

UMass Donahue Institute Housing Poll

Prepared for the

Citizens' Housing and Planning Association



Prepared by

**James R. Palma, M.R.P., AICP
Matthew Hoover
University of Massachusetts President's Office
Donahue Institute
220 Middlesex House
University of Massachusetts
Amherst, Massachusetts 01003**

(413) 545-0001

March 23, 2005

**Partial funding for this study was provided by the Massachusetts Housing
Investment Corporation**

UMass Donahue Institute Housing Poll Prepared for the Citizens' Housing and Planning Association

Introduction

Massachusetts had the singular distinction as the only state in the nation to have lost population between 2003 and 2004, according to the Census Bureau's most recent population estimates.¹ While there are many reasons for this population decline, many observers have speculated that the Commonwealth's high cost of living, particularly its high cost of housing, has caused Massachusetts residents to migrate to other parts of the nation and deterred residents of other states from moving into Massachusetts.

Over the past several years, our public opinion polls have clearly shown that a growing number of Massachusetts households are seriously considering leaving the state citing cost of living and quality of life considerations, particularly the high cost of housing. A 1999 University of Massachusetts poll found that only 11 percent of Massachusetts residents considered leaving the state due to the high cost of housing.² In December 2001 the UMass poll found that 19 percent of all respondents would consider moving out of Massachusetts if economic conditions worsened.³ By May 2002 a similar poll found that 32 percent of all respondents were prepared to leave the state in the event of an economic downturn.⁴ And today, 46 percent of all residents report that they or a member of their immediate family are seriously considering leaving the state due to the high cost of housing--more than four times the number of people from just six years ago.

Recent research on migration patterns in Massachusetts confirms that Bay State residents are in fact leaving the state in significant numbers. A study prepared by the UMass Donahue Institute for MassINC found that, in every year from 1990 through 2002, Massachusetts lost more people than it attracted, and in that time period lost a total of 213,191 persons to internal domestic migration. In fact, the only factor that kept Massachusetts from losing population in that time was strong international in-migration from other countries.⁵

In order to better understand the effect that housing affordability has on migration and to gain insight into current public opinion on a number of housing issues, the UMass Donahue Institute conducted a poll for the Citizen's Housing and Planning Association (CHAPA). During the last two weeks of December 2004 the Massachusetts residents were asked a series of questions about housing issues in Massachusetts. Statewide, 509 residents across the Commonwealth were sampled. Additionally, 460 residents of the MetroWest region of Massachusetts (defined in Appendix B) were surveyed.

¹ Miller, Sarah. Dubious distinction worries Massachusetts, *Christian Science Monitor*, January 7, 2005.

² http://www.mccormack.umb.edu/umasspoll/data/pdf/1999_Jun.pdf

³ http://www.mccormack.umb.edu/umasspoll/data/pdf/2001_Dec6_Dec10.pdf

⁴ "Street Signs", *Massachusetts Bechmarks*, Summer 2002 (Vol. 5, Issue 3), p. 21.

⁵ Nakosteen, Robert, Michael Goodman, and Dana Ansel. 2004. *MASS.Migration*, MassINC, p. 4.

Methodology

These two polls were both conducted in the last two weeks of December, 2004 using the random-digit-dial survey method. Due to the size of the samples for this poll, the margin of error was plus or minus 4.4 percent for the statewide sample and plus or minus 4.7 percent for the MetroWest sample, meaning that any difference in answers between the statewide and MetroWest samples is only statistically significant if it is greater than the margin of error for both polls. The confidence interval of this poll was 95 percent, meaning that if each poll was repeated 20 times, 19 of the responses would be expected to fall within the margin of error, while one may be outside of that margin.

Survey Findings – Executive Summary

According to the UMass Donahue Institute housing poll, 56 percent of Massachusetts residents and over 51 percent of MetroWest residents are “very concerned” about the cost of housing in their area. This level of concern may help to explain why nearly 46 percent of all statewide respondents and 45 percent of MetroWest respondents indicated that they or a member of their immediate family are considering leaving Massachusetts because of its high cost of housing. Not surprisingly, over 53 percent of statewide and 52 percent of MetroWest respondents report that the amount of their monthly housing payment makes it hard to make ends meet.

