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LONG ISLAND LOOKS TO THE FUTURE:

Housing Alternatives and
Downtown Development

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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.

The current survey was undertaken to investigate local opinion on housing costs and preferences, a topic that has been monitored through the *Long Island Index* over the past several years and studied in detail in 2004. The financial strain created by high housing costs and local property taxes has been well documented in past reports which have also uncovered a surprisingly large number of local residents who think they may leave Long Island for areas with lower housing costs. The current report digs more deeply than past reports into Long Islanders' views of housing to explore the interlinked issues of high housing costs and a willingness to embrace housing alternatives, both for oneself and others. As in past reports, we examine housing experiences, attitudes, and preferences within different age groups. Not surprisingly, age has a marked influence on the felt impact of local housing costs. These differences persist in the current study to produce strikingly different housing preferences and support for alternatives to the traditional suburban single-family home across age groups.

The survey was conducted by the Stony Brook University Center for Survey Research during the Fall of 2007. Telephone interviews were conducted with a randomly selected sample of 815 Long Island residents, with an additional randomly selected oversample of 317 young residents aged between 18 and 34. Further information on the methodology, as well as the questionnaire and responses, is available in the Appendix to the report.

EXECUTIVE SUMMARY

Key findings of the survey include the following:

HOUSING WOES CONTINUE AND THE FUTURE OUTLOOK IS GLOOMY

Concerns over housing affordability continue to trouble local residents. The high cost of local housing poses an especially serious problem for members of low income households, non-homeowners, and young residents. High housing costs also affect older residents. Baby boomers are most concerned about an exodus of young people from Long Island, including members of their own family. When taken together, these concerns lead to a lack of optimism about Long Island's future that is especially pronounced among young residents.

- **Lack of Affordable Housing Remains a Concern.** A majority of Long Island residents view the lack of affordable housing and the potential exodus of young people as extremely or very serious problems, and these numbers remain at the same high levels as in 2004.
- **Housing Costs Remain High.** A near majority of residents continue to report difficulty in meeting their monthly rent or mortgage payments; this has dropped slightly since 2006. Younger residents (under 50) continue to have the most trouble in meeting their housing costs.
- **Could not Afford Home at Current Prices.** A majority of local home owners say they could not afford their home at current prices and believe they would have to move off Long Island to afford their home if they purchased it now.
- **Local Taxes Still the Most Important Local Problem.** Most Long Islanders continue to view the problem of high taxes as a very serious problem, and almost a half of all residents continue to cite it as THE major local problem.
- **Pessimistic about the Future.** More residents believe Long Island will be a worse than better place to live ten years from now. Almost half of residents aged 18 to 34 believe it will be worse.
- **Thinking of Leaving.** A majority of Long Islanders still say they are likely to leave in the next five years, although numbers have declined slightly since 2006. A majority of residents continue to worry that high housing costs will force family members to move.

SUPPORT FOR NEW HOUSING SOLUTIONS

Long Islanders support a number of specific policy options to provide more affordable housing, including an increase in residential dwellings in local downtowns. Non-homeowners and younger residents are especially supportive of such policies. A majority of local residents also support state government action to encourage local planners to zone for greater housing density by providing local governments with extra funds to cover increased school and service costs.

- **Support for More Housing in Local Downtowns.** A majority of Long Islanders support building more housing units in local downtowns and almost half support raising height limits on downtown areas to build more housing, an increase since 2004. Local residents also support increased rental units in downtowns and near public transportation.
- **Support for State Laws to Encourage Higher Density Housing.** A majority of local residents support state legislation that compensates local government for more dense housing by providing financial incentives to offset the increased cost of schools and services.
- **Needed Housing Assistance for the Young and Elderly.** Most Long Islanders rate government efforts to ensure affordable housing, especially for young people and seniors, as extremely or very important. A majority regard the retention of young residents as the major advantage of building more affordable housing. Young residents see housing assistance for their age group as particularly important.

HOUSING AND NEIGHBORHOOD PREFERENCES

Young residents share the goals of their parents' generation; they hope to own a large single-family home in a suburban setting where homes are spaced apart and offer privacy. They also acknowledge that this goal will be hard to attain and they may be willing (or forced) to entertain alternative possibilities, including an apartment or condo in a local downtown area. They express a desire to leave the area, but many also think they could move locally in the near future. In contrast, older Long Islanders are interested in downsizing; baby boomers (aged between 50 and 64) and seniors express an interest in alternative housing and walkable neighborhoods. Baby boomers are likely to say they might leave Long Island, and are much more likely to say that they will leave than move locally.

- **Baby Boomers and Seniors Interested in Alternative Housing.** Currently, 85% of Long Islanders live in single family homes; when asked, roughly a third would consider moving to alternative housing such as a condo, or townhouse. Alternatives to the traditional family home are most popular among residents aged 50 and older.
- **Older Residents Interested in Downsizing.** A majority of those aged 65 and older, and a near majority of those aged 50 to 64 rate moving closer to a downtown or to a home that requires minimal maintenance as MOST important if they were to move in the next five years. In contrast, a majority of younger residents (under 50) rate privacy and owning a large home with conveniences as most important.
- **Older Residents Prefer Walkable Neighborhood.** A majority of Long Islanders prefer a neighborhood where homes are spread out, but a large minority (4 in 10) prefers an area where it is possible to walk to stores. This is especially popular among residents aged 50 and older.
- **Living Downtown.** More than a third of Long Islanders say they could imagine living in an apartment, condo or townhouse in a downtown area, and half can imagine a family member doing so.
- **Younger Residents Desire Home Ownership.** A majority of residents aged 18 to 34 are not home owners. Almost all of them view home ownership as important. But most think it will be difficult to attain, and under half think they will likely purchase a home within five years.

DOWNTOWNS POPULAR

Three-quarters of all Long Islanders say they live in a community with a downtown or hamlet that has shops and restaurants, and most Long Islanders visit a downtown area to shop or eat out. Huntington and Port Jefferson were equally popular as the most favorite Long Island downtown.

- **Huntington and Port Jefferson Most Popular Downtowns.** Most Long Islanders have spent time in a local downtown area; for most but not all it is the downtown closest to where they live. Huntington and Port Jefferson jointly shared the title of the most favorite of Long island downtowns.
- **Downtown Parking Important.** Local residents view a variety of stores, attractive buildings and landscaping, as well as restaurants, bars and cafes as important factors in attracting them to a downtown area. But they view ample and convenient parking as of greatest importance. Indeed, a majority of Long Islanders support building new multi-level parking facilities in downtown areas.

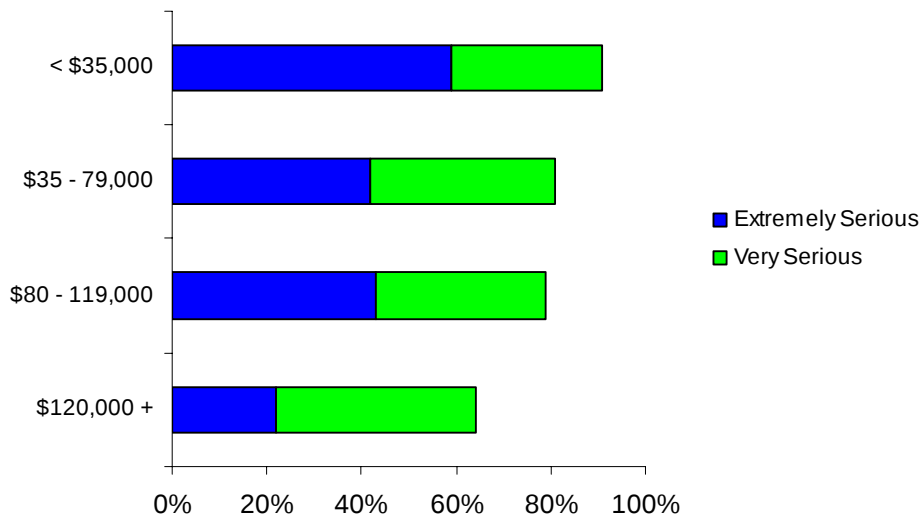
LONG ISLAND LOOKS TO THE FUTURE: HOUSING ALTERNATIVES AND DOWNTOWN DEVELOPMENT

HOUSING WOES CONTINUE AND THE FUTURE OUTLOOK IS GLOOMY

Lack of Affordable Housing Remains a Concern:

Local residents continue to view the lack of affordable housing as a serious problem, a concern that has not declined over the last several years. Almost three-quarters (74%) of Long Islanders rated the problem as extremely or very serious, roughly the same number as in 2004. The problem is seen as especially severe among lower income residents. Among those in households earning \$35,000 or less, 59% rated the problem as extremely serious and 32% rated it as very serious, for a combined total of 90%. The problem is also rated as more serious by non-homeowners, those who have never lived anywhere but Long Island, younger residents (aged 18 to 34) and residents aged between 50 and 64 who are most likely to have young adult children.

