

**Residential Satisfaction and
Downtown Development:**

**The View From Long Island
and the NY Metro Area**

November 2010

Report Prepared by
Stony Brook University Center for Survey Research

INTRODUCTION

Since 2002, the Rauch Foundation, a Long Island-based family foundation focused on children and families, the environment, and leadership, has commissioned a series of public opinion surveys to assess the attitudes of Long Island's residents on the important issues facing them. As part of the Foundation's *Long Island Index* project, these surveys are intended to provide an awareness of the concerns and opinions of Long Island residents.

This survey was conducted by the Stony Brook University Center for Survey Research during the fall of 2010. Telephone interviews were conducted with a randomly selected sample of 807 Long Island residents, with an additional sample of 205 residents of suburban New Jersey, and 201 residents of the near northern NY and Connecticut suburbs (see the methods section of this report for a list of included counties). Further information on the methodology, as well as the questionnaire and responses, is available in the Appendix to the report.

EXECUTIVE SUMMARY

The current Long Island Index occurs some two years into a recession and there is evidence that the slump in the housing market eased local housing costs slightly and dampened the desire to leave Long Island, at least temporarily. Long Islanders remain concerned about high housing costs. But somewhat fewer residents are concerned now than three years ago about the lack of affordable housing locally, and somewhat fewer worry that high housing costs will force family members to leave the area. There has also been a slight decline in the number of people who have difficulty paying their rent or mortgage when compared to two years ago. In combination, low interest rates, foreclosures that have taken the most distressed homeowners out of the market, and tightened credit may have contributed to a slight easing in household budgets. Moreover, there has been a decline in the number of Long Island residents who say they will leave the area in the next five years. The uncertainty of jobs elsewhere, the decline in home values, and the difficulty in selling a home may contribute to the desire to stay put at least for the moment.

The views of Long Islanders differ in some important respects from those of their regional suburban neighbors. Residents of Long Island are more likely to view high taxes as the most important local problem and rate the problem as more serious than do their neighbors in NJ or NY & CT. They also regard the lack of affordable housing as a more serious problem than regional neighbors, perhaps because Long Island remains dominated by single family homes in contrast to more densely developed residential areas in NJ and NY/CT. And Long Island residents are far more worried than their regional neighbors about family members and young people in general leaving the area because of the high cost of living. Overall, Long Islanders express greater angst than their regional neighbors about high local costs. Nonetheless, the desire to leave the area is not as strong on Long Island as it is in New Jersey where the recession has been more severe in terms of job loss.

Young residents of Long Island continue to report greater difficulty in meeting housing costs and a greater desire to leave the area than older residents. Young people aged 18 to 34 see the lack of affordable housing as a more serious problem than do older residents; they have more

difficulty in meeting housing costs; and a majority say that they plan to leave Long Island in the next five years. They also rate Long Island somewhat less positively as a place to live.

There are also some suggestions that recent Long Island residents see local economic problems as less severe and less pressing than do longer term residents. Individuals who moved to Long Island within the last ten years are less alarmed than long term residents by high property taxes, perhaps because they moved to the area with an understanding of its high costs. Recent residents are also less likely than long-term residents to view as serious problems the lack of affordable housing and young people or their own family members moving away from the areas. Nonetheless, they are also the group most likely to say they will leave Long Island for a more affordable area in the next five years, perhaps because they identify more weakly than long term residents with Long Island and have fewer ties to the area.

The Index included questions on local downtowns, especially changes that might ease housing problems and make downtowns more vibrant. Not surprisingly a majority of Long Islanders cannot imagine themselves living in a local downtown, but a surprisingly large minority can. Almost a third of local residents could see living in a local downtown and an even larger number can imagine a family member doing so. Long Islanders were divided, however, about changing the character of local downtowns by increasing height limits or building multi-story parking garages. Local residents expressed support for one change to downtowns: moving parking areas to the outskirts and providing a shuttle bus system that would bring people into the central downtown area. They also supported a change in zoning laws that would permit rental apartments in single family homes.

Finally, Long Islanders can see the pluses and minuses of local life. They have very positive feelings about Long Island and are strongly attached to it as a place, but they also see many serious local problems including the high cost of housing and taxes. In contrast, their regional neighbors hold a more uniformly negative view of Long Island. Of residents in NJ and NY/CT who could rate Long Island as a place to live, a majority rated Long Island as fair or poor, citing as negative factors the high expense, traffic congestion, and overcrowding.

RESIDENTIAL SATISFACTION

Over the last eight years, Long Island Index polls have documented local residents' pervasive concerns about the high costs of local housing and taxes, and their growing desire to move from Long Island to less expensive areas of the country. We revisit these issues in the current poll, some two years into a recession that increased unemployment and brought about a marked decline in housing values. We focus on residents' continuing concerns with high local taxes and housing costs, their desire to leave Long Island, and their concerns about young people leaving the area. The views of Long Islanders are contrasted with residents of other suburban areas in the New York metro area to gauge whether Long Islanders' concerns about taxes and housing costs are shared by their regional neighbors.

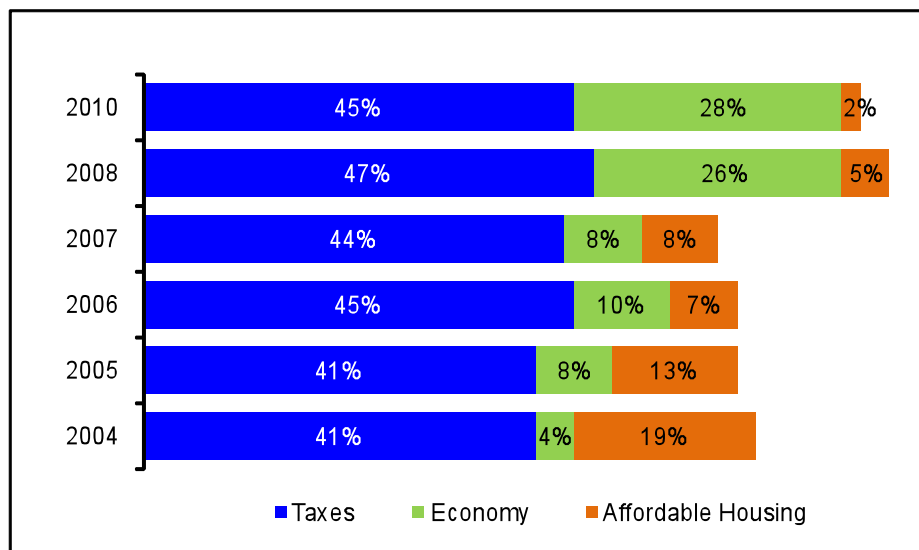
The current poll has a second focus linked to high local housing costs and the development of local downtowns as a site for higher density and more affordable housing. We examine Long Islanders' views on their local downtowns in some detail to assess their support for various

“smart growth” proposals, including an increased number of residential units, multi-story parking garages, and satellite parking in downtown areas. We compare the views of Long Islanders on local downtowns with those of their regional neighbors in suburban New Jersey, and the northern NY and Connecticut suburbs.

Continued Concern about High Taxes; Greater Concern on Long Island

Overall, the recession has done little to alter Long Islanders’ concerns about high local taxes; they remain the most common problem cited by local residents (45%) and over 8 in 10 continue to rate high property taxes as a very or extremely serious problem. Residents of Nassau County are somewhat more likely than residents of Suffolk to say they are extremely concerned about taxes (54% vs. 42%). Not surprisingly, renters (16%) are far less likely than homeowners (54%) to name taxes as the most important problem facing Long Island.

