Bipartisan Policy Center
National Housing Conference
Housing Policy Survey

Polling Presentation

MAY 2024
Methodology

This poll was conducted between May 17-19, 2024, among a sample of 2,200 adults. The interviews were conducted online, and the data were weighted to approximate a target sample of adults based on age, gender, race, educational attainment, region, gender by age, and race by educational attainment. Results from the full survey have a margin of error of plus or minus 2 percentage points.
Key Research Findings

One
Across the country adults are noticing an increase in housing costs and are pessimistic about this changing. A majority of adults are noticing that home prices in their community have become less affordable (65%). Additionally, a majority of adults (52%) expect home prices to become less affordable in their local community in the upcoming year.

Two
Adults are increasingly aware of homelessness in their community. Over half of adults (52%) report an increase in the level of homelessness in their community over the past year, a 6% increase since May 2023.

Three
Housing legislation has bipartisan support. At least half of Democrats and Republicans support a majority of the tested initiatives being included in bipartisan legislation to improve the housing issues that Americans are experiencing.
Housing Experiences and Expenses

Housing Affordability

Homelessness

Home Ownership

Housing Policy
How would you describe your current financial situation?

- 20% Live comfortably
- 27% Meet expenses with a little left over
- 30% Just meet expenses
- 23% Have trouble meeting expenses

Financial situations vary significantly by income level with 32% of those with an income under $50k saying they have trouble meeting expenses compared to 15% of those making $50-$100k, and 7% of those making $100k+ who say the same.
Have you experienced any of the following as an adult?

- Fell behind on utility payments (like water, electricity, internet, and gas): 32% Yes, 68% No
- Fell behind on rent or mortgage payment: 25% Yes, 75% No
- Health hazards in your home (such as mold, bugs, rodents, or lead paint): 23% Yes, 77% No
- Utility shut-off for bill nonpayment or late payment (like water, electricity, internet, and gas): 21% Yes, 79% No
# HOUSING EXPERIENCES AND EXPENSES

Over the past 12 months, have you experienced the following? % yes

<table>
<thead>
<tr>
<th>Experience</th>
<th>% Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>*An increase in your property taxes</td>
<td>56%</td>
</tr>
<tr>
<td>*An increase in the cost of your homeowner's insurance or difficulty securing coverage</td>
<td>40%</td>
</tr>
<tr>
<td>Noticed increased homelessness in your community</td>
<td>36%</td>
</tr>
<tr>
<td>An increase in your monthly rent or mortgage payment</td>
<td>32%</td>
</tr>
<tr>
<td>Fell behind on utility payments, like water, electricity, internet, gas, etc.</td>
<td>24%</td>
</tr>
<tr>
<td>Fell behind on rent or mortgage payment</td>
<td>17%</td>
</tr>
<tr>
<td>Moved from your primary residence</td>
<td>16%</td>
</tr>
<tr>
<td>Received an eviction notice</td>
<td>6%</td>
</tr>
<tr>
<td>Entered mortgage forbearance (pausing or reducing mortgage payments due to financial challenges)</td>
<td>6%</td>
</tr>
<tr>
<td>Entered or completed the foreclosure process</td>
<td>4%</td>
</tr>
</tbody>
</table>

*Asked among homeowners, n=1,188
Over the past 12 months, have you experienced the following? % yes

- Noticed increased homelessness in your community
  - Community: Urban
  - Community: Suburban
  - Community: Rural

- An increase in your monthly rent or mortgage payment
  - Community: Urban
  - Community: Suburban
  - Community: Rural

*Asked among homeowners, n=1,188
Over the past year, have you noticed an increase, decrease, or no change in the level of homelessness in your community?

- Significant increase: 24% (Change from May 2023: +4)
- Slight increase: 28% (Change from May 2023: +2)
- No change: 31% (Change from May 2023: -7)
- Slight decrease: 2% (Change from May 2023: -1)
- Significant decrease: 1% (Change from May 2023: -1)
- Don't know/No opinion: 13% (Change from May 2023: +1)
Over the past 12 months, how easy or difficult has it been for you and/or your household to pay for the following?

