



UMASS DONAHUE INSTITUTE



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UMass Donahue Institute/CHAPA Housing Poll 2005

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Introduction

In November 2005, the University of Massachusetts Donahue Institute conducted its second annual housing poll in collaboration with the Citizens Housing and Planning Association (CHAPA). The purpose of the poll is to explore 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 2005 Housing Poll includes many of the same questions as the 2004 Poll, allowing for comparisons between the statewide results for each year. In addition, the UMass Donahue Institute and CHAPA asked a few new questions and explored the experience and opinions of residents in Essex County. The poll, which surveyed the views of 512 residents statewide and 454 residents in Essex County, was conducted during the first two weeks of November 2005. 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 2005 Housing Poll is divided into three sections: Section I looks at new issues raised in the 2005 poll that were not measured on the previous poll; Section II examines the answers to the statewide poll, with comparisons between answers in 2005 and 2004; and Section III examines the housing-related experience and opinions of residents in Essex County. The report concludes with a discussion of methodology and an appendix with the full poll results.

Margin of Error for 2005 Statewide Questions is +/- 4.4%.

Margin of Error for the 2004 Statewide Questions is +/- 4.4%.



Section I: New Issues

The 2005 Housing Poll explored three new topics: the relative concern over housing costs compared to other potential issues, public support for smart growth policies and programs, and the public perception of the level of effort that public officials make to resolve housing-related problems. The full poll results are reported at the end of this report.

Priority Concerns of Statewide Respondents

The 2005 Housing Poll began with a seven part question measuring public concern about Access to Healthcare, Loss of Open Space, Public Safety, Public Education, Traffic Congestion, Jobs, and the Cost of Housing. Public concern was divided into three tiers, with Access to Healthcare and Public Education of greatest concern to respondents statewide, Cost of Housing and Loss of Open Space of second greatest concern, and Jobs, Traffic Congestion and Public Safety of least concern. Though the cost of housing did not rate as the greatest concern statewide, 48.4 percent of respondents were either concerned or very concerned about the cost of housing.

Smart Growth

The Romney Administration, regional planning agencies, and advocates for planning and development statewide 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 2005 Housing Poll explored statewide understanding and support for smart growth policies. Poll respondents offered clear support for the smart growth approach to planning and housing development, with a notable qualification. A majority of 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, in Massachusetts:

- 80.1 percent of respondents agreed that cities and towns should plan regionally for growth and development.
- 6 in 10 respondents (59.9 percent) agreed that new housing should be developed in downtowns and existing neighborhoods instead of undeveloped land and open space.
- 60 percent of respondents disagreed with the idea that property rights are more important than conservation and community preservation and that housing development should be left to the free market.

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A clear majority, 59.1 percent of respondents, rejected the idea that state government should steer development funds to city and town centers at the expense of programs in suburban or rural areas.

Public Officials and the State's Housing Issues

The 2005 Housing Poll explored whether the state's residents think that their state and local officials are doing too little, enough or too much to support affordable housing. Significant majorities of those who were able to express an opinion felt that the legislature and Romney Administration were doing too little. However, a substantial number of respondents in Massachusetts indicated that they did not have sufficient knowledge to determine whether the Governor, the Legislature and local elected officials were doing too little, too much or enough to support affordable housing.

42.6 percent of respondents did not feel that they had sufficient knowledge to assess whether the Romney Administration was doing enough to support affordable housing. Similarly, 43.3 percent of respondents did not feel that they had sufficient knowledge to assess whether the state legislature was doing enough to support affordable housing. Poll respondents were significantly more knowledgeable about their local officials, with only 29.6 percent of respondents statewide stating that they "don't know."

As noted, strong majorities of those that did express an opinion felt that their statewide officials are doing too little and a clear majority felt their local officials are doing enough or too much to support affordable housing.

