

**WHERE DO WE GROW
FROM HERE? LAND USE
ON LONG ISLAND**



**REGIONAL ATTITUDES
TOWARD HOUSING, LAND USE
AND OPEN SPACE**

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A REPORT PREPARED FOR THE RAUCH FOUNDATION
DECEMBER, 2004

Long Island, the oldest suburban community in the nation, is now home to 2.8 million people. Long Island's growth began in the 1940's, when returning World War II Veterans and their families settled in the small tract houses that became known as Levittown. Attracted by the proximity to New York City, excellent schools, magnificent beaches and parks, and a vibrant economy, the arrival of New York City residents established the eastward momentum of settlement that has continued through the decades. However, Long Island IS an Island – with limited space and natural resources.

Even more than the residents of New York's other suburbs, Long Islanders love living in their region and identify with it. Yet many have considered leaving Long Island because of the high cost of housing, increasing property taxes, and a cost of living that affects their quality of life. Young adults are leaving the Island at a pace greater than the national average. More may soon follow. People approaching retirement age, too, worry whether they can continue to live on Long Island on fixed incomes after they stop working.

Today Long Island faces the challenges of developing land use policies that meet its needs for more affordable housing while preserving its ever-shrinking open space. It faces an acute housing shortage and rapid development on its remaining available space. These challenges must be addressed now, in order to maintain the quality of life that has become the trademark of Long Island and preserve it for generations to come.

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 residents of Long Island and the surrounding metropolitan area on the important issues facing them. This research systematically compares Long Island with its peer suburbs elsewhere in the New York area. The results are intended to provide a picture of residents' opinions and concerns that help to create and inform a shared vision for Long Island's future. They can help us to understand what the public thinks and increase awareness of public attitudes as part of the Foundation's larger Long Island Index project.

(continued next page)

Together with the other data gathered in the Index reports, the information in the surveys is intended to encourage residents to come together to seek creative solutions.

The current survey was conducted by the Stony Brook University Center for Survey Research between July 13 and August 21, 2004. Telephone interviews were conducted with a randomly selected sample of 805 Long Island residents, along with random oversamples of 201 African American and 100 Hispanic residents of Long Island. In addition, interviews were conducted with 302 residents of the New Jersey Metropolitan suburbs, and 305 residents of the Northern suburbs of New York and Connecticut. Further information on the methodology, as well as the questionnaire and responses for each of the regions, is available in the Appendix to the report.

Three themes emerge from the findings of the survey. The first is residents' overwhelming concern with the acute housing problems on Long Island. The lack of affordable middle class and starter housing and the increasing property tax burden are seen as extremely serious problems by most residents.

The second theme reflects the considerable support among Long Islanders for specific policy proposals designed to increase the supply and lower the cost of housing. A majority of residents support action to provide more affordable middle class and starter housing. Although Long Islanders worry about increasing traffic congestion, school overcrowding and changes to the character of the downtown areas through housing development, they recognize the necessity of additional housing for young people, the middle class, and seniors.

The third theme is the extensive support of Long Island's residents for preservation of the Island's remaining open space. Residents are committed to this goal and are even willing to pay higher taxes to insure the preservation of existing farmland, critical wildlife habitat, and other open space. ■

Key findings of the survey include the following:

THE HOUSING CRISIS

- **A Big Concern:** Housing affordability is a major problem, most Long Islanders say – and by larger margins than the residents of the other New York City suburbs.
- **Who Owns Homes:** Most Long Islanders own their homes – but the exceptions are minority, lower income and younger residents.
- **A Heavy Load:** Almost half of Long Islanders report paying housing costs of over 30% of their incomes. A growing number report having difficulty meeting monthly rent or mortgage.
- **The Potential Exodus:** Most Long Islanders worry that the high housing costs will drive an increasing number of young adults from Long Island.
- **Thinking of Leaving:** A majority of Long Islanders are concerned that family members, or they themselves, may have to leave the area because of housing costs and taxes. Almost two-thirds of Long Island residents have thought of moving to a region with lower housing costs and property taxes. A majority of 18-34 year olds and a near majority of 50-64 year olds say they are likely to do just that in the next five years.

SUPPORT FOR AFFORDABLE HOUSING

- **Action Supported:** A majority of Long Islanders support action to increase middle class and starter housing, despite the tradeoffs it may involve.
- **Pros and Cons:** Residents think affordable housing will help retain young people and seniors, but worry it will increase traffic, raise taxes, and burden schools.
- **Proposals Enjoy Support:** Support by Long Islanders is strongest for proposals to develop more affordable housing on former business or government sites and through set-asides in new developments. A majority of residents also support proposals to raise density in downtowns near public transportation, and provide more rental apartments in homes and semi-attached or town houses.

PRESERVING OPEN SPACE

- **Keep it Open:** Long Islanders are very concerned about open space preservation and overdevelopment.
- **Willing to pay:** Most Long Islanders favor government purchasing open space for preservation and a majority is ready to pay higher taxes for this purpose.

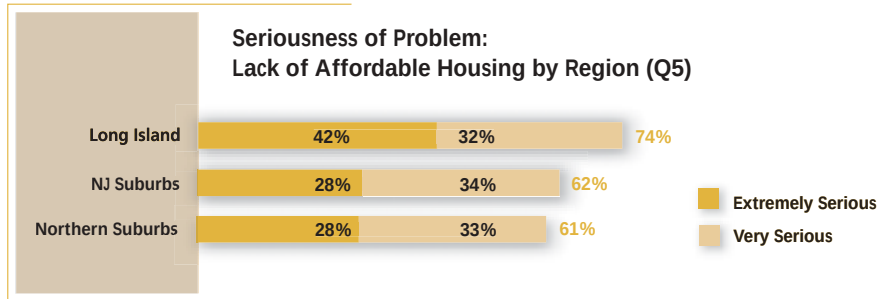
THE HOUSING CRISIS

Where Do
We Grow
From Here?
Land Use on
Long Island

A Big Concern

Long Island's residents are very concerned about housing costs and scarcity—even more so than those of the other suburban areas surrounding New York City. Almost three-fourths (74%) of Long Island residents view the lack of affordable housing as an extremely or very serious problem, compared to just over three-fifths of those in the New Jersey (62%) and Northern suburbs (61%). (See Figure 1) While the lack of affordable housing is seen as a serious problem throughout the metropolitan area, it is seen as a more urgent issue on Long Island. Moreover, while non-homeowners and seniors express greater-than-average concern, the housing crisis is seen as a serious problem across all groups of Long islanders.

FIGURE 1¹



High property taxes were seen as an even greater concern on Long Island, with 77% of residents viewing the problem as either an extremely serious or a very serious problem. This, too, was higher than the comparable figures for the other suburban regions. Only 68% of residents in the New Jersey suburbs considered high property taxes as an extremely or very serious problem, as did 61% of residents in the Northern suburbs. This issue is likely to be a major factor in driving concern over the cost of housing – and living – on Long Island.

The housing issue goes to the heart of the suburban promise to the middle class, which includes homes for hard-working middle-class families. When asked their priorities, fully 75% of Long Islanders rate housing that working people can afford as very important for their community. This holds irrespective of race, ethnicity, income, age, or education.

Who Owns Homes

Long Island is predominantly a society of homeowners. Seven in ten Long Islanders own the homes they live in, while roughly two in ten (19%) rent and one in ten has another arrangement (usually living with parents, children or other family

¹ Percentages in Figures do not necessarily add up to 100% because “Don’t Know/Refused” responses are not presented. Any other differences are the result of rounding.

members). The proportion of renters on Long Island is quite low in comparative terms. On Long Island, only 20% of residents live in rental units, compared to 33% nationwide. Within the New York metropolitan area, 64% of residents are renters. Overall, 85% of Long Island residents (renters, homeowners and those with other arrangements) live in single-family homes. Almost all homeowners (94%) live in a single-family home, as do 65% of renters.

There are substantial disparities in home ownership rates by race, ethnicity and age on Long Island. The rate of home ownership is highest among Whites (82%), compared with African-Americans (62%) and Hispanics (46%). (See Figure 2) As we would expect, home ownership rises dramatically with age, (See Figure 3) from 39% among 18-34 year olds to 91% for 50-64 year olds and 89% among over-65s.