The poll also finds strong statewide and regional support for affordable housing development and policies. Over 78 percent of statewide and 76 percent of MetroWest respondents would support the creation of affordable housing in their own neighborhoods, while 81 percent statewide and 78.5 percent in MetroWest supported the goals of Chapter 40B and felt that every town should meet its obligation of 10 percent affordable housing. In addition, support for doubling state spending on affordable housing from 1 percent to 2 percent of the state budget received broad support from 76 percent of statewide respondents and 74.5 percent of MetroWest respondents.

The high cost of housing was seen to be creating many problems for Massachusetts residents. Specifically, a majority of respondents felt that high housing costs:

- Force teachers and firefighters to live outside of the town in which they work (63% statewide, 64% MetroWest)
- Make it more difficult for local businesses to attract workers (62% statewide, 54% MetroWest)
- Prevent young people from residing in the towns in which they were raised (80% statewide, 82% MetroWest)
- Force elderly people to move out of their towns due to high housing costs (75% statewide, 86% MetroWest)

Respondents also raised some concerns about affordable housing:

- About half of all respondents, both statewide and in the MetroWest region, agreed or strongly agreed that property values may be negatively affected by affordable housing (52% statewide, 52% MetroWest).
- A significant minority of persons agreed or strongly agreed that affordable housing would lead to more crime (48% statewide, 39% MetroWest).
- There were concerns about the physical form of affordable housing, as many agreed or strongly agreed that it may be unattractive (44% statewide, 43% MetroWest).
- Most respondents agreed or strongly agreed that affordable housing would increase school costs by placing more children in the school system (54% statewide, 65% MetroWest).
- Finally, slightly over half of all respondents agreed or strongly agreed that affordable housing would change the character of their town (54% statewide, 51% MetroWest).

Socioeconomic Characteristics of the Survey Sample

Gender

As can be seen in Table 1, both the MetroWest and the Statewide samples contained disproportional numbers of female respondents. There were a slightly higher percentage of female respondents in the MetroWest sample, but this gender imbalance was clearly evident in both samples.

An analysis of whether the answers provided by subjected differed significantly by gender reveals that both male and female respondents generally had similar responses to questions suggesting that this gender imbalance did not negatively affect the validity of the survey. In addition, there was no significant statistical difference between the number of men and women who participated in this survey.⁶

Table 1: Gender

Gender	MetroWest		State	
	Number	%	Number	%
Male	173	37.7	206	40.6
Female	286	62.3	301	59.4

⁶ Gender by Region is not statistically significant at the .05 Alpha level (one way ANOVA)

Age

Table 2 presents an age comparison of the MetroWest and Statewide respondents. Age breakdowns were relatively evenly split across all age categories for both the MetroWest and the State sample (see Appendix A for cross tabulations of all questions by age, income and education).

Table 2: Age

Age	MetroWest		State	
	Number	%	Number	%
18 – 34	86	19.1	112	22.6
35 – 44	110	24.4	97	19.6
45 – 54	120	26.6	108	21.8
55 and over	135	29.9	179	36.1

Race

Survey respondents in both the MetroWest and the Statewide samples were overwhelmingly white. There was no meaningful difference between the subgroups in terms of race.

Table 3: Race

Race	MetroWest		State	
	Number	%	Number	%
White	377	86.3	399	83.0
Hispanic or Latino	12	2.7	21	4.4
Asian	17	3.9	14	2.9
African American	9	2.1	12	2.5
Other	22	5.0	35	7.3

Education

Respondents in the MetroWest subgroup were more likely to have a bachelors degree or higher than their counterparts in the Statewide sample were more likely to have less than a bachelors degree. Nearly 60% of the MetroWest group had a bachelor's degree or compared to 44% of the State group.