Figure 1: Most Important Local Problem (Q2)

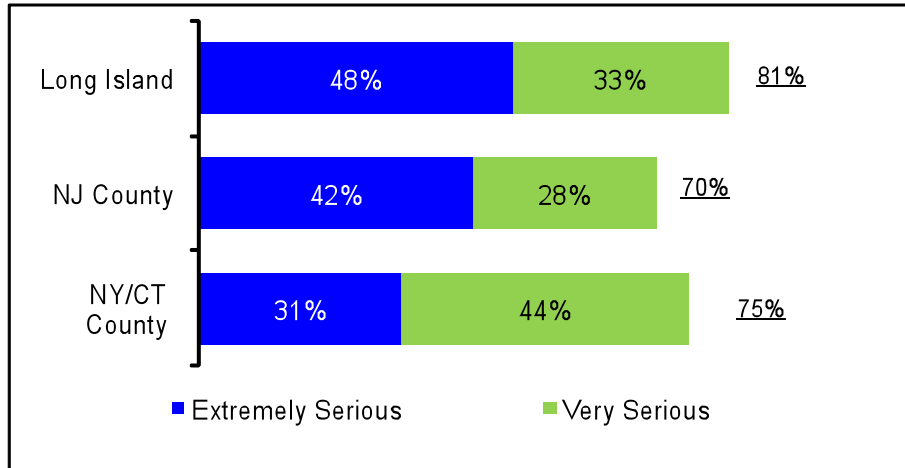


Moreover, while residents across the suburban New York metro area list high taxes as the most common problem facing their county, this concern is more pronounced on Long Island than in suburban NJ (37%) or the northern New York and Connecticut suburbs (37%). Long Islanders are also more inclined than residents of other suburban NY metro areas to cite high property taxes as a serious problem. Almost half of Long Islanders (48%) say that high property taxes are an extremely serious problem in their county and they are somewhat more likely to feel this way than NJ residents (42%) and are far more likely to than residents of the northern NY and CT suburbs (31%). In that sense, high taxes continue to dominate Long Islander’s concerns and do so to a greater extent than in surrounding areas.

Long Islanders of all backgrounds rate high property taxes as a serious problem. But more recent Long Island residents, those who have lived here for 10 years or less, are somewhat less alarmed by high taxes than others. Thirty percent say that high taxes are an extremely serious problem compared to roughly 50% of residents who have lived on Long Island for 10 years or

more. This likely arises because new residents to Long Island move to the area fully aware of high local taxes.

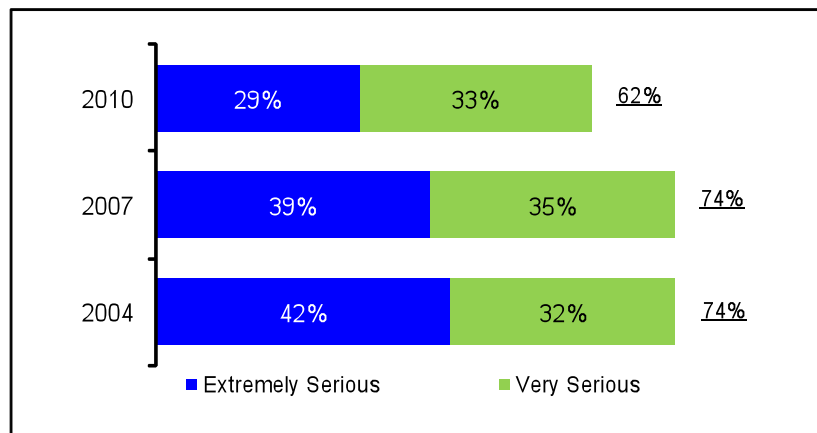
Figure 2: In your view, how serious a problem are high property taxes in your county? (Q3)



Housing Woes Eased Slightly; Problem seen as worse on Long Island but Equal Difficulty in Paying Housing Costs across the Region

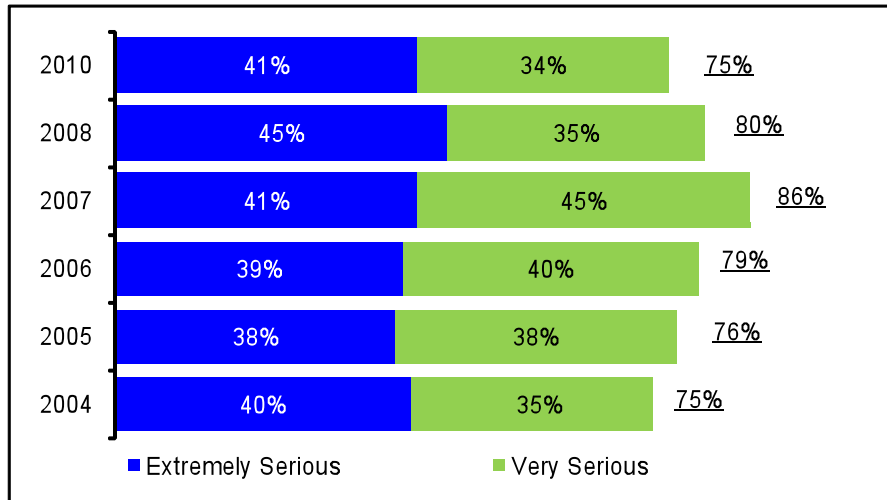
The recession has eased slightly Long Islander’s concerns about housing costs. High local housing costs remain a problem for Long Island residents with over 6 in 10 who say that the lack of affordable housing is a very or extremely serious problem. Renters were especially likely to view the lack of affordable housing as a problem with over 40% rating it extremely serious and 31% as very serious for a combined total of 71%. The problem is also rated as more serious by young residents (aged 18 to 34) with 72% rating the problem as extremely or very serious. Nonetheless, there has been a 10% drop in the number of local residents who say the lack of affordable housing on Long Island is a serious problem (from 74% in 2007 to 62% in 2010).

Figure 3: In your view, how serious a problem is the lack of affordable housing on Long Island? (Q4)



Three in four view young people leaving Long Island for more affordable areas as a very or extremely serious problem. This concern is shared widely among Long Islanders of all backgrounds, but is slightly greater among renters than homeowners.

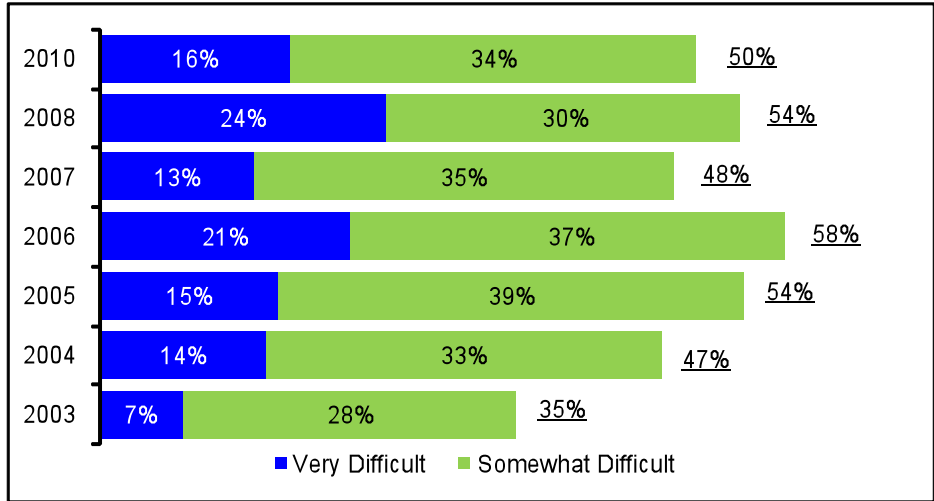
Figure 4: How serious is the problem of young people moving away from Long Island because of the high cost of living? (Q5)



1 in 2 Long Island residents have at least some difficulty paying their rent or mortgage. And over 6 in 10 are concerned that some family members might have to leave the area because of high housing costs. These concerns are slightly lower than observed in recent polls with a decline in the number who worry that the high cost of housing will force family members to leave (from 76% in 2008 to 65% in 2010). There are also slightly fewer people who have difficulty paying their rent or mortgage now than in 2008 (54% in the fall of 2008 compared to 50% in 2010). In combination, low interest rates for current homeowners and foreclosures that took those most unable to pay their mortgage out of the market may have eased local housing costs slightly. In addition, Americans have been saving more in the recessionary climate and may have improved their overall budget as a consequence.

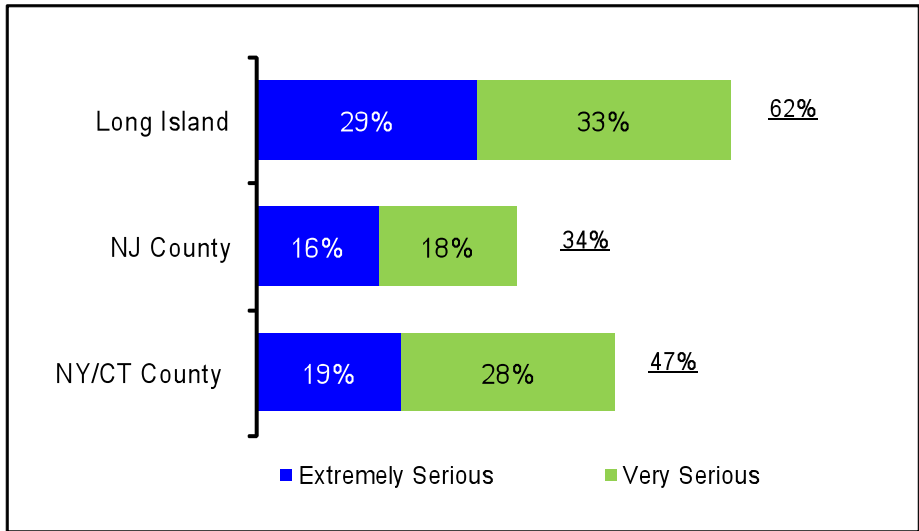
The Long Island residents who have the greatest difficulty paying for their housing costs tend to be young, less affluent, and black or Latino. Over 6 in 10 (63%) individuals with a household income below \$35,000 reported that it was somewhat or very difficult to meet their monthly housing payments. This represents a decline from 2008 when 80% in this income group reported having difficulty meeting their housing costs. Difficulty extends to households whose income is above the average Long Island family income. 77% of those in households between \$35,000 and \$60,000 reported difficulty in meeting their housing payments, as did 59% of those in households earning between \$60,000 and \$100,000. Only those earning over \$100,000 reported little difficulty in meeting housing costs with 8% who said it was very difficult and an added 40% saying it was somewhat difficult.