Specifically, of those residents statewide expressing an opinion:

- Nearly three-quarters (74.5 percent) reported that the Romney administration is doing too little to support affordable housing.
- 65.1 percent felt that the state legislature is doing too little to support affordable housing.
- Only 39.2 percent of respondents reported that their local elected officials are doing too little to support affordable housing.

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Section II: The 2005 Statewide Housing Poll

Housing costs continue to be a concern for a significant majority of Massachusetts residents. In 2005, the poll found that housing costs are a concern for 86.9 percent of Massachusetts residents compared to 76.2 percent in 2004. In 2005, 45.4 of residents statewide were ‘very concerned’ about housing costs compared to 56 percent of residents in 2004. However, the personal perceptions of the impact of housing costs appear to have lessened during the past year.

In the absence of further study it is impossible to identify the reason why acute concern over housing costs has diminished during the past year. Possible explanations are that the salience of other issues, such as healthcare costs, has increased thus lessening the perception that housing costs are the preeminent issue. Similarly, increases in the cost of energy may be of such significance to households that the cost of shelter is perceived through the lens of high energy prices rather than rents. However, an alternative explanation is that households who most acutely felt the impact of housing prices in 2004 may have adjusted their budgets or moved out of state.

Regardless of the explanation, the cost of housing continues to be a major concern of Massachusetts residents.

Specifically, in Massachusetts:

- 29.5 percent of respondents indicated that their monthly housing payment makes it “hard to make ends meet”. In 2004, 57 percent of residents expressed that their monthly housing payment made it hard to make ends meet.
- 23.9 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 a significantly smaller percentage than in 2004, when 49.5 percent of statewide respondents expressed a willingness to leave due to housing costs.
- 77 percent agreed that the cost of housing is preventing young families from living in their town. In 2004, a similar percentage, 79.5 percent, felt likewise.
- 62.1 percent agreed that the cost of housing is preventing elderly residents from continuing to live in their town. In 2004, 76 percent of residents expressed this same sentiment.
- 50 percent agreed that the cost of housing is hurting the local economy because businesses are having a harder time finding and keeping workers. In 2004, 64.8 percent agreed.
- 42.8 percent agreed that the cost of housing is preventing municipal workers from living in the towns they serve. In 2004, 67 percent of respondents agreed.

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Margin of Error for the 2004 Statewide Questions is +/- 4.4%.

Support for the Creation of Affordable Housing

Poll respondents expressed strong support for the creation of new affordable housing. Statewide:

- Nearly 7 in 10 reported (68.4 percent) that they support building more affordable housing in their own neighborhood. In 2004, 76.6 percent held a similar opinion.
- 64.2 percent said they would support housing for low-income families and individuals in their own neighborhoods.

Opinions about Affordable Housing

Massachusetts residents had strong opinions about a number of common arguments made by opponents of affordable housing. The trend from 2004 to 2005 is toward a more favorable perspective on the economic and community impacts of affordable housing. Specifically:

- 56.6 percent disagreed that new affordable housing would change the character of their town. In 2004, only 42.4 percent of residents shared the same opinion.
- 33.9 percent agreed that the physical design of affordable housing would be unattractive. In 2004, 42.9 percent of respondents expressed the same opinion.
- 67.8 percent rejected the idea that new affordable housing would lead to more crime in their neighborhood. In 2004, only 47.2 percent of respondents rejected this notion.
- 39.9 percent felt that affordable housing would lower property values. In 2004, over 55 percent of respondents thought that affordable housing would lower property values.

A majority of respondents, 51.4 percent, disagreed that affordable housing will increase the costs of public schools. In 2004, only 38.8 percent of respondents disagreed with that statement.

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Margin of Error for the 2004 Statewide Questions is +/- 4.4%.

Section III: Essex County Residents

In 2005, the Housing Poll examined the experience and opinions of Essex County residents. The poll, conducted in November 2005, surveyed the opinions of 454 Essex County residents through the process of random-digit dialing. In general, Essex County residents shared similar opinions to their counterparts statewide. However, Essex County felt more acutely the impact of housing costs than residents statewide.

