



**LOOKING AHEAD ON LONG ISLAND:
TO STAY OR GO, LIVE DOWNTOWN, WHERE TO WORK,
AND OTHER LOCAL MATTERS**

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**Report Prepared by
Stony Brook University Center for Survey Research**

INTRODUCTION

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

The current Long Island Index poll focuses on Long Island residents' ongoing concerns about residential life: the development of local downtowns, the high cost of local housing and taxes, the desire to move from Long Island to less expensive areas of the country, concerns about young people leaving, and the quality and value of local schools and services. On many of these questions, views are slowly returning to where they were prior to the 2008 recession: there is renewed concern about the lack of affordable housing, and an increase in the number of LI resident saying they are likely to leave in the next five years. But in some ways things are also changing. There is a slight increase in this poll in the number of people who can imagine themselves or a family member living in a local downtown area, suggesting a slow but steady shift away from the view of Long Island as a place of large backyards and single-family homes. Both the growing support of alternative housing options and an increase in the number who want to leave the area indicate a desire for change among local residents. There is also clear pessimism evident in a specific set of questions included in this poll on the quality of local jobs. Local residents know that things are not going well in the job market, mirroring the reality of job opportunities on Long Island. Residents know that jobs on Long Island are not as well paid as those in New York City and are also aware of a decline over time in the quality of local jobs (documented in past *Long Island Index* reports).

The current survey was conducted by the Stony Brook University Center for Survey Research during the fall of 2014. Telephone interviews were conducted by cell phone and landline with a randomly selected sample of 800 Long Island residents and an oversample of 250 young residents (aged 18-34). Further information on the methodology, as well as the questionnaire and responses, is available in the Appendix to the report.

EXECUTIVE SUMMARY

Rethinking Long Island

Long Island residents confront a challenge: how to balance high local housing costs and keep families intact as the quality of local jobs declines and many residents perceive job growth as stagnant or worse. As the 2008 recession recedes, there is continued and in some cases renewed public concern about the high cost of local living, driven in large part by high housing costs, lack of affordable housing options, and high property taxes. One solution that many are considering is exit. But that is not the only solution. Many local residents are also willing to consider alternatives to a traditional suburban lifestyle, currently dominated by the car, a single family home, and limited proximity to retail, dining, and entertainment options.

Local residents are moving towards acceptance of alternative housing and living arrangements. In the current poll, a majority of Long Island residents said they could imagine themselves or an immediate family member living in an apartment, condo, or townhouse in a local Long Island downtown. Young residents and non-homeowners are especially likely to embrace this option. This goes hand-in-hand with a record number of Long Island residents who now support increased height limits in local Long Island downtowns to allow apartments to be built above stores, and a sharp increase (to almost two-thirds) who now support new multi-level parking garages in local downtowns. Support for changes to Long Island's downtowns has grown over the past few years suggesting a shift in local thinking to embrace denser dwelling and a more urban Long Island. This fits with evidence that a near majority of local residents consider it important to live within walking distance of public transportation, something that is especially important to young residents.

To Stay or to Go?

There has been an increase since 2012 in the number of Long Island residents who say they are likely to leave in the next 5 years. There is a pervasive concern about family members leaving, and broad consternation about the exit of young people. The current poll documents a jump in the number of Baby Boomers (aged 50-64) who say they will leave Long Island in the next five years. This may reflect improvements in the housing market as home sales strengthen and those approaching retirement think of leaving for a cheaper location.

Persistently high housing costs mean that a majority (60%) of Long Islanders have at least some difficulty in meeting their monthly rent and mortgage payments, undoubtedly contributing to the desire to leave. This problem is more extreme for those aged 35 to 49, less well-educated residents, non-homeowners, and members of racial and ethnic minority groups. High housing costs are also exacerbated by high local property taxes that tend to increase over time.

Reimagining Long Island Downtowns

The younger generation was more likely to say they will leave Long Island in the next 5 years than any other age group. In addition, the poll indicates a lack of affordable housing options is making it difficult for young people to move out of their parents' and relatives' homes. Over a third (37%) of young Long Island residents lives with a family member, a significant increase from past years (approximately 25%). These results may account for young residents showing the most support for changing zoning laws to allow apartments in the local downtown and living downtown. They are also the age group most interested in living within walking distance of public transportation and shops and entertainment.

Summary

It seems that Long Island is at a crossroad. Will long-term Baby Boomers exit on retirement, following their adult children to more affordable locations? Will the graying of Long Island continue in the coming years, emptying local schools, and depriving the area of a young, talented work force? Or will Long Island change to support new zoning laws that would make it easier to install legal rental apartments in a single family home, an option supported by a majority of Long Islander in the current poll. Will local downtowns grow to accommodate young and middle-aged couples and families who value living closer to

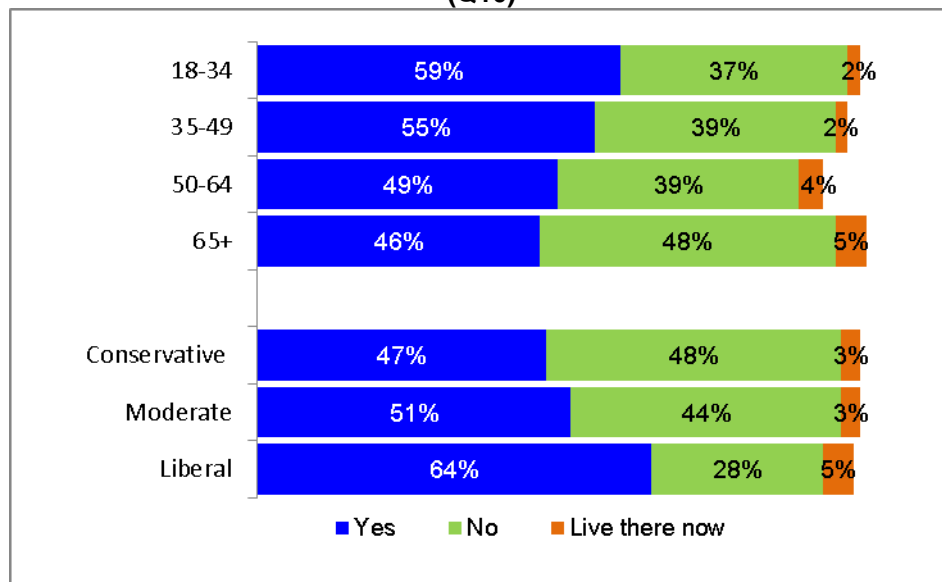
stores and entertainment? Long island residents' support for local change and their desire to leave are both evident in the current poll, underscoring the difficult choices that lie ahead for Long Island.

Living Downtown

More than half (52%) of Long Island residents could imagine themselves or an immediate family member living in an apartment, condo, or townhouse in a local Long Island downtown. This represents a slight increase over 2007 when 50% said they would imagine a close family member living in a local downtown and 38% could imagine living downtown themselves. Young people between 18 and 34 years old were more likely than older residents to see themselves or a family member living downtown and political liberals were more likely than conservatives to see this as a possibility. (Figure 1)

Those in lower income households earning below \$35,000 were less likely than more affluent residents to imagine themselves living in a downtown area. This was largely driven by low income individuals aged 45 or older. In contrast, residents of middle income households (between \$35,000 - \$100,000) were more receptive to this prospect.

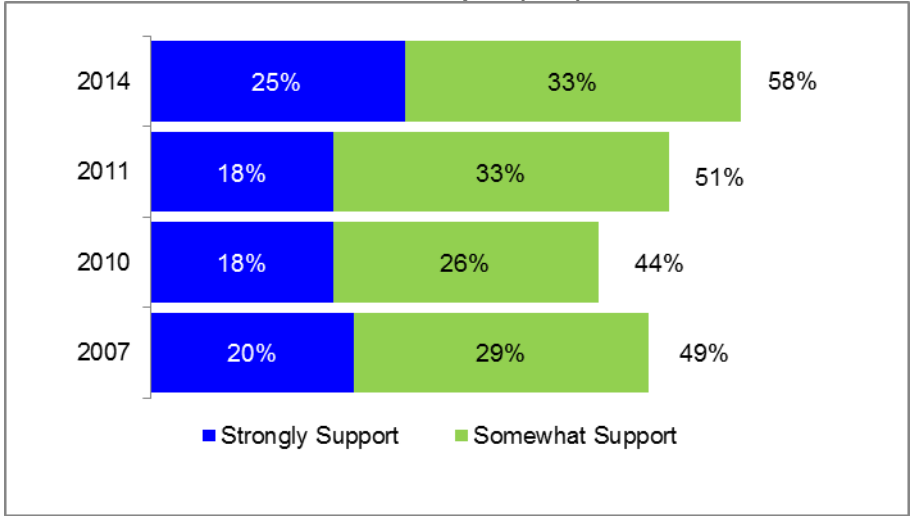
Figure 1: Can you imagine yourself or an immediate family member ever living in an apartment, condo, or townhouse in a local DOWNTOWN area on Long Island? (Q10)



Support for Increased Height Limits in Local Downtowns

There is considerable support in the poll for increasing height limits in local Long Island downtowns to allow apartments above the stores: a majority (58%) of Long Islanders support this compared to 38% who oppose. This is the greatest support for increasing height limits downtown since the poll began. Support has varied over time from 49% in 2007, 44% in 2010, and 51% in 2011 to its all-time record in the current poll of almost 6 out of 10 every Long Island resident. Consistent with their desire for more diverse and affordable housing options, young people, aged 18 to 34, are far more supportive of changing zoning laws to allow apartments in the local downtowns. Of those aged 18 to 34, 69% supported this compared to 43% of those aged 65 or older. (Figure 2)

