National Housing Survey Questionnaire, 2023 (Online)

Prepared in Partnership with PSB Insights
Fielded with NORC at the University of Chicago's AmeriSpeak Panel

INTRODUCTION

/* DISPLAY */ Survey Introduction

Thank you for agreeing to participate in our new AmeriSpeak survey!

We are conducting a survey for PSB Insights on behalf of one of PSB's financial institution clients. This survey is about issues related to housing.

This survey contains several questions that you will not be able to skip.

To thank you for sharing your opinions, we will give you a reward of AmeriPoints after completing the survey. As always, your answers are confidential.

SCREENERS

/* QLANGUAGE */ We are offering this survey in both English and Spanish. Which would you prefer?

1) English
2) Spanish

/* QSAMPLE */ /* CODE */ NHS Survey Version Code

1) Phone Sample
2) Online Sample

/* Q122a */ What is your age? **/* OPEN END NUMERIC (0 TO 120) */ ## TERMINATE IF SKIPPED ## ## TERMINATE IF YOUNGER THAN 18 ##**

/* Q122b */ /* CODE */ Age buckets **## CODE BASED ON Q122a ##**

1) 18-20 **## IF Q122A=18-20 ##**
2) 21-24 **## IF Q122A=21-24 ##**
3) 25-29 **## IF Q122A=25-29 ##**
4) 30-34 **## IF Q122A=30-34 ##**
5) 35-39 **## IF Q122A=35-39 ##**
6) 40-44 **## IF Q122A=40-44 ##**
7) 45-49 **## IF Q122A=45-49 ##**
8) 50-54 **## IF Q122A=50-54 ##**
9) 55-59 **## IF Q122A=55-59 ##**
10) 60-64 **## IF Q122A=60-64 ##**
11) 65-69 **## IF Q122A=65-69 ##**
12) 70-74 **## IF Q122A=70-74 ##**
13) 75+ **## IF Q122A=75-120 ##**

/* Q122b_QUOTA */ /* CODE */ Age quotas **## CODE BASED ON Q122b ##**

1) 18-34 **## IF Q122B=C1-C4 ##**
2) 35-44 **## IF Q122B=C5-C6 ##**
3) 45-64 **## IF Q122B=C7-C10 ##**
4) 65+ **## IF Q122B=C11-C13 ##**

/* Q120a */ What is the ZIP code where you currently live? /* **OPEN END NUMERIC (00001 TO 99999)** */ **## RESPONSE REQUIRED, DO NOT ALLOW SKIP ##**

/* Q3a */ /* CODE */ State **## CODE BASED ON Q120a ##**

1) Alabama
2) Alaska
3) Arizona
4) Arkansas
5) California
6) Colorado
7) Connecticut
8) Delaware
9) District of Columbia
10) Florida
11) Georgia
12) Hawaii
13) Idaho
14) Illinois
15) Indiana
16) Iowa
17) Kansas
18) Kentucky
19) Louisiana
20) Maine
21) Maryland
22) Massachusetts
23) Michigan
24) Minnesota
25) Mississippi
26) Missouri
27) Montana
28) Nebraska
29) Nevada
30) New Hampshire
31) New Jersey
32) New Mexico
33) New York
34) North Carolina
35) North Dakota
36) Ohio
37) Oklahoma
38) Oregon
39) Pennsylvania
40) Rhode Island
41) South Carolina
42) South Dakota

43) Tennessee
44) Texas
45) Utah
46) Vermont
47) Virginia
48) Washington
49) West Virginia
50) Wisconsin
51) Wyoming
52) Refused/Do not live in the United States **/* TERMINATE */**

/* QCENSUS */ /* CODE */
1) Division 1 **## CODE DIVISION 1 IF Q3a=C7,20,22,30,40,46 ##**
2) Division 2 **## CODE DIVISION 2 IF Q3a=C31,33,39 ##**
3) Division 3 **## CODE DIVISION 3 IF Q3a=C14,15,23,36,50 ##**
4) Division 4 **## CODE DIVISION 4 IF Q3a=C16,17,24,26,28,35,42 ##**
5) Division 5 **## CODE DIVISION 5 IF Q3a=C8,9,10,11,21,34,41,47,49 ##**
6) Division 6 **## CODE DIVISION 6 IF Q3a=C1,18,25,43 ##**
7) Division 7 **## CODE DIVISION 7 IF Q3a=C4,19,37,44 ##**
8) Division 8 **## CODE DIVISION 8 IF Q3a=C3,6,13,27,29,32,45,51 ##**
9) Division 9 **## CODE DIVISION 9 IF Q3a=C2,5,12,38,48 ##**