The Impact of Housing Costs

Essex County residents were more likely than their counterparts statewide to identify the cost of housing as a key concern. Measured against the potential priorities of Access to Healthcare, Loss of Open Space, Public Safety, Public Education, Traffic Congestion, Jobs, and the Cost of Housing, Essex County residents ranked the Cost of Housing as a top concern, along with Health Care and Public Education.

The poll found that housing costs are a concern for nearly 80 percent of Essex County residents, compared to 86.9 percent of residents statewide. However, 49.2 percent of Essex County residents report being “very concerned” about the issue, compared to 45.4 percent of residents statewide.

Specifically, in Essex County:

- 44 percent of respondents indicated that their monthly housing payment makes it “hard to make ends meet”. While this financial pressure is being felt by households across the Commonwealth -- 29.5 percent of residents statewide expressed the same sentiment -- housing costs are clearly a major burden for a significant share of Essex County households.
- 43.3 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 a strikingly higher figure than the 23.9 percent of statewide respondents that expressed a willingness to leave due to housing costs. Given the reliance of the Northeast regional economy on the presence of highly-skilled workers to attract and retain growing industries, housing costs are clearly a major threat to regional economic competitiveness.
- 83.5 percent agreed that the cost of housing is preventing young families from living in their town. Statewide, 77 percent felt likewise.
- 77.3 percent agreed that the cost of housing is preventing elderly residents from continuing to live in their town. Statewide, 62.1 percent expressed this same sentiment.
- 63.9 percent agreed that the cost of housing is hurting the local economy because businesses are having a harder time finding and keeping workers. Statewide, just 50 percent agreed.

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- 60 percent agreed that the cost of housing is preventing municipal workers from living in the towns they serve. Statewide, just over 4 in 10 respondents (42.8 percent) agreed.

Support for the Creation of Affordable Housing

Poll respondents expressed strong support for the creation of new affordable housing. In Essex County:

- Nearly 6 in 10 reported (59.3 percent) that they support building more affordable housing in their own neighborhood. Statewide 68.4 percent felt likewise.
- 52.3% would support housing for low-income families and individuals in their own neighborhoods. Statewide 64.2 percent expressed the same sentiment.

Opinions about Affordable Housing

Essex County residents also had very clear opinions about a number of common arguments made by opponents of affordable housing. Specifically:

- Over 65 percent disagreed that new affordable housing would change the character of their town. Statewide, 56.6 percent felt likewise.
- Only 37.4 percent agreed that the physical design of affordable housing would be unattractive. Just over one third (33.9 percent) expressed the same opinion statewide.
- 60.1 percent rejected the idea that new affordable housing would lead to more crime in their neighborhood. Statewide, just over two thirds of respondents (67.8 percent) rejected this notion.
- Less than half (46.7 percent) felt that affordable housing would lower property values. Statewide, 39.9 percent agreed.
- 55 percent agreed that affordable housing will increase the costs of public schools. Statewide, a small majority (51.4 percent) disagreed that affordable housing will increase the costs of public schools.

Public Officials and the State's Housing Issues

As noted in the first section, a substantial number of respondents in Essex County and across the Commonwealth indicated that they did not have sufficient knowledge to determine whether the Governor, the Legislature and local elected officials were doing too little, too much or enough to support affordable housing.

42.6 percent of respondents statewide and 33.5 percent of respondents in Essex County did not feel that they had sufficient knowledge to assess whether the Romney Administration was doing enough to support affordable housing. Similarly, 43.3 percent of respondents statewide and 41 percent of respondents in Essex County did not feel that they had sufficient knowledge to assess whether the state legislature was doing enough to support affordable housing. Poll respondents were significantly more

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knowledgeable about their local officials, with only 29.6 percent of respondents statewide and 27.2 percent of respondents in Essex County stating that they “don’t know.”