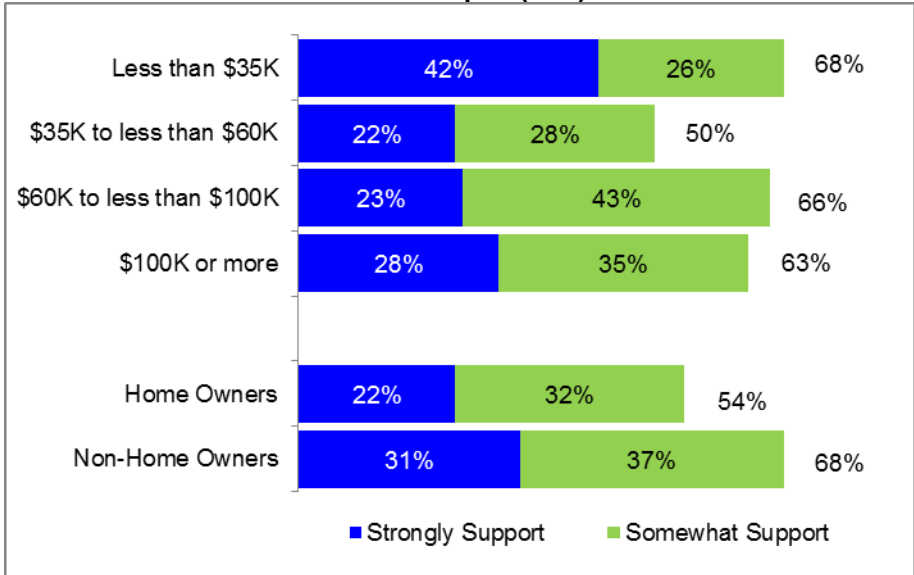
Figure 2: Do you support or oppose a change in zoning laws that would increase height limits in some downtown areas in Nassau/Suffolk County from two to four stories to allow apartments above shops? (Q11)



Not surprisingly, non-homeowners are more supportive than home owners (68% vs. 54%) of increased height limits in local downtowns, an option that is likely to increase the supply of more affordable apartments and townhouses. (Figure 3)

Strong support for raising height limits in downtowns was greater among residents of low than high income households, driven by especially high levels of support among those under the age of 45 and also strong support from those aged 45 to 64. Support also increased with education: 52% of those with a high school education or less supported a change in zoning laws compared to 65% of those with an advanced degree.

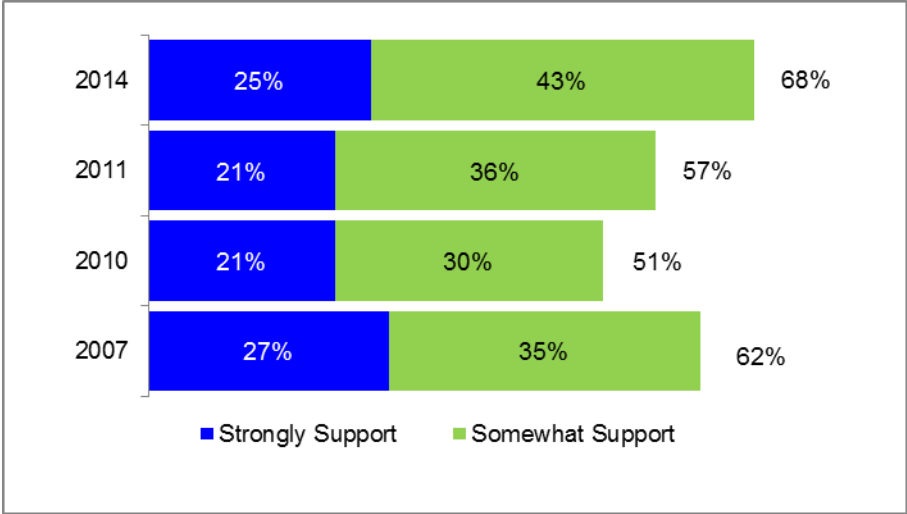
Figure 3: Do you support or oppose a change in zoning laws that would increase height limits in some downtown areas in Nassau/Suffolk County from two to four stories to allow apartments above shops? (Q11)



Support for Multi-level Parking Garages

A majority of Long Islanders support new multi-level parking garages in local downtowns in their county: 68% support this compared to 30% who are opposed. This represents an increase over 2011 when 57% supported building new multi-level garages, and 2010 when 51% supported the proposal. There was broad support for multi-level garages across different groups of Long Island residents. Support increased with education level. But overall a diverse majority of Long Islanders support building new multi-story garages in their local downtowns. (Figure 12)

Figure 4: Do you support or oppose building new multi-level parking facilities in local downtown areas? (Q12)

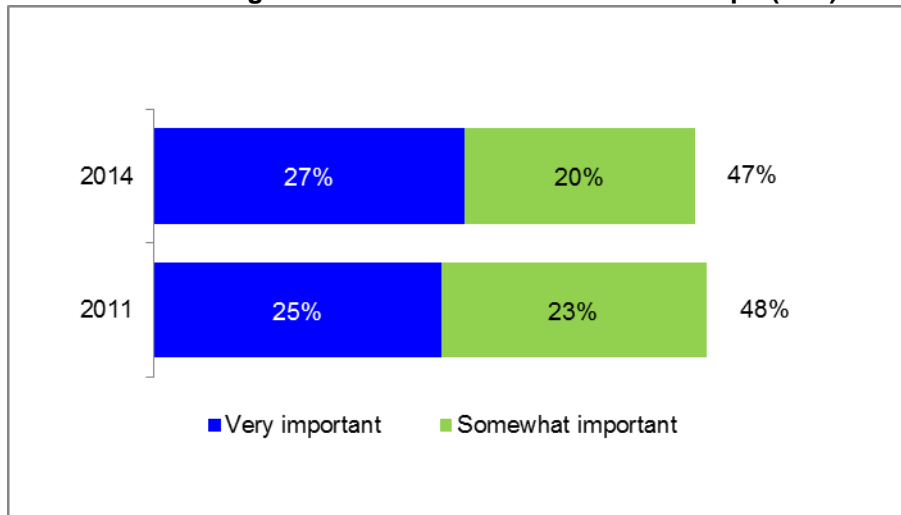


MOVING AWAY FROM A CAR-FOCUSED SUBURBAN LIFESTYLE

Proximity to Public Transportation

A near-majority of Long Island residents would like to live close to public transportation. When asked how important it was to live within walking distance of a train or bus stop, 47% of residents said it was somewhat or very important compared to 53% who said it was not very or not at all important. These results are roughly the same as in 2011 when 48% rated this as somewhat or very important.

Figure 5: In thinking about a place to live, how important is it to you to live within walking distance of a train station or bus stop? (Q13)

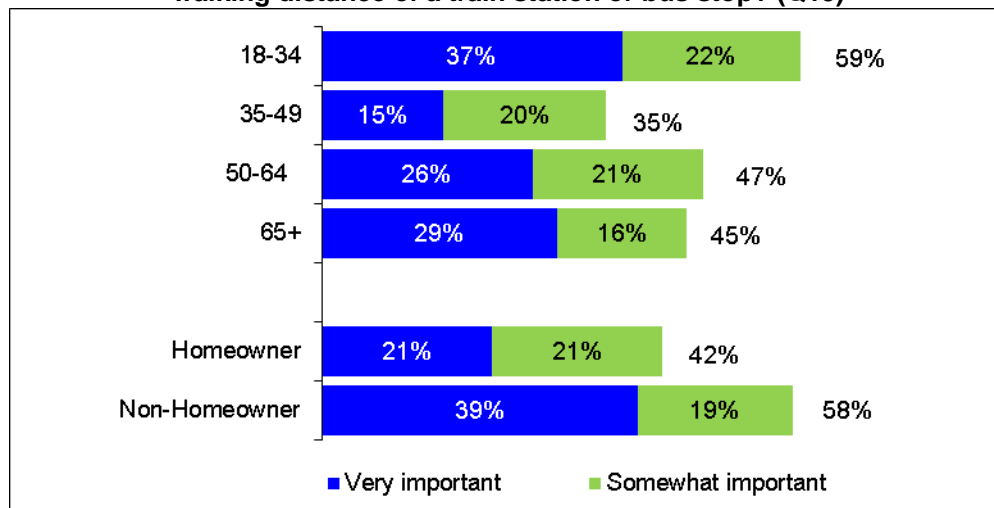


These numbers mask considerable diversity among residents, however. The largest difference is observed by age group. Among those aged 18 to 34, 60% say it is important to live within walking distance of public transportation compared to 34% of 35 to 49 year olds. Non-homeowners (58%) rated it as more important than did homeowners (42%). (Figure 6)

Those in lower income households also place considerable importance on this: 52% of those in households earning less than \$35,000 said it was important to live within walking distance of public transportation compared to 37% of those in households with an income of \$100,000 or more.

Living within walking distance of public transportation is far more important to Nassau than Suffolk County residents (54% in Nassau vs. 40% in Suffolk). It is also far more important for Black than White residents (67% vs. 41%). 60% of residents who have lived on Long Island for less than 10 years rate this as important. Finally, 50% of liberals but 38% of conservatives say it is important to live within walking distance of public transportation. All of these findings are similar to the results in the 2011 polling.

