1.5	--	--
Potomac	93	10.7	7	7.4	33	7.1	53	17.0
Other*	30	3.4	3	3.2	15	3.2	12	3.8
Total	870	99.9	95	100.1	463	100.0	312	100.1

\*Montgomery County in general, many or most areas, up-County areas, etc.

Respondents were asked in Question 46 to estimate the proportion of their (family) income which goes for rent. Table 5 shows that Hispanics tend to spend more of their income on rent than do either blacks or whites/others, and that whites/others tend to spend the least on rent. (These perceptions are not surprising in view of the income distributions shown in Table 33 of Chapter I and other socioeconomic data presented in that Chapter.) For each racial group, however, the percent of income spent on rent does not vary significantly by percent black occupancy of the rental complexes in which respondents live.

The responses to the items just discussed are ambiguous in terms of whether they do or do not support an economic interpretation of residential clustering or segregation by race. The data do not suggest that blacks who live in rental complexes that are at least 50 percent black live there because they perceive themselves to have fewer options (due to financial constraints) than do other blacks, or because they have fewer options, in general, than do whites/others. However, blacks do feel more constrained financially as to where they can live than do both Hispanics and whites/others.

TABLE 5  
WHAT PERCENT OF INCOME  
GOES FOR RENT?

Percent	All		by Race of Respondent					
	(N)	%	Hispanics		Black		White/Oth.	
			(N)	%	(N)	%	(N)	%
Less than 25-30%	194	20.5	18	11.2	92	19.9	84	26.5
25-30%	386	40.8	57	35.4	196	42.3	133	42.0
More than 25-30%	323	34.2	76	47.2	164	35.4	83	26.2
Don't know	38	4.0	10	6.2	11	2.4	17	5.4
Other	4	.4	(Omitted)		(Omitted)		(Omitted)	
Total	945	99.9	161	100.0	463	100.0	317	100.1

Missing = 3

 $\chi^2 = .0000$ 

## 2. Evidence from Rental and Socioeconomic Data

In Questions 85 through 89, respondents were asked what their apartments or townhouses rent for and how much they (or their families) pay in rent. The mean monthly rent for all rental units in this survey was \$280.53. There were no significant differences between racial groups, when rentals were grouped into nine rent categories. Mean rents paid were \$238.29 for Hispanics, \$250.07 for blacks, and \$258.86 for whites/others. Table 6 shows the distribution of financially-assisted respondents by race and type of assistance received.

While there is not much variation between racial groups in mean rentals and amount paid, there are some notable relationships between income (as measured on a seven-point scale), the price of rental units, and percent black occupancy. For Hispanics and blacks, there is a negative correlation (significant at the .005 and .006 levels, respectively) between rental price and percent black occupancy: the blacker the rental complex, the lower the rent. This was not the case for whites/others, but, as has already been pointed out, the amount of variation in racial composition experienced by whites/others in this survey is less than that for blacks and Hispanics (i.e., whites tend to live in predominantly or heavily white/other-occupied rental complexes). For blacks, there is also a negative correlation (significant at the .001 level) between income and percent black occupancy: the lower the income the more likely the respondent was to live in an environment that was heavily black. This relationship falls just short of significance at the .05 level for Hispanics and is non-existent for whites/others. Furthermore, when Hispanics, blacks, and whites/others of similar income levels are compared, there are significant differences in the percent black occupancy experienced by respondents of each racial group. For instance, when those whose income is below \$15,000 are compared, some 30.3 percent of Hispanics, seventeen percent of blacks, and 54.9 percent of whites/others were found to live in rental complexes that are less than

TABLE 6  
FINANCIALLY-ASSISTED  
RESPONDENTS

Source of Assistance	All	by Race of Respondent		
	(N)	Hispanic (N)	Black (N)	White/Oth. (N)
<u>Governmental</u>				
Section 8	38	18	27	3
HUD	10	--	7	3
Welfare	7	4	2	1
HOC*	6	--	6	--
Social Security	7	6	--	1
Armed Services	5	1	--	4
"Rehabilitation"	2	--	1	1
<u>Non-governmental</u>				
Management Firm	9	2	4	3
Total	84	31	47	16

\*Housing Opportunities Commission, Montgomery County.

ten percent black. Similarly, 28.3 percent of all Hispanics, half of all blacks (50.6 percent), and only 1.2 percent of all whites/others who report (family) incomes under \$15,000 annually live in rental complexes that are 50 percent or more black. These data suggest that gross income alone cannot account for the differences in percent black occupancy experienced by each racial group.

Table 33 of Chapter I showed that there are significant differences in income by race of household, with Hispanics having much lower incomes than black and white/other households. Table 33 also showed that black and white/other incomes are very similar, with white/other incomes being just slightly higher. However, other socioeconomic indicators discussed in Chapter I suggest that income alone may not be a very good indicator of purchasing power in the housing market. Tables 5, 6, 7, 8, and 10, for instance, showed that there are significant differences between racial groups in household size and household composition, with Hispanic households being the largest and white/other households the smallest. Similarly, Table 32 showed differences in car ownership rates, Table 38 showed differences in previous home ownership rates among racial groups, and Tables 20 and 21 showed differences in occupational characteristics of respondents and spouses by race, suggesting that, on the whole, whites/others may have more financial resources

available to them than income alone would indicate. Though there are not many differences by race in rental price and rents paid, then, there may indeed be differences in actual housing options available to members of each racial group, based on these other socioeconomic characteristics. For instance, for the same or a similar price, whites/others may be able to purchase a "better" or higher quality rental unit than can Hispanics or blacks, because of their need for smaller units, due to smaller household size (on the average). In fact, an analysis of the size of rental units by percent black occupancy of the households sampled for this survey indicates that both for the whole sample, and for each racial group, there is a positive correlation: the larger the rental unit the higher the percent black occupancy in which it is located.\* In view of these findings, the distribution of rental units in the County by size of unit might be worth pursuing, and might have implications for residential clustering or segregation by race.

### Summary and Conclusions

The evidence presented in this Chapter for an economic interpretation of residential clustering or segregation by race is mixed. Clearly, both Hispanics and blacks found financial constraints more limiting than their own race or national background in deciding where to live. And for both blacks and whites/others, the higher the income the more likely the respondent was to feel that a variety of housing options were available to him/her. For blacks and Hispanics, rental prices were negatively correlated with percent black occupancy, which means that those blacks and Hispanics who pay lower rents tend to live in rental complexes which are more heavily black than others of their own race. Similarly, income was negatively correlated with percent black occupancy for blacks. Further, the fact that there are differences by race not only in income, but also in other socioeconomic characteristics which affect purchasing power (such as household size), suggests that an economic interpretation of housing segregation is quite plausible. However, the fact that Hispanics, blacks, and whites/others of similar income (e.g., those whose incomes were below \$15,000 annually) tend to live in very different rental complexes in terms of percent black occupancy cannot be explained on an economic basis alone. On balance, the Economic Hypothesis cannot be rejected, but it is unlikely to be the only cause of such housing segregation or clustering as exists in Montgomery County.

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\*These correlations are significant at the .001 level for the whole sample, at the .046 level for Hispanics, at the .006 level for blacks, and at the .001 level for whites/others.

APPENDIX A:

1. Letter to Managers/Owners
2. Sampling Methodology

Montgomery  
County  
Government   
Making a County a Community

September 27, 1978

Re:

Dear :

The County's Office of Community Development is conducting a survey to determine why County residents have chosen the neighborhoods and rental facilities in which they live. In accordance with the provisions of County Bill #35-77, the Office of Landlord-Tenant Affairs has agreed to assist the Office of Community Development with data collection for this study.

The rental facility or facilities named above have been selected for this survey on a scientific basis. To insure that the study is successful, we are requesting your assistance. The study design requires that interviewers be matched to households on the basis of race, and that bilingual interviewers be provided for the Hispanic or Spanish-surnamed households to be interviewed. We are asking you to provide a list of all the units in this facility (or these facilities) which are presently occupied by black tenants, and another list of all units occupied by Hispanic or Spanish-surnamed tenants. From these lists, and/or from the remaining occupied units, a random sample of households will be selected for interviewing. You may supply this information by completing the attached coded form(s); or, if you prefer, the project manager, Ms. Jane Takeuchi, will assist you in gathering the information from your records. In any case, Ms. Takeuchi will contact you shortly to discuss the method most suitable for the facility or facilities listed above.

The information you provide is to be used only to obtain an accurate and representative sample of households for this survey. Tenants' names are not requested, and we ask that you do not give them. Once the households

included in the sample have been interviewed, it will be impossible to associate the responses of any tenant with the rental facility in which he or she lives.

If you have any questions about this survey, please feel free to call Ms. Takeuchi at 652-3558.

Sincerely,

Elise W. Hall  
Executive Director

EWH/pam

Attachments: Coded form(s)

RENTAL FACILITY ID #

Please do not list the name of the rental facility. This information is coded to protect your facility and your tenants.

Please list below all the units in this rental facility which are currently occupied by Black and by Hispanic/Spanish-surnamed tenants. Kindly designate the apartments by street address and by apartment number.

[illegible]

## SAMPLING METHODOLOGY

Sampling for the Minority Housing Study was conducted in two stages. The primary sampling units consisted of rental complexes in Montgomery County which contain twenty-five or more rental units. From these complexes, individual households were selected for interviewing. These constituted the primary sampling units. Households of three racial groups or strata were sampled: Hispanic or Spanish-surnamed households, black households, and white/other households. In each household selected for interviewing, one member aged 18 or older, who had helped select this as a place for himself or herself to live, was interviewed.

### A. Sample Sizes

During the planning phase of this Study, it was agreed that the number of complete and usable interviews for analysis should be in the range of 900 to 1,000, with the largest share of the interviews being devoted to minority households. Since the County Council was interested primarily in residential segregation among black households, and because blacks constitute the largest minority in the County (in the vicinity of seven percent of the County's population), it was agreed that about half the total number of interviews should be allocated to the black sample (450 to 500 interviews). Given the anticipated difficulties of reaching Hispanic households for interviewing, and the fact that the Hispanic population of the County is considerably smaller than the black population (estimated to be around four percent), a target number of 180 to 200 Hispanic interviews was set. The remaining 270 to 300 interviews were reserved for whites/others households.

Actual sample sizes turned out as follows. There were 948 completed interviews altogether, of which 467 were with respondents in black households, 165 with respondents in Hispanic or Spanish-surnamed households, and 316 with respondents in white/other households (including seven in Asian households). When the race/ethnicity of the respondent alone is considered, there were 466 interviews with black respondents, 163 with Hispanic respondents, and 319 with white and other respondents.\*

### B. Data Sources for Sampling

Two County agencies provided the bulk of the data and assistance used in sampling: the Human Relations Commission and the Office of Landlord-Tenant Affairs. The Human Relations Commission's Real Estate Reporting Requirements file was the source of data on occupancy of rental complexes by race/ethnicity, which served as guidelines for deciding which rental complexes (primary sampling units) should be included in the survey. The Office of Landlord-Tenant Affairs provided access to the License File of rental facilities licensed by Montgomery County, so that systematic random samples of rental units or households (the primary sampling units) could be drawn from the rental complexes selected for inclusion. (For each rental facility the License File contains a listing of all rental units within the facility.) The Office of Landlord-Tenant Affairs also served as liaison between this Study and the managements or owners of the rental complexes it licenses, from whom additional in-

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\*A household was classified as black if any member was known to be black, and Hispanic if any member was known to be Hispanic or Spanish-surnamed. Respondents were classified according to their (apparent) race/ethnicity. In only three households in this survey was the race/ethnicity of the respondent known to be different from the household race/ethnicity.

formation on racial composition was requested. The County's Office of Community Development provided a similar liaison function between this Study and the managements of rental complexes in the incorporated areas of the County, where the Office of Landlord-Tenant Affairs and the Human Relations Commission lack jurisdiction.

### C. Sampling Frame: Characteristics and Limitations

The sampling frame for the Minority Housing Study is derived primarily from data on file at the Human Relations Commission of Montgomery County. With a few modifications, the sampling frame for this Study consists of the set of rental complexes for which occupancy data by race/ethnicity were submitted to the Human Relations Commission for either the quarterly reporting period ending on August 31, 1978, or the period ending on November 30, 1978, under the Real Estate Reporting Requirements, discussed in the next paragraph.

The Real Estate Reporting Requirements were adopted by the Montgomery County Council on January 29, 1974, to enable the Human Relations Commission to monitor and enforce compliance with the County's Fair Housing Law, which forbids discrimination in the sale or rental of housing on the basis of race, color, or national origin. In accordance with these Requirements, owners or managers of twenty-five or more rental units in one or more buildings in the County are required to submit quarterly reports to the Human Relations Commission listing, among other things, the number of rental units in their rental facilities which are occupied by blacks, Spanish-surnamed or Hispanic tenants, and whites and "others."\* Owners or managers of such facilities are requested to identify the race/ethnicity of their tenants by visual inspection or judgement, or from personal knowledge, without asking the tenants themselves. The Reporting Requirements became effective on September 1, 1974, and remained in effect until April 26, 1977, when the Circuit Court of Montgomery County ruled them invalid. The County appealed this decision; and on May 23, 1978, the Maryland Court of Appeals reversed the lower court decision and upheld the constitutionality of the Reporting Requirements. The Human Relations Commission resumed enforcement of the Requirements on May 31, 1979.

The set of rental complexes for which occupancy data by race had been submitted for the August or November, 1978, reporting periods included a total of 177 rental facilities, and accounted for approximately 41,000 rental units in the County. Sixteen of the facilities are located in the incorporated areas of Gaithersburg, Rockville, and Takoma Park, over which the Human Relations Commission lacks jurisdiction. The 161 rental complexes reported on which fall within the jurisdiction of the Reporting Requirements constitute approximately 88 percent of the universe of such complexes (currently estimated at 183 facilities\*\*).

By prior agreement with Human Relations Commission and Office of Community Development staff, the following categories of rental complexes were excluded from the sampling frame: short-term/temporary occupancy facilities, senior citizen or retirement complexes, church-sponsored complexes, and rental complexes in which pretesting had been conducted or attempted. A total of fourteen rental complexes, comprising approximately 1,770 rental units, were thereby eliminated from consideration. This left a total of 163 rental facilities, from which 71 were ultimately selected, in which to sample one or more of the racial strata included in this Study. An additional six rental facilities

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\*For reporting purposes, the term "others" refers to Asians, Middle Easterners, and other non-black and non-Hispanic minorities.

\*\*Human Relations Commission staff regard this figure as a conservative estimate of the true total, which is currently being reassessed.

were selected from the three incorporated areas of Gaithersburg, Rockville, and Takoma Park, and from among complexes where management had failed to submit occupancy reports in accordance with the Real Estate Reporting Requirements. Altogether 77 rental complexes were sampled for this Study.

The 71 rental complexes selected from the Human Relations Commission file were chosen in the following manner. For each racial stratum, the first step was to array all 163 rental complexes eligible for sampling according to the number of units occupied by households of that racial/ethnic stratum, from the largest to the fewest such occupied units. These distributions were carefully inspected and cumulative percentages calculated, indicating the percentage of the entire stratum accounted for by various combinations of rental complexes. The second step involved arraying all 163 rental complexes, again separately for each stratum, according to the percentage of all units per complex occupied by households of the racial/ethnic stratum in question. From these arrays a set of complexes for each stratum was selected from which it was expected that samples representative of both population and contextual characteristics could be drawn.\*

Several limitations and deficiencies in the Real Estate Reporting Requirements file made this source less than ideal as a sampling frame, and necessitated expanding it to include additional rental facilities. First of all, managers or owners of rental complexes in the incorporated municipalities within the County are exempt from the Reporting Requirements. The incorporated areas of the County include, among others, the cities of Gaithersburg, Rockville, and Takoma Park, which in 1976 accounted for some 68 rental facilities of twenty-five or more units and close to 12,000 rental units.\*\* Although managers of several rental complexes in these municipalities have submitted occupancy data by race/ethnicity on a voluntary basis over the years, there is no requirement that they do so; and there has been no known systematic record-keeping of occupancy by race in those rental facilities in incorporated areas which do not and never have submitted such data to the Human Relations Commission.

A second limitation in this data source is the fact that the information on occupancy by race is not collected from managers or owners of rental facilities with fewer than 25 rental units. This limitation turned out not to be very serious, however. Calculations based on data available through the County's Office of Housing and Office of Landlord-Tenant Affairs suggest that the number of rental units in rental facilities containing two to 25 units is very small relative to the number of units in facilities of 25 or more units. An estimated 2,000 rental units fall in this category, constituting no more than approximately two to four percent of all rental units in the County.

The third and most serious limitation in the occupancy data on file is the fact that it is both incomplete and in at least some cases inaccurate with respect to the rental facilities which fall within the purview of the Real Estate Reporting Requirements. Reporting of occupancy data by race/ethnicity has never been popular with managements and owners of rental complexes; and over the years many have failed to report altogether or have supplied information that was known or presumed to be inaccurate. While reinstatement of the Reporting Requirements may have resulted in a somewhat higher reporting rate, the data on file as of August and November, 1978, were

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\*Tables 1-6 at the conclusion of this Appendix compare sampling frame characteristics with the actual samples obtained for each racial stratum.

\*\*These figures are derived from data on rental facilities presented in the County's Office of Housing publication entitled An Analysis of New and Existing Rental Projects in Montgomery County, Maryland (August, 1976), which is now out-of-date.

not necessarily more accurate than previously: the lapse of more than one year caught many managements without the records necessary for accurate reporting.

