



LONG ISLAND INDEX POLL:
LONG ISLANDERS WANT MORE HOUSING OPTIONS

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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 report reveals the results of the current Long Island Index poll as they relate to public attitudes about housing on Long Island and in nearby suburbs in New Jersey and north of New York City in New York and Connecticut. These results are part of a broader survey, the results of which will be contained in a *Long Island Index* report to be issued in 2018. The broader survey examines Long Island residents' ongoing concerns about various facets of local life, including the local economy, the local housing supply and its affordability, the quality and supply of local jobs, local services, transportation, the sense of local community, and the quality of the environment. As a general conclusion, Long Islanders are satisfied with many facets of local life but continue to find Long Island an expensive place to live. Many have difficulty paying their rent or mortgage, say their property taxes are too high, and view the lack of affordable housing and young people or members of their immediate family moving away as a very or extremely serious problem. The current poll also reveals an increase in the number of Long Islanders who say they are likely to move in the next 5 years which is now approaching 6 in 10 local residents.

Comparisons with neighboring suburbs make clear that Long Island residents face greater problems than their neighbors. Long Island residents are far more likely than other local suburban residents living in New Jersey or the northern New York and Connecticut suburbs to rate as serious problems the lack of affordable housing and young people moving away because of high housing costs, report greater difficulty paying their rent or mortgage, and are more concerned that family members will move because of high housing costs. At the same time, Long Island residents have a stronger sense of local identity than their regional neighbors and are more likely to be life-time residents of their county.

The survey documents a desire for more diverse housing options on Long Island, including a greater number of condos, townhouses, and apartments. There has been a decline in the number of residents living in a single-family home over the last two years and an increase in those living in an apartment and a room or apartment in a single-family home. But the number of residents living in a condo or townhouse still falls well below the number who hope to live in this type of housing in five years. Young people face some of the most serious housing problems. 41% of Long Island adults aged between 18 and 34 in the current survey reported living with their parents or a relative, a 6 percent increase over 2015.

The current survey was conducted by Princeton Survey Research Associates (PSRA) during the fall of 2017. Telephone interviews were conducted by cell phone and landline with a randomly selected sample of 1,423 Long Island residents (which included oversamples of African-American, Latinos, and young residents aged 18-34). In addition, a randomly selected sample of 244 adults was obtained from suburban counties in the northern New York and Connecticut suburbs and 262 from suburban New Jersey. Further information on the methodology, as well as the questionnaire and responses, is available in the Appendix to the report.

EXECUTIVE SUMMARY

Long Island residents find it an expensive place to live. They report somewhat greater difficulty than residents of the NJ and NY/CT suburban NY metro areas in meeting their housing costs and this regional gap in affordability has grown larger in the last two years. The gap in housing affordability between Long Island households with the lowest and highest income has also grown since 2015.

The high cost of living on Long Island is accompanied by pervasive concern about the lack of affordable housing. In the NJ and NY/CT suburbs, levels of concern about access to affordable housing have declined steadily over time. In contrast, concern has remained steady and high on Long Island. Long Island residents are also more concerned than residents of neighboring regions about the flight from their area of young people and family members. In addition, Long Island residents continue to complain about high local property taxes although this problem has declined slightly in severity over the last few years.

In prior polls, a surprisingly high number of Long Island residents said they were likely to move to a more affordable area in the next 5 years. This number hit an all-time high in the current poll, with 59% saying there were somewhat or very likely to leave in the next five years. The intention to leave is most pronounced among young adults aged 18 to 34 and their parents' generation (aged 50-64). It is also more common among African-Americans, Latinos, those living in less affluent households, and renters. Similarly high numbers of residents of the NJ and NY/CT suburban NY metro areas say they plan to leave but this desire seems more jarring on Long Island where residents report a far stronger local identity.

The number of Long Island residents living in a single-family home has declined since 2015 along with an increase in the number living in an apartment or a room in an apartment or house. Latinos, renters, and members of lower-income households are least likely to live in a single-family home on Long Island. There has also been an increase over the last two years in the number of young people (aged 18 to 34) who live with relatives. 35% of young people lived with a relative in 2015. This increased to 41% in 2017.

There is majority support on Long Island for solutions that would make housing more affordable and downtowns more livable. A majority of Long Island residents support a change in zoning laws to make it easier to install a rental apartment in a single-family home. This change is especially popular among young, black, and Latino residents. A majority of Long Island residents also support raising height limits in local downtowns to build apartments above stores.

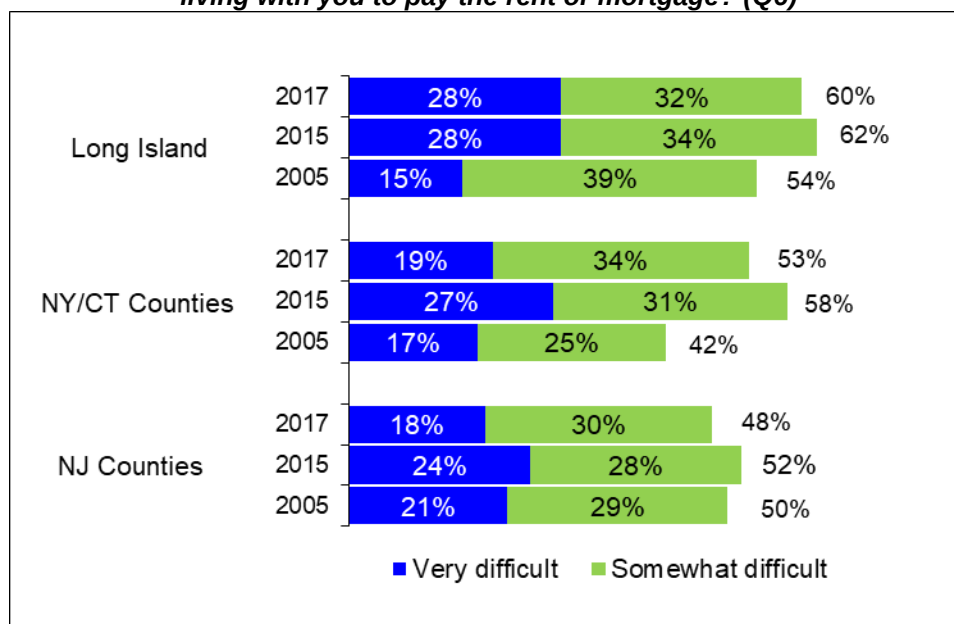
HOUSING AFFORDABILITY

Difficulty Paying Housing Costs

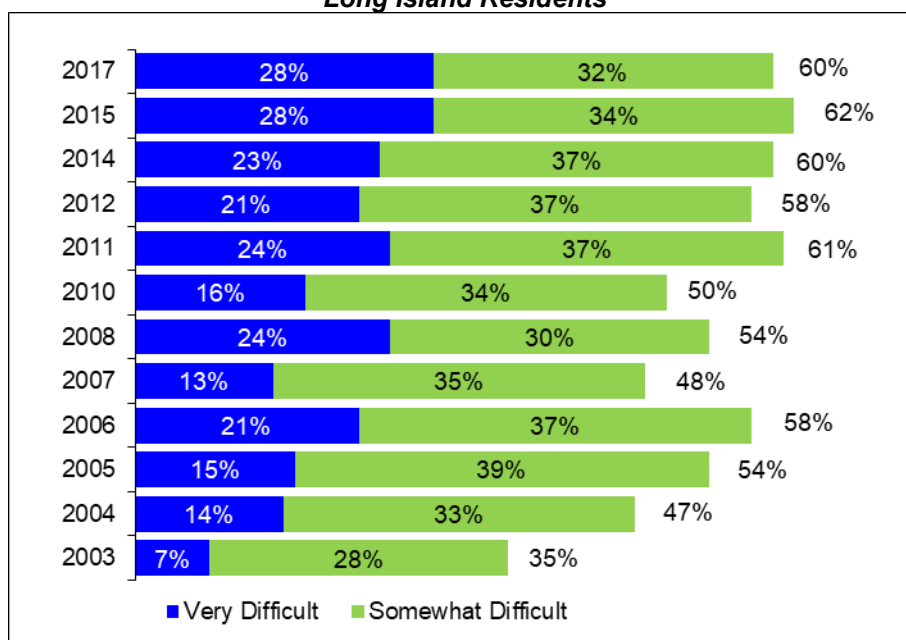
Long Island residents report greater difficulty than residents of the other NY suburban metro areas in paying their monthly rent or mortgage: 60% of Long Island residents say that it is somewhat or very difficult to pay the rent compared to 48% of NJ and 53% of NY/CT residents. The regional gap in housing affordability is greater now than two years ago. Difficulty in paying for housing costs has remained stable on Long Island and in the New Jersey suburbs when compared to two years ago, although as noted New Jersey residents report less difficulty than residents of Long Island. In contrast, reported difficulty in meeting housing costs has dropped for residents of the northern NY suburbs over the last two years.