<table>
<thead>
<tr>
<th>Expense</th>
<th>Very easy</th>
<th>Somewhat easy</th>
<th>Don’t know/No opinion</th>
<th>Somewhat difficult</th>
<th>Very difficult</th>
<th>Total Difficult</th>
</tr>
</thead>
<tbody>
<tr>
<td>*Homeowner's insurance</td>
<td>25%</td>
<td>32%</td>
<td>14%</td>
<td>22%</td>
<td>7%</td>
<td>29%</td>
</tr>
<tr>
<td>*Property taxes</td>
<td>25%</td>
<td>32%</td>
<td>10%</td>
<td>24%</td>
<td>9%</td>
<td>33%</td>
</tr>
<tr>
<td>**Your monthly mortgage payment</td>
<td>25%</td>
<td>35%</td>
<td>7%</td>
<td>25%</td>
<td>8%</td>
<td>33%</td>
</tr>
<tr>
<td>Groceries</td>
<td>23%</td>
<td>29%</td>
<td>5%</td>
<td>31%</td>
<td>13%</td>
<td>44%</td>
</tr>
<tr>
<td>Utility payments like water, electricity, internet, gas, etc.</td>
<td>23%</td>
<td>30%</td>
<td>10%</td>
<td>26%</td>
<td>12%</td>
<td>38%</td>
</tr>
<tr>
<td>Medical expenses (including prescription drugs)</td>
<td>22%</td>
<td>26%</td>
<td>20%</td>
<td>22%</td>
<td>10%</td>
<td>32%</td>
</tr>
<tr>
<td>Credit card bills</td>
<td>19%</td>
<td>23%</td>
<td>24%</td>
<td>21%</td>
<td>13%</td>
<td>34%</td>
</tr>
<tr>
<td>***Your monthly rent</td>
<td>19%</td>
<td>26%</td>
<td>7%</td>
<td>32%</td>
<td>17%</td>
<td>49%</td>
</tr>
<tr>
<td>Student loan payments</td>
<td>8%</td>
<td>7%</td>
<td>71%</td>
<td>6%</td>
<td>8%</td>
<td>14%</td>
</tr>
<tr>
<td>Child care</td>
<td>7%</td>
<td>6%</td>
<td>77%</td>
<td>6%</td>
<td>4%</td>
<td>10%</td>
</tr>
</tbody>
</table>

*Asked among homeowners, n=1,188
**Asked among homeowners with a mortgage, n=613
***Asked among renters n=804
HOUSING AFFORDABILITY

Over the past 12 months, when it comes to home prices in your community, would you say...

- **6%** Home prices have become more affordable
- **18%** Home prices have stayed about the same
- **65%** Home prices have become less affordable
- **12%** Don't know/No opinion

This includes a similar percentages of adults in each region (% less affordable: Northeast 67%, Midwest 65%, South 63%, West 65%) and community type (urban 60%, suburban 68%, rural 63%).
And what about the upcoming year? When it comes to home prices in your community, would you say…

- 10% I expect home prices to become more affordable
- 25% I expect home prices to stay about the same
- 52% I expect home prices to become less affordable
- 13% Don't know/No opinion

Adults in the West region are especially pessimistic and expect home prices to become less affordable in their local community in the upcoming year (56%).
HOME OWNERSHIP

How interested are you, if at all, in owning a home one day? Asked among renters, n=804

- Very interested: 47%
- Somewhat interested: 22%
- Not too interested: 11%
- Not all interested: 14%
- Don't know/No opinion: 7%

Change from Sept. 2022:
- Very interested: -10
- Somewhat interested: +2
- Not too interested: +4
- Not all interested: +3
- Don't know/No opinion: +1
HOME OWNERSHIP

Are you planning to buy a home within the next 12 months?