#### D. Sampling Strategy and Logistics

While the occupancy data on file under the Real Estate Reporting Requirements could serve as a general guide to which rental complexes should be sampled, these data could not in and of themselves pinpoint the exact locations of minority households for interviewing. During the planning phase of this Study, it was decided that, in view of budgetary constraints, it would be necessary to secure the cooperation of managements if requisite numbers of minority households were to be located and interviewers matched to households on the basis of race and language background. (While it would certainly have been possible, on a probability basis, to obtain a random sample of white households in the County without going through management, it was obvious that, short of a massive and very costly screening effort, it would be very difficult, if not impossible, to locate adequate numbers of black and Hispanic households, especially in dispersed settings, without obtaining the assistance of managements.) Therefore, the decision was made to request information on the exact locations of minority households from management, where feasible. In cases where the racial composition of the rental complexes selected for inclusion in the survey was known with near certainty to consist entirely of one race, it was clearly unnecessary to approach management; and in most such cases, management was not contacted prior to interviewing.

Because of the sensitivity of the subject matter of this survey, it was anticipated that some managements might be unwilling or unable to provide the racial occupancy data requested for matching purposes. To avoid unnecessarily antagonizing managements, it was decided not to approach those managements considered likely to refuse. It was also decided that information on current occupancy by race should be sought for more rental complexes than deemed necessary to include in the survey, in the expectation that some managements would decline to cooperate.

At the end of September, 1968, the Office of Landlord-Tenant Affairs sent letters to 38 managers or owners of 60 rental facilities, requesting their assistance in the provision of occupancy data for matching purposes.\* Simultaneously letters were sent from the Office of Community Development to the managements or resident managers of an additional fourteen rental facilities in the incorporated areas of Gaithersburg, Rockville, and Takoma Park.

Management response indicated that some modifications in the sampling strategy would have to be made. While the overwhelming majority of managements were cooperative and did supply the information requested for matching, the managements of several key complexes declined to participate; and the information that was provided often was at variance with occupancy data on file with the Human Relations Commission. Thus, in November, a second wave of letters was sent from the Office of Landlord-Tenant Affairs to the managers of an additional ten rental facilities, requesting their assistance.

A summary of the outcomes where managements were not contacted, or where they refused or were reluctant to participate, is provided below.

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\*A copy of the letter sent from the Office of Landlord-Tenant Affairs to managers/owners is included in this Appendix.

1. Facilities where managements/owners were not approached or contacted.

Managements of several rental complexes originally proposed for inclusion in this survey were not contacted because it was believed they would refuse to cooperate and/or might be openly hostile toward the Study. Ten of these complexes are located in Silver Spring, nine in the Bethesda-Chevy Chase area, seven in the Wheaton area, and four in the unincorporated areas of Rockville. All of these facilities are estimated to be predominantly or almost all white/other - occupied. Interviewing was conducted in ten of these facilities, yielding a total of 50 whites/others interviews, two Hispanic interviews, and one black interview.

The managements of five rental complexes were not approached because available data indicated that all or almost all occupied units were of one race. A total of fifteen white respondents and eleven black respondents were interviewed in these complexes. Two other rental facilities considered essential to the survey were not originally sent letters because of internal management difficulties they were experiencing. After a screening approach had been tried (not very successfully), the management of one of these facilities, when contacted in person, agreed to participate and provided partial occupancy data for matching purposes.

2. Facilities where managements/owners declined or were reluctant to participate.

Of the 38 managements/owners initially sent letters from the Office of Landlord-Tenant Affairs, two refused to participate (for a total of six different rental facilities), and three others expressed reluctance to a degree that the rental facilities in question were eliminated from further consideration. No interviewing was done in these facilities. One resident manager refused participation, although the management had given permission for the complex to be included in the survey. Four interviews were obtained at this facility. Another management agreed to permit interviewers into the facility, but would provide no racial occupancy data for matching. Because this complex was considered crucial to the survey, a screening technique was developed which enabled interviewers to be matched to respondents on the basis of race. From the second wave of letters sent by the Office of Landlord-Tenant Affairs, there were two refusals, two reluctant participants, three willing participants (and three managements were not followed up).

In the incorporated areas of Gaithersburg, Rockville, and Takoma Park, there were several refusals on the basis that occupancy data were not kept by race (as it is not required by law); and the management of two facilities refused because a similar study had recently been conducted in the facilities in question. No interviewing was conducted in any of these facilities. Of the complexes where management was willing to participate and supply information for matching by race, four were heavily black (three in Takoma Park and one in Rockville), while the fifth was a racially mixed facility in Gaithersburg. A total of 31 black interviews and 10 white interviews were conducted in these facilities.

In summary, 25 (or one-third) of the 77 rental complexes included in this Study were sampled independently of management altogether, which is to say, without the benefit of data other than occupancy statistics on file with the Commission, for a total of 134 interviews (17 Hispanic, 33 black, and 84 white/other). For two of these complexes (in which two Hispanic and four white/other interviews were obtained) no racial occupancy data had been provided by any source. Additionally, 21 black interviews were obtained in two rental complexes where a random sample of units was screened for race of household, and nine white/other interviews were obtained at one rental complex in this fashion.

## E. Biases in Sampling: A Summary

### 1. Sources of Bias or Error in the Selection of Rental Complexes (primary sampling units).

The discussion on the previous pages illustrates the type of difficulties that were involved in selecting rental complexes for inclusion in this survey. Given the various gaps in the sampling frame to begin with, and the obstacles encountered in obtaining data from managements, it is impossible to estimate the degree of bias in the selection of primary sampling units.

Furthermore, as interviewing got underway, the inadequacies and inaccuracies of the data provided by managements became increasingly apparent. In virtually every rental complex for which management had provided occupancy data by race, as requested, at least one rental unit with which an interviewer had personal contact had been misidentified racially (e.g., the unit was supposed to be black-occupied, but turned out to be occupied by a white household). The source of this problem was twofold. First, in most cases, there was a time lag between the date and the occupancy information was furnished by management and the date that interviewers were deployed. In the interim, turnover could have occurred (e.g., a white household might have moved into a unit previously occupied by a black household). While this was undoubtedly true in some instances, a more likely explanation is that managements or resident managers were uncertain of the exact occupancy characteristics of their rental complexes. In fact, when contacted in person, many managers or resident managers said they were unsure about the race of their tenants, and indicated they had particular difficulty identifying Hispanic households.\*

### 2. Sources of Bias or Error in the Selection of Households for interviewing (secondary sampling units).

There was considerably less bias in the selection of households to be interviewed than in the selection of rental complexes, because the principle of drawing systematic random samples (with a random start) was employed and adhered to in almost all cases. If management provided actual occupancy data by race, it was possible (using the License File at the Office of Landlord-Tenant Affairs, or a listing of all rental units provided by managements in incorporated areas) to divide the units in the entire rental facility into three racial strata and then to select a systematic random sample from each stratum in which it was desired to obtain interviews. If current occupancy data by race had not been provided by management, again, using the License File, it was possible to draw a systematic random sample of all rental units in the complex. (For the latter situation, when an interviewer encountered a household of the "wrong" race, a referral could be made to an interviewer who would be correctly matched with the household.) In fact, these were the techniques used to sample households.

The principle of systematic random sampling of rental units or households was used except in some cases where non-Hispanic households had been identified by management as completely non-English speaking. These units were eliminated from consideration, and a systematic random sample taken of the remaining units. To some extent, then, the black and white/other samples may contain somewhat fewer non-English speaking

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\*Unfortunately, Hispanic interviewers did not keep systematic track of misidentified units, in part because misidentification occurred so frequently. In some complexes they found as many as half or more of the units designated by management as Hispanic not to be so in fact.

households than would have been included on a strict probability basis. Additionally, in a very few cases, interviewers made substitutions in the households assigned for interviewing. The Hispanic sample, however, did contain 21 households selected by a quota sampling method, because the high misidentification rate (by management) made it virtually impossible to obtain requisite numbers of Hispanic respondents for this survey otherwise.

TABLE 1  
HISPANIC OCCUPANCY  
(SIZE CRITERION)

Number of Hispanic-Occu- pied Units in Complex	Sampling Frame (HRC Data)			Hispanic Sample		
	Complexes (N)	Total Units (N)	Percent of All Units	Complexes Sampled (N)	Units Sampled (N)	Percent of All Units Sampled
100 or more	4	595	24.0	3	32	19.9
90 - 99	--	--	--	--	--	--
80 - 89	1	82	3.3	--	--	--
70 - 79	--	--	--	--	--	--
60 - 69	1	60	2.4	1	11	6.8
50 - 59	2	105	4.2	--	--	--
40 - 49	5	214	8.6	--	--	--
30 - 39	11	363	14.6	3	16	9.9
20 - 29	12	266	10.7	5	23	14.3
10 - 19	30	403	16.2	10	54	33.5
1 - 9	88	395	16.0	9	25	15.5
(None)	(23)	--	--	--	--	--
(Unknown)	--	--	--	(2)	(2)	?
Total	177	2,483	100.0	33	163	99.9

Data were current as of August to December, 1978.

TABLE 2  
BLACK OCCUPANCY  
(SIZE CRITERION)

Number of Black-Occupied Units in Complex	Sampling Frame (HRC Data)			Black Sample		
	Complexes (N)	Total Units (N)	Percent of All Units	Complexes Sampled (N)	Units Sampled (N)	Percent of All Units Sampled
500 or more	1	519	8.3	1	48	10.3
300 - 499	--	--	--	--	--	--
200 - 299	3	728	11.7	2	29	6.2
100 - 199	10	1,257	20.2	7	104	22.3
80 - 99	11	940	15.1	7	66	14.2
60 - 79	8	569	9.1	2	19	4.1
40 - 59	18	918	14.7	13	102	21.9
20 - 39	27	739	11.9	12	79	17.0
10 - 19	20	305	4.9	1	5	1.1
1 - 9	53	249	4.0	4	14	3.0
(None)	(26)	--	--	--	--	--
Total	177	6,224	99.9	49	466	100.1

Data were current as of August to December, 1978.

TABLE 3  
WHITE/OTHER OCCUPANCY  
(SIZE CRITERION)

Number of White/ Other-Occupied Units in Complex	Sampling Frame (HRC Data)			White/Other Sample		
	Complexes (N)	Total Units (N)	Percent of All Units	Complexes Sampled (N)	Units Sampled (N)	Percent of All Units Sampled
1,000 or more	2	2,038	6.3	1	9	2.9
900 - 999	1	945	2.9	1	7	2.2
800 - 899	--	--	--	--	--	--
600 - 799	3	1,908	5.9	2	16	5.1
500 - 599	7	3,772	11.7	6	45	14.3
400 - 499	8	3,610	11.2	4	22	7.0
300 - 399	14	4,899	15.2	11	65	20.6
200 - 299	23	5,866	18.2	11	65	20.6
100 - 199	39	5,693	17.7	11	52	16.5
1 - 99	78	3,504	10.9	7	34	10.8
(None)	(2)	--	--	--	--	--
(Unknown)	--	--	--	(2)	(4)	?
Total	177	32,235	100.0	56	319	100.0

Data were current as of August to December, 1978.

TABLE 4  
HISPANIC OCCUPANCY  
(CONTEXTUAL CRITERION)

Percent of Units in Complex Occu- pied by Hispanic Households	Sampling Frame (HRC Data)			Hispanic Sample		
	Complexes (N)	Total Units (N)	Percent of All Units	Complexes Sampled (N)	Units Sampled (N)	Percent of All Units Sampled
100%	--	--	--	--	--	--
90 - 99%	--	--	--	--	--	--
80 - 89%	--	--	--	--	--	--
70 - 79%	--	--	--	--	--	--
60 - 69%	--	--	--	--	--	--
50 - 59%	1	144	5.8	1	12	7.5
40 - 49%	3	72	2.9	1	12	7.5
30 - 39%	5	171	6.9	--	--	--
20 - 29%	8	431	17.4	3	19	11.8
10 - 19%	20	607	24.5	4	25	15.5
Less than 10%	140	1,058	42.6	22	93	57.8
(Unknown)	--	--	--	(2)	(2)	?
Total	177	2,483	100.1	33	163	100.1

Date were current as of August to December, 1978.

TABLE 5  
BLACK OCCUPANCY  
(CONTEXTUAL CRITERION)

Percent of Units in Complex Occu- pied by Black Households	Sampling Frame (HRC Data)			Black Sample		
	Complexes (N)	Total Units (N)	Percent of All Units	Complexes Sampled (N)	Units Sampled (N)	Percent of All Units Sampled
100%	2	155	2.5	1	11	2.4
90 - 99%	7	623	10.0	5	57	12.2
80 - 89%	4	353	5.7	4	38	8.2
70 - 79%	1	33	.5	2	11	2.4
60 - 69%	4	463	7.4	2	27	5.8
50 - 59%	2	616	9.9	2	56	12.0
40 - 49%	4	155	2.5	1	5	1.1
30 - 39%	8	948	15.2	3	28	6.0
20 - 29%	21	827	13.3	6	81	17.4
10 - 19%	29	1,251	20.1	9	68	14.6
Less than 10%	95	800	12.9	14	84	18.0
Total	177	6,224	100.0	49	466	100.1

Data were current as of August to December, 1978.

TABLE 6  
WHITE/OTHER OCCUPANCY  
(CONTEXTUAL CRITERION)

Percent of Units in Complex Occu- pied by White/ Other Households	Sampling Frame (HRC Data)			White/Other Sample		
	Complexes (N)	Total Units (N)	Percent of All Units	Complexes Sampled (N)	Units Sampled (N)	Percent of All Units Sampled
100%	7	408	1.3	1	3	1.0
90 - 99%	60	13,430	41.7	29	141	44.8
80 - 89%	39	10,022	31.1	11	69	21.9
70 - 79%	20	3,955	12.3	7	42	13.3
60 - 69%	16	2,911	9.0	5	43	13.7
50 - 59%	7	406	1.3	2	11	3.4
40 - 49%	4	356	1.1	--	--	--
30 - 39%	5	279	.9	2	6	1.9
20 - 29%	5	405	1.3	--	--	--
10 - 19%	2	18	--	--	--	--
Less than 10%	10	45	.1	--	--	--
(Unknown)	--	--	--	(1)	(4)	?
Total	177	32,235	100.1	56	319	100.0

Date were current as of August to December, 1978.

APPENDIX B:

1. Race and Ethnicity: Definitions and Instructions
2. Letter of Introduction to Prospective Respondents
3. Call Record Sheet
4. Screening Procedure: English Version, Spanish Version
5. Housing Survey (Questionnaire): English Version, Spanish Version

## RACE AND ETHNICITY

The racial/ethnic designations used for this survey are those used by H.E.W. to collect information on the racial backgrounds of school children for civil rights purposes. They are as follows:

Hispanic or Spanish-surnamed: A person of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin - regardless of race.

Black (not of Hispanic origin): A person having origins in any of the Black racial groups of Africa.

Asian or Pacific Islander: A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Pacific Islands. This area includes, for example, China, Japan, Korea, the Philippine Islands, and Samoa.

American Indian or Alaskan Native: A person having origins in any of the original peoples of North America.

White (not of Hispanic origin): A person having origins in any of the original peoples of Europe, North Africa, the Middle East, or the Indian subcontinent.

For this survey, we are relying in large part on the managers and resident managers of the rental complexes in which we sample households for the racial/ethnic designations. We have asked for separate listings of Black households and Hispanic or Spanish-surnamed households, so that we may match interviewers to households which have been labeled as Black or Hispanic/Spanish-surnamed. We have not, however, asked for a further breakdown of the remaining households into Asian, American Indian, and White households. For purposes of analysis, the households which are neither Black nor Hispanic/Spanish-surnamed will be considered as one group, called "White and Other." Therefore, it is quite likely that White interviewers will on occasion be interviewing households which are Asian or American Indian.

Because you will be interviewing individuals rather than whole households, the person you interview may be of a race/ethnicity other than what you anticipated. Therefore, you are asked to designate the race/ethnicity of both the respondent and the household. For the respondent, you will be the best judge. For the household race/ethnicity, you should use the management's designation unless it is obviously incorrect, in which case you will have to judge the race/ethnicity of the household as best you can. If the household is racially mixed (where the husband and wife, or adult members, are of differing racial/ethnic backgrounds), classify the household according to the race/ethnicity of the non-White (as defined above) member(s). If you are uncertain as to whether a household should be classified as Hispanic/Spanish-surnamed, check the name on the mailbox or door. You should be reasonably certain of the race/ethnicity of the household before beginning the interview, because some questions are asked of households of specified racial/ethnic backgrounds. If you are clearly mismatched to the household to which you have been assigned, do not interview that household and report this to the office.

HOUSING SURVEY • 7308 Meadow Lane • Chevy Chase, Maryland 20015 • 652-3558

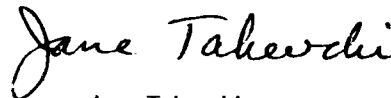
Dear Montgomery County Resident:

Montgomery County is conducting a survey to find out how County residents decide where they are going to live, how satisfied they are with their choices, and what makes them move. The information collected will help the County plan housing programs that will serve the needs of the people who live in this area.

Your household has been selected at random to be interviewed for this survey. Within the next week or two, the person whose name appears below may be contacting you for an interview. Your answers will be kept strictly confidential, and will not be released or given to others for any purpose. It will not be possible to identify what you or anyone else has said in any final report.