(Figure 1)

Figure 1: In an average month, how difficult is it for you and your family living with you to pay the rent or mortgage? (Q6)



**Figure 2: In an average month, how difficult is it for you and your family living with you to pay the rent or mortgage? (Q6)
"Long Island Residents"**

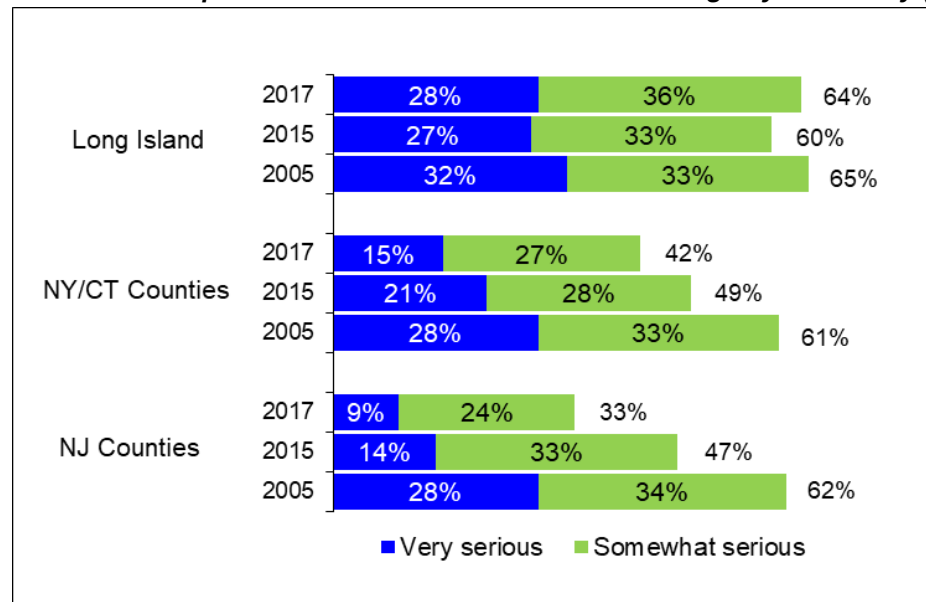


Difficulty in paying housing costs is directly related to Long Island residents' household income. 52% of residents in households with an annual income of \$35,000 or less report that it is very difficult to pay their rent or mortgage compared to 12% of those with a household income of \$100,000 or more. This gap of 40 points between the highest and lowest income category is even larger than two years ago when there was a more modest gap of 29 points (46% in the lowest category said it was very difficult to meet housing costs compared to 17% in the highest income group). A higher percent of renters (39%) than homeowners (19%) also said it was very difficult to meet their housing costs.

Lack of Affordable Housing

Long Island residents view a lack of affordable housing as a more serious problem than residents of the other two suburban NY metro areas (New Jersey and northern NY and CT). 64% of Long Island residents said it was a very or extremely serious problem compared to 42% of those in the NY/CT northern suburbs and 33% of residents of the NJ suburbs. The perceived affordability of housing dropped in the surrounding NY/CT and NJ suburban areas between 2005 and 2015 (spanning the 2008 recession) but did not budge on Long Island. (Figure 3)

Figure 3: How serious a problem is the lack of affordable housing in your county (Q4)?

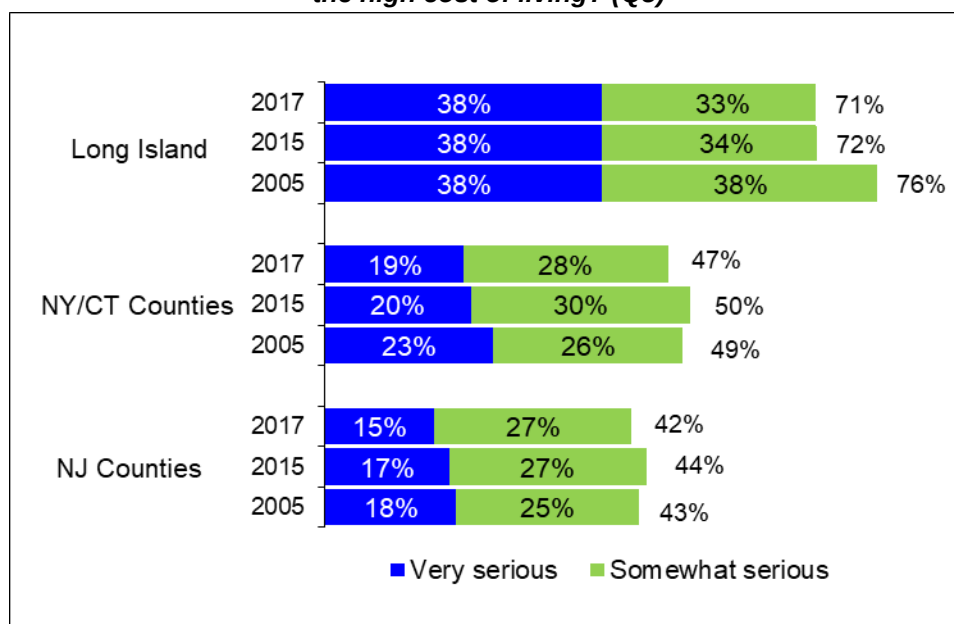


The perceived lack of affordable housing on Long Island is widely shared across age groups, income level, education, and among homeowners and renters. African-Americans (40%) residents were more likely than white (27%) or Latino (22%) residents, however, to rate the lack of affordable housing as extremely serious.

Young People Leaving

There are large regional differences in concerns about the flight of young people who move to areas with more affordable housing. Long Island residents regard this as a more serious problem than do residents of the other two areas. The differences are striking: 71% of Long Islanders rate young people leaving as a very or extremely serious problem compared to 42% of NJ residents and 47% of residents in the NY/CT northern suburbs. (Figure 4)

