New Hampshire Housing

Start of Block: Default Question Block

I agree to participate in a research study conducted by Saint Anselm College. I understand that this study is being conducted on behalf of principal investigators Jason Sorens and Michael Matheis.

In order to analyze responses to the questionnaire, my answers will be recorded. No identifying information about me will be made public, and any views I express will be kept completely confidential.

Findings from this study will be reported in scholarly journals, at academic seminars, and at research association meetings. The data will be stored at a secured location and retained indefinitely. My participation is voluntary. I am free to withdraw from the study at any time.

For any questions regarding the research project, please contact Jason Sorens (jsorens@anselm.edu) or Michael Matheis (mmatheis@anselm.edu).

Please select one of the following options. If you choose not to participate, the survey will end immediately.

- ○ I agree. (1)
- ○ I do not agree. (2)

Skip To: End of Block If I agree to participate in a research study conducted by Saint Anselm College. I understand that t... = I do not agree.

End of Block: Default Question Block

Start of Block: Block 1

Q2 Please note that this survey is for New Hampshire adults only.

- ○ What is your zip code? (1) _____

Q3 Are you registered to vote in New Hampshire?

- ○ Yes (1)
- ○ No (2)

Skip To: End of Block If Are you registered to vote in New Hampshire? = No

Q4 What is your party registration?

▼ Democrat (1) ... Undeclared (3)

End of Block: Block 1

Start of Block: Block 2

Q5 **First, we need to collect some standard demographic information.**

How would you describe your political views?

- ○ Liberal, progressive, or left-wing (1)
- ○ Moderate or centrist (2)
- ○ Conservative or right-wing (3)
- ○ Libertarian (4)
- ○ Populist or nationalist (5)
- ○ None of these (6)
- ○ I don't know. (7)

Q6 In general, do you find yourself closer to the Democratic Party or the Republican Party?

- Democratic (1)
- Republican (2)
- I am equally far from the Democratic and Republican parties. (3)
- I don't know. (4)

Q7 About how much income did people in your household earn last year?

▼ Less than $20,000 (1) ... More than $500,000 (10)

Q8 Do you own your own home?

- Yes (1)
- No (2)

Q9 What is your age?

- 18 to 29 (1)
- 30 to 44 (2)
- 45 to 59 (3)
- 60 to 74 (4)
- 75+ (5)

Q10 What is your sex?

- Male (1)
- Female (2)

Skip To: End of Block If What is your sex? = Female

Q11 What is your highest level of education completed?

- Some high school (1)
- High school graduate or GED (2)
- Associate's degree or some college (3)
- Bachelor's degree (4)
- Master's degree or some postgraduate (5)
- Doctoral degree (6)

End of Block: Block 2

Start of Block: Block 3

CI

We will now show you four different scenarios of new housing development, each offering two alternative projects with different features. Vote for the project you would prefer to see in your own neighborhood below the table explaining each project's features.

Note: the term *mixed-use* refers to a development with commercial uses on the ground floor and apartments above the ground floor.

Q13 Scenario 1 out of 4

	Project 1	**Project 2**
Type of project		
Size of project		
Type of property		
Infrastructure		
Age restriction?		
Architectural style		
Low-income units?		
Luxury units?		
Workforce units?	Includes some workforce units	Includes some workforce units

// Start of JavaScript // import seeded random number generator code // https://github.com/davidbau/seedrandom/blob/released/seedrandom.min.js !function(a,b){function c(c,j,k){var n=[];j=1==j?{entropy:!0}:j||{};var s=g(f(j.entropy?[c,i(a)]:null==c?h():c,3),n),t=new d(n),u=function(){for(var a=t.g(m),b=p,c=0;q>a;)a=(a+c)*l,b*=l,c=t.g(1);for(;a>=r;)a/=2,b/=2,c>>>=1;return(a+c)/b};return u.int32=function(){return 0|t.g(4)},u.quick=function(){return t.g(4)/4294967296},u["double"]=u,g(i(t.S),a),(j.pass||k||function(a,c,d,f){return f&&(f.S&&e(f,t),a.state=function(){return e(t,{})}),d?(b[o]=a,c):a})(u,s,"global"in j?j.global:this==b,j.state)}function d(a){var b,c=a.length,d=this,e=0,f=d.i=d.j=0,g=d.S=[];for(c||(a=[c++]);l>e;)g[e]=e++;for(e=0;l>e;e++)g[e]=g[f=s&f+a[e%c]+(b=g[e])],g[f]=b;(d.g=function(a){for(var b,c=0,e=d.i,f=d.j,g=d.S;a--;)b=g[e=s&e+1],c=c*l+g[s&(g[e]=g[f=s&f+b])+(g[f]=b)];return d.i=e,d.j=f,c})(l)}function e(a,b){return b.i=a.i,b.j=a.j,b.S=a.S.slice(),b}function f(a,b){var c,d=[],e=typeof a;if(b&&"object"==e)for(c in a)try{d.push(f(a[c],b-1))}catch(g){}return d.length?d:"string"==e?a:a+"\0"}function g(a,b){for(var c,d=a+"",e=0;e