Table 4: Education Level

Education	MetroWest		State	
	Number	%	Number	%
Less than a Bachelors degree	177	41.2	245	56.5
Bachelors degree or higher	253	58.8	189	43.5

Income

The MetroWest respondents were also more likely to be in the over \$80,000 income bracket than the Statewide sample. The MetroWest respondents were evenly divided among the 3 income ranges, while the Statewide respondents were slightly higher in the lower income brackets. The largest variation in respondents is in the category of persons living in households earning over \$80,000, which includes 34% of the MetroWest sample and only 21% of the State sample.

Table 4: Income

Income	MetroWest		State	
	Number	%	Number	%
Under \$40,000	108	33.1	144	38.5
\$40,000 to \$80,000	108	33.1	150	40.1
Over \$80,000	110	33.7	80	21.4

Survey Responses by Question

Question 2: Do you own or rent your home?

Over 75% of the respondents in both the Metro-West and Statewide samples reported being homeowners, a proportion similar to 74% of MetroWest and 62% of statewide homeowners according to the 2000 Census.

Table 5: Survey Results: Do you own or rent your home?

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Own	355	77.2	393	77.4
Rent	105	22.8	115	22.6

Question 3: How concerned are you about the cost of housing.

Over half of all survey respondents reported being very concerned about the cost of housing in their area. This level of concern was somewhat more in evidence in the statewide than in the MetroWest sample -- 51% of MetroWest respondents and 56% of Statewide respondents reported being “very concerned” about housing costs.

Table 6: Survey Results: How concerned are you about the cost of housing in your area?

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Very Concerned	231	51.4	271	55.8
Somewhat Concerned	107	23.8	113	23.3
Not Concerned at all	111	24.7	102	21.0

Question 4: Does the amount of your monthly housing payment make it hard for you or your family to make ends meet?

The strong levels of concern about housing costs expressed by both samples appear to be driven by concerns about making ends meet. As Table 7 illustrates, the majority of respondents (both Statewide and in the MetroWest region) report that housing costs make it hard for them to make ends meet.

Table 7: Survey Results: Does the amount of your monthly housing payment make it hard for you or your family to make ends meet?

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Yes	229	52.0	263	53.5
No	211	48.0	229	46.5

Question 5: Have you or members of your immediate family seriously considered moving out of Massachusetts because of the cost of housing?

The strong levels of concern about housing costs may also help to explain why nearly 46 percent of all statewide respondents and 45 percent of MetroWest respondents indicated that they or a member of their immediate family is considering leaving Massachusetts because of its high cost of housing.

Table 8: Survey Results: Have you or members of your immediate family seriously considered moving out of Massachusetts because of the cost of housing?

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Yes	202	44.9	228	45.6
No	248	55.1	272	54.4

Question 6a: The cost of housing in my town prevents teachers, firefighters, police, and other municipal workers in my community from living in the town they serve.

The majority of the respondents in both the Statewide and MetroWest samples either agrees or strongly agrees that the cost of housing prevents municipal workers from living in the town they serve.

Table 9: Survey Results: The cost of housing in my town prevents teachers, firefighters, police, and other municipal workers in my community from living in the town they serve

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Strongly Agree	78	17.0	111	21.9
Agree	216	47.2	211	41.5
Disagree	160	34.9	179	35.2
Strongly Disagree	4	.9	7	1.4

Question 6b: The cost of housing in my town is hurting our local economy because businesses are having a harder time finding and keeping workers.

A clear majority of both Statewide and MetroWest respondents agreed or strongly agreed that the cost of housing is having a deleterious effect on the local economy by making it difficult for businesses to find and keep workers.

Table 10: Survey Results: The cost of housing in my town is hurting our local economy because businesses are having a harder time finding and keeping workers

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Strongly Agree	54	11.7	88	17.3
Agree	196	42.6	228	44.9
Disagree	204	44.3	184	36.2
Strongly Disagree	6	1.3	8	1.6

Question 6c: The cost of housing in my town prevents young families from living in the town in which they grew up.

A clear majority of both Statewide and MetroWest respondents agreed or strongly agreed with the statement that housing costs prevents young families from living in the town in which they grew up.