Figure 1: Seriousness of Lack of Affordable Housing by Household Income (Q4)



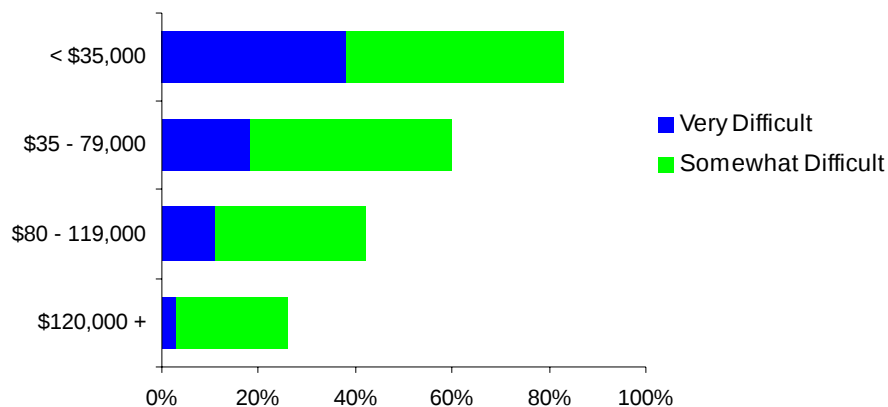
There is also a pervasive concern that young people will be forced to move away from Long Island because of the high cost of living. Overall, 79% of Long Islanders view this as an extremely or very serious problem, a slight increase over the last several years (from 74% in 2004). Concern is slightly more pronounced among residents aged between 50 and 64, the group most likely to have young adult children. Among residents in this pre-retirement age group, fully 85% rated the departure of young people as an extremely or very serious problem.

In addition, 73% of local residents are somewhat or very concerned that members of their own family will be forced to move off Long Island. These levels have been consistently high in Long Island Index polls conducted since 2004. Those aged 50 to 64 are most concerned about this, with over 60% indicating that they were very concerned about this possibility, compared to 47% of those aged 18 to 34.

Housing Costs Remain High

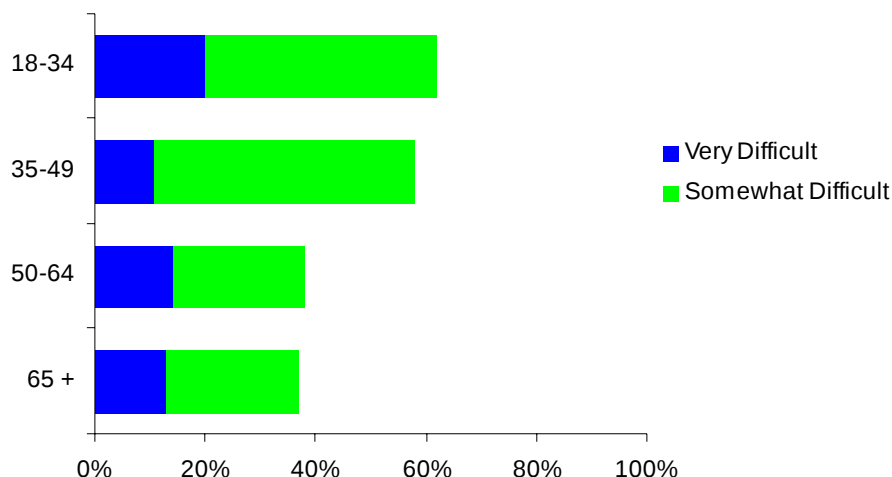
Over half (54%) of all Long Islanders continue to report that it is somewhat or very difficult to meet their monthly rent or mortgage payments. This is a slight decline from 2006 (58%) but represents a steady increase since the 2003 Poll, “Room for Growth”, when 35% of residents reported that it was either somewhat or very difficult to meet their monthly rent or mortgage payments. The poll confirms the costliness of Long Island housing for low income families. Over 80% (83%) of individuals with a household income below \$35,000 reported that it was somewhat or very difficult to meet their monthly housing payments. Difficulty extends to households whose income is above the average Long Island family income. 59% of those in households between \$35,000 and \$79,000 reported difficulty in meeting their housing payments. But so did 41% of those earning between \$80,000 and \$119,000 which is above the median household income on the Island.

Figure 2: Difficulty Meeting Housing Costs by Household Income



Young people also struggle to keep up with housing costs. 62% of Long Islanders aged between 18 and 34, and 58% of those aged between 35 and 49 report difficulty in meeting their monthly housing costs. The problem is especially severe for non-homeowners of whom 70% reported it was somewhat or very difficult to meet their monthly housing costs. The difficulties faced by non-homeowners have remained at these high levels since 2004.

Figure 3: Difficulty Meeting Housing Costs by Age

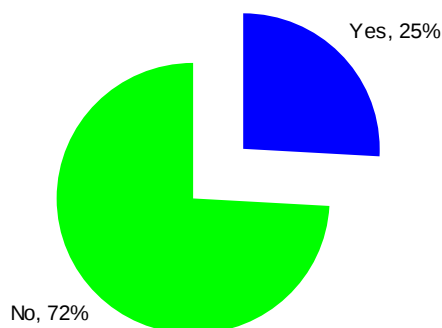


Overall, the high cost of local housing poses an especially serious problem for members of low income households, non-home-owners, and young residents. Moreover, these problems have persisted at high levels since the advent in 2004 of questions about housing costs in *Long Island Index* polls.

Could not Afford Home at Current Prices

To gauge the difficulty first time home owners confront in buying a home on Long Island, homeowners were asked whether they could buy their current home as a first home if they were purchasing it at current prices. The answer is resoundingly negative. Overall, 72% of homeowners said they could not afford their home at current prices. This response varied only slightly by household income. 79% of homeowners in households earning between \$35,000 and \$79,000 said they could not afford it compared to a lower but still hefty 60% of those in households with an income over \$120,000.

Figure 4: Homeowners Afford to buy Current Home as a First Home at Today's Prices? (Q47)



Local Taxes Seen as Major Problem

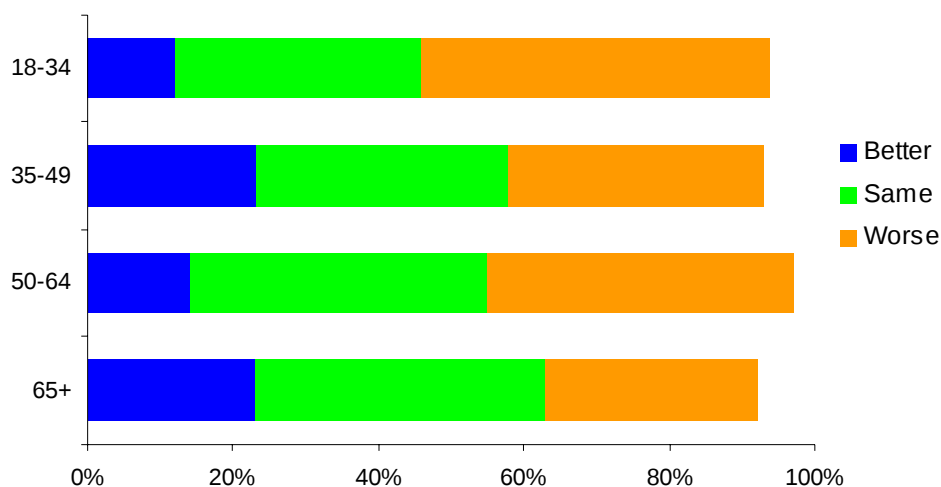
Local property taxes are a major component of monthly housing costs. Local residents continue to express concern about the level of local property taxes. When asked to rate the severity of the tax problem, 81% of Long Island residents regard the problem as either an extremely or very serious problem. This reflects a slight increase in concern since 2004 (77%). Long Island residents expressed concern over taxes in other ways as well. As was the case in the previous two *Long Island Index* regional polls¹, property taxes were cited by a plurality (44%) of Long Island residents as the single MOST important problem facing the two counties.

All residents view taxes as a serious problem but the perceived severity or degree of the problem varies. Members of low income households rated it as somewhat more serious than those in the wealthiest households. The problem of high local taxes is most salient to middle income households and homeowners. 49% of those in households earning between \$35,000 to \$79,000 and 53% of those in households earning between \$80,000 and \$119,000 rated it as the most important local problem. Taxes were also cited more often as the most important local problem by homeowners (49%) than non-homeowners (29%), although taxes were still the most commonly mentioned problem among non-homeowners. And 47% of homeowners rated taxes as an extremely serious problem compared to 36% of non-homeowners.

Pessimism about the Future

Concerns about housing costs and taxes translate into marked pessimism about the future. When asked if they thought Long Island would be a better or worse place to live ten years from now, 39% (a plurality) believed it would be worse. Very few local residents (17%) believed it would be better. And just over a third thought it would be the same as now.

**Figure 5: Overall, thinking ahead to 10 years from now
do you think Long Island will be: (Q40)**



Unfortunately, a sense of pessimism is most pronounced among young Long Island residents. Among those aged between 18 and 34, fully 48% believed things on Long Island would be worse in 10 years and only 12% thought they would get better. Residents aged between 50 and 64, the likely parents of young adults, were the next most pessimistic age group among whom 42% thought things would get worse. A

¹Where Do We Grow From Here? Land Use on Long Island, Rauch Foundation, Garden City, NY. 2004,
At the Breaking Point? Taxation and Governance on Long Island, Rauch Foundation, Garden City, NY 2005
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majority (50%) of low income residents (household income less than \$35,000) and a near majority (47%) of those who have always lived on Long Island also thought things would get worse. When taken together, the individuals who have most difficulty meeting their own housing costs or who are concerned about young adults and members of their own family leaving the Island because of high housing costs are also the groups most pessimistic about Long Island's future. These findings underscore the urgency of the problem facing the region. A sense of profound pessimism among an area's youngest residents suggests a less than vibrant future for the region.

