

December 7–10, 2008
402 Respondents

**SANTA FE, NEW MEXICO
FREQUENCIES**

Q.4 Many people weren't able to vote in the 2008 election for president between Barack Obama and John McCain. How about you? Were you able to vote, or for some reason were you unable to vote?

	Total
Voted	100
Did not vote	-
(Don't know)	-
(Refused).....	-
(ref:DIDVOTE)	

Q.5 Sometimes there are local elections for City Council and other city issues where very few people tend to vote. How about you? Do you always vote in these local elections, sometimes vote in these local elections, are the chances 50-50 or do you never vote in these local elections?

	Total
Always	78
Sometimes.....	22
50-50.....	-
Never	-
(Don't know)	-
(Refused).....	-
(ref:VOTEFREQ)	

Q.6 Using a ten point scale, please tell me how likely you are to vote in the municipal election in Santa Fe next March. If you are certain that you will vote, pick a number closer to "8" "9" or "10." If it is less likely that you will vote, use a number closer to "1" "2" or "3." You may choose any number from one to ten.

	Total
10	54
9	22
8	19
7	5
(ref:WILLVOTE)	

Q.7 Generally speaking, do you think that things in New Mexico are going in the right direction, or do you feel things are off on the wrong track?

	Total
Right direction	58
Wrong track	26
(Don't know/refused).....	16
Right - Wrong	32
(ref:DIRECT)	

Q.8 And generally speaking, do you think that things in Santa Fe are going in the right direction, or do you feel things are off on the wrong track?

	Total
Right direction	56
Wrong track	37
(Don't know/refused).....	8
Right - Wrong	19
(ref:DIRECT2)	

Q.9 Now, thinking about Santa Fe and the issues that the city council has to focus on, what do you think should be the top priority for the Santa Fe City Council?

	Total
Economy - economy/economic status/economic development/ local economy/businesses/support local businesses	-
Jobs - jobs/employment/job creation/industry to promote jobs/developing new jobs/keeping jobs here	-
Water - water/water issue/water rates/water situation/water usage/water supply/clean and enough water/water conservation/water rights	-
Education - schools/money for teachers/education/save colleges in Santa Fe/education should be better funded/our youth/school systems	-
Growth - growth/slowing growth to preserve natural resources/real estate planning/infrastructure/controlling growth/managing growth/overpopulation/planning/zoning/quit building so much.....	-
Public safety - gangs/crime/public safety	-
Housing - affordable housing/people in trouble with homes/ housing we can afford.....	-
Transportation and infrastructure - transportation/public transportation/infrastructure/traffic/parking	-
Budget and spending - budget/city finances/public spending/ city budget/fiscal responsibility/stop spending/reserves and budget/financial strength of city/quit over spending	-
Lower income - poverty/minimum wage/hunger/homeless/cost of living wage	-
Health care - health care/health plan for seniors.....	-
Environment - global warming/green question/green energy/ sustainability/environment.....	-
Quality of life - quality of life/parks and recreation/parks	-
Taxes - taxes/high taxes/reducing taxes/tax issue/real estate tax issue	-
Immigration - immigration/illegal alien problem/illegal immigration/sanctuary city	-
Other	-
None.....	-
Don't know/refused	-
(ref:PRIOR)	

Q.10 And what would be the next most important issue for the Santa Fe City Council to focus on?

	Total
Economy - local economy/supporting local business/ economic development/economic growth/business development.....	-
Jobs - jobs/people losing jobs/employment	-
Lower income - minimum wage/poverty/living wage/ homelessness/equality of income/poorest people/hunger/ making sure everyone has food and healthcare	-
Budget and spending - control expenses/spending/balancing the budget/budget.....	-
Renewables - renewable energy/alternative energy.....	-
Tourism - enhancing tourism/increasing tourism	-
Infrastructure - infrastructure/street repairs/infrastructure improvements/roads.....	-
Taxes - keeping taxes low/transfer tax/property taxes.....	-
Education - education/education really bad/schools.....	-
Housing - affordable housing/housing.....	-
Parking - parking/parking downtown	-
Public safety - enough police/better police force/safety and protection/public safety/better police protection	-
Growth and development - land use/appropriate development/ growth/slow down development/too much construction/limit population growth/zoning/less building.....	-
Costs - costs/affordability/cost of living/energy costs	-
Water - water/water issues/water rates	-
Immigration - immigration/illegal immigration.....	-
Health care - health care	-
Environmental - environmental/not drill for oil and coal/ climate change	-
Other	-
None.....	-
Don't know/refused	-
(ref:PRIOR2)	

Q.11 Okay. And how would you rate the job being done by the Santa Fe City Council - excellent, good, just fair or poor?

