

All of the above reasons demonstrate why this survey, if reissued, could receive different results. The reissuing of the survey could also provide some trend analysis and answer the questions of whether housing preferences change due to other variables. The duplication of this survey would also benefit from additional funding to reach more a larger control group. Please note the bias that can occur when a limited sample is achieved in a survey.

SECTION 7: CONCLUSION

The COMPASS CPS was conducted to better understand the residential market demand. Specifically, information related to higher density housing, preference of transportation modes, and long-term residential forecasting. The data from the survey will be used in development of the *Communities in Motion* Implementation Guidebook, Mobility Management Development Guidebook, and provide understanding of current and future residential preferences for calibration of the COMPASS land use model in preparation for updates to CIM.

From the results of the survey and the focus groups it is apparent that changing demographics mean changing housing demands and a different land use pattern. The demographic changes that have taken place in America over the past generation include smaller household sizes and rapidly growing number of healthy and active adults in their elderly years. Many similarities exist between these groups with the desire for convenient amenities in a walkable environment and smaller houses and yards that require minimal upkeep. A foreseeable trend may be toward slightly higher density housing while still maintaining the privacy of detached housing.

The desire for smaller yards may also couple with the financial distress that our transportation network is experiencing. As a rapidly growing area, the roads have not kept pace with development and longer commute times are typical. This may also make locations closer to employment, shopping, and services more appealing. A growing desire for a variety of transportation options which would include walking, biking, transit, including high capacity transit services also appears to be prevalent.

Great questions and makes you think about design of neighborhoods and how housing design affects perception of quality.

--Participant