



UMASS DONAHUE INSTITUTE



UMass Donahue Institute/CHAPA Housing Poll 2006

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Margin of Error for the 2006 Statewide Questions is +/- 4.4%.



Introduction

This report presents the results of the third annual housing poll conducted by the University of Massachusetts Donahue Institute in collaboration with the Citizens Housing and Planning Association (CHAPA). The poll explores the housing needs of Massachusetts residents, as well as the views of residents on housing policies and programs at the state and local level. The 2006 Housing Poll continues many of the same questions contained in the previous polls and, whenever possible, compares the results of the 2006, 2005 and 2004 polls.

Each year, the housing poll has highlighted the needs and opinions of residents in a particular region of the state through a poll of its residents. In 2006, the UMass Donahue Institute and CHAPA have focused particular attention on Cape Cod and the Islands. The poll, which surveyed the views of 515 residents statewide and 401 residents in the Cape, was conducted from late November to mid-December 2006. Respondents were interviewed by telephone through a standard process of random-digit dialing. A full explanation of the poll methodology can be found at the end of the report.

The following analysis of the 2006 Housing Poll consists of an executive summary of the survey findings, followed by a breakdown of results into three sections: Section I analyzes housing needs and concerns uncovered in the 2006 statewide poll with comparisons to 2004 and 2005 statewide results; Section II examines attitudes toward affordable housing and particular policy solutions that seek to address the housing concerns raised in the first section; and Section III presents the findings of the 2006 Cape Cod Housing Poll. The report concludes with a presentation of the poll methodology and an appendix containing the full poll results.

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Executive Summary

The 2006 UMass Donahue Institute/Citizens' Housing and Planning Association (CHAPA) Housing Poll shows that residents of Massachusetts statewide are deeply concerned about the cost of housing. The cost of housing surpasses all other issues as the most important concern for residents across the Commonwealth.

- Over 66 percent of Massachusetts residents polled rated the cost of housing as a significant concern in 2006, up from only 48 percent of the state's residents in 2005.
- Clear majorities of Massachusetts residents express concern about the cost of housing and its effect on the economy and the ability of young people, families and senior citizens to remain in their communities.
- Residents of the Cape and Islands expressed even greater concern about the cost of housing and its effect on the Cape economy and quality of life.
- 35.9 percent reported that they or members of their immediate family "have seriously considered moving out of Massachusetts because of the cost of housing." This is an increase from 2005 when only 23.9 percent of respondents gave the same response though down from the 2004 Housing Poll's 49.5 percent of respondents. A demographic analysis of survey respondents shows that over 70 percent of those who said that either they or a family member have considered moving out of state were between 25 and 54 years of age.
- Nearly two-thirds of poll respondents support the development of affordable housing; a strong majority of residents support a doubling of state funding for housing, and a majority wants Governor Patrick to make affordable housing a high priority.
- The poll finds very strong support for regional planning and smart growth oriented policies. Respondents are evenly divided, however, over whether the state should steer housing funds to existing town centers if it means reducing housing funding in suburban or rural areas.
- Nearly two-thirds of state residents (65.9 percent) support the development of new housing near shops and public transit. However, a majority (52.1 percent) would personally prefer to live in a suburban or rural setting.
- More than two-thirds of Cape Cod respondents (71.8 percent) favor smart growth policies, although a strong majority (66.4 percent) also is concerned about funding housing development in existing city or town centers at the expense of suburban or rural areas.

Margin of Error for 2006 Statewide Questions is +/- 4.4%.

Highlights from the 2006 Statewide Housing Poll

The 2006 Housing Poll asked survey respondents to indicate the most important issues in their community, the impact of housing costs in their community, their views about affordable housing, and their support for affordable housing, housing programs and smart growth policies.

In general, the responses to the 2006 Housing Poll indicate deeper concern about the cost of housing and impact of housing costs than the 2005 poll. The 2004 Housing Poll represents a high-water mark for concern over housing costs when compared to the 2005 and 2006 polls; however, the 2006 poll results are generally consistent with the 2004 housing poll and suggest that decline in concern over housing costs in 2005 is the aberration.

The Impact of Housing Costs

- In the 2006 survey, housing costs are a concern for 66.4 percent of Massachusetts residents, surpassing public Education (51.9 percent) and access to health care (50.2 percent) by nearly 15 percentage points. The level of concern over housing costs in 2006 increased by 18 percentage points over the 2005 housing poll.
- Approximately the same percentage of survey respondents were “very concerned” about the cost of housing in 2006 and 2005; however, a far higher percentage of people in the 2006 poll said that their monthly housing payment made it difficult for them to make ends meet compared to 2005 survey (42.3 percent in 2006 compared to 29.5 percent in 2005).
- Across the three housing polls, consistently high percentages of Massachusetts residents express concern that high housing costs are hurting the local economy (65.9 percent), preventing young families from living in their hometowns (80.4 percent), and preventing the elderly from continuing to live in their towns (70.9 percent).
- Interestingly, there are mixed-views for the idea that the high cost of housing prevents municipal workers from living in the community in which they serve: 67 percent agreed with the statement in 2004; 42.8 percent agreed in 2005; and 48.4 percent agreed in the 2006 housing poll.