Figure 6: In thinking about a place to live, how important is it to you to live within walking distance of a train station or bus stop? (Q13)

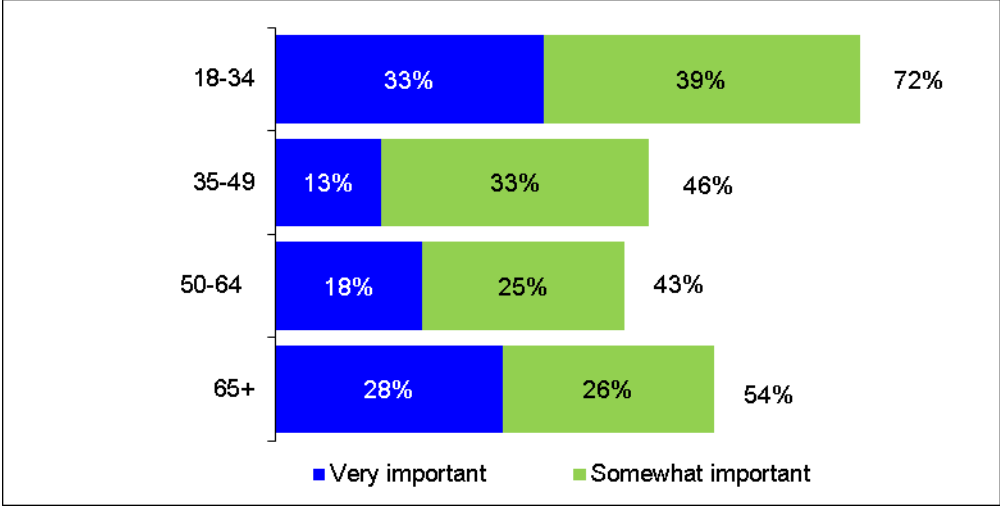


Shops and Entertainment

When asked how important it is to live within walking distance of shops and entertainment, a majority (53%) said somewhat or very important. Not surprisingly, those aged 18 to 34 rated living close to shops and entertainment as more important (72%) than older residents. (Figure 7)

Residents of low income households rated this as more important than did more affluent residents: 67% of those in a household with an income of under \$35,000 felt it was important to be close to shops and entertainment compared to 46% of those in households earning over \$100,000.

Figure 7: How important is it to you to live within walking distance of shops and entertainment options? (Q14)



Number of People in Household

Long Islanders were asked if they thought their current housing is too big, too small, or about the right size for the number of people living there. A majority of people (70%) felt the size was just right. A smaller number (17%) felt their housing was too small and 13% felt it was too big.

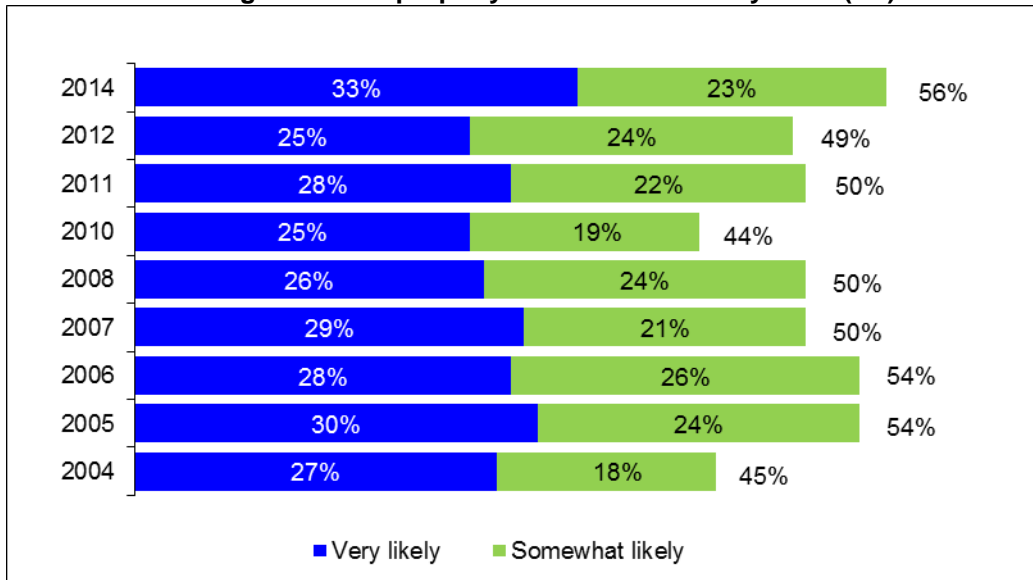
LEAVING LONG ISLAND AND ESCAPING HIGH HOUSING COSTS

There has been an increase since 2012 in the number of Long Island residents who say they are likely to leave in the next 5 years. There is a pervasive concern about family members leaving, and broad consternation about the exit of young people. The current poll documents a jump in the number of Baby Boomers (aged 50-64) who say they will leave Long Island in the next five years. This may reflect improvements in the housing market as home sales strengthen and those approaching retirement think of leaving for a cheaper location.

Record High Numbers Say they Will Leave

In 2005 and 2006 54% of residents said they were somewhat or very likely to leave Long Island in the next five years. This dropped to 50% in 2007 and 2008 and then dropped further to 44% in 2010. In 2011 and 2012 this number increased to 50% and has climbed to 56% in the current poll, a record high. Undoubtedly, these numbers exceed the reality of who can and will leave. Nonetheless, it is disturbing to see that over half the local population thinks it at least likely that they will move away from Long Island in the near future. (Figure 8)

Figure 8: How likely is it that you will move out of Long Island to an area with lower housing costs and property taxes in the next 5 years? (Q7)



Younger residents aged 18 to 34 are most likely to say they will leave (72%). But their parents' generation is not far behind. Almost as many baby boomers, aged 50-64, want to leave (66%) as among the youngest age group. (Figure 9)

Figure 9: How likely is it that you will move out of Long Island to an area with lower housing costs and property taxes in the next 5 years? (Q7)

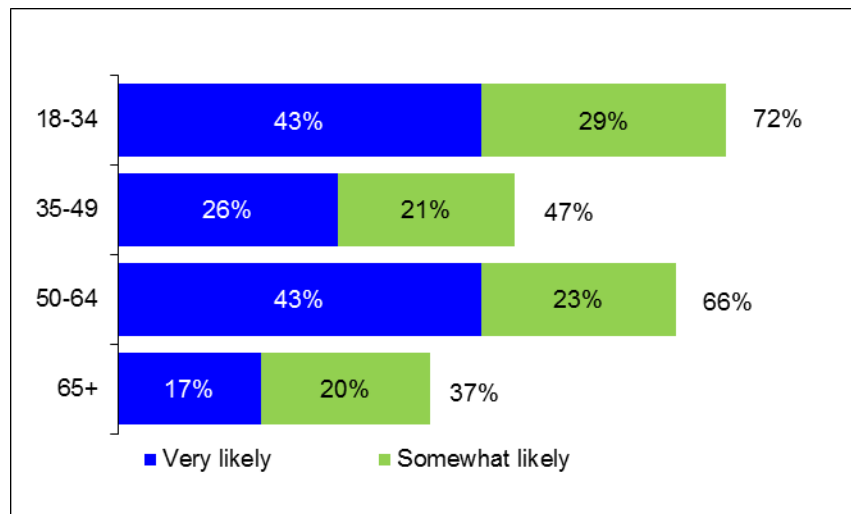
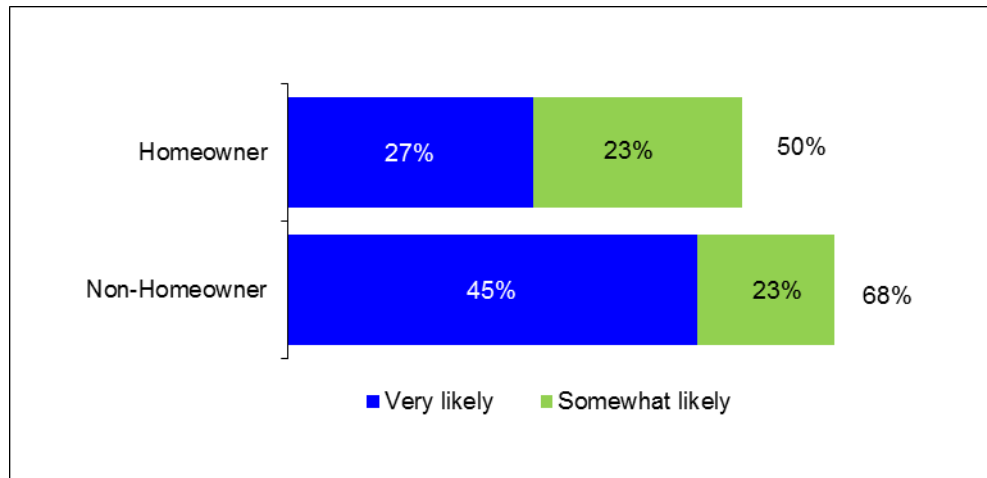


Figure 9: How likely is it that you will move out of Long Island to an area with lower housing costs and property taxes in the next 5 years? (Q7)



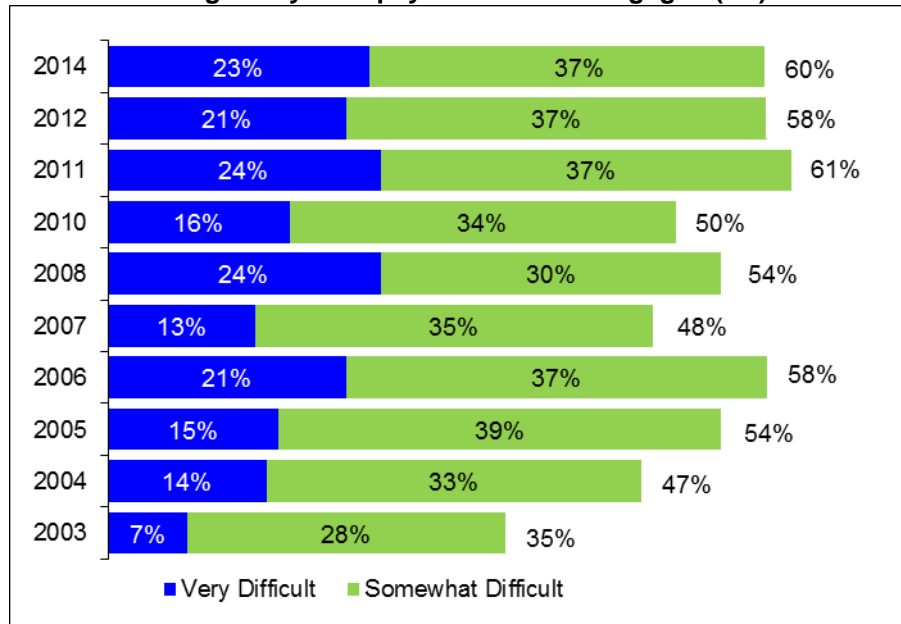
Not surprisingly, there was also a stronger desire to leave among non-homeowners than homeowners, and among less than more affluent residents. (*Figure 10*)

High Housing Costs Persist

Persistently high housing costs mean that a majority (60%) of Long Islanders have at least some difficulty in meeting their monthly rent and mortgage payments. This problem is more extreme for those aged 35 to 49, less well-educated residents, non-homeowners, and members of racial and ethnic minority groups. A lack of affordable housing options also makes it difficult for young people to move out of their parents' and relatives' home. In the current poll, 37% of Long Islanders aged between 18 and 34 live with a parent or another relative. High housing costs are also exacerbated by high local property taxes that tend to increase over time. And while the number of Long Islanders who view the lack of affordable housing as a very or extremely serious problem has declined slightly since the recession this has not cut housing costs for the majority of residents.