A Bare Majority of Long Islanders Believe things are Still Going in the Right Direction

Since the advent of the *Long Island Index* polls in 2002, there has been a slight decline in the number of Long Islanders who say things are heading in the right direction in their county. In 2002, 57% of Long Island residents thought that things in their county were headed in the right direction, compared with 48% in the current poll. This figure remains the same as in 2006. In 2006, residents of Suffolk County were more likely to see things heading in the right direction (52%) than Nassau residents (43%), but this county difference has disappeared in the current poll with 48% of residents in both counties saying that things are heading in the right direction. Overall, things remain at a steady state with slightly more residents saying that things are headed in the right than wrong direction.

Interestingly, judgments of how things are going at the county level are not completely isolated from political considerations. 64% of Long Islanders who identified themselves as politically liberal thought things were heading in the right direction compared to 43% of conservatives and 42% of moderates, perhaps reflecting the dominance of Democrats in both counties. Similar but more muted ideological differences are observed in pessimism about Long Island's future (Q40), suggesting that responses to the question on the county's direction are more closely tied to political considerations than are perceptions of the future.

Thinking of Leaving

The high cost of living on Long Island results in a majority (50%) of local residents who say that they are somewhat or very likely to move in the next five years to an area with lower housing costs and property taxes. This is a slight decrease from 2006 in which 54% thought they were likely to move, but represents an increase over 2004 when 45% thought they might leave. When examined closely, the desire to leave Long Island remains most common among younger people aged 18-34, 65% of whom say they are somewhat or very likely to leave in the next five years, and those in the pre-retirement age group, 50% of whom thought they were likely to leave. Somewhat fewer seniors (65 and older) or those aged 35 to 49, the age group most likely to have young children, thought they were likely to move to another area, although 41% of both age groups thought this was likely. Local residents who were concerned about family members leaving the Island were more inclined to move.

Members of low and medium income households were more likely to say they will leave than those in affluent households. Among residents of households with an annual income of less than \$35,000, 77% of residents say they are likely to move in the next five years. This compares to only 34% of residents in households earning \$120,000 or more. These differences can be traced back to the degree of difficulty local residents have in keeping up with rent and mortgage payments. Those who have more difficulty meeting housing payments are much more likely to say they will move. Finally, more Blacks than Whites or Latinos indicate that they are likely to move away from the area. 67% of Blacks say they are very or somewhat likely to move versus just under a half of all Whites and Latinos.

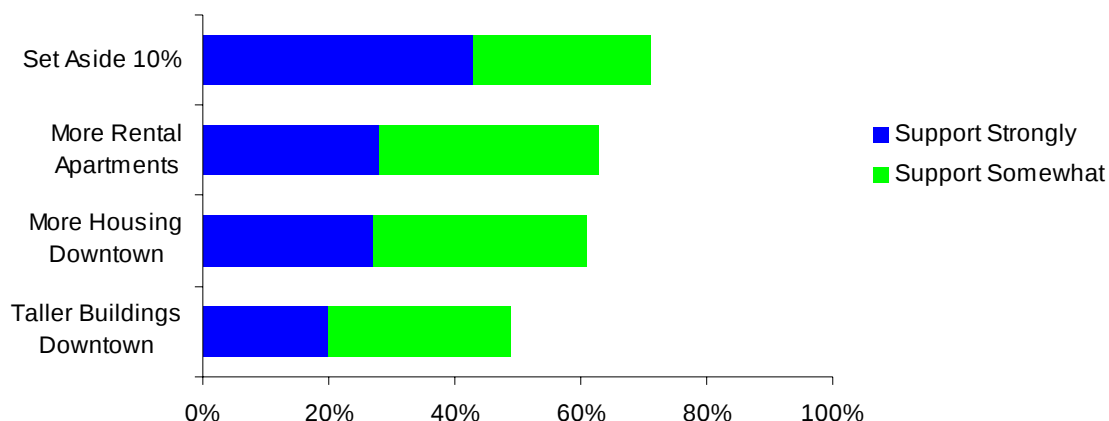
SUPPORT FOR NEW HOUSING SOLUTIONS

Long Islanders support a number of specific policy options to provide more affordable housing. They are especially supportive of housing proposals that are folded into new development projects, as observed in the 2004 *Long Island Index*. More than seven in ten (71%) 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. This same question was asked in 2004 and was supported by 69%. This option was most popular among non-homeowners, 88% of whom supported it compared to 67% of homeowners. Members of the most affluent households were less enthusiastic about such development set asides.

Support for More Housing in Local Downtowns

There is also substantial support for proposals to create more affordable housing by increasing density in downtowns, and near public transit. A majority (61%) supported building a greater number of homes or apartments closer together in some local downtowns. In 2004, over three Long Islanders in five (61%) supported building more rental apartments in downtown shopping areas near train stations and bus terminals. This had increased slightly to 63% in the current poll. In 2004, only 40% of residents supported raising height limits in downtown areas from two to four stories to allow more apartments above shops. This has become more popular in 2007 and was supported by 50% (with 47% opposed), suggesting that there has been some movement towards acceptance of housing in local downtown areas.

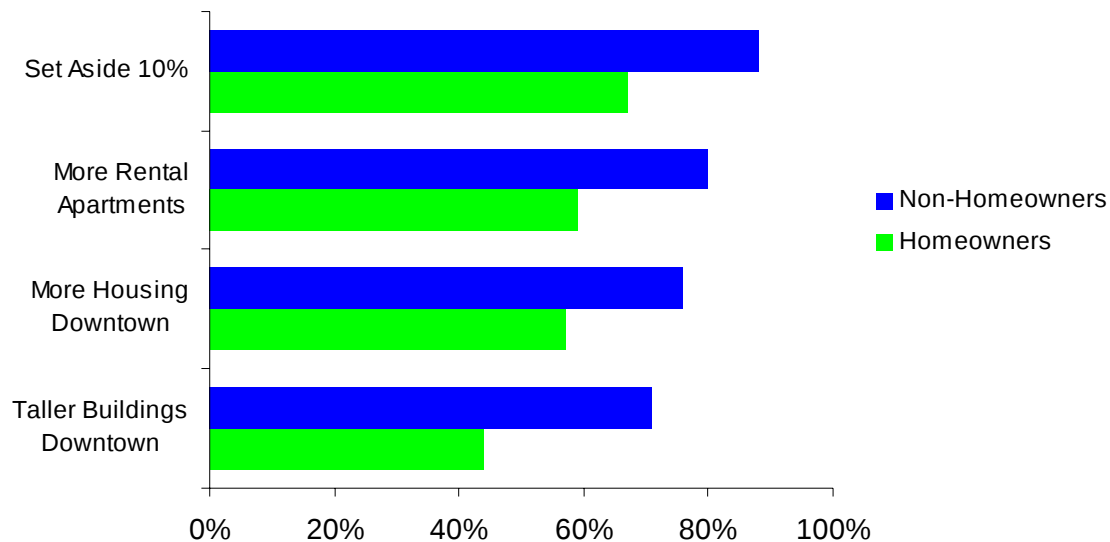
**Figure 6: Support for Affordable Housing Proposals
(Q6-9)**



Not surprisingly, non-homeowners are more supportive than homeowners of all policies that will increase affordable housing, including housing in local downtown areas. 76% of non-homeowners support building more homes and apartments in downtown areas compared to 57% of homeowners. 71% of non-homeowners support raising height limits in downtowns to allow for more apartments compared to 44% of homeowners. And 80% of non-homeowners but only 59% of homeowners support an increased number of rental apartments in downtowns and near public transportation.

Figure 7: Support for Affordable Housing Proposals by Home Ownership (Q6-9)

Includes: Support Strongly or Support Somewhat



In general, younger residents are somewhat more supportive than older residents of proposals to increase affordable housing in downtowns. Among those aged between 18 and 34, 70% support more housing in downtowns, 62% support raising height limits in downtown areas to build more apartments, and 72% support an increased number of rental apartments in downtown areas. Younger residents are especially supportive of new housing options, in part, because many are non-home owners and support any proposal that will increase the stock of affordable housing. Their support is borne of economic necessity. Residents aged between 50 and 64 are also supportive of these options. Among these baby boomers, 55% support more housing in downtowns, 51% support increasing height limits in downtown areas, and 66% support an increase in rental apartments. The support of baby boomers for such housing alternatives is likely linked to their changed housing preferences and concern about younger family members.

Interestingly, political liberals tend to be more supportive than conservatives of all proposals to build housing in local downtowns. They support building more housing in downtowns, easing height restrictions to allow apartments above stores, and changes to zoning laws that would allow for more rental apartments. Residents of Suffolk County are somewhat more supportive than Nassau residents of efforts to build more housing in local downtowns; 66% of Suffolk residents support this compared to 56% of Nassau residents. There are relatively few differences, however, on support for affordable housing policies among Long Islanders of differing racial and ethnic backgrounds.

Support for State Laws to Encourage Higher Density Housing

A majority (56%) of local residents support state government action to encourage local planners to zone for greater housing density by providing local governments with extra funds to cover increased school and service costs. 17% of local residents strongly supported this and 39% supported it somewhat. The proposal was somewhat more popular among non-homeowners and elicited some political polarization, being supported by 66% of liberals compared to 49% of conservatives.