Figure 5: In an average month, how difficult is it for you and your family living with you to pay the rent or mortgage? (Q6)



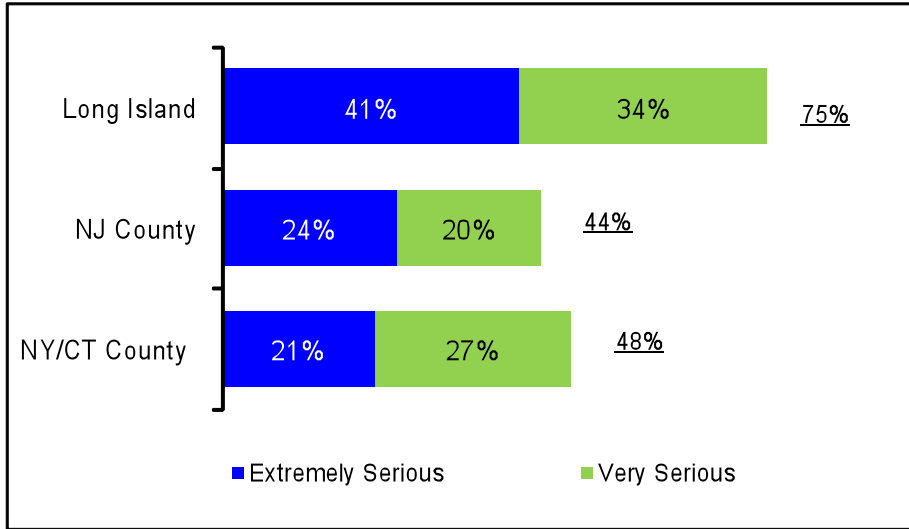
Overall, Long Islanders regard the high costs of local housing as a greater problem than do other residents of the region. Over 60% of Long Islanders say the lack of affordable housing is a serious problem compared to a third of suburban NJ residents, and 47% of residents of the northern NY and CT suburbs.

Figure 6: In your view, how serious a problem is the lack of affordable housing in your county? (Q4)



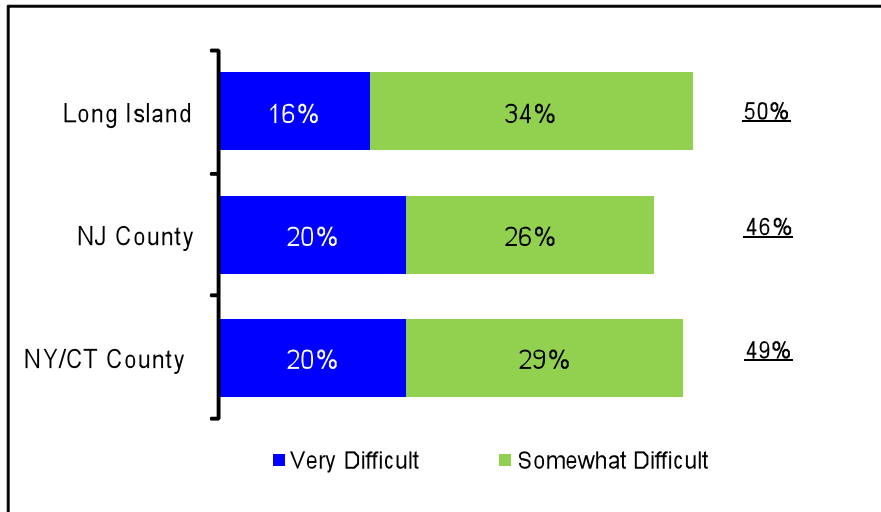
Residents of other areas are also far less worried about young people leaving the region because of high housing costs. Almost 75% of Long Islanders say this is a serious problem compared to only 44% of suburban NJ residents and 48% of residents of the northern NY and CT suburbs.

Figure 7: How serious is the problem of young people moving away from your county because of the high cost of living? (Q5)



Differences across the three areas are less marked, however, when it comes to paying for housing. Roughly 50% of Long Islanders and residents of the northern NY and CT suburbs and 46% of NJ suburban residents say they have at least some difficulty in meeting rent and mortgage payments.

Figure 8: In an average month, how difficult is it for you and your family living with you to pay the rent or mortgage? (Q6)



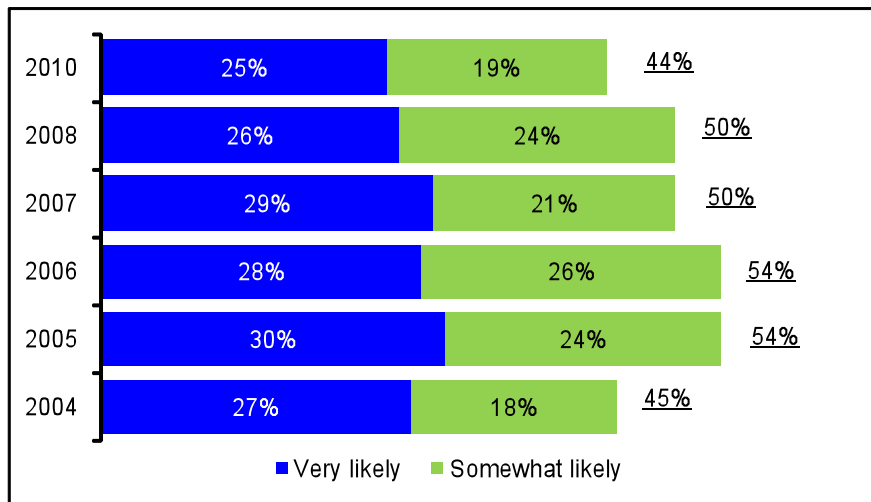
Roughly 65% of Long Island and NJ suburban residents are concerned that their family members will be forced out of their county because of high housing costs. Fewer residents (52%) of the northern NY and CT suburbs are concerned about this eventuality, however. In general, Long Islanders see their local housing problems as worse than do residents of the other suburban areas, but residents across the region have roughly the same difficulty in meeting

their housing payments. Finite housing options and a lack of higher density housing on Long Island than elsewhere may contribute to the greater sense of urgency regarding high housing costs.

Fewer Long Islanders say they are likely to leave than in the past; greater discontent in New Jersey

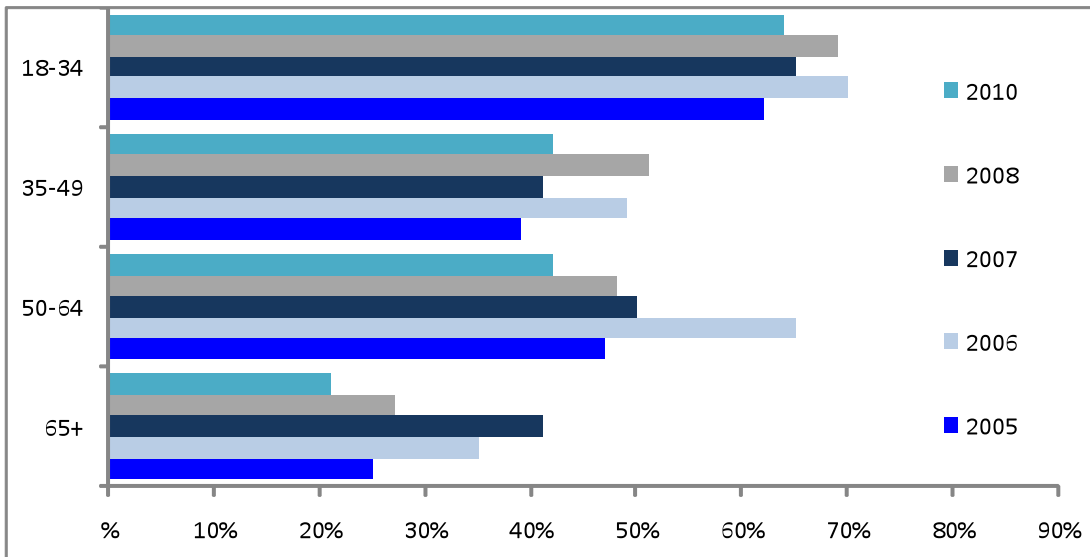
There has been a marked decline in the number of Long Islanders who say they might move in the next five years to an area with lower housing costs, perhaps reflecting the reality of a tight housing market in which selling a home is not easy and prices are well below what could have been expected just a few years ago. In the current poll, 44% of Long Islanders overall indicated that they were likely to move in the next 5 years. This is lower than in 2008 (50%) and is 10 points below the peak of 54% who said they were likely to move in 2005 and 2006.