We hope that you or an adult in your household will be willing to participate in this survey. If you have any questions about the survey, please feel free to call Harriette and John McAdoo of MAC Research Associates (596-4451 or 596-5212), Jane Takeuchi (652-3558), or Sylvia Anderson (829-1339). For questions about the County's role in the survey, please call Harold Black, Senior Planner, Office of Community Development (279-1325).

Sincerely yours,



Jane Takeuchi  
Project Manager

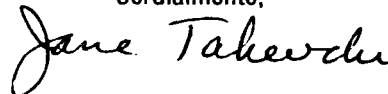
Estimado residente del Condado de Montgomery:

El Condado de Montgomery esta haciendo una encuesta para averiguar como deciden los residentes de éste Condado donde van a vivir, que grado de satisfacción tienen en haber elegido su residencia, y que es lo que les motiva a que se muden. Esta información ayudará al Condado a formular programas de vivienda de manera que llene las necesidades de las personas que viven en el área.

Su familia ha sido elegida para una entrevista. Dentro de una semana o dos, la persona cuyo nombre aparece al pie de ésta carta se pondrá en contacto con Ud. para hacerle la entrevista. Sus respuestas se mantendrán estrictamente confidenciales, y no se dara esta información a nadie bajo ninguna circunstancia. Además, nó será posible que sus respuestas o las de cualquier entrevistado sean identificadas en el reporte final.

Esperamos que Ud. ú otro miembro adulto en su familia pueda colaborar y participar en ésta encuesta. Si Ud. tiene preguntas acerca de este proyecto, no dude en llamar a Harriette and John McAdoo de MAC Research Associates (596-4451 ó 596-5212), Jane Takeuchi (652-3558), o Sylvia Anderson (829-1339). Para preguntas sobre la participación del Condado, por favor llame a Harold Black, Oficina del Desarrollo de la Comunidad (279-1325).

Cordialmente,



Jane Takeuchi  
Jefa del Proyecto

Interviewer's Name (Nombre del entrevistador) \_\_\_\_\_

# HOUSING SURVEY

## CALL RECORD SHEET

### To Be Completed by the Office:

1. Interviewer's Name \_\_\_\_\_ ID # \_\_\_\_\_
2. Address of unit to be interviewed:  
 Name of rental complex \_\_\_\_\_ Code # \_\_\_\_\_  
 Street address of unit \_\_\_\_\_ Apt. # \_\_\_\_\_  
 City/Town \_\_\_\_\_ Zip Code \_\_\_\_\_
3. Case Number \_\_\_\_\_
4. Is the designated unit in the sample or an alternate? (Circle one.)  
 (1) Sample (2) Alternate

### To the Interviewer:

Each attempt to obtain an interview at the unit designated above should be recorded on this sheet. Enter the date, the time (and circle A.M. or P.M.), and the outcome (using the code below) for each contact you make with this unit. Do not return if you have been refused by a potential respondent, or if the interview has been broken off and the respondent does not consent to completing the interview at another time. If a suitable respondent is not available to be interviewed at the time you arrive, find out when such a person will be available and try to return at that time.

If you obtain a partial or complete interview at this unit, attach this call record sheet to the interview schedule for this unit and submit them together. Otherwise, submit this call record sheet when you have completed your call-backs for this unit.

### CALL RECORD

<u>Contact Number</u>	<u>Date</u>	<u>Time</u>	<u>Outcome</u>
1	/ / 78	A.M. P.M.	
2	/ / 78	A.M. P.M.	
3	/ / 78	A.M. P.M.	
4	/ / 78	A.M. P.M.	

- Outcome Code:
- |  |                                    |
|--|------------------------------------|
| 1 No one at home                               | 2 No suitable respondent available |
| 3 Made appointment to return                   | 4 Refusal                          |
| 5 Interview begun but broken off by respondent |                                    |
| 6 Interview completed                          |                                    |

## HOUSING SURVEY

### SCREENING PROCEDURE

YOU ARE TO OBTAIN AN INTERVIEW WITH AN ADULT AGED 18 OR OVER WHO LIVES IN THE DESIGNATED UNIT AND WHO CHOSE OR HELPED TO CHOOSE THIS UNIT AS A PLACE TO LIVE FOR HIMSELF/HERSELF (AND OTHERS LIVING HERE).

GO TO DESIGNATED UNIT. IF CHILD UNDER AGE 18 ANSWERS THE DOOR, ASK TO SPEAK WITH AN ADULT. IF NO ADULT IS AVAILABLE, ASK WHEN SOMEONE WILL BE HOME AND SAY YOU WILL RETURN.

IF AN ADULT ANSWERS THE DOOR, OR IS SENT TO THE DOOR, MENTION THE LETTER, AND MAKE THE FOLLOWING STATEMENT, OR ADAPTATION OF IT, AS THE CIRCUMSTANCES WARRANT:

Hello. My name is \_\_\_\_\_. Montgomery County is conducting a housing survey. I'm one of the interviewers. We are interested in finding out how people decide where they're going to live, how satisfied they are with their choices, and what makes them move. The information we collect will help the County plan housing programs that will serve the needs of the people who live in this area. (YOU MAY ADD THE FOLLOWING STATEMENT.) We want to find out what their families are like, what their housing needs are, and whether they've had any problems finding the kind of housing they want.

ASK WHETHER THIS INDIVIDUAL WOULD BE WILLING TO BE INTERVIEWED, AND WHETHER THIS IS A CONVENIENT TIME. IF THE PERSON FIRMLY REFUSES, DO NOT INSIST AND DO NOT RETURN TO THIS UNIT; SAY YOU ARE SORRY TO HAVE BOTHERED HIM/HER AND LEAVE. IF THIS IS AN INCONVENIENT TIME, FIND OUT WHEN WOULD BE A GOOD TIME AND SAY THAT YOU PLAN TO RETURN; BUT COMPLETE THE SCREENING PROCESS (QUESTIONS 1-3) NOW. (MAKE ADJUSTMENTS IN THESE REMARKS TO MAKE THE INDIVIDUAL FEEL COMFORTABLE AND NOT THREATENED. DO NOT SETTLE INTO AN INTERVIEWING SITUATION UNTIL YOU HAVE SCREENED THE INDIVIDUAL AND MADE SURE HE/SHE IS AN APPROPRIATE RESPONDENT.)

1. Do you live in this (apartment/townhouse)? (CIRCLE ONE.)

(1) YES                      (2) NO                      /GO TO 3./

2. (IF "YES") Did you choose, or help choose, this (apartment/townhouse) as a place to live for yourself? (CIRCLE ONE.)

(1) YES                      /ASK FOR AN INTERVIEW. IF THIS IS NOT A GOOD TIME, MAKE AN APPOINTMENT.

(2) NO                      /GO TO 3./

3. Is there an adult at home now who lives in this (apartment/townhouse) and who chose or helped to choose this as his or her home? (CIRCLE ONE.)

(1) YES                      /ASK TO SPEAK WITH THAT INDIVIDUAL AND REPEAT INTRODUCTORY REMARKS, MAKING AN APPOINTMENT TO RETURN IF NECESSARY.

(2) NO                      /FIND OUT WHEN SUCH A PERSON WILL BE HOME AND SAY YOU WILL RETURN.

WHATEVER THE OUTCOME AT THIS POINT, BE SURE TO RECORD THIS CONTACT ON YOUR CALL RECORD SHEET FOR THIS UNIT.

## HOUSING SURVEY

### SCREENING PROCEDURE

YOU ARE TO OBTAIN AN INTERVIEW WITH AN ADULT AGED 18 OR OVER WHO LIVES IN THE DESIGNATED UNIT AND WHO CHOSE OR HELPED TO CHOOSE THIS UNIT AS A PLACE TO LIVE FOR HIMSELF/HERSELF (AND OTHERS LIVING HERE).

GO TO DESIGNATED UNIT. IF CHILD UNDER AGE 18 ANSWERS THE DOOR, ASK TO SPEAK WITH AN ADULT. IF NO ADULT IS AVAILABLE, ASK WHEN SOMEONE WILL BE HOME AND SAY YOU WILL RETURN.

IF AN ADULT ANSWERS THE DOOR, OR IS SENT TO THE DOOR, MENTION THE LETTER, AND MAKE THE FOLLOWING STATEMENT, OR ADAPTATION OF IT, AS THE CIRCUMSTANCES WARRANT:

¿Cómo esta? Me llamo \_\_\_\_\_

Estamos haciendo una encuesta en el Condado de Montgomery referente a vivienda. Yo soy uno de los entrevistadores. Mediante este estudio queremos averiguar la forma en que individuos y familias deciden donde van a vivir, si están satisfechos donde viven y que les hace cambiar de residencia. Esta información ayudará al Condado a hacer sus planes en cuanto a vivienda se refiere de manera que llene las necesidades de las personas que residen en el área.

PREGUNTE SI EL INDIVIDUO ESTA DISPUESTO A SER ENTREVISTADO Y SI ESTE ES EL MOMENTO CONVENIENTE. SI EL INDIVIDUO REHUSA FIRMEMENTE, NO INSISTA Y NO REGRESE A ESTE APARTAMENTO. DIGA QUE UD. LAMENTA HABER MOLESTADO A LA PERSONA. SI AHORA NO ES CONVENIENTE AVERIGUE CUANDO SERIA CONVENIENTE Y EXPRESE QUE UD. PIENSA REGRESAR, PERO COMPLETE LAS PREGUNTAS DEL 1 al 3 AHORA. (HAGA CUALQUIER AJUSTE NECESARIO PARA QUE EL INDIVIDUO SE SIENTA MEJOR Y NO AMENAZADO POR LA ENTREVISTA Y NO HAGA LA ENTREVISTA HASTA QUE ENCUENTRE A LA PERSONA APROPIADA.

1. ¿Vive Ud. en ésta residencia? (MARQUE UNO)

(1) SI (2) NO PASE A 3

2. (SI LA RESPUESTA ES AFIRMATIVA) ¿Escogió Ud. o ayudó a escoger esta vivienda para que Ud. o su familia residan? (MARQUE UNO)

(1) SI PREGUNTE SI AHORA PUEDE HACER LA ENTREVISTA, SINO  
PREGUNTE CUANDO PUEDE VOLVER.

(2) NO PASE A 3

3. ¿Hay alguna persona adulta que viva en éste apartamento? Sobre todo si él/ella ayudó a elegir esta vivienda.

(1) SI PIDA HABLAR CON ESA PERSONA Y REPITA SU INTRODUCCION. SI ES NECESARIO VOLVER HAGA UNA CITA

(2) NO PREGUNTE CUANDO ESTARA ESA PERSONA EN LA CASA Y DIGA QUE VA A VOLVER.

CUALQUIERA QUE SEA EL RESULTADO HASTA AHORA, ASEGURESE DE ANOTAR EN LA PAGINA APROPIADA DE RECORDOS DE ESTA VIVIENDA.

## HOUSING SURVEY

TRY TO FIND A QUIET PLACE, WHERE YOU CAN BE ALONE WITH THE RESPONDENT.

► RECORD YOUR STARTING TIME AND CIRCLE A.M. OR P.M.

STARTING TIME: \_\_\_\_\_ A.M. P.M.

► BEFORE YOU BEGIN, MAKE THIS STATEMENT (OR AN APPROPRIATE VARIATION OF IT):

Your answers will be kept strictly confidential and will not be released or disclosed to others for any purpose. It will not be possible to identify what you or anyone else has said in any final report.

► COMPLETE THESE QUESTIONS:

- (a) ENTER CASE NUMBER FROM CALL RECORD SHEET: \_\_\_\_\_
- (b) ENTER RENTAL COMPLEX CODE # FROM CALL RECORD SHEET: \_\_\_\_\_
- (c) RECORD RESPONDENT'S SEX (CIRCLE ONE). (1) MALE (2) FEMALE
- (d) RECORD RESPONDENT'S RACE (CIRCLE ONE).
  - (1) HISPANIC OR SPANISH-SURNAMED
  - (2) BLACK (NOT OF HISPANIC ORIGIN)
  - (3) ASIAN OR PACIFIC ISLANDER
  - (4) AMERICAN INDIAN OR ALASKAN NATIVE
  - (5) WHITE (NOT OF HISPANIC ORIGIN)
  - (8) DON'T KNOW

\* \* \* \* \*

► BEGIN INTERVIEW.

1. First, would you please tell me how many bedrooms you have in this (apartment/townhouse)? (FIND OUT IF THERE IS ALSO A DEN, AND CIRCLE ONE.)

Card 3

- (1) NONE -- EFFICIENCY
- (2) ONE BEDROOM
- (3) ONE BEDROOM PLUS DEN
- (4) TWO BEDROOMS
- (5) TWO BEDROOMS PLUS DEN
- (6) THREE BEDROOMS
- (7) THREE BEDROOMS PLUS DEN
- (8) FOUR OR MORE BEDROOMS (WITH OR WITHOUT DEN)

5

### HOUSEHOLD COMPOSITION - QUESTIONS 2-8.

2. How many adults aged 18 and over live in this (apartment/townhouse), including yourself? (ENTER TOTAL NUMBER OF ADULTS.) \_\_\_\_\_
3. Do you yourself have any children living here? (CIRCLE ONE.)

6 7

- (1) YES
- (2) NO /GO TO 5./

8

4. (IF "YES") What are their ages? (ENTER EACH AGE MENTIONED.)

Card 3

CHILD NUMBER

AGE

1 \_\_\_\_\_  
2 \_\_\_\_\_  
3 \_\_\_\_\_  
4 \_\_\_\_\_

9 10  
11 12  
13 14  
15 16

5. Are there any other children living here who are under age 18?  
(CIRCLE ONE.)

(1) YES

(2) NO

IF 3. WAS "YES," GO TO 7.  
OTHERWISE GO TO 9.

17

6. (IF "YES") How many of them are . . .

(a) 0 - 4 years old? (ENTER NUMBER.) \_\_\_\_\_

(b) 5 - 17 years old? (ENTER NUMBER.) \_\_\_\_\_

18 19

7. How many of the children living here attend Montgomery County  
Public Schools in grades kindergarten through grade 12?  
(ENTER NUMBER.) \_\_\_\_\_

20 21

8. How many of them attend private or church schools?  
(ENTER NUMBER.) \_\_\_\_\_

22 23

**SATISFACTION LEVEL - QUESTIONS 9-13.**

9. On the whole, how satisfied or dissatisfied are you with your  
present housing situation? Would you say that you are . . . very  
satisfied, satisfied, dissatisfied, or very dissatisfied?  
(CIRCLE ONE.)

(1) VERY SATISFIED

(2) SATISFIED

(3) NEITHER SATISFIED NOR DISSATISFIED

(4) DISSATISFIED

(5) VERY DISSATISFIED

24

10. Is there anything you particularly like about living in this  
(apartment/townhouse) complex? (RECORD VERBATIM.)

25 26

27 28

29 30

11. Is there anything you particularly dislike about living in this (apartment/townhouse) complex? (RECORD VERBATIM.)

Card 3

31 3233 3435 36

12. How do you feel about living in this neighborhood? Would you say that you . . . like it very much, like it, dislike it, or dislike it very much? (CIRCLE ONE.)

- (1) LIKE IT VERY MUCH  
(2) LIKE IT  
(3) NEITHER LIKE NOR DISLIKE IT  
(4) DISLIKE IT  
(5) DISLIKE IT VERY MUCH

37

13. Why do you feel this way? (RECORD VERBATIM.)

38 3940 4142 43

PREVIOUS LOCATION AND REASONS FOR MOVE - QUESTIONS 14-22.

14. How long have you lived in Montgomery County? (GET NUMBER OF YEARS TO THE NEAREST YEAR. IF LESS THAN SIX MONTHS, ENTER "0." CIRCLE "90" ONLY IF R STATES "ALL MY LIFE" AND REFUSES TO GIVE NUMBER OF YEARS.)

\_\_\_\_\_ YEARS (90) ALL MY LIFE

44 45

15. How long have you been living right here in this (apartment/townhouse)? (GET NUMBER OF YEARS TO THE NEAREST YEAR. IF LESS THAN SIX MONTHS, ENTER "0." IF R MENTIONS THE YEAR HE/SHE MOVED IN, ENTER IT.)

\_\_\_\_\_ YEARS SINCE (YEAR): \_\_\_\_\_

46 47

16. Where were you living before you moved into this (apartment/townhouse)? (CLARIFY RESPONSE, CIRCLE ONE, SPECIFY WHERE REQUESTED.)

- (1) MONTGOMERY COUNTY  
(2) PRINCE GEORGE'S COUNTY  
(3) WASHINGTON, D.C.  
(4) NORTHERN VIRGINIA /GO TO 19./  
(5) ELSEWHERE IN MARYLAND /GO TO 19./  
(6) ELSEWHERE IN THE UNITED STATES. SPECIFY STATE OR TERRITORY: \_\_\_\_\_ /GO TO 19./  
(7) OUTSIDE THE UNITED STATES  
SPECIFY COUNTRY: \_\_\_\_\_ /GO TO 19./

4849 50

17. About how far from here is your previous address, would you say?  
(CLARIFY RESPONSE AND CIRCLE ONE.)

(1) THIS BUILDING OR RENTAL COMPLEX	
(2) THIS SAME BLOCK, BUT NOT THIS COMPLEX	<u>/GO TO 19./</u>
(3) THIS NEIGHBORHOOD, BUT NOT THIS COMPLEX	<u>/GO TO 19./</u>
(4) ABOUT ONE MILE FROM HERE	<u>/GO TO 19./</u>
(5) BETWEEN ONE AND FIVE MILES FROM HERE	<u>/GO TO 19./</u>
(6) MORE THAN FIVE MILES FROM HERE	<u>/GO TO 19./</u>
(8) DON'T KNOW	<u>/GO TO 19./</u>

51

18. How many years have you lived in this (apartment/townhouse) complex? (ENTER NUMBER OF YEARS TO THE NEAREST YEAR, USING "0" FOR LESS THAN SIX MONTHS.)