Needed Housing Assistance for the Young and Elderly

Most Long Islanders rate government efforts to ensure affordable housing, especially for young people and seniors, as extremely or very important. 73% rate this as very or extremely important for younger residents, and 82% rate it as of similar importance for seniors. As noted earlier, younger residents struggle to meet local housing costs. But there is no evidence that seniors are especially hard hit. Residents living in low income households have the most difficulty meeting housing costs, but there is slightly less support for government action on their behalf. 68% of local residents rated government action to ensure affordable housing for moderate and low income working people as very or extremely important. This is a clear majority but fewer than those who saw seniors and young people as in need of assistance. Members of affluent households with incomes above \$119,000 are least inclined to rate government housing assistance as important for any of the three groups – young people, seniors, or low and middle income families. Blacks are more inclined than Whites or Latinos to believe it is important for government to provide affordable housing for low income people. 63% of Blacks say this is extremely important compared to 40% of Whites. Finally, political considerations also color such judgments. Not surprisingly, liberals rated government housing assistance for young people and low and middle income people (but not seniors) as more important than did conservatives.

Advantages and Disadvantages of Affordable Housing

When asked to pick the MAJOR advantage of building more affordable housing on Long Island, allowing more young people to stay was chosen by 51%. Almost two-thirds (66%) of young people aged between 18 and 34 picked this as the major advantage of affordable housing. Other options were chosen much less often: retaining skilled workers was picked by 15%, allowing more seniors to stay was chosen by 13%, and 7% picked the creation of more diverse neighborhoods. Roughly a third of older residents aged 65 and older picked the local retention of young people (35%) and seniors (33%).

Table 1	
MAJOR ADVANTAGE OF MORE AFFORDABLE HOUSING (Q14)	
Allowing more young people to stay and raise a family	51%
Retaining and attracting skilled and professional workers	15%
Allowing more seniors to live here on a retirement income	13%
Creating ethnically and economically diverse neighborhoods	7%

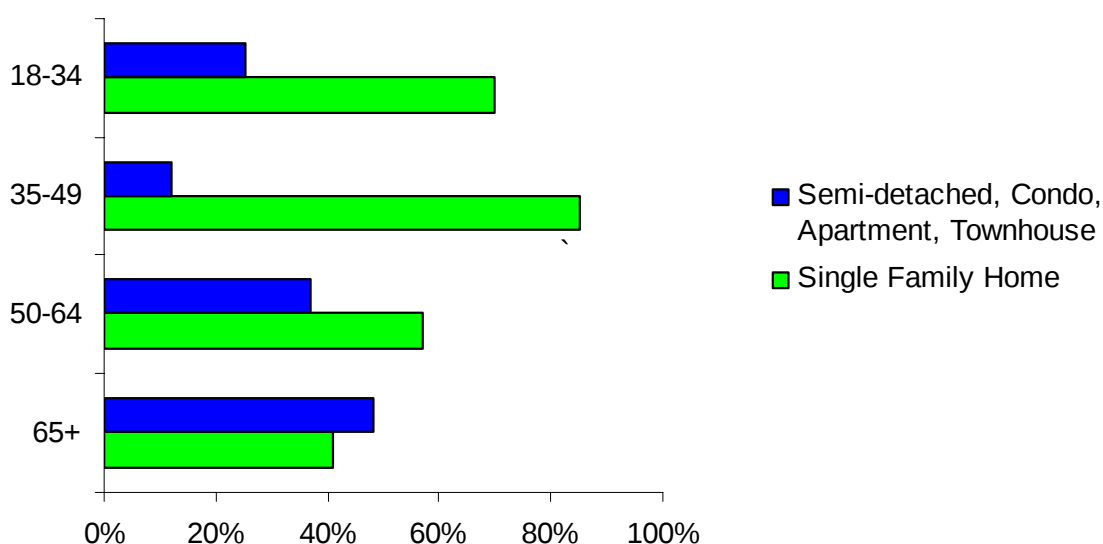
Local residents were more evenly split over the MAJOR disadvantage of affordable housing. Roughly equal numbers picked traffic congestion (23%), bringing in the wrong kinds of people (20%), higher local taxes (19%), and school overcrowding (17%). This suggests a diverse range of potential obstacles to future affordable housing projects.

HOUSING AND NEIGHBORHOOD PREFERENCES

Baby Boomers and Seniors Interested in Alternative Housing

Currently, 85% of Long Islanders live in single family homes. When asked what kind of housing they would choose if they were to move in the next five years, however, over a third chose alternative housing such as a condo, townhouse, apartment or semi-detached house. Roughly two-thirds chose a single family home, a clear decrease over present arrangements. These alternatives to the traditional family home are most popular among residents aged 50 and older, especially seniors. In fact, only a minority of those aged 65 and older – 41% – chose a single family home. Under 60% (57%) of baby boomers (in the 50 to 64 age group) made the same choice. In contrast, larger numbers of younger residents chose single family homes: 85% of those aged 35 to 49 and 70% of those aged between 18 and 34 years. These numbers suggest that older residents, whose children have likely left home, are most open to alternative housing options.

Figure 8: If You Were to Move in the Next Five Years, What Would You Prefer (Q17)



Older Residents Interested in Downsizing

Local residents were also asked which factors would be MOST and SECOND MOST important in helping them to decide among properties in their price range if they were to rent or buy a home in the next five years. Their choices reflect a mix of considerations. Overall, there was some clear movement away from a large single-family home. A quarter chose privacy and distance from neighbors as their most important quality and 21% of residents chose a large house with conveniences such as an up to-date-kitchen and bath. Sizeable numbers picked alternative characteristics, however, such as being close to a local downtown (20%) and a home with minimal indoor and outdoor maintenance (18%).

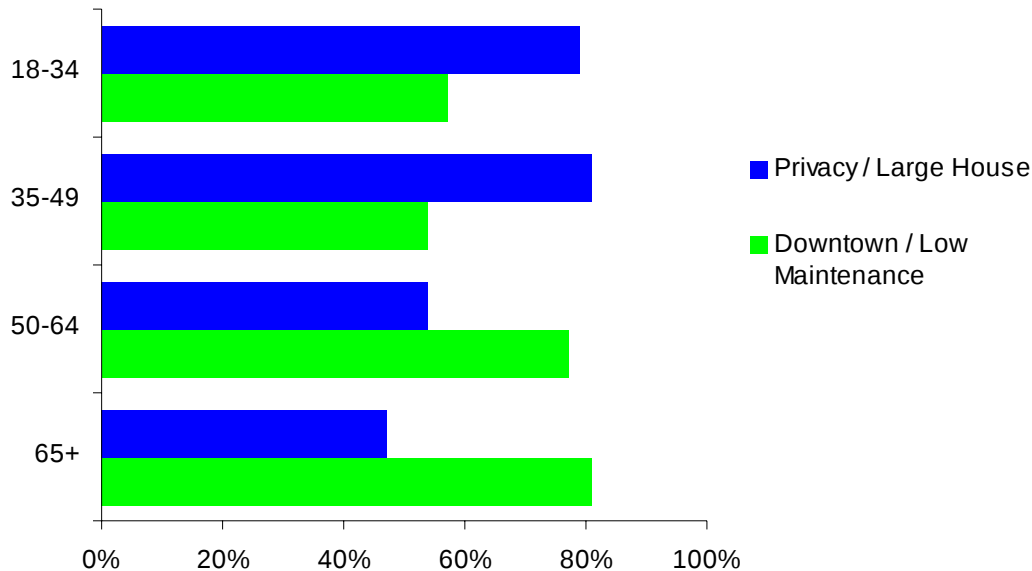
Table 2 If you were going to rent or buy a home in the next five years which factor would be Most and Second Most important in helping you to decide? (Q19, Q20)		
<i>Most Important</i>	<i>Factors</i>	<i>Second Most Important</i>
25%	Privacy & Distance from Neighbors	19%
21%	Large House with Conveniences	18%
20%	Close to Downtown	21%
18%	Minimal Home Maintenance	22%
10%	Diverse Community	14%
8%	Something Else / Don't Know / Refused	6%

Desirable home attributes varied considerably by age, however, resulting in starkly different housing preferences among older and younger residents. A majority of residents under the age of 49 rated privacy and a large home as most important. Once again, the choices of those aged 35 to 49, the age group most likely to have young children, were the most traditional. Sixty-four percent of that age group rated privacy and a large home as most important compared to 55% of those aged 18 to 34. In contrast, a near majority (48%) of residents aged between 50 and 64 and a clear majority (62%) of those aged 65 and older rated living close to a downtown and low maintenance as the most important qualities.

When residents' first and second most important home characteristics were combined, age differences are even clearer. Over 80% (81%) of seniors (aged 65 and older) rated alternative qualities such as living close to a downtown or low maintenance as one of their top two most important housing qualities. In contrast, roughly 80% of those aged 49 or younger rated a large house or privacy as one of their top two most important housing qualities.

Age differences are larger than differences by other socio-demographic characteristics. For example, there were few racial or ethnic differences in terms of desired housing attributes. A slightly greater percentage of Blacks than Whites chose a large house with privacy over other attributes. And somewhat fewer Blacks than Whites chose living close to a downtown as one of their top two qualities. Latinos were especially interested in living in a large house. This may reflect the kinds of people who choose to live on Long Island. In that sense, members of ethnic and racial minority groups are not substantially different from Whites in their preferred type of housing. Roughly the same numbers of Blacks and Latinos chose a single family home over other options. The one clear difference in housing preferences is that more Blacks, Latinos and Asians would prefer to live in a diverse community.