Figure 9: How likely is it that you will move out of Long Island to an area with lower housing costs and property taxes in the next 5 years? (Q8)



The decline is most marked among those aged 35 and older. Among the youngest Long Islanders aged 18 to 34, a roughly similar percentage said they were likely to leave in 2010 (64%) as in 2008 (67%). The biggest decline has been among older Long Islanders—the pre-retirement group aged 50 to 64, and to a lesser extent those aged 65 and older.

Figure 10: How likely is it that you will move out of Long Island to an area with lower housing costs and property taxes in the next 5 years? (Q8) By Age

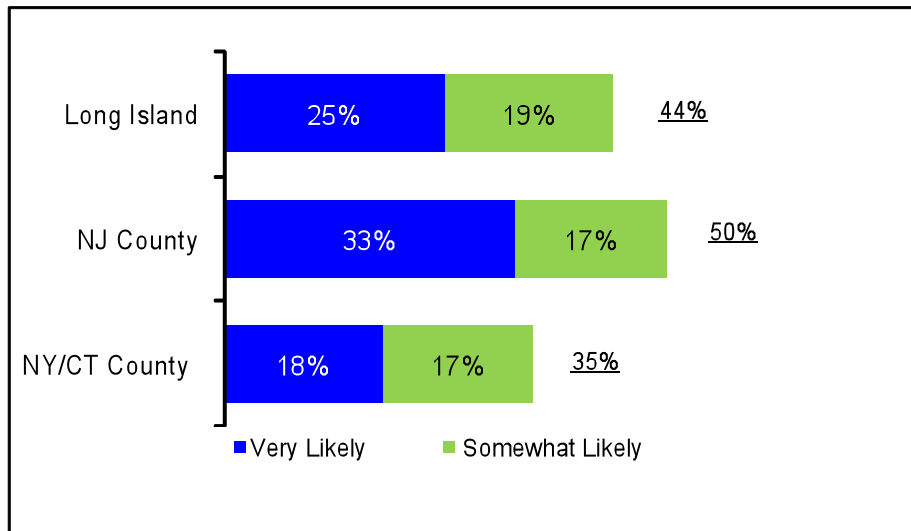


Homeowners have always expressed less desire than renters to move away from Long Island and the numbers of homeowners who say they are likely to move in the next five years has declined slowly over time from a peak of 48% in 2005 and 2006 to a low of 40% in 2010. The real decline, however, has occurred among renters. As many as 77% said they were likely to move away from Long Island in 2007; this declined dramatically to 55% in the current poll. This sharp decline may reflect the economic reality of a tight job market in which moving to Florida or South Carolina, growth areas with plentiful jobs prior to the 2008 recession, is now a fading memory. Black and Latino residents are also more likely than other residents to say they will leave in the next five years, a trend observed in prior polls.

In addition to age, home ownership status, and race/ethnicity, length of residence also influences a desire to leave Long Island. Those who have lived on Long Island for less than 10 years are more inclined than longer term residents to say they will move in the next five years. When asked where they would move, Long Islanders provided a range of answers: roughly a third would move to a city or suburb of a large city; 40% would move to a small city or its suburbs; and another 22% would move to a rural area. In other words, most Long Islanders who say they are likely to move in the next 5 years imagine moving to a less densely inhabited area. This is especially true of Suffolk county residents: over 30% would move to a rural area and just over 20% would move to a city or suburb of a large city.

Long Islanders fall between the two other suburban areas in their desire to leave. Roughly a half of all New Jersey residents said they were likely to leave in the next five years compared to only 35% of residents of the northern NY and CT suburbs. Suburban residents of the New York metro area thus differ in their desire to move to more affordable areas; NJ residents show the greatest desire to leave, residents of the northern NY and CT suburbs the least, and Long Islanders are somewhere in between.

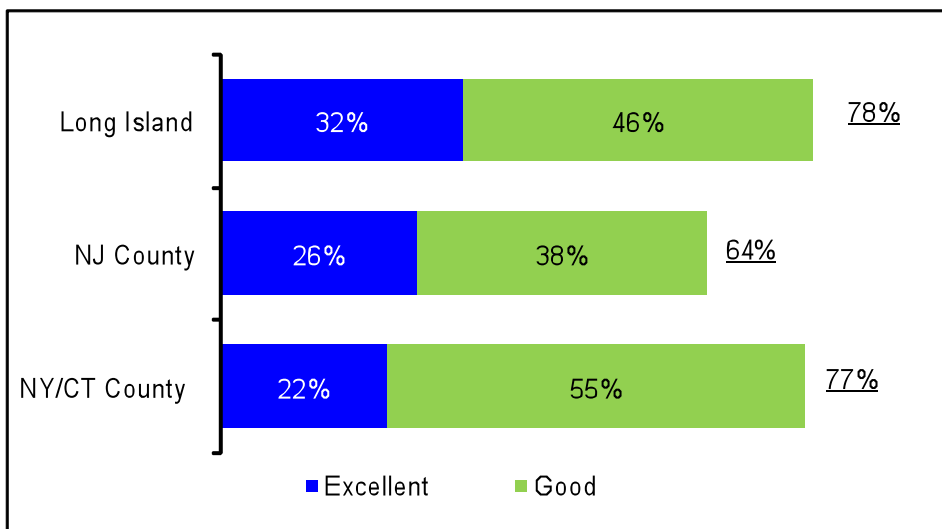
Figure 11: How likely is it that you will move out of your county to an area with lower housing costs and property taxes in the next 5 years? (Q8)



Long Island rates highly as a place to live, strong identity persists, although things are seen to be going in the wrong direction

Overall, local residents continue to regard life on Long Island highly. Just under 8 in 10 (78%) residents rate Long Island as a good or excellent place to live, similar to numbers reported in 2008. A majority of all groups rate Long Island as a good place to live, although this is slightly lower among young residents aged between 18 and 34. Residents of the NY and CT suburbs express similarly high levels of satisfaction with their county as a place to live (77% rate is as good or excellent). In contrast, residents of suburban New Jersey are less satisfied with under two-thirds (64%) rating their county as good or excellent.

Figure 12: Overall, how would you rate your county as a place to live? (Q10)



Long Islanders express a stronger local identity than residents of the other suburban areas: almost 9 in 10 identify fairly or very strongly with Long Island compared to 72% of NY and CT and 63% of NJ suburban residents who identify fairly or very strongly with their county. Almost 80% of residents who have lived all their lives on Long Island identify strongly with it compared to 34% of those who moved to the Island within the last 10 years. There is also a strong sense of community across the region with roughly 3 in 4 residents of Long Island and the NY and CT suburbs saying there is a somewhat or very strong sense of local community. Somewhat fewer residents of the NJ suburbs rate their county as having a strong sense of community (66%).