Support for Housing Programs

However, strong majorities of those that did express an opinion felt that their statewide officials are doing too little and a clear majority felt their local officials are doing enough or too much. Specifically, of those Essex County respondents expressing an opinion:

- Over 79 percent reported that the Romney administration is doing too little to support affordable housing. Statewide, 74.5 percent felt likewise.
- 78.8 percent felt that the state legislature is doing too little to support affordable housing. Statewide, 65.1 percent shared this sentiment.
- A majority (55.6 percent) of Essex County respondents reported that their local elected officials are doing too little to support affordable housing. Statewide, only 39.2 percent of those surveyed shared this view.

Views on Smart Growth

Poll respondents in Essex County offered clear support for the smart growth approach to planning and housing development, with a notable qualification. A majority of 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, in Essex County:

- 83.1 percent of respondents agreed that cities and towns should plan regionally for growth and development. Statewide, 80.1 percent felt likewise.
- Over two thirds (68.3 percent) agreed that new housing should be developed in downtowns and existing neighborhoods instead of undeveloped land and open space. Just under 6 in 10 (59.9 percent) of statewide respondents shared this view.
- Over half (53.1 percent) disagreed with the idea that property rights are more important than conservation and community preservation and that the housing development should be left to the free market. Statewide, 60 percent disagreed.
- 57.9 percent of respondents rejected the idea that the state government should steer development funds to city and town centers at the expense of programs in suburban or rural areas. 59.1 percent of statewide respondents felt likewise.

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Margin of Error for the 2004 Statewide Questions is +/- 4.4%.

Methodology

The UMass Donahue Institute/CHAPA Housing Poll surveyed the views of 512 residents statewide and 454 residents in Essex County. The poll was conducted during the first two weeks of November 2005.

The margin of error was plus or minus 4.4 percent for the statewide sample and plus or minus 4.7 percent for the Essex County 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.

The Housing 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 Essex County 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. The actual distribution of the statewide populations in 2004 and 2005 are unavailable. Weights were developed using the 2004 American Community Survey for Massachusetts. The 2004 Housing Poll results were also weighted in order to ensure an “apples to apples” comparison between last year’s results and this year’s findings. Accordingly, the 2004 UMass Donahue Institute/CHAPA Housing Poll findings presented here will vary from those published last year. The weighted 2004 Housing Poll findings do not materially change the conclusions of last year’s Housing Poll Report.

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The 2005 Donahue Institute/CHAPA Housing Poll

The 2005 Donahue Institute/CHAPA Housing Poll

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

	State		Essex County
	2004	2005	
Yes	100.0	99.9	99.8
No	0.0	0.1	0.2

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 #5)	1	2	3	4	5	4+5
Access to Health Care	8.2	11.8	22.2	23.5	34.4	57.9
Public Education	11.0	9.3	20.2	29.6	29.9	59.5
Cost of Housing	6.4	18.5	26.6	21.0	27.4	48.4
Loss of Open Space	13.3	17.8	18.1	24.6	26.2	50.8
Public Safety	10.7	22.8	27.2	14.1	25.2	39.3
Traffic Congestion	13.5	11.1	33.4	17.8	24.1	41.9
Jobs	15.1	19.8	20.9	22.8	21.6	44.4

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Essex County Sample

Issues (rank ordered by #5)	1	2	3	4	5	4+5
Public Education	15.8	5.2	20.8	14.4	43.7	58.1
Access to Health Care	16.8	16.0	15.7	12.1	39.4	51.5
Cost of Housing	8.6	10.6	24.3	18.5	38.0	56.5
Loss of Open Space	15.1	15.9	19.3	18.9	30.8	49.7
Jobs	19.9	9.3	20.7	20.9	29.2	50.1
Traffic Congestion	10.6	22.1	20.9	18.6	27.7	46.3
Public Safety	18.2	23.4	19.2	17.9	21.4	39.3

3. How long have you lived in your town?

	State	Essex County
0-5 Years	23.8	23.4
6-10 Years	16.8	12.5
More than 10 Years	59.4	64.1

4. Do you own or rent your home?

	State		Essex County
	2004	2005	
Own	76.7	72.9	78.0
Rent	23.3	27.1	22.0

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

	State		Essex County
	2004	2005	
Very concerned	56.0	45.4	49.2
Somewhat concerned	21.2	41.5	29.0
Not concerned at all	20.2	10.6	18.8
Don't Know	2.5	2.4	3.1

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Margin of Error for the 2004 Statewide Questions is +/- 4.4%.