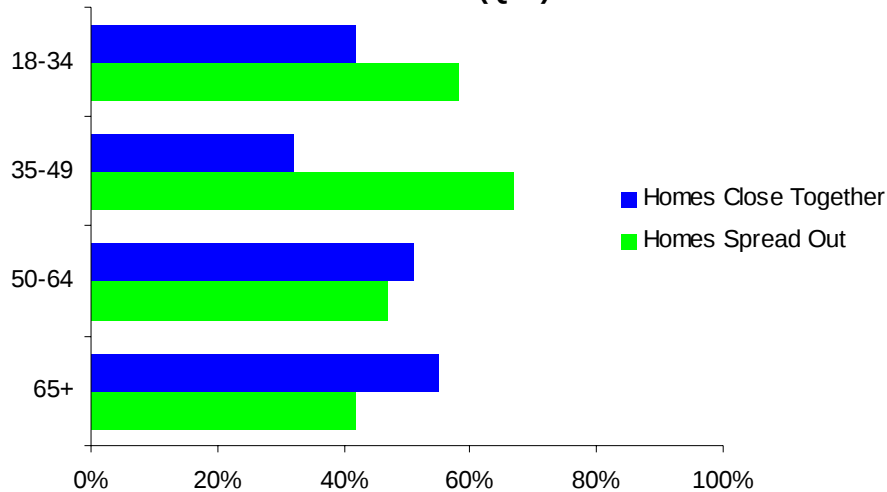
Figure 9: Housing Factors Mentioned as Either First or Second Most Important by Age (Q19, Q20)



Older Residents Prefer Walkable Neighborhood

Older residents are also interested in living in areas where it is possible to walk to local amenities. A majority (55%) of those aged 65 and older would prefer to live in a neighborhood where homes are close together and it is possible to walk to local stores, services, and entertainment compared to 42% who prefer a neighborhood where homes are spread out. Baby boomers were almost evenly split between these two choices. In contrast, a majority (58%) of those aged 18 to 34, and almost two-thirds of those aged 35 to 49 preferred neighborhoods with spread out homes which involves driving to stores and services. When all age groups are considered together, this results in a substantial minority (42%) of local residents who prefer walkable neighborhoods.

Figure 10: Prefer to live in neighborhood where homes are close together and you can walk to local stores or in a neighborhood where homes are spread out and you drive. (Q18)

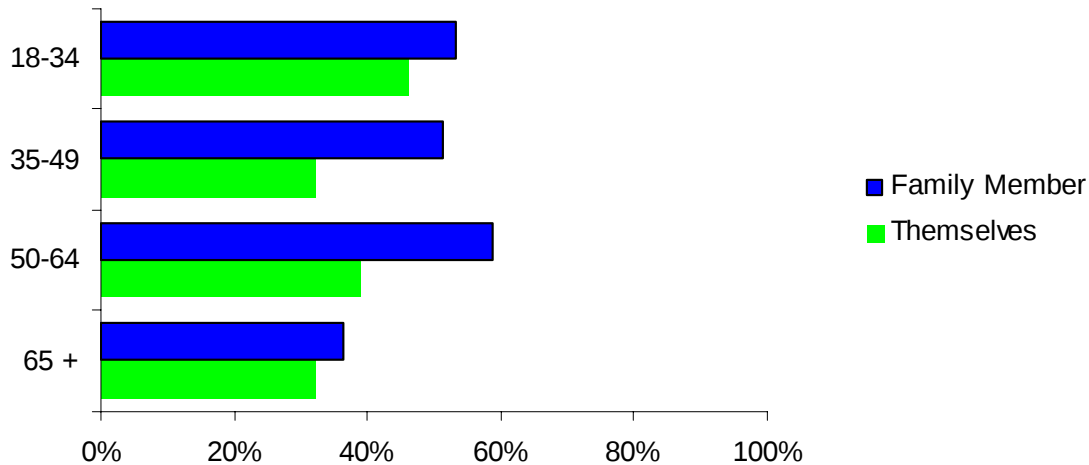


Several other factors influence Long Islanders' preferences for type of neighborhood. Residents of Nassau County, women, non-married individuals, and Black and Latino residents are also somewhat less likely to choose neighborhoods with houses that are spread out, although it remains the majority choice in all of these groups. When broken down by racial and ethnic group, only 39% of Whites compared to 60% of Blacks and 72% of Hispanics preferred a neighborhood where homes are close together and it is possible to walk to amenities. These are reasonably large differences.

Living Downtown

Long Islanders were also asked if they could imagine themselves living in an apartment, condo, or townhouse in a local downtown on Long Island. Over a third (38%) said they could, a surprisingly high number given the limited number of residents living in local downtowns at present. A near majority (46%) of young residents, aged 18 to 34, said they could despite their majority preference for a more traditional home and neighborhood. This inclination could reflect a short-term housing choice, or a pragmatic acknowledgment of the difficulties of ultimately attaining their ideal housing. A substantial minority of baby boomers (39%) could also imagine themselves living downtown.

Figure 11: Percent who can imagine themselves or a family member living in an apartment, condo, or townhouse in a local downtown area on Long Island (Q38, Q39)



Those in the most affluent household income group earning above \$120,000 were the least likely to imagine themselves living in a downtown area, but residents of low and middle income households (earning under \$120,000) were more receptive to the possibility. A greater percentage of Latinos than Blacks or Whites said they could imagine living downtown, but Blacks were no more likely than Whites to be able to envision this.

A majority (50%) of local residents were even more willing to imagine an immediate family member such as a parent or child living in an apartment, condo, or townhouse in a local downtown. Seniors were least likely to imagine a member of their immediate family living downtown, suggesting that residents who can imagine this are thinking about young adult children or elderly parents.

Younger Residents Desire Home Ownership

A majority of residents aged 18 to 34 are not homeowners, and roughly a third currently live with a parent or another relative. When these young individuals were asked why they were living with a relative, a plurality (41%) said they could not afford to either rent or buy at present, underscoring the arduous financial reality of local housing costs for young residents. Another quarter were saving to buy a home.

Over three quarters (79%) of young non-homeowners view home ownership as very important and an additional 11% view it as somewhat important. In other words, almost all (90%) young residents aged between 18 and 34 desire home ownership. But most think it will be difficult to attain. Almost two-thirds of young non-homeowners say it would be very difficult for them to buy a home on Long Island in the next five years, and 29% say it will be somewhat difficult.

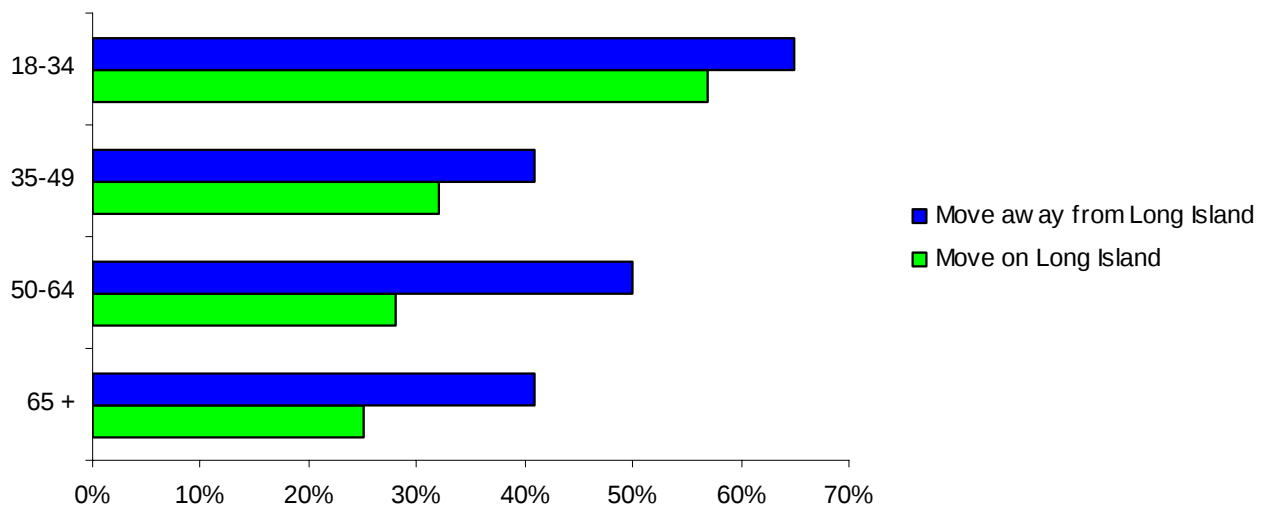
When asked how likely they were to buy a home within the next five years, 18% of young non-homeowners thought it was very likely and another 29% thought it was somewhat likely, translating into a total of 47%. But this leaves 53% who think they are unlikely to buy within five years. Of course, some of these individuals are still studying and so may be some years away from thinking about a home purchase. Nonetheless, modest numbers of young people rate a home purchase in the near future as very likely.

Moving Locally or Moving Away?

