

Greater Greater Washington - Maryland YIMBY

February 2024 - Toplines



Sample Online sample of 814 voters fielded from February 14 to February 28, 2024.
Margin of Error $\pm 4.7\%$

1. And even though it's a long way out, what are the chances of your voting in the November 2024 general election for President, U.S. Congress, and other offices?

Almost certain to vote	75%
Probably will vote	12%
50-50 chance will vote	11%
Will not vote	2%
Not sure	0%
Totals	100%
N	814

2. Thinking about primary elections in recent years, some voters don't vote in primaries, while others do vote in the [Democratic or Republican] primaries to pick the party's nominee. Broadly speaking, would you say you typically:

Vote in Democratic primaries	49%
Vote in Republican primaries	25%
Don't vote in primaries	26%
Totals	100%
N	706

3. From this list of issues, which ONE do you see as the most important issue facing Maryland today?

Health-care costs	7%
Availability of good-paying jobs	6%
The cost of housing	19%
Inflation	26%
Taxes	9%
Crime	18%
Immigration	8%
Other	6%
Totals	99%
N	814

4. Now, thinking about the availability of homes and rental properties in your neighborhood, would you say...
There are enough rental and homeownership opportunities for every household budget . 17%

There are not enough rental and homeownership opportunities for every household budget	63%
There are too many rental and homeownership opportunities for every household budget	6%
Don't know	14%
Totals	100%
N	814

5. And over the past few years, when it comes to home prices in your community in recent years, would you say...

Home prices have become more affordable	3%
Home prices have stayed about the same	10%
Home prices have become less affordable	81%
Don't know	7%
Totals	101%
N	814

6. Generally speaking, would you say...

Local governments in Maryland are doing a very good job creating housing opportunities for every household budget.	4%
Local governments in Maryland are doing a good job creating housing opportunities for every household budget.	26%
Local governments in Maryland are doing a poor job creating housing opportunities for every household budget.	37%
Local governments in Maryland are doing a very poor job creating housing opportunities for every household budget.	18%
Don't know	15%
Totals	100%
N	814

7. Generally speaking, would you say that local governments are [doing enough or not enough] to create rental and homeownership opportunities for every household budget?

Local governments are doing enough to create rental and homeownership opportunities for every household budget.	22%
Local governments are NOT doing enough to create rental and homeownership opportunities for every household budget.	60%
Don't know	18%
Totals	100%
N	814

8. Next, consider the following statement: "Local governments are not helping lower- and middle-income Marylanders find rental and homeownership opportunities within their household budget" Generally speaking, do you [agree or disagree] with this statement?

Strongly agree	29%
Somewhat agree	37%
Somewhat disagree	14%
Strongly disagree	6%
No opinion	13%
Totals	99%
N	814

9. And generally speaking, if you had to say, would you say...

More of a local problem - the cost of housing is particularly a problem in my area	17%
More of a statewide problem - the cost of housing is a problem across Maryland	68%
The cost of housing is not really a problem	6%
Don't know	9%
Totals	100%
N	814

10. Do you think the state government should do [more, about the same, or less] to improve access to rental and homeownership opportunities?

The state government should do more	72%
The state government should do about the same	12%
The state government should do less	8%
Don't know	7%
Totals	99%
N	814

11. Now you will see proposals to improve housing affordability in Maryland. For each proposal, please indicate if you [support or oppose] the proposal, or if you are unsure.

	Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Not sure
A state law requiring local governments to allow more homes near rail transit	23%	38%	13%	7%	20%

A state law requiring local governments to allow more subsidized, income-restricted homes near rail transit	27%	35%	11%	10%	17%
A state law allowing nonprofits and religious institutions, such as churches and synagogues, to build subsidized, income-restricted homes on their properties	24%	36%	10%	13%	16%
A state law requiring local governments to approve subsidized, income-restricted housing developments faster	31%	35%	11%	11%	13%
A state law requiring local governments to allow manufactured homes in areas zoned for single-family homes	19%	34%	15%	13%	19%
A state law requiring subsidized, income-restricted housing in new developments	27%	32%	11%	14%	15%
A state law allowing developers tax credits in exchange for building subsidized, income-restricted homes	23%	37%	10%	13%	16%
A state law allowing builders to build more homes of different styles and price ranges in more locations	37%	40%	8%	6%	9%
A state law allowing accessory apartments” or “granny flats” in areas zoned for single-family homes	24%	34%	11%	11%	20%
A state law allowing townhomes, duplexes, and apartments in areas zoned for single-family homes	20%	35%	14%	16%	14%
A state law setting targets for how many homes each county must build so everyone does their fair share	24%	34%	11%	14%	17%