Table 11: Survey Results: The cost of housing in my town prevents young families from living in the town in which they grew up

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Strongly Agree	131	28.5	161	31.7
Agree	246	53.5	246	48.4
Disagree	81	17.6	95	18.7
Strongly Disagree	2	.4	6	1.2

Question 6d: The cost of housing in my town is preventing elderly residents from continuing to live in my town.

There is also very strong general agreement with the statement that housing costs are preventing the elderly from continuing to live in the respondent’s town. There are some differences in the MetroWest and Statewide samples; a higher percentage of MetroWest respondents agreed with the statement while a higher percentage of Statewide respondents strongly agreed.

Table 12: Survey Results: The cost of housing in my town is preventing elderly residents from continuing to live in my town

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Strongly Agree	140	30.5	185	36.4
Agree	234	51.0	198	39.0
Disagree	83	18.1	118	23.2
Strongly Disagree	2	.4	7	1.4

Question 7a: What comes to mind when you hear the term “affordable housing”?

MetroWest respondents were somewhat more likely to report that the term “affordable housing” means something positive than negative than their statewide counterparts. Over 20% of both samples felt that “affordable housing” was neither positive nor negative.

Table 13: Survey Results: What comes to mind when you hear the term “affordable housing”? Does it mean something, positive, negative, or neither positive or negative?

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Positive	193	45.7	191	39.1
Negative	139	32.9	170	34.8
Neither Positive nor Negative	90	21.3	127	26.0

Question 7b: What comes to mind when you hear the term “workforce housing”?

A plurality of both the MetroWest and Statewide respondents reported that the term “workforce housing” brought positive feelings to mind. However, the “positive” feelings about this term were clearly higher in the Statewide sample than the MetroWest sample.

Table 14: Survey Results: What comes to mind when you hear the term “workforce housing”? Does it mean something positive, negative, or neither positive or negative?

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Positive	149	53.8	247	66.0
Negative	71	25.6	60	16.0
Neither Positive nor Negative	57	20.6	67	17.9

Question 7c: What comes to mind when you hear the term “community housing”?

There is a clear difference of opinion between the MetroWest and Statewide respondents concerning their feelings regarding the term “community housing”. In the Statewide sample, a plurality of respondents reported “negative” opinion of this term. In contrast, a modest plurality of MetroWest respondents reported a “positive” opinion of this term.

Table 15: Survey Results: What comes to mind when you hear the term “community housing”? Does it mean something positive, negative, or neither positive or negative?

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Positive	154	42.0	151	35.6
Negative	146	39.8	199	46.9
Neither Positive nor Negative	67	18.3	74	17.5

Question 7d: What comes to mind when you hear the term “housing choice”?

A majority of both the MetroWest and Statewide respondents reported a positive opinion of the term “housing choice”.

Table 16: Survey Results: What comes to mind when you hear the term “housing choice”? Does it mean something positive, negative, or neither positive or negative?

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Positive	135	55.8	142	52.8
Negative	70	28.9	92	34.2
Neither Positive nor Negative	37	15.3	35	13.0

Question 8: Would you support building more affordable housing in your neighborhood?

Over 75% of both the MetroWest and Statewide respondents reported they would support building more affordable housing in their neighborhood. There was no significant

difference in opinion between MetroWest and Statewide respondents on this question. The strength of this finding suggests that much local opposition to affordable housing development may reflect the opinions of a very well organized and vocal minority of community members.

Table 17: Survey Results: Would you support building more affordable housing in your neighborhood?

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Yes	328	76.6	378	78.4
No	100	23.4	104	21.6

Question 9a: Having affordable housing in my neighborhood will lower property values.

A slight majority of MetroWest and Statewide respondents either strongly agreed or agreed that having affordable housing in their neighborhood would lower property values.

Table 18: Survey Results: Having affordable housing in my neighborhood will lower property values

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Strongly Agree	17	3.7	42	8.3
Agree	221	48.0	221	43.4
Disagree	208	45.2	244	47.9
Strongly Disagree	14	3.0	2	.4

Question 9b: Affordable housing in my neighborhood will lead to more crime in my neighborhood.