/* QREGION_QUOTA */ /* CODE */ REGION

1) Northeast **## QCENSUS=C1, C2 ##**
2) Midwest **## QCENSUS=C3, C4 ##**
3) South **## QCENSUS=C5-C7 ##**
4) West **## QCENSUS=C8, C9##**

/* Q9 */ Which of the following best describes how financial decisions are made in your household? **## RESPONSE REQUIRED, DO NOT ALLOW SKIP ##**

1) I make all or almost all financial decisions myself.
2) I share financial decisions with my spouse, partner, or someone else in my household.
3) My spouse or someone else in my household makes all or almost all financial decisions. **/* TERMINATE */**

/* QPHONE */ Which of the following applies to you? **## RESPONSE REQUIRED, DO NOT ALLOW SKIP ##**

1) I have both a land line and cell phone
2) I have only a land line phone
3) I have only a cell phone

/* Q5 */ Are you of Hispanic, Latino or Spanish origin or descent? **## RESPONSE REQUIRED, DO NOT ALLOW SKIP ##**

1) Yes **## CODE HISPANIC ##**
2) No

/* Q139 */ For statistical purposes only, what is your race? **## RESPONSE REQUIRED, DO NOT ALLOW SKIP ##**

1) White / Caucasian
2) Black / African American
3) Hispanic / Latino
4) Asian
5) Middle Eastern
6) American Indian or Alaska Native
7) Native Hawaiian or Pacific Islander
8) Other, please specify **/* SPECIFY */**

/* QRACE_CODE */ /* CODE */ Race Code

1) White, non-Hispanic **## IF Q5=C2 and Q139=C1 ##**
2) Black, non-Hispanic **## IF Q5=C2 and Q139=C2 ##**
3) Hispanic **## IF Q5=C1 OR IF Q139=C3 ##**
4) Asian, non-Hispanic **## IF Q5=C2 and Q139=C4 ##**
5) Other, non-Hispanic **## IF Q5=C2 and Q139=C5-8 ##**
6) None **## IF Q5=C2 AND Q139=C9 ##**

/* Q142 */ For statistical purposes only, we need to know your total family income for 2022. Please indicate which of the following categories best represents your total family income. **## RESPONSE REQUIRED, DO NOT ALLOW SKIP ##**

1) Less than $10,000
2) $10,000-$14,999
3) $15,000-$24,999
4) $25,000-$34,999
5) $35,000-$49,999
6) $50,000-$74,999
7) $75,000-$99,999
8) $100,000-$149,999
9) $150,000-$199,999
10) $200,000+

/* Q121 */ What is the last grade that you completed? **## RESPONSE REQUIRED, DO NOT ALLOW SKIP ##**

1) Grade school
2) Some high school
3) High school graduate
4) Some college
5) College graduate
6) Graduate school
7) Technical school

/* Q121_QUOTA */ /* CODE */ Education Code

1) High School or Less **## Q121=C1-C3 ##**
2) Some College **## Q121=C4, C7 ##**
3) College Grad **## Q121=C5 ##**
4) Post Grad **## Q121=C6 ##**

/* Q132 */ Which of the following best describes your current employment status? **## RESPONSE REQUIRED, DO NOT ALLOW SKIP ##**

1) Employed full-time
2) Employed part-time
3) Not currently employed in a paying job
4) Retired

/* Q132b */ ## IF PART TIME Q132=C2 ## Which of the following best describes why you are working part-time rather than full-time: **## RESPONSE REQUIRED, DO NOT ALLOW SKIP ##**

1) I am unable to work full-time due to a disability
2) I prefer to work part-time for personal or other reasons
3) I am actively looking for full-time work but cannot find anything right now
4) I have given up looking for a full-time job for now because of the job market

/* Q132c */ ## IF UNEMPLOYED Q132=C3 ## Which of the following best describes why you are not currently employed in a paying job: **## RESPONSE REQUIRED, DO NOT ALLOW SKIP ##**

1) I am unable to work due to a disability
2) I prefer not to work for personal or other reasons
3) I am actively looking for work but cannot find anything right now
4) I have given up looking for a job for now because of the job market

/* QEMPLOYMENT */ /* CODE */ Employment Type

1) Employed full-time **## Q132=C1 ##**
2) Employed part-time **## IF Q132=C2 AND Q132b=C1, C2, C3 or C5 ##**
3) Unemployed **## IF Q132=C3 AND Q132C=C3 ##**
4) Discouraged worker **## IF Q132=C3 AND Q132C=C4 ##**
5) Employed part-time for economic reasons **## IF Q132=C2 AND Q132B=C4 ##**

CURRENT ENVIRONMENT

/* DISPLAY */ Today we would like to hear your opinions on some topics that people have been talking about recently.