52 53

\_\_\_\_\_ YEARS

19. Were you renting or buying at your previous address? (CIRCLE ONE AND EXPLAIN IF "OTHER.")

(1) RENTING  
(2) BUYING  
(3) OTHER

EXPLAIN: \_\_\_\_\_

54

55

20. Why did you move out of that place? (RECORD VERBATIM AND PROBE IF NECESSARY.)

56 57

58 59

60 61

21. (Which of these/Was this) your most important reason for moving?  
(RECORD VERBATIM.)

62 63

22. Why did you decide to (stay in/move to) Montgomery County rather than live somewhere else in the metropolitan area? (RECORD VERBATIM.)

64 65

66 67

SEARCH BEHAVIOR - QUESTIONS 23-46.

▶ SEE QUESTION 15. IF R MOVED INTO THIS APARTMENT/TOWNHOUSE MORE THAN FIVE YEARS AGO, OR BEFORE 1973, GO TO 31. OTHERWISE, CONTINUE WITH 23.

23. Before (you/your household) decided to take this (apartment/townhouse), did you consider any other places to live? (CIRCLE ONE.)

Card 3

(1) YES      (2) NO      /GO TO 30./

68

24. (IF "YES") About how many different rental complexes did you look into? (ENTER APPROXIMATE NUMBER.) \_\_\_\_\_ COMPLEXES

69    70

25. Can you remember the name(s) and location(s) of (any of) the other rental complex(es) you looked at? (ENTER NAMES AND LOCATIONS.)

COMPLEXES

LOCATION (CITIES/TOWNS OR SUBDIVISIONS)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

71    72

73    74

75    76

26. Did (you/your household) look only at places to rent, or did you consider buying as well? (CIRCLE ONE.)

(1) RENTING ONLY      /GO TO 28./  
(2) CONSIDERED BUYING

77

27. (IF "CONSIDERED BUYING") Why did you decide to rent rather than buy? (RECORD VERBATIM.)

Card 4

\_\_\_\_\_

\_\_\_\_\_

5    6

7    8

9    10

28. While you were looking for a place to rent, were you turned down from renting any (apartment/townhouse) you were interested in? (CIRCLE ONE.)

(1) YES      (2) NO      /GO TO 30./

11

29. (IF "YES") Why were you turned down, in your opinion? (GET REASON, NAME AND LOCATION OF COMPLEX, AND YEAR TURNED DOWN, FOR EACH INCIDENT.)

<u>REASON</u>	<u>COMPLEX NAME AND LOCATION</u>	<u>YEAR</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

12 1314 1516 1718 1920

30. Were there any rental complexes in the County you did not apply to because of . . .

(a) the size of your household? (CIRCLE ONE.)

(1) YES      (2) NO

21

(b) the presence of children in your household?  
(CIRCLE ONE.)

(1) YES      (2) NO

22

(c) any other reason? (CIRCLE ONE AND EXPLAIN IF "YES.")

(1) YES      EXPLAIN: \_\_\_\_\_

23

(2) NO

24 25

▶ ASK EVERYONE QUESTIONS 31-46.

31. How did you get to know about this rental complex before you moved in? (RECORD VERBATIM.)

\_\_\_\_\_

\_\_\_\_\_

26 27

32. Was this the rental complex you particularly wanted to live in?  
(CIRCLE ONE.)

Card 4

(1) YES

(2) NO

28

33. Why did you decide to take this (apartment/townhouse)? (RECORD  
VERBATIM.)

29 3031 3233 34

34. (IF R HAS ALREADY MENTIONED THIS, SAY THAT YOU MUST ASK THE  
QUESTION ANYWAY.) Did anyone from a government agency here in  
Montgomery County help you in finding a place to live? (CIRCLE  
ONE.)

(1) YES

(2) NO

/GO TO 37./35

35. (IF "YES") Do you know the name of the agency which helped you?  
(GET NAME AND LOCATION OF AGENCY, IF RESPONDENT KNOWS.)

36 37

36. What kind of help did you receive? (RECORD VERBATIM AND CLARIFY  
WHETHER THE HELP WAS FINANCIAL, BUT DO NOT PROBE FURTHER.)

38 39

37. Before you moved into this (apartment/townhouse), did you already  
know . . . many people living in this rental complex, a few people,  
one or two people, or no one living in this complex? (CIRCLE ONE.)

(1) MANY PEOPLE

(2) A FEW PEOPLE

(3) ONE OR TWO PEOPLE

(4) NO ONE

40

38. I've already asked this question about the rental complex. Now, how about this neighborhood? Before you moved into this rental complex, did you know . . . many people living in this neighborhood, a few people, one or two people, or no one living in this neighborhood? (CIRCLE ONE.)

- (1) MANY PEOPLE
- (2) A FEW PEOPLE
- (3) ONE OR TWO PEOPLE
- (4) NO ONE

41

39. Before you moved into this (apartment/townhouse) complex, did you have a general idea of the race of the other tenants living in the complex? (CIRCLE ONE.)

- (1) YES
- (2) NO /GO TO 41./
- (9) REFUSED /GO TO 41./
- (0) OTHER SPECIFY: \_\_\_\_\_ /GO TO 41./

42 43

40. (IF "YES") What did you know about the racial composition of this rental complex? (RECORD VERBATIM.)

44 45

41. Now I have some questions about specific features of housing. As I mention each item, I'd like you to rate the importance of that item to (you/your household) in deciding whether or not to take this (apartment/townhouse). Choose a number between one and seven to rate each item. A rating of "one" means that the item was very important, or extremely important to (you/your household), while a rating of "seven" means that the item was not at all important, or not a consideration in deciding about this (apartment/townhouse). (ASK EACH ITEM, AND ENTER THE NUMBER MENTIONED BY R. IF R DOESN'T KNOW, ENTER "8." IF R REFUSES TO RATE AN ITEM, ENTER "9." BEFORE YOU BEGIN, ► HAND R YELLOW CARD, AND BE SURE R UNDERSTANDS THAT "ONE" MEANS VERY IMPORTANT AND "SEVEN" MEANS NOT IMPORTANT AT ALL. RATINGS OF "TWO," "THREE," "FOUR," "FIVE," AND "SIX" ARE IN BETWEEN.

- (a) The (apartment/townhouse) itself -- its size, particular features \_\_\_\_\_
- (b) The size or particular features of this rental complex \_\_\_\_\_
- (c) The condition and upkeep of the rental complex or building - how well the building(s) (is/are) maintained \_\_\_\_\_
- (d) The race of other tenants living in this building or rental complex \_\_\_\_\_

46 47

48 49

(This question continued on next page)

- |   |    |    |
|---|----|----|
| (e) Location convenient to work _____   |    |    |
| (f) Location convenient to shopping _____   | 50 | 51 |
| (g) Location near public schools _____  |    |    |
| (h) Location near friends or relatives _____                                      | 52 | 53 |
| (i) Racial make-up of this neighborhood _____                                     |    |    |
| (j) Location near church or place of worship _____                                | 54 | 55 |
| (k) Location near public transportation _____                                     |    |    |
| (l) Quality or reputation of the public schools children living here attend _____ | 56 | 57 |
| (m) The rent _____  | 58 | 59 |
| (n) The racial make-up of the public schools children in this area attend _____   |    |    |
- ▶ TAKE BACK YELLOW CARD.

▶ IF (n) RECEIVED A RATING OF "ONE" OR "TWO," ASK QUESTION 42. OTHERWISE, GO TO 43.

42. Why do you say that? (RECORD VERBATIM.)

\_\_\_\_\_ 60 61

\_\_\_\_\_

43. Considering what (you/your household) felt you could pay in rent, how much choice did you have as to where you could live in Montgomery County? Did you feel you had . . . a wide range of choices, limited choices, or no choice at all as to where you could rent? (CIRCLE ONE.)

- |   |       |
|---|-------|
| (1) WIDE RANGE OF CHOICES                             |       |
| (2) LIMITED CHOICES                                   |       |
| (3) NO CHOICE AT ALL                                  | 62 63 |
| (8) DON'T KNOW, DID NOT SEARCH, NO BASIS FOR JUDGMENT |       |
| (0) OTHER SPECIFY: _____                              |       |

44. Were there any areas of the County you felt you could not afford to rent in? (CIRCLE ONE.)

- |         |                    |                            |    |
|---------|--------------------|----------------------------|----|
| (1) YES | (2) NO /GO TO 46./ | (8) DON'T KNOW /GO TO 46./ | 64 |
|---------|--------------------|----------------------------|----|

45. (IF "YES") Which areas? (GET NAMES OF TOWNS, CITIES, OR SUB-DIVISIONS. IF STREET NAME OR COMPLEX IS MENTIONED, TRY TO GET NAME OF TOWN OR CITY.)

65 66

\_\_\_\_\_

\_\_\_\_\_

46. The United States Government estimates that a family should be spending no more than about 25% to 30% of its total family income on housing. What proportion of (your/your family's) income goes for rent, would you say? Is it . . . about 25 to 30%, less than 25 to 30%, or more than 25 to 30%? (CIRCLE ONE.)

- (1) ABOUT 25 TO 30%  
 (2) LESS THAN 25 TO 30%  
 (3) MORE THAN 25 TO 30%  
 (8) DON'T KNOW  
 (9) REFUSED

67

- QUESTIONS 47-54 ARE FOR BLACKS AND HISPANICS ONLY. FOR WHITES AND OTHERS, GO TO THE STATEMENT PRECEDING QUESTION 55, AND CONTINUE WITH 55.

ROLE OF RACE/ETHNICITY IN SEARCH BEHAVIOR - BLACKS AND HISPANICS ONLY. QUESTIONS 47-54.

- MAKE THIS STATEMENT: One of the County's concerns is whether race or nationality plays a role in where people decide to live. I'd like to ask you a few questions about this.

47. Was your (race/national background), or the (race/national background) of your household, a factor you took into account when looking for a place to live? (CIRCLE ONE.)

- (1) YES                      (2) NO                      /GO TO 49./

68

48. (IF "YES") In what way, or ways, did your (race/national background) influence your decisions? (RECORD VERBATIM AND PROBE FOR SPECIFIC RESPONSES IF NECESSARY.)

69    7071

49. Were there any areas of the County, or specific rental complexes in the County, that you avoided or did not consider only because of (your/your household's) (race/national background)? (CIRCLE ONE.)

- (1) YES                      (2) NO                      /GO TO 51./

72

50. (IF "YES") Which complexes, or which areas? (GET COMPLEX NAMES, CITIES/TOWNS OR SUBDIVISIONS, AND YEAR AVOIDED, OR AS MUCH OF THIS INFORMATION AS R CAN REMEMBER.)

Card 5

<u>COMPLEXES</u>	<u>CITIES/TOWNS OR SUBDIVISIONS</u>	<u>YEAR</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

5 6  
7 8  
9 10  
11 12  
13

- SEE QUESTION 43. IF RESPONDENT SAID "LIMITED CHOICES" OR "NO CHOICE AT ALL," ASK QUESTION 51. OTHERWISE, GO TO 52.

51. You mentioned a little while ago that the rent you could afford to pay limited your choices in the County. Which would you say was more important in limiting your choices as to where you could live - what you could pay in rent, or (your/your household's) (race/national background)? (CIRCLE ONE.)

- (1) RENT  
(2) RACE/NATIONAL BACKGROUND  
(3) BOTH EQUALLY IMPORTANT - CAN'T CHOOSE  
(8) DON'T KNOW

14

52. Do you believe there are apartment complexes or areas in Montgomery County where people of your (race/national background) might have difficulty renting because of their race or national background? (CIRCLE ONE.)

- (1) YES (2) NO /GO TO 54./ (8) DON'T KNOW /GO TO 54./

15

53. (IF "YES") Which complexes, areas? (GET NAMES OF COMPLEXES AND CITIES, TOWNS OR SUBDIVISIONS.)

<u>COMPLEXES</u>	<u>CITIES/TOWNS OR SUBDIVISIONS</u>
_____	_____
_____	_____
_____	_____

16 17  
18 19  
20 21  
22

54. Would you say the management of this rental complex is . . . very willing, somewhat willing, not very willing, or opposed to renting to persons of your (race/national background)? (CIRCLE ONE.)

Card 5

- (1) VERY WILLING
- (2) SOMEWHAT WILLING
- (3) NOT VERY WILLING
- (4) OPPOSED
- (8) DON'T KNOW, NO BASIS FOR JUDGMENT

23

RACIAL MAKE-UP OF RESIDENTIAL ENVIRONMENT -- QUESTIONS 55-64.  
ASK EVERYONE.

► FOR BLACKS AND HISPANICS, GO DIRECTLY TO 55.

► FOR WHITES AND OTHERS, MAKE THE FOLLOWING STATEMENT BEFORE ASKING 55: One of the County's concerns is whether race or nationality plays a role in where people decide to live. I'd like to ask you a few questions about this.

55. When you first moved into this complex, were there ... more Black households, fewer Black households, or about the same proportion of Black households living here as in the apartment complex or neighborhood you lived in just before you moved in here? (CIRCLE ONE.)

- (1) MORE BLACK HOUSEHOLDS HERE
- (2) FEWER BLACK HOUSEHOLDS HERE
- (3) ABOUT THE SAME PROPORTION OF BLACK HOUSEHOLDS HERE
- (8) DON'T KNOW
- (9) REFUSED

24

56. About what proportion of the households living in this (apartment/townhouse) complex now are Black, would you say? (RECORD VERBATIM, THEN CLARIFY IN TERMS OF THE CATEGORIES BELOW, AND CIRCLE ONE.)

- 
- (01) ALL OR ALMOST ALL
  - (02) A MAJORITY (MORE THAN HALF)
  - (03) ABOUT HALF
  - (04) FEWER/LESS THAN HALF BUT MORE THAN ONE-THIRD
  - (05) ABOUT ONE-THIRD
  - (06) BETWEEN ONE-FOURTH AND ONE-THIRD
  - (07) ABOUT ONE-FOURTH
  - (08) BETWEEN 10 AND 25%
  - (09) ABOUT 10%
  - (10) LESS THAN 10%
  - (11) ONE OR TWO
  - (12) NONE
  - (98) DON'T KNOW
  - (99) REFUSED

/GO TO 58./

/GO TO 58./

25   26

57. Is this about right, as far as you are concerned, or would you rather be living in a building or rental complex where there were more or fewer Black households? (CIRCLE ONE AND EXPLAIN IF "OTHER.")

- (1) ABOUT RIGHT
- (2) WOULD PREFER MORE
- (3) WOULD PREFER FEWER
- (4) MAKES NO DIFFERENCE
- (9) REFUSED
- (0) OTHER EXPLAIN: \_\_\_\_\_

27

- IF R LIVES IN A TOWNHOUSE, DO NOT ASK QUESTION 58. CODE IT AS "00," AND GO TO 59. FOR EVERYONE ELSE, ASK QUESTION 58.

58. What about this building? About what proportion of the households living in this building are Black, would you say? (LET RESPONDENT ANSWER, CLARIFY IN TERMS OF CATEGORIES BELOW, AND CIRCLE ONE.)

- (01) ALL OR ALMOST ALL
- (02) A MAJORITY (MORE THAN HALF)
- (03) ABOUT HALF
- (04) FEWER/LESS THAN HALF BUT MORE THAN ONE-THIRD
- (05) ABOUT ONE-THIRD
- (06) BETWEEN ONE-FOURTH AND ONE-THIRD
- (07) ABOUT ONE-FOURTH
- (08) BETWEEN 10 AND 25%
- (09) ABOUT 10%
- (10) LESS THAN 10%
- (11) ONE OR TWO
- (12) NONE
- (98) DON'T KNOW /GO TO 60./
- (99) REFUSED /GO TO 60./
- (00) DOES NOT APPLY

28 29

59. Since you have been living in this rental complex, would you say the number of Black households living here has . . . increased, decreased, or remained about the same? (CIRCLE ONE.)

- (1) INCREASED
- (2) DECREASED
- (3) REMAINED ABOUT THE SAME
- (8) DON'T KNOW
- (9) REFUSED

30

60. To the best of your knowledge, about how many Spanish-speaking households are now living in this (apartment/townhouse) complex? Would you say there are . . . many, some, a few, one or two, or no Spanish-speaking households living here? (CIRCLE ONE.)

- (1) MANY
- (2) SOME
- (3) A FEW
- (4) ONE OR TWO
- (5) NONE
- (8) DON'T KNOW

/GO TO 62./

31

61. Is this about right, as far as you are concerned, or would you rather be living in a building or rental complex where there were more or fewer Spanish-speaking households? (CIRCLE ONE AND EXPLAIN IF "OTHER.")