Findings in this report provide clear evidence that younger residents face the greatest financial difficulties in meeting housing costs. In contrast, home owners and older residents complain about high taxes and think of moving to less traditional forms of housing. This brings us back to the question of whether and where Long Islanders are planning to move in the near and medium-term future. As noted earlier, residents aged 18 to 34 were most likely and those aged 50 to 64 were next most likely to say they would move away from Long Island. It is instructive to compare these responses to residents' perceived likelihood of moving locally within each age group.

A minority (33%) of local residents thought they would move somewhere else on Long Island in the next five years, and of these only 17% thought this was very likely. This pattern varies tremendously with age. A majority of residents aged between 18 and 34 said they were likely to move locally, reflecting their generally less settled state (including a lack of homeownership). In contrast among those aged 50 to 64, 50% of whom thought they were likely to leave Long Island in the next five years, many fewer thought they would move locally. This presents an interesting discrepancy. Individuals in this pre-retirement age group express a desire for alternative housing and like other homeowners complain about high local taxes. The lack of alternative housing options may encourage such individuals to think about moving elsewhere rather than downsize and stay on Long Island.

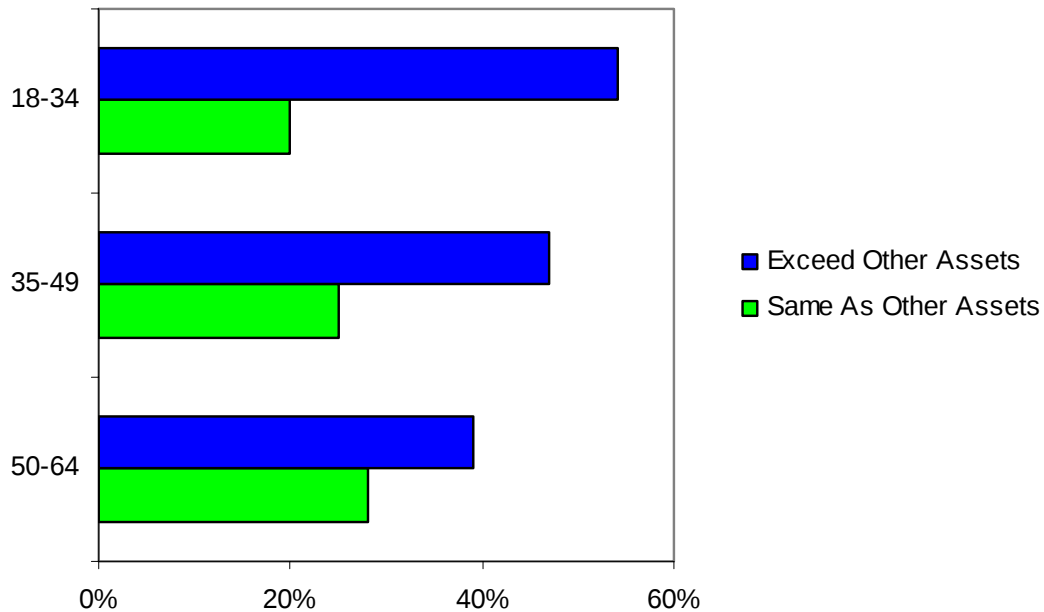
Figure 12: Likelihood of moving in the next 5 years either on Long Island or away from Long Island (Q23, Q24)



A stark financial reality confronts the pre-retirement (50 to 64) baby boomers. When asked to think ahead to retirement, two-thirds of all individuals in this age group said that their house was worth more or would be equal to the value of all of their other assets. Only 26% of baby boomers thought their other assets would exceed the value of their home upon retirement. This suggests that local baby boomers may plan on cashing in on their homes in order to fund retirement. If so, affordable housing alternatives will be needed to encourage them to downsize locally rather than leave the area.

Overall, a near majority (44%) of Long Islanders under the age of 65 expects to have the bulk of their retirement wealth in their homes, and another quarter expect the value of their home to equal that of other assets. Only 23% of residents under the age of 65 expect their assets to exceed the value of their home. This leaves Long Islanders vulnerable to the vagaries of the housing market as they look ahead to retirement and older age.

Figure 13: Thinking Ahead to When You Retire Do You Think the Value of Your House Will: (Q50)



DOWNTOWNS POPULAR

Huntington and Port Jefferson Most Popular Downtowns

Three-quarters of all Long Islanders (74%) say they live in a community with a downtown or hamlet that has shops and restaurants, and 88% of Long Islanders visit a downtown area to shop or eat out. Downtown areas are frequented equally by residents of all ages. Residents were asked to nominate their favorite downtown, defined as the one they visit most often. Huntington and Port Jefferson jointly shared the title of the most favorite Long Island downtown, nominated by roughly 10% each. The list of nominated downtowns is extensive, but several others emerged as popular including Sayville, Babylon, Rockville Center, and Garden City. Roughly 12% of local residents did not name a local downtown but rather nominated a commercial location such as a shopping mall as their favorite local “downtown”.

Table 3: Top “Favorite” Long Island Downtowns	
Location	(%)
Shopping Mall/ other commercial location	12%
Huntington	9.8%
Port Jefferson	9.8%
Sayville	3.8%
Babylon	3.7%
Rockville Center	3.6%
Garden City	3.3%

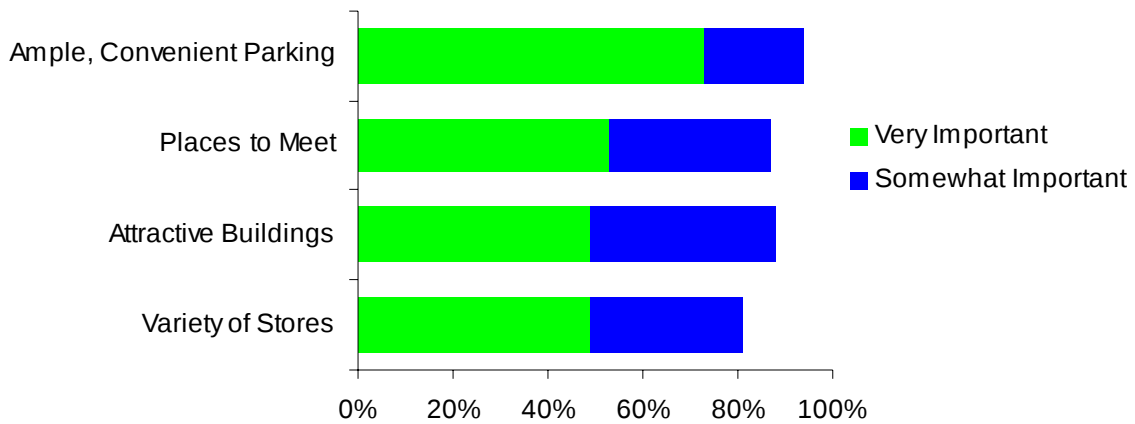
For just over a half (56%) of residents who visit a downtown, their favorite was their local downtown. For a sizeable 39%, however, their favorite downtown was not the downtown in their local community. On average, Long Islanders’ favorite downtown is relatively close by. For 56%, it is less than fifteen minutes by car. For another 28% it is between 15 and 30 minutes. When taken together, 87% of Long Islanders frequent a downtown that is within 30 minutes from their home. Moreover, most Long Islanders rate their favorite downtown as very active and vibrant (53%) or somewhat so (36%).

Long Islanders are more likely to shop or eat out in their favorite downtown than visit it for evening entertainment (e.g., music concert, movies, or bars). Almost half (48%) of those with a favorite downtown shop or eat out there at least once a week compared to 17% of residents who visit for evening entertainment on a weekly basis. Young residents (18 to 34) are most likely to visit a downtown for evening entertainment – 22% report doing so on a weekly basis.

Downtown Parking Important

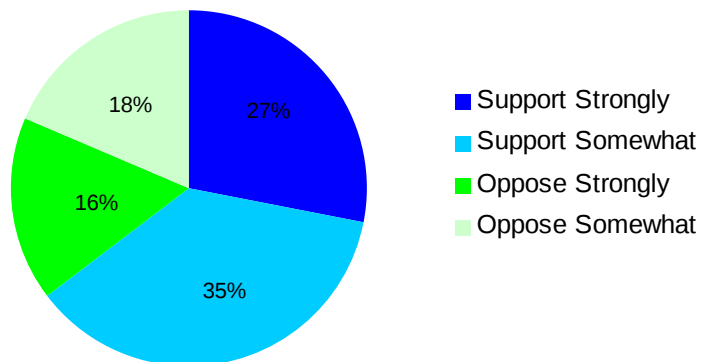
Local residents equally value a variety of stores, attractive buildings and landscaping, and places to meet friends, such as cafes, restaurants, and bars in a local downtown area. Roughly 50% of all Long Islanders say each one of these three factors is very important in deciding whether to spend time in a local downtown. An additional 30% say that these considerations are somewhat important. The issue that trumps all of these considerations in helping residents to decide whether to spend time in a local downtown is the existence of ample parking. Almost three-quarters of Long Islanders say this is very important.

Figure 14: Important Factors in Deciding Whether to Spend Time in a Local Downtown (Q34-37)



Long Island residents are not only concerned about parking in their local downtown, they also seem willing to support the construction of more parking facilities. 64% of Long Islanders support building new multi-level parking facilities in local downtown areas. This support was observed among Long Islanders of different backgrounds.