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

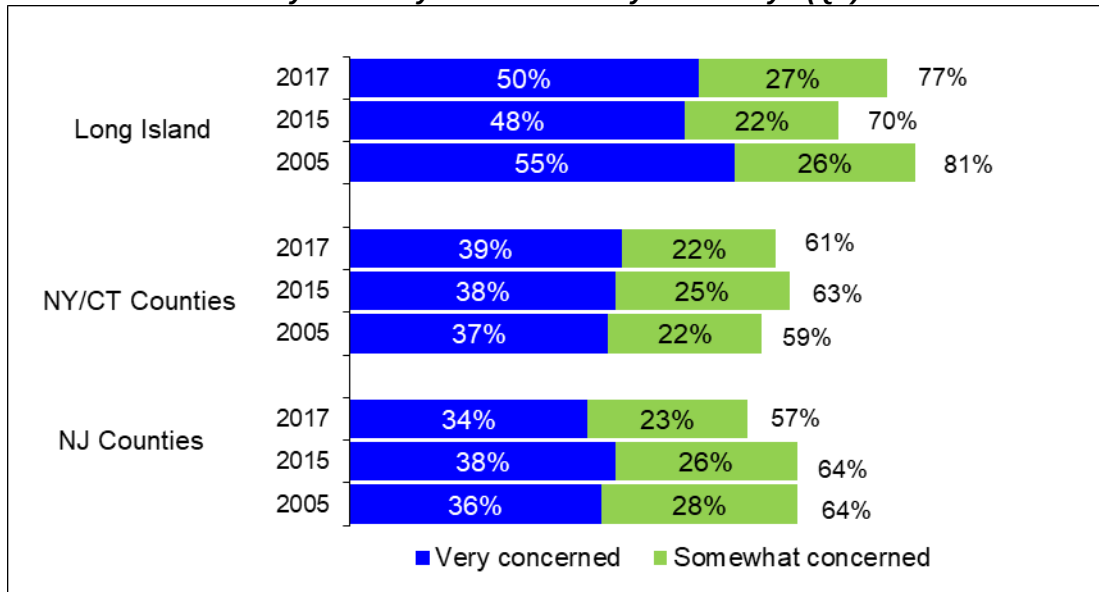


On Long Island, concerns about young people leaving are shared widely among people of different education, income levels, and other backgrounds. People of all ages see this as a very serious problem but residents aged 50 to 64, those most likely to have young adult children, express the greatest concern. 78% consider young people leaving a very or extremely serious problem compared to 68% of young adults aged 18-34, 67% of those aged 35-49 and 72% of those aged 65 and older.

At the same time, there has been a slight decline in Long Island residents' concern about young people leaving Long Island. In 2014, 79% of residents thought this was a very or extremely serious problem compared to 72% in 2015 and 71% in 2017.

There is also substantially greater concern among residents of Long Island than other areas about family members being forced out because of high housing costs: 50% of Long Island residents are very concerned about this compared to 39% of residents of the NY/CT suburbs and 34% of the NJ suburbs. (Figure 5)

Figure 5: How concerned are you that the high cost of housing will force members of your family to move out of your county? (Q7)

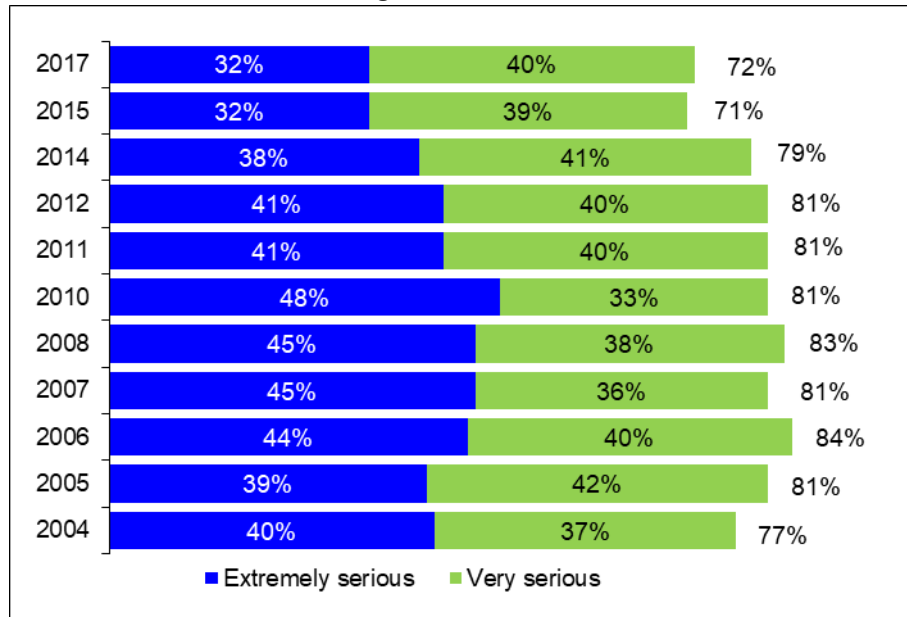


This concern about family members leaving Long Island is high across the board. But it is slightly higher among residents of lower than higher income households. 83% of Long Island residents in households with income below \$35,000 and 87% of those in households earning between \$35,000 and \$60,000 were very or somewhat concerned about family members leaving compared to 82% of those in households earning between \$60,000 and \$100,000 and 70% of those in households earning over \$100,000.

High Property Taxes

Since the very first Long Island Index poll conducted in 2004, Long Island residents have viewed high property taxes as an extremely or very serious problem. A majority of Long Island residents (72%) continue to rate high taxes as an extremely or very serious problem. But there are some signs that the severity of the problem has declined slightly. In 2012, 41% of Long Island residents rated this as an extremely serious problem. This had declined to 32% in the current poll. This is mirrored by a slight decline in the number of Long Island residents who mention high property taxes as the most important problem facing residents of their county. In 2012, 42% mentioned taxes compared to 33% in the current poll. (Figure 6)

Figure 6: In your view, how serious a problem are high property taxes in [Nassau/Suffolk] County (Q3)?
“Long Island Residents”



On Long Island, home owners (48%) are far more likely than renters (14%) to cite high property taxes as the most important local problem. In addition, a greater number of home owners than renters (40% vs. 23%) high local taxes as an extremely serious problem. Wealthier, better educated, older, and politically moderate and conservative Long Island residents are also likely to name taxes as the most serious local problem.

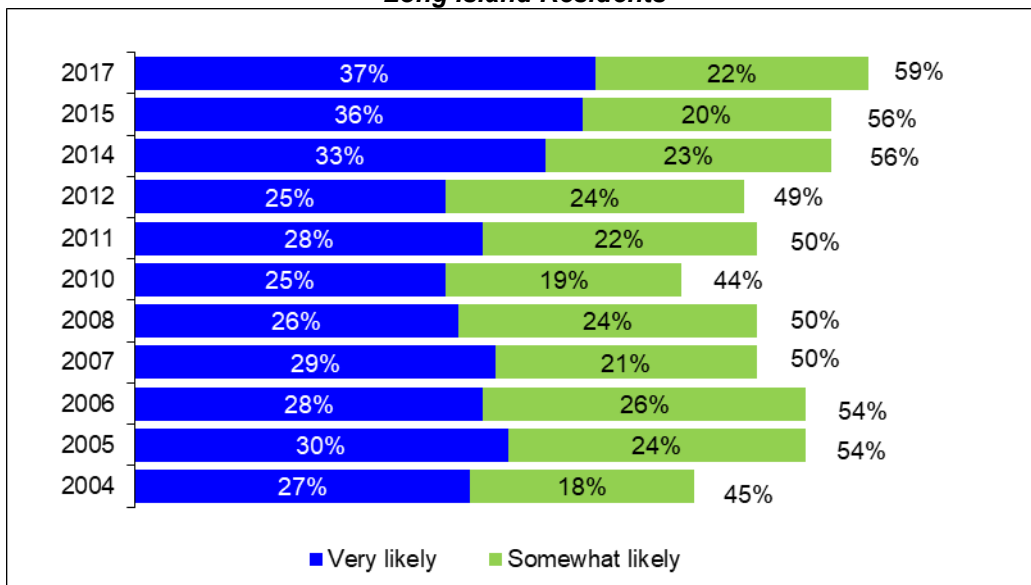
Moreover, Long Island residents do not think that the quality of services they receive in return for their property taxes is worthwhile. Only 28% said the quality of services was excellent or good when compared to what they paid in taxes. This represents a slight decline from 2006 when 34% of Long Island resident rated the quality of services as excellent or good.