FIGURE 2

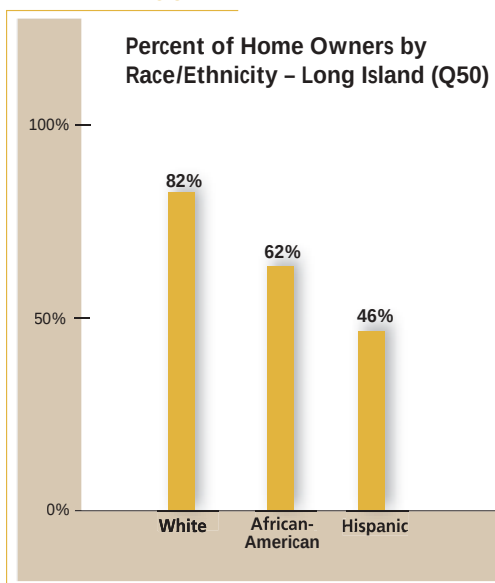
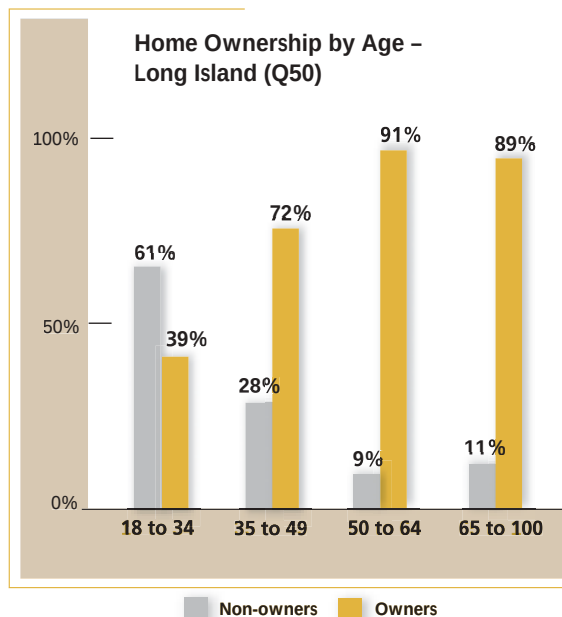


FIGURE 3



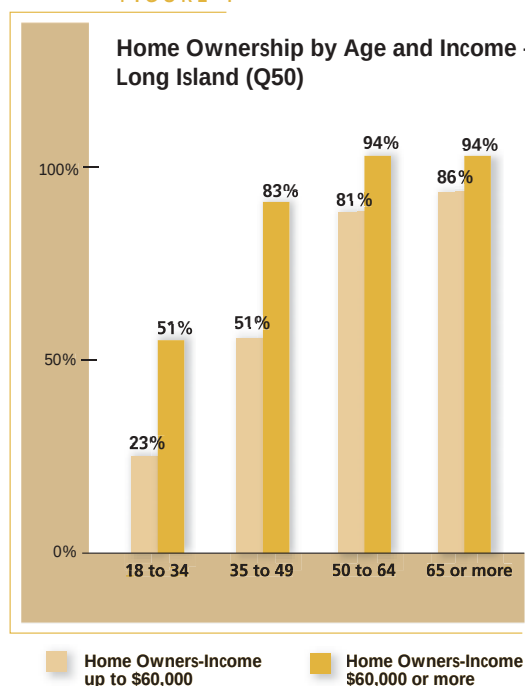
Lower income Long Islanders are less likely to own their homes than the more affluent, but this is mainly true for those under 50. (See Figure 4) Among 18-34 year olds with household incomes under \$60,000, homeownership is less than half as common as among those in households earning more than \$60,000 (23% vs. 51% respectively).² Similarly, among 35-49 year olds, just over half (51%) of those with incomes under \$60,000 own their homes, compared to more than four in five (83%)

²Long island households with incomes of \$60,000 or less make up 40% of Long Island households in the study.

of those with higher incomes. Among those over 50, differences in ownership rates by income are much smaller, with over 80% of those in households with incomes below \$60,000 and over 90% of more affluent older residents owning their home.

Looking at the overall profile, Long Islanders who do not own their homes are more likely to be younger residents, African-American or Hispanic, not married, male, and have incomes below \$80,000. A majority of Hispanics (53%) and over a third of African-Americans (39%) do not own their own home. Younger people aged 18 to 34 are the only age group among whom a majority are not homeowners (61%); young people with lower incomes are even more likely to be in this situation than others of their age group, with 77% not owning their own home. Nonhomeowners are also concentrated among slightly older individuals (35-49) with lower incomes. In households earning less than \$60,000, almost half of respondents in this age group do not own their own home. In contrast, very few individuals aged 50 or older do not own their own home.

FIGURE 4



A Heavy Load

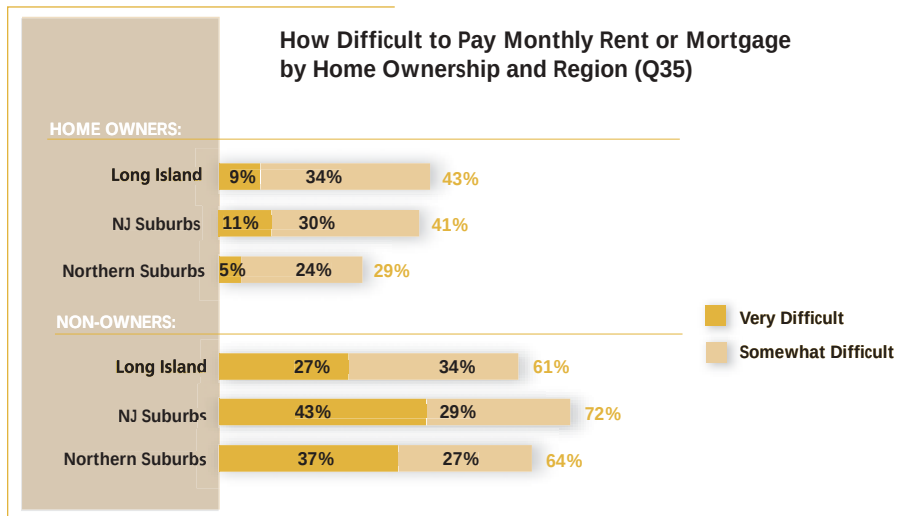
Behind the concern about housing costs and the differences in home ownership rates lies a painful reality: Long Islanders are experiencing difficulty paying for their homes. Housing is considered affordable if no more than 30% of the household's gross income is spent on basic housing costs (including mortgage payment and taxes for homeowners, rent and utilities for renters). However, of those willing to share the information, 68% of survey respondents on Long Island report spending more than 30% of their incomes on their housing costs. Of those sharing the information in the Rauch Foundation October 2003 poll,³ 62% had reported spending 30% or more of their incomes on housing.⁴ There is a corresponding shift in the perceived level of difficulty that residents report in paying their housing costs. In the previous poll, 39% of those who responded to the question (both homeowners and renters) reported having at least some difficulty paying for housing, while the percentage in the current poll is 48%.

³ Room for Growth: Long Island's Changing Economy, Rauch Foundation, Garden City, NY, 2004

⁴ Due to substantial differences between the two surveys in percentage of respondents within "Don't Know/Refused" categories, reported percentage comparisons are based only on valid responses.

Among those residents who own their homes on Long Island, 43% report difficulty in making their monthly mortgage payment. This compares with 29% in the Northern suburbs and 41% in the New Jersey suburbs. (See Figure 5)

FIGURE 5



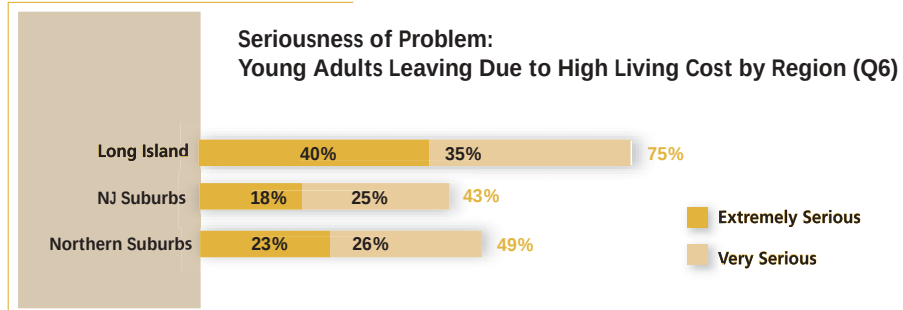
However, non-homeowners have even more problems than homeowners in meeting their housing costs. On Long Island, more than three-fifths (61%) of non-owners say it is difficult to pay for their housing, and more than one-fourth (27%) find it very difficult. (The same pattern holds throughout the New York suburbs, with 64% of non-owners in the Northern suburbs and 72% of those in New Jersey reporting difficulty paying their rent.)

