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**From:** YouGov

**To:** Regional Plan Association Connecticut

**Re:** Survey results on key housing policies in Connecticut

**Date:** October 22, 2025

On behalf of Regional Plan Association Connecticut, YouGov fielded a sample of 800 registered voters in the state of Connecticut. The survey fielded from October 1 to October 8, 2025. The survey included measures of nutmeggers' priorities, their views toward the current state of the housing market, and their support for new policies that would expand housing availability and affordability in the state. This memo briefly summarizes the results.

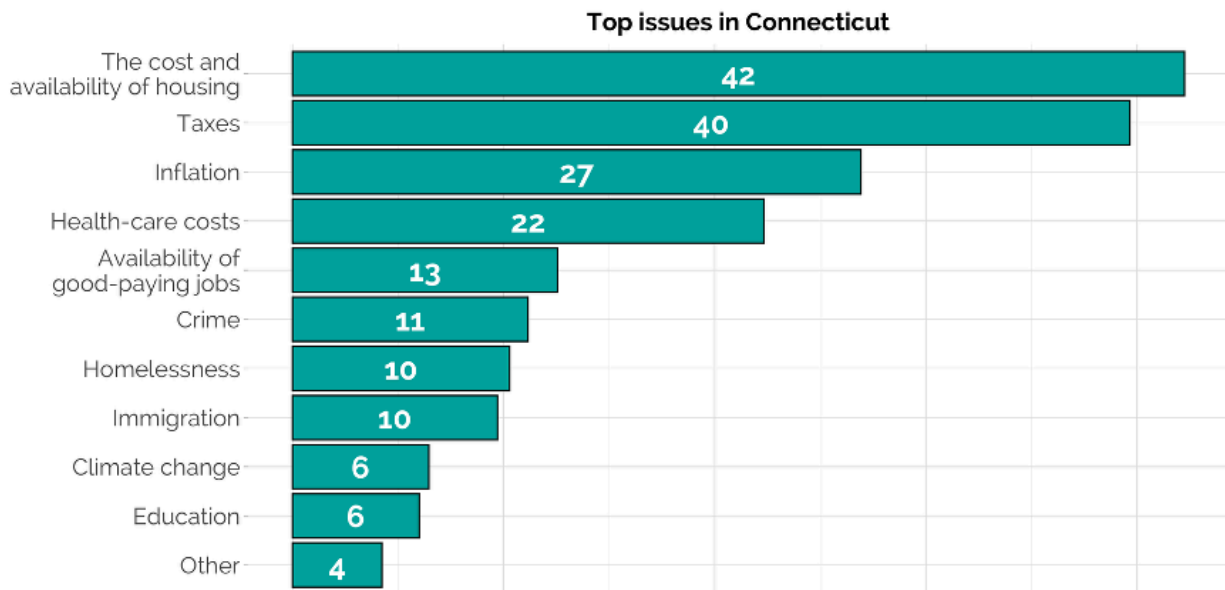
## **Executive Summary**

- Nearly 90 percent of Connecticut residents agree that the Governor should take action to address Connecticut's housing shortage and cost of housing in the state. Even when prioritizing preserving the power of local governments is pitted against building more homes, a large majority would rather the Governor prioritize housing
- Large bipartisan majorities of voters support key housing reforms that would allow more homes to be built in Connecticut. This includes strong net positive support for converting underutilized or vacant buildings, allowing more homes near train and bus stations, empowering state agencies to help local governments allow more housing, and expanding the Office of Responsible Growth
  - This includes overwhelming support among Democrats, Independents, and Republicans, as well as voters living in denser areas and less populated parts of the state, from larger cities to rural areas
- 42 percent of Connecticut voters believe that the cost of housing is one of the two top issues facing their state – narrowly ahead of, but statistically tied with "taxes"
  - These concerns are not driven solely by voters at the lower end of the income spectrum. Lower-income, middle-class, and higher-income voters in Connecticut say housing is a top concern
- When explicitly asked to choose between prioritizing new housing or preserving neighborhood character, nutmeggers believe that building more homes is more important than preserving neighborhood character by a significant margin.

## **Housing is the top concern in Connecticut**

At the beginning of the survey, prior to any information concerning the overall subject matter – i.e., before respondents knew the survey concerned the issue of housing –

respondents were asked about their overall issue concerns. Fully 42 percent of voters in Connecticut said the cost of housing is their top concern, narrowly ahead of other concerns like taxes overall.



What would you say are the most important issues or challenges facing Connecticut? Please select up to two.

