

Poll: Majority of Sacramento Residents Think 2008 is a Good Time to Buy a House Despite Deep Concerns about Housing and Financial Conditions in the Region

Amy Q. Liu, Ph. D.
Yolanda Ramirez-Valenzuela
Mishaela Van Valkenburgh
Silke Schulz, B. A.
Diana Christine Paone
Otis Scott, Ph. D.

California State University, Sacramento

(Embargoed until 12:01 a.m., April 4, 2008)

Sacramento's home prices increased dramatically before peaking in the summer of 2005. The median home price was \$169,310 in March 2002, jumping to \$376,010 in March 2006 (California Association of Realtors 2001 and 2006). According to the Office of Federal Housing Enterprise Oversight (March 2006), Sacramento had experienced one of the biggest five-year percentage gains in home sale prices in the nation.

In the past year, the Sacramento housing market has experienced a near complete turnaround and currently faces one of the highest foreclosure rates in the nation (RealtyTrac Feb. 13, 2008). Compared with the same time last year (February 2007), Sacramento's median home prices have also dropped steeply – 30.9 percent (California Association of Realtors March 24, 2008).

Is the current weak housing market a big problem for the region? How long do area residents think it will take before the housing market recovers from the problems of home foreclosures and sub-prime mortgages? Are homes in the region finally becoming more affordable? Is now a good time to buy a house in the region?

According to *The 2008 Sacramento State Annual Survey of the Region*, 79 percent of residents in the Sacramento region think the current housing market is a problem with 54 percent saying it is a big concern. Consequently, 75 percent of area residents think it will take at least two years before the Sacramento housing market will recover from the problems caused by home foreclosures and sub-prime mortgages. Moreover, 25 percent don't know how to get the necessary help to address mortgage and foreclosure related problems. A majority (58%) also say they worry at least some of the time that their total family income will not be enough to pay for their family expenses and bills.

With the sharp decline in home prices in the past year, area homes have become a great deal more affordable. Currently, only 36 percent still view affordable housing as a big problem while another 26 percent consider it somewhat concerning. This is a major turnaround from opinions expressed about the housing market between 2002 and 2006. During those years, the availability of affordable housing was one of the top two or three

big problems in the region (51% in 2006, 48% in 2005, 50% in 2004, 51% in 2003, and 47% in 2002¹).

Presently, 63 percent of area residents believe 2008 is a good time to buy a house, with 47 percent saying now is a good time and 16 percent indicating six months from now would also be a good time. This is especially true for those with a household income of \$100,000 or more (74%).

What follows are more detailed results from *The 2008 Sacramento State Annual Survey of the Region*, conducted from February 16 to March 2, 2008, by the Institute for Social Research (ISR), California State University, Sacramento.

More than half say the weak housing market is a big problem

In the past year, home sales have slowed dramatically, and housing prices have dropped steeply. At this time, 54 percent of those living in the Sacramento region believe the weak housing market is a big problem and 25 percent think it is somewhat problematic. Combined, the weak housing market is a problem in the eyes of 79 percent of the area's population.

Democrats (61%), those belonging to other parties (58%), and women (61%) are more likely than Republicans (50%) and men (47%) to feel that a weak housing market is a big challenge for the region.

Unlike many other problems, this issue seems to have a greater effect on the middle class and homeowners. Those with household incomes ranging from \$50,000 to less than \$100,000 (60%) or from \$30,000 to \$50,000 (58%) are more likely than those under \$30,000 (55%) or over \$100,000 (49%) to think it is a big concern. Homeowners (57%), regardless of whether they own mortgages (58%) or have no mortgages (56%), are more concerned about the current housing market than those who rent in the region (49%).

“I am going to read you a list of issues in the Sacramento region. For each one, please tell me if you think it is a big problem, somewhat of a problem, or not a problem. The weak housing market?”

	Sacramento Region
Big problem	54%
Somewhat problematic	25
Not a problem	17
Don't know	4

¹ Liu and Sumati 2006, Liu and Livingston 2005, Liu and Sheley 2004 and 2003, and Liu 2002.

