

**Report on survey of co-op owners  
not themselves members of a co-op's Board of Directors**

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Survey conducted by:

Schulman, Ronca and Bucavalas, Inc. (SRBI)

Survey commissioned by:

Anti-Discrimination Center of Metro New York

## Introduction

Elements of the co-op industry have vigorously opposed pending City Council legislation that would require co-ops, when they reject an applicant, to provide that applicant with a specific statement of reasons for the rejection. The bill, “Intro 119,” explicitly disclaims any change to a co-op’s current right to turn people down for any legal reason.<sup>1</sup> Opposition has been framed in apocalyptic terms: one industry representative has said, for example, that the bill “is an attempt to destroy the very fabric of co-op life.”<sup>2</sup>

What do co-op owners who are not themselves members of co-op Boards think? If there were one place in New York City where it was conventionally thought that opposition would be strongest, it was in private co-ops in Manhattan, and particularly in those co-ops located at 96th Street and below, in other words, the heart of co-op country.

To gather the information, the Anti-Discrimination Center commissioned the independent opinion survey firm Schulman, Ronca and Bucavalas, Inc. (SRBI). SRBI, which conducts polling for Time Magazine among others, is a full-service global strategy and research organization specializing in public policy and opinion surveys, banking and finance, telecommunications, media, energy, transportation, insurance and health care. Clients include major financial institutions, Fortune 500 companies, federal, state and local governments, foundations and universities.

As shown on page 4 of this report, it turned out that **a co-op disclosure bill was supported by qualifying respondents by a margin of more than two-to-one: 62.9% believed there should be a co-op disclosure law; only 26.5% answered “no.”**

Shareholder attitudes to their Boards are detailed at page 5 of this report.

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<sup>1</sup> See proposed Admin. Code § 8-1109(b).

<sup>2</sup> “If a Co-op Kills a Sale, Should It Say Why,” *New York Times*, Real Estate Section, March 19, 2006.

## Procedure

The survey sought the opinions of those adults in private Manhattan co-op buildings at or below the south side of 96th Street who owned their buildings and who were not themselves members of their co-op Boards. Building data was first gathered by a respected published source of data on Manhattan co-op's: Yale Robbins' "2006 Co-op/Condo Directory of Manhattan." The buildings listed in the published source were divided into three strata by size (100 units and less, 101-200 units, and more than 200 units). The three strata were equivalent in size in terms of the aggregate number of units in each.

Buildings representing equivalent number of units per stratum were then randomly selected. An independent provider of telephone number data was provided with the randomly selected buildings, and, in turn, provided a maximum of 12 telephone numbers per building for dialing.

Using a 9-call design, SRBI randomly dialed the numbers obtained to get an equivalent number of responses from each of the strata. Calling proceeded during the period March 26 – April 11th, not including Sundays or the first two nights of the Passover holiday. SRBI personnel proceeded through a preliminary series of questions to confirm that respondents met the criteria for being qualified. A full listing of the questions posed and the responses thereto is set forth in the Appendix to this report (see pages 6-8).