The Potential Exodus

Reflecting the difficulty of meeting rent and mortgage costs on Long Island, the region's residents worry about a potential exodus of young people and family members. Three in four Long Island residents (75%) rate the possible departure of young adults due to the high cost of living as an extremely or very serious problem. A similar question was posed in the October 2003 Rauch Poll examining economic and workforce development issues. That question focused on the educated and skilled young adults moving out of Long Island, and 62% of Long Island residents rated it as a serious problem. The question in the current poll extends the focus to include all young adults, and attributes the exodus to the high cost of living. Despite these differences, the responses do indicate that the issue is perceived by Long Islanders as a growing problem.

Concern over this issue is much greater on Long Island than in the other New York area suburbs. Comparable figures are 4 in 10 (43%) for residents of the New Jersey suburbs and 49% of residents of the Northern New York suburbs. (See Figure 6)

FIGURE 6



This concern cuts across all demographic groups on Long Island, including both sexes, all levels of education, ages, and races. It is somewhat higher among middle-aged residents (aged 50 to 64) who are most likely to have young adult children seeking homes, and among those who do not own their homes. But the reality is that the vast majority of Long Island residents regard the region’s potential loss of young people due to housing costs as a major problem, and view it as a more serious problem than do residents of the other suburbs around New York City.

Concern over housing costs is personal for many Long Islanders, who fear that high costs will force members of their family to move away. Seven in ten Long Island residents (70%) were concerned about family members having to leave the area because of high housing costs. Once more, these concerns are stronger on Long Island than elsewhere in the New York suburbs. The proportion of residents of the New Jersey and Northern suburbs concerned about family members leaving the area was somewhat lower at 63% and 58% respectively.

Thinking of leaving?

These widespread concerns with housing costs have led a remarkably high proportion of Long Island residents to contemplate moving – somewhat more, in fact, than in the other New York City suburbs. Almost two-thirds (64%) of Long Island residents have thought about moving to an area with lower housing costs and property taxes. This compares to 59% of residents of the New Jersey suburbs and 55% of residents of the Northern suburbs.

In fact, many Long Islanders say they are likely to leave in the next five years – with the greatest possible outflow among the young and those approaching retirement. The survey results suggest there is good reason for pervasive concern about an exodus

of young people. Almost 40% of Long Island residents aged between 18 and 34 say they are very likely and another 23% say they are somewhat likely to move away from Long Island in the next five years. There is also a swell of potential departures among 50-64 year olds, 30% of whom say they are very likely to move out of their county in the next five years. This may reflect the plans of members of this group, approaching retirement age, to retire to other less expensive areas. (See Figure 7)

Non-homeowners consistently demonstrate greater concern than homeowners about a lack of affordable housing, and this concern extends to themselves and immediate family members. Throughout the metro area, non-homeowners were more concerned about family members moving than were homeowners, and non-homeowners were more likely to say they would move out of their county in the next five years. On Long Island, 44% of non-homeowners said they were very likely to move out of their county in the next five years, more than twice the corresponding proportion of homeowners (20%). This feeling exists across all local suburban areas, as seen in Figure 8.

FIGURE 7

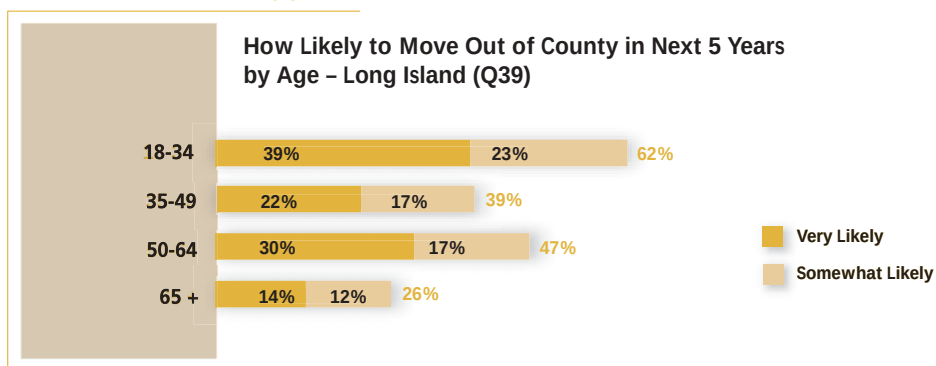
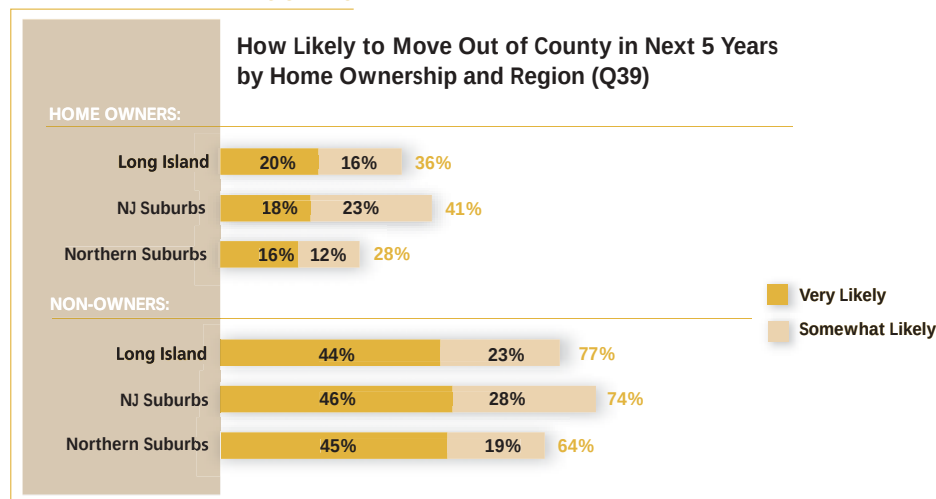


FIGURE 8



SUPPORT FOR AFFORDABLE HOUSING

Where Do
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Action Supported

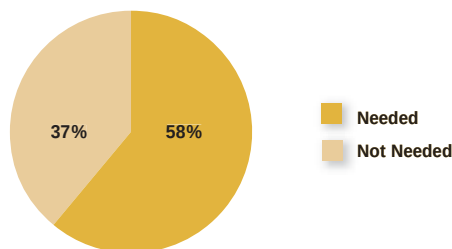
A majority (58%) of Long Islanders support action to provide more affordable middle class and starter housing. Moreover, this support persisted even after having been reminded of the possible negative consequences of affordable housing, such as an increase in people and traffic congestion. A random half of all survey respondents were asked about their support for action before being asked about its likely consequences. For the other half the order was reversed. In both cases, 58% of Long Island residents supported the need for more action to keep housing costs down. Support for action to increase affordable housing on Long Island is depicted in [Figure 9](#). This support is found equally on Long Island and in other suburban areas in the metro area.

FIGURE 9

Support for Affordable Housing – Long Island (Q31)

More affordable middle class and starter housing is needed in our area to keep housing costs down...

OR...it is not needed because it will only attract more people and congestion.



Pros and Cons

The survey demonstrates that while support for more affordable housing on Long Island is strong and is commonly seen as effective in helping to retain younger people and seniors, residents are also concerned about its possible negative consequences. Through a series of questions on the likelihood of potential consequences, we are able to better understand the nature of residents' support for affordable housing in general, as well as for specific policy proposals.

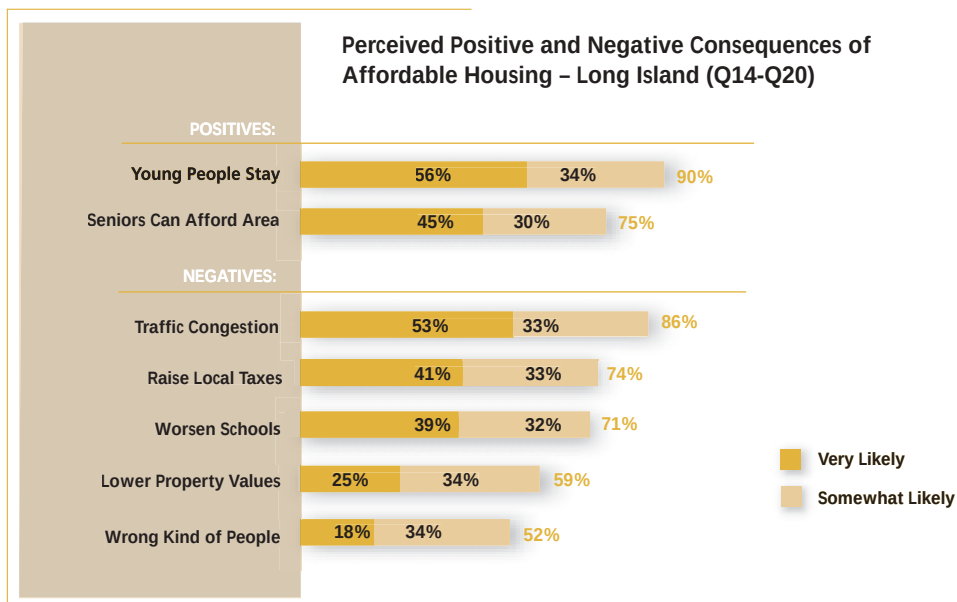
Long Island residents view more affordable housing as a solution to the potential exodus of young people and think it would make the area more affordable for seniors. A majority (56%) believe that more affordable middle class and starter housing is very likely to increase the number of local young people who stay and raise a family in their county – one of the principal concerns of area residents

involving housing. Almost as many – 45% – say that more affordable housing will make it likely that seniors could afford to live in the area on a retirement income. In that sense, Long Island residents view an increase in more affordable housing as a clear solution to the problems caused by the housing shortage for young people and seniors.

