



Millersville University

CIVIC AND COMMUNITY ENGAGEMENT

Housing Development Corporation 2019 Residents Survey Analysis

Report Presented to

Housing Development Corporation MidAtlantic

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HDC MidAtlantic 2019 Residents Survey

Introduction

The Millersville University Center for Public Scholarship and Social Change (CPSSC) began working with HDC MidAtlantic in summer 2019 to assist them in measuring residents' attitudes with regard to various aspects of their lives as residents of HDC communities. CPSSC developed a survey for residents of senior and general housing units to assess five domains: Health and Wellness, Education/Employment, Financial Capability, Satisfaction with Housing, and Social Cohesion. Survey questions were selected from pre-existing scales identified in the scholarly literature to measure these constructs.

These data are informative on some issues facing HDC MidAtlantic residents. We discuss the results of each of the questions below. Our experience developing this survey and our collaboration with HDC MidAtlantic also informs some recommendations to improve future iterations of the survey. These recommendations are included in a separate document. We applaud HDC MidAtlantic for its effort to engage with and understand the needs of its residents. CPSSC and HDC MidAtlantic worked together in the space of a few months to develop the survey for implementation by HDC MidAtlantic. We look forward to future collaborative efforts to improve upon the survey and its implementation.

Methodology

HDC MidAtlantic administered this resident survey in fall 2019 at 2,458 housing units across 38 properties. Six hundred and eighty-two completed surveys were returned to CPSSC, producing a response rate of 27.7%. The survey designed by CPSSC on behalf of HDC MidAtlantic was implemented as a pilot project. Feedback received from the HDC MidAtlantic resident service coordinators who administered the survey, data gleaned during data analysis and critical reflection by the survey's authors will be used to improve both the survey document itself and the way in which it is presented and applied in the field. The data were coded and entered in the Statistical Package for the Social Sciences (SPSS). Frequencies were run on all survey questions. Further, some cross-tabulations were run to compare results between responses of residents at senior and general properties.

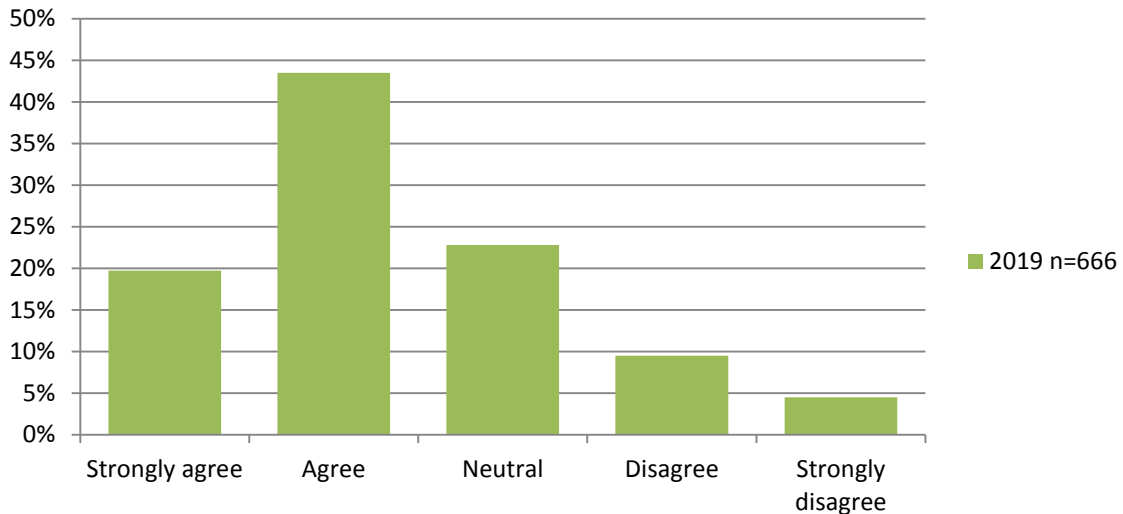
Results

Health and Wellness

Those surveyed were asked if they feel in general that their health is good (Graph 1). Almost 20% (n=131) answered that they strongly agree and 43.5% (n=290) responded that they agree. Of those responding, 22.8% (n=152) that they felt neutral about that question. Another

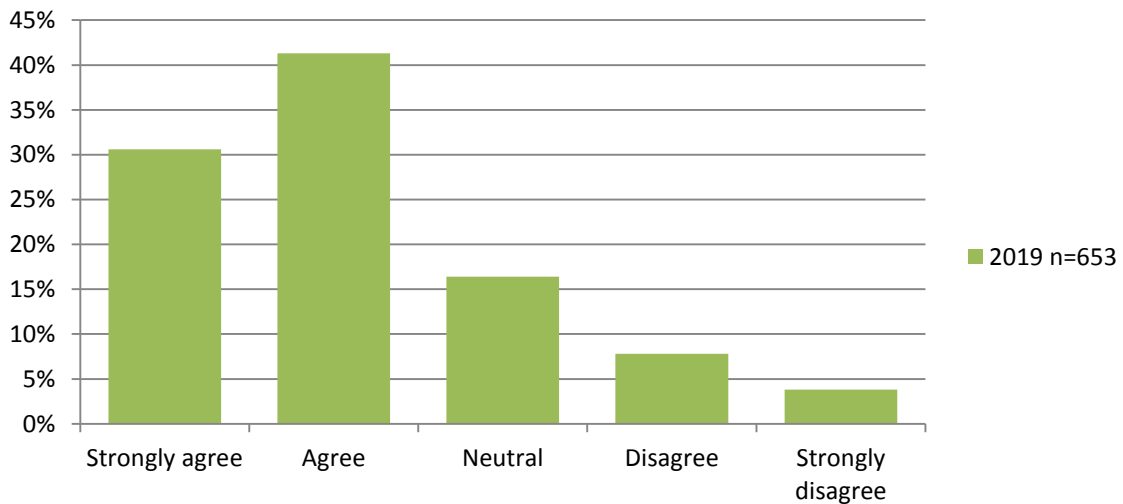
9.5% (n=63) answered that they disagree and 4.5% (n=30) responded that they strongly disagree that they feel in general that their health is good.

Graph 1. I feel that in general my health is good



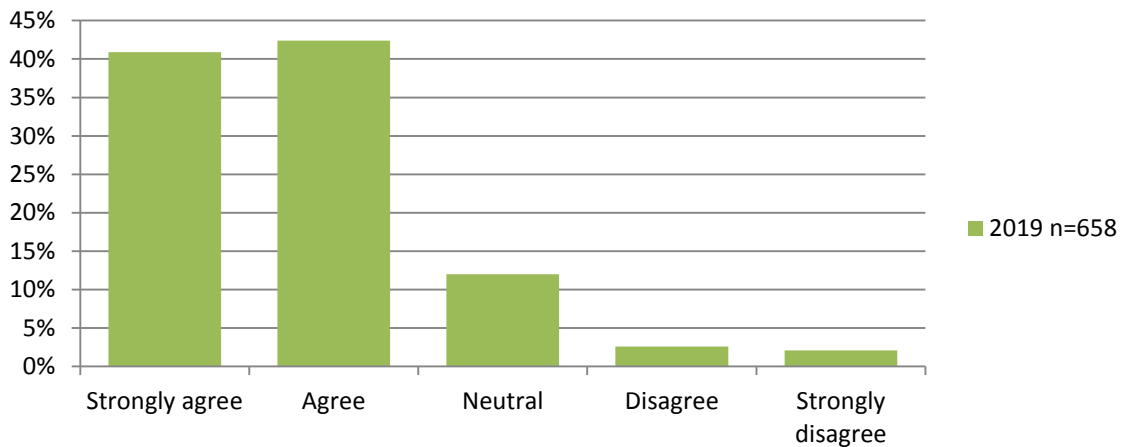
Residents were asked if during the past 30 days, they felt healthy enough to do their usual activities most of the time (Graph 2). Of the respondents, 30.6% (n=200) answered that they strongly agree and 41.3% (n=270) responded that they agree. Additionally, 16.4% (n=107) answered that they feel neutral about the question asked. Only 7.8% (n=51) responded that they disagree and 3.8% (n=25) answered that they strongly disagree.

Graph 2. During the past 30 days, I have felt healthy enough to do my usual activities most of the time



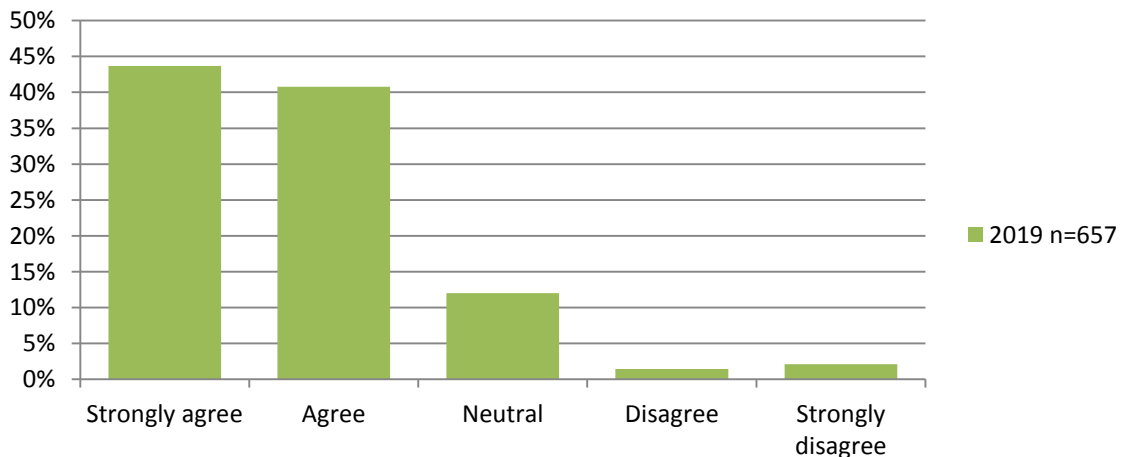
Those surveyed were asked if they feel in control of the important things in their lives (Graph 3). Respondents answered positively for the most part, with 40.9% (n=269) responding that they strongly agree and 42.4% (n=279) responding that they agree that they felt in control. Some, 12% (n=79) answered that they feel neutral. Only 2.6% (n=17) answered that they disagree about being in control and 2.1% (n=14) responded that they strongly disagree that they feel in control of the important things in their lives.