Figure 13: How strongly do you identify with Long Island/your county? (Q11)

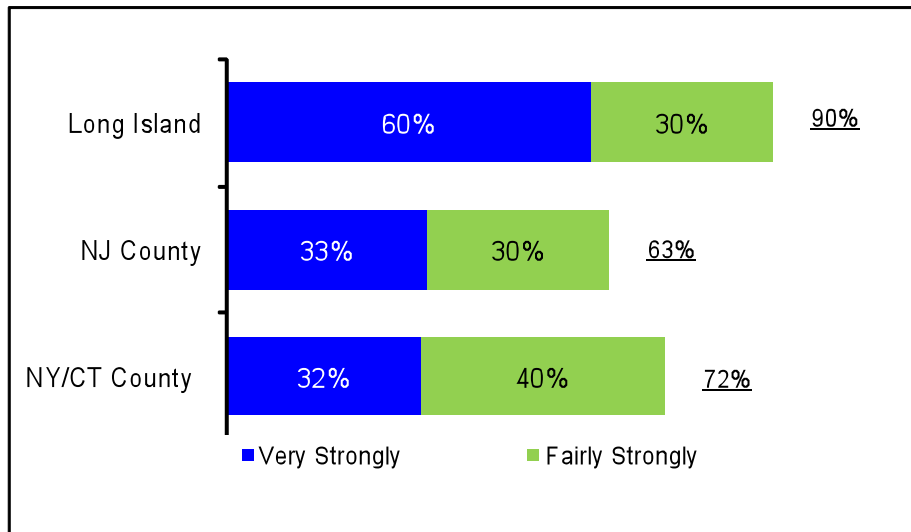
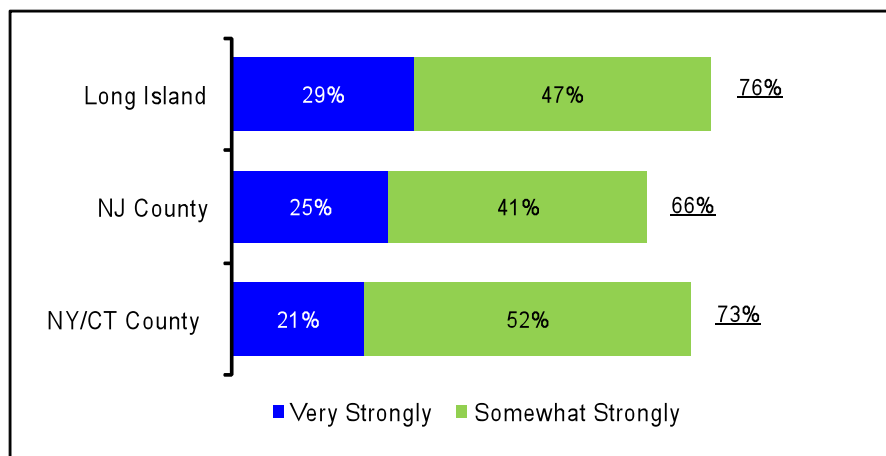


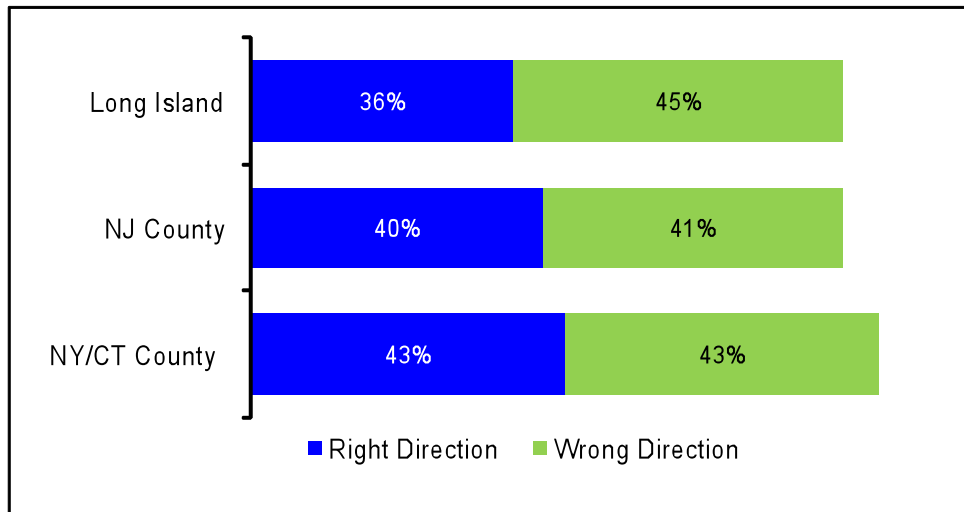
Figure 14: How strong a sense of community do you feel there is in your county? (Q12)



Despite positive ongoing assessments of the quality of local life, there is very mixed assessment in the region of the direction in which things are headed. Residents of Long Island are slightly more likely to say that things are going in the wrong than right direction on Long Island (45%

wrong vs. 36% right). Residents of other areas are more equally divided. Long Islanders' perception of how well things are going has declined since 2008 when roughly 47% thought things were going in the right direction in their county compared to 43% who thought they were headed in the wrong direction, a downward trend that has continued steadily over the last 8 years.

Figure 15: Right/wrong direction by region (Q1)



Long Island not seen so positively in other suburban areas

Long Islanders rate their area highly as a place to live but this view is not shared by other suburban residents of the region. Of those in NJ and the near NY and CT suburbs who could rate Long Island as a place to live (and roughly a third could not), roughly 2 in 3 rated Long Island as fair or poor. When asked what came to mind when they thought about Long Island as a place to live, roughly 50% of the residents of the other suburban areas mentioned negative factors such as high taxes or expensive living, traffic congestion, and crowding compared to only 20% who mentioned positives such as the beaches and wealth.

TABLE 1: What is the first thing that comes to mind when you think of Long Island as a place to live? (Q16)

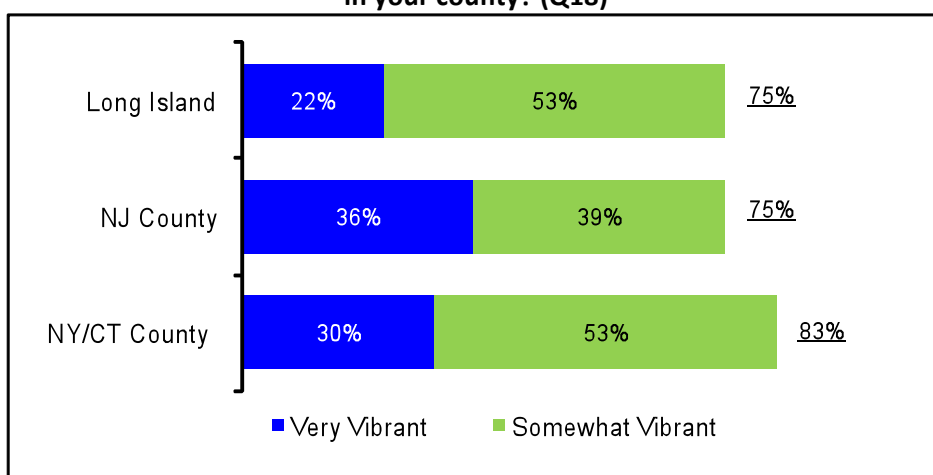
	NJ	NY/CT
TOTAL NEGATIVE MENTION	47%	52%
Expensive/Taxes	10%	11%
Traffic/Crowded	18%	28%
Far from city/long commute	5%	5%
Other negative (incl crime)	14%	8%
TOTAL POSITIVE MENTION	28%	28%
Beaches	6%	10%
Wealthy	7%	5%
Other Positive	6%	8%

LOCAL DOWNTOWNS AND HOUSING

Mixed support for increased housing and multi-story parking garages in Long Island local downtowns; downtowns less urban on Long Island

Overall, suburban residents of the region view their downtowns positively with a majority rating downtowns in their county as somewhat or very vibrant and active. Long Island downtowns are rated as slightly less vibrant and active than those in New Jersey and the near NY and CT suburbs. New Jersey residents rate their downtowns most highly with 36% saying that they are very active and vibrant compared to 30% of suburban residents of NY and CT and 22% of Long Islanders.

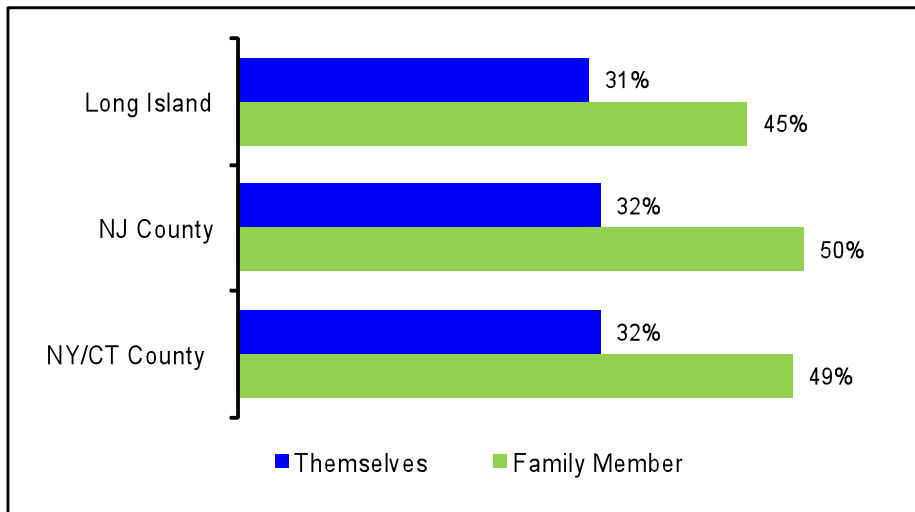
Figure 16: Overall, how vibrant and active are the local DOWNTOWNS in your county? (Q18)



Suburban residents of the NY metro area share a slight preference to live in areas where the homes are spread out (roughly 50%) than areas that are closer together in which it is possible to walk to stores and other amenities (roughly 43%). On Long Island, this preference has remained unchanged since the question was last asked in 2007. A majority of residents of Nassau County (54%) prefer to live in a neighborhood where it is possible to walk whereas a majority of Suffolk County residents (61%) prefer a neighborhood in which homes are further apart. The youngest and oldest age groups are most interested in living in a walkable neighborhood on Long Island.