12. Some prefer to pay attention to issues relating to politics in their local area, while many prefer to focus on other things. Generally speaking, how much have you heard of Governor Moore’s proposal to increase the supply of new homes, including affordable homes, in Maryland?

Heard a lot	4%
Heard some	14%
Heard a little	28%
Not heard much at all	54%
Totals	100%

N814

13. [Message statement A – ‘Governments Should Work Together’] Recently, Maryland Governor Wes Moore and some in the Maryland state legislature have proposed a new policy encouraging the construction of more housing here in Maryland, including high-density housing such as townhomes and apartments. Supporters of doing this say the state government already leads on important issues such as our roads and our school systems. Local community governments should be willing to work with the state on the crucial subject of housing, too. Opponents of doing this say it is important to preserve local community control over housing in our neighborhoods. Our local governments are the ones closest to the people, and the people already living here should have final say in our communities’ housing situations. Generally speaking, do you [support or oppose] the state government passing a new policy to encourage the construction of more housing here in Maryland?

Asked of those in Split A

Strongly support	22%
Somewhat support	36%
Somewhat oppose	14%
Strongly oppose	13%
Not sure	15%
Totals	100%
N	383

14. [Message statement B – ‘State Government Should Step In’] Recently, Maryland Governor Wes Moore and some in the Maryland state legislature have proposed a new policy encouraging the construction of more housing here in Maryland, including high-density housing such as townhomes and apartments. Supporters of doing this say the lack of housing, including high-density housing, here in Maryland shows that the current approach has failed. It is time for the state government to step in and show leadership where local community governments have failed. Opponents of doing this say it is important to preserve local community control over housing in our neighborhoods. Our local governments are the ones closest to the people, and the people already living here should have final say in our communities’ housing situations. Generally speaking, do you [support or oppose] the state government passing a new policy to encourage the construction of more housing here in Maryland?

Asked of those in Split B

Strongly support	20%
Somewhat support	43%
Somewhat oppose	13%
Strongly oppose	12%
Not sure	11%
Totals	99%
N	431

15. If your state senator or state delegate voted AGAINST policies to lower housing costs throughout Maryland, would you be [more likely or less likely] to support them in their reelection?

More likely	18%
Less likely	49%
The same	19%
Don't know	15%
Totals	101%
N	814

16. Have you recently considered contacting your state senator or state delegate in support of policies to lower housing costs throughout Maryland?

Yes	14%
No	86%
Totals	100%
N	814

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This survey is based on 814 interviews conducted by YouGov on the internet of registered voters in Maryland. The sample was weighted according to gender, age, race/ethnicity, education, Maryland geographic region, 2020 Presidential vote, and 2022 midterm election turnout based on voter registration lists, the U.S. Census American Community Survey, and the U.S. Census Current Population Survey. Respondents were selected from YouGov to be representative of registered voters in Maryland. The weights range from 0.02 to 6.01 with a mean of 1 and a standard deviation of 0.94.

The margin of error (a 95% confidence interval) for a sample percentage p based upon the subsetted sample is approximately 4.7%. It is calculated using the formula:

$$\hat{p} \pm 100 \times \sqrt{\frac{1 + CV^2}{n}}$$

where CV is the coefficient of variation of the sample weights and n is the sample size used to compute the proportion. This is a measure of sampling error (the average of all estimates obtained using the same sample selection and weighting procedures repeatedly). The sample estimate should differ from its expected value by less than margin of error in 95 percent of all samples. It does not reflect non-sampling errors, including potential selection bias in panel participation or in response to a particular survey. Some items withheld for future release.