Graph 3. I feel that I am able to control the important things in my life



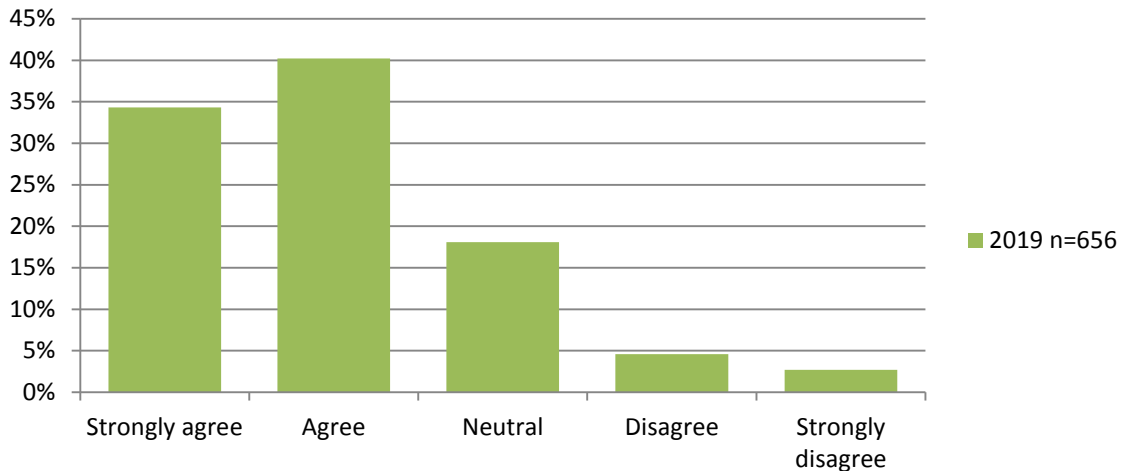
Those surveyed were asked if they feel confident in handling their personal problems (Graph 4). Most respondents said that they feel confident, with 43.7% (n=287) answering that they strongly agree and 40.8% (n=268) responding that they agree. Twelve percent (n=79) of responses were neutral. Only 1.4% (n=9) answered that they disagree about feeling confident and 2.1% (n=14) responded that they strongly disagree.

Graph 4. I feel confident that I am able to handle my personal problems



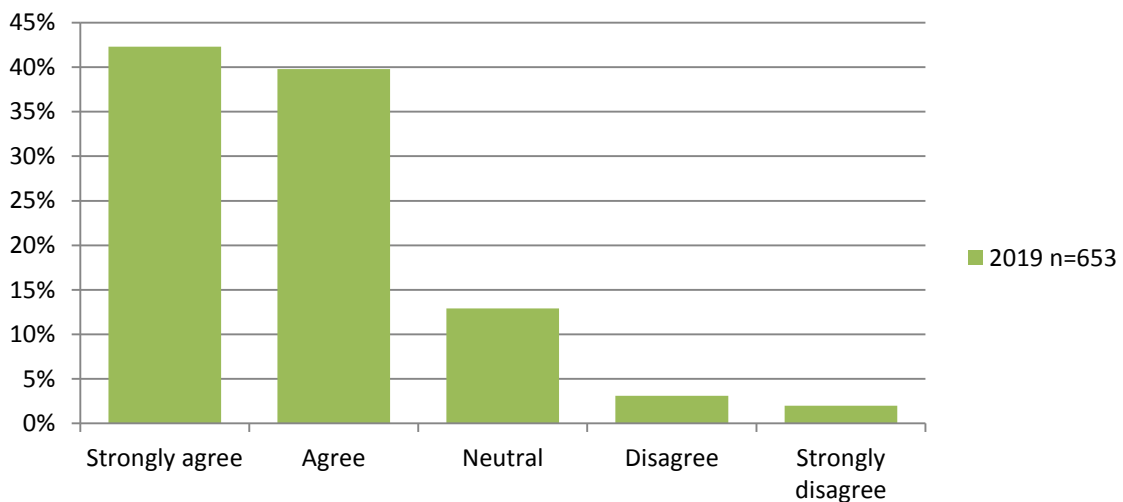
Residents surveyed were asked if they feel satisfied with their quality of life (Graph 5). The majority responded that they feel satisfied, with 34.3% (n=225) answering in strong agreement and 40.2% (n=264) agreeing. In addition, 18.1% (n=119) responded that they feel neutral about the quality of their life. Another 4.6% (n=30) responded that they disagree and 2.7% (n=18) answered that they strongly disagree.

Graph 5. I am satisfied with the quality of my life



Residents were asked to rate the degree to which they feel in control of what they do (Graph 6). Responses were mostly positive, with 42.3% (n=276) agreeing strongly, and 39.8% (n=260) agreeing. Slightly less than 13% (n=84) of responses were neutral. Another 3.1% (n=20) of respondents disagree, and 2% (n=13) disagreed strongly.

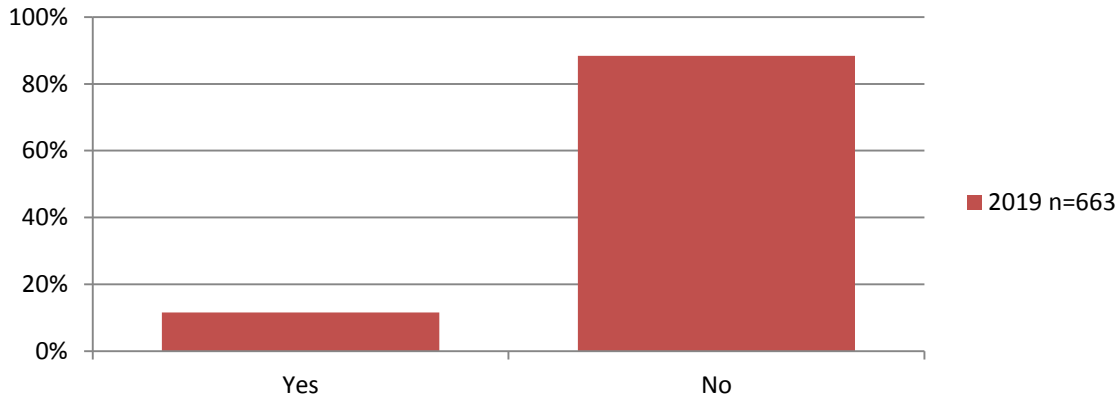
Graph 6. I am in full control of what I do



Education and employment

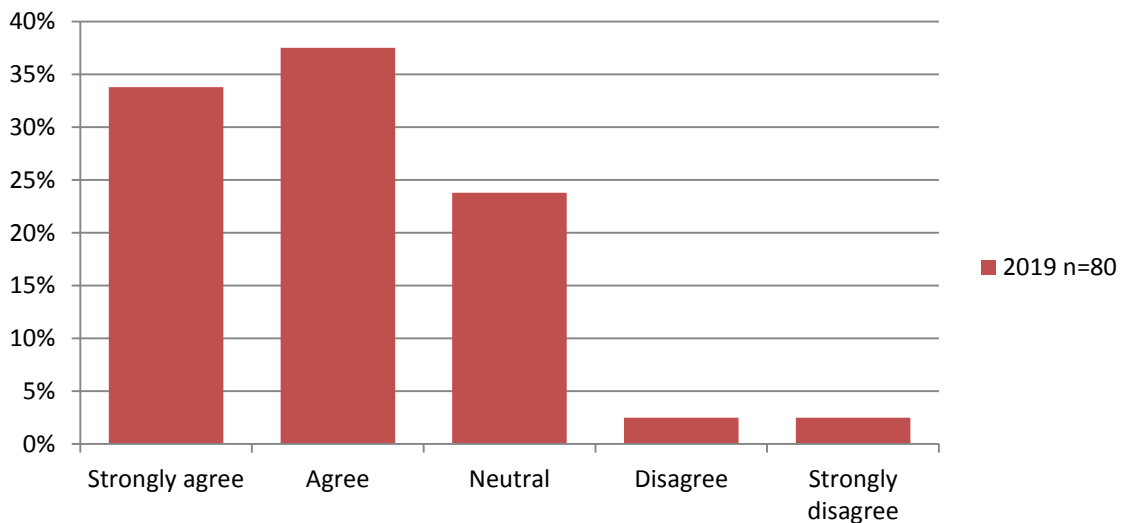
Those surveyed were asked if they were currently employed (Graph 7). Most respondents, 88.4% (n=586), answered that they are not currently employed, compared to 11.6% of respondents (n=77) who answered that they are currently employed.

Graph 7. Are you currently employed?