LEAVING FOR A MORE AFFORDABLE AREA

Likely to leave

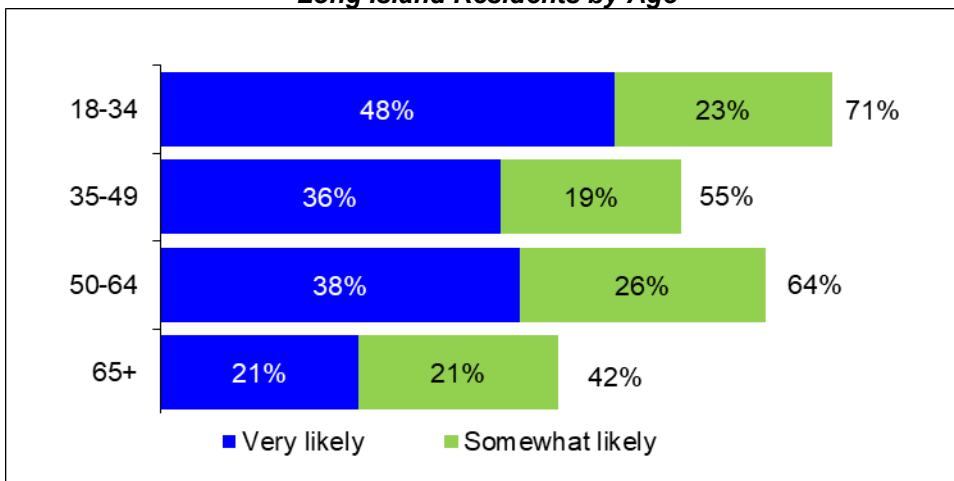
Roughly equal numbers of residents in the three regions (59% on LI, 57% in northern suburbs, and 56% in NJ) say that they are likely to leave their county for one with lower housing costs in the next five years. On Long Island, the number of residents saying they are likely to leave has increased steadily over the past five years. In 2012, 49% of residents said they were likely to leave. This increased to 56% in 2014 and 2015 and then increased further to 59% in the current poll. (Figure 7)

Figure 7: How likely is that you will move out of your county to an area with lower housing costs and property taxes in the next 5 years? (Q9)
“Long Island Residents”



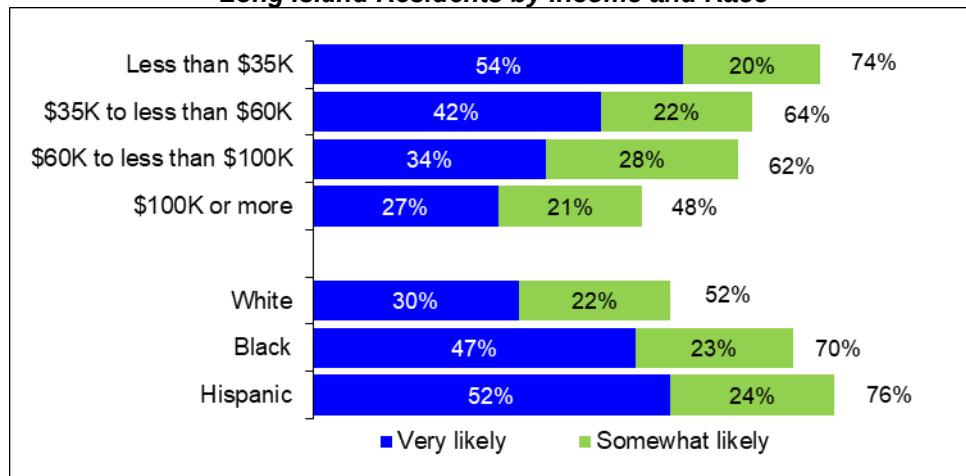
As in previous polls, young residents aged 18-34 (71%) are most likely to say they are somewhat or very likely to leave Long Island in the next five years followed by their parents' generation, residents aged 50-64 (64%). (Figure 8)

Figure 8: How likely is that you will move out of your county to an area with lower housing costs and property taxes in the next 5 years? (Q9)
“Long Island Residents by Age”



In addition, African-Americans, Latinos, those living in less affluent households, and renters were more likely than others to say they would leave Long Island. For example, 74% of residents in households earning less than \$35,000 said they were likely to leave compared to 48% of those living in households with incomes above \$100,000. 52% of white residents said they were likely to leave compared to 70% of black and 76% of Latino residents. (Figure 9)

Figure 9: How likely is that you will move out of your county to an area with lower housing costs and property taxes in the next 5 years? (Q9)
“Long Island Residents by Income and Race”

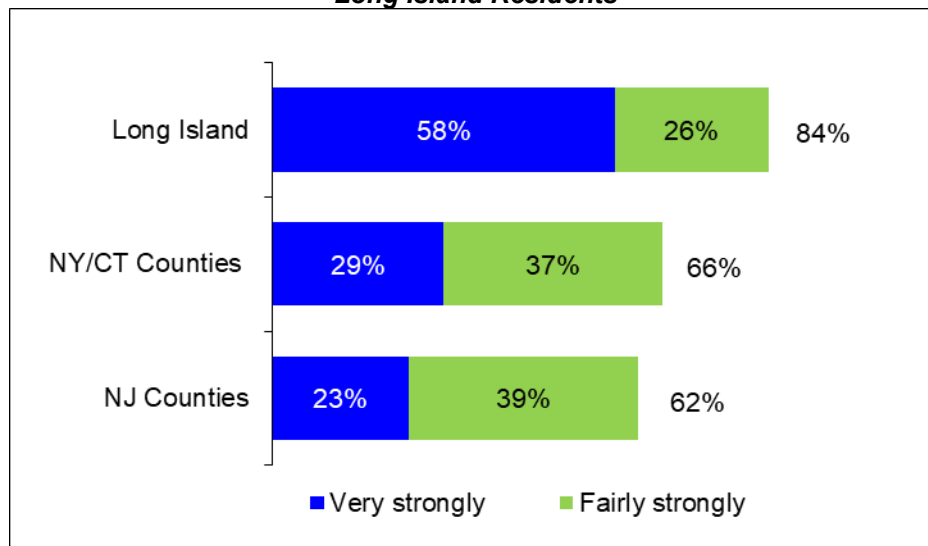


Long Island residents were interested in moving to a less densely populated, and presumably more affordable, area. Of those who said they were likely to leave, only 29% said they would move to a large city or its suburbs. 43% said they would move to a small city or its suburbs and another 22% said they would move to a rural area.

Sense of Community

The intention to leave Long Island has more serious consequences than leaving other areas because of the strong sense of community among Long Island residents. 58% of Long Island residents identify very strongly with Long Island compared to 29% of NY/CT and 23% of NJ residents who identify very strongly with their county. (Figure 10)

Figure 10: How strongly do you identify with Long Island/your county? (Q12)
“Long Island Residents”



Older Long Island residents and those who have lived on Long Island for longer have a stronger local identity than others. 71% of those who have lived all their lives on Long Island and 55% of those who have lived on Long Island for 10 or more years have a very strong Long Island identity. This compares to 38% of residents who have lived on Long Island for less than 10 years.