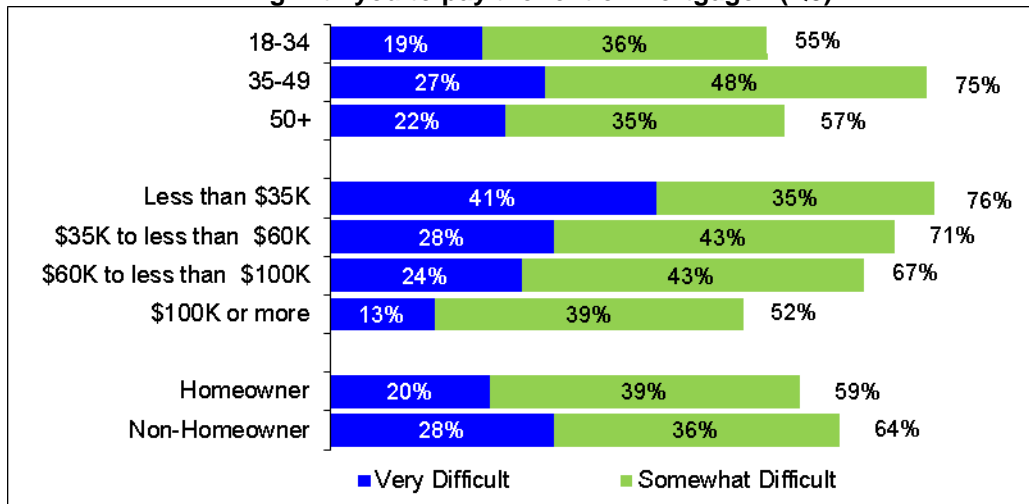
6 in 10 Long Island residents have at least some difficulty paying their rent or mortgage. The number of local resident who report such difficulties dropped initially after the 2008 recession but bounced back towards record highs in 2010 and have stayed there. Indeed, the percentage of Long Islanders who say they have trouble meeting housing costs remains at an all-time high. (*Figure 11*)

Figure 11: In an average month, how difficult is it for you and your family living with you to pay the rent or mortgage? (Q5)



Residents who have the greatest difficulty in meeting their monthly housing costs are between 35-49 years old, non-homeowners, or have lower household income. This pattern reflects the reality of increased housing costs over time on Long Island, and persistently high rents. (Figure 12)

Figure 12: In an average month, how difficult is it for you and your family living with you to pay the rent or mortgage? (Q5)



Scarce Affordable Housing Threatens Long Island Families

65% of Long Island residents say that the lack of affordable housing is a very or extremely serious problem in their county. Prior to the recession, in 2007, 74% of Long Islanders rated the lack of affordable housing as an extremely or very serious problem. Thus, overall, affordable housing is somewhat less of a problem now than in the boom years of the early to mid-2000s. Nonetheless, numbers remains high and almost two-thirds of residents view this as a very serious problem.

Figure 13: In your view, how serious a problem is the lack of affordable housing on Long Island? (Q8)

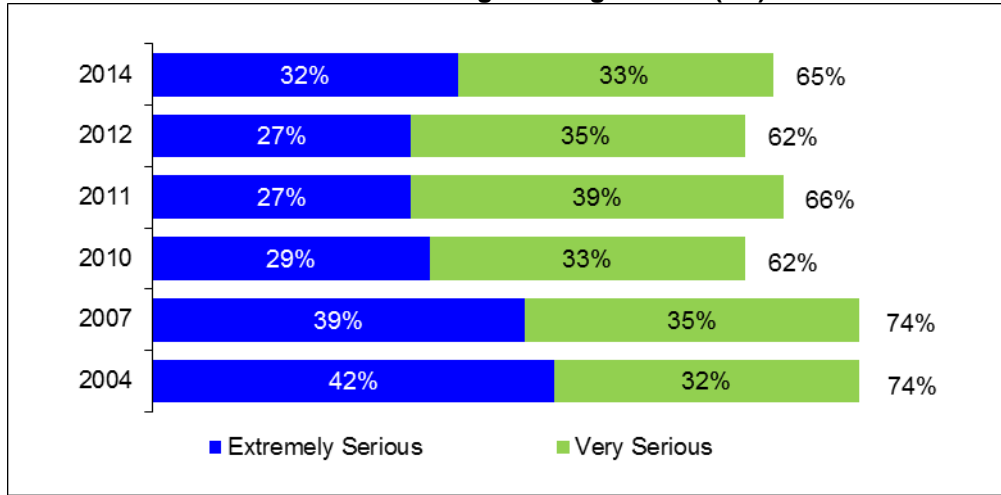
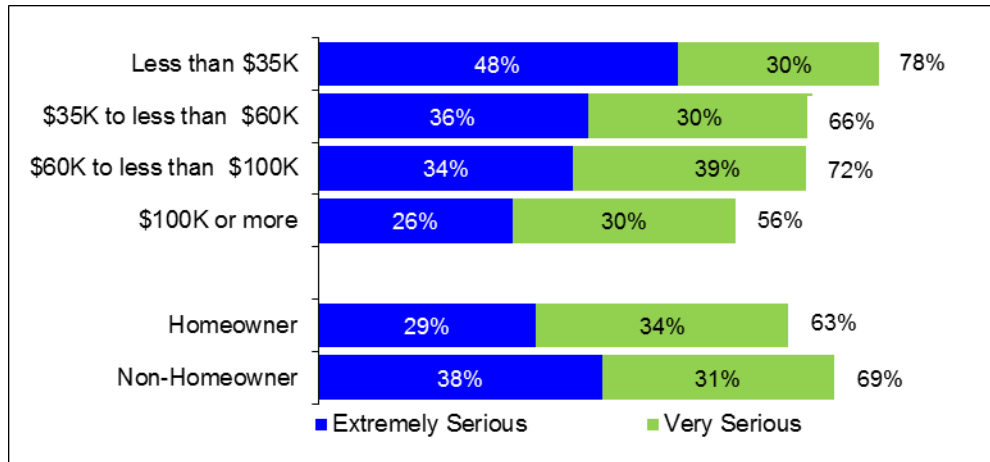


Figure 14: In your view, how serious a problem is the lack of affordable housing on Long Island? (Q8)



High housing costs mean that over three-quarters (77%) of Long Island residents are concerned that some family members might have to leave the area. This level of concern has existed in the polls since 2005 although it declined slightly after the 2008 recession. Concern about family members leaving is highest among those aged between 35 and 64 who are most likely to have children still living on Long Island. (Figure 15 & 16)

Figure 15: How concerned are you that the high cost of housing will force members of your family to move out of Nassau/Suffolk County? (Q6)