- Yes: 9%
- No: 75%
- Unsure: 16%
How much, if at all, have the following factors impacted your decision not to buy a home in the next 12 months? Asked among those not planning on buying a home in the next 12 months, n=1,645

- Renting is preferable or more affordable in my community than buying a home: 19% A lot, 20% Some, 19% Don't know/No opinion, 10% Not much, 32% Not at all
- I am satisfied with my current home: 45% A lot, 28% Some, 6% Don't know/No opinion, 12% Not much, 9% Not at all
- Interest/mortgage rates are too high: 41% A lot, 19% Some, 16% Don't know/No opinion, 8% Not much, 17% Not at all
- Not enough money saved for a downpayment: 32% A lot, 15% Some, 17% Don't know/No opinion, 9% Not much, 27% Not at all
- My household income is not high enough to afford homeownership: 31% A lot, 18% Some, 16% Don't know/No opinion, 9% Not much, 26% Not at all
- I want to wait for home prices to come down: 27% A lot, 19% Some, 21% Don't know/No opinion, 9% Not much, 24% Not at all
- I have a mortgage at a much lower rate than I can get today: 22% A lot, 13% Some, 26% Don't know/No opinion, 8% Not much, 31% Not at all
- There are not enough homes for sale that match the size, attributes, neighborhood, or price I am looking for: 22% A lot, 21% Some, 20% Don't know/No opinion, 13% Not much, 24% Not at all
- Not much, 24% Not at all

HOME OWNERSHIP
## HOUSING POLICY

**How responsible, if at all, do you think each of the following are for ensuring that families have safe and decent housing they can afford?**

<table>
<thead>
<tr>
<th>Category</th>
<th>Very responsible</th>
<th>Somewhat responsible</th>
<th>Don't know/No opinion</th>
<th>Not too responsible</th>
<th>Not responsible at all</th>
<th>Total Responsible</th>
</tr>
</thead>
<tbody>
<tr>
<td>The federal government</td>
<td>36%</td>
<td>30%</td>
<td>10%</td>
<td>12%</td>
<td>11%</td>
<td>66%</td>
</tr>
<tr>
<td>State governments</td>
<td>33%</td>
<td>34%</td>
<td>10%</td>
<td>13%</td>
<td>10%</td>
<td>67%</td>
</tr>
<tr>
<td>Local governments</td>
<td>30%</td>
<td>36%</td>
<td>11%</td>
<td>14%</td>
<td>10%</td>
<td>66%</td>
</tr>
<tr>
<td>Major corporations and other employers</td>
<td>18%</td>
<td>25%</td>
<td>16%</td>
<td>23%</td>
<td>18%</td>
<td>43%</td>
</tr>
<tr>
<td>Charitable and not-for-profit organizations</td>
<td>13%</td>
<td>29%</td>
<td>17%</td>
<td>22%</td>
<td>19%</td>
<td>42%</td>
</tr>
</tbody>
</table>
### HOUSING POLICY

How responsible, if at all, do you think each of the following are for ensuring that families have safe and decent housing they can afford?

<table>
<thead>
<tr>
<th></th>
<th>Adults</th>
<th>Democrats</th>
<th>Independents</th>
<th>Republicans</th>
</tr>
</thead>
<tbody>
<tr>
<td>The federal government</td>
<td>66%</td>
<td>77%</td>
<td>60%</td>
<td>60%</td>
</tr>
<tr>
<td>State governments</td>
<td>68%</td>
<td>77%</td>
<td>61%</td>
<td>63%</td>
</tr>
<tr>
<td>Local governments</td>
<td>66%</td>
<td>74%</td>
<td>60%</td>
<td>62%</td>
</tr>
<tr>
<td>Major corporations and other employers</td>
<td>43%</td>
<td>52%</td>
<td>39%</td>
<td>38%</td>
</tr>
<tr>
<td>Charitable and not-for-profit organizations</td>
<td>42%</td>
<td>49%</td>
<td>37%</td>
<td>40%</td>
</tr>
</tbody>
</table>
HOUSING POLICY

How much of a priority, if at all, should it be for Congress to pass bipartisan legislation to increase the supply of affordable homes and help address high housing costs?