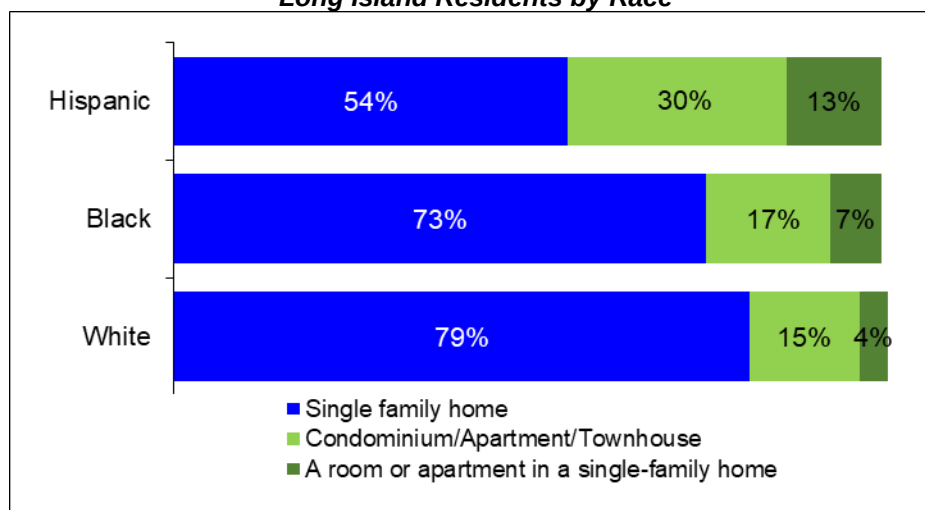
HOUSING PREFERENCES

Current Housing Situation

The number of Long Island residents living in a single-family home has declined since 2015. In 2015, 80% reported living in a single-family home compared to 74% in the current Index. 18% of Long Island residents currently live in a multi-family complex such as an apartment (14%), condo (3%) or townhouse (1%). This represents a slight increase over 2015 when 15% reported living in a multi-family complex.

Home owners, more affluent residents, and non-Latino residents are most likely to live in a single-family home. 46% of those in households earning less than \$35,000 live in a single-family home and 34% live in an apartment. This compares to 90% of those in households earning over \$100,000 who live in a single-family home. 79% of white, 73% of black, but only 54% of Latinos live in a single-family home. 29% of Latinos live in an apartment and 13% live in a room in a single-family house. (Figure 11)

Figure 11: Do you currently live in a single-family home, semi-detached home, condominium, apartment, townhouse, or a room or apartment in a single-family home? (Q17)
“Long Island Residents by Race”



Future Housing Preferences

Five years from now 10% fewer Long Island residents expect to live in a single-family home than now and more expect to live in a condo, townhouse, or apartment. 65% of Long Island residents expect to live in a single-family home in five years (a drop of 9%) whereas 26% expect to live in an apartment, condo, or townhouse (an increase of 11%).

The largest gap between current and desired housing is for condos. Currently 3% live in a condo but it is the future preference of 8%. The percent who expect to live in a townhouse would increase from 1% currently to 3%. The need for apartments is more likely to meet future needs. Currently 14% live in an apartment and 15% expect to do 5 years from now. This represents a further shift in housing options on Long Island away from single family homes. (Table 1)

Table 1: Do you currently live in a single-family home, semi-detached home, condominium, apartment, townhouse, or a room or apartment in a single-family home? (Q17)
In five years, what type of residence do you expect to live in? (Q18)

Long Island Residents	Currently Live	Planning to live in 5 years
Single family home	74%	65%
Semi-detached house (e.g., duplex)	1%	1%
Condominium	3%	8%
Apartment	14%	15%
Townhouse	1%	3%
A room or apartment in a single-family home	6%	4%
Other	1%	1%

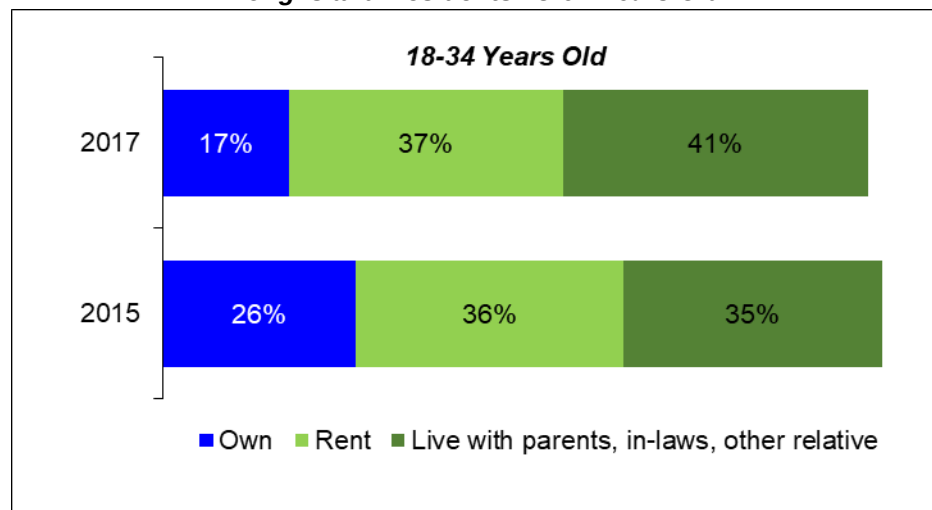
Long Island residents were confident that they could own or rent the kind of home they wanted in the coming five years. The youngest residents were a little less confident than other age groups but even among those aged 18 to 34, 69% were very or somewhat confident that they could own or rent the kind of home they wanted.

Living with Parents or Relatives

Across the region, roughly 16% of adults neither owned nor rented their residence; this increased to 41% among adults aged 18 to 34. In fact, home ownership among those aged 18 to 34 had declined from 26% in 2015 to 17% in 2017 and living with relatives had increased from 35% in 2015 to 41% in the current poll. (Figure 12)

Figure 12: Do you own the home you are currently living in, are you renting, or do you have some other arrangement, such as living in the home of a parent, child's home, in-laws, or another relative, or somewhere else? (Q19)

Long Island Residents 18-34 Years Old



NEIGHBORHOOD PREFERENCES

46% of Long Island residents rate living within walking distance of a train station or bus stop as somewhat or very important and 53% rate it as not very or not at all important. These preferences have changed little since 2011. They also differ between Nassau and Suffolk Counties. In Nassau, 56% say it is important to live near public transport compared to 38% in Suffolk.

HOUSING SOLUTIONS

There is majority support for solutions that would make housing more affordable and downtowns more livable on Long Island. 68% of Long Island residents support a change in zoning laws to make it easier to install a rental apartment in a single-family home. This support was most pronounced among residents of Suffolk County, those living in lower income households, renters, the young, black, and Latino residents. (Figure 13 and Figure 14)

Figure 13: To what extent do you support or oppose changing local zoning rules in your county to make it easier to install a rental apartment in a single-family home (Q24)?
“Long Island Residents by Race”