Opinions about Affordable Housing

- 58.9 percent of people statewide disagreed that new affordable housing would change the character of their town. In 2005, 56.6 percent shared that opinion while in 2004 only 42.4 percent of residents shared that opinion.
- 70.9 percent of respondents disagreed that the physical design of affordable housing would be unattractive. In 2005, 64.1 percent of respondents disagreed, while 57.1 percent disagreed in 2004.
- 62 percent of people polled rejected the idea that new affordable housing would lead to more crime in their neighborhood. A higher percentage of survey respondents in 2005 (67.8 percent) disagreed that affordable housing leads to increased crime, but the 2005 and 2006 Housing Poll results are higher than the 47.2 percent of people who took the same position in 2004.

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- Slightly more than half of residents statewide (50.9 percent) felt that affordable housing would lower their property values. In 2005, 39.9 percent of respondents thought that affordable housing would lower property values. However, the 2006 poll result is lower than in 2004, when 55 percent of respondents felt that affordable housing would lower their property values.
- A majority of poll respondents (55.4 percent) believe that affordable housing will increase public school costs. This is up from 48.6 percent of respondents who felt similarly in 2005 but far lower than the 61.2 percent of poll respondents who responded in kind in 2004.

Support for Affordable Housing Developments and Programs

- In 2006, nearly two-thirds of survey respondents (64.8 percent) supported building affordable housing in their neighborhoods. Support for the construction of affordable housing has been consistently high in each UMass Donahue Institute/CHAPA Housing Poll.
- A majority of Massachusetts residents (58.4 percent) support the creation of state incentives for employers to assist their workers to obtain affordable housing.
- Four out of five Massachusetts residents in the poll (80.3 percent) believed that the Massachusetts state government should require cities and towns to plan regionally for growth and development. That support has been consistently strong in 2005 and 2006 housing polls. Similarly, nearly two-thirds of survey respondents favor developing new housing in downtowns and existing neighborhoods instead of on undeveloped land and open space.
- The 2006 Housing Poll found highly mixed-support for the potential trade-offs implicit in smart growth policies. Slightly more poll respondents (52.1 percent) expressed a personal preference for rural or suburban housing rather than homes or apartments near shops and public transit. A slight majority of poll respondents (51.7 percent) believed that the state should steer housing funds to support development in existing city or town centers even if that meant a reduction in housing funds for suburban or rural areas of the state.

Highlights from the Cape Cod and Islands Housing Poll

The Cape Cod and Islands Housing Poll found that residents of the Cape and Islands are even more deeply concerned about the effects of high housing costs than residents statewide. Cape residents ranked housing costs as their top concern and expressed concern about the negative impact of housing costs on their communities in terms of the economy and the opportunity for Cape residents to remain in their towns.

The Impact of Housing Costs

- In the 2006 Housing Poll, 69 percent of Cape and Island residents expressed concern about housing costs, with a majority of respondents indicating that they are “very concerned.” A majority of Cape residents failed to express concern about any other issue presented in the housing poll. Access to Health Care and Jobs were the second most important concerns of Cape residents, with 47.2 percent of respondents “concerned” or “very concerned.”

Margin of Error for 2006 Statewide Questions is +/- 4.4%.

- Approximately the same percentage of Cape and Island residents (41.2 percent) found that their monthly housing payment made it difficult for them to make ends meet as residents statewide (42.3 percent). A slightly higher percentage of Cape and Island residents (39.8 percent) have considered or know someone in their family who has considered moving out of state due to housing costs than in the statewide poll results (35.9 percent).
- Cape and Island residents overwhelmingly feel (91.3 percent) that the cost of housing prevents young families from living in the community in which they grew up. A clear majority of Cape and Island residents believe that the cost of housing is hurting the economy (77.1 percent), that the cost of housing prevents elderly residents from remaining in their communities (75.9 percent) and that housing costs prevent municipal workers from living in the towns that they serve (57.2 percent).