	Total
Excellent	4
Good	48
Just fair	33
Poor.....	13
(Don't know/refused).....	2
Excellent/Good	52
Fair/Poor.....	46
(ref:JOB)	

Q.16 Okay. Thinking about the municipal election in March 2009. As you know, voters in New Mexico are often asked to vote on propositions that appear on the ballot. I would like to read you the language of a proposition that will appear on the March 2009 ballot. After I read it, please tell me if you would vote YES in favor of the proposition or NO, against the proposition. I will read it slowly because some of the language is technical:

Shall the City of Santa Fe impose on purchasers an excise tax on the use by purchasers of transfer services to effectuate and facilitate the transfer of certain real property in the amount of one percent of the portion of the purchase price in excess of \$750,000 to be used exclusively for affordable housing.

Now, if the election were held today, would you vote YES, FOR the proposition or NO, AGAINST the proposition?

	Total
Definitely vote YES.....	34
Probably vote YES	22
Lean YES.....	1
Lean NO	1
Probably vote NO	14
Definitely vote NO	25
(Undecided)	4
Total YES	56
Total NO	40
YES - NO	16
(ref:VOTE1)	

Q.17 Okay. And just to make sure that everyone taking this survey has the same information, I would like to read you a brief description of the tax that will be on the March ballot.

As you may know, a real estate transfer tax is a sales tax levied by a state or local government when a house, condo or property is sold or transferred. The city of Santa Fe has proposed a one percent sales tax paid for by the buyer that would apply only to properties that sold for more than \$750,000 dollars. Monies raised by the tax would be used exclusively for affordable housing.

Now, having heard this description, would you say you have a favorable or unfavorable opinion of this real estate transfer tax?

	Total
Very favorable	38
Somewhat favorable	24
Somewhat unfavorable	8
Very unfavorable	25
(No opinion).....	3
(Don't know/refused).....	2
Total Favorable.....	63
Total Unfavorable.....	33
Favorable - Unfavorable	30
(ref:PROPFV)	

[201 Respondents]

Q.18 (SPLIT SAMPLE A) Now let me read you two short statements by supporters and opponents about the transfer tax proposition that will appear on the March 2009 city ballot.

Supporters of the proposition say that it has become too expensive for middle class and working families to live in Santa Fe. A tax limited just to properties that sell for more than seven hundred fifty thousand dollars will provide funds to help build and locate more affordable housing without hurting the middle class. Santa Fe needs more affordable housing options so that the people who work here - like teachers and firemen - can afford to live here.

Opponents of the proposition say that raising taxes in a bad economy is the last thing we should do. The new transfer tax will make housing more expensive, make it harder to buy and sell homes, and hurt the economy. In these tough economic times, taxpayers should decide how to spend their money, not give it away to the government. A new transfer tax will make Santa Fe less competitive with other cities, hurt property values and further damage the local housing market.

Now, thinking again about the March 2009 municipal election and the transfer tax proposition. Please tell me if the election were held today, would you vote YES in favor of the proposition and transfer tax or NO, against the proposition and transfer tax.

	Total
Definitely vote YES.....	37
Probably vote YES	13
Lean YES.....	3
Lean NO	2
Probably vote NO	12
Definitely vote NO	27
(Undecided)	5
Total YES	53
Total NO	41
YES - NO	12
(ref:STMTA)	

[201 Respondents]

Q.19 (SPLIT SAMPLE B) Now let me read you two short statements by supporters and opponents about the transfer tax proposition that will appear on the March 2009 city ballot.

Supporters of the proposition say that it has become too expensive for middle class and working families to live in Santa Fe. A tax limited just to properties that sell for more than seven hundred fifty thousand dollars will provide funds to help build and locate more affordable housing without hurting the middle class. Santa Fe needs more affordable housing options so that the people who work here - like teachers and firemen - can afford to live here.