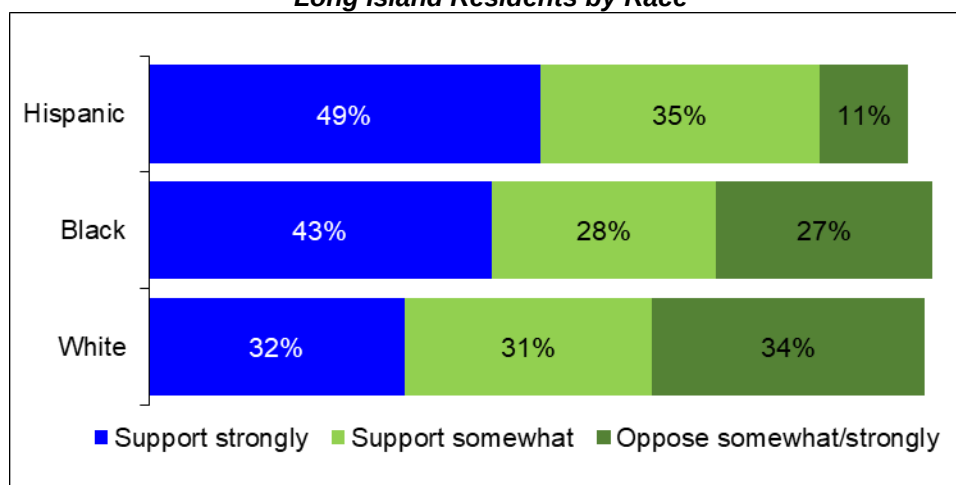
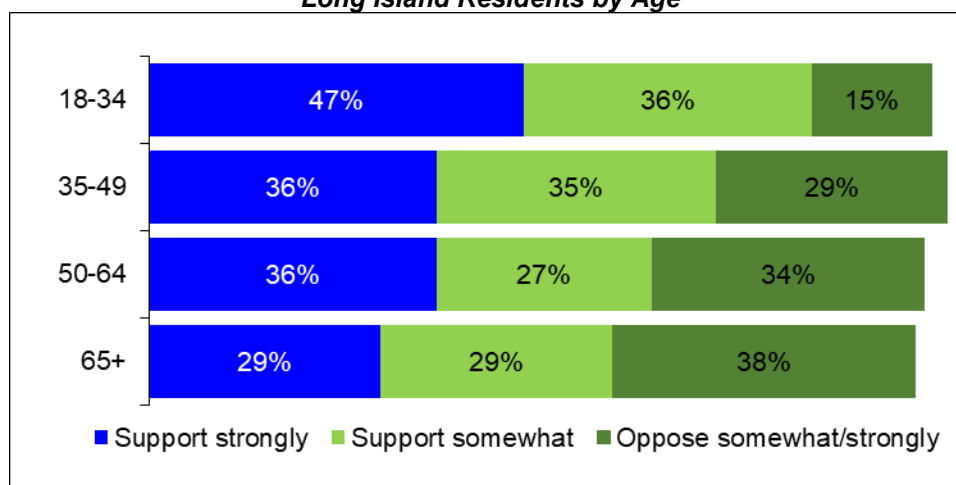
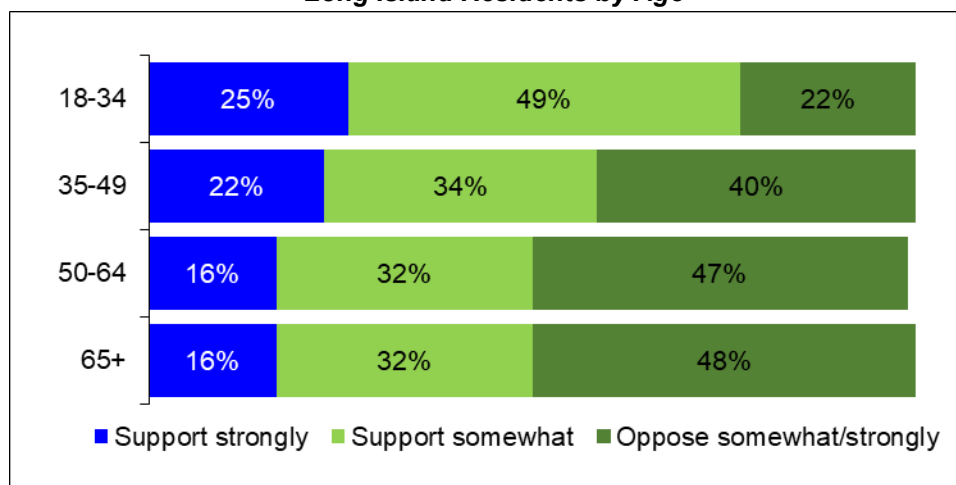


Figure 14: To what extent do you support or oppose changing local zoning rules in your county to make it easier to install a rental apartment in a single-family home (Q24)?
“Long Island Residents by Age”



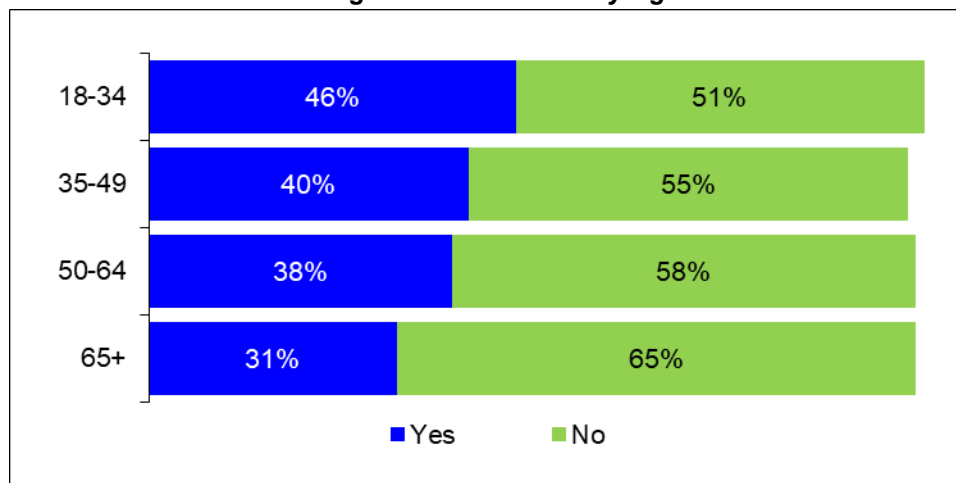
There was also broad support across the region for making local downtowns more residential. A majority of Long Island residents supported raising height limits in local downtowns to build apartments above stores. This proposal is especially popular among renters: 67% of renters supported increasing height limits in local downtowns compared to 48% of home owners. The proposal is also popular among young Long Island residents: 74% of those aged 18-34 supported this kind of change compared to 48% of those aged 50 or older. (Figure 15a)

Figure 15a: 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? (Q22)
“Long Island Residents by Age”



39% of Long Island residents said they could imagine an immediate family member living in a local downtown. 46% of young residents aged 18 to 34 could imagine this compared to 31% of residents aged 65 or older. 2% of residents said they currently lived downtown. This increased to 10% among Latino residents. (Figure 15b)

Figure 15b: 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 in [Nassau/Suffolk] County? (Q21)
“Long Island Residents by Age”



There is also broad support for increased parking in Long Island’s downtown areas. 62% of Long Island residents supported building new multi-level parking facilities compared to 35% who opposed this.

METHODOLOGY

The survey was conducted by Princeton Survey Research Associates International (PSRAI). Interviews were administered in English and Spanish by Princeton Survey Research Associates International and Survey Sampling International (SSI) from August 8 to September 24, 2017 with a representative sample of 1,929 adults living in Connecticut, New York and New Jersey. Interviews were conducted via landline (N=522) and cell phone (N=1,407). Regional quotas were set and each region had separate landline and cell samples. In addition to sampling all adults 18+ on Long Island, separate oversamples of 18-34-year-olds, Latinos, and African-Americans were obtained as well. The oversampling was based on supplemental listed cell phone samples drawn from the SSI Smart Cell sample frame.

As many as 5 attempts were made to contact every sampled telephone number. The sample was released for interviewing in replicates, which are representative subsamples of the larger sample. Using replicates to control the release of sample ensures that complete call procedures are followed for the entire sample. Calls were staggered over times of day and days of the week to maximize the chance of making contact with potential respondents. Interviewing was spread as evenly as possible across the days in field. Each telephone number was called at least one time during the day in an attempt to complete an interview.

For the landline sample, interviewers asked to speak with the youngest adult male or female currently at home based on a random rotation. If no male/female was available, interviewers asked to speak with the youngest adult of the other gender. This systematic respondent selection technique has been shown to produce samples that closely mirror the population in terms of age and gender when combined with cell interviewing.

For the cellular sample, interviews were conducted with the person who answered the phone. Interviewers verified that the person was an adult and in a safe place before administering the survey.

The sample was weighted to match adult general population parameters. A three-stage weighting procedure was used to weight this dual-frame sample.

The first stage of weighting corrects for different probabilities of selection associated with the number of adults in each household and each respondent's telephone usage patterns. The second stage of weighting balanced sample demographics to population parameters. On Long Island, this was split into two steps: first African-Americans and Latinos were weighted to sex and age distributions. Then the complete Long Island sample was matched to population parameters. The third and final stage of weighting included two adjustments to the total sample. The use of these weights in statistical analysis ensures that the demographic characteristics of the sample closely approximate the demographic characteristics of the national population.