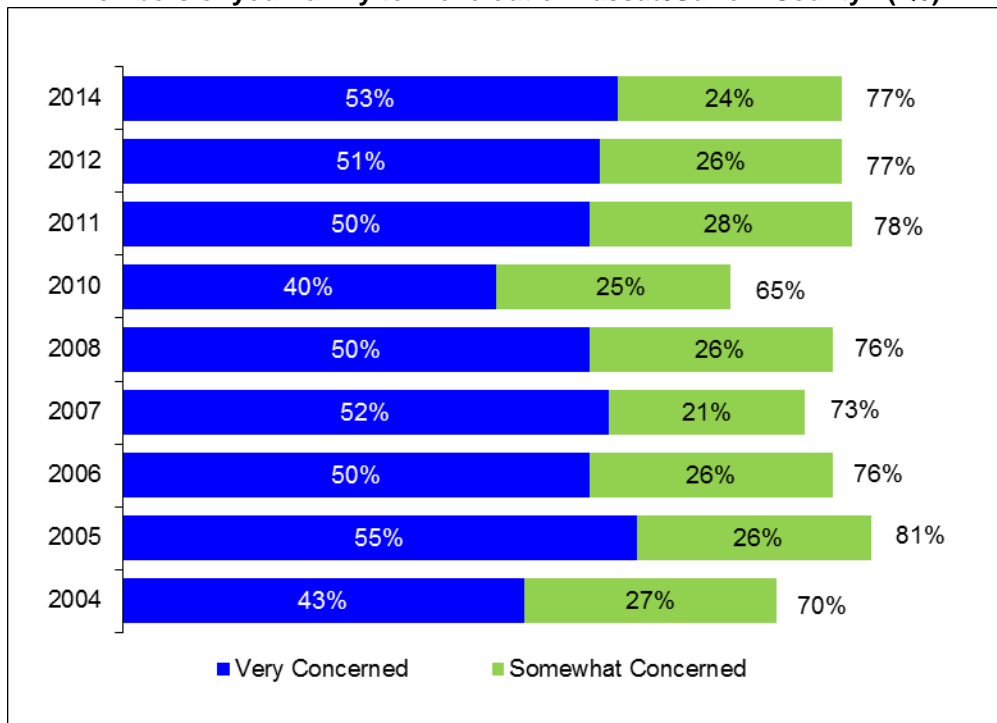
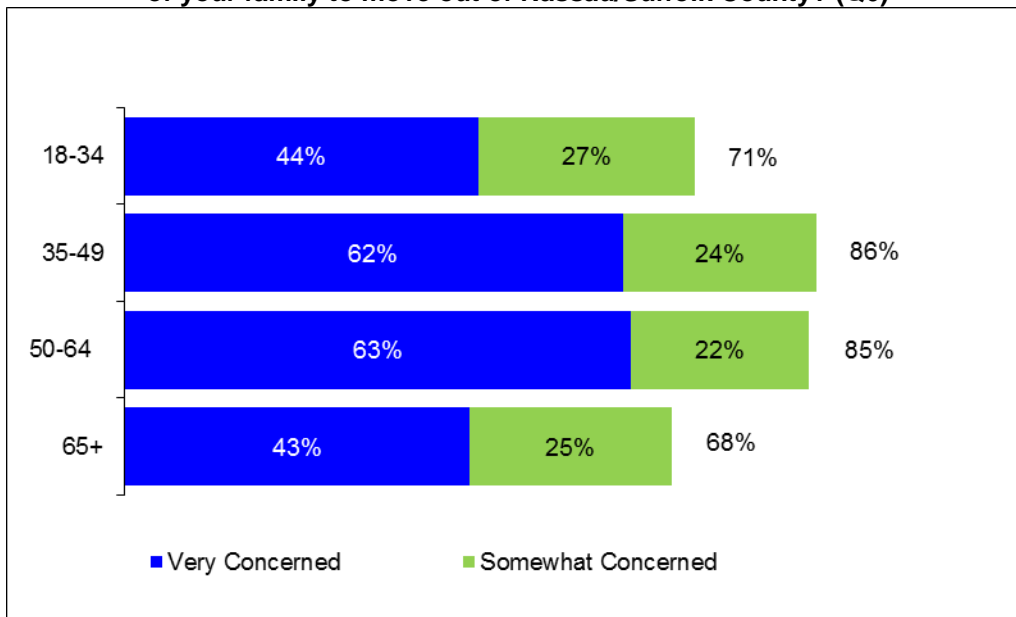
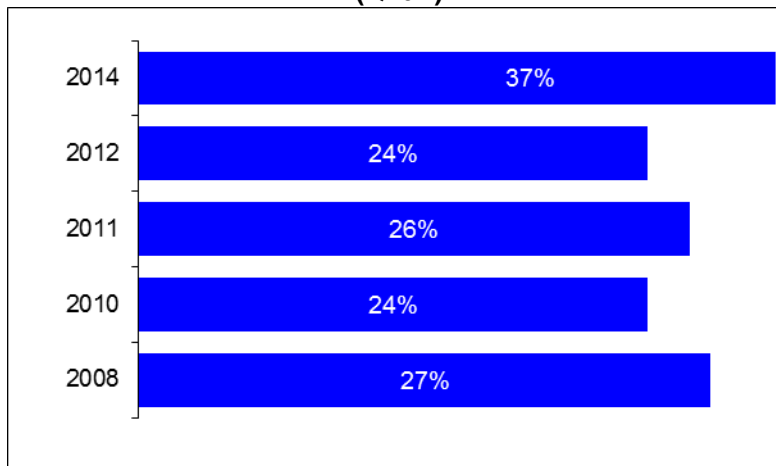


Figure 16: How concerned are you that the high cost of housing will force members of your family to move out of Nassau/Suffolk County? (Q6)



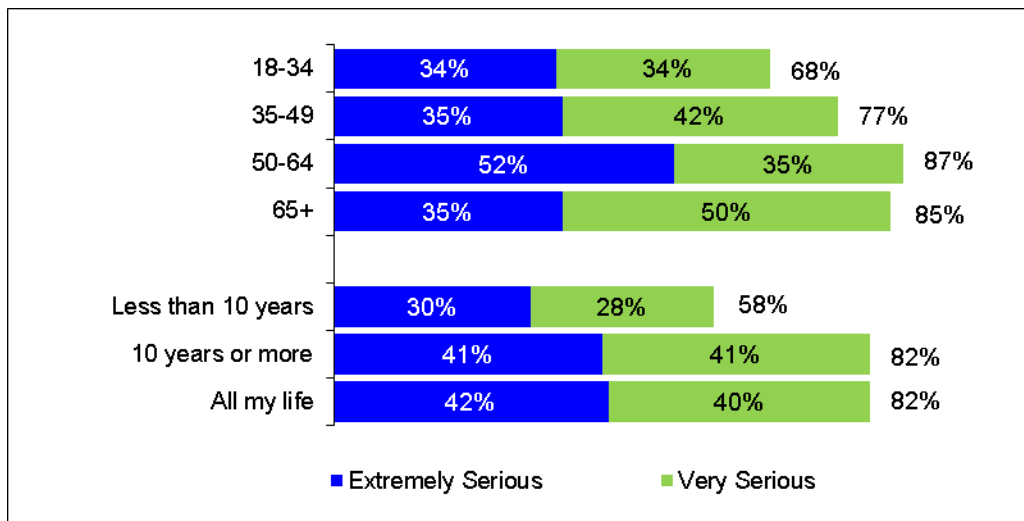
High housing costs, including high rents, mean that a sizeable percent of young people continue to live at home with their parents. Over a third of Long Island residents aged 18-34 live with a family member, an increase over past years when this number hovered around 25%. (Figure 17)

Figure 17: Percent of 18-34 year olds who live with a family member (Q16B)



Over three in four Long Islanders view young people leaving Long Island for more affordable areas as a very or extremely serious problem, reflecting the reality of an exodus of young people over the last decade. This concern is shared widely among Long Islanders of all backgrounds and has remained high throughout all previous polls (ranging from 75% to 79%). In the current poll this concern is most pronounced among long-term Long Island residents. (Figure 18)

Figure 18: How serious is the problem of young people moving away from Long Island because of the high cost of living? (Q4)



Housing Alternatives

There is considerable support on Long Island for changes to zoning laws that would make it easier to install legal rental apartments in a single family home; 65% of Long Islanders support this. This support has increased slightly after remaining relatively constant in previous years. Non-homeowners, lower income residents and the young are most supportive of this proposal. (Figure 19 & 20)

Figure 19: To what extent do you support or oppose changing local zoning rules in Nassau/Suffolk County to make it easier to install a rental apartment in a single-family home? (Q9)

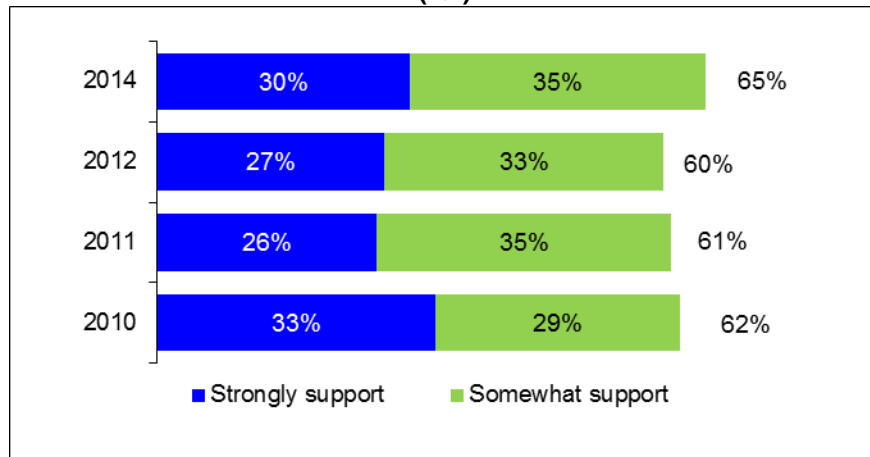
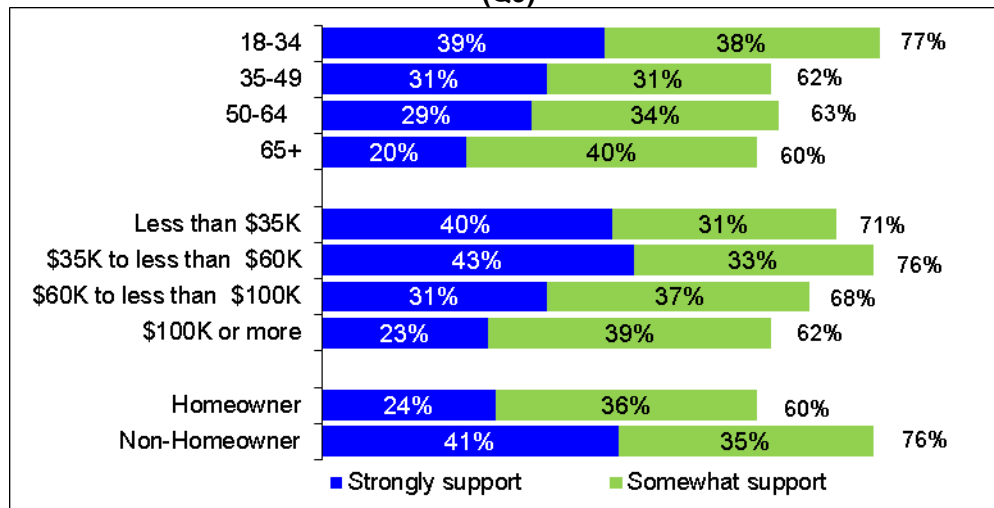