/* Q10 */ In general do you think our economy is on the right track or is it off on the wrong track?

1) Right track
2) Wrong track

/* Q421c */ ## IF Q10= C1 ## Why do you think the economy is on the <u>right track</u>? *Please select all that apply.* **/* RANDOM ROTATE CHOICES */ /* MULTIPLE RESPONSES PERMITTED */**

1) Cost of goods and services (Inflation/Deflation)
2) Stock market performance
3) Home prices
4) Interest rates
5) Employment / job market
6) Energy prices
7) Domestic Policies / Government's handling of the economy
8) Global Political Climate (International conflicts, Geopolitics, etc.)
9) Other, please specify **/* SPECIFY */ /* DO NOT ROTATE */**

/* Q421d */ ## IF Q10= C2 ## Why do you think the economy is on the <u>wrong track</u>? *Please select all that apply.* **/* RANDOM ROTATE CHOICES */ /* MULTIPLE RESPONSES PERMITTED */**

1) Cost of goods and services (Inflation/Deflation)
2) Stock market performance
3) Home prices
4) Interest rates
5) Employment / job market
6) Energy prices
7) Domestic Policies / Government's handling of the economy
8) Global Political Climate (International conflicts, Geopolitics, etc.)
9) Other, please specify **/* SPECIFY */ /* DO NOT ROTATE */**

/* Q11 */ Looking ahead one year, do you expect your personal financial situation to get much better, somewhat better, stay about the same, get somewhat worse, or get much worse?

1) Much better
2) Somewhat better
3) Stay about the same
4) Somewhat worse
5) Much worse

CLIMATE FOR HOME OWNERSHIP — CORE TRACKERS

/* DISPLAY */ In this survey, there will be some questions related to housing. For the purposes of this survey, when we use the word house or home, we are referring to a person's primary residence, whether it's a house, a townhome, a condo, an apartment, or any other place that a person might live.

/* Q12 */ In general, do you think this is a good time or bad time to buy a house?

1) Very good time to buy
2) Somewhat good time to buy
3) Somewhat bad time to buy
4) Very bad time to buy

/* Q12b */ ## IF Q12=C1 or C2 ## What is the primary reason why you think this is a good time to buy a house? **/* RANDOM ROTATE CHOICES */**

1) Home prices are low
2) Mortgage rates are favorable
3) There are many homes available on the market
4) It is easy to qualify for a mortgage
5) Economic conditions overall are favorable
6) Other, please specify **/* SPECIFY */ /* DO NOT ROTATE */**

/* Q12c */ ## IF Q12=C3 or C4 ## What is the primary reason why you think this is a bad time to buy a house? **/* RANDOM ROTATE CHOICES */**

1) Home prices are high
2) Mortgage rates are not favorable
3) There are not many homes available on the market
4) It is difficult to qualify for a mortgage
5) Economic conditions overall are not favorable
6) Other, please specify **/* SPECIFY */ /* DO NOT ROTATE */**

/* Q13 */ In general, do you think it is a good time or bad time to sell a house?

1) Very good time to sell
2) Somewhat good time to sell
3) Somewhat bad time to sell
4) Very bad time to sell

/* Q13c */ ## IF Q13=C1 or C2 ## What is the primary reason why you think this is a good time to sell a house? **/* RANDOM ROTATE CHOICES */**

1) Home prices are high
2) Mortgage rates are favorable
3) There are not many homes available on the market
4) It is easy for buyers to qualify for a mortgage
5) Economic conditions overall are favorable
6) Other, please specify **/* SPECIFY */ /* DO NOT ROTATE */**

/* Q13d */ ## IF Q13=C3 or C4 ## What is the primary reason why you think this is a bad time to sell a house? **/* RANDOM ROTATE CHOICES */**

1) Home prices are low
2) Mortgage rates are not favorable
3) There are many homes available on the market
4) It is difficult for buyers to qualify for a mortgage
5) Economic conditions overall are not favorable
6) Other, please specify **/* SPECIFY */ /* DO NOT ROTATE */**

/* Q13bb */ When do you expect to move next? *Please enter number in years or "never."* **## ONLY ALLOW A WHOLE NUMBER, ADD "NEVER" ANSWER BOX ## /* OPEN END NUMERIC (0 TO 100) */**

/* Q13bb_CODE */ /* CODE */ When do you expect to move next?