Support for Affordable Housing Developments and Programs

- Residents of the Cape and Islands support the development of affordable housing in their communities at a higher rate (71.3 percent) than residents statewide (64.8 percent).
- Cape and Island residents strongly support (64.6 percent) the development of state programs that would provide incentives for employers to assist their workers in obtaining affordable housing.
- More than seven out of ten Cape and Island residents polled (70.5 percent) support doubling the amount of money that the state government spends on affordable housing programs if would help low and moderate income people to buy or rent a home.
- Cape and Island residents express strong support for state mandates to require communities to plan regionally for growth and development (76.2 percent). A high percentage (71.8 percent) of Cape and Island residents agree that new housing should be constructed in existing downtowns and neighborhoods rather than on undeveloped land or open space.
- Cape and Island residents expressed significant opposition (66.4 percent) to steering funds to support development in existing city or town centers if that meant reducing funds for housing programs or services in suburban or rural areas. In fact, given the opportunity, more than two-thirds of Cape and Island residents (68.9 percent) would not personally prefer to live in an apartment or home near shops and public transit rather than a home in a rural or suburban setting.

Margin of Error for 2006 Statewide Questions is +/- 4.4%.

Section I: Statewide Housing Concerns

In the 2006 Housing Poll, the cost of housing clearly emerges as the dominant issue concerning Massachusetts residents. Housing costs are a concern for 66.4 percent of Massachusetts residents, surpassing public Education (51.9 percent) and access to health care (50.2 percent) by nearly 15 percentage points. Statewide, the level of concern over housing costs of residents increased by 18 percentage points from 2005 to 2006. In contrast, survey respondents' level of concern about education and health care both decreased in importance by approximately eight percentage points from 2005 to 2006.

While the remaining issues in the 2006 Housing Poll failed to garner concern from a majority of statewide residents, some issues did increase in importance since 2005. Concern about jobs increased from 44.4 percent in 2005 to 47.8 percent in 2006. Similarly, concern about traffic congestion increased from 41.9 percent in 2005 to 47 percent in 2006, while concern for public safety increased from 39.3 percent in 2005 to 42.4 percent in 2006. The 2006 Housing Poll found a significant decline in concern about the loss of open space. In the 2006 Housing Poll, 32.6 percent of respondents expressed concern about the loss of open space compared to 50.8 percent of respondents in 2005 (a decline of 18.2 percent from 2005 to 2006).

Other results from the 2006 Housing Poll in Massachusetts are as follows:

- 42.3 percent of respondents indicated that their monthly housing payment makes it “hard to make ends meet.” The 2006 Housing Poll result compares to the 29.5 percent of residents in 2005 and 57 percent of residents in 2004 who stated that their monthly housing payment made it hard to make ends meet.
- 35.9 percent reported that they or members of their immediate family “have seriously considered moving out of Massachusetts because of the cost of housing.” This is an increase from 2005 when only 23.9 of respondents gave the same response though down from the 2004 Housing Poll’s 49.5 percent of respondents. An analysis of the survey respondents’ demographics showed that those respondents most likely to have considered moving out of state (or know someone who has considered moving) were between the ages of 25 and 54 years old with nearly one-third of the respondents (30.3 percent) between 35 and 44 years of age.
- 80.4 percent agreed that the cost of housing is preventing young families from living in their town, which is consistent with the results of previous polls (77 percent in 2005 and 79.5 percent in 2004).
- 70.9 percent agreed that the cost of housing is preventing elderly residents from continuing to live in their town; this compares with 62.1 percent of residents in 2005 and 76 percent in 2004 who expressed the same sentiment.

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- 65.9 percent agreed that the cost of housing is hurting the local economy because businesses are having a harder time finding and keeping workers. The 2006 result is similar to the 2004 Housing Poll result (64.8 percent agreed) though the 2005 Housing Poll result was significantly lower (50 percent agreed).
- 48.4 percent agreed that the cost of housing is preventing municipal workers from living in the towns they serve. Support for the sentiment that housing costs prevent municipal workers from living in the towns in which they work declined significantly from 2004 to 2005 (67 percent in 2004 and 42.8 percent in 2005) and increased slightly from 2005 to 2006.

Margin of Error for 2006 Statewide Questions is +/- 4.4%.



Section II: Attitudes Toward Affordable Housing & Housing Policies

The 2006 Housing Poll explored public support for affordable housing and opinions about the perceived impacts of affordable housing on communities. The poll examines support for potential remedies such as smart growth policies or increased funding and attention to housing from public officials. Overall, the 2006 Housing Poll continues to find very strong support for the construction of affordable housing at the local and the state level. Nearly two-thirds of survey respondents statewide (64.8 percent) would support the construction of affordable housing in their neighborhood. About the same percentage of respondents (63.4 percent) would support doubling the amount of state funds invested in affordable housing programs. A majority of residents statewide (58.4 percent) would support the creation of state funding incentives to employers to assist their workers to obtain affordable housing. The statewide housing polls in 2004, 2005 and 2006 have all shown broad support for the development of affordable housing at the local and state level.

Public opinions about the impact of affordable housing on communities are generally divided, with an even number of residents concerned that affordable housing could affect property values (50.9 percent) and a majority of survey respondents believe that affordable housing can increase school costs due to an increase of children in the schools (55.4 percent). In contrast to those views, very clear majorities of survey respondents do not think that affordable housing is unattractive (70.9 percent), leads to more crime in the neighborhood (62 percent) or changes the character of the community (58.9 percent).