- (1) ABOUT RIGHT
- (2) WOULD PREFER MORE
- (3) WOULD PREFER FEWER
- (4) MAKES NO DIFFERENCE
- (9) REFUSED
- (0) OTHER EXPLAIN: \_\_\_\_\_

32

62. How would you describe relations between the races or ethnic groups living in this rental complex? Would you say they are . . . excellent, good, fair, or poor? (CIRCLE ONE.)

- (1) EXCELLENT
- (2) GOOD
- (3) FAIR
- (4) POOR
- (8) DON'T KNOW

(9) REFUSED /GO TO 64./

(0) DOES NOT APPLY -- ALL OF ONE RACE OR ETHNICITY /GO TO 64./

33

63. Why do you say that? (RECORD VERBATIM.)

---



---



---

34 35

64. In general, how satisfied or dissatisfied are you with the racial and ethnic make-up of this (apartment/townhouse) complex? Would you say you are . . . very satisfied, satisfied, dissatisfied, or very dissatisfied? (CIRCLE ONE.)

- (1) VERY SATISFIED
- (2) SATISFIED
- (3) MAKES NO DIFFERENCE, DON'T CARE ABOUT IT
- (4) DISSATISFIED
- (5) VERY DISSATISFIED
- (9) REFUSED

36

PREFERENCE LEVELS FOR RACIAL MIXING -- QUESTIONS 65-68.

► FOR HISPANICS AND WHITES AND OTHERS, GO TO 67.

65. (BLACKS ONLY) If you could find housing suited to your needs and at the right price, would you be willing to live in an apartment building or rental complex that was ... (CIRCLE ONE FOR EACH ITEM.)

<u>ITEMS</u>	<u>YES</u>	<u>NO</u>	<u>DON'T KNOW</u>	<u>REFUSED</u>	
(a) All or almost all Black?	(1)	(2)	(8)	(9)	<u>37</u>
(b) More than half Black (majority Black)?	(1)	(2)	(8)	(9)	<u>38</u>
(c) About half Black, half White?	(1)	(2)	(8)	(9)	<u>39</u>
(d) One-third Black, two-thirds White?	(1)	(2)	(8)	(9)	<u>40</u>
(e) About 20 to 25% Black, 75 to 80% White?	(1)	(2)	(8)	(9)	<u>41</u>
(f) About 10% Black, 90% White?	(1)	(2)	(8)	(9)	<u>42</u>
(g) All or almost all White?	(1)	(2)	(8)	(9)	<u>43</u>

► ASK QUESTION 66 ONLY IF R SAID "YES" TO MORE THAN ONE ITEM IN QUESTION 65. OTHERWISE, GO TO 69.

66. (BLACKS ONLY) You said you would be willing to live in an apartment building or rental complex that was . . . (REPEAT THE ITEMS IN 65 FOR WHICH RESPONDENT SAID "YES.") Which of these racial compositions would you be most comfortable with? (CIRCLE ONE AND EXPLAIN IF "OTHER.")

- |   |                    |
|---|--------------------|
| (a) ALL OR ALMOST ALL BLACK               | <u>/GO TO 69./</u> |
| (b) MORE THAN HALF BLACK (MAJORITY BLACK) | <u>/GO TO 69./</u> |
| (c) ABOUT HALF BLACK, HALF WHITE          | <u>/GO TO 69./</u> |
| (d) ONE-THIRD BLACK, TWO-THIRDS WHITE     | <u>/GO TO 69./</u> |
| (e) ABOUT 20-25% BLACK, 75-80% WHITE      | <u>/GO TO 69./</u> |
| (f) ABOUT 10% BLACK, 90% WHITE            | <u>/GO TO 69./</u> |
| (g) ALL OR ALMOST ALL WHITE               | <u>/GO TO 69./</u> |
| (8) DON'T KNOW                            | <u>/GO TO 69./</u> |
| (0) OTHER EXPLAIN: _____                  | <u>/GO TO 69./</u> |

44

67. (HISPANICS AND WHITES AND OTHERS) If you could find housing suited to your needs and at the right price, would you be willing to live in an apartment building or rental complex that was . . . (CIRCLE ONE FOR EACH ITEM.)

<u>ITEMS</u>	<u>YES</u>	<u>NO</u>	<u>DON'T KNOW</u>	<u>REFUSED</u>	
(a) All or almost all White?	(1)	(2)	(8)	(9)	<u>45</u>
(b) About 90% White, 10% Black?	(1)	(2)	(8)	(9)	<u>46</u>
(c) About 75 to 80% White, 20 to 25% Black?	(1)	(2)	(8)	(9)	<u>47</u>
(d) Two-thirds White, one-third Black?	(1)	(2)	(8)	(9)	<u>48</u>
(e) About half White, half Black?	(1)	(2)	(8)	(9)	<u>49</u>
(f) More than half Black (majority Black)?	(1)	(2)	(8)	(9)	<u>50</u>
(g) All or almost all Black?	(1)	(2)	(8)	(9)	<u>51</u>

► ASK QUESTION 68 ONLY IF R SAID "YES" TO MORE THAN ONE ITEM IN QUESTION 67. OTHERWISE, GO TO 69.

68. (HISPANICS AND WHITES AND OTHERS) You said you would be willing to live in an apartment building or rental complex that was . . . (REPEAT THE ITEMS IN 67 FOR WHICH RESPONDENT SAID "YES.") Which of these racial compositions would you be most comfortable with? (CIRCLE ONE AND EXPLAIN IF "OTHER.")

- (a) ALL OR ALMOST ALL WHITE
- (b) ABOUT 90% WHITE, 10% BLACK
- (c) ABOUT 75-80% WHITE, 20-25% BLACK
- (d) TWO-THIRDS WHITE, ONE-THIRD BLACK
- (e) ABOUT HALF WHITE, HALF BLACK
- (f) MORE THAN HALF BLACK (MAJORITY BLACK)
- (g) ALL OR ALMOST ALL BLACK
- (8) DON'T KNOW
- (0) OTHER EXPLAIN: \_\_\_\_\_

52

MOVING PLANS -- QUESTIONS 69-79.

69. Do you expect to be moving out of this (apartment/townhouse) within the next year? (CIRCLE ONE.)

- (1) YES, DEFINITELY
- (2) YES, PROBABLY
- (3) PROBABLY NOT
- (4) NO
- (8) DON'T KNOW

/GO TO 76.//GO TO 76.//GO TO 76./53

70. (IF "YES") Why would you be moving? (RECORD VERBATIM.)

\_\_\_\_\_  
\_\_\_\_\_

54 55

71. (Which would be/Is this) your most important reason for moving? (RECORD VERBATIM.)

\_\_\_\_\_

56 57

72. Do you expect to be living in Montgomery County? (CIRCLE ONE.)

(1) YES, OR PROBABLY YES

(2) NO, OR PROBABLY NO

/GO TO 75./58

73. (IF "YES, OR PROBABLY YES") Do you expect to be living in this neighborhood? (CIRCLE ONE.)

(1) YES /GO TO 75./ (2) NO (8) DON'T KNOW /GO TO 75./

59

74. (IF "NO") In what part of the County do you expect to be living? (GET SPECIFIC INFORMATION: SUBDIVISION, CITY/TOWN, OR ADDRESS IF KNOWN.)

60 61

75. (ASK UNLESS ALREADY MENTIONED AS REASON FOR MOVING. IF MENTIONED, CODE WITHOUT ASKING.) Will you be renting or buying? (CIRCLE ONE.)

(1) RENTING, OR PROBABLY RENTING /GO TO 80./  
 (2) BUYING, OR PROBABLY BUYING /GO TO 80./  
 (8) DON'T KNOW /GO TO 80./

62

76. Would you like to move? (CIRCLE ONE.)

(1) YES (2) NO /GO TO 79./

63

77. Why would you like to move? (RECORD VERBATIM AND PROBE FOR PRECISE REASONS, IF NECESSARY.)

64 65

66

78. What is the main thing that keeps you from moving? (RECORD VERBATIM.)

67

/GO TO 80./

79. Is there any situation which could develop in this rental complex which would make you want to move? (CIRCLE ONE AND EXPLAIN IF "YES.")

(1) YES EXPLAIN: \_\_\_\_\_

68

(2) NO

69 70

DEMOGRAPHIC INFORMATION -- QUESTIONS 80 TO END.

▶ MAKE THIS STATEMENT: Now I'd like to ask you some questions about yourself (and your family). Some of these questions relate to husbands and wives.

▶ SEE QUESTION 2. IF AT LEAST ONE OTHER ADULT LIVES IN THIS APARTMENT/TOWNHOUSE, ASK QUESTION 80. OTHERWISE, GO TO 81a.

Card 5

80. Do you have a (husband/wife) who lives here in this (apartment/townhouse) with you? (CIRCLE ONE.)

- (1) YES  
(2) NO /GO TO 81a./

71

▶ QUESTIONS 81-84 ARE TO BE ASKED BOTH FOR R AND FOR HIS/HER SPOUSE, IF THERE IS A SPOUSE LIVING IN THIS APARTMENT/TOWNHOUSE. QUESTIONS 81a-84a PERTAIN TO R, WHILE QUESTIONS 81b-84b PERTAIN TO HIS/HER SPOUSE. ASK QUESTIONS 81a-84a FIRST, THEN REPEAT THE QUESTIONS FOR THE SPOUSE (ADJUSTING THE WORDING APPROPRIATELY.)

81 (a and b). Would you please look at this card (HAND R THE BLUE AGE CARD) and tell me the letter next to the age group which describes your present age? (ENTER LETTER MENTIONED. IF R REFUSES, CIRCLE "99" AND ENTER YOUR BEST GUESS AS TO HIS/HER AGE.)

(a) RESPONDENT

(b) SPOUSE

/GO TO 82a.//GO TO 82b./72 73

(99) REFUSED

(99) REFUSED

74 75

▶ TAKE BACK AGE CARD.

▶ TAKE BACK AGE CARD.

82 (a and b). Were you born in the United States? (CIRCLE ONE.)

(a) RESPONDENT

(b) SPOUSE

(1) YES /GO TO 85./(1) YES /GO TO 85./76 77

(2) NO

(2) NO

83 (a and b). (IF "NO") Where were you born? (GET COUNTRY.)

Card 6

(a) RESPONDENT

(b) SPOUSE

COUNTRY: \_\_\_\_\_

COUNTRY: \_\_\_\_\_

5 6/GO TO 84a.//GO TO 84b./7 8

84 (a and b). How easy or difficult is it for you to communicate in English? Would you say it is . . . easy, a little difficult, or very difficult?

(a) RESPONDENT

(b) SPOUSE

(1) EASY

(2) A LITTLE DIFFICULT

(3) VERY DIFFICULT

(1) EASY

(2) A LITTLE DIFFICULT

(3) VERY DIFFICULT

9 10

▶ REMEMBER TO REPEAT THESE QUESTIONS FOR SPOUSE, IF APPROPRIATE.

85. What does this (apartment/townhouse) rent for per month? (What is the monthly rent for this apartment/townhouse?) (GET MONTHLY RATE IF R KNOWS IT. IF R KNOWS THE RENT, BUT NOT BY THE MONTH, ENTER THE AMOUNT AND SPECIFY THE TIME PERIOD.)

\$ \_\_\_\_\_ PER MONTH

11 12 13

\$ \_\_\_\_\_ PER \_\_\_\_\_

(998) DON'T KNOW

(999) REFUSED

14

86. Does the rent include . . . (CIRCLE ONE FOR EACH ITEM.)

ITEMS	YES	NO	DON'T KNOW
(a) Hot water?	(1)	(2)	(8)
(b) Heat?	(1)	(2)	(8)
(c) Cooking fuel?	(1)	(2)	(8)
(d) Light?	(1)	(2)	(8)

15 16

17 18

87. (Do you/Does your family) pay the full rent? (CIRCLE ONE.)

(1) YES /GO TO 90./

(2) NO

19

88. (IF "NO") How much rent (do you/does your family) pay per month? (ENTER AMOUNT.)

\$ \_\_\_\_\_ PER MONTH

20 21 22

(998) DON'T KNOW

(999) REFUSED

23

89. Who pays (the rest of) the rent? (CIRCLE ONE AND SPECIFY WHICH, IF "GOVERNMENT PROGRAM," OR WHO PAYS IF "OTHER.")

(1) OTHERS WHO SHARE THIS APARTMENT/TOWNHOUSE

(2) RELATIVES OR FRIENDS WHO LIVE ELSEWHERE

(3) GOVERNMENT PROGRAM SPECIFY WHICH: \_\_\_\_\_

(4) OTHER SPECIFY: \_\_\_\_\_

24 25

90. (Do you/Does your family) own a car? (CIRCLE ONE.)

Card 6

(1) YES

(2) NO

26

► QUESTIONS 91-97 CONCERN EMPLOYMENT. ASK THE QUESTIONS FIRST FOR R, THEN REPEAT THEM FOR HIS/HER SPOUSE, IF SPOUSE LIVES IN THIS APARTMENT/TOWNHOUSE. OTHERWISE, ASK THEM JUST FOR R.

91. Are you presently employed? (CIRCLE ONE.)

(a) RESPONDENT

(b) SPOUSE

(1) YES /GO TO 93a./(1) YES /GO TO 93b./27 28

(2) NO

(2) NO

92. (IF "NO") Have you been employed at all during the past twelve months? (CIRCLE ONE.)

(a) RESPONDENT

(b) SPOUSE

(1) YES

(1) YES

29 30(2) NO /GO TO 98./(2) NO /GO TO 98./

93. What is your main occupation? (GET SPECIFIC DESCRIPTION, INCLUDING TASKS AND DUTIES, IF NECESSARY, TO CLARIFY.)

(a) RESPONDENT

(b) SPOUSE

31 3233 34

94. Where (is/was) your place of work located -- in what jurisdiction? (CIRCLE ONE AND SPECIFY LOCATION IF "ELSEWHERE.")

(a) RESPONDENT

(b) SPOUSE

(1) MONTGOMERY COUNTY

(1) MONTGOMERY COUNTY

(2) PRINCE GEORGE'S COUNTY

(2) PRINCE GEORGE'S COUNTY

(3) WASHINGTON, D.C.

(3) WASHINGTON, D.C.

(4) NORTHERN VIRGINIA

(4) NORTHERN VIRGINIA

35 36

(5) METROPOLITAN D.C. AREA

(5) METROPOLITAN D.C. AREA

(6) ELSEWHERE

(6) ELSEWHERE

SPECIFY: \_\_\_\_\_

SPECIFY: \_\_\_\_\_

95. How (do/did) you usually get to work? (CIRCLE ONE AND SPECIFY MODE OF TRANSPORTATION IF "OTHER.")

(a) RESPONDENT

(b) SPOUSE

(1) WALKS/WALKED

(1) WALKS/WALKED

(2) CAR

(2) CAR

(3) PUBLIC TRANSPORTATION -  
BUS, METRO

(3) PUBLIC TRANSPORTATION -  
BUS, METRO

(4) OTHER

(4) OTHER

SPECIFY: \_\_\_\_\_

SPECIFY: \_\_\_\_\_

37 38

96. About how long (does/did) it usually take you to get to work one way, door to door? (ENTER NUMBER OF MINUTES OR HOURS.)

(a) RESPONDENT

(b) SPOUSE

ABOUT \_\_\_\_\_ MINUTES

ABOUT \_\_\_\_\_ MINUTES

ABOUT \_\_\_\_\_ HOURS

ABOUT \_\_\_\_\_ HOURS

(00) DOES NOT APPLY -  
WORKS AT HOME

(00) DOES NOT APPLY -  
WORKS AT HOME

39 40

41 42

97. About how far is it from here to where you (work/worked)? (ENTER APPROXIMATE NUMBER OF MILES.)

(a) RESPONDENT

(b) SPOUSE

ABOUT \_\_\_\_\_ MILES

ABOUT \_\_\_\_\_ MILES

(98) DON'T KNOW

(98) DON'T KNOW

(00) DOES NOT APPLY -  
WORKS AT HOME

(00) DOES NOT APPLY -  
WORKS AT HOME

43 44

45 46

► REMEMBER TO REPEAT THESE QUESTIONS FOR SPOUSE, IF APPROPRIATE.

98. What is the highest grade or year of school you finished? (CLARIFY AND CIRCLE ONE.)

(1) NO FORMAL SCHOOLING

(2) SOME GRAMMAR SCHOOL (ONE TO SEVEN YEARS)

(3) COMPLETED GRAMMAR SCHOOL (GRADE 8)

(4) SOME HIGH SCHOOL (GRADES 9-11)

(5) GRADUATED FROM HIGH SCHOOL (COMPLETED GRADE 12)

(6) SOME COLLEGE (ONE TO THREE YEARS POST-HIGH SCHOOL  
EDUCATION)

(7) GRADUATED FROM COLLEGE OR UNIVERSITY

(8) POST-GRADUATE EDUCATION OR PROFESSIONAL DEGREE

(9) REFUSED

47

99. (IF SPOUSE LIVES HERE, ASK) And what about your (husband/wife)? What is the highest grade or year of school (he/she) finished? (CLARIFY AND ENTER APPROPRIATE NUMBER FROM CODE ABOVE.)

(9) REFUSED

48

100. Will you please look at this card (HAND R THE PINK INCOME CARD) and tell me which number best describes (your/your family's) total income from all sources for 1977 -- before taxes, that is? Just tell me the number, not the amount. (ENTER NUMBER MENTIONED.)

\_\_\_\_\_  
(99) REFUSED

49 50

▶ TAKE BACK INCOME CARD.