Comparison among Registered Voters

	Republicans	Democrats	Others
Big problem	50%	61%	58%
Somewhat problematic	26	24	24
Not a problem	21	12	13
Don't know	3	3	5

Comparison between Men and Women

	Male	Female
Big problem	47%	61%
Somewhat problematic	25	24
Not a problem	25	11
Don't know	3	4

Comparison among People with Different Household Incomes

	Less than \$30,000	\$30,000 to Less Than \$50,000	\$50,000 to Less Than \$100,000	\$100,000 or More
Big problem	55%	58%	60%	49%
Somewhat problematic	26	22	23	28
Not a problem	13	16	14	22
Don't know	6	4	3	1

Comparison between Homeowners and Non-homeowners

	Non-homeowners	Homeowners
Big problem	49%	57%
Somewhat problematic	25	24
Not a problem	17	17
Don't know	9	2

	Non-homeowners	Homeowners With Mortgages	Homeowners Without Mortgage
Big problem	49%	58%	56%
Somewhat problematic	25	25	23
Not a problem	17	16	18
Don't know	9	1	3

More than two-thirds think it will take at least two years before the Sacramento housing market recovers.

Sacramento area residents are very pessimistic about the region’s current housing market. Only three percent of area residents think the housing market will take six months to recover, and 17 percent say it will take a year. The majority (51%), however, believe it will take two to three years for the market to recover, and 24 percent even claim the housing slump will last at least four years or more. Closer examination indicates that regardless of county of residence, homeownership status, income, race, age, and political party affiliation, the overwhelming majority think it will take at least two years before the regional housing market recovers. These results are very similar to findings from a recent Gallup poll in the United States (Jones 2007).

“Just your best guess, how long do you think it will be before the Sacramento housing market recovers from the problems of home foreclosures and sub-prime mortgages -- six months, one year, two to three years, or four or more years?”

	Sacramento Region	The United States ¹
6 months	3%	3%
1 year	17	15
2 to 3 years	51	46
4 or more years	24	34
Don’t know	5	2

¹The results come from a Gallup survey conducted from Dec. 10 to 13, 2007. Jones, M. Jeffrey. December 19, 2007.

	Sacramento Region	The United States
6 months to a year	20%	18%
At least 2 years	75	80
Don’t know	5	2

Comparison between Homeowners and Non-homeowners

	Renters	Homeowners With Mortgage	Homeowners Without Mortgage
6 months to a year	19%	18%	26%
At least 2 years	71	79	69
Don’t know	10	3	5

Comparison among the Four Counties in the Sacramento Region

	El Dorado County	Placer County	Sacramento County	Yolo County
6 months to a year	27%	17%	20%	16%
At least 2 years	69	79	74	76
Don’t know	4	4	6	8

Comparison among People with Different Household Incomes

	Less than \$30,000	\$30,000 to Less Than \$50,000	\$50,000 to Less Than \$100,000	\$100,000 or More
6 months to a year	18%	25%	19%	20%
At least 2 years	69	71	79	79
Don't know	13	4	2	1

Comparison between White and Other Racial Groups

	White	Other Racial Groups
6 months to a year	22%	17%
At least 2 years	74	77
Don't know	4	6

Comparison among People with Different Ages

	40 or Younger	41 to 64	65 and Older
6 months to a year	17%	21%	24%
At least 2 years	77	76	70
Don't know	6	3	6

Comparison among Registered Voters

	Democrats	Republicans	Other Voters
6 months to a year	19%	26%	13%
At least 2 years	76	70	85
Don't know	5	4	2

Many home owners in the region don't know how to get help

Sixty-nine percent of residents in the Sacramento region know how to get help for their mortgage and foreclosure related problems, and six percent do not need this kind of help. However, 25 percent report that they don't know how to get help for questions related to home foreclosure and mortgage issues. This is especially the case for those homeowners with a household income of less than \$30,000 (41%), Hispanics (36%) and other non-white residents (28%), those residents who only have high school or less education (29%), and those aged 40 or younger (28%).

“Do you know how to get help for your home, including foreclosures and mortgage related problems?”