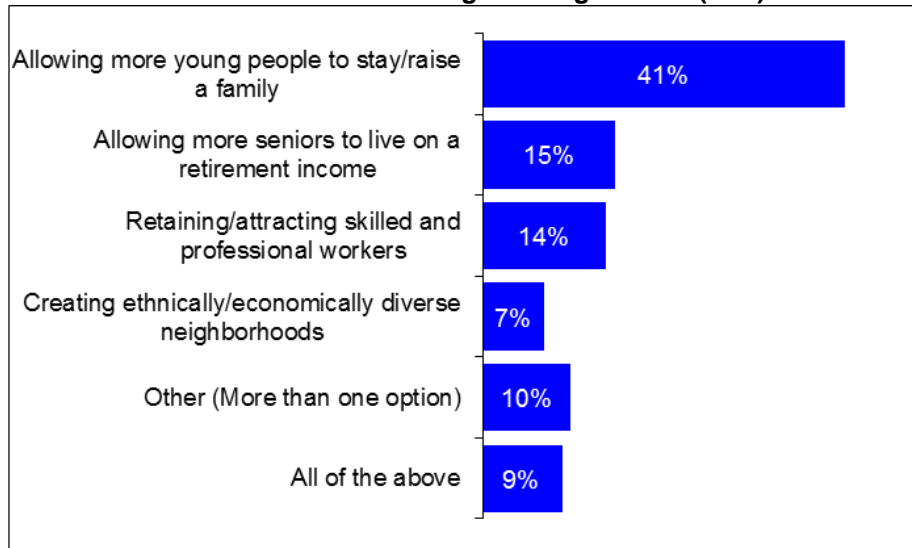
Figure 20: To what extent do you support or oppose changing local zoning rules in Nassau/Suffolk County to make it easier to install a rental apartment in a single-family home? (Q9)



Advantages and Disadvantages of Affordable Housing

Consternation over high housing costs and young people leaving Long Island raises questions about possible ways to make long Island a more affordable place to live. When asked to pick the MAJOR advantage of building more affordable housing on Long Island, allowing young people to stay was chosen by 41% (Figure 21). Almost half (47%) of young people aged between 18 and 34 picked this as the major advantage of affordable housing. This was followed by a range of other considerations including allowing seniors to stay (15%), retaining skilled workers (14%), and the creation of more diverse neighborhoods (7%). Residents aged 65 and older were divided as to whether the retention of young people (34%) or seniors (28%) was the greatest advantage of building more affordable housing.

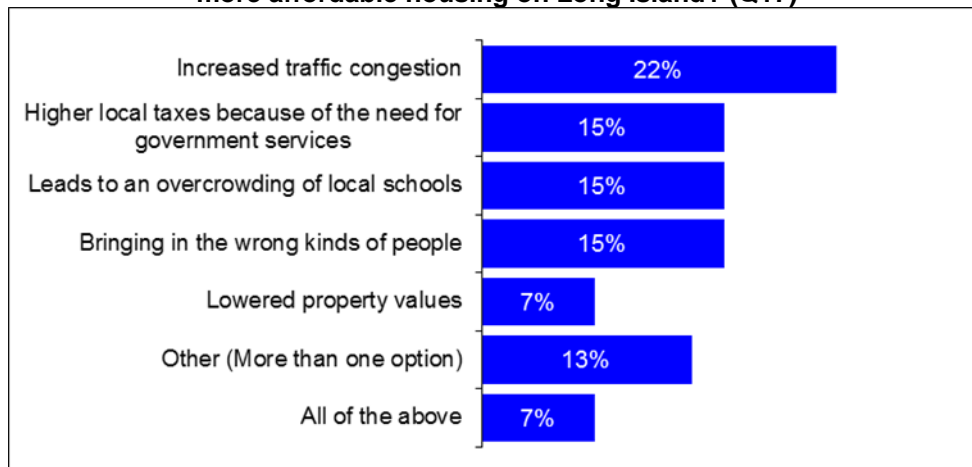
Figure 21: What do you see as THE MAJOR ADVANTAGE of building more affordable housing on Long Island? (Q16)



Local residents were more evenly split over the MAJOR disadvantage of affordable housing. Roughly equal numbers picked traffic congestion (22%), bringing in the wrong kinds of people (15%), higher local taxes (15%), and school overcrowding (15%). (Figure 22)

This diversity of potential obstacles to affordable housing was also present in a previous poll conducted in 2008.

Figure 22: What do you see as THE MAJOR DISADVANTAGE of building more affordable housing on Long Island? (Q17)



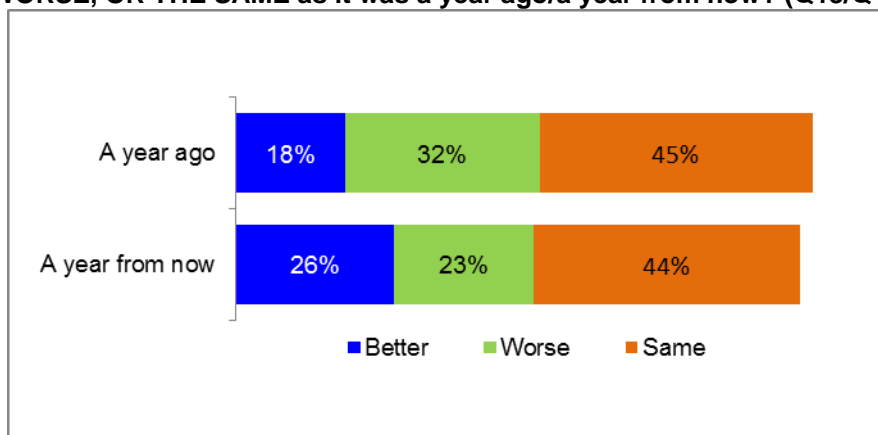
THE LONG ISLAND ECONOMY

Fragile and Weak Optimism about the Local Economy

In the fall of 2014, Long Islanders began to see an improvement in local economic conditions; fewer mentioned economic problems, such as unemployment or foreclosures, as the most important local problem. This went hand-in-hand with a slightly more sanguine view of how things were going in general. For the first time since the 2008 recession, the number of Long Island residents who said that things were heading in the right direction in their county was higher than those who said they were heading in the wrong direction. The optimists outnumbered the pessimists.

However Long Islanders don't see much of a change in the Long Island economy from a year ago. 45% said they saw no change, 32% say it has worsened, and 18% say it is better than last year. When residents were asked about the local economy a year from now, 26% felt it would get better, 23% felt it would get worse, and 44% said there would be no change. (*Figure 23*)

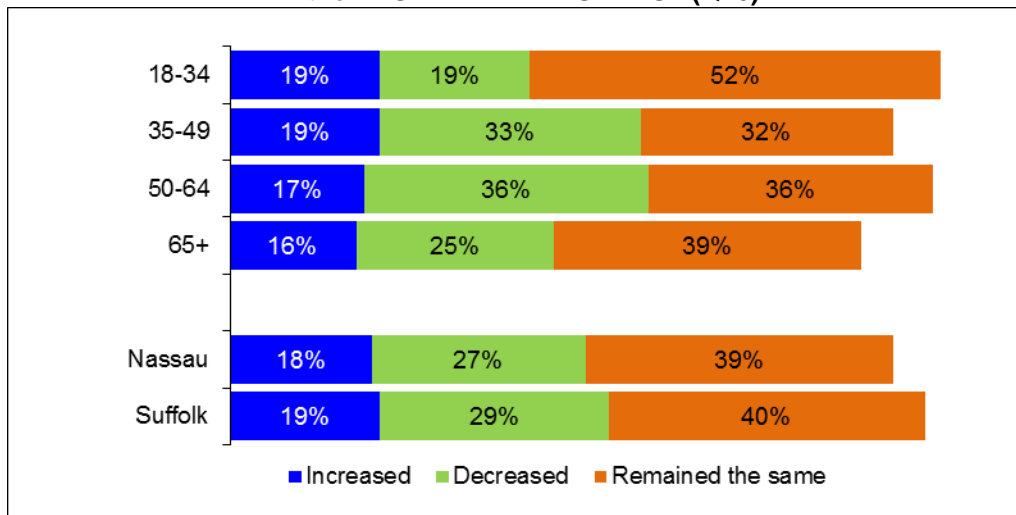
Figure 23:
Would you say that the economy in Nassau/Suffolk County is/will be BETTER, WORSE, OR THE SAME as it was a year ago/a year from now? (Q18/Q19)



Local Employment Opportunities

Respondents were asked about the rate of job growth in Nassau and Suffolk Counties in the past twelve months and reported more negative than positive assessments. 18% said the number of job opportunities had increased, 28% said they had decreased, and 40% said they had remained the same. Middle-aged and pre-retirement workers, aged between 35 and 64, were most likely to regard the growth in jobs as having declined in the last year. The younger residents (18-64) were more positive about job growth. (*Figure 24*)

Figure 24: How would you rate the growth of jobs in [Nassau/Suffolk] County in the PAST TWELVE MONTHS? (Q20)



Quality of Jobs and Services

Long Islanders compared the quality of local jobs, in terms of benefits, wages and security, to 5 years ago. A majority (50%) felt job quality had decreased, whereas only 14% said it had increased. These results are more negative than in 2007 when 39% felt job quality had decreased in the past 5 years, compared to 20% who saw an increase. The recession of 2008 appears to have further eroded the number of high quality jobs on Long Island.

Long Islanders also compared the quality of jobs on Long Island to those in New York City. A plurality of residents (43%) rated jobs in New York City as of higher quality than those on Long Island; many fewer (23%) said the quality of jobs on LI was somewhat or much better than those in NYC or said they were about the same (22%). If we look further, those aged 18 to 34 were the most likely of all age groups to view LI job quality as better than in NYC. Those making \$35,000 or more rated the job quality on Long Island as worse than NYC, as did those with a Bachelor’s degree.