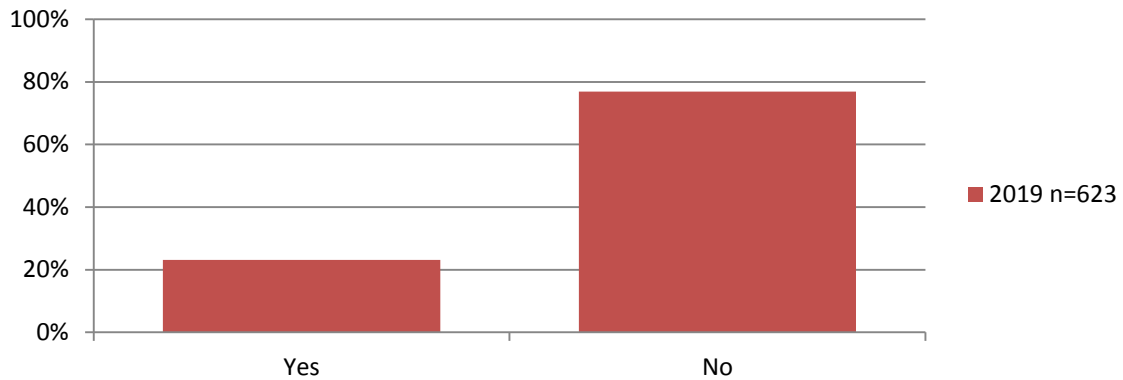
When asked if they feel satisfied with their employment, most respondents either strongly agreed, 33.8% (n=27), or agreed, 37.5% (n=30), that they feel satisfied (Graph 8). About a quarter of responses, 23.8% (n=19), were neutral and very few disagreed or strongly disagreed: 2.5% (n=2) in each category.

Graph 8. I feel satisfied with my employment



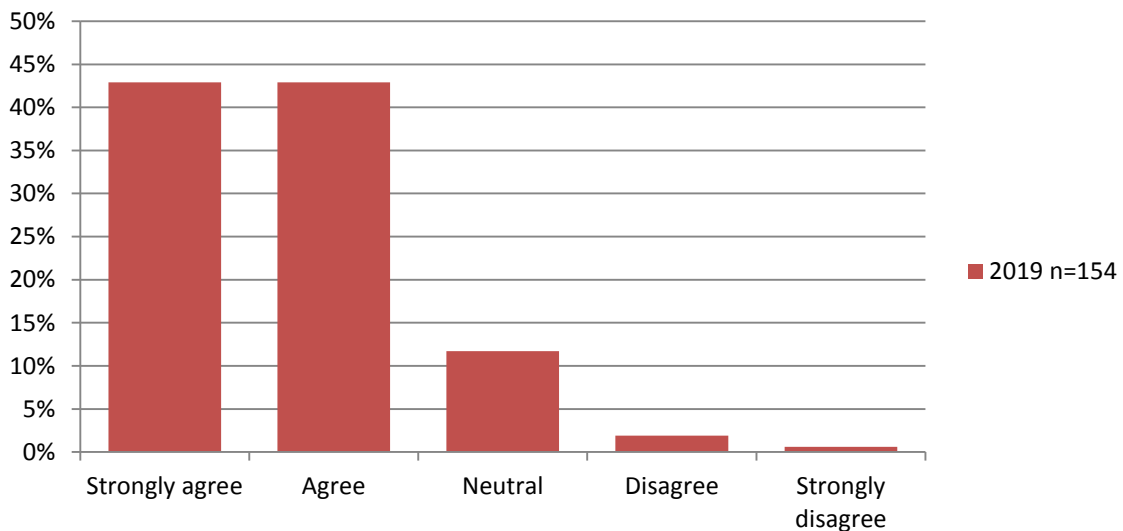
When asked if they currently volunteer, a majority, 76.9% (n=479), of respondents answered that they do not currently volunteer (Graph 9). Slightly more than 23% (n=144) responded that they do currently volunteer.

Graph 9. Do you currently volunteer?



Respondents overwhelmingly answered that they strongly agree or agree that they feel satisfied in their volunteer positions (42.9%; n=66) for each of the two categories) (Graph 10). Very few answered that they disagree or strongly disagree that they feel satisfied with their volunteer positions, only 1.9% (n=3) and 0.6% (n=1), respectively, and 11.7% (n=18) were neutral.

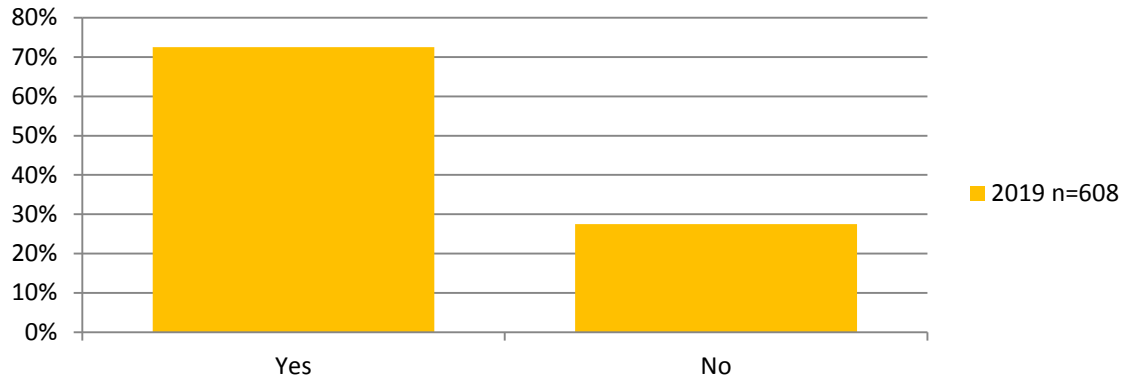
Graph 10. I feel satisfied with my volunteer position



Financial capability

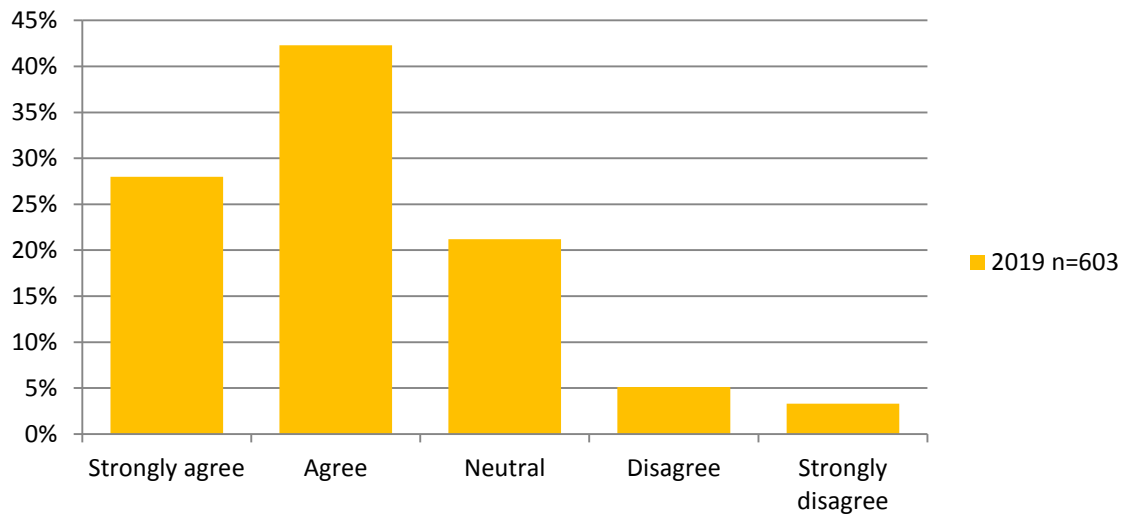
Of those surveyed, almost three quarters, 72.5% (n=441), of respondents answered that they did currently have a personal budget, spending plan, or financial plan (Graph 11). Another 27.5% (n=167) responded that they do not currently have a personal budget, spending plan, or financial plan.

Graph 11. I currently have a personal budget, spending plan, or financial plan



Those surveyed were asked about their confidence in their ability to achieve their financial goals (Graph 12). Most responses were positive. Slightly more than 42% (n=255) agreed, while 28% (n=169) strongly agreed. Another 21.2% (n=128) of response were neutral. Slightly more than 5% (n=31) of those surveyed said that they disagree, and 3.3% (n=20) said that they strongly disagree.

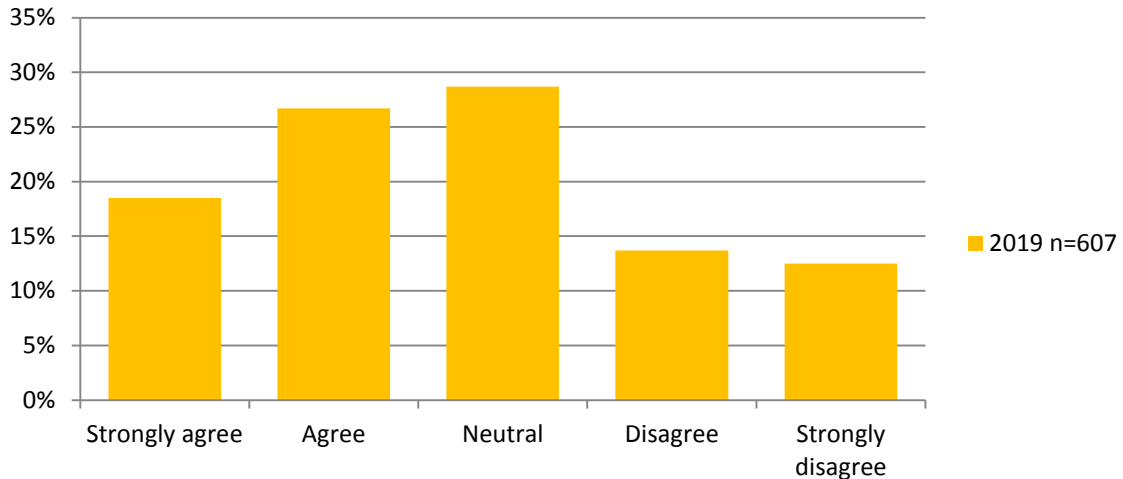
Graph 12. I feel confident in my ability to achieve my financial goals



Residents were asked about whether they would be able to come up with enough money to make ends meet should they have an unexpected expense, such as a family member losing a job or becoming sick (Graph 13). Of those surveyed, the majority of answers were either positive or neutral. Of note, 18.5% (n=112) said they strongly agreed while 26.7% (n=162) said they