However, these positive effects of affordable housing are tempered by a concern with a number of perceived negative consequences. A majority of Long Island residents believe that more readily available affordable housing is very likely to increase traffic congestion (53%). There is also concern that an increase in affordable housing would be very likely to cause an increase in local taxes (41%), and a decrease in school quality (39%). Even larger percentages believe that these consequences are somewhat or very likely.

The positive and negative consequences associated by Long Islanders with affordable housing are depicted in *Figure 10*. These perceptions of the costs and benefits associated with affordable housing are shared widely across all demographic groups on Long Island.

FIGURE 10

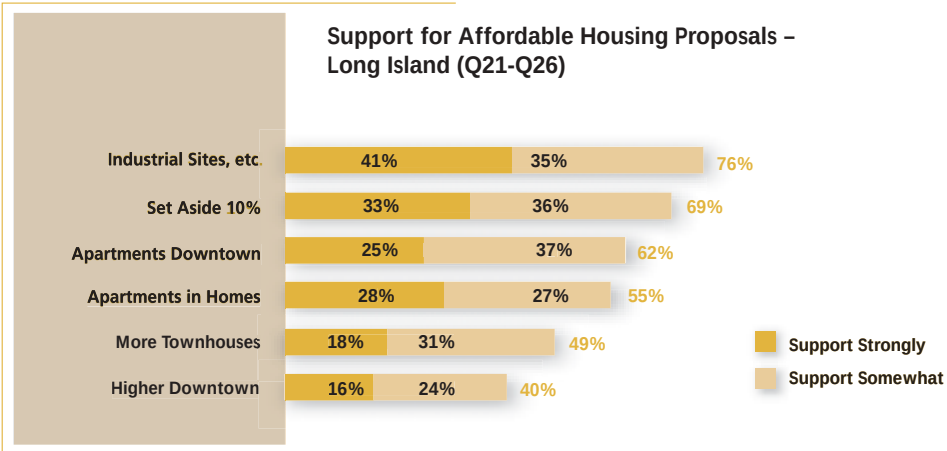


Long Islanders' views on the pros and cons of affordable housing provide valuable information to help guide its successful development. Winning acceptance of affordable housing policies will require efforts to address traffic concerns, either by locating developments close to public transit or improving local roads.

Proposals Enjoy Support

There is strong support on Long Island for a number of specific policy options to provide more affordable housing. Residents were presented with six innovative proposals that have been discussed by policy experts as options for more affordable housing in suburban areas. A majority of respondents supported four out of the six (See Figure 11). These findings are consistent with the general support for action to deal with the housing problem.

FIGURE 11



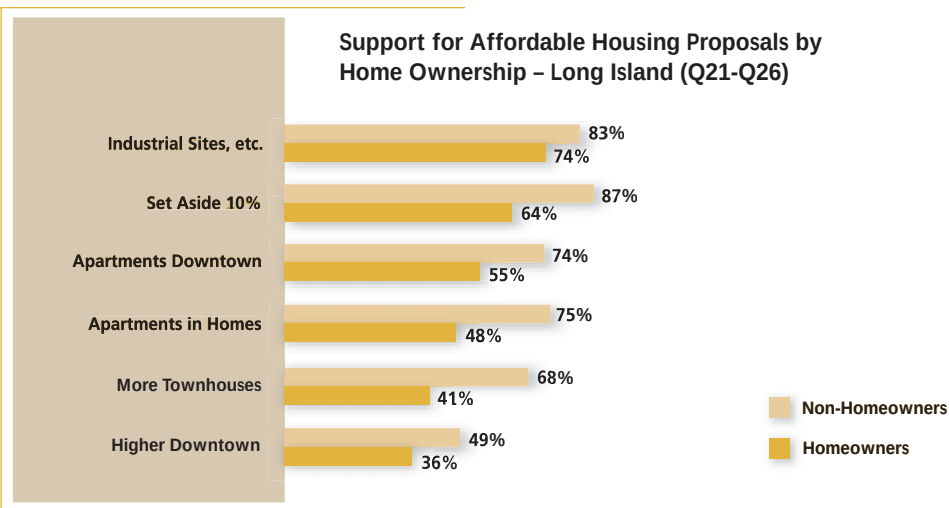
Long Island residents most strongly favor affordable housing proposals that are folded into new development projects. More than three in four (76%) support building homes on former industrial, commercial, or government sites. Almost seven in ten (69%) support a policy that would require developers to build a minimum of 10% of affordable middle class and starter homes in every new development of 5 homes or more.

There is also substantial support for proposals to create more affordable housing by increasing density in downtowns, near public transit, while respecting the character of the suburbs. Over three Long Islanders in five (62%) support building more rental apartments in downtown shopping areas near train stations and bus terminals. A clear majority (55%) support changes to 14 local zoning laws to make it easier to install a rental apartment in a single-family home. Almost half (49%) of Long Island residents support a limited increase in the number of semi-attached homes, apartments, and town houses in areas now zoned for single-family homes, although an equal number is skeptical of the proposal.

Only 40% of residents supported raising height limits in downtown areas from two to four stories to allow more apartments above shops, while 58% oppose this option, making it the least popular of the described measures. This is an indication of Long Islanders' resistance to change in the character of their local downtown areas.

Not surprisingly, non-homeowners are even more supportive than homeowners of policies that will increase affordable housing, with three out of four expressing at least some support for almost all of the housing proposals. Both homeowners and non-homeowners strongly support several measures, including the re-use of industrial sites and 10% of all new residential developments being allocated for affordable housing. The four housing measures that received majority support Island-wide also receive majority or plurality backing from homeowners. Nonhomeowners are especially supportive of proposals to increase rental apartments in existing single-family homes and changes in zoning laws to allow for a greater number of semi-attached homes and townhouses in single-family home areas. These proposals are less popular among homeowners. These differences between homeowners and non-homeowner support for the various policies are depicted in *Figure 12*.

FIGURE 12



Understanding Sources of Proposal Support and Opposition

Long Island residents are most enthusiastic about an increase in affordable housing in new housing developments and are least supportive of altering the height of local downtown areas. To help determine what drives housing policy support on Long Island, more complex analyses were conducted. (The technical details of these analyses are described in the methodology section of this report.)

Long Islanders supported affordable housing in new developments (industrial sites and new housing) because of their belief that such housing would improve the ability of young people and seniors to stay on Long Island. Long Islanders also believed that

rezoning single-family home areas to allow for townhouses, apartments, and semi-attached homes would improve the retention of younger residents and seniors. But they were less likely to associate these positive consequences with other proposals such as an increase in height limits or additional apartments in local downtowns, or the creation of rental apartments in single-family homes. This helps to explain why some proposals were more popular than others and suggests the need to make clear how future affordable housing developments will place home ownership in the reach of younger people and allow seniors to stay in the region.

Vigorous opposition to affordable housing comes only from a small minority of Long Islanders. Just 20% of residents strongly oppose at least 3 of the 6 proposals presented to them. These residents are more likely to be homeowners, and tend to express a general mistrust of government.

The most pervasive obstacle to policy support was an anticipated decline in school quality. Long Islanders who associated affordable housing with weakening of local schools were more likely to oppose five of the six housing proposals. The second major source of opposition to the various housing proposals was a possible increase in traffic congestion. Individuals who associate affordable housing with increased traffic were more likely to oppose increased housing on former industrial sites, rental apartments in single-family homes, a removal of height restrictions in local downtowns, and a rezoning of single-family home areas. These concerns need to be effectively addressed in order to gain broad acceptance for new housing policy proposals.