- ○ I prefer Project 1 (1)
- ○ I prefer Project 2 (2)

Q14 On a scale of 0-10, where 10 is best, how would you rate these projects? Vote by dragging the sliders.

0 1 2 3 4 5 6 7 8 9 10

Project 1's value ()	
Project 2's value ()	

End of Block: Block 3

Start of Block: Block 4

Q40 Scenario 2 out of 4

Project 3 **Project 4** Type of project Size of project Type of property Infrastructure Age restriction? Architectural style Low-income units? Luxury units? Workforce units? Includes some workforce units Includes some workforce units // Start of JavaScript // import seeded random number generator code // https://github.com/davidbau/seedrandom/blob/released/seedrandom.min.js !function(a,b){function c(c,j,k){var n=[];j=1==j?{entropy:!0}:j||{};var s=g(f(j.entropy?[c,i(a)]:null==c?h():c,3),n),t=new d(n),u=function(){for(var a=t.g(m),b=p,c=0;q>a;)a=(a+c)*l,b*=l,c=t.g(1);for(;a>=r;)a/=2,b/=2,c>>>=1;return(a+c)/b};return u.int32=function(){return 0|t.g(4)},u.quick=function(){return t.g(4)/4294967296},u["double"]=u,g(i(t.S),a),(j.pass||k||function(a,c,d,f){return f&&(f.S&&e(f,t),a.state=function(){return e(t,{})}),d?(b[o]=a,c):a})(u,s,"global"in j?j.global:this==b,j.state)}function d(a){var b,c=a.length,d=this,e=0,f=d.i=d.j=0,g=d.S=[];for(c||(a=[c++]);l>e;)g[e]=e++;for(e=0;l>e;e++)g[e]=g[f=s&f+a[e%c]+(b=g[e])],g[f]=b;(d.g=function(a){for(var b,c=0,e=d.i,f=d.j,g=d.S;a--;)b=g[e=s&e+1],c=c*l+g[s&(g[e]=g[f=s&f+b])+(g[f]=b)];return d.i=e,d.j=f,c})(l)}function e(a,b){return b.i=a.i,b.j=a.j,b.S=a.S.slice(),b}function f(a,b){var c,d=[],e=typeof a;if(b&&"object"==e)for(c in a)try{d.push(f(a[c],b-1))}catch(g){}return d.length?d:"string"==e?a:a+"\0"}function g(a,b){for(var c,d=a+"",e=0;e

- I prefer Project 3 (1)
- I prefer Project 4 (2)

Q41 On a scale of 0-10, where 10 is best, how would you rate these projects? Vote by dragging the sliders.

0 1 2 3 4 5 6 7 8 9 10

Project 3's value ()	
Project 4's value ()	