	Sacramento Region
Yes	69%
No	25
Don't need help	6

Comparison among People with Different Household Incomes

	Less than \$30,000	\$30,000 to Less Than \$50,000	\$50,000 to Less Than \$100,000	\$100,000 or More
Yes	52%	72%	68%	73%
No	41	25	28	17
Don't need help	7	3	4	10

Comparison between White and Other Racial Groups

	White	Hispanic	Other Racial Group
Yes	70%	64%	69%
No	22	36	28
Don't need help	8	0	3

Comparison among People with Different Education

	High School or Less	Some College Education or More
Yes	62%	70%
No	29	24
Don't need help	9	6

Comparison among People with Different Ages

	40 or Younger	41 to 64	65 and Older
Yes	69%	70%	67%
No	28	24	19
Don't need help	3	6	14

Many area residents are deeply worried about their financial situation

The majority of residents in the Sacramento region (58%) say they worry at least some of the time that their total family income will not be enough to cover their family expenses and bills; 25 percent state they are worried all or most of the time, and 33 percent claim they are concerned some of the time. Only 42 percent say they almost never worry about their family financial situation.

However, opinions regarding financial issues vary widely throughout the region. Compared to people who live in other places in Sacramento County (21% all or most of the time), El Dorado County (26% all or most of the time), Placer County (19% all or most of the time), and Yolo County (25% all or most of the time), residents living in the City of Sacramento (30%) are the most likely to say that they worry about paying bills and expenses all or most of the time.

Those with a household income of \$100,000 or more (61%), people who own their homes free and clear (61%), and those aged 65 or above (57%) are the most likely to say they are almost never concerned about their financial situation. In sharp contrast, more than 40 percent of those with a family income of less than \$30,000 (44% all or most of the time) and renters (41%) are deeply concerned about their family finances. More than 30 percent of non-white residents (36%), those aged 40 or younger (34%), and those with a family income between \$30,000 and \$49,999 (31%) also claim they are worried all or most of the time that their total family income will not be enough to cover their expenses.

Among the registered voters, Republicans (50% almost never) are much less likely to worry about their financial situation than Democrats (43%) and those belonging to other parties (39%).

“How often do you worry that your total family income will not be enough to meet your family's expenses and bills -- all of the time, most of the time, some of the time, or almost never¹?”

	Sacramento Region
All or most of the time	25%
Some of the time	33
Almost never	42

¹This question comes from the Gallup Poll. Rheault, Magali. December 28, 2007.

Comparison among the Four Counties in the Sacramento Region

	El Dorado County	Placer County	Sacramento County	Yolo County
All or most of the time	26%	19%	26%	25%
Some of the time	33	36	33	32
Almost never	41	45	41	43

Comparison between Residents in City of Sacramento and People in Other Places in Sacramento County

	City of Sacramento	Other Places in Sacramento County
All or most of the time	30%	21%
Some of the time	32	34
Almost never	38	45

Comparison among People with Different Household Incomes

	Less than \$30,000	\$30,000 to Less Than \$50,000	\$50,000 to Less Than \$100,000	\$100,000 or More
All or most of the time	44%	31%	23%	10%
Some of the time	30	35	38	29
Almost never	26	34	39	61

Comparison between Homeowners and Non-homeowners

	Renters	Homeowners With Mortgage	Homeowners Without Mortgage
All or most of the time	41%	22%	13%
Some of the time	29	37	26
Almost never	30	41	61

Comparison among People with Different Ages

	40 or Younger	41 to 64	65 and Older
All or most of the time	34%	25%	15%
Some of the time	37	33	28
Almost never	29	42	57

Comparison between White and Other Racial Groups

	White	Other Racial Groups
All or most of the time	20%	36%
Some of the time	33	34
Almost never	47	30

Comparison among Registered Voters

	Democrats	Republicans	Other Voters
All or most of the time	25%	17%	24%
Some of the time	32	33	37
Almost never	43	50	39

Affordable housing no longer considered the challenge it once was

With the past year's steep drop in home prices, housing has become a great deal more affordable in the Sacramento region. Currently, only 36 percent still view affordable housing as a big problem with another 26 percent considering it to be somewhat problematic. This is a major turnaround from what happened between 2002 and 2006. During those years, the availability of affordable housing was one of the top concerns (51% in 2006, 48% in 2005, 50% in 2004, 51% in 2003, and 47% in 2002)². Although this level of concern fluctuated slightly from 2002 to 2006, it consistently held its position as either the second or third highest rated problem among area residents.

However, many people in the region still view the issue of affordable housing as a challenge. Half (50%) of non-homeowners and almost half of those with household earnings of less than \$50,000 a year (47%) report that affordable housing is a big problem. Moreover, 44 percent of non-white residents, 40 percent of those 40 or younger, and 39 percent of females also believe that there are limited options for affordable housing.