1) Never **## IF Q13bb="never" ##**
2) Less than 1 year **## IF Q13bb <1" ##**
3) 1-3 years **## IF Q13bb>=1 and <=3 ##**
4) 3-5 years **## IF Q13bb>3 and <=5 ##**
5) More than 5 years **## IF Q13bb>5 ##**

/* Q15 */ During the next 12 months, in what direction do you think home prices will go?

1) Home prices will go up
2) Home prices will go down
3) Home prices will remain about the same

/* Q16 */ ## IF DOWN (Q15=C2) ## By about what percent do you think home prices in general will go down on the average over the next 12 months? **/* OPEN END NUMERIC (0 TO 100) */**

/* Q17 */ ## IF UP (Q15=C1) ## By about what percent do you think home prices in general will go up on the average over the next 12 months? **/* OPEN END NUMERIC (0 TO 100) */**

/* **Q18** */ During the next 12 months, in what direction do you think home rental prices in general will go?

1) Rental prices will go up
2) Rental prices will go down
3) Rental prices will remain about the same

/* **Q19** */ ## IF DOWN (Q18=C2) ## By about what percent do you think home rental prices in general will go down on the average over the next 12 months? /* **OPEN END NUMERIC (0 TO 100)** */

/* **Q20** */ ## IF UP (Q18=C1) ## By about what percent do you think home rental prices in general will go up on the average over the next 12 months? /* **OPEN END NUMERIC (0 TO 100)** */

/* **Q20b** */ During the next 12 months, in what direction do you think home mortgage interest rates will go?

1) Rates will go up
2) Rates will go down
3) Rates will remain about the same

/* **DISPLAY** */ **We would now like to ask you some questions about home ownership and today's climate of buying homes in the next section. In answering these questions, please focus just on your primary residence, as opposed to any second home or investment properties.**

/* **Q22** */ How easy or difficult do you think it would be for you to get a home mortgage today?

1) Very difficult
2) Somewhat difficult
3) Somewhat easy
4) Very easy

/* **Q23ba** */ What would be your biggest obstacle to getting a mortgage to purchase or refinance a home today? Please select up to 3. /* **MULTIPLE RESPONSES PERMITTED (UP TO 3)** */

1) Affording the down payment or closing costs
2) Insufficient credit score or credit history
3) Too much existing debt
4) Insufficient income for monthly payments
5) Lack of job security or stability
6) The process is too complicated
7) Others, please specify /* **SPECIFY** */
8) None/no obstacles /* **EXCLUSIVE** */

OWNING AND RENTING — CLASSIFICATION QUESTIONS

/* **Q24c** */ Do you own your primary residence? **## RESPONSE REQUIRED, DO NOT ALLOW SKIP ##**

1) Yes
2) No

/* **Q24d** */ ## IF q24c=1 ## Do you have a mortgage on your primary residence or do you own your primary residence outright with no mortgage? **## RESPONSE REQUIRED, DO NOT ALLOW SKIP ##**

1) Have a mortgage **## CODE MORTGAGE ##**
2) Own home outright **## CODE OWNER ##**

/* Q24e */ ## IF q24d=1 ## Do you have a first mortgage on your primary residence? **## RESPONSE REQUIRED, DO NOT ALLOW SKIP ##**

1) Yes
2) No

/* Q24f */ ## IF q24d=1 ## Do you have a second mortgage or Home Equity Line of Credit? **## RESPONSE REQUIRED, DO NOT ALLOW SKIP ##**

1) Yes
2) No

/* Q24g */ ## IF q24c=2 ## Do you rent your primary residence or do you live with someone else and not pay for housing? **## RESPONSE REQUIRED, DO NOT ALLOW SKIP ##**

1) Rent **## CODE RENTER ##**
2) Live with someone else and don't pay for housing   **## CODE BOARDER ##**

/* Q24 */ /* CODE */ Homeownership Status

1) Own your home outright and do not have any debt on it **## CODE OWNER IF 24D=C2 ##**
2) Have a mortgage on your home, such as a first mortgage, second mortgage or Home Equity Line of Credit or HELOC **## CODE MORTGAGE IF 24D=C1 ##**
3) Rent **## CODE RENTER IF 24G=C1 ##**
4) Live with someone else and don't pay for housing **## CODE BOARDER IF 24G=C2 ##**

/* Q25 */ ## IF Q24=C1 OR C2 ## Is this the first home you've owned?