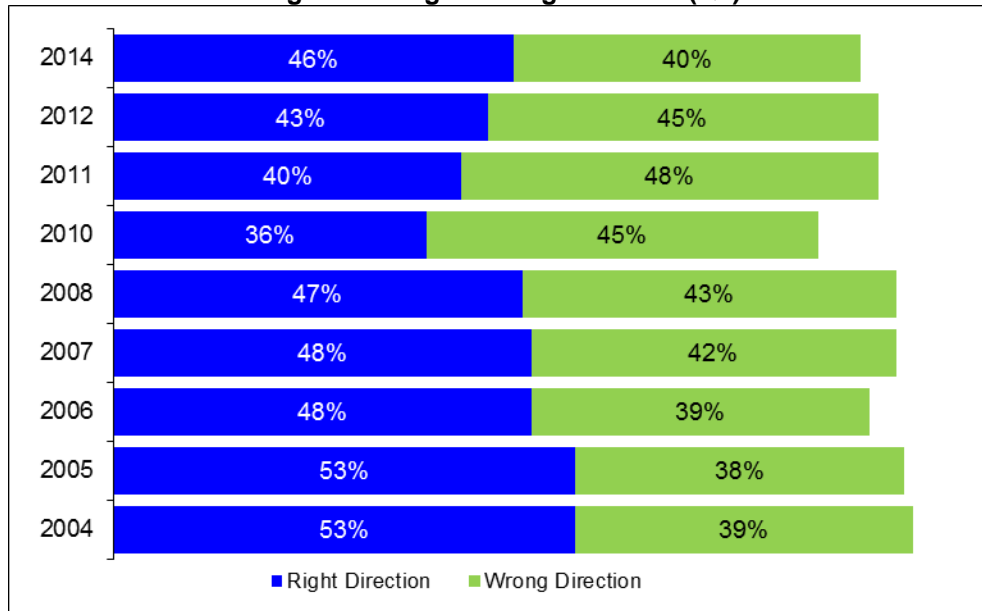
An important component of the quality of life on Long Island is the local public services such as education, police and fire services, waste management, roads, and garbage removal. Local residents were asked if they felt services are better now than they were 5 years ago. Almost two-thirds (63%) felt the services remained the same, 20% felt they were better, and 14% said they were worse.

Residential Satisfaction: Tracking Questions

Direction of the County: Things are beginning to head in the right direction

Local residents are beginning to see things improve on Long Island. For the first time since the 2008 recession, the number of Long Island residents who said that things were heading in the right direction in their county was higher than those who said they were heading in the wrong direction (*Figure 25*). Local optimism is closer to pre-recession levels when the optimists well outnumbered the pessimists. As in previous polls, those aged between 18 and 34 express the most optimism about how things are going.

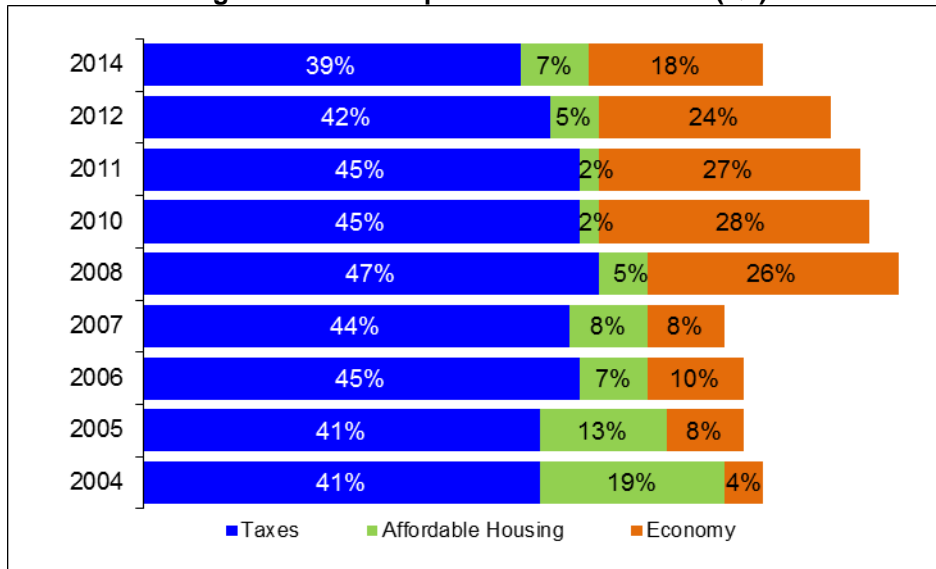
Figure 25: Right/Wrong Direction (Q1)



Continued Concern about High Taxes

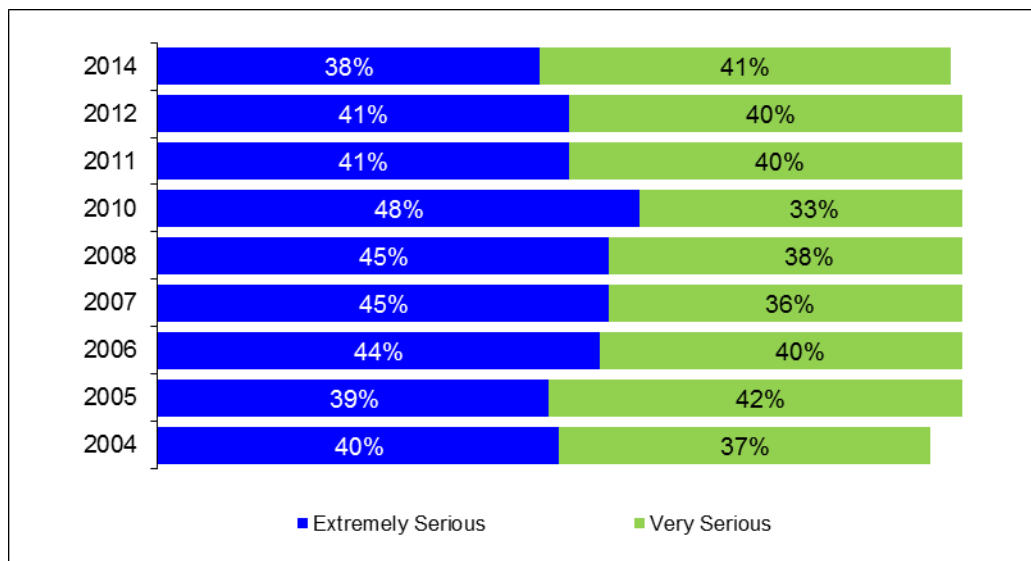
Local taxes have been the most common local problem mentioned by Long Islanders in every poll conducted over the last ten years (since 2003). This remained true in 2014 with 39% of Long Islanders naming high taxes as the most important problem facing their county. To put this into perspective, this is almost double the number of Long Islanders who mention broad economic factors such as unemployment, cost of living, or finances as the most important local problem (18%). At the same time, there has been a decline in the number of residents who mention economic factors, such as unemployment and finances, as the most important problem (declining from 24% in 2012 to 18% in 2014). (Figure 26)

Figure 26: Most Important Local Problem (Q2)



Roughly 8 in 10 (79%) local residents rate high property taxes as a very or extremely serious problem, and these numbers have changed little over time (*Figure 27*). 77% of Long Island residents rated high property taxes as a very or extremely serious problem in 2004 and 79% do so in the current poll. Home owners are more likely than non-homeowners to rate property taxes as a very or extremely serious problem (84% vs. 69%). Young people aged 18 to 34 are somewhat less likely than those older residents to rate this a very or extremely serious problem.

Figure 27: In your view, how serious a problem are high property taxes in your county? (Q3)



METHODOLOGY

The Stony Brook University Center for Survey Research conducted this survey by telephone between August 13 and October 16, 2014. The study was conducted in Nassau and Suffolk County on Long Island. A total of 1050 interviews were completed, with 500 completed interviews with residents of Nassau County and 550 completed interviews with residents of Suffolk County.

A total of 800 interviews were conducted in the general population of Long Island, with 376 completed interviews with residents of Nassau County and 424 completed interviews with residents of Suffolk County. A list-assisted method of random-digit-dialing (RDD) for landline and cellphone was used to obtain phone numbers for this sample. Within selected households, individuals 18 years and over were selected at random for participation. Up to 6 contact attempts at various times of the day and week were made at each household phone number. In order to assure a representative sample, all households and individuals who initially were not willing to participate in the survey were contacted again, and an attempt was made to persuade them to participate.

In addition, young adult Long Island residents between the ages of 18 and 34 were oversampled using a targeted telephone sample. Additional telephone interviews were conducted with a total of 250 young adults, with 124 completed interviewer with Nassau County residents and 126 with Suffolk County. Similarly to the RDD sample, up to 6 contact attempts at various times of the day and week were made at each cellphone and landline number. Respondents who initially refused to participate in the study were contacted again and persuaded to participate.

The data is weighted to match population characteristics of Nassau and Suffolk counties on gender, age, educational attainment, and race/ethnicity as well as cellphone only users, based on the 2010 U.S. Census county-level data. Weighting was done using an iterative raking process developed to estimate joint weights for any number of demographic variables for which population percentages are known only individually, not jointly. In the current sample, minority groups, males, people with a lower level of education, and younger respondents were underrepresented.

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%.

Frequency Questionnaire

INTRODUCTION

Hello, my name is _____ and I am calling from the State University of New York at Stony Brook. We are conducting a study regarding several quality of life issues here on Long Island.

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

AFTER THE SELECTION OF THE ELIGIBLE RESPONDENT:

This survey only takes about 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.

NOTE: Percentages are based on the 800 respondents in the main sample and an oversample of 250 young adults for a total of 1050.