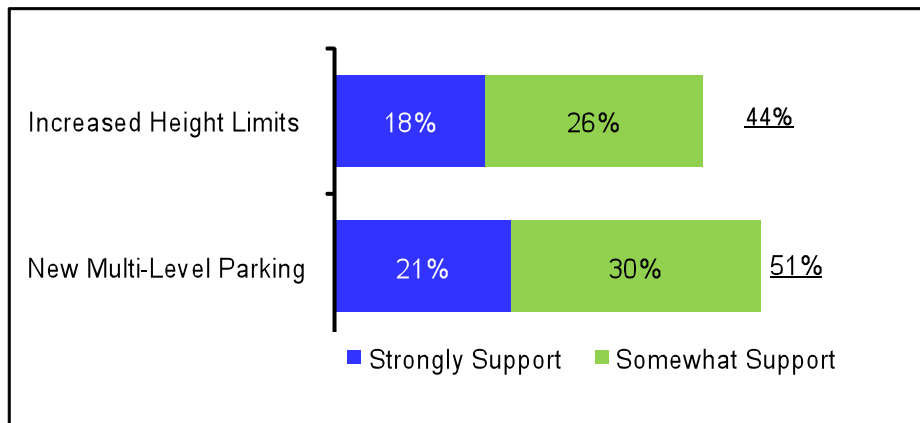
There is also a sizeable and impressive minority (30%) of residents who can imagine living in an apartment, condo or townhouse in a local downtown. This represents a slight decline in interest in downtown living on Long Island when compared to 2007 (when 38% said they could imagine living downtown). Interest in living downtown is spread across all groups. But political liberals are more interested in living in Long Island downtowns than are conservatives (43% vs. 31%). An impressive 45% to 50% of residents in the region can imagine a family member living downtown. When taken together, the poll documents considerable numbers of people who would be interested in living in a downtown area and can see a family member doing so.

Figure 17: Percentage who can imagine themselves or a family member living in an apartment, condo, or townhouse in a local downtown area (Q19, Q20)



There is mixed support on Long Island for increasing height limits in local downtowns: 44% of Long Islanders support this compared to 48% who oppose it. This represents a slight decline from 2007 when 49% supported increased height limits in local downtowns. Long Islanders are also divided in their support of new multi-level parking garages in local downtown areas in their county: 51% support this compared to 46% who are opposed. Support for a multi-story parking garage is also somewhat lower in 2010 than in 2007. Residents who had lived on Long Island for 10 years or less were most enthusiastic about building new parking garages: 66% supported this compared to 43% of residents who had lived all of their life on Long Island.

Figure 18: Long Island support for increased height downtown and multi-level parking garages (Q21, Q22)



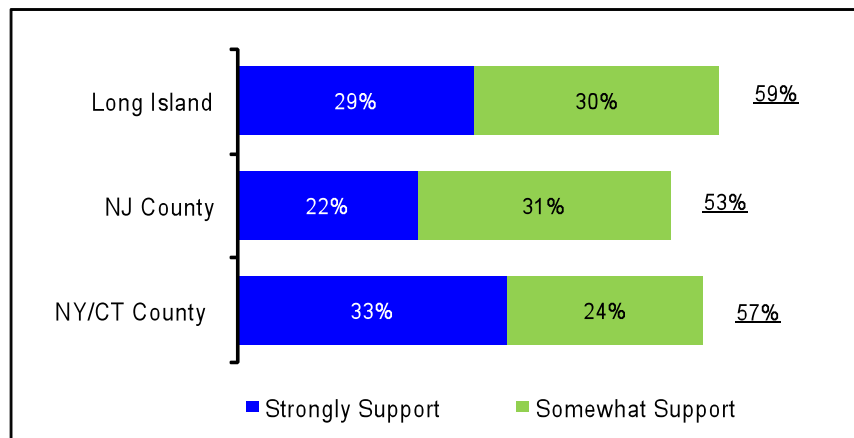
A majority of suburban residents of NJ and the near NY and CT suburbs already live near urbanized local downtowns. Three-quarters live near downtowns with apartments above the stores and 40% in NJ and 48% in NY and CT live near a downtown with a multi-story parking lot.

But among those who do not live near such urbanized downtowns, there is considerable resistance to change. Among the minority who do not live near a downtown with apartments above the stores, roughly two-thirds oppose increasing height limits and building apartments. Of those who live near a downtown without a multi-story parking lot, between 56% (NY/CT) and 67% (NJ) oppose adding one. This is not surprising since residents who live near local downtowns that lack an urban quality may have fought in the past to maintain its current character.

Strong Support for Satellite Parking and Downtown Transportation

There was majority support across the region for a shuttle bus system in local downtowns that would move people from satellite parking to the central downtown area. Support for this system as slightly stronger on Long Island (59%) and in the NY & CT (57%) suburbs than in NJ (53%). Support for this proposal existed among all age groups and income levels on Long Island.

Figure 19: Percentage in favor of moving most parking lots to the edges of the downtown and adding frequent buses or trolleys to shuttle people around the central downtown area (Q23)



Support for increased number of rental apartments in homes on Long Island

Finally, there is considerable support on Long Island for changes to zoning laws that would make it easier to install legal rental apartments in a single family home; 61% of Long Islanders support this. Support is stronger among Long Islanders aged between 18 and 34 (71%) and weaker among those aged 65 and older (49%). Support is also especially strong among Latinos (73%) and non-homeowners (76%) on Long Island. The existence of legal rental apartments in single-family homes is common in communities in the New Jersey suburbs (42%) and the near NY and CT suburbs (49%). In areas where this is currently not allowed, residents of NJ are more likely to oppose than support it (50% vs. 40%). This is reversed in the near NY and CT suburbs with 49% in favor and 35% opposed.

APPENDIX

METHODOLOGY

The Stony Brook University Center for Survey Research conducted this survey by telephone between October 1 and November 6, 2010. A list-assisted method of random-digit-dialing (RDD) was used to obtain phone numbers in the sample. Within selected households, individuals 18 years and over were selected at random for participation. Up to 6 contact attempts at various times of the day and week were made at each household phone number. In order to assure a representative sample, all households and individuals who initially were not willing to participate in the survey were contacted again, and an attempt was made to persuade them to participate.

The study was conducted in three regions of the New York metropolitan area:

- Long Island: A total of 807 interviews were conducted in the general Long Island population, with 383 completed interviews with residents of Nassau County and 424 completed interviews with residents of Suffolk County

- The Northern City suburbs: 201 interviews in Fairfield, Orange, Rockland and Westchester counties.

- The New Jersey suburbs: 205 interviews in New Jersey counties included in the U.S. Census Bureau's New York Standard Metropolitan Statistical Area: Bergen, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren.

The data is weighted to match population characteristics of counties on gender, age, educational attainment, and race/ethnicity, based on the 2009 U.S. Census American Community Survey county-level data. Weighting was done using an iterative raking process developed to estimate joint weights for any number of demographic variables for which population percentages are known only individually, not jointly.

Frequency Questionnaire - Regional Comparisons

INTRODUCTION

Hello, my name is _____ and I am calling from the State University of New York at Stony Brook. We are conducting a survey of resident's opinions on several issues.

Your telephone number was randomly dialed by a computer. To make sure we obtain an accurate cross-section of local residents, we need to speak to the person in your household who is 18 years of age or older, and had the most recent birthday. Is that you?

AFTER THE SELECTION OF THE ELIGIBLE RESPONDENT:

This survey only takes about 10-15 minutes to complete. We will skip over any questions you don't want to answer, and all answers will be kept confidential. You do not have to participate in this study if you do not want to. For your information, the study is funded by several agencies including the Rauch Foundation and the State University of New York. With your permission, let's begin.

