HOME NEIGHBORHOOD

CHARACTERISTICS AND AVAILABLE HOME CHOICES

THE SURVEY INCLUDED FOUR QUESTIONS TO EXAMINE HOME NEIGHBORHOODS.

The respondents were asked to rate their neighborhoods on four characteristics. These were **desirability** (attractive, want to live there), **safety** (feel safe, presence of safety programs), **strength** (adapt to change, visually interesting), and **community connection** (I know people, there is social interaction). The respondents were given the definition of these concepts before answering the question. A 9-point grading scale from very poor (1) to excellent (9) was used to rate their neighborhoods.

The respondents rated all the characteristics positively again this year with **safety** being the highest rated of the four (Table 69). Comparing the results from 2020 shows a slight decline in all ratings with two being statistically significant (Table 70). The mean for **safety** fell from 8.35 to 8.24 this year; although, the grade remained at the A- level. There were 98.0% who responded above the midpoint of 5 while only 0.3% responded below 5. **Desirability** rated second garnering a mean of 8.06 decreasing slightly from 8.18 in 2020 with the grade remaining an A-. There were 96.1% responding above the midpoint versus only 1.1% below it. **Strength** rated third with the mean falling from 7.96 to 7.63 this year and this decrease was statistically significant. The grade in this case declined from a B+ to B with 89.3% above 5 with only 3.7% below it. Finally, the lowest rating was for **community connection**. There has been a much larger decrease with the mean falling from 7.71 to 7.21 and the decline was also statistically significant. The grade fell from B to B- with 85.0% above the midpoint versus 8.6% below it. See Appendix B for selected home neighborhood characteristics cross tabulations (B499–B534).

Table 69. Ratings of Home Neighborhood Characteristics 2022 (In Order of Ratings)

NEIGHBORHOOD ASPECTS	MEAN	1	2	3	4	5	6	7	8	9	GRADE
Safety	8.24	0.0	0.0	0.0	0.3	1.8	2.5	12.5	35.4	47.6	A-
Desirability	8.06	0.0	0.0	0.3	0.8	2.8	2.5	18.8	32.6	42.2	A-
Strength	7.63*	1.1	0.0	0.8	1.8	7.1	5.3	19.7	31.1	33.2	B
Community Connection	7.21*	1.3	2.0	2.0	3.3	6.4	8.4	26.8	21.7	28.1	B-

Table 70. Ratings of Home Neighborhood Characteristics 2020 (In Order of Ratings)

NEIGHBORHOOD ASPECTS	MEAN	1	2	3	4	5	6	7	8	9	GRADE
Safety	8.35	0.0	0.0	0.0	0.3	2.3	2.0	8.3	32.6	54.6	A-
Desirability	8.18	0.0	0.0	0.3	0.0	2.8	3.3	16.0	27.6	50.1	A-
Strength	7.96	0.3	0.3	1.0	0.8	3.3	3.3	19.9	27.5	43.7	B+
Community Connection	7.71	0.0	0.5	0.8	1.8	7.1	9.4	16.5	22.3	41.8	B

Table 71. Ratings of Home Neighborhood Characteristics 2018 (In Order of Ratings)

NEIGHBORHOOD ASPECTS	MEAN	1	2	3	4	5	6	7	8	9	GRADE
Safety	8.21	0.0	0.3	0.3	0.5	2.3	3.8	11.6	29.6	51.8	A-
Desirability	7.92	0.0	0.0	0.5	1.0	5.6	4.5	18.7	26.8	42.9	B+
Strength	7.69	0.3	0.3	0.8	1.0	6.3	8.9	21.3	23.5	37.7	B
Community Connection	7.22	1.0	1.5	2.0	3.5	12.8	9.6	15.1	19.1	35.3	B-

In addition, the respondents were asked to rate how the Town has been doing in providing housing choices that can accommodate a variety of lifestyles, households, ages, cultures, and market preferences. The housing types examined were for **seniors, multi-generational households, households with children, households without children, young professionals, and members of the local workforce**. This year the ratings decreased for all the housing choices compared to 2020; although, the percentages above the midpoint of 5 remained generally high for all the housing choices. The respondents indicated the Town was doing the most effective job with housing for **households with children** (Table 72). However, the mean has fallen from 7.38 to 7.12 this year which was not statistically significant. This resulted in the grade falling from B- to C+ with 77.8% above the midpoint of 5 versus 10.4% below it. For comparison, the results from 2020 are shown in Table 73. Rated second was housing for **households without children** with a mean of 6.91. This mean has also fallen from 7.24 in 2020 and the grade declined from B- to C+ and this decline was statistically significant. There were 75.4% above the midpoint of 5 versus 9.5% below it.