101. Is there anything else you would like to tell me? (RECORD VERBATIM.)

51 52

▶ MAKE THIS STATEMENT:

This is the end of the interview. I'd like to thank you very much for your time and cooperation. Your answers have been most helpful.

Before I leave, I need to ask you for your telephone number. My supervisor may want to call you to find out whether I've done my job correctly.

102. Do you have a telephone number where you can be reached? (CIRCLE ONE.)

(1) YES

(2) NO /GO TO "ENDING TIME."/

103. (IF "YES") What is your number? (RECORD NUMBER.) \_\_\_\_\_

▶ RECORD YOUR ENDING TIME, AND CIRCLE A.M. OR P.M.

ENDING TIME: \_\_\_\_\_ A.M. P.M.

▶ COMPLETE REMAINING QUESTIONS BY YOURSELF RIGHT AFTER LEAVING RESPONDENT'S UNIT.  
PLEASE DO NOT LEAVE THE RENTAL COMPLEX BEFORE COMPLETING THESE QUESTIONS.

TO BE COMPLETED BY THE INTERVIEWER

1. Your Name: \_\_\_\_\_ Your ID Number: \_\_\_\_\_
2. Rental complex code number (see Call Record Sheet for this unit): \_\_\_\_\_
3. Case Number: \_\_\_\_\_
4. Type of structure in which R lives (CIRCLE ONE.)
  - (1) HIGH-RISE (9 or more above-ground floors)
  - (2) MID-RISE (5-8 above-ground floors)
  - (3) GARDEN APARTMENT
  - (4) TOWNHOUSE
5. Number of rental units in R's building: \_\_\_\_\_
6. Sex of R (CIRCLE ONE.)      (1) MALE      (2) FEMALE
7. Race of R (CIRCLE ONE.)
  - (1) HISPANIC OR SPANISH-SURNAMED
  - (2) BLACK (NOT OF HISPANIC ORIGIN)
  - (3) ASIAN OR PACIFIC ISLANDER
  - (4) AMERICAN INDIAN OR ALASKAN NATIVE
  - (5) WHITE (NOT OF HISPANIC ORIGIN)
  - (8) DON'T KNOW
8. Race of household (CIRCLE ONE.)
  - (1) HISPANIC OR SPANISH-SURNAMED
  - (2) BLACK (NOT OF HISPANIC ORIGIN)
  - (3) ASIAN OR PACIFIC ISLANDER
  - (4) AMERICAN INDIAN OR ALASKAN NATIVE
  - (5) WHITE (NOT OF HISPANIC ORIGIN)
  - (8) DON'T KNOW
9. Final status of interview (CIRCLE ONE AND EXPLAIN IF "BEGUN BUT DISCONTINUED.")
  - (1) BEGUN AND COMPLETED IN ONE SITTING
  - (2) BEGUN AND COMPLETED IN MORE THAN ONE SITTING
  - (3) BEGUN BUT DISCONTINUED      EXPLAIN: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
10. Date of interview or final interviewing contact with R.  
  
                                \_\_\_\_\_/\_\_\_\_\_/78

11. Interview began at \_\_\_\_\_ A.M. P.M.  
(RECORD THE TIME YOU FIRST STARTED YOUR INTERVIEW WITH R, AND CIRCLE A.M. OR P.M.)
12. Interview ended at \_\_\_\_\_ A.M. P.M.  
(RECORD THE TIME YOU CONCLUDED YOUR INTERVIEW WITH R, AND CIRCLE A.M. OR P.M.)
13. About how long was your entire interview with R? (CIRCLE ONE.)
- (1) LESS THAN 15 MINUTES
  - (2) 15-29 MINUTES
  - (3) 30-44 MINUTES
  - (4) 45-59 MINUTES
  - (5) 60-74 MINUTES
  - (6) 75-89 MINUTES
  - (7) 90 MINUTES OR MORE
14. Language in which interview was conducted (CIRCLE ONE AND SPECIFY IF "OTHER.")
- (1) ENGLISH
  - (2) SPANISH
  - (3) ENGLISH AND SPANISH
  - (0) OTHER SPECIFY: \_\_\_\_\_
15. Version of interview schedule used (CIRCLE ONE.)
- (1) ENGLISH
  - (2) SPANISH
  - (3) BOTH ENGLISH AND SPANISH
16. Is English R's native language? (CIRCLE ONE.)
- (1) YES /GO TO 19./
  - (2) NO
17. (IF "NO") What is R's native language (apparently)?
- \_\_\_\_\_  
(8) DON'T KNOW
18. Rate R's fluency in English (CIRCLE ONE FOR EACH ITEM.)
- | (a) SPEAKING       | (b) UNDERSTANDING  |
|--------------------|--------------------|
| (1) FLUENT         | (1) FLUENT         |
| (2) PASSABLE       | (2) PASSABLE       |
| (3) HAS DIFFICULTY | (3) HAS DIFFICULTY |
| (4) CANNOT ASSESS  | (4) CANNOT ASSESS  |

19. Rate R's attitude toward you and the interview situation.  
(CIRCLE ONE.)

(1) ENTHUSIASTIC  
(2) COOPERATIVE  
(3) NEUTRAL  
(4) RELUCTANT  
(5) HOSTILE

20. Was the interview relatively free from interruptions and distractions? (CIRCLE ONE AND EXPLAIN IF "NO.")

(1) YES  
(2) NO EXPLAIN: \_\_\_\_\_

21. Was anyone in addition to yourself and R in the room during part or all of the interview? (CIRCLE ONE AND EXPLAIN IF "YES.")

(1) YES EXPLAIN: \_\_\_\_\_

(2) NO

22. What is the condition of the building in which R lives?  
(CIRCLE ONE.)

(1) EXCELLENT  
(2) GOOD  
(3) FAIR  
(4) POOR

23. Other comments or observations which would contribute to a fuller understanding of this respondent's answers (for instance, apparent truthfulness and candor, evidence of stress, poor health, etc.).

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## HOUSING SURVEY

TRATE DE ENCONTRAR UN LUGAR TRANQUILO DONDE UD. PUEDA ESTAR A SOLAS CON EL ENTRE-  
VISTADO.

► INDIQUE LA HORA QUE HA EMPEZADO Y MARQUE SI ES AM O PM.

COMENZO \_\_\_\_\_ AM. PM.

► ANTES DE COMENZAR DIGA LO SIGUIENTE O ALGO SIMILAR:

Sus respuestas se mantendrán estrictamente confidenciales, bajo pena de ley no podemos dar esta información a nadie, incluyendo a las autoridades de inmigración, la oficina de impuestos, o cualquier otra entidad. No será posible identificar lo que Ud. u otras personas han dicho en el reporte final. Esta información será comparada con la que nos den otras personas y será utilizada para saber como se sienten y que opinan los que residen en el área referente a los problemas de vivienda.

COMPLETE ESTAS PREGUNTAS:

- (a) PONGA EL NUMERO DEL CASO EN LA PAGINA DE RECORDS: \_\_\_\_\_
- (b) PONGA EL CODIGO DEL EDIFICIO DE LA PAGINA DE RECORDS: \_\_\_\_\_
- (c) INDIQUE EL SEXO DEL ENTREVISTADO. (MARQUE UNO)
  - (1) MASCULINO
  - (2) FEMENINO
- (d) INDIQUE LA RAZA DEL ENTREVISTADO. (MARQUE UNO)
  - (1) HISPANO O DE APELLIDO HISPANO
  - (2) NEGRO (NO SE ORIGEN HISPANO)
  - (3) ASIATICO O DE LA ISLA DEL PACIFICO
  - (4) INDIO AMERICANO O NATIVO DE ALASKA
  - (5) BLANCO (NO DE ORIGEN HISPANO)
  - (8) NO SABE

\* \* \* \* \*

► LA ENTREVISTA EMPIEZA.

- 1. Primero, quisiera saber cuántos dormitorios tiene Ud. en esta vivienda. (PREGUNTE SI HAY TAMBIEN UN ESTUDIO Y MARQUE UNO.)

Card 3

- (1) NINGUNO-- EFFICIENCY
- (2) UN DORMITORIO
- (3) UN DORMITORIO Y SU ESCRITORIO
- (4) DOS DORMITORIOS
- (5) DOS DORMITORIOS Y SU ESCRITORIO
- (6) TRES DORMITORIOS
- (7) TRES DORMITORIOS Y SU ESCRITORIO
- (8) CUATRO O MAS DORMITORIOS (CON O SIN ESCRITORIO O ESTUDIO)

5

(S2)

COMPOSICION DE LA FAMILIA - PREGUNTAS 2 - 8

Card 3

2. ¿Cuántos adultos mayores de 18 años viven en esta residencia, incluyéndose Ud? (MARQUE EL NUMERO TOTAL DE ADULTOS) \_\_\_\_\_

6 7

3. ¿Viven sus niños aquí? (MARQUE UNO)

8

(1) SI (2) NO /PASE A 5/

4. (SI LA RESPUESTA ES AFIRMATIVA) ¿Cuales son sus edades? (PONGA LAS EDADES MENCIONADAS)

NUMERO DE NIÑOS

EDAD

1

\_\_\_\_\_

9 10

2

\_\_\_\_\_

11 12

3

\_\_\_\_\_

13 14

4

\_\_\_\_\_

15 16

5. ¿Hay otros niños que viven aquí y son menores de 18 anos? (MARQUE UNO)

(1) SI

(2) NO

SI EL #3 FUE "SI" PASE AL 7.  
CASO CONTRARIO PASE AL 9.

17

6. (SI LA RESPUESTA ES AFIRMATIVA) ¿Cuántos de ellos tienen.....

(a) 0 - 4 años (INDIQUE #) \_\_\_\_\_

18 19

(b) 5 - 17 años (INDIQUE #) \_\_\_\_\_

7. ¿Cuántos de esos niños asisten a la escuelas públicas del Condado de Montgomery desde el kindergarten hasta el grado 12? (INDIQUE EL #) \_\_\_\_\_

20 21

8. ¿Cuántos de esos niños van a escuelas privadas o parroquiales? (INDIQUE EL #) \_\_\_\_\_

22 23

GRADO DE SATISFACCION - PREGUNTAS 9-13

9. ¿En general, se encuentra Ud. contento o esta descontento con su presente situación de vivienda? ¿Diría Ud. muy contento, contento, descontento, o muy descontento? (MARQUE UNO)

(1) MUY CONTENTO

(2) CONTENTO

(3) NI LO UNO NI LO OTRO

(4) DESCONTENTO

(5) MUY DESCONTENTO

24

10. ¿Hay algo en particular que le guste de esta vivienda?  
(ESCRIBA LA RESPUESTA EXACTA)

Card 3

25 2627 2829 30

11. ¿Hay algo que a Ud. le disguste específicamente de esta vivienda? (ESCRIBA LA RESPUESTA EXACTA)

31 3233 3435 36

12. ¿Qué le parece este vecindario? ¿Diría Ud. que le gusta mucho,  
le gusta, le disgusta, o le disgusta mucho? (MARQUE UNO)

- (1) LE GUSTA MUCHO  
(2) LE GUSTA  
(3) NI LO UNO NI LO OTRO  
(4) LE DISGUSTA  
(5) LE DISGUSTA MUCHO

37

13. ¿Podría decirme porque dió esa respuesta? (ESCRIBA LA RESPUESTA EXACTA)

38 3940 4142 43

PREVIA RESIDENCIA Y RAZONES PARA EL CAMBIO - PREGUNTAS 14-22

14. ¿Qué tiempo lleva Ud. viviendo en el Condado de Montgomery?  
(INDIQUE EL TIEMPO EN NUMEROS ENTEROS. SI ES MENOS DE SEIS MESES MARQUE "0". MARQUE "90" SOLO SI EL E DICE "TODA MI VIDA" Y REHUSA A DAR EL NUMERO DE AÑOS)

\_\_\_\_\_ AÑOS (90) TODA MI VIDA

44 45

15. ¿Qué tiempo vive Ud. en esta residencia? (INDIQUE EL TIEMPO EN NUMEROS ENTEROS. SI ES MENOS DE SEIS MESES MARQUE "0". SI EL E INDICA EL AÑO QUE SE MUDO, MARQUE ESTE)

\_\_\_\_\_ AÑOS DESDE (AÑO) \_\_\_\_\_

46 47

16. ¿Dónde vivía Ud. antes de establecerse aquí? (ACLARE LA RESPUESTA Y MARQUE UNO)

- (1) CONDADO DE MONTGOMERY  
(2) CONDADO DE PRINCE GEORGES

(3) WASHINGTON, D.C.

(4) NORTE DE VIRGINIA /PASE A 19/

(5) OTRO LUGAR EN MARYLAND /PASE A 19/

(6) OTRO LUGAR EN LOS ESTADOS UNIDOS. ESPECIFIQUE  
ESTADO O TERRITORIO: /PASE A 19/(7) FUERA DE LOS ESTADOS UNIDOS. ESPECIFIQUE  
PAIS: /PASE A 19/17. ¿A qué distancia queda esta vivienda del ultimo lugar donde Ud.  
vivió? (ACLARE LA RESPUESTA Y MARQUE UNO)

(1) EN ESTE EDIFICIO O GRUPO DE EDIFICIOS

(2) ESTA CUADRA PERO EN OTRO EDIFICIO /PASE A 19/

(3) EN ESTE BARRIO PERO EN OTRO EDIFICIO /PASE A 19/

(4) CERCA DE UNA MILLA DE AQUI /PASE A 19/

(5) ENTRE UNA Y CINCO MILLAS DE AQUI /PASE A 19/

(6) MAS DE CINCO MILLAS DE AQUI /PASE A 19/

(8) NO SABE /PASE A 19/

18. ¿Cuántos años hace que Ud. vive en esta residencia? (INDIQUE EL  
NUMERO DE AÑOS EN ENTEROS. USE "0" SI ES MENOS DE SEIS MESES)

\_\_\_\_ AÑOS

19. ¿Dónde vivía antes, alquilaba o estaba comprando Ud.? (MARQUE UNO  
Y EXPLIQUE SI LA RESPUESTA ES "OTRO" )

(1) ALQUILANDO

(2) COMPRANDO

(3) OTRO EXPLIQUE: \_\_\_\_\_

20. ¿Por qué cambió Ud. de residencia? (TRATE DE AVERIGUAR Y ESCRIBA  
LA RESPUESTA EXACTA)

\_\_\_\_\_

\_\_\_\_\_

21. (¿Cuál de éstas es o fué) la razón más importante para que se  
mude? (ESCRIBA LA RESPUESTA EXACTA)

\_\_\_\_\_

\_\_\_\_\_

48

49

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61

62

63

22. ¿Por qué decidió Ud. quedarse o venir al Condado de Montgomery en vez de vivir en otro área metropolitana de Washington? (ESCRIBA LA RESPUESTA EXACTA)

64 65

66 67

FORMA DE ENCONTRAR LA VIVIENDA - PREGUNTAS 23-46

- ▶ VEA PREGUNTA 15. SI EL ENTREVISTADO SE MUDO A ESTA VIVIENDA HACE CINCO AÑOS ATRAS O ANTES DE 1973, PASE A LA 31. CASO CONTRARIO CONTINUE CON LA PREGUNTA 23.

23. ¿Antes de que Ud. y su familia tomaran este apartamento, consideró Ud. otras viviendas? (MARQUE UNO)

(1) SI (2) NO /PASE A 30/

68

24. (SI LA RESPUESTA ES AFIRMATIVA) ¿Cuántos otros edificios consideró? (INDIQUE # APROXIMADO DE LUGARES) \_\_\_\_\_

69 70

25. ¿Podría UD. recordar algunos de los nombres y localidades de esos edificios? (INDIQUE NOMBRES Y LUGARES)

NOMBRE DEL EDIFICIO

LOCALIDAD, AREA O SUBDIVISION

71 72

73 74

75 76

26. ¿Pensó Ud. o su familia solo en alquilar o tambien consideró comprar? (MARQUE UNO)

(1) SOLO ALQUILAR /PASE A 28/  
(2) CONSIDERO COMPRAR

77

27. (SI CONSIDERO COMPRAR) ¿Por qué Ud. decidió alquilar en vez de comprar? (ESCRIBA LA RESPUESTA EXACTA)

Card 4

5 6

7 8

9 10

28. ¿Cuándo Ud. buscaba su vivienda, le dijeron que no en algún lugar que a Ud. le interesaba? (MARQUE UNO)

(1) SI (2) NO /PASE A 30/

11

29. (SI LA RESPUESTA ES AFIRMATIVA) ¿Por qué le dijeron que No?  
(PREGUNTE LAS RAZONES. NOMBRE DEL EDIFICIO Y EL AÑO QUE SUCEDIO  
EN CADA CASO)

<u>RAZON</u>	<u>NOMBRE DEL EDIFICIO</u>	<u>AÑO</u>		
_____	_____	_____	12	13
_____	_____	_____	14	15
_____	_____	_____	16	17
_____	_____	_____	18	19
_____	_____	_____	20	
_____	_____	_____		

30. ¿Hubo algún edificio donde Ud. no solicito vivienda porque.....