The margin of sampling error for the complete set of weighted data is ± 4.1 percentage points.

Long Island = Nassau, Suffolk

North (NY/CT Counties) = Westchester, Rockland, Orange, Fairfield

NJ Counties = Bergen, Passaic, Hudson, Hunterdon, Middlesex, Somerset, Monmouth, Mercer, Warren, Ocean, Essex, Morris, Sussex, Union

Frequency Questionnaire

INTRODUCTION

Hello, my name is _____ and I'm calling for Princeton Survey Research. We're conducting a survey about some important issues in your county today, and would like to include your household. [READ IF NECESSARY: Your phone number has been randomly selected to complete the survey. We are not selling anything.]

NOTE: Long Island percentages are based on the 803 respondents in the main sample and an oversample of 239 young adults, 206 African American and 175 Hispanic for a total of 1423.

For the first couple of questions we would like you to think about the OVERALL condition of your County.

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	Long Island					North	NJ
	Total	18-34	35-49	50-64	65+		
	1423	444	317	350	259	244	262
	%	%	%	%	%	%	%
Right direction	51	65	50	42	47	60	64
Wrong direction	37	25	36	49	36	30	26
Don't know	12	9	14	9	17	10	9

[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] county today?

[Open-ended question, with recoded responses – Asked only among LI residents]

	Long Island				
	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Taxes/Property taxes	33	18	28	42	39
Crime/Drugs	17	22	22	13	13
Economy/Foreclosures/Finances/Jobs/Poverty	8	8	11	8	7
Traffic/Transportation/Roads	8	8	6	8	6
Lack of adequate and affordable housing	5	5	6	6	5
Government/Corruption/Services	5	6	1	5	7
Environmental issues/Water quality/Pollution	3	2	1	4	3
Education	2	3	4	-	1
Other	1	5	5	6	5
Nothing	2	2	2	1	3
Don't know	12	20	13	7	10

Question Q03

In your view, how serious a problem are high property taxes in [Suffolk/Nassau] County?
(Asked only among LI residents)

	Long Island				
	<u>Total</u> %	<u>18-34</u> %	<u>35-49</u> %	<u>50-64</u> %	<u>65+</u> %
Extremely serious	32	26	33	37	33
Very serious	40	36	41	45	37
Somewhat serious	17	28	16	11	15
Not very serious	4	3	3	4	5
Not at all serious	2	2	2	1	5
Don't know	5	6	5	2	5

Question Q04

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

	Long Island					<u>North</u> %	<u>NJ</u> %
	<u>Total</u> %	<u>18-34</u> %	<u>35-49</u> %	<u>50-64</u> %	<u>65+</u> %		
Extremely serious	28	30	28	28	24	15	9
Very serious	36	29	37	40	36	27	24
Somewhat serious	20	26	18	13	25	31	26
Not very serious	7	7	5	9	5	12	20
Not at all serious	5	3	9	4	3	11	12
Don't know	5	4	3	5	6	5	8
Refused	-	-	-	-	-	1	1

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?

	Long Island					<u>North</u> %	<u>NJ</u> %
	<u>Total</u> %	<u>18-34</u> %	<u>35-49</u> %	<u>50-64</u> %	<u>65+</u> %		
Extremely serious	38	37	38	43	33	19	15
Very serious	33	31	29	35	39	28	27
Somewhat serious	17	15	22	12	17	25	28
Not very serious	5	8	5	4	3	8	14
Not at all serious	4	7	3	2	4	14	8
Don't know	3	2	3	3	3	5	8
Refused	-	-	-	-	-	1	-

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...

	Long Island					North	NJ
	Total	18-34	35-49	50-64	65+	%	%
	%	%	%	%	%	%	%
Very difficult	28	26	40	26	21	19	18
Somewhat difficult	32	37	28	35	22	34	30
Not very difficult	16	22	15	13	17	16	22
Not at all difficult	19	13	13	23	30	29	28
Don't know	4	2	3	3	8	1	1
Refused	-	-	-	-	-	-	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]?

	Long Island					North	NJ
	Total	18-34	35-49	50-64	65+	%	%
	%	%	%	%	%	%	%
Very concerned	50	37	54	59	47	39	34
Somewhat concerned	27	34	24	23	25	22	23
Not very concerned	9	14	12	6	7	18	19
Not at all concerned	12	14	7	10	17	20	23
Don't know	2	-	3	2	3	1	1

Question Q08

How worried, if at all, are you that you and your family living with you will not be able to pay your rent or mortgage at any point over the next 12 months?

	Long Island					North	NJ
	Total	18-34	35-49	50-64	65+	%	%
	%	%	%	%	%	%	%
Very worried	21	15	30	23	14	20	19
Somewhat worried	22	25	26	20	15	18	17
Not very worried	19	22	18	18	17	18	23
Not at all worried	35	36	23	36	47	43	39
Have no rent/mortgage	2	1	1	2	6	-	1
Don't know	1	1	1	1	1	-	-

Question Q09

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?

	Long Island					North	NJ
	Total	18-34	35-49	50-64	65+	%	%
	%	%	%	%	%	%	%
Very likely	37	48	36	38	21	32	30
Somewhat likely	22	23	19	26	21	25	26
Not very likely	19	15	21	18	21	15	17
Not at all likely	21	13	21	17	35	26	24
Don't know	2	-	3	1	2	2	2

Base: Likely to move out in the next 5 years

Question Q09a

What type of place would you be most likely to move to?
(Asked only among LI residents)

	Long Island				
	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
A large city	9	16	8	4	8
Suburb of a large city	20	27	23	15	10
Small city	19	19	20	15	27
Suburb of a small city	24	22	23	28	20
Rural area	22	15	21	30	23
Don't know	5	3	4	6	12

Question Q10

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

	Long Island					North	NJ
	Total	18-34	35-49	50-64	65+	%	%
	%	%	%	%	%	%	%
Very likely	22	26	25	19	16	19	17
Somewhat likely	18	30	21	10	10	24	22
Not very likely	20	17	22	23	21	12	21
Not at all likely	38	26	32	46	50	44	37
Don't know	2	1	-	2	3	1	2

Question Q11

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

	Long Island					North	NJ
	Total	18-34	35-49	50-64	65+		
	%	%	%	%	%	%	%
Excellent	31	32	29	32	33	36	27
Good	42	42	44	42	41	44	45
Fair	20	20	21	19	20	13	21
Poor	6	6	5	7	6	6	7

Question Q12

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

	Long Island					North	NJ
	Total	18-34	35-49	50-64	65+		
	%	%	%	%	%	%	%
Very strongly	58	51	55	61	67	29	23
Fairly strongly	26	31	28	24	20	37	39
Not very strongly	11	14	12	9	9	23	21
Not at all	4	3	4	4	3	9	14
Don't know	1	1	2	2	1	2	3
Refused	-	-	-	-	-	1	1

(Q13-Q24 Asked only among LI residents)

Question Q13

Thinking about the community in which you live, do you think the quality of life has gotten better, gotten worse or stayed the same in the past THREE years?

	Long Island				
	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Better	16	24	16	12	14
Worse	32	25	30	43	26
Same/No difference	51	51	54	45	60
Don't know	1	1	-	1	-

Question Q14

In general, how would you rate the community in which you live as a place to grow old?

	Long Island				
	<u>Total</u>	<u>18-34</u>	<u>35-49</u>	<u>50-64</u>	<u>65+</u>
	%	%	%	%	%
Excellent	21	24	17	16	29
Good	30	30	35	28	28
Fair	30	32	27	33	27
Poor	18	14	20	22	14
Don't know	1	-	1	1	1

Question Q15

How easy or difficult do you think it would be for you to feel AT HOME living somewhere other than Long Island?