It is interesting to note that the results of this survey demonstrate no greater opposition to housing proposals when they are described as occurring within a one-mile radius of one's home. Drawing a reference to new developments closer to home did not substantially increase Long Islanders' opposition to housing plans. Almost 50% of Long Island residents supported rezoning to allow two-family homes in areas currently zoned for single homes, and this remained the same when the area for a new development was confined to within a 1-mile radius of a resident's home. Long Island residents also expressed support for a new town house development (57%) and low-rise apartment building (45%) to be constructed within a one-mile radius of their home. This suggests that residents were thinking of their immediate area when asked about affordable housing in general, and that they think locally when they think of Long Island.

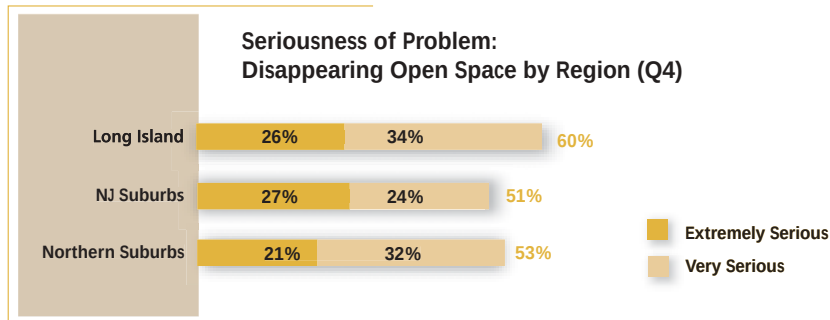
PRESERVING OPEN SPACE

Where Do
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Keep It Open

Long Islanders are concerned about preserving the Region's remaining open spaces. Three in five (60%) say that disappearing farmland, critical wildlife habitat, and other open space is a very serious problem. The level of concern is even higher among residents of Suffolk County (68%), which is struggling to retain its open space, than in largely built-up Nassau County (53%). Living in a circumscribed space, Long Islanders are, in fact, the most concerned about this issue of the residents of any of the suburban regions in the metropolitan area. Some 60% of Long Islanders see the need for preservation of open space as a very serious problem, compared to 51% in the New Jersey suburbs and 53% in the Northern suburbs. (See Figure 13)

FIGURE 13



In general, Long Island residents award a high priority to environmental protection: when asked to choose, 64% state that protecting the environment is more important to them personally than encouraging economic growth. This is consistent with the findings of previous research for the Rauch Foundation, which has pointed to a green environment and open space as principal components of the region's high quality of life.⁵ Long Islanders are also very concerned about over-development in their counties: 54% rate it as a very serious problem.

Willing to Pay

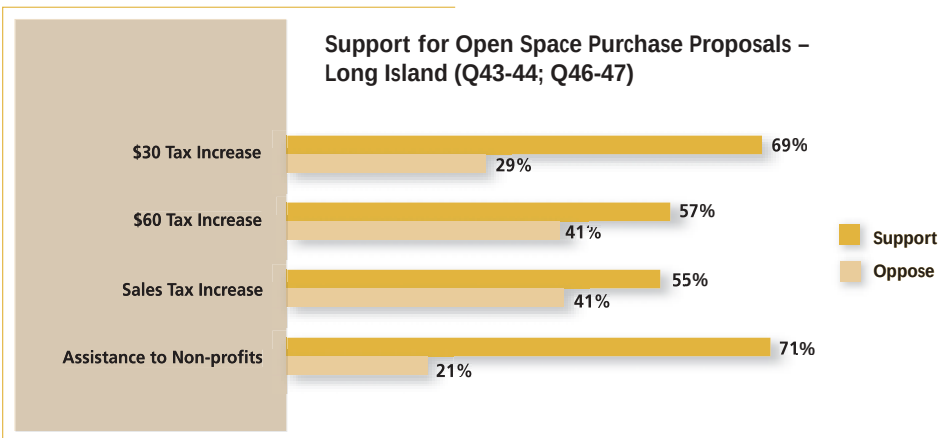
Reflecting the concern for disappearing open space, there is widespread support throughout Long Island for government purchases of open land for its preservation. Some 77% of Long Islanders favor the government purchase of land in their areas to preserve it as open space, while just 20% oppose this. Environmental health

⁵ Long Islanders: Who Are We? A Survey of the Quality of Life of Long Island and the New York Metropolitan Region, Rauch Foundation, Garden City, NY, 2003.

factors are seen as a powerful argument in favor of such a policy. An overwhelming majority (90%) believe that it is important for government to purchase more open land to protect the region's drinking water. There is a potential perceived tension between open space preservation and affordable housing: over two-thirds (68%) think open space purchases are likely to raise house prices.

The high priority given to open space preservation by Long Islanders is reflected in their willingness to pay higher taxes to fund government purchases of open land, despite their distress over property taxes (*See Figure 14*). There is broad support on Long Island (roughly 70%) for an increase in property taxes of \$30 a year to allow the government purchase of existing farmland, critical wildlife habitat, and other open space. Even when the proposed tax increase jumps to \$60, it still garners majority support, with 57% in favor.

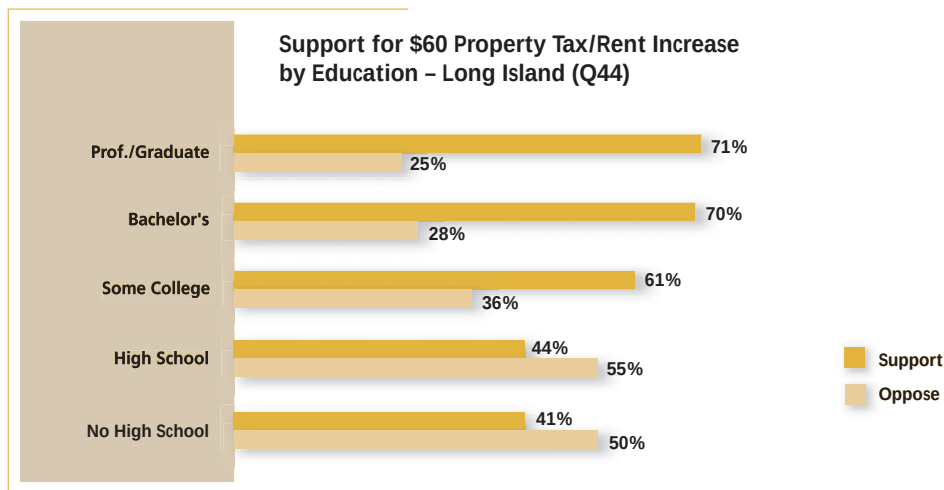
FIGURE 14



Nonetheless, Long Island residents were eager to avoid a property tax increase if possible and supported alternative taxes to fund the purchase of open space. By more than a two-to-one margin, 61% to 27%, they preferred a new real estate transfer tax on property transactions worth over \$500,000 to an annual \$60 increase in property tax on all homeowners. A 55% majority also supported a local sales tax increase of 0.25% to pay for the purchase of open land. The provision of tax breaks and assistance grants to private organizations to purchase and preserve undeveloped land was also quite popular across Long Island.

While support is widespread for government purchase of open space on Long Island, this support is stronger among some groups than others. Those in the lowest household income bracket (below \$35,000) were less supportive of government purchase of land for preservation purposes, as were younger people (ages 18-34). African-Americans and Hispanics were less likely to support government purchase of land than were Whites. There was a strong connection between education and support for open land purchases. Residents with higher education levels were much more supportive of the government purchase of open space than residents with less schooling (See Figure 15). In promoting future open space policies on Long Island it will be important to consider the financial impact on lower-income residents, and understand the concerns of minorities and residents who do not have a college education.

FIGURE 15



C O N C L U S I O N

Long Island faces a series of complex challenges that will affect the region's quality of life now and well into the future. The high cost of housing on Long Island threatens to uproot families and create serious economic consequences for the region. Long Islanders want to see creative policies that encourage more affordable middle class, starter, and senior housing. Yet as much as they want additional housing, they are also acutely aware of the problems of overdevelopment. They want open space preserved and if necessary are prepared to raise property taxes to do so – but they would prefer less painful alternatives if possible.

Long Islanders clearly recognize the problems and realize that solutions will require new approaches to land use. They support measures to build more affordable homes and increase density – as long as these changes do not jeopardize the character of the suburbs that attracted them in the first place. The future success of affordable housing proposals will depend heavily on the ability of local planners to arrive at creative solutions that do not affect the high quality of Long Island's schools, seriously worsen traffic congestion, or unduly raise local taxes. Long Islanders are willing to accept change; the challenge is to provide policy proposals that can be implemented with wide community support.