(a) el # de personas en su familia?(MARQUE UNO)

(1) SI

(2) NO

21

(b) la presencia de niños en su hogar? (MARQUE UNO)

(1) SI

(2) NO

22

(c) otra razón? (MARQUE UNO Y EXPLIQUE SI LA RESPUESTA ES "SI")

(1) SI EXPLIQUE: \_\_\_\_\_

23

(2) NO

24

25

► PREGUNTAS PARA TODOS 31-46

31. ¿Cómo supo Ud. de la existencia de esta vivienda? (ESCRIBA LA RESPUESTA EXACTA)

26

27

32. ¿Es ésta la vivienda que Ud. deseaba específicamente? (MARQUE UNO)

(1) SI

(2) NO

28

33. ¿Por qué decidió Ud. alquilar esta vivienda? (ESCRIBA EXACTAMENTE)

29 30

31 32

33 34

34. (SI EL E YA HA RESPONDIDO ESTA PREGUNTA NO VUELVA A PREGUNTAR)  
¿Hubo alguna persona de una agencia del gobierno, aquí en el condado de Montgomery, que le haya ayudado a conseguir vivienda?

(1) SI (2) NO /PASE A 37/

35

35. (SI LA RESPUESTA FUE AFIRMATIVA) ¿Sabe Ud. el nombre de la agencia? (SI EL E SABE ANOTE EL NOMBRE DE LA AGENCIA Y SU DIRECCION)

36 37

36. ¿Qué clase de ayuda recibió? (AVERIGUE Y CLARIFIQUE QUE CLASE DE AYUDA FINANCIERA RECIBIO, PERO NO INSISTA)

38 39

37. ¿Antes de que Ud. se mudara a esta vivienda, conocía Ud. a.....  
mucha gente, unos pocos, una o dos personas, o a nadie que viva aquí? (MARQUE UNO)

40

- (1) MUCHA GENTE  
(2) POCOS  
(3) UNA O DOS PERSONAS  
(4) A NADIE

38. Ya hice esta pregunta acerca de este edificio. Ahora me gustaría saber acerca del vecindario. ¿Antes de que Ud. se mude a esta vivienda, conocía Ud. a mucha gente, unos pocos, una o dos personas, o a nadie que viva en este barrio? (MARQUE UNO)

- (1) MUCHA GENTE  
(2) POCOS  
(3) UNA O DOS PERSONAS  
(4) A NADIE

41

39. ¿Antes de que se mudara a ésta vivienda, tenía Ud. una idea general de la composición racial de los inquilinos que viven aquí?  
(MARQUE UNO)

(1) SI  
(2) NO /PASE A 41/  
(3) REHUSO /PASE A 41/  
(0) OTRO ESPECIFIQUE: /PASE A 41/

42 43

40. (SI LA RESPUESTA ES AFIRMATIVA) ¿Qué sabía Ud. de la composición racial de este edificio? (ESCRIBA EXACTAMENTE)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

44 45

41. Ahora tengo preguntas específicas de lo que ofrece esta vivienda. Según las vaya nombrando me gustaría que me diga que importancia tuvo para Ud. o su familia para que decidiera alquilar o no esta vivienda. Elija un número del 1 al 7 para indicar su preferencia de cada uno. El #1 quiere decir que ese ítem es muy importante o extremadamente importante para Ud. o su familia, mientras que el #7 quiere decir que ese ítem no tuvo ninguna importancia o no se consideró al alquilar esta vivienda. (HAGA CADA PREGUNTA ÍTEM POR ÍTEM Y ANOTE EL # INDICADO POR EL E. SI EL E NO SABE, MARQUE EL "8", SI EL E REHUSA DAR RESPUESTA MARQUE EL #9).  
▶ ANTES DE QUE UD. COMIENCE, PASE LA TARJETA AMARILLA AL E Y ASEGURESE QUE EL ENTIENDA QUE EL #1 SIGNIFICA MUY IMPORTANTE Y EL #7 ES SIN NINGUNA IMPORTANCIA. EVALUACIONES DE "2", "3", "4", "5" y "6" ESTAN AL MEDIO.

- (a) La vivienda misma, su tamaño y artículos en particular \_\_\_\_\_  
(b) El tamaño o comodidades particulares de este edificio \_\_\_\_\_  
(c) La condición, apariencia y mantenimiento del edificio o los edificios \_\_\_\_\_  
(d) La raza de los otros inquilinos viviendo en el edificio \_\_\_\_\_  
(e) Lugar conveniente al trabajo \_\_\_\_\_  
(f) Lugar conveniente a un centro de compras \_\_\_\_\_  
(g) Lugar cercano a escuelas públicas \_\_\_\_\_  
(h) Lugar cercano a amigos y parientes \_\_\_\_\_  
(i) La distribución racial del barrio \_\_\_\_\_  
(j) Lugar cerca de iglesias o lugar de culto \_\_\_\_\_  
(k) Lugar cerca de transporte público \_\_\_\_\_  
(l) Calidad y reputación de las escuelas públicas a las que van los niños que viven aquí \_\_\_\_\_  
(m) El alquiler \_\_\_\_\_  
(n) La composición racial de las escuelas públicas a las que van los niños de esta zona \_\_\_\_\_

46 47

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▶ PIDA LA TARJETA AMARILLA

- SI (n) RECIBIO UN #'1' O #'2' HAGA LA PREGUNTA 42. CASO CONTRARIO PASE A LA 43.

42. ¿Por qué dijo eso? (ESCRIBA LA RESPUESTA EXACTA)

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60 61

43. Considerando de que Ud. o su familia podrían pagar el alquiler, ¿Qué oportunidad de elegir tuvo Ud. para poder vivir en el condado de Montgomery; diría Ud..... que tuvo amplitud para elegir, estuvo limitado en elegir, ninguna oportunidad para elegir el lugar que Ud. quería alquilar? (MARQUE UNO)

- (1) AMPLITUD DE ELECCION  
 (2) LIMITADO EN ELEGIR  
 (3) NINGUNA OPORTUNIDAD PARA ELEGIR  
 (8) NO SABE, NO HA BUSCADO, NO TIENE BASE PARA OPINAR  
 (0) OTRO ESPECIFIQUE: \_\_\_\_\_

62 63

44. ¿Hubieron zonas en el Condado en las que Ud. pensó que no podría pagar el alquiler? (MARQUE UNO)

- (1) SI  
 (2) NO /PASE A 46/  
 (8) NO SABE /PASE A 46/

64

45. (SI LA RESPUESTA ES AFIRMATIVA) ¿Qué zonas? (AVERIGUE LOS LUGARES CIUDADES O SUBURBIOS Y SUBDIVISIONES. ANOTE LOS NOMBRES DE LAS CALLES O EDIFICIOS SI LOS MENCIONA)

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65 66

46. El Gobierno de los Estados Unidos estima que una familia debería gastar en alquiler no más de un 25% a 30% de sus ingresos. ¿Diría Ud. que se va en su alquiler..... acerca del 25 al 30%, menos del 25 al 30%, o mas del 25 al 30%? (MARQUE UNO)

- (1) ACERCA DEL 25 al 30%  
 (2) MENOS DEL 25 al 30%  
 (3) MAS DEL 25 al 30%  
 (8) NO SABE  
 (9) REHUSO

67

- LAS PREGUNTAS 47 -54 SON PARA NEGROS E HISPANOS SOLAMENTE. PARA BLANCOS Y OTROS VAYA A LA INTRODUCCION ANTES DE LA PREGUNTA 55 Y CONTINUE CON LA 55.

ROL DE RAZA/ETNICIDAD EN SU COMPORTAMIENTO DURANTE LA BUSQUEDA  
DE APARTAMENTOS - NEGROS E HISPANOS SOLAMENTE. PREGUNTAS 47-54

► DIGA LO SIGUIENTE: Una de las inquietudes del Condado es si la raza o nacionalidad del individuo/familia tiene algo que ver con el lugar de vivienda escogido. Quisiera hacerle algunas preguntas sobre esto.

47. ¿Fue su raza/nacionalidad o la de su familia un factor que tomó en cuenta cuando buscaba lugar para residir? (MARQUE UNO)

(1) SI (2) NO /PASE A 49/

68

48. (SI LA RESPUESTA ES AFIRMATIVA) ¿En qué forma(s) su raza/nacionalidad le influencia en sus decisiones? (ESCRIBA LA RESPUESTA EXACTA)

69 70

71

49. ¿Hubieron algunas zonas en el Condado, o específicamente algún edificio que Ud. evadió o no consideró solamente por la raza/nacionalidad de Ud. o su familia? (MARQUE UNO)

(1) SI (2) NO /PASE A 51/

72

50. (SI LA RESPUESTA ES AFIRMATIVA) ¿Qué edificios o que zonas? (AVERIGUE EL NOMBRE DE LOS EDIFICIOS, LUGARES, CIUDADES O SUBDIVISIONES Y EL AÑO QUE SUCEDIO. TRATE DE CONSEGUIR TODA LA INFORMACION QUE LE SEA POSIBLE)

Card 5

<u>NOMBRE DEL EDIFICIO</u>	<u>LUGAR, CIUDAD O SUBDIVISION</u>	<u>AÑO</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

5 6

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13

► VEA LA PREGUNTA 43. SI EL ENTREVISTADO DIJO "LIMITADO EN ELEJIR" "O NINGUNA OPORTUNIDAD EN ELEGIR", PREGUNTE EL 51. CASO CONTRARIO PASE AL 52.

51. Ud. mencionó anteriormente que la cantidad de alquiler que Ud. podría pagar ha limitado sus oportunidades de elegir en el Condado. ¿Podría Ud. decirnos que factor fué mas importante para que decida donde vivir - cuanto podría pagar de alquiler o si la raza/nacionalidad de Ud. o su familia? (MARQUE UNO)

- (1) ALQUILER  
(2) RAZA/NACIONALIDA  
(3) LAS DOS SON IMPORTANTES, NO PUEDE ELEGIR  
(4) NO SABE

14

52. ¿Cree Ud. que hay vivienda en el área del Condado de Montgomery donde la gente de su raza/nacionalidad podría tener dificultades en rentar vivienda? (MARQUE UNO)

- (1) SI  
(2) NO /PASE A 54/  
(8) NO SABE /PASE A 54/

15

53. (SI LA RESPUESTA ES AFIRMATIVA) ¿Qué vivienda/edificios y en que zonas? (INDIQUE NOMBRES DE EDIFICIOS Y CIUDADES Y SUBDIVISIONES)

<u>NOMBRE DEL EDIFICIO</u>	<u>CIUDADES O SUBDIVISIONES</u>	<u>16</u>	<u>17</u>
_____	_____	<u>18</u>	<u>19</u>
_____	_____	<u>20</u>	<u>21</u>
_____	_____	<u>22</u>	

54. ¿Cree Ud. que los arrendatarios de esta vivienda estan my dispuestos, un poco dispuestos, no muy dispuestos, ú opuestos a alquilar a personas de su raza/nacionalidad? (MARQUE UNO)

- (1) MUY DISPUESTOS  
(2) UN POCO DISPUESTOS  
(3) NO MUY DISPUESTOS  
(4) OPUESTOS  
(8) NO SABE. NO TIENE BASE PARA OPINAR

23

DISTRIBUCION RACIAL DEL AMBIENTE RESIDENCIAL - PREGUNTAS 55-64  
PREGUNTE A TODOS.

- PARA NEGROS E HISPANOS VAYA DIRECTAMENTE AL 55.  
► PARA BLANCOS Y OTROS HAGA LA SIGUIENTE INTRODUCCION ANTES DE PREGUNTAR LA 55: Una de las inquietudes del Condado de Montgomery es si la raza/nacionalidad del individuo/familia tiene algo que ver con el lugar de vivienda escogido. Quisiera hacerle algunas preguntas sobre esto.

55. ¿Cuándo Ud. se mudó a esta vivienda, habían más familias Negras, menos familias Negras, o mas o menos la misma cantidad de familias Negras viviendo en los edificios o vecindario donde Ud. vivía antes de mudarse aquí? (MARQUE UNO)

- (1) MAS FAMILIAS NEGRAS AQUI
- (2) MENOS FAMILIAS NEGRAS AQUI
- (3) MAS O MENOS LA MISMA CANTIDAD DE FAMILIAS NEGRAS AQUI
- (8) NO SABE
- (9) REHUSO

24

56. ¿Más o menos que porcentaje de familias Negras diría Ud. que viven aquí? (ESCRIBA LA RESPUESTA EXACTA. LUEGO CLARIFIQUE SEGUN LAS CATEGORIAS MENCIONADAS ABAJO Y MARQUE UNO)

- (01) TODOS O CASI TODOS
- (02) LA MAYORIA (MAS DE LA MITAD)
- (03) LA MITAD
- (04) MENOS QUE LA MITAD PERO MAS QUE UN TERCIO
- (05) UN TERCIO
- (06) ENTRE UN CUARTO Y UN TERCIO
- (07) UN CUARTO
- (08) ENTRE UN 10 y 25%
- (09) UN 10%
- (10) MENOS QUE UN 10%
- (11) UNO O DOS
- (12) NINGUNO
- (98) NO SABE PASE A 58/
- (99) REHUSO PASE A 58/

2526

57. Según Ud. ¿Está esto proporcionado o preferiría Ud. residir en una vivienda donde hay mas o menos familias de Negros? (MARQUE UNO)

- (1) PROPORCIONADO
- (2) LE GUSTARIA MAS
- (3) LE GUSTARIA MENOS
- (4) NO HAY DIFERENCIA
- (9) REHUSO
- (0) OTRO EXPLIQUE: \_\_\_\_\_

27

► SI EL ENTREVISTADO VIVE EN UN "TOWNHOUSE" NO PREGUNTE EL 58. EL # DE CODIGO ES "00", Y PASE AL 59. PARA EL RESTO PREGUNTE LA 58.

58. ¿Mas o menos que porcentaje de las familias que viven en este edificio son Negros? (DEJE QUE EL E CONTESTE. LUEGO CLARIFIQUE SEGUN UNA DE LAS CATEGORIAS ABAJO)

- (01) TODOS O CASI TODOS
- (02) LA MAYORIA (MAS DE LA MITAD)
- (03) LA MITAD

- (04) MENOS QUE LA MITAD PERO MAS QUE UN TERCIO
- (05) UN TERCIO
- (06) ENTRE UN CUARTO Y UN TERCIO
- (07) UN CUARTO
- (08) ENTRE UN 10 y 25%
- (09) UN 10%
- (10) MENOS QUE UN 10%
- (11) UNO O DOS
- (12) NINGUNO
- (98) NO SABE /PASE A 60/
- (99) REHUSO /PASE A 60/
- (00) NO APLICA

28 29

59. ¿Desde que Ud. vive aquí, diría Ud. que el # de familias Negras que viven aquí..... ha aumentado, disminuido, o esta lo mismo?  
(MARQUE UNO)

- (1) AUMENTADO
- (2) DISMINUIDO
- (3) SIGUE IGUAL
- (8) NO SABE
- (9) REHUSO

30

60. ¿Según su estimación, cuántas familias Hispánicas están viviendo ahora en este edificio, diría Ud. que.....muchas, algunas, pocas, uno o dos o ninguna familia hispana? (MARQUE UNO)

- (1) MUCHAS
- (2) ALGUNAS
- (3) POCAS
- (4) UNO O DOS
- (5) NINGUNA
- (8) NO SABE /PASE A 62/

31

61. ¿Según Ud., esta esto proporcionado o preferiría vivir en un lugar donde hay más o menos hispanos? (MARQUE UNO)

- (1) PROPORCIONADO
- (2) PREFERIRIA MAS
- (3) PREFERIRIA MENOS
- (4) NO HAY DIFERENCIA
- (9) REHUSO
- (0) OTRO EXPLIQUE: \_\_\_\_\_

32

62. ¿Cómo describiría Ud. las relaciones raciales o de grupos étnicos que residen aquí? ¿Diría Ud.... excelente, bueno, regular o malo?  
(MARQUE UNO)

- (1) EXCELENTE
- (2) BUENO
- (3) REGULAR

33

- (4) MALO  
 (8) NO SABE  
 (9) REHUSO /PASE A 64/  
 (0) NO APLICA. TODOS DE LA MISMA RAZA/ETNICIDAD /PASE A 64/

63. ¿Por qué dijo eso? (ESCRIBA EXACTAMENTE)

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34 35

64. ¿En general, esta Ud. contento o descontento con la distribución racial y étnica de este edificio, diría Ud. que esta... muy contento, contento, descontento, o muy descontento? (MARQUE UNO)

- (1) MUY CONTENTO  
 (2) CONTENTO  
 (3) NO HAY DIFERENCIA. NO LE IMPORTA  
 (4) DESCONTENTO  
 (5) MUY DESCONTENTO  
 (9) REHUSO

36

PREFERENCIAS DE MESCLAS RACIALES - PREGUNTAS 65-68

► PARA HISPANOS Y BLANCOS Y OTROS PASE AL 67.

65. (NEGROS SOLAMENTE) Si Ud. podría conseguir vivienda que le guste y de acuerdo a sus necesidades y aun precio razonable, estaría Ud. dispuesto a residir en una vivienda que..... (MARQUE UNA POR CADA PREGUNTA)

ITEMS	SI	NO	NO SE	REHUSO	
(a) Todos o casi todos Negros?	(1)	(2)	(8)	(9)	37
(b) Mas que la mitad Negros (la mayoría)?	(1)	(2)	(8)	(9)	38
(c) La mitad Negros, la mitad Blancos?	(1)	(2)	(8)	(9)	39
(d) Un tercio Negros, dos tercios Blancos?	(1)	(2)	(8)	(9)	40
(e) De 20 a 25% Negros, 75 a 80% Blancos?	(1)	(2)	(8)	(9)	41
(f) 10% Negros, 90% Blancos?	(1)	(2)	(8)	(9)	42
(g) Todos o casi todos Blancos?	(1)	(2)	(8)	(9)	43

► PREGUNTE EL 66 SOLAMENTE SI EL ENTREVISTADO DIJO "SI" A MAS DE UN ITEM EN LA PREGUNTA 65. CASO CONTRARIO PASE AL 69.