	Long Island				
	<u>Total</u>	<u>18-34</u>	<u>35-49</u>	<u>50-64</u>	<u>65+</u>
	%	%	%	%	%
Very easy	22	22	24	23	18
Somewhat easy	30	36	29	32	22
Somewhat difficult	32	32	34	30	34
Very difficult	13	9	11	11	23
Don't know	3	1	2	4	2

Question Q16

In thinking about a place to live, how important is it to you to live within walking distance of a train station or bus stop?

	Long Island				
	<u>Total</u>	<u>18-34</u>	<u>35-49</u>	<u>50-64</u>	<u>65+</u>
	%	%	%	%	%
Very important	27	29	36	22	25
Somewhat important	19	24	18	15	18
Not very important	23	23	20	24	27
Not at all important	30	23	26	38	29
Don't know	1	-	-	1	2

Question Q17

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

	Long Island				
	Total %	18-34 %	35-49 %	50-64 %	65+ %
Single family home	74	69	70	80	77
Semi-detached house (e.g., duplex)	1	1	1	-	1
Condominium	3	1	3	4	5
Apartment	14	17	18	10	9
Townhouse	1	1	-	1	1
A room or apartment in a single-family home	6	8	6	5	4
Other	1	1	1	-	2
Don't know	-	-	1	-	1

Question 18

In five years, what type of residence do you expect to live in?

	Long Island				
	Total %	18-34 %	35-49 %	50-64 %	65+ %
Single family home	65	59	78	69	56
Semi-detached house (e.g., duplex)	1	1	-	-	1
Condominium	8	4	4	10	14
Apartment	15	23	10	13	12
Townhouse	3	2	1	5	3
A room or apartment in a single-family home	4	7	4	3	3
Other	1	1	1	-	2
Don't know	2	2	1	1	7

Question Q19

Do you own the home you are currently living in, are you renting, or do you have some other arrangement, such as living in the home of a parent, in-laws, or another relative, or somewhere else?

	Long Island				
	Total %	18-34 %	35-49 %	50-64 %	65+ %
Own	53	17	51	71	74
Rent	27	37	38	21	14
Live with parents, in-laws, another relative	16	41	7	7	8
Other	3	5	4	1	3
Don't know	-	-	-	-	2
Refused	1	-	-	-	-

Question Q20

How confident are you that you will be able to afford to own or rent the kind of home that you want in the next five years?

	Long Island				
	<u>Total</u> %	<u>18-34</u> %	<u>35-49</u> %	<u>50-64</u> %	<u>65+</u> %
Very confident	40	30	41	41	50
Somewhat confident	34	39	36	38	21
Not very confident	13	15	12	12	13
Not confident at all	11	15	9	8	12
Don't know	2	-	2	2	4

Question Q21

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 in [Nassau/Suffolk] County?

	Long Island				
	<u>Total</u> %	<u>18-34</u> %	<u>35-49</u> %	<u>50-64</u> %	<u>65+</u> %
Yes	39	46	40	38	31
No	57	51	55	58	65
Live there now	2	2	3	2	1
Don't know	2	1	3	2	4

Question Q22

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?

	Long Island				
	<u>Total</u> %	<u>18-34</u> %	<u>35-49</u> %	<u>50-64</u> %	<u>65+</u> %
Support strongly	19	25	22	16	16
Support somewhat	38	49	34	32	32
Somewhat oppose	18	14	18	23	19
Strongly oppose	21	8	22	24	29
Don't know	4	5	4	4	3

Question Q23

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

	Long Island				
	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Support strongly	22	26	25	20	19
Support somewhat	40	44	40	37	40
Somewhat oppose	18	18	14	19	18
Strongly oppose	17	11	19	20	20
Don't know	3	2	2	5	2

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?

	Long Island				
	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Support strongly	37	47	36	36	29
Support somewhat	31	36	35	27	29
Oppose somewhat	12	10	12	14	14
Oppose strongly	17	5	17	20	24
Don't know	2	2	1	2	4

DEMOGRAPHICS**Question D1**

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	North	NJ
	%	%	%
Yes	17	19	20
No	82	79	79
Don't know / refused	1	2	1

Question D2

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

	LI %	North %	NJ %
White	73	66	64
Black/African-American	12	12	13
Asian	5	4	9
Other	10	13	10
Don't know	3	6	3

Question D3

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

	LI %	North %	NJ %
Under six months	1	1	2
Six months to a year	1	-	2
One year to two years	1	4	6
Between two and five years	6	7	11
Between five and ten years	7	5	8
Over 10 years	48	54	51
All my life	35	28	19
Don't know	-	-	-

Question D4

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

	LI %	North %	NJ %
Liberal	27	31	29
Moderate	28	23	27
Conservative	32	29	26
Don't know / Refused	11	18	18

Question D5

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

	LI %	North %	NJ %
None	64	58	66
1 or more	35	40	34
Don't know / refused	1	2	-

Question D6

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

	LI %	North %	NJ %
One	15	19	20
Two	42	45	49
Three	20	23	16
Four or more	22	12	13
Don't know/Refused	2	2	1

Question D7

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

[Open-ended question, with recoded responses]

	LI %	North %	NJ %
High school or less	34	34	38
Some college	27	24	25
College graduate or more	37	39	36
Refused	1	2	1

Question D8

Are you currently:

	LI %	North %	NJ %
Employed for wages full-time	39	43	40
Employed for wages part-time	9	14	13
Self-employed	10	8	7
Out of work for more than 1 year	3	1	4
Out of work for less than 1 year	2	5	3
Homemaker	3	4	3
Full-time student	6	4	7
Retired	20	15	16
Unable to work / permanently disabled	7	5	7
Don't know/Refused	-	1	1

Question D9

What is/was your occupation?

[Open-ended question, with recoded responses]

	LI %	North %	NJ %
Professional / Manager / Owner	35	39	36
Teachers / Librarians / Professors	7	7	10
Sales / Clerical / Service Worker	24	25	22
Skilled Laborer / Tradesman	11	7	10
Semi- or Unskilled Laborer	13	8	10
None / retired	5	3	5
Don't know	2	4	3
Refused	2	5	4

Question D10

Which of the following income categories best describes the total 2016 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 %	North %	NJ %
Less than \$35,000	19	25	21
\$35,000 to less than \$60,000	13	9	13
\$60,000 to less than \$100,000	19	18	20
\$100,000 or more	33	27	25
Don't know / Refused	28	29	30

Question D11

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

	LI %	North %	NJ %
Married	47	48	46
Not married, living with a partner	9	8	9
Separated	3	4	4
Divorced	7	11	6
Widowed	6	5	6
Never married	24	24	28
Don't know	2	1	-

Question D12

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 %	North %	NJ %
Yes	41	41	37
No	59	59	63

AGE

In what year were you born?

[Open-ended question, with recoded responses]

	LI %	North %	NJ %
18 to 34	25	26	26
35 to 49	21	24	23
50 to 64	30	28	29
65 +	20	19	18
Refused	3	4	4

GENDER

	LI %	North %	NJ %
Female	51	52	52
Male	49	48	48

COUNTY OF RESIDENCE

	LI %	North %	NJ %
Nassau	48	-	-
Suffolk	52	-	-
Westchester	-	36	-
Rockland	-	16	-
Orange	-	17	-
Fairfield	-	30	-
Bergen	-	-	11
Passaic	-	-	7
Hudson	-	-	10
Hunterdon	-	-	3
Middlesex	-	-	14
Sommerset	-	-	5
Monmouth	-	-	7
Mercer	-	-	7
Warren	-	-	1
Ocean	-	-	8
Essex	-	-	10
Morris	-	-	9
Sussex	-	-	1
Union	-	-	8