Figure 15: Support New Multi-Level Parking Facilities in Local Downtowns (Q10)



CONCLUSION

Long Island continues to face a crisis concerning high housing costs, a problem that disproportionately affects younger and low-income residents. Concerns about young people being able to afford to live on Long Island extend to pre-retirement age baby boomers who complain of high property taxes, as do all homeowners, and are especially concerned about family members leaving the area because of high housing costs. The high cost of housing on Long Island thus threatens to uproot families and alter the flavor of the region.

Young residents share the goals of their parents' generation; they hope to own a large single-family home in a suburban setting where homes are spaced apart and offer privacy. They also acknowledge that this goal will be hard to attain and may be willing to entertain some alternative routes to attain this goals, including life in an apartment or condo in a local downtown area. The young generation may leave or stay on Long Island; they were almost equally likely to think they might move locally or out of the area in the next five years. Much will depend on their financial ability to meet housing costs. Unfortunately, they are also especially pessimistic about Long Island's future, a bad sign for the area's future vibrancy.

In contrast, there is evidence that older Long Islanders, likely empty nesters, are interested in downsizing, perhaps as a way to capitalize on the value of a large single family home. Baby boomers and seniors express an interest in alternative housing and in living in walkable neighborhoods. A sizeable number of baby boomers can also imagine living in a condo or apartment downtown. This demonstrates a willingness to change. Unfortunately, baby boomers are also seriously contemplating leaving Long Island. This reflects a concern over high taxes and the possible departure of family members. But it also seems like a situation that could be addressed through local development and the creation of more affordable, alternative housing solutions that carry a lighter tax load. Baby boomers have equity in their homes and will spend that on housing somewhere. Why not on Long Island? These findings provide much fuel for thought about the future direction of local development.

Long Islanders demonstrate a general willingness to consider downtown development. Parking remains an issue in the use of downtowns. But downtowns are widely used, and considered reasonably vibrant and active. There is also majority support for added housing there. Local residents want downtowns with attractive buildings and landscaping, which seems feasible if sufficient thought is given to the downtown development projects. Problems clearly persist in attempting to increase affordable housing: fear of traffic congestion, crowded schools, increased taxes, and an increase in the 'wrong' kinds of people. But Long Islanders also recognize that more affordable housing will keep young people here. Local residents are willing in principle to support change, the challenge now is to present them with proposals that the majority find acceptable in practice.

The objective of this survey, together with the 2008 *Long Island Index*, is to provide an understanding of the challenges posed by high local housing costs and possible support for solutions to the problems of insufficient affordable housing.

APPENDIX

METHODOLOGY

The Stony Brook University Center for Survey Research conducted this survey by telephone between September 17 and October 29, 2007. A list-assisted method of random-digit-dialing (RDD) was used to obtain phone numbers in the sample. Within selected households, individuals 18 years and over were selected at random for participation. Up to seven contact attempts were made at each household phone number. In order to assure a representative sample, all households and individuals who were initially unwilling to participate in the survey were contacted again, and an attempt was made to persuade them to participate.

A total of 815 interviews were conducted in the general population of Long Island, with 402 completed interviews with residents of Nassau County and 413 completed interviews with residents of Suffolk County. In addition, young adult Long Island residents between the ages of 18 and 34 were oversampled using both a targeted telephone sample and a web-based targeted sample. Additional telephone interviews were conducted with 104 young adults, and 214 young adults responded to the web-based survey format of the interview.

The results for Nassau and Suffolk Counties were tabulated both separately and jointly. The young adult oversamples of Long Island residents were included in all comparisons of responses by age.

Margin of error for the Long Island sample is +/- 3.4%.

The results were weighted on gender, age, educational attainment, Hispanic/Latino origin and race/ethnicity, based on the 2005 U.S. Census American Community Survey county 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.

FREQUENCY QUESTIONNAIRE

INTRODUCTION

Hello, my name is (Interviewer's name) and I am calling from the State University of New York at Stony Brook.

We are conducting a study regarding several important local issues.

Your telephone number was randomly dialed by a computer. I would like to talk to the person in your household who is over 18 and had the most recent birthday.

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.

Question Q01

For the first couple of questions we would like you to think about the OVERALL condition of your county. Generally speaking, do you think things in today are headed in the right direction or in the wrong direction?

RESPONDENTS	815
	%
Right direction	48
Wrong direction	42
Don't know	9
Refused	1

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

Question Q02

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

[Open-ended question, with recoded responses]

Economy/Costs of Living/Jobs/Poverty	8
Taxes/Property Taxes	44
Lack of Adequate and Affordable Housing	8
Environmental Issues	2
Roads/Traffic/Transportation	5
Education/Schools	3
Gangs/Violence/Crime/Law Enforcement/Safety	5
Overcrowding/Overpopulation/Overbuilding	4
Government/Corruption/Services	2
Immigrants/Illegal Aliens	5
Other	7
Don't know	7
Refused	1

Question Q03

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

Extremely serious	45
Very serious	36
Somewhat serious	14
Not very serious	1
Not at all serious	2
Don't know	2
Refused	0

Question Q04

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

Extremely serious	39
Very serious	35
Somewhat serious	14
Not very serious	7
Not at all serious	2
Don't know	3
Refused	0

Question Q05

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

Extremely serious	41
Very serious	38
Somewhat serious	14
Not very serious	1
Not at all serious	2
Don't know	3
Refused	0

Question Q06

A number of specific proposals have been put forward as a way to provide more affordable housing. To what extent do you support or oppose building a greater number of homes or apartments closer together in some local downtown, village, or hamlet centers?

Support strongly	27
Support somewhat	34
Oppose somewhat	17
Oppose strongly	17
Don't know	4
Refused	0

Question Q07

[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?

Support strongly	20
Support somewhat	29
Oppose somewhat	19
Oppose strongly	27
Don't know	4
Refused	0

Question Q08

[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 Nassau/Suffolk County?

Support strongly	43
Support somewhat	28
Oppose somewhat	12
Oppose strongly	13
Don't know	5
Refused	0

Question Q09

[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 some downtown shopping areas and near train stations and bus terminals in Nassau/Suffolk County?

Support strongly	28
Support somewhat	35
Oppose somewhat	15
Oppose strongly	17
Don't know	4
Refused	1

Question Q10

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

Support strongly	27
Support somewhat	35
Oppose somewhat	18
Oppose strongly	16
Don't know	4
Refused	0

Question Q11

How important is it for government to take steps to ensure that young people under the age of 35 have access to affordable housing?

[IF NECESSARY: Including public & private funding, legislation, & zoning laws]

Extremely important	50
Very important	23
Somewhat important	19
Not very important	3
Not at all important	5
Don't know	1
Refused	0

Question Q12

How important is it for government to take steps to ensure that seniors living on retirement income have access to affordable housing?

[IF NECESSARY: Including public & private funding, legislation, & zoning laws]

Extremely important	58
Very important	24
Somewhat important	14
Not very important	4
Not at all important	1
Don't know	1
Refused	0

Question Q13

How important is it for government to take steps to ensure that moderate and low income working people have access to affordable housing?

[IF NECESSARY: Including public & private funding, legislation, & zoning laws]

Extremely important	41
Very important	27
Somewhat important	25
Not very important	3
Not at all important	2
Don't know	2
Refused	0

Question Q14

What do you see as THE MAJOR ADVANTAGE of building more affordable housing on Long Island?

[IF NECESSARY: The advantage that you consider MOST important.]

[RESPONSE OPTIONS ARE RANDOMIZED]

Allowing more young people to stay and raise a family	51
Creating ethnically and economically diverse neighborhoods	7
Allowing more seniors to live here on a retirement income	13
Retaining and attracting skilled and professional workers	15
Other [Interviewer: If more than one, please specify]	11
Don't know	3
Refused	1

Question Q15

What do you see as THE MAJOR DISADVANTAGE of building more affordable housing on Long Island?
 [IF NECESSARY: The disadvantage that you consider MOST important.]
 [RESPONSE OPTIONS ARE RANDOMIZED]

Increased traffic congestion	23
Bringing in the wrong kinds of people	20
Leads to an overcrowding of local schools	17
Lowered property values	7
Higher local taxes because of the need for government services	19
Other [Interviewer: If more than one, please specify]	9
Don't know	4
Refused	1

Question Q16

Some state governments have passed legislation to encourage local planners to zone for greater density housing. Under these laws, local governments receive incentives including extra funds to pay any increase in costs of schools and services which may result from more dense housing. To what extent do you support or oppose this type of legislation on Long Island?

Strongly support	17
Somewhat support	39
Somewhat oppose	17
Strongly oppose	17
Don't know	10
Refused	1

Question Q17

Imagine for a moment that you were planning to move in the next five years. Would you most likely choose to live in a...

Single family home	64
Semi-detached house (e.g., duplex)	3
Condominium	16
Apartment	7
Townhouse	6
Something else	3
Don't know	1
Refused	0

Question Q18

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

Homes closer together and walk to stores	42
Homes spread out and drive to stores	56
Don't Know	2
Refused	0

Question Q19

If you were going to rent or buy a home in the next five years, which ONE of the following factors would be MOST important in helping you to decide among properties in your price range?