The 2006 Housing Poll shows very strong support for smart growth policies and programs – up to a point. Over 80 percent of residents statewide support a state mandate requiring cities and towns to plan regionally for growth and development. Nearly two-thirds of survey respondents (65.2 percent) believe that new housing should be developed in downtowns and existing neighborhoods rather than undeveloped land and open space. However, the statewide poll shows a slight majority of residents (52.1 percent) would not prefer to live in a home or apartment located near shops and public transit rather than a home in a suburban or rural setting. And, 48.3 percent of survey respondents do not believe that the state should steer funds to support development in existing city and town centers if that means reducing funds for housing programs and services in suburban or rural settings. In other words, there is strong support for the concepts and policies indicated in smart growth programs but many residents still prefer to live in suburban and rural communities and they are concerned that smart growth investments do not come at the expense of housing programs and priorities in their communities.

Support for the Creation of Affordable Housing

As in previous years, the 2006 Housing Poll respondents expressed strong support for the creation of new affordable housing. Statewide:

- Nearly two-thirds of respondents (64.8 percent) said that they support building more affordable housing in their own neighborhood. 68.4 percent of respondents in 2005 and 76.6 percent in 2004 held a similar opinion.

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- 63.2 percent said they would support housing for low-income families and individuals in their own neighborhoods. This was very close to the 64.2 percent of respondents who expressed a similar opinion in 2005.

Opinions about Affordable Housing

Massachusetts residents had strong opinions about a number of common arguments made by opponents of affordable housing. The 2006 results reinforce the favorable views on affordable housing reflected in the 2004 and 2005 responses. Specifically:

- 58.9 percent of people statewide disagreed that new affordable housing would change the character of their town. In 2005, 56.6 percent shared that opinion while in 2004 only 42.4 percent of residents had that opinion.
- 70.9 percent of respondents disagreed that the physical design of affordable housing would be unattractive. In 2005, 64.1 percent of respondents disagreed, while 57.1 percent disagreed in 2004.
- 62 percent of people polled rejected the idea that new affordable housing would lead to more crime in their neighborhood. A higher percentage of survey respondents in 2005 (67.8 percent) disagreed that affordable housing leads to increased crime, but the 2005 and 2006 Housing Poll results are higher than the 47.2 percent of people who took the same position in 2004.
- 50.9 percent of residents statewide felt that affordable housing would lower their property values. In 2005, 39.9 percent of respondents thought that affordable housing would lower property values. However, the 2006 Housing Poll result is lower than the 55 percent of respondents who took the same position in 2004.
- 44.6 percent of respondents disagreed that affordable housing would increase the costs of public schools. This is down from 2005, when a majority of respondents (51.4 percent) did not believe that affordable housing increased school costs. However, the 2005 and 2006 Housing Poll results are higher than 2004, when 38.8 percent of survey respondents disagreed with that statement.

Smart Growth

Advocates for planning and development have championed policies that seek to concentrate development near existing transportation nodes and infrastructure and reduce development impacts at the urban and suburban edge. These so-called smart growth policies seek to link zoning and development decisions at the local level with state guidelines that steer state funds toward land-efficient locations.

The 2006 Housing Poll reflects strong continued support for the smart growth approach to planning and housing development in Massachusetts. However, poll respondents offered mixed-views about the potential trade-offs implicit in dedicating funds to resource efficient locations such as downtowns if that led to decreased funding for housing programs in rural or suburban communities.. Further, residents statewide were evenly divided over whether they personally would choose a home or apartment in a

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downtown location (“near shops and public transit”) if they had the opportunity. Specifically, in Massachusetts:

- 80.3 percent of respondents agreed that cities and towns should plan regionally for growth and development. This is comparable to the 2005 results when 80.1 percent agreed.
- More than 6 in 10 respondents (65.9 percent) agreed that new housing should be developed in downtowns and existing neighborhoods instead of undeveloped land and open space. In 2005, 59.9 percent took this position.
- In 2006, a bare majority of 51.7 percent of respondents agreed that state government should steer development funds to existing city and town centers at the expense of housing programs in suburban or rural areas. This stands in contrast to 2005 when only 40.9 percent of respondents accepted this idea.
- In 2006, 47.8 percent of respondents indicated that, given the opportunity, they would prefer to live in a home or apartment near shops and public transit rather than a home in a rural or urban setting.

State Government Programs and Priorities

As in the previous Housing Polls, residents statewide strongly support state efforts to increase funding and attention to housing affordability issues. Specifically:

- When asked how high a priority the issue of affordable housing should be in Deval Patrick’s administration, 52.6 percent of survey respondents said that housing should be a high or top priority compared to only 5.9 percent of respondents who said it should not be a priority.
- 58.4 percent of people surveyed statewide support state funding incentives to employers to assist their workers in obtaining affordable housing.
- 63.4 percent of residents statewide would support doubling the amount of funds that the state government currently dedicates to affordable housing programs (approximately one percent of the state budget).