“I am going to read you a list of issues in the Sacramento region. For each one, please tell me if you think it is a big problem, somewhat of a problem, or not a problem. Availability of housing you can afford?”

Historical Comparison

	Big Problem	Somewhat Problematic	Not a Problem	Don't Know
2008 ¹	36%	26%	35%	3%
2006 ²	51	26	22	1
2005 ³	48	27	23	2
2004 ⁴	50	31	16	3
2003 ⁵	51	33	14	2
2002 ⁶	47	33	18	2

¹The wording in our 2005, 2006, and 2008 surveys is slightly different from our 2002, 2003, and 2004 surveys. The exact wording in the previous years is, “I am going to read you a list of issues in the Sacramento region. For each one please tell me if you think it is a big problem, somewhat of a problem, or not a problem . . . the availability of affordable housing?” However, in 2005, 2006, and 2008 we ask about “the availability of housing you can afford?”

²Liu, Amy Qiaoming and Lana Sumati. 2006

³Liu, Amy Qiaoming and Britte H. Livingston. 2005.

⁴Liu, Amy Qiaoming and Joseph Sheley. 2004.

⁵Liu, Amy Qiaoming and Joseph Sheley. 2003.

⁶Liu, Amy Qiaoming. 2002.

² Liu and Sumati 2006, Liu and Livingston 2005, Liu and Sheley 2004 and 2003, and Liu 2002.

Comparison between Homeowners and Non-homeowners

	Non-homeowners	Homeowners With Mortgages	Homeowners Without Mortgage
Big problem	50%	33%	29%
Somewhat problematic	26	28	23
Not a problem	21	37	45
Don't know	3	2	3

Comparison among People with Different Household Incomes

	Less than \$30,000	\$30,000 to Less Than \$50,000	\$50,000 to Less Than \$100,000	\$100,000 or More
Big problem	47%	47%	35%	23%
Somewhat problematic	23	25	29	28
Not a problem	25	24	34	49
Don't know	5	4	2	0

Comparison between White and Other Racial Groups

	White	Other Racial Groups
Big problem	33%	44%
Somewhat problematic	25	28
Not a problem	39	25
Don't know	3	3

Comparison among People of Different Ages

	40 or Younger	41 to 64	65 and Older
Big problem	40%	35%	34%
Somewhat problematic	28	28	18
Not a problem	30	35	44
Don't know	2	2	4

Comparison between Men and Women

	Male	Female
Big problem	33%	39%
Somewhat problematic	24	28
Not a problem	40	31
Don't know	3	2

Comparison among Registered Voters

	Republicans	Democrats	Others
Big problem	26%	43%	35%
Somewhat problematic	24	27	28
Not a problem	47	28	34
Don't know	3	2	3

More than 60 percent think this year is a good time to buy a house

Currently, sixty-three percent of area residents believe 2008 is a good time to buy a house in the Sacramento region; 47 percent say now is a good time and 16 percent claim six months from now would also be a good time. Only 30 percent of residents think that the best time to buy a house in Sacramento is at least a year from now, and seven percent don't know when it is a good time to buy.

Household income, county of residence, political party affiliation, homeownership, and race all have an effect on perceptions of when it is a good time to buy a house. Seventy-four percent of those residents with incomes of \$100,000 or more say 2008 is a good time to buy. More than 70 percent of residents who live in Placer County (73%), Republicans (71%), and homeowners with a mortgage (70%) also think 2008 is a good time to buy. Almost two-thirds of white residents (65%) share similar view. In sharp contrast, only 45 percent of those with an income of less than \$30,000 and 50 percent of renters claim 2008 is a good time to purchase a house in the region.

“If you want to buy a house in the Sacramento region, when do you think it is a good time to buy -- now, in six months, in one year, in two to three years, or in four or more years?”