The objective of this survey, together with the 2005 Long Island Index, is to provide an innovative focus for future action on the important issues facing Long Island. Recent passage of a number of local environmental bond issues confirms the existence of public support for an ambitious agenda to continue preservation of remaining open space on the Island. Long Islanders are ready for new ways of managing how and where to grow. Their task now is to envision different patterns of development, and to plan and work together for the future of one of the nation's first post-suburban regions.

M E T H O D O L O G Y

The Stony Brook University Center for Survey Research conducted this survey by telephone between July 13 and August 21, 2004. A list-assisted method of random-digit-dialing (RDD) was used to obtain phone numbers in the sample. Up to 8 contact attempts were made at each selected household and individuals 18 years and over were selected at random within households. To make the sample as representative as possible, an effort was made to persuade all initial refusals to participate in the survey. Interviews were conducted in English or Spanish depending upon the preference of the respondent.

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

- Long Island: 805 interviews in the general population of Nassau and Suffolk counties. In addition, two oversamples were drawn separately, and interviews were conducted with 201 African-American and 100 Hispanic residents of Long Island.
- The Northern City suburbs: 305 interviews in Fairfield, Orange, Rockland and Westchester counties.
- The New Jersey suburbs: 302 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 results for each of the three regions were tabulated separately. The oversamples of African-American and Hispanic Long Island residents were included in all comparisons of responses by race and ethnicity.

Margin of error for the three regional samples is as follows:

- Long Island: +/- 3.5%
- Northern suburbs: +/- 5.6%
- New Jersey suburbs: +/- 5.6%.

The results were weighted on gender, age, educational attainment, and race/ethnicity, based on the 2000 U.S. Census regional population-level data. Weighting was done using an iterative process that has been developed to estimate joint weights for any number of demographic variables for which population percentages are known only individually, not jointly. Percentages of respondents within categories of variables used for weighting in each of the three regional samples are presented in [Table 1](#).

(continued next page)

TABLE 1

Weighted Demographic Characteristics by Region (%)

	LI	North	NJ
Age			
18-34	28	28	30
35-49	32	33	32
50-64	22	22	21
65+ 1	8	18	17
Education			
No High School	4	7	7
Some High School	9	12	12
High School	29	24	29
Some College	20	17	19
Associate Degree	8	6	5
Bachelors Degree	18	19	18
Graduate/Professional	12	15	10
Gender			
Male	48	47	47
Female	52	53	53
Race/Ethnicity			
White	79	72	68
African-American	8	10	12
Hispanic/Latino	9	12	14
Asian	4	4	6
Other	1	2	0

Multivariate ordered probit regression analyses were conducted to better understand the determinants of housing support and opposition. In these regression analyses, each of the six housing policies (dependent variables) was regressed onto all seven perceived consequences of affordable housing discussed in this report. Details of the specific analyses can be obtained from the Stony Brook University Center for Survey Research.

Funding for the study was provided by the Rauch Foundation. This report was written by Dr. Leonie Huddy, Linda Pfeiffer, and Ivana Eterovic of the Stony Brook University Center for Survey Research, with the assistance of Dr. Craig Charney, Senior Research Fellow at the Milano Graduate School of Urban Policy at the New School University. Thanks are due to Dr. Nancy Douzinas, President of the Rauch Foundation, and Carrie Meek Gallagher, Director of the Long Island Index Project, for their constructive support throughout the project. We also wish to thank Dr. Lee Koppelman, Executive Director of the Long Island Regional Planning Board, and members of the Technical Committee of the Long Island Index Project, for their feedback. Finally, we appreciate the willingness of the Regional Plan Association to share their demographic data.

**WHERE DO WE GROW FROM
HERE? LAND USE
ON LONG ISLAND
REGIONAL ATTITUDES
TOWARD HOUSING, LAND USE
AND OPEN SPACE**

A P P E N D I X

QUESTIONNAIRE RESULTS

Introduction

Hello, my name is (interviewer's name) and I am calling from the Stony Brook University Center for Survey Research.

We are conducting a study regarding residents' views on housing issues and how land is developed and used locally.

Your telephone number was randomly dialed by a computer. Among the people who live there and are at home now, I would like to talk to the person who is over 18 and had the most recent birthday [Just so that we select a person at random].

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 the Rauch Foundation. With your permission, let's begin.

[IF NECESSARY: For more information, you can call Linda Pfeiffer at 631-632-4006 or to know more about our organization, please visit our website at www.sunysb.edu/surveys]

If respondent is eligible then continue to Q1.



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

- 1. Generally speaking, do you think things in [Suffolk/Nassau/Your] County today are headed in the right direction or in the wrong direction?**

	LI	North	NJ
RESPONDENTS	805	305	302
Right direction	53	61	63
Wrong direction	39	33	27
Don't know	8	6	9
Refused	1	1	1

- 2. 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	North	NJ
Economy/Finances/Jobs/Poverty	4	13	6
Taxes/Property taxes	41	18	26
Lack of adequate and Affordable housing	19	18	12
Environmental issues	10	13	17
Traffic/Transportation	6	6	6
Other	11	21	15
Don't know	8	10	19
Refused	1	0	0

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

	LI	North	NJ
Extremely serious	40	29	35
Very serious	37	32	33
Somewhat serious	16	27	21
Not very serious	3	6	6
Not at all serious	1	3	3
Don't know	3	4	2
Refused	0	1	0

- 4. In your view, how serious a problem is disappearing farmland, critical wildlife habitat, and other open spaces in [Suffolk/Nassau/Your] County?**

	LI	North	NJ
Extremely serious	26	21	27
Very serious	34	32	24
Somewhat serious	23	19	23
Not very serious	9	13	16
Not at all serious	3	9	7
Don't know	3	6	3
Refused	1	0	0

5. In your view, how serious a problem is the lack of affordable housing in your county?

	LI	North	NJ
Extremely serious	42	28	28
Very serious	32	33	34
Somewhat serious	15	19	16
Not very serious	5	12	14
Not at all serious	3	3	4
Don't know	4	4	3
Refused	0	1	0

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

	LI	North	NJ
Extremely serious	40	23	18
Very serious	35	26	25
Somewhat serious	14	22	24
Not very serious	5	16	15
Not at all serious	4	5	13
Don't know	3	8	7
Refused	0	0	0

7. In your view, how serious a problem is over-development in your county?

	LI	North	NJ
Extremely serious	24	24	22
Very serious	30	28	28
Somewhat serious	25	19	21
Not very serious	12	17	18
Not at all serious	4	9	6
Don't know	4	3	6
Refused	0	0	0

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

	LI	North	NJ
Very strongly	67	34	31
Fairly strongly	20	37	38
Not very strongly	7	19	23
Not strongly at all	5	6	8
Don't know	1	4	1
Refused	0	1	0

9. How important is it for you personally to have each of the following in your community? Housing that working people can afford

	LI	North	NJ
Very important	75	76	74
Fairly important	17	16	18
Not very important	6	2	5
Not at all important	2	4	3
Don't know	1	1	0
Refused	0	1	0

10. How important is it for you personally to have the following in your community?**A walkable, bikeable community**

	LI	North	NJ
Very important	57	53	68
Fairly important	27	24	18
Not very important	11	14	10
Not at all important	4	8	3
Don't know	1	1	1
Refused	0	0	1

11. How would you rate the quality of local planning and the management of growth in [Suffolk/Nassau/Your] County?

	LI	North	NJ
Very good	9	15	18
Somewhat good	48	46	47
Not very good	24	25	20
Not at all good	12	12	13
Don't know	7	2	2
Refused	0	1	0

12. What percentage of your total town property tax bill do you estimate goes toward the school taxes?*[Open-ended question, with recoded responses]*

	LI	North	NJ
Up to 39%	28	21	20
40% to 60%	29	20	21
61% and above	16	17	21
Don't know	26	40	38
Refused	2	2	1

13. (LONG ISLAND respondents only)

Economists have calculated that school property taxes could be reduced by up to 50% if Long Island's 126 school districts were consolidated into larger ones. How strongly do you favor or oppose a consolidation of current school districts?

	LI	North	NJ
Favor strongly	24		
Favor somewhat	20		
Oppose somewhat	16		
Oppose strongly	30		
Don't know	9		
Refused	1		

Introduction to Questions 14-20

There is a lot of concern that the current housing prices in [Suffolk/Nassau/Your] County make it difficult for young adults and middle class working people to rent or purchase a home. One possible solution to this problem is to build more affordable middle class and starter housing that young adults and middle class working people could afford. An increase in more affordable middle class and starter housing could have a number of different consequences.

14. In your view, how likely is it that an increase in more affordable middle class and starter housing would increase traffic congestion in [Suffolk/Nassau/Your] County?