Margin of Error for 2006 Statewide Questions is +/- 4.4%.

Section III: The Cape Cod & Islands Housing Poll

In 2006, the Housing Poll examined the experience and opinions of residents of Cape Cod, Nantucket and Martha's Vineyard (the Cape and Islands). The poll surveyed the opinions of 401 Cape & Islands residents through the process of random-digit dialing. The Cape Cod and Islands Housing Poll found that residents of the Cape and Islands are even more deeply concerned about the effects of high housing costs than residents statewide. Cape residents ranked housing costs as their top concern and expressed concern about the negative impact of housing costs on their communities in terms of the economy and the opportunity for Cape residents to remain in their towns. A review of demographic data from survey respondents found that Cape and Islands residents expressed strong concern about the impact of high housing costs and support for the development of affordable housing across demographic characteristics (age, income, tenure or educational attainment).

The Impact of Housing Costs

The results for Cape Cod & the Islands indicate that 69 percent of respondents are concerned about housing costs, with a majority of respondents indicating that they are "very concerned." None of the other issues measured by the survey captured a majority of Cape residents expressing concern. Access to health care and jobs followed far behind the cost of housing in importance with 47.2 percent of respondents expressing concern about these issues.

Specifically, on Cape Cod & the Islands:

- 41.2 percent of respondents indicated that their monthly housing payment makes it "hard to make ends meet". This is comparable to the 42.3 percent of residents who gave the same response statewide.
- 39.8 percent of those polled reported that they or members of their immediate family "have seriously considered moving out of Massachusetts because of the cost of housing". This figure is higher than the 35.9 percent of statewide respondents that expressed a willingness to leave due to housing costs.
- 91.3 percent of respondents agreed that the cost of housing is preventing young families from living in their town. This is a substantially higher percentage than the 80.4 percent of respondents statewide who felt likewise.
- 75.9 percent of residents agreed that the cost of housing is preventing elderly residents from continuing to live in their town. Statewide, 70.9 percent of residents expressed the same sentiment.
- 77.1 percent of residents agreed that the cost of housing is hurting the local economy because businesses are having a harder time finding and keeping workers; more than the 65.9 percent of residents who expressed the same opinion statewide.

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- 57.2 percent agreed that the cost of housing is preventing municipal workers from living in the towns they serve, a far higher percentage than residents statewide (48.4 percent).

Support for the Creation of Affordable Housing

Cape and Islands residents expressed very strong support for the creation of new affordable housing. On the Cape & Islands:

- 7 in 10 people reported (71.3 percent) that they support building affordable housing in their own neighborhood. Statewide 64.8 percent felt likewise.
- 70.4 percent would support housing for low-income families and individuals in their own neighborhoods. Statewide 63.2 percent expressed the same sentiment.

Opinions about Affordable Housing

Residents of the Cape and Islands had very clear opinions about a number of common arguments made by opponents of affordable housing. Specifically:

- Over 68 percent of residents disagreed that new affordable housing would change the character of their town. Statewide, 58.9 percent felt likewise.
- Only 22.2 percent of respondents agreed that the physical design of affordable housing would be unattractive. 29.7 percent expressed the same opinion statewide.
- 64.3 percent of residents rejected the idea that new affordable housing would lead to more crime in their neighborhood. Statewide, 62 percent of respondents rejected this notion.
- A minority of poll residents (44.7 percent) felt that affordable housing would lower their property values. Statewide, a majority of residents (50.9 percent) agreed with that sentiment.
- 45.4 percent agreed that affordable housing will increase the costs of public schools. Statewide, 55.4 agreed that affordable housing will increase the costs of public schools.

Views on Smart Growth

Poll respondents on Cape Cod and the Islands offered clear support for the smart growth approach to planning and housing development. In a notable departure from statewide trends, a majority of Cape & Islands respondents do not favor steering investments to city and town centers if funds for housing programs in suburban and rural communities will be reduced as a consequence. Specifically, on Cape Cod and the Islands:

- 76.2 percent of respondents agreed that cities and towns should plan regionally for growth and development. Statewide, 80.3 percent felt likewise.

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- Over two thirds of residents (71.8 percent) agreed that new housing should be developed in downtowns and existing neighborhoods instead of undeveloped land and open space. 65.9 percent of statewide respondents shared this view.
- In contrast to residents statewide, 66.4 percent of respondents rejected the idea that the state government should steer development funds to city and town centers at the expense of housing programs in suburban or rural areas. Only 48.3 percent of statewide respondents felt likewise.
- Only 31.1 percent of respondents indicated that they would prefer to live in a home or apartment near shops and public transit rather than a home in a rural or urban setting. This is significantly below the 47.8 percent of statewide respondents that shared this preference.