[RESPONSE OPTIONS ARE RANDOMIZED]

Privacy and distance from neighbors	25
Being close to a local downtown	20
Minimal indoor & outdoor home maintenance	18
A large house with conveniences such as an up-to-date kitchen and baths	21
Living in an ethnically, racially and economically diverse community	10
Something else	3
Don't know	4
Refused	0

Question Q20

If you were going to rent or buy a home in the next five years, which ONE of the following factors would be SECOND MOST important in helping you to decide among properties in your price range?

[RESPONSE OPTIONS ARE RANDOMIZED]

Privacy and distance from neighbors	19
Being close to a local downtown	21
Minimal indoor & outdoor home maintenance	22
A large house with conveniences such as an up-to-date kitchen and baths	18
Living in an ethnically, racially and economically diverse community	14
Something else	1
Don't know	5
Refused	1

Question Q21

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...

Very difficult	13
Somewhat difficult	36
Not very difficult	20
Not at all difficult	27
Don't know	4
Refused	0

Question Q22

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

Very concerned	52
Somewhat concerned	21
Not very concerned	12
Not at all concerned	14
Don't know	1
Refused	0

Question Q23

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

Very likely	29
Somewhat likely	21
Not very likely	16
Not at all likely	33
Don't know	2
Refused	0

Question Q24

How likely is it that you will move from your current residence to somewhere else ON LONG ISLAND in the next five years?

Very likely	17
Somewhat likely	17
Not very likely	25
Not at all likely	40
Don't know	2
Refused	0

Question Q25

Does the village or community where you live have an area that you would consider to be a downtown, by that I mean a village center or hamlet center, with shops, restaurants, and so on?

Yes	74
No	26
Don't know/ Refused	0

Question Q26

Do you ever visit any downtown areas on Long Island for shopping, eating out, or some other reason? By downtown, we mean a village or hamlet center.

Yes	88
No	12
Don't know/Refused	0

Question Q29

Is that the downtown area, or village center, that is closest to where you live?

Yes	56
No	39
Never visit downtown area	1
Don't Know	4
Refused	0

Question Q30

Roughly how many minutes does it take you to drive to your FAVORITE local downtown?

[IF NECESSARY: The downtown that you visit most often]

[Open-ended question, with recoded responses]

Less than 15 minutes	59
15 to under 30 minutes	28
More than 30 minutes	9
Don't Know	3
Refused	0

Question Q31

How often do you go shopping, eat out, or have coffee in your FAVORITE downtown?

[IF NECESSARY: The downtown that you visit most often]

Almost every day	8
Two or three times a week	23
Once a week	17
A few times a month	25
Once a month	11
A few times a year	11
Once a year or less often / No shopping, etc. available	2
No downtown area	1
Don't know / Refused	2

Question Q32

How often do you attend evening entertainment, including music, theater, movies, or bars in your FAVORITE local downtown?

[IF NECESSARY: The downtown that you visit most often]?

Almost every day	1
Two or three times a week	7
Once a week	9
A few times a month	15
Once a month	20
A few times a year	22
Once a year or less often / No entertainment, etc. available	23
No downtown area	0
Don't know / Refused	3

Question Q33

Overall, how vibrant and active is your FAVORITE downtown?

Very vibrant and active	53
Somewhat vibrant and active	36
Not very vibrant and active	5
Not at all vibrant and active	2
Don't know	2
Refused	2

Question Q34

In deciding whether to spend time in a local downtown area, how important is a large variety of stores in which to shop?

Very important	49
Somewhat important	32
Not very important	15
Not at all important	3
Don't know	1
Refused	0

Question Q35

[In deciding whether to spend time in a local downtown area,] how important is attractive landscaping and buildings?

Very important	49
Somewhat important	39
Not very important	7
Not at all important	3
Don't know	2
Refused	0

Question Q36

[In deciding whether to spend time in a local downtown area,] how important is ample parking that is conveniently located?

Very important	73
Somewhat important	21
Not very important	3
Not at all important	3
Don't know	1
Refused	0

Question Q37

[In deciding whether to spend time in a local downtown area,] how important is it to have places to meet friends, such as restaurants, bars, and cafes?

Very important	53
Somewhat important	34
Not very important	7
Not at all important	4
Don't know	2
Refused	0

Question Q38

Can you imagine yourself ever living in an apartment, condo or townhouse in a local downtown area on Long Island?

Yes	38
No	59
Live there now	1
Don't know	2
Refused	0

Question Q39

Can you imagine an immediate family member, such as a child or parent, ever living in an apartment, condo or townhouse in a local downtown area on Long Island?

Yes	50
No	47
Live there now	1
Don't know	2
Refused	1

Question Q40

Overall, thinking ahead to 10 years from now, do you think Long Island will be a better place to live than it is now, a worse place to live than it is now, or will it be about the same?

Better	17
Worse	39
Same	36
Don't know	7
Refused	1

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.

Question Q41

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?

Own	78
Rent	12
Live with parents, in-laws, other relative	9
Other	1
Don't Know/Refused	0

Question Q42

Are you currently living with a relative because you...

Are saving up to buy a home	29
Can't afford to buy or rent right now	37
Share costs or household responsibilities with other family members	0
Another reason	34
Don't know	0
Refused	1

Q43-Q46 asked only of non-homeowners

Question Q43

How important to you is owning your own home, now or in the future?

Very important	66
Somewhat Important	9
Not very important	11
Not at all important	13
Don't know	1
Refused	1

Question Q44

How easy or difficult will it be for you to buy a home on Long Island in the next five years?

Very Easy	1
Somewhat Easy	5
Somewhat Difficult	27
Very Difficult	65
Don't know	1
Refused	2

Question Q46

How likely is it that you will buy a home in the next five years?

Very likely	16
Somewhat likely	30
Somewhat unlikely	13
Very unlikely	38
Don't know	1
Refused	2

Q47-48 asked only of homeowners.

Question Q47

Imagine that you were about to buy your first home, could you afford to buy your current home if you were purchasing it at today's prices?

Yes	25
No	72
Don't know	3
Refused	0

Question Q48

How far would you have to move to purchase that home again at today's prices? Would you have to go to...

A neighboring town	5
Another part of Long Island	14
Out of the area, or Out of state	78
Don't know	3
Refused	0

Question Q49

Are you currently...

Employed for wages full-time	51
Employed for wages part-time	8
Self-employed	9
Out of work for more than 1 year	0
Out of work for less than 1 year	1
Homemaker	6
Full-time student	6
Retired	18
Unable to work / permanently disabled	1
Don't know / Refused	0

Question Q50

Thinking ahead to when you retire, do you think the value of your house will...
 [IF NECESSARY: Just guess if you're not sure]

Exceed the total value of all your other assets including retirement accounts, savings, and investments	44
Be lower than the total amount of your other assets (including retirement accounts, savings, and investments)	23
Be roughly the same	25
Already retired / Does not apply	3
Don't know	5
Refused	1

Asked only of homeowners.

Question Q51

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

Single family home	85
Semi-detached house (e.g., duplex)	4
Condominium	2
Apartment	5
Townhouse	1
Other	2
Don't know / Refused	0

Question Q52

Prior to this home, as a child or as an adult, have you ever lived in a semi-detached house, apartment, condo, or town house for at least 12 months?

Yes	59
No	41
Don't know / Refused	0

Question Q53

Have you ever lived somewhere other than Long Island for at least 12 months?

Yes	59
No	41
Don't know / Refused	0

Question Q54

How long have you lived in the County where you currently reside?

Under six months	0
Six months to a year	2
One year to two years	2
Between two and five years	4
Between five and ten years	9
Over 10 years	61
All my life	22
Don't know / Refused	0

Question Q55

Generally speaking, do you think of yourself as a liberal, a conservative, or a moderate?

Liberal	27
Conservative	31
Moderate	42
Don't know / Refused	0

Question Q56

In what year were you born?

[Open-ended question, recoded into age]

18 to 34	25
35 to 49	33
50 to 64	25
65 +	17
Don't know / Refused	0

Question Q57

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

[Open-ended question, with recoded responses]

None	54
1 or more	45
Refused	1

Question Q58

Do you have any children aged between 18 and 34 living on Long Island?

Yes	23
No	77
Refused	1

Question Q65

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

0	7
1	16
2	53
3	11
4	9
5	2
6	0
Refused	1

Question Q66

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

No High School diploma	10
High School graduate	29
Some college	25
Bachelor's degree or higher	36
Don't know / Refused	0

Question Q67

Which of the following income categories best describes the total 2006 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]

Less than \$35,000	9
\$35,000 to less than \$80,000	34
\$80,000 to less than \$120,000	28
\$120,000 or more	29
Don't know / Refused	0

Question Q68

Are you Hispanic or Latino/Latina?

Yes	12
No	87
Refused	1

Question Q69

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

[IF NECESSARY: Because of the specific sample design of our study, I need to know your racial background to be sure that we have equal representation in each racial group].

White	78
Black/African-American	9
Hispanic/Latino	5
Asian	5
Pacific Islander	0
Native American or Alaskan native	0
Black and another category	0
Don't know	1
Refused	2

Question Q71

Are you...

Married	62
Not married but living with a partner	3
Separated	2
Divorced	5
Widowed	7
Never been married	20
Don't know	0
Refused	1

Question Q72

And, could you tell me if the phone you are speaking on right now is a cell phone or not?

Yes, it is a cell phone	1
No, it is not	98
Refused	1

Question GENDER

[INTERVIEWER: WHAT IS THE RESPONDENT'S GENDER]

Female	51
Male	49