End of Block: Block 4

Start of Block: Block 5

Q42 Scenario 3 out of 4

Project 5 **Project 6** Type of project Size of project Type of property Infrastructure Age restriction? Architectural style Low-income units? Luxury units? Workforce units? Includes some workforce units Includes some workforce units // Start of JavaScript // import seeded random number generator code // https://github.com/davidbau/seedrandom/blob/released/seedrandom.min.js !function(a,b){function c(c,j,k){var n=[];j=1==j?{entropy:!0}:j||{};var s=g(f(j.entropy?[c,i(a)]:null==c?h():c,3),n),t=new d(n),u=function(){for(var a=t.g(m),b=p,c=0;q>a;)a=(a+c)*l,b*=l,c=t.g(1);for(;a>=r;)a/=2,b/=2,c>>>=1;return(a+c)/b};return u.int32=function(){return 0|t.g(4)},u.quick=function(){return t.g(4)/4294967296},u["double"]=u,g(i(t.S),a),(j.pass||k||function(a,c,d,f){return f&&(f.S&&e(f,t),a.state=function(){return e(t,{})}),d?(b[o]=a,c):a})(u,s,"global"in j?j.global:this==b,j.state)}function d(a){var b,c=a.length,d=this,e=0,f=d.i=d.j=0,g=d.S=[];for(c||(a=[c++]);l>e;)g[e]=e++;for(e=0;l>e;e++)g[e]=g[f=s&f+a[e%c]+(b=g[e])],g[f]=b;(d.g=function(a){for(var b,c=0,e=d.i,f=d.j,g=d.S;a--;)b=g[e=s&e+1],c=c*l+g[s&(g[e]=g[f=s&f+b])+(g[f]=b)];return d.i=e,d.j=f,c})(l)}function e(a,b){return b.i=a.i,b.j=a.j,b.S=a.S.slice(),b}function f(a,b){var c,d=[],e=typeof a;if(b&&"object"==e)for(c in a)try{d.push(f(a[c],b-1))}catch(g){}return d.length?d:"string"==e?a:a+"\0"}function g(a,b){for(var c,d=a+"",e=0;e

- ◯ I prefer Project 5 (1)
- ◯ I prefer Project 6 (2)

Q43 On a scale of 0-10, where 10 is best, how would you rate these projects? Vote by dragging the sliders.

0 1 2 3 4 5 6 7 8 9 10

Project 5's value ()	
Project 6's value ()	

End of Block: Block 5

Start of Block: Block 6

Q44 Scenario 4 out of 4 **Project 7** **Project 8** Type of project Size of project Type of property Infrastructure Age restriction? Architectural style Low-income units? Luxury units? Workforce units? Includes some workforce units Includes some workforce units // Start of JavaScript // import seeded random number generator code // https://github.com/davidbau/seedrandom/blob/released/seedrandom.min.js !function(a,b){function c(c,j,k){var n=[];j=1==j?{entropy:!0}:j||{};var s=g(f(j.entropy?[c,i(a)]:null==c?h():c,3),n),t=new d(n),u=function(){for(var a=t.g(m),b=p,c=0;q>a;)a=(a+c)*l,b*=l,c=t.g(1);for(;a>=r;)a/=2,b/=2,c>>>=1;return(a+c)/b};return u.int32=function(){return 0|t.g(4)},u.quick=function(){return t.g(4)/4294967296},u["double"]=u,g(i(t.S),a),(j.pass||k||function(a,c,d,f){return f&&(f.S&&e(f,t),a.state=function(){return e(t,{})}),d?(b[o]=a,c):a})(u,s,"global"in j?j.global:this==b,j.state)}function d(a){var b,c=a.length,d=this,e=0,f=d.i=d.j=0,g=d.S=[];for(c||(a=[c++]);l>e;)g[e]=e++;for(e=0;l>e;e++)g[e]=g[f=s&f+a[e%c]+(b=g[e])],g[f]=b;(d.g=function(a){for(var b,c=0,e=d.i,f=d.j,g=d.S;a--;)b=g[e=s&e+1],c=c*l+g[s&(g[e]=g[f=s&f+b])+(g[f]=b)];return d.i=e,d.j=f,c})(l)}function e(a,b){return b.i=a.i,b.j=a.j,b.S=a.S.slice(),b}function f(a,b){var c,d=[],e=typeof a;if(b&&"object"==e)for(c in a)try{d.push(f(a[c],b-1))}catch(g){}return d.length?d:"string"==e?a:a+"\0"}function g(a,b){for(var c,d=a+"",e=0;e

- I prefer Project 7 (1)
- I prefer Project 8 (2)

Q45 On a scale of 0-10, where 10 is best, how would you rate these projects? Vote by dragging the sliders.

0 1 2 3 4 5 6 7 8 9 10

Project 7's value ()	
Project 8's value ()	

End of Block: Block 6

Start of Block: Block 7

Q25 **Please read the following analysis of New Hampshire's local planning and zoning regulations.**

Economists say New Hampshire's planning and zoning regulations are too strict, keeping out productive workers by limiting housing. Both Harvard and University of Pennsylvania economists have separately discovered that New Hampshire is one of the five most regulated states for building housing. A recent National Bureau of Economic Research paper found that eliminating planning and zoning regulations in the Boston metropolitan area, which includes part of New Hampshire, would boost the income of the average resident by 13%. A study by University of Chicago and Berkeley economists found that relaxing zoning regulations around the U.S. to an average level would boost the economy by nearly 10%.