- A top priority: 46%
- An important but not a top priority: 32%
- Not too important of a priority: 7%
- Should not be done: 5%
- Don't know/No opinion: 10%

A bipartisan majority of adults think passing bipartisan legislation to increase the supply of affordable homes and help address high housing costs should be a priority for Congress this year (86% Democrats, 70% independents, 77% Republicans).
### Housing Policy

**How important is it to you, if at all, for the leading candidates for the 2024 presidential election, Joe Biden and Donald Trump, to release plans to do the following?**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Very important</th>
<th>Important but not a top priority</th>
<th>Don’t know/No opinion</th>
<th>Not too important but should be done</th>
<th>Not important at all</th>
<th>Total Important</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assist young homebuyers with their first home purchase</td>
<td>75%</td>
<td></td>
<td>13%</td>
<td>6%</td>
<td>4%</td>
<td>88%</td>
</tr>
<tr>
<td>Help first responders and essential workers, like teachers and police officers, afford high housing costs</td>
<td>56%</td>
<td></td>
<td>24%</td>
<td>8%</td>
<td>9%</td>
<td>80%</td>
</tr>
<tr>
<td>Ensure homeowners have affordable property insurance options</td>
<td>53%</td>
<td></td>
<td>26%</td>
<td>9%</td>
<td>9%</td>
<td>79%</td>
</tr>
<tr>
<td>Help older adults age in place in their homes and communities</td>
<td>52%</td>
<td></td>
<td>25%</td>
<td>8%</td>
<td>11%</td>
<td>77%</td>
</tr>
<tr>
<td>Lower mortgage rates</td>
<td>50%</td>
<td></td>
<td>27%</td>
<td>9%</td>
<td>10%</td>
<td>77%</td>
</tr>
<tr>
<td>Help families with young children access communities with good schools and jobs</td>
<td>48%</td>
<td></td>
<td>27%</td>
<td>9%</td>
<td>11%</td>
<td>75%</td>
</tr>
<tr>
<td>Significantly reduce homelessness</td>
<td>46%</td>
<td></td>
<td>29%</td>
<td>10%</td>
<td>12%</td>
<td>75%</td>
</tr>
<tr>
<td>Increase the supply of affordable homes and address high housing costs</td>
<td>43%</td>
<td></td>
<td>29%</td>
<td>10%</td>
<td>12%</td>
<td>72%</td>
</tr>
<tr>
<td>Bring down inflation</td>
<td>46%</td>
<td></td>
<td>29%</td>
<td>10%</td>
<td>12%</td>
<td>72%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## HOUSING POLICY

How important is it to you, if at all, for the leading candidates for the 2024 presidential election, Joe Biden and Donald Trump, to release plans to do the following?

<table>
<thead>
<tr>
<th>% total important</th>
<th>Adults</th>
<th>Democrat</th>
<th>Independent</th>
<th>Republican</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bring down inflation</td>
<td>88%</td>
<td>88%</td>
<td>83%</td>
<td>93%</td>
</tr>
<tr>
<td>Significantly reduce homelessness</td>
<td>80%</td>
<td>85%</td>
<td>75%</td>
<td>80%</td>
</tr>
<tr>
<td>Help older adults age in place in their homes and communities</td>
<td>79%</td>
<td>84%</td>
<td>72%</td>
<td>83%</td>
</tr>
<tr>
<td>Increase the supply of affordable homes and address high housing costs</td>
<td>77%</td>
<td>83%</td>
<td>69%</td>
<td>77%</td>
</tr>
<tr>
<td>Lower mortgage rates</td>
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<td>Help families with young children access communities with good schools and jobs</td>
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<td>80%</td>
<td>71%</td>
<td>75%</td>
</tr>
<tr>
<td>Ensure homeowners have affordable property insurance options</td>
<td>75%</td>
<td>83%</td>
<td>66%</td>
<td>77%</td>
</tr>
<tr>
<td>Help first responders and essential workers, like teachers and police officers, afford high housing costs</td>
<td>72%</td>
<td>79%</td>
<td>65%</td>
<td>75%</td>
</tr>
<tr>
<td>Assist young homebuyers with their first home purchase</td>
<td>65%</td>
<td>73%</td>
<td>59%</td>
<td>64%</td>
</tr>
</tbody>
</table>
If Congress pursues bipartisan legislation to improve the housing issues that Americans are experiencing, do you support or oppose the following initiatives being included?

