AOBA Public Opinion Research on Housing Affordability
Washington DC & Montgomery County, MD
Survey Questions & Results
October 16-November 2, 2019

▪ Just based on your own opinion, what is the most important issue or challenge that affects people in [D.C./Montgomery County] – the one that you would most like to see elected leaders do something about? And what is the second most important?

	Montgomery	DC
(Categorized responses; 1st & 2nd mentions combined):		
Education/Schools	29%	23%
Housing: Not affordable/Not enough available/ Lack of supply/Gentrification/Cost going up	**16%**	**40%**
Crime/Criminal Justice/Drugs	12%	28%
Traffic/Transportation/Roads/Transit/Bike lanes/Infrastructure	23%	10%
Health care	16%	13%
Jobs/Economy	13%	11%
Taxes too high/Cut Spending/Waste in government	16%	6%
Poverty/Social Services/Help those in need	6%	12%
Development/Growth/Sprawl/Protect open space	7%	3%
Environment/Chesapeake Bay/Protect streams and rivers	6%	4%
Minimum wage/Fair wages	4%	4%
Illegal immigration	7%	1%
Statehood/Federal voting rights	*%	8%
School Safety	2%	3%
Equity/Civil rights/Policing issues	2%	3%
Climate change	2%	2%
Homeland security/Terrorism	2%	2%
Partisan comments/Too many liberals/Impeach Trump	2%	2%
Cost of living	2%	1%
Parks and recreation (want more)	1%	*%
Other	8%	12%
Not sure	6%	3%

- Let's think for a minute about the availability in [D.C./Montgomery County] of housing that average people can afford, near where they want to live and work. Do you think there is enough or not enough housing that people of any income level in [D.C./Montgomery County] can afford?

	Montgomery	DC
Enough	20%	13%
Not enough	**67%**	**82%**
Not sure	13%	4%

- In your opinion, which of these phrases best describes the supply and affordability of housing in [D.C./Montgomery County]?

	Montgomery	DC
Not a problem	10%	3%
A minor problem	30%	12%
A major problem	45%	48%
A crisis that needs immediate attention	9%	34%
Total Major problem + Crisis	*54%*	*82%*
Not sure	7%	3%

- When you think of <u>rental</u> apartments in particular, which of these phrases best describes the affordability of <u>rental</u> apartments in [D.C./Montgomery County]?

	Montgomery	DC
Not a problem	13%	6%
A minor problem	24%	12%
A major problem	41%	45%
A crisis that needs immediate attention	11%	33%
Total Major problem + Crisis	*52%*	*78%*
Not sure	11%	4%

- How do you feel about the amount of growth that is occurring in [D.C./Montgomery County] caused by more people wanting to remain here or move here? Do you feel…?

	Montgomery	DC
Growth is good for our region	14%	21%
Growth is good as long as we're prepared for it	53%	45%
Total growth is good	*68%*	*66%*
No opinion/Not sure	6%	6%
We should slow down growth but not stop it	19%	17%
I am opposed to any more growth	7%	10%
Total slow down or stop growth	*26%*	*28%*

- Following are a few possible causes of the housing affordability problem in [D.C./Montgomery County]. For each one, please tell me how much you believe it contributes to the problem: a great deal, somewhat, not much, or not at all.

  A. The influx of new people moving into the local area

  B. Opponents who delay or block the development of new apartments

  C. Stagnant wages that make it difficult for people to afford apartments

  D. Government-imposed zoning, permitting, taxes, and fees that add to the cost of housing

  E. The high cost of land for new apartment buildings

  F. An aging stock of apartments that need expensive maintenance

Montgomery County

Contributes to the problem…	A	B	C	D	E	F
A great deal	30%	27%	47%	34%	46%	24%
Somewhat	41%	40%	33%	40%	34%	45%
(Great deal + Somewhat)	*72%*	*67%*	***80%***	*74%*	***81%***	*69%*
Not much	16%	16%	8%	15%	9%	16%
Not at all	8%	10%	9%	5%	6%	7%
Not sure	4%	7%	3%	6%	5%	8%

D.C.

Contributes to the problem…	A	B	C	D	E	F
A great deal	45%	32%	55%	39%	51%	28%
Somewhat	36%	35%	30%	33%	31%	46%
(Great deal + Somewhat)	*80%*	*67%*	***85%***	*72%*	***82%***	*75%*
Not much	11%	14%	9%	10%	6%	16%
Not at all	5%	11%	4%	9%	6%	4%
Not sure	3%	8%	2%	8%	6%	5%

- Here are some other solutions that have been proposed. For each one, please tell me if you would strongly favor it, somewhat favor it, are neutral, somewhat oppose it, or strongly oppose it.

    A. Providing rental assistance from the local government to help more people afford their rent.

    B. Reducing regulations that are not needed to protect health and safety but cause delays and drive up the cost of new apartments by 25 to 40%.

    C. Establishing a public comment process that prevents individuals from unreasonably blocking new rental housing.

    D. Reducing property taxes to offset the costs of maintaining and preserving existing rental housing.

    E. Creating affordable housing on excess public land through a public-private partnership where the private sector contributes investment dollars and expertise, and the local government provides the land and a streamlined review process, lowering project costs by 10 to 25 percent.

Montgomery County

	A	B	C	D	E
Strongly favor	31%	24%	22%	32%	33%
Somewhat favor	35%	22%	35%	32%	37%
Total Favor	*66%*	*46%*	*57%*	*63%*	*69%*
Neutral/No opinion/Not sure	12%	19%	22%	16%	14%
Somewhat oppose	12%	20%	12%	12%	9%
Strongly oppose	10%	15%	9%	9%	8%
Total Oppose	*22%*	*35%*	*21%*	*21%*	*17%*

D.C.

	A	B	C	D	E
Strongly favor	51%	26%	31%	37%	40%
Somewhat favor	32%	21%	31%	27%	39%
Total Favor	*83%*	*46%*	*62%*	*64%*	*78%*
Neutral/No opinion/Not sure	7%	14%	18%	14%	9%
Somewhat oppose	5%	19%	9%	11%	5%
Strongly oppose	4%	20%	10%	10%	8%
Total Oppose	*10%*	*40%*	*20%*	*23%*	*13%*

- Is it appropriate to locate a new apartment building that serves renters with a mix of incomes within a few blocks of your home?

	Montgomery	**DC**
Yes	**65%**	**79%**
No	20%	13%
Not sure/It depends	16%	7%