Q27

Please read the following analysis of New Hampshire's local planning and zoning regulations.

Planning and zoning regulations prevent property owners from doing what they wish with the land they own. If landowners want to build housing, they have to face virtually endless red tape from local bureaucrats and delays that can make the process unaffordable. Some local regulations even make building on your own land completely illegal! We could abolish land-use regulations and still keep building codes that protect safety and health. Nothing prevents neighbors from signing contracts to limit what they can do with their land if they want to, but government should stay out.

Q29 **Please read the following analysis of New Hampshire's local planning and zoning regulations.**

New Hampshire's planning and zoning regulations are unfair to working families struggling to make ends meet. By limiting the new housing that can be built, these restrictions drive up rents and house prices, making housing completely unaffordable for more and more Granite Staters. Everyone knows that some towns in New Hampshire are much more expensive to buy in than

others, and they tend to be the places with better schools. So poor families in New Hampshire get stuck in poverty, because they cannot afford to live where they can get a better education for their kids.

Q30 **Please read the following analysis of New Hampshire's local planning and zoning regulations.**

Form-based zoning is a new approach in New Hampshire. In contrast with conventional zoning that emphasizes the separation of uses, a form-based code instead uses character — the look and feel of a place — as the primary organizing principle. Form-based codes take the approach that most uses, which fall into the broad categories of retail, residential, office, civic uses, even light industrial activities, are compatible, having traditionally co-existed happily in traditional communities for centuries. Given appropriate standards, all of these uses can be located close to each other, except for in unique cases where smells or extreme noise are an issue, in which case the conventional approach of separating uses is appropriate.

End of Block: Block 7

Start of Block: Block 8

Q31 What would you say was the main point of the paragraph you just read?

- ○ Economists say relaxing zoning regulations would boost the economy by attracting productive workers. (1)
- ○ Regulations on building homes are unjust because they prevent property owners from doing what they wish with the land they own. (2)
- ○ Regulations on building homes are unfair to poor families because they cannot afford to live where they can get a better education for their kids. (3)
- ○ Form-based zoning is a new approach in New Hampshire that uses the look and feel of a place as the primary organizing principle. (4)

End of Block: Block 8

Start of Block: Block 10

Display This Question:

If Please read the following analysis of New Hampshire's local planning and zoning regulations. Econ... Is Displayed

And What would you say was the main point of the paragraph you just read? != Economists say relaxing zoning regulations would boost the economy by attracting productive workers.

Or Or Please read the following analysis of New Hampshire's local planning and zoning regulations. Plan... Is Displayed

And What would you say was the main point of the paragraph you just read? != Regulations on building homes are unjust because they prevent property owners from doing what they wish with the land they own.

Or Or Please read the following analysis of New Hampshire's local planning and zoning regulations. New... Is Displayed

And What would you say was the main point of the paragraph you just read? != Regulations on building homes are unfair to poor families because they cannot afford to live where they can get a better education for their kids.

Or Or Please read the following analysis of New Hampshire's local planning and zoning regulations. Form... Is Displayed

And What would you say was the main point of the paragraph you just read? != Form-based zoning is a new approach in New Hampshire that uses the look and feel of a place as the primary organizing principle.

Q31 Please select okay.

- ○ Okay (1)

Skip To: End of Block If Please select okay. = Okay

End of Block: Block 10

Start of Block: Block 9

Q33 Please indicate your agreement or disagreement with the following statements.

Q34 New Hampshire should reduce planning and zoning regulations in order to allow more housing to be built.

- Strongly Disagree (1)
- Disagree (2)
- Neither Agree Nor Disagree (3)
- Agree (4)
- Strongly Agree (5)

Q35 I would be willing to support more affordable housing in my area.

- Strongly Disagree (1)
- Disagree (2)
- Neither Agree Nor Disagree (3)
- Agree (4)
- Strongly Agree (5)

Q36 New Hampshire should do more to prevent development and keep the state the way it is.

- Strongly Disagree (1)
- Disagree (2)
- Neither Agree Nor Disagree (3)
- Agree (4)
- Strongly Agree (5)

Q37 The state of New Hampshire should set a hard limit on how long local planning and zoning boards can hold up a permit to build housing.

- Strongly Disagree (1)
- Disagree (2)
- Neither Agree Nor Disagree (3)
- Agree (4)
- Strongly agree (5)

End of Block: Block 9