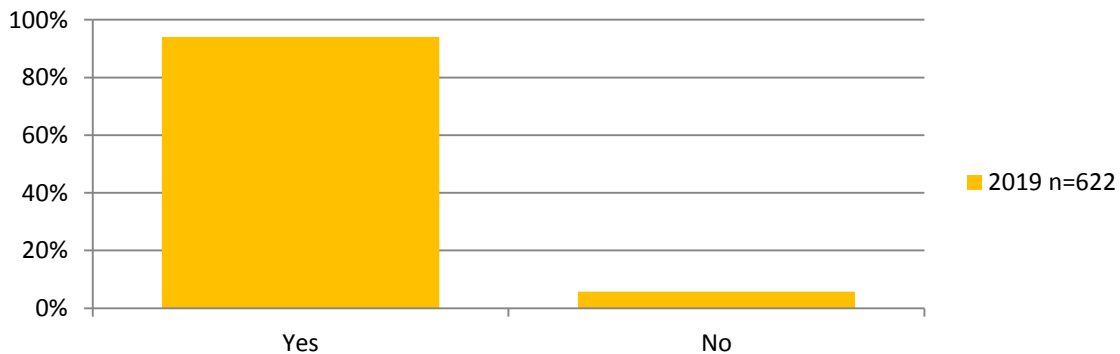
agreed. Another 28.7% (n=174) said that they were neutral. Of the negative responses, 13.7% (n=83) said they disagreed and 12.5% (n=76) said they strongly disagreed.

Graph 13. If I had an unexpected expense (e.g. someone in my family lost a job, someone got sick), I am confident that I could come up with money to make ends meet



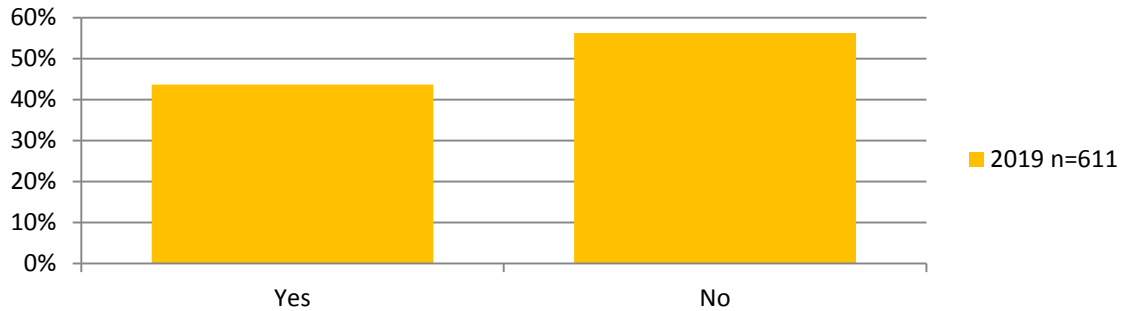
Those surveyed were asked if they currently have access to formal banking such as a checking or savings account (Graph 14). Most responses were positive, with 94.1% (n=585) agreeing. Another 5.9% (n=37) responded that they do not have access to formal banking.

Graph 14. I currently have access to formal banking (e.g. a checking or a savings account)



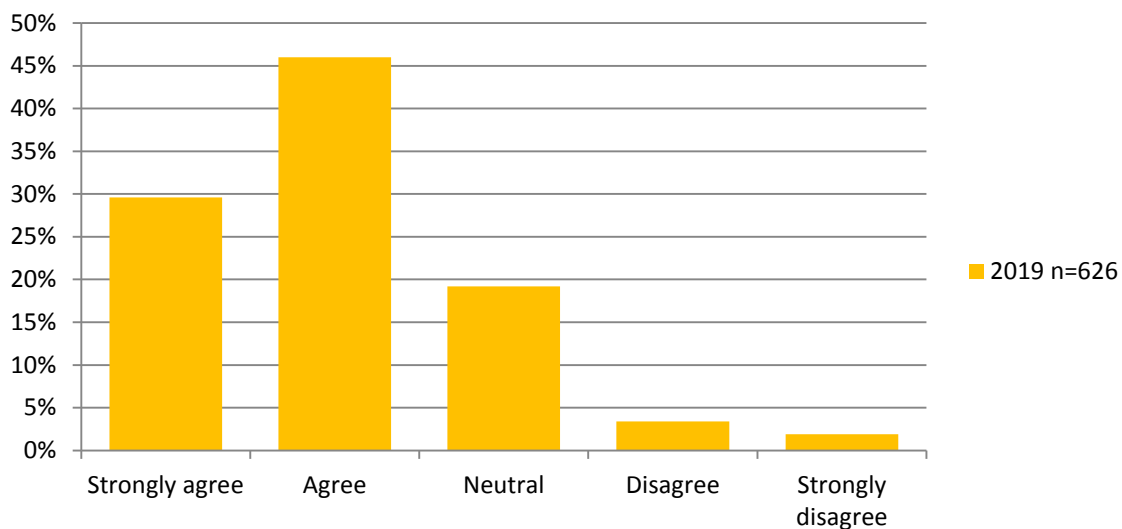
Those surveyed were asked if they currently have a savings plan that they follow regularly (Graph 15). A majority of responses were negative: 56.3% (n=344). Positive responses totaled 43.7% (n=267).

Graph 15. I currently have a savings plan that I follow regularly



Those surveyed were asked if their household is able to make ends meet (Graph 16). Almost 30% (n=185) of respondents agreed strongly and 46% (n=288) agreed. Slightly more than 19% (n=120) of responses were neutral. Another 3.4% (n=21) of those surveyed said that they disagreed, and 1.9% (n=12) disagreed strongly.

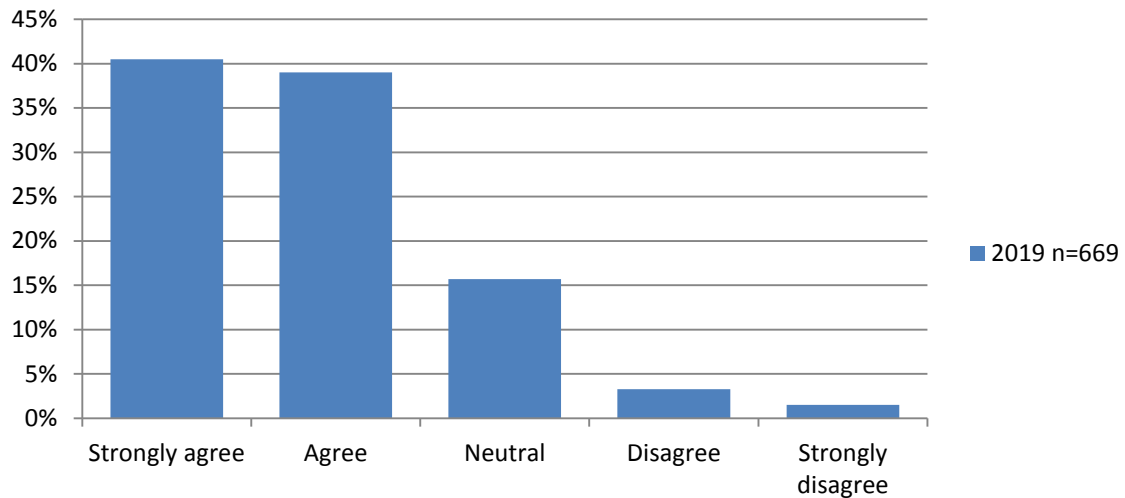
Graph 16. My household is able to make ends meet



Satisfaction with Housing

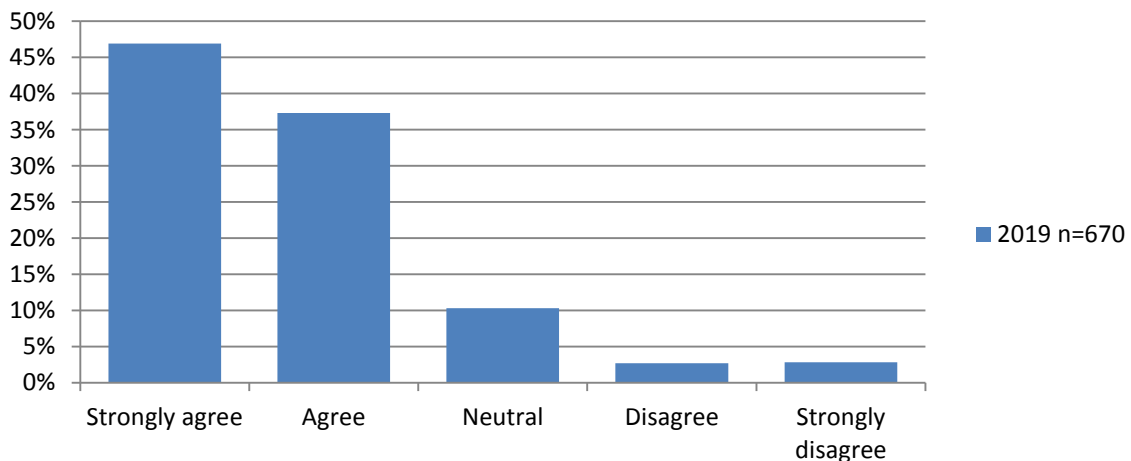
Respondents were asked about their satisfaction level living in the community (Graph 17). A majority (79.5%, n=532) either strongly agreed or agreed with the notion that they are satisfied with living in the community. Almost 16% (n=105) of responses were neutral. Another 3.3% (n=22) disagreed with feeling satisfied in the community and 1.5% (n=10) of respondents strongly disagreed with feeling satisfied in the community.