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

	State		Essex County
	2004	2005	
Yes	57.0	29.5	44.0
No	40.0	67.2	53.9
Don't Know/Refused	3.0	3.3	2.1

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

	State		Essex County
	2004	2005	
Yes	49.5	23.9	43.3
No	49.6	73.6	56.4
Don't Know/Refused	0.9	2.4	.2

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		Essex County
	2004	2005	
Strongly agree	20.3	9.3	25.4
Agree	44.5	40.7	38.5
Disagree	33.3	48.3	34.5
Strongly disagree	1.8	1.7	1.6

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

	State		Essex County
	2004	2005	
Strongly agree	33.8	25.5	25.0
Agree	45.7	51.5	58.5
Disagree	18.7	19.6	16.2
Strongly disagree	1.8	3.4	0.3

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Margin of Error for the 2004 Statewide Questions is +/- 4.4%.

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

	State		Essex County
	2004	2005	
Strongly agree	38.0	19.5	32.1
Agree	38.0	42.6	45.2
Disagree	22.8	35.5	21.7
Strongly disagree	1.2	2.4	0.9

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

	State		Essex County
	2004	2005	
Strongly agree	24.4	9.4	16.2
Agree	42.6	33.4	43.8
Disagree	32.0	55.5	36.8
Strongly disagree	1.0	1.8	3.1

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

With don't know

	State		Essex County
	2004	2005	
Yes	76.6	68.4	59.3
No	18.8	27.8	25.6
Don't Know	4.6	3.8	15.2

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

With don't know

	State		Essex County
	2004	2005	
Yes	64.2	52.3	52.3
No	30.6	27.6	27.6
Don't Know	5.3	20.1	20.1

Margin of Error for 2005 Statewide Questions is +/- 4.4%.

Margin of Error for the 2004 Statewide Questions is +/- 4.4%.

Excluding Don't Know

	State	Essex County
Yes	67.7	65.5
No	32.3	34.5

11. I'm going to read a series of statements, and after each one, I will ask you whether you strongly 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	Essex County
Strongly agree	15.1	13.1
Agree	65.0	70.0
Disagree	17.4	16.5
Strongly disagree	2.5	0.4

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

	State	Essex County
Strongly agree	21.1	14.6
Agree	38.8	53.7
Disagree	38.6	31.0
Strongly disagree	1.5	0.7

- c. Protecting property rights – including the right to develop land – is more important than conservation and community preservation. Jobs and housing development should be left primarily to the free market.

	State	Essex County
Strongly agree	8.9	6.4
Agree	31.1	40.5
Disagree	51.3	49.8
Strongly disagree	8.7	3.3

- 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	Essex County
Strongly agree	5.1	5.7
Agree	35.8	36.3
Disagree	58.1	54.1
Strongly disagree	1.0	3.8

Margin of Error for 2005 Statewide Questions is +/- 4.4%.

Margin of Error for the 2004 Statewide Questions is +/- 4.4%.

12. 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:

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

	State		Essex County
	2004	2005	
Strongly agree	10.6	2.6	3.6
Agree	44.5	37.3	43.1
Disagree	44.7	58.1	50.6
Strongly disagree	0.2	1.9	2.6

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

	State		Essex County
	2004	2005	
Strongly agree	9.7	2.9	2.5
Agree	43.1	29.2	37.4
Disagree	47.2	64.2	57.0
Strongly disagree	0.0	3.6	3.1

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

	State		Essex County
	2004	2005	
Strongly agree	12.2	4.7	3.8
Agree	37.0	29.2	33.6
Disagree	49.9	63.8	60.5
Strongly disagree	0.9	2.3	2.1

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

	State		Essex County
	2004	2005	
Strongly agree	10.2	5.0	13.3
Agree	51.0	43.5	41.7
Disagree	38.8	49.8	42.9
Strongly disagree	0.0	1.6	2.1

Margin of Error for 2005 Statewide Questions is +/- 4.4%.