	Sacramento Region
Now or in 6 months	63%
In a year or more	30
Don't know	7

	Sacramento Region
Now	47%
In 6 months	16
In one year	13
In 2 or 3 years	11
In 4 or more years	6
Don't know	7

Comparison among People with Different Household Incomes

	Less than \$30,000	\$30,000 to Less Than \$50,000	\$50,000 to Less Than \$100,000	\$100,000 or More
Now or in 6 months	45%	62%	67%	74%
A year or more	38	32	27	26
Don't know	17	6	6	0

Comparison among the Four Counties in the Sacramento Region

	El Dorado County	Placer County	Sacramento County	Yolo County
Now or in 6 months	62%	73%	62%	60%
A year or more	28	20	31	32
Don't know	10	7	7	8

Comparison among Registered Voters

	Republicans	Democrats	Others
Now or in 6 months	71%	62%	57%
A year or more	24	30	37
Don't know	5	8	6

Comparison between Homeowners and Non-homeowners

	Non- homeowners	Homeowners With Mortgages	Homeowners Without Mortgage
Now or in 6 months	50%	70%	64%
A year or more	40	26	24
Don't know	10	4	12

Comparison between White and Other Racial Groups

	Whites	Other Racial groups
Now or in 6 months	65%	60%
A year or more	27	35
Don't know	8	5

Survey methods

The above results are based on part of our seventh annual survey, *The 2008 Sacramento State Annual Survey of the Region*. This project is a computer-assisted telephone interview of 1,200 adult residents age 18 and older from randomly selected households in the Sacramento region, which includes Sacramento, Yolo, Placer, and El Dorado counties. The objective of this project is to assess the perception of the quality of life and public opinion in the Sacramento region on a wide range of important local and national issues.

More than 40 students conducted phone interviews in English and Spanish from February 16 to March 2, 2008, at the Institute for Social Research, California State University, Sacramento. The sample is quite representative of the four counties in the Sacramento region when compared with the 2000 U.S. Census (9% in the Census vs. 10% in the sample in Yolo County; 9% in the Census vs. 9% in the sample in El Dorado County, 14% in the Census vs. 16% in the sample in Placer County, and 68% residents in the Census vs. 65% in the sample in Sacramento County). The small differences may reflect the changes in the population of the region. The margin of error for the survey in the region is approximately ± 3 percentage points at the 95 percent confidence level. The error for group comparisons is higher than ± 3 percentage points at the 95 percent confidence level.

This survey has compared the Sacramento regional findings with those from other California regions, as well as those from the state and the nation. Data cited regarding the state and other California regions often comes from the Public Policy Institute of California (PPIC) Statewide Surveys. Nationwide data often comes from Gallup polls.

The College of Social Sciences and Interdisciplinary Studies (SSIS), the Department of Sociology, the Office of Public Affairs, and the Community Engagement Center at California State University, Sacramento, sponsored this project.

This research is directed by Amy Liu, Ph.D., Department of Sociology and Institute for Social Research, California State University, Sacramento. Dr. Liu is an expert in public opinion polls, and has conducted over 20 surveys in the past ten years, including:

- 2002, 2003, 2004, 2006, and 2007 Sacramento State Annual Survey of the Region
- Survey of Iowa Business about Eldercare and Eldercare Needs
- Story County Conservation Board Survey
- Grundy County Youth Needs Assessment

Direct all correspondence to Dr. Amy Q. Liu, Department of Sociology, California State University, Sacramento, 6000 J Street, Sacramento, CA 95819-6005; 916-278-7572 (phone); 916-278-6281 (fax); amyliuus@yahoo.com. Please visit our web site (http://www.csus.edu/ssis/annual_survey.htm) for reports for 2007 and for the executive summaries and full reports for the 2006, 2005, 2004, 2003, and 2002 annual surveys in the Sacramento region.