State Government Programs and Priorities

- When asked how high a priority the issue of affordable housing should be in Deval Patrick's administration, Cape and Islands residents generally gave this issue a higher priority than the statewide respondents. 57.6 percent of Cape & Islands respondents said that housing should be a top or high priority compared to only 52.6 percent of respondents statewide.
- 64.6 percent of Cape respondents indicated that they would support state funding for employers to assist their workers in obtaining affordable housing. 58.4 percent of respondents statewide shared the same position.
- 70.5 percent of Cape and Islands residents expressed support for doubling the amount of state funds currently appropriated to affordable housing programs. Statewide, 63.4 percent of residents shared this view.

Margin of Error for 2006 Statewide Questions is +/- 4.4%.

Methodology

The UMass Donahue Institute/CHAPA Housing Poll surveyed the views of 515 residents statewide and 401 residents in Cape Cod. The poll was conducted from late November through mid-December 2006. The poll was conducted using scientifically valid methods, with sufficient sample sizes gathered through random-digit dialing to draw valid conclusions about the population at large in Cape Cod and statewide. Following a common practice, the results of the poll were weighted to ensure that the samples were representative of the gender, age and educational attainment of the state population and, for the Cape & Islands Poll, the population of Barnstable County. The distribution of the population statewide and in Barnstable County is unavailable for 2006. As a result, weights were developed using the 2005 American Community Survey for Massachusetts for the statewide sample and Barnstable County for the Cape sample. The 2005 and 2004 Housing Poll results were weighted by the same distribution in order to ensure an “apples to apples” comparison between the previous results and this year’s findings. The demographic characteristics reported in these results reflect the characteristics of the respondents after the results were weighted with ACS data.

The margin of error was plus or minus 4.4 percent for the statewide sample and plus or minus 4.9 percent for the Cape Cod sample. The confidence interval of this poll was 95 percent, meaning that if each polling sample was surveyed 20 times, 19 of the responses would be expected to fall within the margin of error, while one may be outside of that margin.

Margin of Error for 2006 Statewide Questions is +/- 4.4%.

The 2006 Donahue Institute/CHAPA Housing Poll

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1. Are you currently a resident of Massachusetts and over 18 years of age?

	State			Cape
	2004	2005	2006	
Yes	100.0	99.9	100.0	100.0
No	0.0	0.1	0.0	0.0

2. I am going to read to you a list of issues facing communities across Massachusetts. Thinking about your community, I'd like you to tell me how concerned you are about each issue on a scale of one to five, with one meaning you are not at all concerned and five meaning that you are very concerned.

Statewide Sample

Issues (rank ordered by 4+5 for 2006)	Year	1	2	3	4	5	4+5
Cost of Housing	2006	7.6	9.3	16.6	27.5	38.9	66.4
	2005	6.4	18.5	26.6	21.0	27.4	48.4
Public Education	2006	10.9	16.1	21.1	20.3	31.6	51.9
	2005	11.0	9.3	20.2	29.6	29.9	59.5
Access to Health Care	2006	12.1	17.2	20.6	19.2	31.0	50.2
	2005	8.2	11.8	22.2	23.5	34.4	57.9
Jobs	2006	11.8	15.6	24.7	20.8	27.0	47.8
	2005	15.1	19.8	20.9	22.8	21.6	44.4
Traffic Congestion	2006	14.6	17.3	21.1	21.8	25.2	47
	2005	13.5	11.1	33.4	17.8	24.1	41.9
Public Safety	2006	12.0	23.1	22.5	17.0	25.4	42.4
	2005	10.7	22.8	27.2	14.1	25.2	39.3
Loss of Open Space	2006	19.7	18.0	29.7	15.6	17.0	32.6

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2005 13.3 17.8 18.1 24.6 26.2 50.8

Cape Sample

Issues (rank ordered by 4+5)	1	2	3	4	5	4+5
Cost of Housing	8.3	8.2	15.5	16.9	51.1	69
Access to Health Care	19.0	15.6	18.1	19.6	27.6	47.2
Jobs	14.3	14.8	23.7	18.6	28.6	47.2
Traffic Congestion	14.4	14.6	26.2	18.7	26.1	44.8
Loss of Open Space	19.2	13.1	23.9	14.2	29.7	43.9
Public Education	19.8	15.3	22.2	15.7	27.0	42.7
Public Safety	20.4	15.6	27.7	14.2	22.1	36.3

3. How long have you lived in your town?

	State	Cape
0-5 Years	30.0	17.3
6-10 Years	18.4	23.3
More than 10 Years	51.6	59.4

4. Do you own or rent your home?

	State			Cape
	2004	2005	2006	
Own	76.7	72.9	69.4	68.4
Rent	23.3	27.1	30.6	31.6

5. How concerned are you about the cost of housing in your area? Are you very concerned, somewhat concerned, or not concerned.