66. (NEGROS SOLAMENTE) Ud. dijo que estaría dispuesto a vivir en unos edificios que... (REPITA LOS ITEMS EN LA QUE EL ENTREVISTADO DIJO "SI") ¿Con cual de las composiciones raciales Ud. viviría más cómodo? (MARQUE UNO)

- (a) TODOS O CASI TODOS NEGROS /PASE A 69/
- (b) MAS DE LA MITAD NEGROS (LA MAYORIA) /PASE A 69/
- (c) LA MITAD NEGROS LA MITAD BLANCOS /PASE A 69/
- (d) UN TERCIO NEGROS, DOS TERCIOS BLANCOS /PASE A 69/ 44
- (e) 20 - 25% NEGROS, 75-80% BLANCOS /PASE A 69/
- (f) 10% NEGROS, 90% BLANCOS /PASE A 69/
- (g) TODOS O CASI TODOS BLANCOS /PASE A 69/
- (8) NO SABE /PASE A 69/
- (O) OTRO EXPLIQUE: \_\_\_\_\_ /PASE A 69/

67. (HISPANOS, BLANCOS Y OTROS) Si Ud. podría conseguir vivienda que le guste y de acuerdo a sus necesidades y a un precio razonable, estaría Ud. dispuesto a residir en una vivienda que.....(MARQUE POR CADA ITEM)

<u>ITEMS</u>	<u>SI</u>	<u>NO</u>	<u>NO SE</u>	<u>REHUSO</u>	
(a) Todos o casi todos Blancos?	(1)	(2)	(8)	(9)	45
(b) 90% Blancos, 10% Negros?	(1)	(2)	(8)	(9)	46
(c) 75 a 80% Blancos, 20-25% Negros?	(1)	(2)	(8)	(9)	47
(d) Dos tercios Blancos, un tercio Negros?	(1)	(2)	(8)	(9)	48
(e) Mitad Blancos, mitad Negros?	(1)	(2)	(8)	(9)	49
(f) Más de la mitad Negros (mayoria Negros?	(1)	(2)	(8)	(9)	50
(g) Todos o casi todos Negros?	(1)	(2)	(8)	(9)	51

► PREGUNTE LA 68 SOLAMENTE SI EL ENTREVISTADO DIJO "SI" A MAS DE UN ITEM EN LA PREGUNTA 67. CASO CONTRARIO PASE A LA 69.

68. (HISPANOS, BLANCOS Y OTROS) Ud. dijo que estaría dispuesto a vivir en unos edificios que....(REPITA LOS ITEMS EN EL 65 A LOS QUE EL ENTREVISTADOS DIJO "SI") ¿Con cuál de las composiciones raciales viviría Ud. más cómodo? (MARQUE UNO)

- (a) TODOS O CASI TODOS BLANCOS
- (b) 90% BLANCOS, 10% NEGROS
- (c) 75-80% BLANCOS, 20-25% NEGROS
- (d) DOS TERCIOS BLANCOS, UN TERCIO NEGROS
- (e) MITAD BLANCOS, MITAD NEGROS
- (f) MAS DE LA MITAD NEGROS ( LA MAYORIA NEGROS)
- (g) TODOS O CASI TODOS NEGROS
- (8) NO SABE
- (O) OTRO EXPLIQUE: \_\_\_\_\_

52

PLANES DE MUDARSE - PREGUNTAS 69-79

69. ¿Piensa Ud. mudarse de este edificio durante el próximo año? (MARQUE UNO)

- (1) SI, DECIDIDAMENTE
- (2) SI, PROBABLEMENTE
- (3) PROBABLEMENTE NO /PASE A 76/
- (4) NO /PASE A 76/
- (8) NO SABE /PASE A 76/

53

70. (SI LA RESPUESTA FUE AFIRMATIVA) ¿Por qué se va a mudar? (ESCRIBA EXACTAMENTE)

\_\_\_\_\_  
\_\_\_\_\_

54 55

71. ¿Cuál sería la razón más importante para que se mude? (ESCRIBA EXACTAMENTE)

\_\_\_\_\_

56 57

72. ¿Piensa Ud. residir en el Condado de Montgomery? (MARQUE UNO)

(1) SI, PROBABLEMENTE SI

(2) NO, PROBABLEMENTE NO /PASE A 75/

58

73. (SI LA RESPUESTA FUE "SI" O "PROBABLEMENTE SI") ¿Piensa Ud. residir en este vecindario? (MARQUE UNO)

(1) SI /PASE A 75/

(2) NO

(8) NO SABE /PASE A 75/

59

74. (SI LA RESPUESTA FUE "NO") ¿En qué zona del condado piensa Ud. vivir? (AVERIGUE ESPECIFICAMENTE ASI COMO CIUDAD, SUBDIVISION O DIRECCION SI EL E CONOCE)

60 61

75. (PREGUNTE A NO SER QUE YA HAYA MENCIONADO COMO UNA RAZON PARA MUDARSE. SI YA MENCIONO CODIFIQUE SIN PREGUNTAR) ¿Va Ud. a comprar o a alquilar? (MARQUE UNO)

(1) ALQUILAR O PROBABLEMENTE ALQUILAR /PASE A 80/

(2) COMPRAR O PROBABLEMENTE COMPRAR /PASE A 80/

(8) NO SABE /PASE A 80/

62

76. ¿Le gustaría mudarse? (MARQUE UNO)

(1) SI (2) NO /PASE A 79/

63

77. ¿Por qué le gustaría mudarse? (AVERIGUE BUENAS RAZONES Y ESCRIBA LA RESPUESTA EXACTA)

64 65

66

78. ¿Qué es lo que evita que Ud. se mude? (ESCRIBA EXACTAMENTE)

67

/PASE A 80 /

79. ¿Hay alguna razón que podría ocurrir que le impulsaría a querer mudarse de este edificio? (MARQUE UNO)

(1) SI EXPLIQUE: \_\_\_\_\_

68

(2) NO

69 70

INFORMACION PERSONAL Y DE LA FAMILIA - PREGUNTAS 80 al FINAL

► DIGA LO SIGUIENTE: Ahora quisiera hacerle algunas preguntas sobre Ud. mismo(a) y sobre su familia. Varias de estas preguntas se refieren a esposos y esposas.

► VEA LA PREGUNTA #2. SI HAY POR LO MENOS OTRO ADULTO VIVIENDO AQUI PREGUNTE LA 80. CASO CONTRARIO PASE A LA 81a.

80. ¿Vive su esposo(a) con Ud. (MARQUE UNO)

(1) SI

(2) NO /PASE A 81a/

71

► LAS PREGUNTAS 81-84 DEBEN PREGUNTARSE A AMBOS, EL ESPOSO Y LA ESPOSA, SI ES QUE AMBOS VIVEN AQUI. PREGUNTAS 81a-84a SON PARA EL ENTREVISTADO, Y LAS PREGUNTAS 81b-84b SON PARA SU ESPOSA(O). PREGUNTE LA 81a-84a PRIMERO, LUEGO REPITA LAS PREGUNTAS PARA EL ESPOSO(A). (CAMBIE LAS PALABRAS ADECUADAMENTE).

81. (a y b). ¿Pudiera Ud. mirar esta tarjeta (DELE AL E LA TARJETA AZUL) y decirme la letra al pie de las edades que mejor describa su edad? (PONGA LA LETRA INDICADA. SI EL ENTREVISTADO REHUSA, MARQUE EL "99" Y PONGA LA EDAD QUE UD. CONSIDERE ADECUADA)

(a) ENTREVISTADO

(b) ESPOSA

\_\_\_\_\_/PASE A 82a/

\_\_\_\_\_/PASE A 82b/

72 73

(99) REHUSO

(99) REHUSO

74 75

► PIDA LA TARJETA

► PIDA LA TARJETA

82 (a y b). ¿Nació Ud. en los Estados Unidos? (MARQUE UNO)

(a) ENTREVISTADO

(b) ESPOSA

(1) SI /PASE A 85/

(1) SI /PASE A 85/

76 77

(2) NO

(2) NO

83 (a y b). (SI LA RESPUESTA ES NEGATIVA) ¿Dónde nació? (AVERIGUE EL PAIS)

Card 6

(a) ENTREVISTADO

(b) ESPOSA

PAIS: \_\_\_\_\_

PAIS: \_\_\_\_\_

7 8

7 8

/PASE A 84a//PASE A 84b/

84. (a y b). ¿Fué para Ud. fácil o difícil comunicarse en Inglés, diría Ud que fué.....fácil, un poco difícil, o muy difícil?

(a) ENTREVISTADO

(b) ESPOSA

- (1) FACIL  
(2) UN POCO FACIL  
(3) MUY DIFICIL

- (1) FACIL  
(2) UN POCO FACIL  
(3) MUY DIFICIL

9 10

► RECUERDE HACER LAS MISMAS PREGUNTAS A LA ESPOSA(0) SI ES NECESARIO.

85. ¿Cuánto paga Ud. de alquiler mensualmente? (AVERIGUE LO QUE EL E PAGA AL MES. SI NO SABE POR MES PERO UN TIEMPO DEFINIDO ANOTE Y ESPECIFIQUE)

\$ \_\_\_\_\_ POR MES

11 12 1

\$ \_\_\_\_\_ POR \_\_\_\_\_

- (998) NO SABE  
(999) REHUSO

14

86. ¿Incluye su renta..... (MARQUE LOS ITEMS)

ITEMS	<u>SI</u>	<u>NO</u>	<u>NO SE</u>
(a) Agua caliente?	(1)	(2)	(8)
(b) Calefacción?	(1)	(2)	(8)
(c) Cocina?	(1)	(2)	(8)
(d) Luz?	(1)	(2)	(8)

15 1617 18

87. ¿Paga Ud. o su familia todo el alquiler? (MARQUE UNO)

(1) SI /PASE A 90/ (2) NO19

88. (SI LA RESPUESTA ES NEGATIVA) ¿Cuánto paga Ud. al mes? (INDIQUE LA CANTIDAD)

\$ \_\_\_\_\_ MENSUALES

20 21 2

- (998) NO SABE  
(999) REHUSO

23

89. ¿Quién paga el resto de la renta? (MARQUE UNO Y ESPECIFIQUE QUE PROGRAMA DEL GOBIERNO O QUIEN SI ES OTRO)

- (1) OTROS QUE VIVEN AQUI  
(2) PARIENTES Y AMIGOS QUE VIVEN EN OTRO LUGAR  
(3) PROGRAMA DEL GOBIERNO INDIQUE: \_\_\_\_\_  
(4) OTRO ESPECIFIQUE: \_\_\_\_\_

24 25

90. ¿Tiene Ud. o su familia auto? (MARQUE UNO)

(1) SI

(2) NO

26

► PREGUNTAS 91-97 SON REFERENTES AL EMPLEO. HAGA LAS PREGUNTAS PRIMERO EN REFERENCIA AL ENTREVISTADO Y LUEGO AL DE SU ESPOSA(0) SI ES QUE VIVE AQUI. CASO CONTRARIO PREGUNTE SOLO AL ENTREVISTADO.

91. ¿Está Ud. actualmente empleado? (MARQUE UNO)

(a) ENTREVISTADO

(b) ESPOSA

(1) SI /PASE A 93a/

(2) NO

(1) SI /PASE A 93b/

(2) NO

27

28

92. (SI LA RESPUESTA ES NEGATIVA) ¿Ha estado Ud. empleado durante los últimos 12 meses? (MARQUE UNO)

(a) ENTREVISTADO

(b) ESPOSA

(1) SI

(2) NO /PASE A 98/

(1) SI

(2) NO /PASE A 98/

29

30

93. ¿Cuál es su principal ocupación? (DESCRIBA ESPECIFICAMENTE INCLUYENDO TRABAJO Y RESPONSABILIDAD)

(a) ENTREVISTADO

(b) ESPOSA

31

32

33

34

94. ¿Dónde y en qué jurisdicción esta o estaba localizado su trabajo? MARQUE Y ACLARE SI EL LUGAR ES "OTRA PARTE"

(a) ENTREVISTADO

(b) ESPOSA

(1) CONDADO DE MONTGOMERY

(2) CONDADO DE PRINCE GEORGES

(3) WASHINGTON, D.C.

(4) NORTE DE VIRGINIA

(5) AREA METROPOLITANA DE WASHINGTON

(6) OTRO LUGAR

ESPECIFIQUE: \_\_\_\_\_

(1) CONDADO DE MONTGOMERY

(2) CONDADO DE PRINCE GEORGES

(3) WASHINGTON, D.C.

(4) NORTE DE VIRGINIA

(5) AREA METROPOLITANA DE WASHINGTON

(6) OTRO LUGAR

ESPECIFIQUE: \_\_\_\_\_

35

36

95. ¿Qué medio de transporte usa o ha usado para ir a su trabajo?  
MARQUE UNO Y ESPECIFIQUE SI EL TRANSPORTE ES "OTRO")

(a) ENTREVISTADO

(b) ESPOSA

- (1) CAMINA O CAMINABA  
(2) AUTO  
(3) TRANSPORTE PUBLICO. BUS  
METRO  
(4) OTRO  
ESPECIFIQUE: \_\_\_\_\_

- (1) CAMINA O CAMINABA  
(2) AUTO  
(3) TRANSPORTE PUBLICO. BUS  
METRO  
(4) OTRO  
ESPECIFIQUE: \_\_\_\_\_

37 38

96. ¿Aproximadamente cuánto tiempo le toma o tomaba en ir a su trabajo de puerta a puerta? (INDIQUE HORAS Y MINUTOS)

(a) ENTREVISTADO

(b) ESPOSA

\_\_\_\_ MINUTOS  
\_\_\_\_ HORAS

\_\_\_\_ MINUTOS  
\_\_\_\_ HORAS

39 40

- (00) NO APLICA  
TRABAJA EN CASA

- (00) NO APLICA  
TRABAJA EN CASA

41 42

97. ¿Aproximadamente, cuántas millas hay de aquí a donde Ud. trabajaba?  
(INDIQUE EL # DE MILLAS)

(a) ENTREVISTADO

(b) ESPOSA

\_\_\_\_ MILLAS  
(98) NO SABE  
(00) NO APLICA  
TRABAJA EN CASA

\_\_\_\_ MILLAS  
(98) NO SABE  
(00) NO APLICA  
TRABAJA EN CASA

43 44

45 46

► RECUERDE HACER LAS MISMAS PREGUNTAS AL ESPOSO(A) SI ES NECESARIO.

98. ¿Cuál fué el último grado que Ud. terminó en la escuela?  
(MARQUE UNO)

- (1) NO FUE A LA ESCUELA  
(2) ESCUELA PRIMARIA (DE 1 a 7 AÑOS)  
(3) TERMINO ESCUELA PRIMARIA (8° GRADO)  
(4) ALGO DE ESCUELA SECUNDARIA ( 9°AL 11° GRADO)  
(5) TERMINO SECUNDARIA (COMPLETO EL GRADO 12)  
(6) ALGO DE UNIVERSIDAD (1 a 3 AÑOS DESPUES DE SECUNDARIA)  
(7) GRADUADO DE UNIVERSIDAD  
(8) EDUCACION POST-GRADUADA O TITULO PROFESIONAL  
(9) REHUSO

47

99. (SI LA ESPOSA(O) VIVE AQUI) ¿Cuál es el último grado que su esposa(o) terminó en la escuela? (INDIQUE EL NUMERO APROPIADO DEL CODIGO DE ARRIBA)

\_\_\_\_\_  
(9) REHUSO

48

100. Por favor, mire esta tabla (ENTREGUE LA TARJETA ROSADA) y dígame qué cifra describe mejor sus ingresos económicos y el de su familia en el año 1977 - antes de las deducciones de impuestos. Diga sólo el número no la cantidad. (MARQUE EL NUMERO INDICADO)

\_\_\_\_\_  
(99) REHUSO

49 50

► PIDA LA TARJETA

101. ¿Hay alguna otra cosa mas que Ud. quisiera añadir? (ESCRIBA LA RESPUESTA EXACTA)

51 52

► DIGA LO SIGUIENTE:

Aquí termina la entrevista. Le agradezco mucho el tiempo que se ha tomado y su cooperación. Sus respuestas han sido muy informativas. Muchas gracias.

Antes de irme, me gustaría tener su número de teléfono. Mi supervisora talves quiera llamarle para ver si hize el trabajo correctamente.

102. ¿Tiene Ud. un teléfono donde se le puede llamar? (MARQUE UNO)

(1) SI (2) NO /PASE A "HORA TERMINADA"/

103. (SI LA RESPUESTA ES AFIRMATIVA) ¿Cuál es su número? (INDIQUE EL NUMERO) \_\_\_\_\_

► ANOTE LA HORA QUE TERMINO LA ENTREVISTA.Y MARQUE AM. o PM.

HORA TERMINADA: \_\_\_\_\_ AM. PM.

► COMPLETE LAS PREGUNTAS QUE QUEDAN DESPUES DE QUE HAYA SALIDO DE LA VIVIENDA DEL ENTREVISTADO. POR FAVOR NO SE VAYA DE ESTE EDIFICIO SIN ANTES TERMINAR ESTAS PREGUNTAS.


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