Opponents say that the proposition is just a backdoor way for city politicians to raise taxes on all homeowners. If approved, nothing stops the city council from lowering the assessment rate or increasing the tax. Everyone will end up paying more, even though homeowners already pay property taxes. A new tax is nothing more than double taxation that takes away home equity and will make it harder to buy and sell homes in Santa Fe.

Now, thinking again about the March 2009 municipal election and the transfer tax proposition. Please tell me if the election were held today, would you vote YES in favor of the proposition and transfer tax or NO, against the proposition and transfer tax.

	Total
Definitely vote YES.....	35
Probably vote YES	20
Lean YES.....	0
Lean NO	1
Probably vote NO	11
Definitely vote NO	29
(Undecided)	4
Total YES	55
Total NO	41
YES - NO	14
(ref:STMTB)	

[Respondents]

Q.20 (IF YES) And what is the major reason you are FOR the tax?

	Total
Have low taxes - have low real estate taxes/majority would still pay low property tax	-
Can afford it - people who can afford \$750k house can pay tax/people can afford to pay more/they can afford it/because their house costs more than \$750k.....	-
Should give back - people buying houses over \$750k should give back/contribute to the community/people who make most should be able to share it	-
Affordable housing - will help lower income housing/affordable housing/will help affordable housing/Santa Fe needs affordable housing/need affordable housing for teachers and firemen/allow all income levels to live in city/housing prices are out of reach/so can afford to live in town where work	-
Poor and middle class - helps poor people/providing home for poor people/help middle class/those with least deserve must help/this is big gap between rich and poor/economy is slanted towards rich	-
Fairness - it's the fair thing to do/it's justified/it's fair.....	-
Economy - will help economy	-
Affect - tax doesn't affect middle class/tax only affects rich/tax doesn't affect me/doesn't hurt anyone who can't afford those houses at \$750k	-
Other	-
None.....	-
Don't know/refused	-
(ref:WHYYES)	

[Respondents]

Q.21 (IF NO) And what is the major reason you are AGAINST the tax?

	Total
Double tax - double taxation/re-tax/double tax	-
Economic environment - because of the economy it won't help/bad time to raise taxes/not the time the way the economy is/bad time/last thing we need is to raise taxes/economic downturn.....	-
Housing market - housing prices are falling/will hurt home sales and home owners/harder to sell houses/will hurt construction industry more/will make housing more expensive.....	-
Information - don't know enough about it/need more information	-
Adequate housing - have enough affordable housing/already plenty of affordable housing	-
Won't solve problem - other ways to solve problem/won't solve problem/need better solution/won't raise enough money/not the right way to solve the problem	-
Keep money - people should be able to keep their money	-
Unfair - it's unfair/unreasonable/unfair tax/it's not fair	-
High taxes - taxes are high enough/taxes are already too high/excessive amount of taxes/raising taxes/have too many taxes/doesn't make sense to tax more.....	-
Won't work correctly - money won't be spent correctly/they are not clearly defining what money would go for/it's not going to do what it says it's going to do/will not raise funds it says it will	-
Illegal - it's illegal/illegal.....	-
Socialism - socialism/smacks of socialism/redistribution of wealth/distribution of wealth	-
City government - city should manage money better/tighten their own budget/city government doesn't know how to use the money.....	-
Ideological objection - people should work hard and get education/should be based on achievement/it's welfare.....	-
Other	-
None.....	-
Don't know/refused	-
(ref:WHYNO)	

Q.22 Now let me read you a series of statements that could be used to describe the transfer tax proposed by the City of Santa Fe. For each statement, please tell me whether this description, if accurate, raises very serious doubts, serious doubts, minor doubts or no real doubts in your own mind about the transfer tax.