Question Q01

Generally speaking, do you think things in [Nassau/Suffolk/your County] today are headed in the right direction or in the wrong direction?

RESPONDENTS	LI	NJ	North
	807	205	201
	%	%	%
Right direction	36	40	43
Wrong direction	45	41	43
Don't know	19	19	14
Refused	1	-	1

[Note: Due to rounding, the numbers may not add up to 100%]

Question Q02

Overall, what do you think is the MOST important problem facing residents of [Suffolk/Nassau/Your] county today?

[Open-ended question, with recoded responses]

	LI	NJ	North
	%	%	%
Taxes/Property taxes	45	37	37
Economy/Foreclosures/Finances/Jobs/Poverty	28	22	35
Lack of adequate and affordable housing	2	-	1
Environmental issues	1	1	2
Traffic/Transportation	2	4	3
Crime/Drugs	4	6	3
Education	3	7	6
Overcrowding/Overdevelopment	1	2	1
Government/Corruption/Services	3	6	2
Other	4	5	4
Don't know	6	11	7
Refused	-	-	1

Question Q03

In your view, how serious a problem are high property taxes in [Suffolk/Nassau/Your] County?

	LI %	NJ %	North %
Extremely serious	48	42	31
Very serious	33	28	44
Somewhat serious	13	18	13
Not very serious	3	2	8
Not at all serious	1	1	2
Don't know	2	8	2
Refused	-	-	-

Question Q04

[In your view], how serious a problem is the lack of affordable housing in [Nassau/Suffolk/your County]?

	LI %	NJ %	North %
Extremely serious	29	16	19
Very serious	33	18	28
Somewhat serious	18	24	26
Not very serious	7	12	15
Not at all serious	5	15	6
Don't know	8	17	6
Refused	-	-	-

Question Q05

[In your view], how serious is the problem of young people moving away from [Nassau/Suffolk/your County] because of the high cost of living?

	LI %	NJ %	North %
Extremely serious	41	24	21
Very serious	34	20	27
Somewhat serious	15	20	23
Not very serious	3	13	13
Not at all serious	5	6	4
Don't know	3	13	12
Refused	-	4	-

Question Q06

In an average month, how difficult is it for you and your family living with you to pay the rent or mortgage? Would you say it is...

	LI %	NJ %	North %
Very difficult	16	20	20
Somewhat difficult	34	26	29
Not very difficult	17	18	13
Not at all difficult	30	34	36
Don't know	2	-	1
Refused	1	2	1

Question Q07

How concerned are you that the high cost of housing will force members of your family to move out of [Nassau/Suffolk/your County]?

	LI %	NJ %	North %
Very concerned	40	38	30
Somewhat concerned	25	26	22
Not very concerned	12	9	14
Not at all concerned	21	24	31
Don't know	2	2	2
Refused	-	-	1

Question Q08

How likely is that you will move out of [Nassau/Suffolk/your County] to an area with lower housing costs and property taxes in the next 5 years?

	LI %	NJ %	North %
Very likely	25	33	18
Somewhat likely	19	17	17
Not very likely	18	13	24
Not at all likely	36	36	40
Don't know	3	2	1
Refused	-	-	1

Q09 only asked respondents who answered Very or Somewhat Likely to Q08

Question Q09

What type of place would you be most likely to move to?

	LI %	NJ %	North %
A large city	10	5	5
Suburb of a large city	23	16	18
Small city	14	23	14
Suburb of a small city	26	27	18
Rural area	22	23	34
Don't know	5	5	10
Refused	-	-	-

Question Q10

Overall, how would you rate [Long Island/your County] as a place to live?

	LI %	NJ %	North %
Excellent	32	26	22
Good	46	38	55
Fair	18	31	18
Poor	4	5	5
Don't know / Refused	-	-	-

Question Q11

How strongly do you identify with [Long Island/Your County]?

	LI %	NJ %	North %
Very strongly	60	33	32
Fairly strongly	30	30	40
Not very strongly	5	23	17
Not at all	4	9	9
Don't know	2	5	2
Refused	-	-	-

Question Q12

How strong a sense of community do you feel there is on [Long Island/ your county]? Is it...

	LI %	NJ %	North %
Very strong	29	25	21
Somewhat strong	47	41	52
Not very strong	16	21	19
None at all	5	11	6
Don't know	2	2	2
Refused	-	-	1

*Q13 only asked respondents who live in Northern Suburbs of NYC or NJ***Question Q13**

What do you like BEST about living [in Your County]?

	NJ %	North %
Location (to City/Shopping/Restaurants/Recreation/Beaches/Work)	36	29
Environment / Open Space	11	28
Community / Neighborhood	10	11
Quality of life / Services / Safe / Security	9	10
Education	8	5
Friends / Family	6	3
Low taxes / affordable	2	-
Everything (Generally Positive)	4	2
Nothing (Generally Negative)	6	4
Other	1	1
Don't know / Refused	5	5

*Q14 only asked respondents who live in Northern Suburbs of NYC or NJ***Question Q14**

What do you like LEAST about living [in Your County]?

	NJ %	North %
Taxes / Expensive / Cost of living	34	34
Distance to City / Commute	13	13
Government / Corruption / Services	10	6
Crime	6	7
Overcrowding / Overdevelopment	4	3
Inadequate Public Transportation	3	4
Nothing bad	6	5
Other	12	20
Don't know / refused	13	9

Q15only asked respondents who live in Northern Suburbs of NYC or NJ

Question Q15

How would you rate Long Island as a place to live?

	NJ %	North %
Excellent	6	7
Good	14	18
Fair	21	22
Poor	23	23
Don't know	35	30
Refused	-	-

Q16only asked respondents who live in Northern Suburbs of NYC or NJ

Question Q16

What is the first thing that comes to mind when you think of Long Island as a place to live?

	NJ %	North %
Traffic	12	21
Expensive / Taxes	10	11
Beaches	6	10
Distance from city / Commute	5	5
Crime / Corruption	4	4
Crowded	6	7
Wealth	7	5
General Positive Impression	6	3
General Negative Impression	10	4
Other	16	12
Don't know / Refused	17	19

Question Q17

Would you prefer to live in a neighborhood where homes are close together and you can WALK to a local stores, services, and entertainment OR in a neighborhood where homes are spread out and you DRIVE to stores, services, and entertainment?

	LI %	NJ %	North %
Homes closer together and WALK to stores	43	45	43
Homes spread out and DRIVE to stores	50	51	52
Don't know	7	5	6
Refused	1	-	-

The next several questions refer to local downtowns—areas that contain a main street with a mix of shops, cafes, and restaurants.

Question Q18

Overall, how vibrant and active are the local DOWNTOWNS in [Suffolk/Nassau/your county]?

	LI %	NJ %	North %
Very vibrant and active	22	36	30
Somewhat vibrant and active	53	39	53
Not very vibrant and active	15	11	14
Not at all vibrant and active	5	9	3
Don't know	5	5	1
Refused	-	-	-

Question Q19

Can you imagine yourself ever living in an apartment, condo, or townhouse in a local DOWNTOWN area [on Long Island/in Your County]?

	LI %	NJ %	North %
Yes	31	32	32
No	65	60	61
Live there now	2	6	6
Don't know	2	2	-
Refused	-	-	-

Question Q20

Can you imagine an immediate family member, such as a child or parent, ever living in an apartment, condo, or townhouse in a local DOWNTOWN area [on Long Island/in Your County]?

	LI %	NJ %	North %
Yes	45	50	49
No	51	44	45
Live there now	1	3	1
Don't know	2	3	4
Refused	-	1	1

Q21 only asked respondents living on Long Island

Question Q21

To what extent do you support or oppose a change in zoning laws that would increase height limits in some downtown areas in [Nassau/Suffolk County] from two to four stories to allow apartments above shops?

	LI %
Support strongly	18
Support somewhat	26
Somewhat oppose	17
Strongly oppose	31
Don't know	7
Refused	1

Q21a only asked respondents who live in Northern Suburbs of NYC or NJ

Question Q21a

Does the downtown area nearest to where you live have any residential apartments above the shops?

	NJ %	North %
Yes	75	75
No	18	20
Don't know	7	5
Refused	1	-

Q21b only asked respondents who live in Northern Suburbs of NYC or NJ and answered "No" or "Don't Know" to Q21a

Question Q21b

To what extent do you support or oppose a change in zoning laws that would increase height limits in your nearest downtown to allow apartments above shops?