	State			Cape
	2004	2005	2006	
Very concerned	56.0	45.4	44.1	48.6
Somewhat concerned	21.2	41.5	40.3	37.6
Not concerned at all	20.2	10.6	14.6	11.5
Don't Know	2.5	2.4	1.0	2.3

6. Does the amount of your monthly housing payment make it hard for you or your family to make ends meet?

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	State			Cape
	2004	2005	2006	
Yes	57.0	29.5	42.3	41.2
No	40.0	67.2	53.0	55.1
Don't Know/Refused	3.0	3.3	4.7	3.7

7. Have you or members of your immediate family seriously considered moving out of Massachusetts because of the cost of housing?

	State			Cape
	2004	2005	2006	
Yes	49.5	23.9	35.9	39.8
No	49.6	73.6	62.1	58.0
Don't Know/Refused	0.9	2.4	1.9	2.3

8. I'm going to read a series of statements, and after each one, I will ask you whether you strongly agree, agree, disagree, or strongly disagree with each statement.

- a. In my town, the cost of housing is hurting our local economy because businesses are having a harder time finding and keeping workers.

	State			Cape
	2004	2005	2006	
Strongly agree	20.3	9.3	14.2	19.2
Agree	44.5	40.7	51.7	57.9
Disagree	33.3	48.3	32.3	22.8
Strongly disagree	1.8	1.7	1.7	0.2

- b. In my town, the cost of housing prevents young families who grew up here from living in the town.

	State			Cape
	2004	2005	2006	
Strongly agree	33.8	25.5	20.6	33.0
Agree	45.7	51.5	59.8	58.3
Disagree	18.7	19.6	18.6	8.7
Strongly disagree	1.8	3.4	1.0	0.0

- c. In my town, the cost of housing prevents elderly residents from continuing to live in the town.

	State			Cape
	2004	2005	2006	
Strongly agree	38.0	19.5	19.9	22.8
Agree	38.0	42.6	51.0	53.1
Disagree	22.8	35.5	28.4	23.7
Strongly disagree	1.2	2.4	0.7	0.4

Margin of Error for 2006 Statewide Questions is +/- 4.4%.

- d. In my town, the cost of housing prevents teachers, firefighters, police, and other municipal workers who serve my community from living here.

	State			Cape
	<u>2004</u>	<u>2005</u>	<u>2006</u>	
Strongly agree	24.4	9.4	5.8	15.8
Agree	42.6	33.4	42.6	41.4
Disagree	32.0	55.5	49.7	42.4
Strongly disagree	1.0	1.8	1.8	0.3

9. Would you support building more affordable housing in your neighborhood?

	State			Cape
	<u>2004</u>	<u>2005</u>	<u>2006</u>	
Yes	76.6	68.4	64.8	71.3
No	18.8	27.8	31.2	21.6
Don't Know	4.6	3.8	3.9	7.1

10. Would you support building more housing for low-income families and individuals in your neighborhood?

With don't know

	State		Cape
	<u>2005</u>	<u>2006</u>	
Yes	64.2	63.2	70.4
No	30.6	32.2	21.8
Don't Know	5.3	4.6	7.8

Excluding Don't Know

	State		Cape
	<u>2005</u>	<u>2006</u>	
Yes	67.7	66.3	76.4
No	32.3	33.7	23.6

11. Would you support state funding as an incentive for employers to assist their workers in obtaining affordable housing?

With don't know

	State		Cape
	<u>2005</u>	<u>2006</u>	
Yes	58.4	64.6	
No	35.7	26.1	
Don't Know	5.8	9.3	

Excluding Don't Know

Margin of Error for 2006 Statewide Questions is +/- 4.4%.

	State	Cape
Yes	62.0	71.2
No	38.0	28.8

12. I'm going to read a series of statements, and after each one, I will ask you whether you strongly agree, agree, disagree, or strongly disagree with each statement.

- a. The State government should require cities and towns to plan regionally for growth and development

	State		Cape
	<u>2005</u>	<u>2006</u>	
Strongly agree	15.1	7.5	16.0
Agree	65.0	72.8	60.2
Disagree	17.4	19.2	22.8
Strongly disagree	2.5	0.5	1.0

- b. New housing should be developed in downtowns and existing neighborhoods instead of undeveloped land and open space

	State		Cape
	<u>2005</u>	<u>2006</u>	
Strongly agree	21.1	7.7	14.1
Agree	38.8	58.2	57.7
Disagree	38.6	33.0	26.9
Strongly disagree	1.5	1.2	1.3

- c. Given the opportunity, I would prefer to live in a home or apartment located near shops and public transit rather than a home in a rural or suburban setting.