Expanded funding to help prevent and end homelessness, including homelessness prevention services, shelters, rapid rehousing, transitional housing, and permanent supportive housing

- Strongly support: 40%
- Somewhat support: 32%
- Don't know/No opinion: 15%
- Somewhat oppose: 7%
- Strongly oppose: 5%

Funding for state and local programs that help low-income renters facing unexpected financial hardships avoid being evicted

- Strongly support: 37%
- Somewhat support: 35%
- Don't know/No opinion: 15%
- Somewhat oppose: 9%
- Strongly oppose: 4%

Additional vouchers to help low-income families pay the rent for apartments in neighborhoods with good schools and greater opportunities

- Strongly support: 36%
- Somewhat support: 33%
- Don't know/No opinion: 16%
- Somewhat oppose: 11%
- Strongly oppose: 5%

A $10,000 tax credit for first-time homebuyers

- Strongly support: 34%
- Somewhat support: 32%
- Don't know/No opinion: 15%
- Somewhat oppose: 12%
- Strongly oppose: 6%

A tax credit to help first responders and essential workers (like teachers, firefighters, and police officers) afford rental housing in the communities they serve

- Strongly support: 34%
- Somewhat support: 33%
- Don't know/No opinion: 17%
- Somewhat oppose: 10%
- Strongly oppose: 5%

Funding for down payment assistance for first-time homebuyers

- Strongly support: 33%
- Somewhat support: 33%
- Don't know/No opinion: 18%
- Somewhat oppose: 9%
- Strongly oppose: 6%

Funding for training programs to address the shortage of skilled home construction workers

- Strongly support: 33%
- Somewhat support: 36%
- Don't know/No opinion: 18%
- Somewhat oppose: 9%
- Strongly oppose: 4%

Tax credits and other incentives to encourage the conversion of vacant commercial properties into housing

- Strongly support: 30%
- Somewhat support: 37%
- Don't know/No opinion: 18%
- Somewhat oppose: 10%
- Strongly oppose: 6%

Expanded support for tax credits that states award competitively to developers to help them build affordable apartments for low-income households

- Strongly support: 30%
- Somewhat support: 35%
- Don't know/No opinion: 18%
- Somewhat oppose: 11%
- Strongly oppose: 6%

New tax credits for developers to build and renovate homes for sale in distressed communities

- Strongly support: 28%
- Somewhat support: 29%
- Don't know/No opinion: 21%
- Somewhat oppose: 15%
- Strongly oppose: 7%

Incentives to local communities to remove zoning and land use restrictions that prevent the development of more housing

- Strongly support: 26%
- Somewhat support: 34%
- Don't know/No opinion: 22%
- Somewhat oppose: 11%
- Strongly oppose: 6%

Provisions to streamline or remove federal regulations that add to the cost of building federally assisted housing, such as environmental reviews and prevailing wage requirements

- Strongly support: 25%
- Somewhat support: 31%
- Don't know/No opinion: 20%
- Somewhat oppose: 14%
- Strongly oppose: 10%
If Congress pursues bipartisan legislation to improve the housing issues that Americans are experiencing, do you support or oppose the following initiatives being included?