Graph 17. Overall, I feel satisfied living in this community



Respondents were also asked if they feel safe walking in the community during the day (Graph 18). A majority (84.2%, n=564) either agreed or strongly agreed that they feel safe while walking in the community near their property during the daytime. Slightly more than 10% (n=69) were neutral. On the other hand, 5.5% of respondents (n=37) either disagreed or strongly disagreed with feeling safe while walking near the property during the daytime.

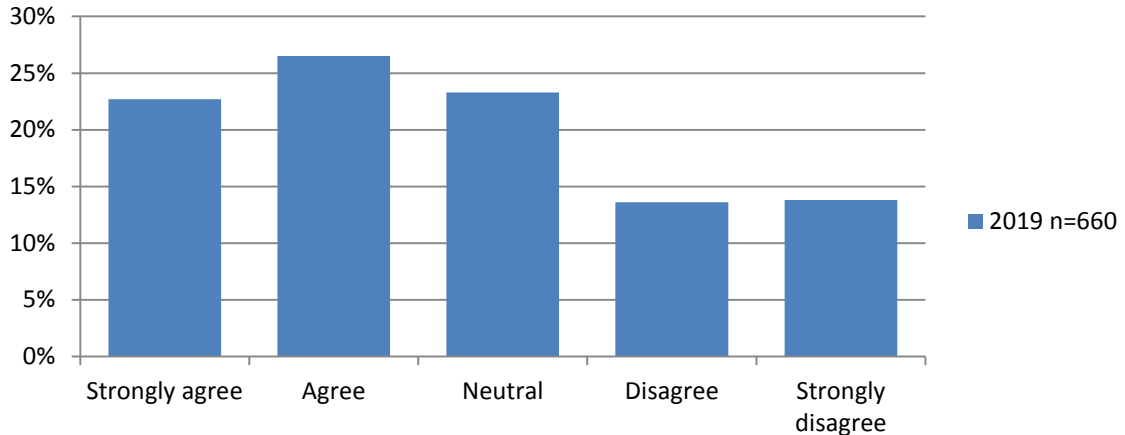
Graph 18. I feel safe walking in the community near the property during the daytime



Residents were asked if they felt safe walking in the community near their property at night (Graph 19). Almost 23% (n=150) of respondents strongly agreed that they feel safe while walking in the community at night. Another 26.5% (n=175) of respondents agreed that they feel safe while walking in the community at night. Slightly more than 23.3% (n=154) of responses

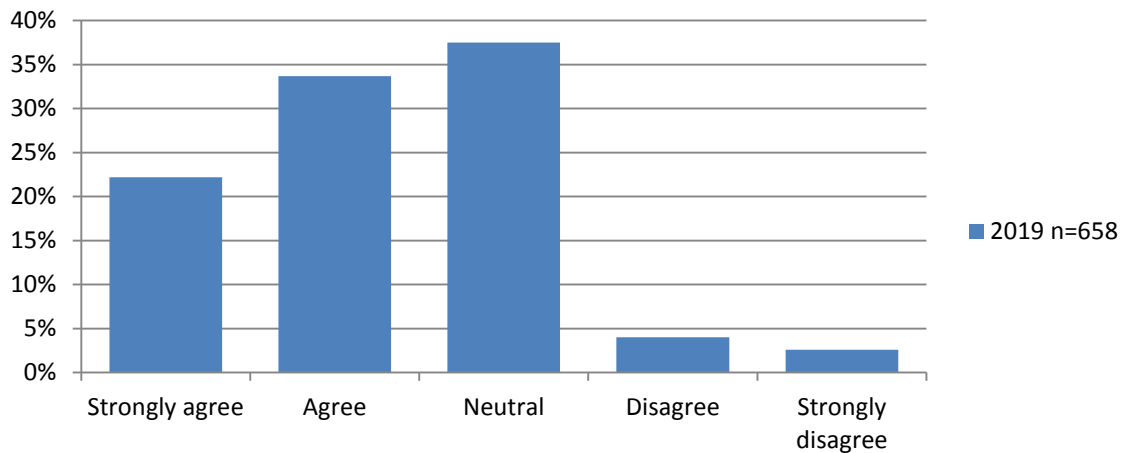
were neutral. Almost 14% of respondents (n=90) disagreed that they feel safe while walking in the community at night and slightly more (13.8%, n=91) said that they strongly disagreed with feeling safe while walking in the community at night.

Graph 19. I feel safe walking in the community near the property at night



Residents were asked if they felt they could make a positive difference in their community (Graph 20). Of the responses, 22.2% (n=146) strongly agreed and 33.7% (n=222) agreed. Another 37.5% (n=247) were neutral. Only 6.6% (n=43) of respondents disagreed or disagreed strongly that they could make a positive difference in their community.

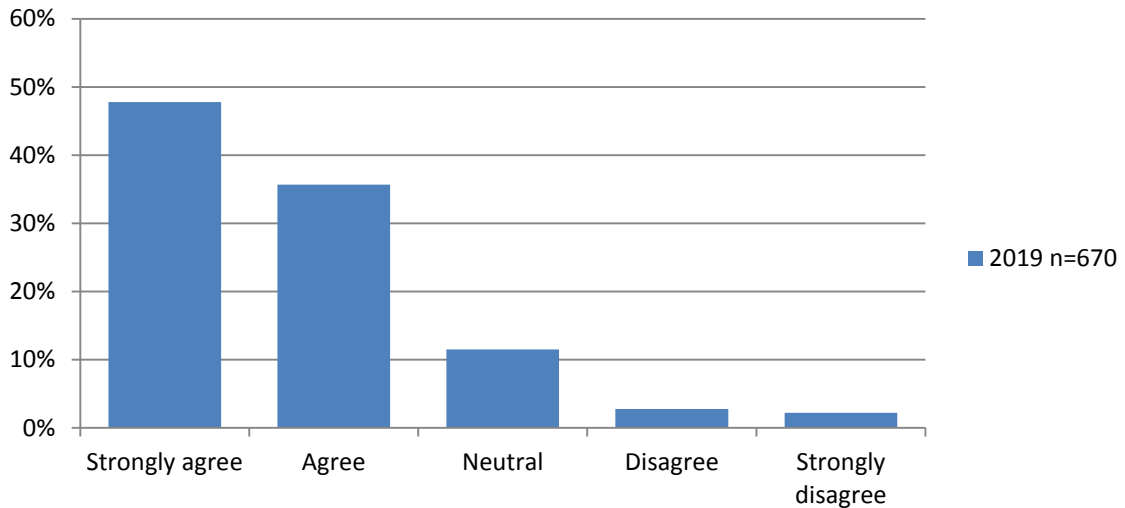
Graph 20. I feel that I can make a positive difference in my community



Respondents were asked about their satisfaction level in reference to their housing unit (Graph 21). Most respondents (83.4%, n=559) either agreed or strongly agreed that they feel

satisfied with their housing unit. Another 11.5% (n=77) were neutral. Only 2.8% (n=19) disagreed that they feel satisfied with living in their housing unit. Finally, 2.2% (n=15) of respondents strongly disagreed that they are satisfied with their housing unit.

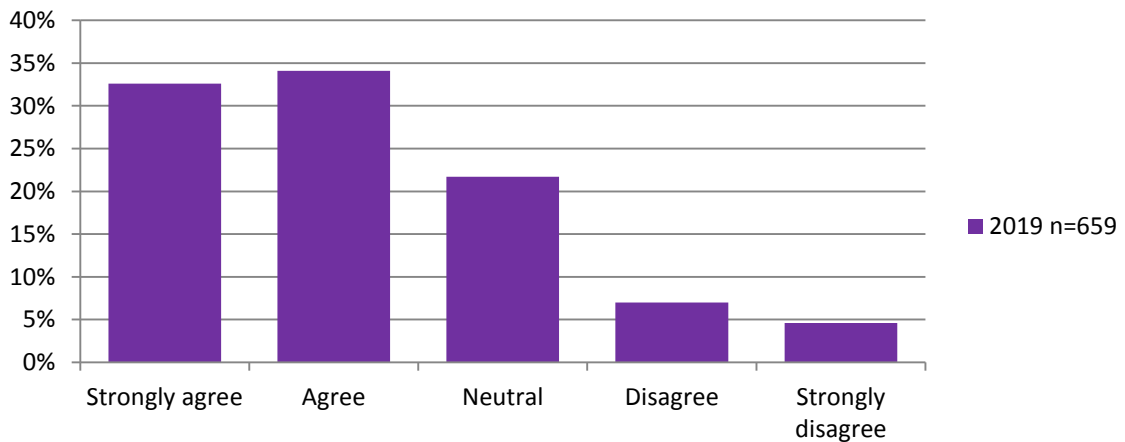
Graph 21. Overall, I feel satisfied with my housing unit



Social cohesion

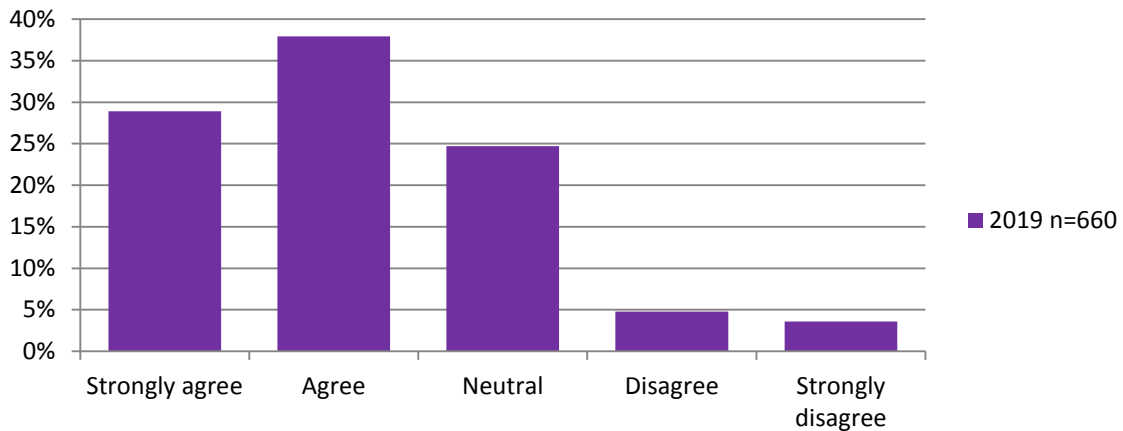
Those surveyed were asked if they believed that people would try to fix problems that may arise within their community (Graph 22). Responses were mostly favorable with 32.6% (n=215) agreeing strongly and 34.1% (n=225) agreeing. Another 21.7% (n=143) of respondents were neutral. Slightly less than 12% (n=76) of respondents disagreed or strongly disagreed.