References

- California Association of Realtors (C.A.R.). March 24, 2008. "C.A.R. Reports Sales Decrease 28.5 percent; Median Home Price Falls 26.2 Percent in February." Retrieved on March 25, 2008 from <http://www.car.org/index.php?id=MzgZNzc>.
- California Association of Realtors (C.A.R.). April 25, 2006. "Median Price of a Home in California at \$561,350 in March, Up 13 Percent from Year Ago; Sales Decrease 15.1 Percent." Retrieved on June 6, 2006 from <http://www.car.org/index.php?id=MzYwNTc=>.
- California Association of Realtors (C.A.R.). April 25, 2001. "Median Home Price Rose 12.8 Percent in March, Home Sales Fell 7.8 Percent, C.A.R. Reports" Retrieved on June 6, 2006 from <http://www.car.org/index.php?id=MTAwMQ==>.
- Jones, M. Jeffrey. December 19, 2007. *Americans Expect Housing Slump to Last Several Years; Most favor government help for those in danger of losing homes* Retrieved on March 26, 2008 from <http://www.gallup.com/poll/103372/Americans-Expect-Housing-Slump-Last-Several-Years.aspx>
- Liu, Amy Qiaoming, Lana R. Sumati. June 23, 2006. *Poll: Majority of Sacramento Residents Support Low-income Housing Ordinance; Thirty Percent Consider Relocation*. Sacramento, CA: California State University, Sacramento.
- Liu, Amy Qiaoming and Britte H. Livingston. April 22, 2005. *Affordable Housing A Serious Challenge: Almost Half Can't Buy New Homes and One-third Forced to Consider Relocation*. Sacramento, CA: California State University, Sacramento. (www.csus.edu/ssis/).
- Liu, Amy and Joseph Sheley. April 2004. *The Executive Summary for the Regional Issues for the 2004 Annual Survey of Public Opinion and Life Quality in the Sacramento Region*. Sacramento, CA: California State University, Sacramento. (www.csus.edu/ssis/).
- Liu, Amy and Joseph Sheley. June 2003. *The Full Report for the 2003 Annual Survey of Public Opinion and Life Quality in the Sacramento Region*. Sacramento, CA: California State University, Sacramento. (www.csus.edu/ssis/).
- Liu, Amy. June 2002. *The Full Report for the 2002 Annual Survey of Public Opinion and Life Quality in the Sacramento Region*. Sacramento, CA: California State University, Sacramento. (www.csus.edu/ssis/).
- Office of Federal Housing Enterprise Oversight (OFHEO). June 1, 2006. "Housing Price Increases Continue, Some Deceleration Evident." Retrieved on June 6, 2006 from <http://www.ofheo.gov/media/pdf/1q06hpi.pdf>.

RealtyTrac. Feb. 13, 2008. “Detroit, Stockton, Las Vegas Post Highest 2007 Metro Foreclosure Rates.” Retrieved on March 25, 2008 from <http://www.realtytrac.com/ContentManagement/pressrelease.aspx?ChannelID=9&ItemID=4119&acct=64847>.

Rheault, Magali. December 28, 2007. “Nearly Half of Blacks, Hispanics Worry About Paying Bills; Thirty percent of whites worry about having enough money to cover expenses.” Retrieved on March 26, 2008 from <http://www.gallup.com/poll/103489/Nearly-Half-Blacks-Hispanics-Worry-About-Paying-Bills.aspx>.

Appendix I: The 2008 Annual Survey Research Team Members and Sponsors

Director: Amy Q. Liu, Ph. D.
Professor, Department of Sociology
California State University, Sacramento
6000 J. Street, Sacramento, CA 95819-6005
916-278-7572 (phone),
916-278-6281 (fax)
amyliuus@yahoo.com (e-mail)

Advisor: Otis Scott, Ph. D.
Dean, College of Social Science and Interdisciplinary Studies
California State University, Sacramento
916-278-6504 (phone),
scottol@csus.edu (email)

Data Collection Supervisors: Jessica Hayes, Michelle Butte, Rachael Ekins,
Tatyana Yakshina, Patty Crosby, Sandra Sutherland,
Dr. Ernest Cowles
Institute for Social Research
California State University, Sacramento

Editors: Silke Schulz and Michael Small
California State University, Sacramento

Graphic Designer: California State University, Sacramento

Team Members: Nick Allen, Salvador E Aceves, Michael Aguilera, Dr. Manuel Barajas, Brett Baker, Joe Cook, Alisha M Cowan, Cathy Fukushima, Alejandro F Gonzalez, Khaliah Ingram, Elena Hernandez, Jennifer Hunt, Carmen Johnson, Monica Kelton, Melanie S Lim, Pang Moua, Joseph Maestas, Victor Mejia, Sonya Mogliner, Noli Mora, Summer Martin, Blessing Nnoruka, Kelly Nelson, Tosha Nichols, Valerie Northington, Leslye Oseguera, Justin Owens, Diana Christine Paone, Tanisha M Pemberton, Andrea Nemeyer, Yolanda Ramirez, Esperanza Ruiz, Nacole Smith, Silke Schulz, Mishaela Van Valkenburgh, Olga Valdes, Dominic Vogl, and Craig Zimmerman

Sponsors: College of Social Science and Interdisciplinary Studies
Department of Sociology
Office of Public Affairs
Community Engagement Center
California State University, Sacramento