	State	Cape
Strongly agree	7.2	5.6
Agree	40.6	25.5
Disagree	48.4	60.3
Strongly disagree	3.7	8.6

- d. The State government should steer funds to support development in existing city or town centers, even if that means reducing funds for housing programs and other services in suburban or rural areas.

	State		Cape
	<u>2005</u>	<u>2006</u>	
Strongly agree	5.1	5.9	4.3
Agree	35.8	45.8	29.3
Disagree	58.1	44.1	60.1
Strongly disagree	1.0	4.2	6.3

13. I'm going to read you some of the points that people who oppose affordable housing often make. I will then ask you if you agree or disagree with each of these statements:

Margin of Error for 2006 Statewide Questions is +/- 4.4%.

- a. Having affordable housing in my neighborhood will lower property values.

	State			Cape
	2004	2005	2006	
Strongly agree	10.6	2.6	2.7	3.0
Agree	44.5	37.3	48.2	41.7
Disagree	44.7	58.1	47.5	51.2
Strongly disagree	0.2	1.9	1.6	4.2

- b. Affordable housing in my neighborhood will lead to more crime in my neighborhood

	State			Cape
	2004	2005	2006	
Strongly agree	9.7	2.9	3.7	3.9
Agree	43.1	29.2	34.4	31.8
Disagree	47.2	64.2	59.6	58.8
Strongly disagree	0.0	3.6	2.4	5.5

- c. The physical design of affordable housing in my neighborhood will be unattractive.

	State			Cape
	2004	2005	2006	
Strongly agree	12.2	4.7	1.8	1.4
Agree	37.0	29.2	27.2	20.8
Disagree	49.9	63.8	69.1	74.6
Strongly disagree	0.9	2.3	1.8	3.2

- d. Affordable housing in my neighborhood will increase the costs of public schools because too many kids will move in.

	State			Cape
	2004	2005	2006	
Strongly agree	10.2	5.0	4.4	3.1
Agree	51.0	43.5	51.0	42.3
Disagree	38.8	49.8	43.0	53.1
Strongly disagree	0.0	1.6	1.6	1.4

- e. Affordable housing will change the character of my town

	State			Cape
	2004	2005	2006	
Strongly agree	18.6	4.0	4.9	3.0
Agree	39.0	39.4	36.3	28.4
Disagree	42.4	54.7	56.1	66.1
Strongly disagree	0.0	1.9	2.8	2.4

Margin of Error for 2006 Statewide Questions is +/- 4.4%.

14. Governor-elect Deval Patrick is currently setting his priorities for his first year in office. How high a priority do you think the issue of affordable housing should be in the Deval Patrick Administration?

Should it be a:

	State	Cape
Top Priority	17.7	22.2
High Priority	34.9	35.4
Moderate Priority	41.5	37.3
Not a Priority	5.9	5.0

15. Currently, our state government spends about 1% of the state budget on affordable housing programs. Would you support a proposal to double the amount of state tax dollars spent on expanding affordable housing programs if you believed it would help low and moderate income people to buy or rent a home?

	State			Cape
	2004	2005	2006	
Yes	70.2	63.7	63.4	70.5
No	21.8	28.4	27.3	22.7
Don't Know	8.0	7.8	9.4	6.9

16. Which of the following categories contains your age?

	State		Cape
	2005	2006	
18-24	17.7	10.2	8.0
25-34	18.3	18.0	13.3
35-44	17.4	21.8	17.7
45-54	16.1	17.5	17.5
55-64	11.4	13.6	13.5
over 65	19.1	18.9	30.0

17. Which of the following categories contains your annual household income?

	State		Cape
	2005	2006	
Under \$20,000	10.1	7.8	6.3
Between \$20,000 and \$40,000	14.3	21.9	20.0
Between \$40,000 and \$80,000	28.9	22.0	31.8
Between \$80,000 and \$100,000	10.7	9.6	7.0
Over \$100,000	11.9	9.4	9.1
Don't know/refused	24.2	29.2	25.9

18. Which of the following categories describes your current level of education?

	State		Cape
	2005	2006	
Less than high school	21.7	11.6	6.0
High school graduate	24.6	27.8	28.8

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Some College	21.0	24.4	30.7
College graduate	19.5	21.2	22.8
Graduate or professional degree	13.2	15.1	11.7

19. Race of Respondent

	State		Cape
	2005	2006	
White/Caucasian	83.4	71.6	81.0
African American	5.3	5.2	4.9
Hispanic or Latino	2.9	3.1	3.1
Asian	2.1	5.2	3.1
Other	3.9	10.3	5.1
Refused	2.4	4.5	2.8

20. Gender of Respondent

	State		Cape
	2005	2006	
Male	50.4	52.2	55.6
Female	49.6	47.8	44.4

Margin of Error for 2006 Statewide Questions is +/- 4.4%.