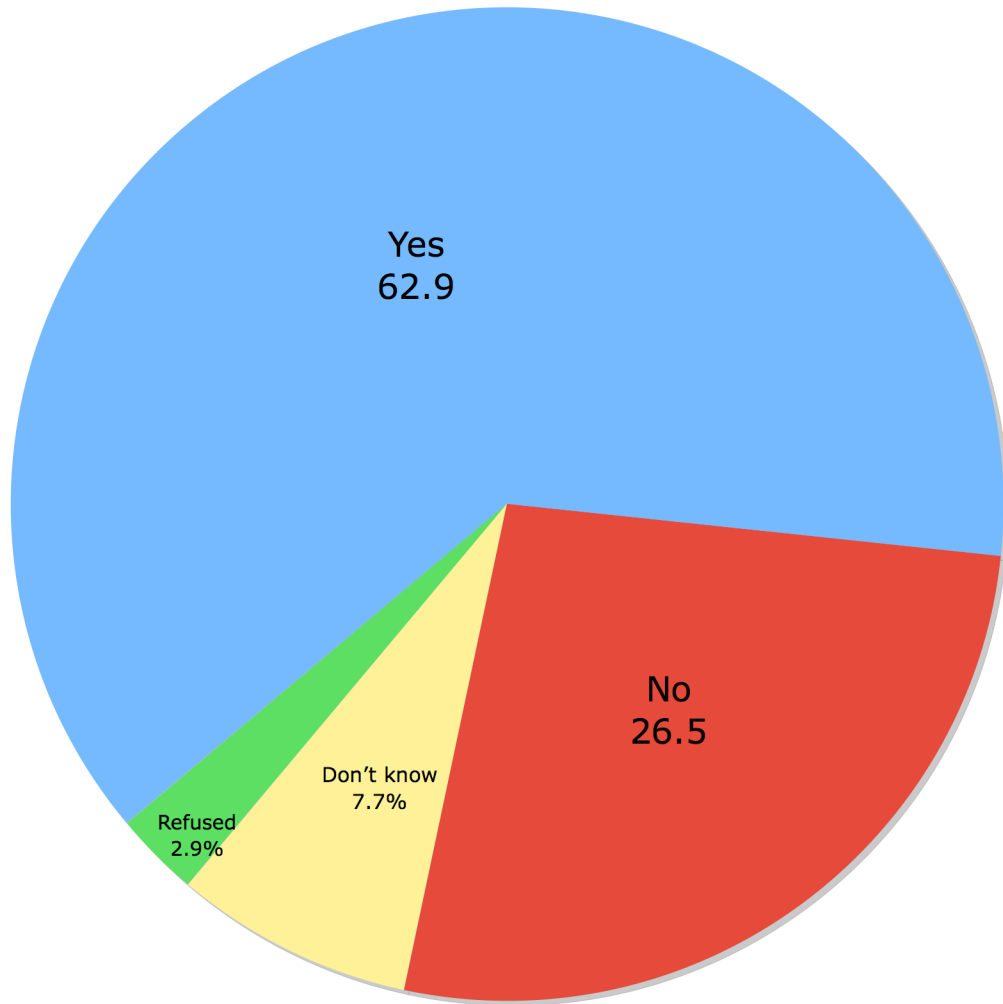
## Results and analysis

Of 454 people who were willing to cooperate, there were 310 qualified respondents. The full text of the question posed to qualifying respondents regarding coop disclosure was this:

Under current law, a co-op is permitted to reject proposed purchasers of apartments for a wide range of legal reasons, but is not required to provide the rejected purchaser with the reasons for the rejection. Would you support changing the law in the following way: Continuing to allow co-ops to reject proposed purchasers of apartments for the same wide range of legal reasons as currently, but adding the requirement that co-ops give the person rejected a written statement of the reasons for turndown.

Responses are broken down on page 4 of this report, and demonstrate strong support from co-op owners themselves for a co-op disclosure bill.

**Should a coop be required to provide rejected applicants with the coop's reasons for turndown ?**



Qualified respondents were also asked, “Which of the following statements best describes the co-op Board?” They selected from three statements. The order of the statements was computer-randomized for each respondent. Results are set forth below:

The Board generally thoughtfully considers the interests of all the shareholders before acting	55.8%
The Board is sometimes unresponsive to the needs of shareholders	16.8%
The Board is often arbitrary, arrogant, or authoritarian in dealing with issues facing the residents of the building	14.8%
Don't know	8.4%
Refused	4.2%

#### Margin of error

Taking into account the design effect of the survey, the margin of error was +/- 6.5%.

#### Response rate

The American Association for Public Opinion Research (AAPOR) has four methods of calculating response rate. Applied to these data, the rates range from 23.8 to 25.1 percent. All are considered good response rates in the context of Manhattan-based telephone surveys. For further information on AAPOR's standard methods, go to [www.aapor.org](http://www.aapor.org).

#### For further information

Contact Craig Gurian of the Anti-Discrimination Center, at 212-655-5790.

## APPENDIX – FULL SURVEY QUESTIONS AND ANSWERS

Question Q1 Single-Coded. Answered by 454

-1- Do you own the apartment in which you live?

	454	
	Tot/Ans	%/Ans
1. Yes	355	78.2
2. No	97	21.4
3. ADD LATER()	0	0.0
4. ADD LATER()	0	0.0
5. ADD LATER()	0	0.0
6. ADD LATER()	0	0.0
7. ADD LATER()	0	0.0
8. (VOL) Not sure	2	0.4
9. (VOL) Refused	0	0.0

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Question Q2 Single-Coded. Answered by 99

-2- Does someone else in your household own the apartment?