<table>
<thead>
<tr>
<th>Initiative</th>
<th>% total support</th>
<th>Adults</th>
<th>Democrat</th>
<th>Independent</th>
<th>Republican</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expanded funding to help prevent and end homelessness, including homelessness prevention services, shelters, rapid rehousing, transitional housing, and permanent supportive housing</td>
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<td>65%</td>
<td>69%</td>
<td></td>
</tr>
<tr>
<td>Funding for state and local programs that help low-income renters facing unexpected financial hardships avoid being evicted</td>
<td>72%</td>
<td>81%</td>
<td>64%</td>
<td>69%</td>
<td></td>
</tr>
<tr>
<td>A $10,000 tax credit for first-time homebuyers</td>
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<td>79%</td>
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<td></td>
</tr>
<tr>
<td>A tax credit to help first responders and essential workers (like teachers, firefighters, and police officers) afford rental housing in the communities they serve</td>
<td>67%</td>
<td>77%</td>
<td>57%</td>
<td>69%</td>
<td></td>
</tr>
<tr>
<td>Funding for down payment assistance for first-time homebuyers</td>
<td>67%</td>
<td>74%</td>
<td>60%</td>
<td>65%</td>
<td></td>
</tr>
<tr>
<td>Funding for training programs to address the shortage of skilled home construction workers</td>
<td>67%</td>
<td>76%</td>
<td>58%</td>
<td>67%</td>
<td></td>
</tr>
<tr>
<td>New tax credits for developers to build and renovate homes for sale in distressed communities</td>
<td>66%</td>
<td>78%</td>
<td>58%</td>
<td>63%</td>
<td></td>
</tr>
<tr>
<td>Tax credits and other incentives to encourage the conversion of vacant commercial properties into housing</td>
<td>66%</td>
<td>76%</td>
<td>60%</td>
<td>62%</td>
<td></td>
</tr>
<tr>
<td>Expanded support for tax credits that states award competitively to developers to help them build affordable apartments for low-income households</td>
<td>65%</td>
<td>75%</td>
<td>58%</td>
<td>61%</td>
<td></td>
</tr>
<tr>
<td>Provisions to streamline or remove federal regulations that add to the cost of building federally assisted housing, such as environmental reviews and prevailing wage requirements</td>
<td>60%</td>
<td>70%</td>
<td>55%</td>
<td>57%</td>
<td></td>
</tr>
<tr>
<td>Incentives to local communities to remove zoning and land use restrictions that prevent the development of more housing</td>
<td>57%</td>
<td>65%</td>
<td>48%</td>
<td>57%</td>
<td></td>
</tr>
<tr>
<td>A $10,000 tax credit for existing homeowners who sell their starter homes</td>
<td>56%</td>
<td>68%</td>
<td>51%</td>
<td>48%</td>
<td></td>
</tr>
</tbody>
</table>
Key Takeaways

1. **Adults are confident they can make their housing payments on time.**
   Homeowners (90%) express a higher level of confidence than renters (78%) that they will be able to pay their next mortgage payment on time.

2. **Across the country adults are noticing an increase in housing costs and are pessimistic about this changing.**
   A majority of adults are noticing that home prices in their community have become less affordable (65%). Additionally, a majority of adults (52%) expect home prices to become less affordable in their local community in the upcoming year.

3. **Adults are increasingly aware of homelessness in their community**
   Over half of adults (52%) report an increase in the level of homelessness in their community over the past year, a 6% increase since May 2023.

4. **Inflation is top of mind as we head into the election cycle.**
   Bringing down inflation is very important to adults as campaign agendas for Joe Biden and Donald Trump ahead of the 2024 presidential election.

5. **Housing legislation has bipartisan support.**
   At least half of Democrats and Republicans support a majority of the tested initiatives being included in bipartisan legislation to improve the housing issues that Americans are experiencing.

6. **Interest in owning a home has decreased.**
   Among renters, 47% are very interested in owning a home one day, a 10% decrease compared to September 2022 polling. High interest/mortgage rates are a top factor impacting a majority of adults (60%) to not buy a home in the next 12 months.