Regarding the link between affordable housing and crime, a majority of both MetroWest and Statewide respondents disagreed with the statement that affordable housing would lead to more crime in their neighborhood.

Table 19: Survey Results: Affordable housing in my neighborhood will lead to more crime in my neighborhood

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Strongly Agree	21	4.6	40	7.9
Agree	157	34.1	202	39.7
Disagree	256	55.7	267	52.5
Strongly Disagree	26	5.7	0	0

Question 9c: The physical design of affordable housing in my neighborhood will be unattractive.

The majority of both MetroWest and Statewide respondents either disagreed or strongly disagreed with the statement that the physical design of affordable housing in their neighborhood would be unattractive. A notable minority of both MetroWest and Statewide respondents either agreed or strongly agreed.

Table 20: Survey Results: The physical design of affordable housing in my neighborhood will be unattractive

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Strongly Agree	18	3.9	52	10.2
Agree	181	39.3	174	34.2
Disagree	242	52.6	277	54.4
Strongly Disagree	19	4.1	6	1.2

Question 9d: Affordable housing in my neighborhood will increase the costs of public schools because too many kids will move in.

The majority of both MetroWest and Statewide respondents felt that affordable housing would increase the costs of public education. A notably higher percentage of MetroWest respondents reported that they agreed or strongly agreed with this statement than their statewide counterparts.

Table 21: Survey Results: Affordable housing in my neighborhood will increase the costs of public schools because too many kids will move in

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Strongly Agree	2	.5	5	1.1
Agree	271	64.5	250	53.2
Disagree	137	32.6	215	45.7
Strongly Disagree	10	2.4	0	0

Question 9e: Affordable housing will change the character of my town.

The majority of both MetroWest and Statewide respondents agreed or strongly agreed that affordable housing would change the character of their town. A notable minority of both samples (> 45%) reported that they disagreed or strongly disagreed with this sentiment.

Table 22: Survey Results: Affordable housing will change the character of my town

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Strongly Agree	48	10.4	84	16.5
Agree	188	40.9	191	37.5
Disagree	215	46.7	234	46.0
Strongly Disagree	9	2.0	0	0

Question 10: The State has a law that establishes a goal that each community set aside 10% of its housing for low and moderate income households. Do you support the idea that every community should be required to meet this 10% goal in order to provide affordable housing for local residents?

Nearly 80% of MetroWest and Statewide respondents reported that they supported Chapter 40B (the law that requires that every community in Massachusetts set aside 10% of its housing for low and moderate income households).

Table 23: Survey Results: The state has a law that establishes a goal that each community set aside 10% of its housing for low and moderate income households. Do you support the idea that every community should be required to meet this 10% goal in order to provide affordable housing for local residents?

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Yes	336	78.5	395	81.1
No	92	21.5	92	18.9

Question 11: 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 tax dollars spent on expanding affordable housing programs in you believed it would help low and moderate income people to buy or rent a home?

Both MetroWest and Statewide respondents reported strong support for a proposal to double the amount of tax dollars spent expanding affordable housing programs providing these funds would be used to help low and moderate income people buy or rent a home.

Table 24: Survey Results: 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?

	MetroWest (+/- 4.7%)		State (+/- 4.4%)	
	Number	%	Number	%
Yes	315	74.5	357	76.1
No	108	25.5	112	23.9

Appendix A: Cross-Tabulated Questions with Results

Cautionary Note: Due to the small size of the sub-samples of these surveys, caution should be used in interpreting the results. Note the margins of error for each sub-sample listed in the next table are different from each other and from the error for the entire sample.

While the sample sizes for both the MetroWest and Statewide surveys were not large enough to create high levels of statistical significance in an analysis of cross tabulations by age, income, and education, the results can still be useful to examine opinions at a deeper level. In fact, after the survey results were examined using these factors, it was found that there were very few differences between people of differing ages, incomes, and education levels. This generally high level of agreement could be taken to mean that there is a high level of agreement among all segments of society on the need for more affordable housing, and on the barriers to creating that housing.