	99	
	Tot/Ans	%/Ans
1. Yes	3	3.0
2. No	95	96.0
3. ADD LATER()	0	0.0
4. ADD LATER()	0	0.0
5. ADD LATER()	0	0.0
6. ADD LATER()	0	0.0
7. ADD LATER()	0	0.0
8. (VOL) Not sure	1	1.0
9. (VOL) Refused	0	0.0

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Question Q3 Single-Coded. Answered by 3

-3- May I speak with that person?

	3	
	Tot/Ans	%/Ans
1. Respondent coming to phone	0	0.0
2. Respondent not available (SCHEDULE CALLBACK)	3	100.0
3. ADD LATER(3)	0	0.0
4. ADD LATER(4)	0	0.0
5. ADD LATER(5)	0	0.0
6. ADD LATER(6)	0	0.0
7. ADD LATER(7)	0	0.0

8.	ADD LATER(8)	0	0.0
9.	(VOL) Refused	0	0.0

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Question NINTRO Single-Coded. Answered by 3

[SCHEDULE CB FROM THIS SCEEN, IF NECCESSARY]

RESPONDENT'S NAME: [+fnrespn+]

Hello, I'm %INAME% calling from SRBI public opinion research. I'm conducting an independent survey about local legislation, not about any product.

	3	
	Tot/Ans	%/Ans
1.	Continue	3 100.0
2.	Schedule callback	0 0.0
3.	Refused	0 0.0

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Question Q4 Single-Coded. Answered by 358

-4- Is the apartment a co-op?

	358	
	Tot/Ans	%/Ans
1.	Yes	349 97.5
2.	No	8 2.2
3.	ADD LATER()	0 0.0
4.	ADD LATER()	0 0.0
5.	ADD LATER()	0 0.0
6.	ADD LATER()	0 0.0
7.	ADD LATER()	0 0.0
8.	(VOL) Not sure	1 0.3
9.	(VOL) Refused	0 0.0

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Question Q5 Single-Coded. Answered by 349

-5- Are you a member of the co-op's Board of Directors?

	349	
	Tot/Ans	%/Ans
1.	Yes	37 10.6
2.	No	310 88.8
3.	ADD LATER()	0 0.0
4.	ADD LATER()	0 0.0
5.	ADD LATER()	0 0.0
6.	ADD LATER()	0 0.0
7.	ADD LATER()	0 0.0
8.	(VOL) Not sure	2 0.6
9.	(VOL) Refused	0 0.0

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Question Q6 Single-Coded. Answered by 310

-6- Which of the following statements best describes the co-op Board

	310	
	Tot/Ans	%/Ans
1. The Board generally thoughtfully considers the interests of all the shareholders before acting	173	55.8
2. The Board is sometimes unresponsive to the needs of shareholders	52	16.8
3. The Board is often arbitrary, arrogant, or authoritarian in dealing with issues facing the residents of the building	46	14.8
4. ADD LATER()	0	0.0
5. ADD LATER()	0	0.0
6. ADD LATER()	0	0.0
7. ADD LATER()	0	0.0
8. (VOL) Don't Know	26	8.4
9. (VOL) Refused	13	4.2

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Question Q7 Single-Coded. Answered by 310

-7- Under current law, a co-op is permitted to reject proposed purchasers of apartments for a wide range of legal reasons, but is not required to provide the rejected purchaser with the reasons for the rejection. Would you support changing the law in the following way:

Continuing to allow co-ops to reject proposed purchasers of apartments for the same wide range of legal reasons as currently, but adding the requirement that co-ops give the person rejected a written statement of the reasons for turndown.

	310	
	Tot/Ans	%/Ans
1. Yes	195	62.9
2. No	82	26.5
3. ADD LATER()	0	0.0
4. ADD LATER()	0	0.0
5. ADD LATER()	0	0.0
6. ADD LATER()	0	0.0
7. ADD LATER()	0	0.0
8. (VOL) Not sure	24	7.7
9. (VOL) Refused	9	2.9

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