Graph 22. If something is wrong in my community, I know that the people who live here will try to fix it



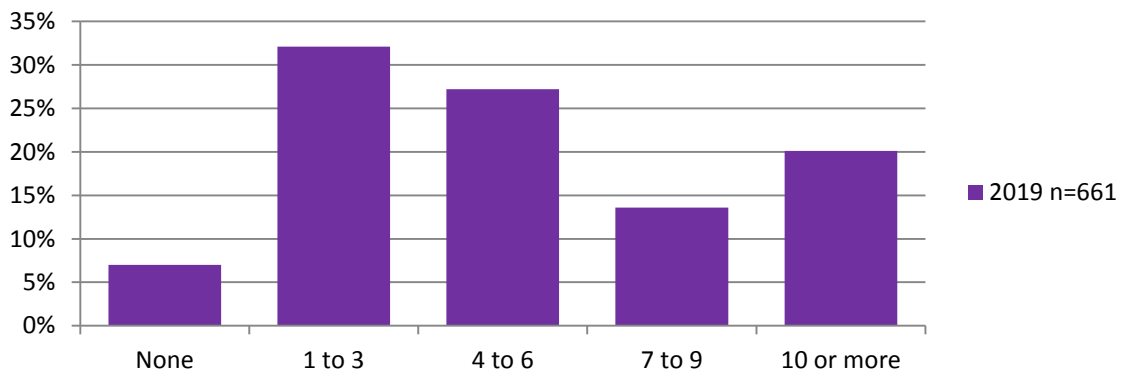
Those surveyed were asked if they feel a sense of belonging in their community (Graph 23). Responses were mostly positive with 28.9% (n=191) strongly agreeing and 37.9% (n=250) agreeing. Almost 25% (n=163) were neutral. Another 4.8% (n=32) of respondents disagreed and 3.6% (n=24) strongly disagreed that they feel a sense of belonging in their community.

Graph 23. I feel a sense of belonging in this community



Respondents were asked how about how many of their neighbors they regularly speak with for five minutes or more (Graph 24). Only 7% (n=46) responded that they speak with none of their neighbors. The most common response was 1-3 neighbors at 32.1% (n=212). Another 27.2% (n=180) of responding residents said they speak to 4-6 neighbors and 13.6% (n=90) said they speak to 7-9 neighbors. Residents who speak with 10 or more of their neighbors for five minutes or more made up 20.1% (n=133) of responses.

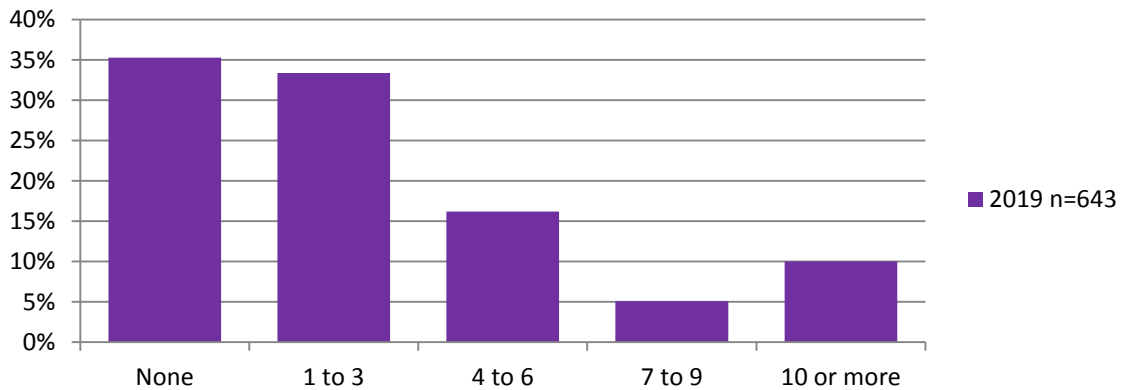
Graph 24. With how many of your neighbors do you speak regularly for five minutes or more?



Residents were asked how many HDC activities or events they attended in the last year (Graph 25). A plurality of respondents said that they had either attended none or 1-3 events:

35.3% (n=227), said that they attended no activities or events. Approximately 33.4% (n=215) responded that they attended 1-3 activities or events. Another 16.2% (n=104) responded that they attended 4-6. Only 5.1% (n=33) responded that they attended 7-9 and 10% (n=64) responded that they attended 10 or more HDC activities or events in the last year.

Graph 25. How many HDC activities or events have you attended in the last year?



Crosstabs between Senior and Family Properties

Survey responses from senior and general properties were compared for significant differences. These data are presented here with a discussion of the differences at the end of this section. A total of 98 surveys (14.4% of the sample) were gathered from general occupancy properties. Five hundred and eighty four surveys (85.6% of the sample) came from senior properties.

Nighttime safety (Table 1)

Statistically significant differences (p=0.034) were found between senior and general property responses to the question of nighttime safety. Senior properties were more likely to disagree or strongly disagree when asked if they felt safe walking near the property at night.

Table 1. I feel safe walking in the community near the property at night

	General	Senior
Strongly agree	28.4%	21.8%
Agree	33.7%	25.3%
Neutral	23.2%	23.4%
Disagree	6.3%	14.9%
Strongly disagree	8.4%	14.7%

Making a positive difference in the community (Table 2)

Significant differences (p=0.018) were also found in responses to the question of the respondent’s capacity to make a positive difference in the community. Responses from general properties were more likely to be in agreement with this question.

Relationships with neighbors (Table 3)

Differences were found in regard to the number of neighbors with whom respondents report speaking regularly for five minutes or more. Responses from general properties tended toward the lower end of the scale, while senior properties were more likely to report speaking with more of their neighbors. These differences were statistically significant, with p=0.000.

HDC activity attendance (Table 4)

General property respondents were more likely to have attended zero HDC events or activities within the last year and had a slightly higher response rate within the 7 to 9 events range. Senior properties were more likely to have attended 1 to 3, 4 to 6, or 10 or more activities or events. This finding is significant at p=0.011.

Health within the past 30 days (Table 5)

Significant differences (p=0.058) were also found in responses to the question of survey takers’ health as it regards their ability to complete their usual activities. General properties were more likely to be neutral, disagree, or strongly disagree to this question.

Table 2. I feel that I can make a positive difference in the community

	General	Senior
Strongly agree	28.4%	21.8%
Agree	33.7%	25.3%
Neutral	23.2%	23.4%
Disagree	6.3%	14.9%
Strongly disagree	8.4%	14.7%

Table 3. With how many of your neighbors do you speak regularly for five minutes or more?

	General	Senior
None	13.8%	5.8%
1 to 3	45.7%	29.8%
4 to 6	22.3%	28.0%
7 to 9	6.4%	14.8%
10 or more	11.7%	21.5%

Table 4. How many HDC activities or events have you attended in the last year?

	General	Senior
None	51.1%	32.7%
1 to 3	27.8%	34.4%
4 to 6	8.9%	17.4%
7 to 9	5.6%	5.1%
10 or more	6.7%	10.5%

Table 5. During the past 30 days, I have felt healthy enough to do my usual activities most of the time

	General	Senior
Strongly agree	23.9%	31.7%
Agree	38.6%	41.8%
Neutral	17.0%	16.3%
Disagree	12.5%	7.1%
Strongly disagree	8.0%	3.2%

Feelings of control (Table 6)

Significant differences ($p=0.044$) between senior and general properties were found in responses to the question of survey takers' feelings of control over the important things in their lives. Senior properties were more likely to agree strongly. General properties were more likely to be neutral in their response.

Personal problems (Table 7)

Significant differences ($p=0.003$) were found in responses to the question of survey takers' ability to handle their personal problems. Senior properties were more likely to agree, agree strongly, disagree, and disagree strongly. General properties showed a higher rate of neutral responses.

Employment (Table 8)

As could be expected, residents in general properties were more likely to be employed than residents in senior properties. This difference was highly significant, with $p=0.000$.

Making ends meet (Table 9)

Statistically significant ($p=0.012$) differences were found between general and senior property responses to the question of making ends meet. Senior properties were more likely to agree or strongly agree, or to strongly disagree. General properties were more likely to respond neutrally or disagree.

Table 6. I am able to control the important things in my life

	General	Senior
Strongly agree	31.5%	42.4%
Agree	42.7%	42.4%
Neutral	21.3%	10.5%
Disagree	2.2%	2.6%
Strongly disagree	2.2%	2.1%

Table 7. I feel confident that I am able to handle my personal problems

	General	Senior
Strongly agree	37.2%	44.7%
Agree	37.2%	41.3%
Neutral	24.4%	10.2%
Disagree	0.0%	1.6%
Strongly disagree	1.2%	2.3%

Table 8. Are you currently employed?

	General	Senior
Yes	39.3%	7.3%
No	60.7%	92.7%

Table 9. My household is able to make ends meet

	General	Senior
Strongly agree	22.0%	30.7%
Agree	39.0%	47.1%
Neutral	31.7%	17.3%
Disagree	6.1%	2.9%
Strongly disagree	1.2%	2.0%

Discussion on Differences between Responses from Senior and General Properties

While some of the above findings could easily have been expected, such as those living in senior properties being less likely to feel safe walking alone at night or those living in senior properties feeling satisfied with their employment (which they might not have) other findings were less obvious.