	NJ %	North %
Support strongly	19	10
Support somewhat	15	22
Somewhat oppose	19	16
Strongly oppose	23	27
Don't know	23	24
Refused	1	-

Q22 only asked respondents living on Long Island

Question Q22

To what extent would you support or oppose building new multi-level parking facilities in local downtown areas in [Nassau/Suffolk County]?

	LI %
Support strongly	21
Support somewhat	30
Somewhat oppose	17
Strongly oppose	29
Don't know	3
Refused	-

Q22a only asked respondents who live in Northern Suburbs of NYC and NJ

Question Q22a

Does the downtown area nearest to where you live have a multi-level parking facility?

	NJ %	North %
Yes	40	48
No	54	50
Don't know	6	3
Refused	1	-

Q22b only asked respondents who live in Northern Suburbs of NYC or NJ and answered "No" or "Don't Know" to Q22a

Question Q22b

To what extent would you support or oppose building a new multi-level parking facility in your nearest downtown?

	NJ %	North %
Support strongly	11	10
Support somewhat	13	21
Somewhat oppose	14	10
Strongly oppose	52	46
Don't know	9	13
Refused	-	-

Question Q23

In order to make downtowns in [Suffolk/Nassau/your county] more friendly to pedestrians, to what extent do you favor or oppose moving most parking lots to the edges of the downtown and adding frequent buses or trolleys to shuttle people around the central downtown area?

	LI %	NJ %	North %
Support strongly	29	22	33
Support somewhat	30	31	24
Somewhat oppose	16	13	16
Strongly oppose	18	20	21
Don't know	7	12	5
Refused	1	2	1

Q24 asked only of respondents living on Long Island

Question Q24

To what extent do you support or oppose changing local zoning rules in [Suffolk/Nassau] county to make it easier to install a rental apartment in a single-family home?

	LI %
Support strongly	33
Support somewhat	29
Oppose somewhat	11
Oppose strongly	21
Don't know	6
Refused	1

Q24a asked only of respondents living in the Northern Suburbs of NYC and NJ

Question Q24a

Does your local community allow residents to install a rental apartment in a single family home?
[IF NEEDED: These are sometimes called granny flats or a mother-in-law unit]

	NJ %	North %
Yes	42	49
No	28	25
Don't know	30	26
Refused	-	-

Q24b only asked respondents who live in Northern Suburbs of NYC or NJ and answered “No” or “Don’t Know” to Q24a

Question Q24b

To what extent do you support or oppose changing zoning laws in your community to make it easier to install a rental apartment in a single family home?

	NJ %	North %
Support strongly	17	18
Support somewhat	18	31
Oppose somewhat	16	10
Oppose strongly	28	30
Don’t know	21	10
Refused	-	1

DEMOGRAPHICS

Question QD1

Now, I have some questions about your background. I want to assure you that all your responses are completely confidential and will only be used to report group averages.

Are you Hispanic or Latino/Latina?

	LI %	NJ %	North %
Yes	11	14	16
No	88	84	82
Don’t know / refused	-	2	3

Question QD2

Do you consider yourself White, Black, Asian or something else?

	LI %	NJ %	North %
White	79	71	73
Black/African-American	5	11	9
Hispanic/Latino	7	10	10
Asian	5	2	2
Other	1	1	1
Don’t know	2	2	2
Refused	1	3	3

Question QD3

How long have you lived in Nassau County/Suffolk County/your county?

	LI %	NJ %	North %
Under six months	1	1	4
Six months to a year	-	1	1
One year to two years	1	1	2
Between two and five years	5	5	9
Between five and ten years	7	12	10
Over 10 years	57	57	55
All my life	29	23	20

Question QD4

In general, when it comes to politics, do you think of yourself as a Liberal, a Moderate, or a Conservative?

	LI %	NJ %	North %
Liberal	23	19	28
Moderate	33	26	26
Conservative	30	39	33
Don't know / refused	15	17	13

Question QD5

How many children under the age of 18 are currently living in your household?

	LI %	NJ %	North %
None	57	67	53
1 or more	43	31	46
Don't know / refused	-	2	1

Question QD6

How many people 18 years and older, including yourself, are currently living in your household?

	LI %	NJ %	North %
One	19	19	21
Two	51	46	60
Three	17	26	10
Four or more	13	7	8
Don't know/Refused	-	2	-

Question QD7

Do you own the home you are currently living in, are you renting, or do you have some other arrangement, such as living in a parent's home, a child's home, or somewhere else?

	LI %	NJ %	North %
Own	77	73	65
Do not own	23	26	34
Refused	1	2	1

Question QD9

Do you currently live in a single family home, semi-detached home, condominium, apartment, or townhouse?

	LI %	NJ %	North %
Single family home	85	71	69
Semi-detached house (e.g., duplex)	5	6	4
Condominium	3	6	8
Apartment	4	9	15
Townhouse	1	2	3
Other	2	5	1
Refused	-	1	1

Question QD10

What is the highest grade of school, year of college or highest degree that you have received?

[Open-ended question, with recoded responses]

	LI %	NJ %	North %
High school or less	37	39	34
Some college	26	22	23
Bachelor's degree	18	19	20
Graduate or Professional Degree	18	19	22
Refused	1	2	2

Question QD11

Are you currently:

	LI %	NJ %	North %
Employed for wages full-time	41	41	52
Employed for wages part-time	11	10	9
Self-employed	8	8	8
Out of work for more than 1 year	4	7	3
Out of work for less than 1 year	3	2	2
Homemaker	6	3	5
Full-time student	-	3	1
Retired	21	22	15
Unable to work / permanently disabled	4	1	3
Don't know/Refused	-	3	-

Question QD12

What is/was your occupation?

[Open-ended question, with recoded responses]

	LI %	NJ %	North %
Professional / Manager / Owner	26	29	28
Teachers / Librarians / Professors	11	11	11
Sales / Clerical / Service Worker	26	27	27
Skilled Laborer / Tradesman	13	8	12
Semi- or Unskilled Laborer	13	13	8
Other	6	4	9
None / retired	-	1	-
Don't know	2	1	1
Refused	3	8	5

Question QD13

Which of the following income categories best describes the total 2009 household income of all members of your family living there before taxes. Stop me when I reach your income group. Was it...

[Open-ended question, with recoded responses]

	LI %	NJ %	North %
Less than \$35,000	14	13	11
\$35,000 to less than \$60,000	12	11	15
\$60,000 to less than \$100,000	20	17	19
\$100,000 or more	34	21	33
Don't know / Refused	21	38	21

Question QD15

Are you married; not married but living with a partner; separated; divorced; widowed; or have you never been married?

	LI %	NJ %	North %
Married	60	59	67
Not married, living with a partner	5	2	2
Separated	3	2	-
Divorced	7	5	6
Widowed	8	6	10
Never married	15	19	10
Don't know	1	6	3

Question QD16

And finally one last question. Occasionally a news reporter needs to talk to people about some of the topics on our survey.

Would you be willing to speak with a reporter, and allow us to share your responses with the reporter?

	LI %	NJ %	North %
Yes	39	29	34
No	62	71	66

AGE

In what year were you born?

[Open-ended question, with recoded responses]

	LI %	NJ %	North %
18 to 34	21	22	23
35 to 49	24	29	28
50 to 64	31	29	30
65 to 100	18	18	17
Refused	5	2	2

GENDER

	LI %	NJ %	North %
Female	53	52	52
Male	47	48	48

Area of Residence

	LI %	NJ %	North %
Town of Hempstead	26	-	-
Town of North Hempstead	7	-	-
Town of Oyster Bay	11	-	-
City of Glen Cove	2	-	-
City of Long Beach	1	-	-
Town of Babylon	7	-	-
Town of Brookhaven	15	-	-
Town of East Hampton	1	-	-
Town of Huntington	7	-	-
Town of Islip	12	-	-
Town of Riverhead	2	-	-
Town of Shelter Island	-	-	-
Town of Smithtown	4	-	-
Town of South Hampton	3	-	-
Town of Southold	1	-	-

County of Residence

	LI %	NJ %	North %
Nassau	47	-	-
Suffolk	52	-	-
Westchester	-	41	-
Rockland	-	10	-
Orange	-	11	-
Fairfield	-	37	-
Bergen	-	-	11
Passaic	-	-	5
Hudson	-	-	5
Hunterdon	-	-	2
Middlesex	-	-	6
Somerset	-	-	4
Monmouth	-	-	12
Mercer	-	-	4
Warren	-	-	2
Ocean	-	-	14
Essex	-	-	15
Morris	-	-	7
Sussex	-	-	4
Union	-	-	10