Margins of Error (plus or minus the value in the appropriate cell)

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	4.4	9.4	10.2	9.7	7.5	8.3	8.2	11.2	6.4	7.3
MetroWest	4.7	10.8	9.5	9.1	8.6	9.6	9.6	9.5	7.8	6.6

2. Do you own or rent your home?

This table describes the percentage of respondents who answered Yes to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	77.4	68.8	75.3	80.4	82.7	72.9	80.7	81.3	77.9	81
MetroWest	77.2	58.1	77.3	85.8	80.7	62	75	88.2	75.7	80.6

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

This table describes the percentage of respondents who answered Very Concerned to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	55.8	56.9	54.6	54.7	56.8	63	57.8	50	56.9	56.9
MetroWest	51.4	44.9	46.8	48.7	63.4	59.8	57	39.1	57.1	49

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

This table describes the percentage of respondents who answered Yes to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	53.5	54.6	59.6	58.5	47.4	63.5	57.9	40	58	47.5
MetroWest	52	55	50.9	50	53.1	65	67.9	33.9	58.4	47.6

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

This table describes the percentage of respondents who answered Yes to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	45.6	53.2	48.9	49.1	38.1	51.1	45	47.5	50.8	42.6
MetroWest	44.9	47.6	40.4	51.7	41.7	48.1	50.9	35.8	46.5	44.6

6a. The cost of housing in my town prevents teachers, firefighters, police, and other municipal workers in my community from living in the town they serve.

This table describes the percentage of respondents who answered Agree or Strongly Agree to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	63.4	67.9	62.9	64.8	61.2	75	61.3	62.6	63.7	65.4
MetroWest	64.2	53.5	61.1	69.1	68.9	67.3	71.3	69.1	61.9	66.7

6b. The cost of housing in my town is hurting our local economy because businesses are having a harder time finding and keeping workers.

This table describes the percentage of respondents who answered Agree or Strongly Agree to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	62.2	65.2	62.9	65.7	59	69.4	60.7	57.5	66.6	57
MetroWest	54.3	57	53.7	54.1	54.1	59.3	56.5	50.9	61.6	49.4

6c. The cost of housing in my town prevents young families from living in the town in which they grew up.

This table describes the percentage of respondents who answered Agree or Strongly Agree to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	80.1	82.1	77.3	81.5	80.4	81.2	80.7	77.5	77.5	81.3
MetroWest	82	88.4	75.4	82.5	84.4	81.4	79.7	86.4	83	81.5

6d. The cost of housing in my town is preventing elderly residents from continuing to live in my town.

This table describes the percentage of respondents who answered Agree or Strongly Agree to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	75.4	75.9	75.3	79.6	76.4	77.1	75.4	71.3	76.4	72.9
MetroWest	81.5	83.8	78.2	85.8	81.4	78.7	84.3	80	81.3	82.2

7a. What comes to mind when you hear the term “affordable housing?” Does it mean something, positive, negative, or neither positive or negative?

This table describes the percentage of respondents who answered Positive to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	39.1	37.4	48.9	31.7	40.9	44.1	39.9	43.6	37.4	42.1
MetroWest	45.7	45	47.9	39	50.8	51	41.2	50.5	46.5	46.6

7b. What comes to mind when you hear the term “workforce housing?” Does it mean something positive, negative, or neither positive or negative?

This table describes the percentage of respondents who answered Positive to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	66	68.7	58.8	67.5	67.4	66	69.7	57.4	64.6	65.5
MetroWest	53.8	55.4	51.6	52.8	54.4	55.7	44.6	50.8	54.2	51.7

7c. What comes to mind when you hear the term “community housing?” Does it mean something positive, negative, or neither positive or negative?

This table describes the percentage of respondents who answered Positive to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	35.6	43.6	41.5	28.6	32.2	38.5	29.2	36.9	29.2	41.1
MetroWest	42	45.8	47.3	32.3	43.1	46.7	43.2	36.9	38.7	43.9

7d. What comes to mind when you hear the term “housing choice?” Does it mean something positive, negative, or neither positive or negative?