	Very Ser Dbts	Ser Dbts	Minor Dbts	No Real Dbts	DK/ Ref	Total Ser	Total Not Ser
22 A home is often the biggest and most important asset a person has. A new real estate transfer tax would place a big burden on homeowners who worked hard to create equity in their home only to see it go to the government when they sell or transfer their property.	13	26	19	37	5	39	56
23 In the current slow housing market, adding a new real estate transfer tax would make it even harder to sell homes.	13	26	20	38	3	39	58
[201 Respondents]							
24 (SPLIT SAMPLE A) The new real estate transfer tax could price prospective home buyers out of buying a home or force them to purchase a smaller house because of the additional money needed to pay the new tax.	6	23	20	46	5	29	66
[201 Respondents]							
25 (SPLIT SAMPLE B) A new real estate transfer tax would worsen the shortage of affordable homes, and hurt first-time home buyers, middle class families, senior citizens and those on fixed incomes.	16	17	20	42	4	34	62
26 No other city in New Mexico has a transfer tax. A new tax would make Santa Fe less competitive with other cities, contribute to the growing income gap in Santa Fe and continue to push the middle class out of the city.	13	27	15	39	5	41	54
27 A new transfer tax would be a poor source of revenue since housing prices rise and fall depending on the market. The city does not even know how much revenue this tax would raise.	11	29	25	32	4	40	56
28 An independent study showed that a transfer tax would result in fewer house sales in Santa Fe and have an adverse effect on the local economy.	11	21	26	35	6	32	61

	Very Ser Dbts	Ser Dbts	Minor Dbts	No Real Dbts	DK/ Ref	Total Ser	Total Not Ser
29 The city is just looking for new revenue. They have not done any research on the economic effect of the new tax, and there is no evidence that the tax will generate enough revenue to have any impact on affordable housing. The city council is not being clear on what they really intend to do.	15	31	21	26	7	46	47
30 The city says the tax will only be one percent on sales of \$750,000 dollars or more, but they just want to get the tax on the books so that they can include more homes or raise the tax later. Once approved, the city council can change the tax to include lower-priced homes.	21	30	16	29	4	50	45
31 The City Council has not done their home work on this issue. They already had to change the proposition once to try to meet state laws, but even that wording may be illegal and is still under review. It’s a waste of tax payer dollars.	14	31	19	30	7	45	49
32 The ordinance defines affordable housing so broadly that funds could be used for workers commuting to jobs outside of Santa Fe. Just the opposite of what the City Council has publically supported. (ref:DOUBTS)	11	30	22	29	8	41	51

Q.33 Now that you have heard some more information about the proposed transfer tax that will be on the March 2009 city election, please tell me, if the election were held today to add a one percent real estate transfer tax to properties sold for more than seven hundred and fifty thousand dollars in Santa Fe, would you vote YES, FOR the proposition and tax or NO, AGAINST the proposition and tax?

	Total
Definitely vote YES.....	31
Probably vote YES	18
Lean YES.....	1
Lean NO	1
Probably vote NO	9
Definitely vote NO	34
(Undecided)	5
Total YES	50
Total NO	45
YES - NO	6
(ref:FINAL)	

Q.34 Finally, I would like to ask you a few questions for statistical purposes. What is the last year of schooling that you have completed?

	Total
1 - 11th grade	1
High School graduate	10
Non-college post H.S.....	1
Some college.....	18
College graduate	40
Post-graduate school.....	29
(Don't know/refused).....	2
(ref:EDUC)	

Q.35 In what year were you born?

	Total
18 - 24	1
25 - 29	0
30 - 34	2
35 - 39	4
40 - 44	6
45 - 49	8
50 - 54	12
55 - 59	14
60 - 64	13
Over 64	36
(No answer)	4
(ref:AGE)	

Q.36 Generally speaking, do you think of yourself as a Democrat, a Republican or what?

	Total
Strong Democrat.....	50
Weak Democrat	11
Independent-lean Democrat.....	11
Independent.....	6
Independent-lean Republican	4
Weak Republican.....	7
Strong Republican	9
(Don't know/Refused)	2
(ref:PTYID1)	

Q.38 Do you OWN or RENT your home?

	Total
Own	90
Rent.....	8
(Don't know/refused).....	2
(ref:OWN)	

Q.40 And what is your race?

	Total
White	57
African American or Black	0
Hispanic American	28
Asian American	1
American Indian or Native American.....	1
Other	9
(Don't know/refused).....	4
(ref:RACE)	

Q.41 Last year, that is in 2007, what was your total family income from all sources, before taxes? Just stop me when I get to the right category.

	Total
Less than \$20,000	6
\$20,000 to under \$40,000	13
\$40,000 to under \$60,000	17
\$60,000 to under \$80,000	12
\$80,000 to under \$100,000	9
\$100,000 or more.....	21
(Refused).....	19
(Don't know)	3
(ref:INCOME)	

Q.2 Respondent's gender

	Total
Male	45
Female	55
(ref:GENDER)	