	LI	North	NJ
Very likely	53	48	58
Somewhat likely	33	34	27
Not very likely	10	13	7
Not at all likely	4	3	7
Don't know	1	2	1
Refused	0	0	0

15. In your view, how likely is it that an increase in more affordable middle class and starter housing would increase the number of local young people who stay and raise a family in [Suffolk/Nassau/Your] County?

	LI	North	NJ
Very likely	56	49	54
Somewhat likely	34	35	29
Not very likely	5	6	7
Not at all likely	4	5	6
Don't know	2	6	5
Refused	0	0	0

16. How likely is it that an increase in more affordable middle class and starter housing would increase the number of seniors who can afford to live in the area on a retirement income in [Suffolk/Nassau/Your] County?

	LI	North	NJ
Very likely	45	46	39
Somewhat likely	30	25	33
Not very likely	15	17	12
Not at all likely	6	8	11
Don't know	4	4	5
Refused	0	0	0

17. How likely is it that an increase in more affordable middle class and starter housing would bring in the wrong kind of people to [Suffolk/Nassau/Your] County?

	LI	North	NJ
Very likely	18	20	27
Somewhat likely	34	26	30
Not very likely	25	26	22
Not at all likely	12	20	13
Don't know	8	5	6
Refused	2	3	3

18. How likely is it that an increase in more affordable middle class and starter housing would raise local taxes because of the increased need for government services in your county?

	LI	North	NJ
Very likely	41	47	45
Somewhat likely	33	31	28
Not very likely	15	12	14
Not at all likely	6	8	4
Don't know	5	2	9
Refused	1	1	0

19. How likely is it that an increase in more affordable middle class and starter housing would worsen the quality of local schools and lead to their overcrowding in your county?

	LI	North	NJ
Very likely	39	48	48
Somewhat likely	32	24	27
Not very likely	20	16	12
Not at all likely	6	8	7
Don't know	3	3	6
Refused	0	1	1

20. How likely is it that an increase in more affordable middle class and starter housing would lower property values in your county?

	LI	North	NJ
Very likely	25	26	20
Somewhat likely	34	30	28
Not very likely	25	25	28
Not at all likely	12	15	15
Don't know	4	4	9
Refused	1	0	0

Introduction to Q21-Q30

A number of specific proposals have been put forward as a way to provide more affordable middle class and starter housing.

21. To what extent would you support or oppose a proposal to build housing on former industrial, commercial, or government sites no longer in use in [Suffolk/Nassau/Your] County?

	LI	North	NJ
Support strongly	41	45	40
Support somewhat	35	30	34
Oppose somewhat	14	10	14
Oppose strongly	7	11	5
Don't know	3	4	6
Refused	1	1	0

- 22. To what extent do you support or oppose a change in local zoning laws that would allow a limited increase in the number of semi-attached homes, apartments, and town houses to be built in areas now zoned for single family housing in [Suffolk/Nassau/Your] County?**

	LI	North	NJ
Support strongly	18	26	20
Support somewhat	31	27	35
Oppose somewhat	22	20	15
Oppose strongly	27	22	26
Don't know	2	5	5
Refused	1	1	0

- 23. To what extent do you support or oppose a change in zoning laws that would increase height limits in downtown areas in your county from two to four stories to allow apartments above shops?**

	LI	North	NJ
Support strongly	16	24	19
Support somewhat	24	27	24
Oppose somewhat	24	22	17
Oppose strongly	34	24	31
Don't know	1	2	9
Refused	0	1	0

- 24. To what extent do you support or oppose rules that would require a developer to build a minimum of 10 percent of more affordable middle class and starter homes in every new development of 5 homes or more in your county?**

	LI	North	NJ
Support strongly	33	44	40
Support somewhat	36	27	29
Oppose somewhat	14	14	17
Oppose strongly	13	12	11
Don't know	3	3	3
Refused	1	1	0

- 25. To what extent do you support or oppose a change in zoning laws that would permit an increased number of rental apartments to be built in downtown shopping areas and near train stations and bus terminals in your county?**

	LI	North	NJ
Support strongly	25	34	30
Support somewhat	37	34	35
Oppose somewhat	16	9	17
Oppose strongly	20	19	14
Don't know	3	3	5
Refused	0	1	1

26. To what extent do you support or oppose relaxing local zoning rules in [Suffolk/Nassau/Your] County to make it easier to install a rental apartment in a single-family home.

	LI	North	NJ
Support strongly	28	30	20
Support somewhat	27	28	37
Oppose somewhat	16	14	18
Oppose strongly	25	26	21
Don't know	3	1	5
Refused	1	0	0

27. How concerned are you about the number of illegal apartments in single-family homes in your town?

	LI	North	NJ
Very concerned	35	25	33
Somewhat concerned	23	29	23
Not very concerned	22	18	23
Not at all concerned	20	26	18
Don't know	1	2	4
Refused	0	1	0

28. Think about an area within a one-mile radius of your current home. How strongly would you support or oppose a new development that included two-family housing on land now designated for single-family homes within a one-mile radius of your home.

	LI	North	NJ
Support strongly	19	22	18
Support somewhat	31	27	30
Oppose somewhat	16	15	15
Oppose strongly	31	31	28
Don't know	3	5	7
Refused	0	1	2

29. How strongly would you support or oppose a new low-rise apartment building of no more than 3-4 stories within a one-mile radius of your home, IF the development was required to include some open green space?

	LI	North	NJ
Support strongly	16	26	23
Support somewhat	29	26	24
Oppose somewhat	17	12	20
Oppose strongly	34	31	29
Don't know	4	4	3
Refused	1	1	1

30. How strongly would you support or oppose a town house development (within a one-mile radius of your home).

	LI	North	NJ
Support strongly	24	28	24
Support somewhat	33	31	28
Oppose somewhat	14	10	18
Oppose strongly	26	26	24
Don't know	4	5	5
Refused	0	0	1

- 31. Which of the following two statements comes closest to your position:**
More affordable middle class and starter housing is needed in our area to keep housing costs down and prevent people from leaving

OR

More affordable middle class and starter housing is not needed in our area because it will only attract more people, cars and congestion.

	LI	North	NJ
More affordable housing is needed in our area	58	59	52
More affordable housing not needed in our area	37	37	45
Don't know	4	3	3
Refused	1	2	1

- 32. Overall, how strongly do you support or oppose government action to increase affordable middle class and starter housing in [Suffolk/Nassau/Your] County?**

	LI	North	NJ
Support strongly	29	31	26
Support somewhat	38	38	37
Oppose somewhat	16	10	11
Oppose strongly	16	19	19
Don't know	2	2	6
Refused	0	1	1

- 33. We have been talking about the current housing prices in [Suffolk/Nassau/Your] County and ways that might make it easier for young adults and middle class working people to rent or purchase a home. We are asking our participants to tell us which of the following TERMS they think best describes this type of housing. Would you say that for you it is:**

	LI	North	NJ
Starter housing	14	13	13
Workforce housing	4	3	6
Affordable housing	39	45	38
Middle class housing	25	22	24
Achievable housing	11	11	11
Something else	2	1	3
Don't know	3	4	5
Refused	1	1	0

- 34. Roughly what percentage of your total monthly household income (before taxes) do you spend on housing, including rent OR mortgage payments and property taxes?**
[Open-ended question, with recoded responses]

	LI	North	NJ
Up to 20%	17	17	16
21% to 30%	15	20	17
31% to 45%	13	12	16
46% and above	32	22	26
Don't know	19	20	18
Refused	5	8	6

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

	LI	North	NJ
Very difficult	14	17	21
Somewhat difficult	33	25	29
Not very difficult	23	23	26
Not at all difficult	27	30	21
Don't know	2	2	1
Refused	2	2	2

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

	LI	North	NJ
Very concerned	43	37	36
Somewhat concerned	27	22	28
Not very concerned	9	17	17
Not at all concerned	19	23	20
Don't know	1	0	0
Refused	0	1	0

37. How likely are you to consider moving to a more affordable home or apartment in [Suffolk/Nassau/Your] County at some point in the next 5 years?

	LI	North	NJ
Very likely	20	24	25
Somewhat likely	12	12	18
Not very likely	20	15	15
Not at all likely	46	47	41
Don't know	1	0	1
Refused	0	1	0

38. Have you ever thought about leaving [Suffolk/Nassau/Your] County to move to an area with lower housing costs and property taxes?