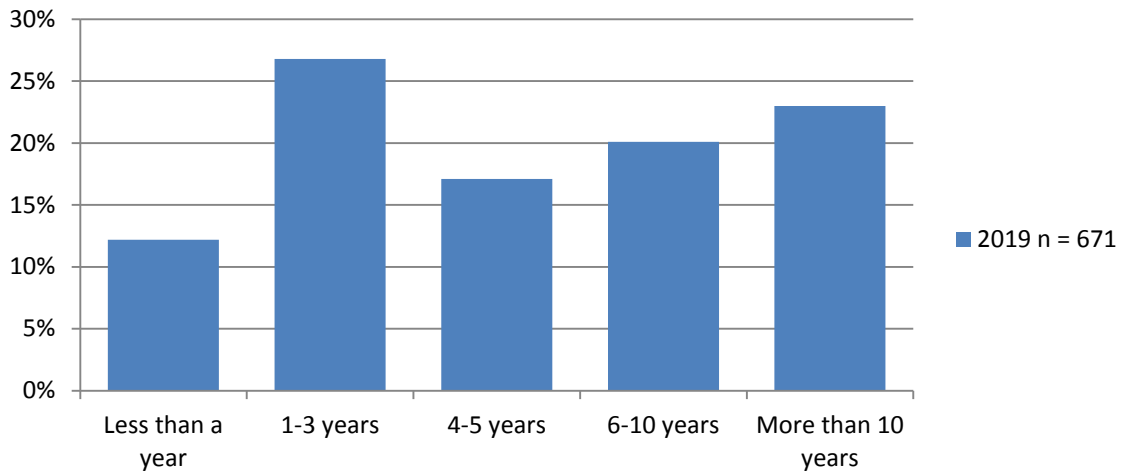
Those living in senior properties, rather than residents in general properties, were more likely to share evidence of community connections. This was evidenced by their report that they were connected with more of their neighbors and attended HDC MidAtlantic sponsored events. While the trope of the lonely elderly senior might be prevalent in culture, that stereotype did not hold up well in HDC MidAtlantic properties. At HDC, those living in senior properties seem to be relatively well connected and participatory in groups. This may be a result of the resident services coordinator effectively facilitating connection, the cultural environment of the property, or the overall satisfaction and security felt by those living in senior properties in general. It is not possible to immediately assess from these data where the connection may stem, and more research could be warranted to explore.

Those living in senior properties were also more likely to not have had health issues impede their normal activities and to have been able to make ends meet financially. Again, these findings conflict with stereotypical images of lower income seniors. These may be artifacts of structural support afforded by effective social policy efforts such as Medicare and Social Security.

Comparing Results by Tenure

Survey respondents were asked how long they have lived in their respective housing unit (Graph 26). Slightly more than 12% (n=82) of respondents have lived in their unit for less than a year. Almost 27% (n=180) have lived in their unit for 1-3 years. Slightly more than 17% (n=115) of respondents have lived in their unit for 4-5 years. Another 20.1% (n=135) of respondents have lived in their unit for 6-10 years. Finally, 23.7% percent of respondents (n=159) have lived in their unit for more than 10 years.

Graph 26. How long have you lived in this property?



Survey responses were compared against the number of years that residents reported living in their housing unit in order to assess the effect of greater amounts of time spent in supportive housing. Results were collapsed in order to aid in analysis. Those questions that had residents choose on a five-point scale from “Strongly Agree” to “Strongly Disagree” were recoded into positive, neutral, and negative responses. Resident tenure was recoded into a binary of “Up to three years” and “More than three years.” Crosstabs data are presented here, and a discussion of the differences is at the end. Only questions with significant differences are reported. Similarly, when significant differences were found between senior and general properties, these are reported separately.

Nighttime Safety (Table 10 and Table 11)

Significant differences were found for both the overall population ($p=0.000$) and senior population ($p=0.002$) when comparing tenure and feelings of safety walking in the community at night. In both cases, responses were more positive in those who had lived in a property for up to three years than in those who had lived in a property for more than three years. These results may not be solely a result of longer tenure; for example, residents are aging in place (even in non-senior properties) and feelings of safety often diminish as age increases.

Table 10. I feel safe walking in the community at night (all responses)

	Up to three years	Three years or more
Strong agree or agree	58.6%	44.0%
Neutral	21.9%	24.1%
Strongly disagree or disagree	19.5%	31.9%

Table 11. I feel safe walking in the community at night (senior property responses)

	Up to three years	Three years or more
Strong agree or agree	55.5%	42.9%
Neutral	23.9%	22.9%
Strongly disagree or disagree	20.6%	34.3%

Daytime Safety (Table 12)

Significant differences ($p=0.035$) were also found in responses from senior properties to the question of feelings of safety during the day. They followed the same pattern as the previous question of nighttime safety, but to a lesser degree. The vast majority of residents living in senior properties feel safe walking in their communities during the daytime. As above, these results may not be solely a result of longer tenure; residents are aging in place and feelings of safety often diminish as age increases.

**Table 12. I feel safe walking in the community during the daytime
(senior property responses)**

	Up to three years	Three years or more
Strong agree or agree	88.6%	82.4%
Neutral	9.0%	10.4%
Strongly disagree or disagree	2.4%	7.3%

Making a Positive Difference in the Community (Table 13)

In the overall population, significant differences ($p=0.050$) were found in responses to the statement “I feel that I can make a positive difference in my community.” There was a shift from positive to negative responses in the given time frame. Very few residents feel like they have no impact on making a positive difference in the community.

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Table 13. I feel that I can make a positive difference in my community (all responses) 20

	Up to three years	Three years or more
Strongly agree or agree	60.6%	53.3%
Neutral	35.5%	38.8%
Strongly disagree or disagree	3.9%	7.9%

HDC Activity Attendance (Table 14 and Table 15)

Significant differences were found in the overall response set ($p=0.044$) and the general property response set ($p=0.024$) to the question of how many HDC activities or events residents had attended in the last year. In both cases, residents with longer tenure reported attending more events.

**Table 14. How many HDC activities or events have you attended in the last year?
(all responses)**

	Up to three years	Three years or more
None	38.6%	32.8%
1 to 3	35.8%	32.0%
4 to 6	15.4%	16.8%
7 to 9	4.3%	5.8%
10 or more	5.9%	12.6%

**Table 15. How many HDC activities or events have you attended in the last year?
(general property responses)**

	Up to three years	Three years or more
None	65.2%	36.4%
1 to 3	23.9%	31.8%
4 to 6	6.5%	11.4%
7 to 9	4.3%	6.8%
10 or more	0.0%	13.6%

Employment (Table 16, Table 17, and Table 18)

Across all three units of analyses (all responses, senior properties, and general properties), significant differences ($p=0.001$, 0.033 , and 0.049 , respectively) were found in resident employment over time. Overall, respondents who had occupied their units longer were less likely to be employed. However, it is important to note that this can be attributed to retirement in some cases. The presence of older adults living in the general properties may affect these findings.

Table 16. Are you currently employed? (all responses)

	Up to three years	Three years or more
Yes	17.0%	8.3%
No	83.0%	91.7%

Table 17. Are you currently employed (senior property responses)

	Up to three years	Three years or more
Yes	10.3%	5.7%
No	89.7%	94.3%

Table 18. Are you currently employed? (general property responses)

	Up to three years	Three years or more
Yes	48.9%	29.5%
No	51.1%	70.5%

Achieving Financial Goals (Table 19 and Table 20)

Significant differences over time were found in all responses ($p=0.000$) and senior property responses ($p=0.001$) to respondents' confidence in their ability to achieve their financial goals. Overall, longer tenure was positively connected with greater confidence.

Table 19. I feel confident in my ability to achieve my financial goals (all responses)

	Up to three years	Three years or more
Strong agree or agree	61.5%	77.4%
Neutral	25.9%	17.2%
Strongly disagree or disagree	12.6%	5.4%

**Table 20. I feel confident in my ability to achieve my financial goals
(senior property responses)**

	Up to three years	Three years or more
Strong agree or agree	63.7%	78.1%
Neutral	24.0%	16.1%
Strongly disagree or disagree	12.3%	5.8%

Making Ends Meet (Table 21 and Table 22)

Significant differences over time were also found in responses to the statement "My household is able to make ends meet." All respondents ($p=0.002$) and the senior property respondents ($p=0.014$) showed more positive responses with longer tenure.

Table 21. My household is able to make ends meet (all responses)

	Up to three years	Three years or more
Strong agree or agree	68.5%	80.9%
Neutral	24.6%	15.1%
Strongly disagree or disagree	6.9%	4.0%

Table 22. My household is able to make ends meet (senior property responses)

	Up to three years	Three years or more
Strong agree or agree	72.0%	82.1%
Neutral	20.8%	14.5%
Strongly disagree or disagree	7.2%	3.3%

Discussion on Differences Related to Residents' Tenure

While a number of significant comparisons show growth along difference axes—greater financial security, for instance, and higher rates of event attendance, many variables could be explored more. While the finding of increased attendance at community activities is encouraging, we lack insight into this finding. It could be that these residents are engaging with resident services coordinators, or it could be that they become more invested in their community over time. Similarly, diminished feelings of safety in the community over time are areas for additional exploration. As noted, age of resident may affect sense of safety and not be a factor of the local community or individual property. Finally, as noted above, the education and employment questions should be more nuanced in future iterations.

The survey asked respondents “*How long have you lived in this property*” and gave five possible responses (less than 1 year; 1-3 years; 4-5 years; 6-10 years, and more than 10 years). This produced data that is categorical in nature and makes measuring the effect of tenure less accurate. Future surveys may want to allow residents to list the number of years they have lived on the property. This will allow for a finer, more direct comparison between length of stay and other responses.