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e. Affordable housing will change the character of my town

	State		Essex County
	2004	2005	
Strongly agree	18.6	4.0	4.1
Agree	39.0	39.4	30.1
Disagree	42.4	54.7	64.2
Strongly disagree	0.0	1.9	1.5

13. I'm going to read you a list of public officials who are responsible for funding or administering housing programs in Massachusetts. I will then ask you if the officials are doing too little, enough, or too much to support affordable housing.

a. Romney Administration

	State	Essex County
Is doing too little	42.8	53.0
Is doing enough	13.5	11.3
Is doing too much	1.1	2.2
Don't know	42.6	33.5

Excluding don't know

	State	Essex County
Is doing too little	74.5	79.7
Is doing enough	23.5	16.9
Is doing too much	2.0	3.4

b. State Legislature

	State	Essex County
Is doing too little	36.9	46.5
Is doing enough	16.3	9.6
Is doing too much	3.5	2.9
Don't know	43.3	41.0

Excluding don't know

	State	Essex County
Is doing too little	65.1	78.8
Is doing enough	28.7	16.3
Is doing too much	6.2	4.9

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c. Your town or city officials

	State	Essex County
Are doing too little	27.6	40.4
Are doing enough	39.4	25.3
Are doing too much	3.4	7.0
Don't know	29.6	27.2

Excluding don't know

	State	Essex County
Are doing too little	39.2	55.6
Are doing enough	55.9	34.8
Are doing too much	4.9	9.7

14. 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		Essex County
	2004	2005	
Yes	70.2	63.7	62.2
No	21.8	28.4	21.7
Don't Know	8.0	7.8	16.0

15. Which of the following categories contains your age?

	State		Essex County
	2004	2005	
18-24	10.3	10.3	10.3
25-34	17.8	17.8	17.8
35-44	21.8	21.8	21.8
45-54	19.8	19.8	19.8
55-64	13.6	13.6	13.6
over 65	16.7	16.7	16.7

Margin of Error for 2005 Statewide Questions is +/- 4.4%.

Margin of Error for the 2004 Statewide Questions is +/- 4.4%.

16. Which of the following categories contains you annual household income?

	State		Essex County
	2004	2005	
Under \$20,000	5.4	10.1	12.3
Between \$20,000 and \$40,000	26.6	14.3	20.5
Between \$40,000 and \$80,000	32.4	28.9	19.6
Between \$80,000 and \$100,000	6.4	10.7	8.7
Over \$100,000	9.4	11.9	11.2
Don't know/refused	19.8	24.2	27.8

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

	State		Essex County
	2004	2005	
Less than high school	12.3	12.3	12.3
High school graduate	28.2	28.2	28.2
Some College	24.2	24.2	24.2
College graduate	21.1	21.1	21.1
Graduate or professional degree	14.1	14.1	14.1

18. Gender of Respondent

	State		Essex County
	2004	2005	
Male	48.4	48.4	48.4
Female	51.6	51.6	51.6

19. Race of Respondent

	State		Essex County
	2004	2005	
White/Caucasian	79.0	83.4	67.8
African American	3.4	5.3	3.2
Hispanic or Latino	6.0	2.9	9.1
Asian	2.4	2.1	0.6
Other	6.9	3.9	4.5
Refused	2.3	2.4	14.9

Margin of Error for 2005 Statewide Questions is +/- 4.4%.

Margin of Error for the 2004 Statewide Questions is +/- 4.4%.