This table describes the percentage of respondents who answered Positive to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	52.8	67.2	45.7	54.4	47.5	55.3	57.3	51.4	50	57
MetroWest	55.8	64	48.9	62.9	50.6	54.3	50.7	68.8	48.5	62.8

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

This table describes the percentage of respondents who answered Yes to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	78.4	75.5	74.5	79.2	83.1	82.2	80.7	79.2	81.4	79.6
MetroWest	76.6	77.1	70.5	81.3	79.8	82.8	79.8	78.8	77.7	79

9a. Having affordable housing in my neighborhood will lower property values.

This table describes the percentage of respondents who answered Agree or Strongly Agree to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	51.7	61.6	56.7	57.4	42.5	50.7	50.7	50.1	45.3	56.6
MetroWest	51.7	48.8	57.2	60.8	42.9	49.1	59.2	47.2	48.6	53.8

9b. Affordable housing in my neighborhood will lead to more crime in my neighborhood

This table describes the percentage of respondents who answered Agree or Strongly Agree to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	47.6	50	49.5	57.4	41.9	50	46.7	45	45.7	48.7
MetroWest	38.7	32.6	40	41.6	40.7	43.5	42.6	30	45.2	34.7

9c. The physical design of affordable housing in my neighborhood will be unattractive.

This table describes the percentage of respondents who answered Agree or Strongly Agree to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	44.4	47.3	47.4	52.8	38	45.2	41.4	48.8	41.7	47.1
MetroWest	43.2	40.7	39.1	50	43.7	43.5	52.8	32.7	48	40.8

9d. Affordable housing in my neighborhood will increase the costs of public schools because too many kids will move in.

This table describes the percentage of respondents who answered Agree or Strongly Agree to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	54.3	63.1	54.3	63	46.9	49.6	49.3	59.2	51.3	54.2
MetroWest	65	65.9	58.8	69.2	67.5	57.1	63	67	67.3	62.1

9e. Affordable housing will change the character of my town

This table describes the percentage of respondents who answered Agree or Strongly Agree to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	54	55.3	50.5	62	52.5	59.7	55.4	50	53.9	56.6
MetroWest	51.3	47.7	42.8	56.7	57.8	60.1	48.1	40.9	54.2	50.6

10. The state has a law that establishes a goal that each community set aside 10% of its housing for low and moderate income households. Do you support the idea that every community should be required to meet this 10% goal in order to provide affordable housing for local residents?

This table describes the percentage of respondents who answered Yes to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	81.1	80.2	82.4	77.5	82.9	82.9	87.1	65.8	86.2	73.2
MetroWest	78.5	71.6	81	78.9	80.8	83.3	77.2	80.2	81.7	76.9

11. 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?

This table describes the percentage of respondents who answered Yes to this question.

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	76.1	77.6	75.3	72.2	78.7	70.6	80.5	78.4	77.2	73.1
MetroWest	74.5	65.4	75.7	74.5	79.3	75	79.8	83.3	73.3	75

Demographic Information

Region	All	Age				Income			Education	
		18-34	35-44	45-54	55+	Under 40K	40K-80K	Over 80K	Less than College	Bachelors+
Statewide	N/A	22.6	19.6	21.6	36.2	38.5	40.1	21.4	56.4	43.6
MetroWest	N/A	19.1	24.4	26.6	29.9	33.1	33.1	33.7	41.2	58.8

Appendix B: Towns in the MetroWest Region

Acton
Ashland
Bellingham
Berlin
Bolton
Boxboro
Foxboro
Framingham
Franklin
Harvard
Holliston

Hopedale
Hopkinton
Hudson
Littleton
Marlboro
Maynard
Medfield
Medway
Milford
Millis
Natick

Norfolk
Northborough
Sherborn
Shrewsbury
Southborough
Stow
Sudbury
Wayland
Westborough
Wrentham