Conclusion

The survey data are a strong beginning to understanding the lived experiences of HDC MidAtlantic senior and general properties. As noted, final recommendations with regard to data collection are listed in the accompanying document. We realize that HDC MidAtlantic may require changes if the survey project continues beyond this pilot effort. We look forward to a continuing collaboration with you.

Appendix A: Frequency tables²

1. How long have you lived in this property?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Less than a year	82	12.0	12.2	12.2
	1-3 years	180	26.4	26.8	39.0
	4-5 years	115	16.9	17.1	56.2
	6-10 years	135	19.8	20.1	76.3
	More than 10 years	159	23.3	23.7	100.0
	Total	671	98.4	100.0	
Missing	9	11	1.6		
Total		682	100.0		

2. Overall, I feel satisfied living in this community

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly agree	271	39.7	40.5	40.5
	Agree	261	38.3	39.0	79.5
	Neutral	105	15.4	15.7	95.2
	Disagree	22	3.2	3.3	98.5
	Strongly disagree	10	1.5	1.5	100.0
	Total	669	98.1	100.0	
Missing	9	13	1.9		
Total		682	100.0		

² Each table has a row marked Missing with the number 9. These are questions that were either not answered, or whose answer could not be interpreted. For instance, some respondents chose two options without noting which their final choice was. The number 9 is used to mark and separate these answers during data analysis. The Percent column gives a breakdown of percentages that includes these missing responses. The Valid Percent column shows percentages based only on actual given responses.

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3. I feel safe walking in the community near the property at night

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly agree	150	22.0	22.7	22.7
	Agree	175	25.7	26.5	49.2
	Neutral	154	22.6	23.3	72.6
	Disagree	90	13.2	13.6	86.2
	Strongly disagree	91	13.3	13.8	100.0
	Total	660	96.8	100.0	
Missing	9	22	3.2		
Total		682	100.0		

4. I feel safe walking in the community near the property during the daytime

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly agree	314	46.0	46.9	46.9
	Agree	250	36.7	37.3	84.2
	Neutral	69	10.1	10.3	94.5
	Disagree	18	2.6	2.7	97.2
	Strongly disagree	19	2.8	2.8	100.0
	Total	670	98.2	100.0	
Missing	9	12	1.8		
Total		682	100.0		

5. Overall, I feel satisfied with my housing unit

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly agree	320	46.9	47.8	47.8
	Agree	239	35.0	35.7	83.4
	Neutral	77	11.3	11.5	94.9
	Disagree	19	2.8	2.8	97.8
	Strongly disagree	15	2.2	2.2	100.0
	Total	670	98.2	100.0	
Missing	9	12	1.8		
Total		682	100.0		

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6. If something is wrong in my community, I know that the people who live here will try to fix it

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly agree	215	31.5	32.6	32.6
	Agree	225	33.0	34.1	66.8
	Neutral	143	21.0	21.7	88.5
	Disagree	46	6.7	7.0	95.4
	Strongly disagree	30	4.4	4.6	100.0
	Total	659	96.6	100.0	
Missing	9	23	3.4		
Total		682	100.0		

7. I feel that I can make a positive difference in my community

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly agree	146	21.4	22.2	22.2
	Agree	222	32.6	33.7	55.9
	Neutral	247	36.2	37.5	93.5
	Disagree	26	3.8	4.0	97.4
	Strongly disagree	17	2.5	2.6	100.0
	Total	658	96.5	100.0	
Missing	9	24	3.5		
Total		682	100.0		

8. I feel a sense of belonging in this community

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly agree	191	28.0	28.9	28.9
	Agree	250	36.7	37.9	66.8
	Neutral	163	23.9	24.7	91.5
	Disagree	32	4.7	4.8	96.4
	Strongly disagree	24	3.5	3.6	100.0
	Total	660	96.8	100.0	
Missing	9	22	3.2		
Total		682	100.0		

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9. With how many of your neighbors do you speak regularly for five minutes or more?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	None	46	6.7	7.0	7.0
	1 to 3	212	31.1	32.1	39.0
	4 to 6	180	26.4	27.2	66.3
	7 to 9	90	13.2	13.6	79.9
	10 or more	133	19.5	20.1	100.0
	Total	661	96.9	100.0	
Missing	9	21	3.1		
Total		682	100.0		

10. How many HDC activities or events have you attended in the last year?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	None	227	33.3	35.3	35.3
	1 to 3	215	31.5	33.4	68.7
	4 to 6	104	15.2	16.2	84.9
	7 to 9	33	4.8	5.1	90.0
	10 or more	64	9.4	10.0	100.0
	Total	643	94.3	100.0	
Missing	9	39	5.7		
Total		682	100.0		

11. I feel that in general my health is good

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly agree	131	19.2	19.7	19.7
	Agree	290	42.5	43.5	63.2
	Neutral	152	22.3	22.8	86.0
	Disagree	63	9.2	9.5	95.5
	Strongly disagree	30	4.4	4.5	100.0
	Total	666	97.7	100.0	
Missing	9	16	2.3		
Total		682	100.0		

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12. During the past 30 days, I have felt healthy enough to do my usual activities most of the time

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly agree	200	29.3	30.6	30.6
	Agree	270	39.6	41.3	72.0
	Neutral	107	15.7	16.4	88.4
	Disagree	51	7.5	7.8	96.2
	Strongly disagree	25	3.7	3.8	100.0
	Total	653	95.7	100.0	
Missing	9	29	4.3		
Total		682	100.0		

14. I feel confident that I am able to handle my personal problems

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly agree	287	42.1	43.7	43.7
	Agree	268	39.3	40.8	84.5
	Neutral	79	11.6	12.0	96.5
	Disagree	9	1.3	1.4	97.9
	Strongly disagree	14	2.1	2.1	100.0
	Total	657	96.3	100.0	
Missing	9	25	3.7		
Total		682	100.0		

15. I am satisfied with the quality of my life

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly agree	225	33.0	34.3	34.3
	Agree	264	38.7	40.2	74.5
	Neutral	119	17.4	18.1	92.7
	Disagree	30	4.4	4.6	97.3
	Strongly disagree	18	2.6	2.7	100.0
	Total	656	96.2	100.0	
Missing	9	26	3.8		
Total		682	100.0		

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16. I am in full control of what I do

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly agree	276	40.5	42.3	42.3
	Agree	260	38.1	39.8	82.1
	Neutral	84	12.3	12.9	94.9
	Disagree	20	2.9	3.1	98.0
	Strongly disagree	13	1.9	2.0	100.0
	Total	653	95.7	100.0	
Missing	9	29	4.3		
Total		682	100.0		

17. Are you currently employed?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	77	11.3	11.6	11.6
	No	586	85.9	88.4	100.0
	Total	663	97.2	100.0	
Missing	9	19	2.8		
Total		682	100.0		

18. I feel satisfied with my employment

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly Agree	27	4.0	33.8	33.8
	Agree	30	4.4	37.5	71.3
	Neutral	19	2.8	23.8	95.0
	Disagree	2	.3	2.5	97.5
	Strongly disagree	2	.3	2.5	100.0
	Total	80	11.7	100.0	
Missing	9	602	88.3		
Total		682	100.0		

19. Do you currently volunteer?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	144	21.1	23.1	23.1
	No	479	70.2	76.9	100.0
	Total	623	91.3	100.0	
Missing	9	59	8.7		
Total		682	100.0		

20. I feel satisfied with my volunteer position

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly agree	66	9.7	42.9	42.9
	Agree	66	9.7	42.9	85.7
	Neutral	18	2.6	11.7	97.4
	Disagree	3	.4	1.9	99.4
	Strongly disagree	1	.1	.6	100.0
	Total	154	22.6	100.0	
Missing	9	528	77.4		
Total		682	100.0		

21. I currently have a personal budget, spending plan, or financial plan

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	441	64.7	72.5	72.5
	No	167	24.5	27.5	100.0
	Total	608	89.1	100.0	
Missing	9	74	10.9		
Total		682	100.0		

22. I feel confident in my ability to achieve my financial goals

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly agree	169	24.8	28.0	28.0
	Agree	255	37.4	42.3	70.3
	Neutral	128	18.8	21.2	91.5
	Disagree	31	4.5	5.1	96.7
	Strongly disagree	20	2.9	3.3	100.0
	Total	603	88.4	100.0	
Missing	9	79	11.6		
Total		682	100.0		

23. If I had an unexpected expense (e.g. someone in my family lost a job, someone got sick), I am confident that I could come up with money to make ends meet

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly agree	112	16.4	18.5	18.5
	Agree	162	23.8	26.7	45.1
	Neutral	174	25.5	28.7	73.8
	Disagree	83	12.2	13.7	87.5
	Strongly disagree	76	11.1	12.5	100.0
	Total	607	89.0	100.0	
Missing	9	75	11.0		
Total		682	100.0		

24. I currently have access to formal banking (e.g. a checking or a savings account)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	585	85.8	94.1	94.1
	No	37	5.4	5.9	100.0
	Total	622	91.2	100.0	
Missing	9	60	8.8		
Total		682	100.0		

25. I currently have a savings plan that I follow regularly

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	267	39.1	43.7	43.7
	No	344	50.4	56.3	100.0
	Total	611	89.6	100.0	
Missing	9	71	10.4		
Total		682	100.0		

26. My household is able to make ends meet

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly agree	185	27.1	29.6	29.6
	Agree	288	42.2	46.0	75.6
	Neutral	120	17.6	19.2	94.7
	Disagree	21	3.1	3.4	98.1
	Strongly disagree	12	1.8	1.9	100.0
	Total	626	91.8	100.0	
Missing	9	56	8.2		
Total		682	100.0		