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

Question Q01

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

RESPONDENTS: 1050	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Right direction	46	55	54	32	47
Wrong direction	40	28	39	59	32
Don't know	13	16	7	9	20
Refused	1	2	-	-	1

Question Q02_R

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

[Open-ended question, with recoded responses]

RESPONDENTS: 1050	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Taxes / Property Taxes	39	19	52	41	48
Cost of Living	7	9	4	8	6
Lack of adequate and affordable housing	7	7	7	8	5
Jobs / Unemployment	6	9	4	6	7
Economy / Finances	5	4	5	5	6
Crime / Drugs	5	8	8	5	1
Pollution / Environmental issues / Water quality	4	2	2	4	7
Traffic / Transportation / Roads	4	9	1	3	3
Government / Corruption / Service	3	5	1	3	3
Overcrowding / Overdevelopment	2	1	1	2	2
Immigration	2	1	1	3	2
Education	2	3	2	2	1
Hurricane Sandy damage / flooding / unprepared for Natural disaster	1	1	3	1	-
Health Care / Health Insurance Cost	1	1	1	-	2
Racism / Segregation / Discrimination	1	1	1	2	-
Health Issues / Cancer	-	-	-	-	-
Nothing	1	2	1	-	1
Other	3	6	1	2	1
Don't know/ Refused	8	13	6	5	6

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

Question Q03

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

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Extremely serious	38	26	38	51	36
Very serious	41	42	47	32	44
Somewhat serious	15	20	13	13	14
Not very serious	2	5	1	1	2
Not at all serious	1	1	-	-	2
Don't know	3	5	-	3	2
Refused	-	-	-	-	1

Question Q04

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

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Extremely serious	40	34	35	52	35
Very serious	39	34	42	35	50
Somewhat serious	13	20	13	9	10
Not very serious	4	7	4	2	-
Not at all serious	1	4	-	-	1
Don't know	3	1	5	2	3
Refused	-	-	-	-	1

Question Q05

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...

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Very difficult	23	19	27	29	14
Somewhat difficult	37	36	48	37	33
Not very difficult	16	26	15	11	14
Not at all difficult	21	16	10	22	34
Don't know	2	3	-	-	3
Refused	1	-	-	1	2

Question Q06

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

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Very concerned	53	44	62	63	43
Somewhat concerned	24	27	24	22	25
Not very concerned	10	16	10	4	10
Not at all concerned	12	12	5	10	18
Don't know	1	-	-	2	4
Refused	-	-	-	-	-

Question Q07

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?

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Very likely	33	43	26	43	17
Somewhat likely	23	29	21	23	20
Not very likely	17	10	25	16	16
Not at all likely	25	15	27	18	46
Don't know	2	3	1	1	1
Refused	-	-	-	-	1

Question Q08

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

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Extremely serious	32	37	24	37	27
Very serious	33	25	39	34	36
Somewhat serious	25	27	26	20	28
Not very serious	4	8	4	2	3
Not at all serious	2	2	3	2	-
Don't know	4	1	4	5	6
Refused	-	-	-	1	1

Question Q09

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

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Strongly support	30	39	31	29	20
Somewhat support	35	38	31	34	40
Somewhat oppose	16	10	19	15	20
Strongly oppose	14	6	17	17	13
Don't know	4	4	3	4	5
Refused	1	2	-	1	1

Question Q10

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

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Yes	52	59	55	49	46
No	41	37	39	39	48
Live there now	4	2	2	4	5
Don't know	3	3	1	7	-
Refused	1	-	2	-	-

Question Q11

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?

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Strongly support	25	28	28	29	15
Somewhat support	33	41	37	29	29
Somewhat oppose	18	14	18	17	21
Strongly oppose	20	12	14	23	33
Don't Know	4	4	3	3	3
Refused	-	1	-	-	-

Question Q12

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

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Strongly support	25	28	25	28	18
Somewhat support	43	47	48	37	39
Somewhat oppose	14	13	14	14	17
Strongly oppose	15	8	12	19	22
Don't know	3	3	1	2	3
Refused	-	-	-	1	1

Question Q13

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

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Very important	27	37	15	26	29
Somewhat important	20	22	20	21	16
Not very important	26	18	34	22	34
Not at all important	27	22	32	32	21
Don't know	-	-	-	-	-
Refused	-	-	-	-	-

Question Q14

How important is it to you to live within walking distance of shops and entertainment options?

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Very important	23	33	13	18	28
Somewhat important	30	39	33	25	26
Not very important	29	20	39	30	28
Not at all important	18	9	15	27	18
Don't know	-	-	-	-	1
Refused	-	-	-	-	-

Question Q15

Would you say your current house or apartment is too big for the number of people in your household, too small, or is it about the right size?

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Too big	13	5	7	12	27
Too small	17	24	19	18	6
Right size	70	71	74	69	67
Don't know	-	-	-	-	-
Refused	1	-	-	-	1

Question Q16

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

*[RESPONSE OPTIONS ARE RANDOMIZED]***RESPONDENTS: 1050**

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Allowing more young people to stay and raise a family	41	47	46	37	34
Creating ethnically and economically diverse neighborhoods	7	15	7	5	2
Allowing more seniors to live here on a retirement income	15	6	14	16	28
Retaining and attracting skilled and professional workers	14	17	13	17	5

Options Offered by Respondents:

All of the above	9	4	10	10	11
Other and more than 1 option from above	10	9	5	14	10
Don't know	3	2	1	-	7
Refused	2	1	3	2	3

Question Q17

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

*[RESPONSE OPTIONS ARE RANDOMIZED]***RESPONDENTS: 1050**

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Increased traffic congestion	22	21	22	26	19
Bringing in the wrong kinds of people	15	14	20	18	7
Leads to an overcrowding of local schools	15	15	19	13	16
Lowered property values	7	7	8	5	8
Higher local taxes because of the need for government services	15	23	13	12	12

Options Offered by Respondents:

All of the above	7	7	4	7	9
Other and more than 1 of the options above	13	11	8	14	17
Don't know	6	2	4	6	10
Refused	1	-	2	-	2

Question Q18

Would you say that the economy in [Nassau/Suffolk] County is BETTER, WORSE, OR THE SAME as it was a year ago?

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Better	18	23	20	15	14
Worse	32	29	33	36	28
Same/No difference	45	40	44	45	54
Don't know	4	8	3	3	3
Refused	1	-	-	2	1

Question Q19

Now looking ahead, do you think that a year from now the economy of your county will be better, worse, or the same as now?

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Better	26	33	25	21	26
Worse	23	22	22	27	21
Same/No difference	44	39	45	46	45
Don't know	6	6	7	5	7
Refused	1	-	1	2	1

Question Q20

How would you rate the growth of jobs in [Nassau/Suffolk] County in the past TWELVE months? Would you say that the number of job opportunities has increased, decreased, or remained the same?

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Increased	18	19	19	17	16
Decreased	28	19	33	36	25
Remained the same	40	52	32	36	39
Don't know	14	9	16	11	20
Refused	-	-	-	-	-

Question Q21

How would you rate the quality of jobs in terms of benefits, wages and security in [Nassau/Suffolk] County compared to FIVE years ago? Would you say that the quality of jobs has increased, decreased, or remained the same?

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Increased	14	18	13	9	15
Decreased	50	43	46	64	46
Remained the same	23	25	27	17	23
Don't know	13	13	14	10	16
Refused	-	-	1	-	-

Question Q22

How would you rate the quality of jobs in terms of benefits, wages and security on Long Island compared to New York City? Would you say that the quality of jobs on Long Island is much better than in New York City, somewhat better, somewhat worse, much worse, or is it about the same?

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Much better	7	8	10	5	7
Somewhat better	15	23	15	12	11
Somewhat worse	30	30	30	32	30
Much worse	13	8	13	15	14
About the same	22	24	17	23	25
Don't know	12	8	15	13	12
Refused	-	-	-	-	1

Question Q23

Would you say the quality of local public services such as education, the police and fire services, waste management, roads, and garbage in your community is better than it was FIVE years ago, worse, or is it about the same?

RESPONDENTS: 1050

	Total	18-34	35-49	50-64	65+
	%	%	%	%	%
Better	20	24	18	14	24
Worse	14	14	12	21	8
The same	63	57	62	65	65
Don't know	4	5	8	1	2
Refused	-	-	-	-	-

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 B1

Are you Hispanic or Latino/Latina?

	Total %
Yes	14
No	85
Don't Know / Refused	1

Question B2

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

	Total %
White	75
Black/African-American	7
Hispanic/Latino	7
Asian	4
Pacific Islander	-
Native American or Alaskan native	1
Black and another category	1
Don't Know	2
Refused	3

Question B3

How long have you lived in [Nassau/Suffolk] County?

	Total %
Under six months	2
Six months to a year	1
One year to two years	1
Between two and five years	3
Between five and ten years	5
Over 10 years	53
All my life	35
Don't know / Refused	-

Question B4

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

	Total
	%
Liberal	24
Moderate	32
Conservative	30
Don't know	10
Refused	4

Question B6

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

	Total
	%
None	61
1 or more	38
Refused	1

Question B7

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

	Total
	%
Own	64
Rent	22
Live with parents, in-laws, other relative	11
Other [Please Specify]	2
Don't know	-
Refused	1

Question B8

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

	Total %
Single family home	81
Semi-detached house (e.g., duplex)	3
Condominium	2
Apartment	10
Townhouse	2
Other	2
Don't know	-
Refused	-

Question B9

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

	Total %
One	17
Two	42
Three	19
Four or more	21
Don't know	-
Refused	2

Question B10

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

	Total %
High School or Less	35
Some College	26
Bachelor's Degree	18
Graduate or Professional Degree	20
Refused	2

Question B11

Are you currently...

	Total %
Employed for wages full-time	45
Employed for wages part-time	9
Self-employed	9
Out of work for more than 1 year	3
Out of work for less than 1 year	3
Homemaker	3
Full-time student	5
Retired	20
Unable to work / permanently disabled	4
Refused	1

Question B11a_R

What is/was your occupation?

[Open-ended question, with recoded responses]

	Total %
Professional / Manager / Owner	30
Teacher / Librarian / Professor	7
Sales / Clerical / Service Worker	38
Skilled Laborer / Tradesman	7
Semi- or Unskilled Laborer	6
Other	8
None / Retired	-
Refused	4

Question Q13

Which of the following income categories best describes the total 2013 household income of all members of your family living there before taxes. Stop me when I reach your income group. Was it...

	Total %
Less than \$35,000	10
\$35,000 to less than \$60,000	13
\$60,000 to less than \$100,000	25
\$100,000 or more	29
Don't know / Refused	24

Question B15

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

	Total %
Married	52
Not married, living with a partner	6
Separated	2
Divorced	9
Widowed	8
Never married	21
Refused	2

GENDER

What is the respondent's gender?

	Total %
Female	54
Male	46