1) Yes
2) No

/* Q26a */ ## IF Q24= C1 OR C2 ## How long have you owned your current home? **/* OPEN END NUMERIC (0 TO 100) */**

/* Q24h */ Which of the following describes the type of home you currently live in?

1) Mobile Home
2) Single family house unit that is detached from any other house
3) Single family house unit that is attached to one or more houses (e.g., townhomes)
4) Apartments/Condos

/* Q24i */ ## IF Q24H=C4 ## You mentioned that you currently live in an apartment or a condo, how many units are there in the building you live in?

1) Building with 4 or fewer apartments/condos
2) Building with 5 to 49 apartments/condos
3) Building with 50 or more apartments/condos

OWNING VERSUS RENTING

/* Q31 */ If you were going to move, would you be more likely to: **/* RANDOM ROTATE CHOICES */**

    1) Rent
    2) Buy

/* Q50 */ ## Q31=C1 ## In the future, are you more likely to **/* RANDOM ROTATE CHOICES */**

    1) Always rent
    2) Buy at some point in the future

/* Q50b */ ## Q31=C2 ## In the future, are you more likely to: **/* RANDOM ROTATE CHOICES */**

    1) Always own
    2) Rent at some point in the future

HOME FINANCES SITUATION

/* DISPLAY */ ## IF Q24=C2 ## The next questions are about your home mortgage.

/* Q71b */ ## IF Q24=C2 ## Have you ever refinanced the mortgage on your current home?

    1) Yes
    2) No

/* Q71c */ ## IF Q71b=C1 ## What was the most recent year you refinanced your mortgage? **/* OPEN END NUMERIC (1900 TO 2022) */**

/* Q71d */ ## IF Q71b=C2 ## What year did you get your original mortgage on your current home? **/* OPEN END NUMERIC (1900 TO 2022) */**

/* Q71i */ ## IF Q24=C2 ## How likely are you to refinance the mortgage on your primary home in the next 12 months?

    1) Very likely
    2) Somewhat likely
    3) Somewhat unlikely
    4) Very unlikely

HOUSEHOLD FINANCIAL MANAGEMENT

/* Q112bfilt */ ## Q132 = C1 OR C2 ## How concerned are you that you will lose your job in the next twelve months?

    1) Very concerned
    2) Somewhat concerned
    3) Not very concerned
    4) Not at all concerned

/* Q116 */ How does your current monthly household income compare to what it was twelve months ago? Would you say it is:

1) Significantly higher now
2) About the same vs. twelve months ago
3) Significantly lower now

DEMOGRAPHICS

/* DISPLAY */ **The remaining questions are for statistical purposes only.**

/* Q125 */ What is your current marital status?

1) Married or have an unmarried partner
2) Single
3) Widowed
4) Divorced

/* METRIC B */ We would now like to get a sense of the people in your household. Please provide how many of each of the following live in your house, other than yourself and your spouse or partner:

/* LOOP */

/* Q126 */ Children under age 18 /* **OPEN END NUMERIC (0 TO 20)** */
/* Q127 */ Children age 18-22 /* **OPEN END NUMERIC (0 TO 20)** */
/* Q128 */ Children age 23 or older /* **OPEN END NUMERIC (0 TO 20)** */
/* Q129 */ Parents of you or your spouse or partner /* **OPEN END NUMERIC (0 TO 20)** */
/* Q378 */ Other adult roommates /* **OPEN END NUMERIC (0 TO 20)** */

/* END LOOP */

/* Q140 */ Did you immigrate to the United States from another country?

1) Yes
2) No

/* QGENDER */ What sex were you assigned at birth on your original birth certificate?

1) Male
2) Female

/* QGENDER2 */ How do you describe yourself?

1) Male
2) Female
3) Transgender
4) Do not identify as male, female, or transgender

/* Q514 */ Which of the following best represents how you think of yourself?

1) Gay or lesbian
2) Straight, that is not gay or lesbian
3) Bisexual
4) Something else, please specify /* **SPECIFY** */

/* DISPLAY */ **That concludes our interview today. We realize your time is valuable and would like to thank you for your patience and input.**