Housing for **young professionals** moved up from ranking 4th to 3rd this year. The mean decreased from 7.08 to 6.67 as the grade also declined from C+ to C and this was also statistically significant. There were 69.5% of the responses above the midpoint of 5 versus 13.5% below it.

The mean for housing for **members of the local workforce** fell from 3rd to 4th as the mean decreased from 7.13 to 6.26. This resulted in the grade falling from C+ to C- and this was statistically significant. There were 62.0% above the midpoint of 5 versus 19.5% below it. Housing for **seniors** moved up from 6th to 5th this year. The mean rating decreased from 6.85 to 6.26 and this was statistically significant. This resulted in the grade declining from C to C- with 64.3% of the responses above the midpoint versus 17.6% below it. Finally, rated lowest by the respondents was housing for **multi-generational households** falling from 5th to 6th place. The mean decreased from 7.03 to 6.12 while the grade fell from C+ to D+ and this was statistically significant. In this instance, there were 58.5% above the midpoint with 17.7% below it. See Appendix B for selected housing choices cross tabulations (B535–B543).

Table 72. Ratings of Available Housing Choices in Cary 2022 (In Order of Ratings)

HOUSING CHOICES	MEAN	1	2	3	4	5	6	7	8	9	GRADE
Households with Children	7.12	0.5	1.4	4.1	4.4	11.8	8.0	17.6	21.2	31.0	C+
Households without Children	6.91*	0.6	1.4	2.8	4.7	15.1	10.3	20.4	22.1	22.6	C+
Young Professionals	6.67*	0.6	2.0	4.5	6.4	17.0	10.3	19.0	19.3	20.9	C
Members of Local Workforce	6.26*	0.6	2.6	6.3	10.0	18.6	11.1	21.4	12.9	16.6	C-
Seniors	6.26*	1.5	2.7	6.4	7.0	18.2	15.2	20.0	12.1	17.0	C-
Multi-generational Households	6.12*	2.6	1.7	6.4	7.0	23.8	13.4	17.2	12.2	15.7	D+

Table 73. Ratings of Available Housing Choices in Cary 2020 (In Order of Ratings)

HOUSING CHOICES	MEAN	1	2	3	4	5	6	7	8	9	GRADE
Households with Children	7.38	2.7	0.3	1.9	1.6	14.4	4.1	13.0	23.1	38.9	B-
Households without Children	7.24	2.8	0.0	1.7	0.8	16.6	7.5	13.6	23.8	33.2	B-
Members of Local Workforce	7.13	1.6	1.1	2.5	2.2	16.8	5.5	16.5	23.9	29.9	C+
Young Professionals	7.08	3.5	0.3	1.9	2.2	17.1	6.8	14.4	22.0	31.8	C+
Multi-generational Households	7.03	2.2	1.1	2.0	2.0	20.2	6.2	13.4	23.5	29.4	C+
Seniors	6.85	2.5	0.8	3.6	3.3	18.2	8.8	17.7	16.6	28.5	C

Table 74. Ratings of Available Housing Choices in Cary 2018 (In Order of Ratings)

HOUSING CHOICES	MEAN	1	2	3	4	5	6	7	8	9	GRADE
Households with Children	7.73	0.8	0.3	1.6	1.1	10.0	4.0	12.1	28.2	42.0	B
Households without Children	7.42	0.5	0.3	1.9	1.6	15.6	6.3	14.0	23.8	36.0	B-
Members of Local Workforce	7.05	1.1	0.8	2.9	2.7	15.8	9.6	18.4	21.1	27.5	C+
Young Professionals	6.97	1.3	1.3	4.2	2.7	17.2	7.4	15.6	22.0	28.1	C+
Seniors	6.93	1.1	0.8	6.1	3.4	18.4	5.9	14.5	18.7	31.0	C+
Multi-generational Households	6.91	1.1	0.5	3.0	1.4	24.3	8.7	15.0	18.0	27.9	C+