	LI	North	NJ
Yes	64	55	59
No	35	44	41
Don't know	1	0	0
Refused	0	0	0

39. How likely is that you will move out of [Suffolk/Nassau/Your] County in the next 5 years?

	LI	North	NJ
Very likely	27	28	26
Somewhat likely	18	14	23
Not very likely	19	15	16
Not at all likely	35	43	30
Don't know	1	1	5
Refused	0	0	0

- 40.** Now I'd like to ask you a few questions about land use and open space in your county.
By open space, I mean undeveloped land.

Do you support or oppose government purchasing land in your area to preserve it as open space?

	LI	North	NJ
Support county government	77	78	81
Oppose county government	20	20	18
Don't know	3	3	1
Refused	1	0	0

- 41.** How strongly do you agree or disagree with the following statement?
It is important for the government to purchase more open land above water sources to protect the region's drinking water supply.

	LI	North	NJ
Agree strongly	68	66	68
Agree somewhat	21	22	23
Disagree somewhat	5	4	2
Disagree strongly	2	6	4
Don't know	3	1	3
Refused	1	0	1

- 42.** In your view, how likely is it that an increase in the purchase of open land by [town, county or state] government would increase housing prices?

	LI	North	NJ
Very likely	27	25	30
Somewhat likely	41	32	37
Not very likely	17	22	20
Not at all likely	8	15	6
Don't know	6	6	7
Refused	1	1	0

- 43.** Some local governments have considered a ballot referendum to purchase existing farmland, critical wildlife habitat, and other open space to prevent its future development.

How strongly would you support or oppose such an initiative if your property taxes or your rent increased by \$30?

	LI	North	NJ
Support strongly	40	46	33
Support somewhat	29	24	26
Oppose somewhat	12	13	17
Oppose strongly	17	15	23
Don't know	1	1	2
Refused	1	1	0

44. How strongly would you support or oppose such an initiative if your property taxes or your rent increased by \$60?

	LI	North	NJ
Support strongly	30	34	26
Support somewhat	27	20	22
Oppose somewhat	17	17	23
Oppose strongly	24	27	27
Don't know	3	2	2
Refused	1	1	0

45. In order to raise funds to purchase open land which of the following options would you prefer?

ONE, an increase in property taxes of \$60 per year for all homeowners

OR

TWO, a new real estate tax to be paid by PURCHASERS of a home, land or business site worth more than \$500,000.

This tax would be calculated at 2% of the purchase price above the first \$500,000

	LI	North	NJ
Increase in property taxes	27	36	28
Real estate transfer tax	61	52	54
Don't know	9	8	15
Refused	3	4	3

46. How strongly would you support or oppose an increase of one quarter of one % in the local sales tax to purchase and preserve existing open space, critical wildlife habitat, and farmland?

	LI	North	NJ
Support strongly	26	24	24
Support somewhat	29	27	33
Oppose somewhat	14	15	13
Oppose strongly	27	32	23
Don't know	4	3	7
Refused	0	1	1

47. How strongly do you support or oppose local governments providing tax breaks and assistance grants to private non-profit groups such as land trusts and environmental groups to purchase and preserve undeveloped land?

	LI	North	NJ
Support strongly	31	40	28
Support somewhat	40	32	36
Oppose somewhat	10	12	12
Oppose strongly	11	12	15
Don't know	7	3	8
Refused	1	1	2

48. Which is more important to you personally – protecting the environment or encouraging economic growth?

	LI	North	NJ
Protecting the environment	64	63	69
Encouraging economic growth	26	28	22
Don't know	7	6	7
Refused	2	2	2

49. How much of the time do you think you can trust [Suffolk/Nassau/Your] County government to do what is right?

	LI	North	NJ
All of the time	4	3	2
Most of the time	13	18	19
Some of the time	57	52	49
Almost never	25	24	25
Don't know	1	2	4
Refused	0	1	1

50. Finally, I have just a few 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.

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

	LI	North	NJ
Own	70	60	66
Rent	19	27	26
Other	10	12	8
Don't know	1	1	0
Refused	1	0	1

51. Do you currently live in a single family home, condominium, apartment, or townhouse?

	LI	North	NJ
Single family home	86	69	68
Condominium/Co-ops	2	5	5
Apartment	8	13	16
Townhouse/Multi family home	4	12	10
Other	1	1	0
Don't know	0	0	0
Refused	0	0	0

52. How long have you lived in the county where you currently reside?

	LI	North	NJ
Under six months	1	1	1
Six months to a year	2	0	4
One year to two years	1	3	6
Between two and five years	9	8	11
Between five and ten years	13	16	10
Over 10 years	49	45	44
All my life	26	27	23
Don't know	0	0	1
Refused	0	0	1

53. Generally speaking, do you think of yourself as a Republican, a Democrat, or an Independent?

	LI	North	NJ
Republican	30	24	25
Democrat	29	32	26
Independent	32	38	34
Other party	1	0	0
Don't know	4	2	8
Refused	4	4	7

54. In what year were you born?*[Open-ended question, with responses recoded to age]*

	LI	North	NJ
18 to 34	28	28	30
35 to 49	32	33	32
50 to 64	22	22	21
65 to 100	18	18	17
Don't know	0	0	0
Refused	0	0	0

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

	LI	North	NJ
None [go to Q57]	59	56	55
1 or more	40	43	44
Refused	1	1	1

56. Do any of these children attend the local public schools?

	LI	North	NJ
Yes	68	84	78
No	30	15	20
Refused	2	1	2

57. How many people 18 years and older are currently living in your household?*[Open-ended question, with recoded responses]*

	LI	North	NJ
One	22	23	27
Two	48	58	43
Three	15	10	11
Four or more	13	10	18
Refused	2	1	1

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

	LI	North	NJ
No High School	4	7	7
Some High School	9	12	12
High School Graduate	29	24	29
Some College, no degree	20	17	19
Associate Degree	8	6	5
Bachelors Degree	18	19	18
Graduate or Professional Degree	12	15	10
Don't know/Refused	0	0	0

59. Are you currently.....?

	LI	North	NJ
Employed for wages full-time	46	39	46
Employed for wages part-time	7	11	9
Self-employed	6	12	11
Out of work for more than 1 year	2	2	2
Out of work for less than 1 year	1	4	3
Homemaker	6	5	4
Full-time student	7	4	4
Retired	21	22	18
Unable to work / permanently disabled	3	2	3
Don't know	0	0	0
Refused	1	0	1

60. Which of the following income categories best describes the total 2003 household income of all members of your family living there before taxes. Stop me when I reach your income group. Was it:

	LI	North	NJ
Less than \$20,000	3	10	7
\$20,000 to less than \$35,000	8	13	10
\$35,000 to less than \$60,000	18	17	21
\$60,000 to less than \$80,000	15	12	15
\$80,000 to less than \$100,000	11	11	8
\$100,000 or more	22	16	14
Don't know	9	9	12
Refused	14	13	13

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

	LI	North	NJ
White	79	72	68
Black/African-American	8	10	12
Hispanic/Latino	9	12	14
Asian	4	4	6
Other	1	2	0
Don't know/Refused	0	0	0

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

	LI	North	NJ
Married	55	59	52
Not married, living with a partner	9	8	5
Separated	2	1	2
Divorced	7	11	8
Widowed	8	4	9
Never married	18	16	24
Don't know	0	0	0
Refused	1	1	1

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

	LI	North	NJ
Yes	37	34	35
No	63	66	65

P O S T - C O D E S

Respondent's gender

	LI	North	NJ
Female	52	53	53
Male	48	47	47

Interview Language

	LI	North	NJ
English	96	98	92
Spanish	4	2	8

Area of Residence

	LI	North	NJ
Town of Hempstead	29	-	-
Town of North Hempstead	4	-	-
Town of Oyster Bay	10	-	-
City of Glen Cove	2	-	-
City of Long Beach	3	-	-
Town of Babylon	8	-	-
Town of Brookhaven	19	-	-
Town of East Hampton	1	-	-
Town of Huntington	4	-	-
Town of Islip	10	-	-
Town of Riverhead	2	-	-
Town of Shelter Island	1	-	-
Town of Smithtown	4	-	-
Town of Southampton	2	-	-
Town of Southold	1	-	-

County of Residence

	LI	North	NJ
Nassau	48	-	-
Suffolk	52	-	-
Westchester	-	31	-
Rockland	-	11	-
Orange	-	21	-
Fairfield	-	37	-
Bergen	-	-	12
Passaic	-	-	5
Hudson	-	-	9
Hunterdon	-	-	2
Middlesex	-	-	11
Somerset	-	-	3
Monmouth	-	-	8
Mercer	-	-	8
Warren	-	-	2
Ocean	-	-	11
Essex	-	-	12
Morris	-	-	4
Sussex	-	-	4
Union	-	-	9



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