Similarly, the survey asked respondents about various elements of the housing market, including availability, cost, and quality of housing in the state. Even if not their top issue, virtually all respondents said the cost of housing in Connecticut was a problem, with 57 percent calling it a “major problem” and 32 percent calling it “somewhat a problem.” Similarly, 47 percent of voters rated their own area’s current efforts to “keep housing affordable” as “poor” or “very poor,” with just 12 percent rating these efforts as “very good” or “good.” Moreover, 77 percent of Connecticut voters said there are not enough homes in their community that average people can afford. Nutmeggers are overwhelmingly dissatisfied with the current housing market.

These results are not driven only by voters with lower incomes but by people in urban areas, Democrats, or other particular demographic subgroups. These concerns are shared across Connecticut. For example, 62 percent of respondents earning less than \$60,000 per year say the cost of housing is a “major problem,” as do 63 percent of respondents earning \$60,000-\$100,000 per year and 45 percent of those earning over \$100,000 per year. Over half of suburbanites and those in rural areas view the cost of renting or buying a home in Connecticut as a “major problem”, which is statistically in line with Connecticut overall. Fully 91 percent of Democrats, 88 percent of Independents, and 86 percent of Republicans view housing in Connecticut as a “major

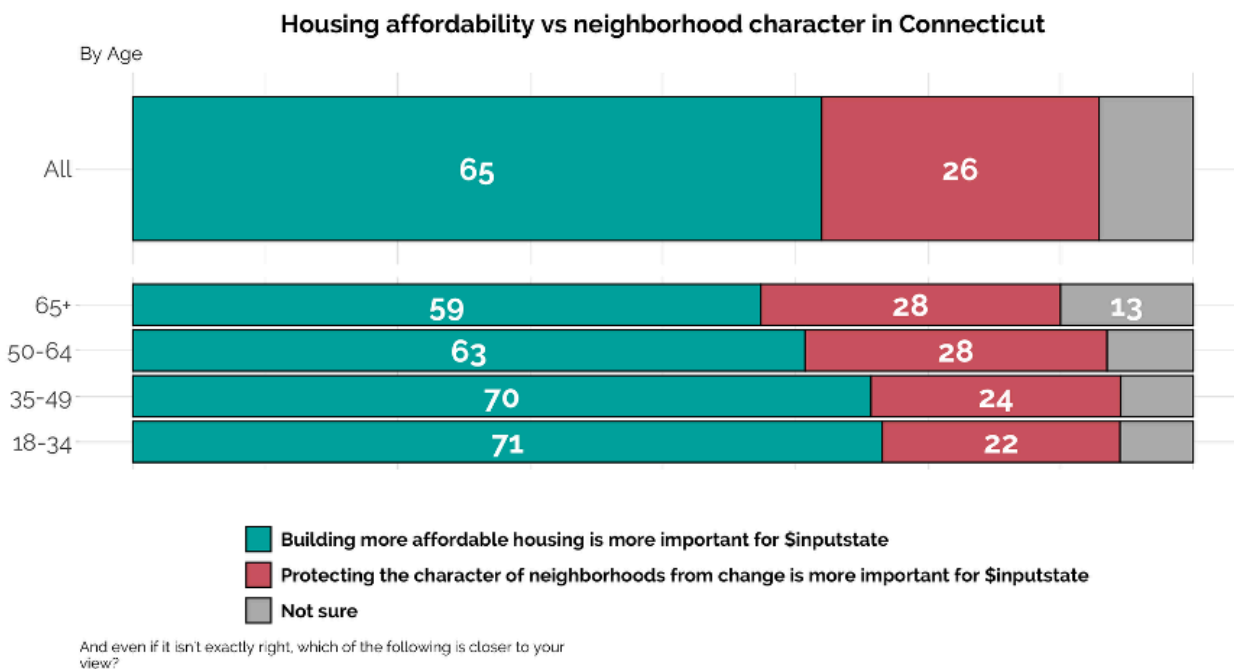
problem" or "somewhat a problem." The cost of living crisis is felt widely across Connecticut.

Voters say housing is a top concern of theirs even when the goal of new housing is pitted against other key priorities such as preserving the historic character of Connecticut's neighborhoods. Later in the survey, voters were asked about these priorities:

*And even if it isn't exactly right, which of the following is closer to your view?*

- *Building more affordable housing is more important for Connecticut*
- *Protecting the character of neighborhoods from change is more important for Connecticut*
- *Not sure*

Notably, this ordering of priorities is shared by older and younger Nutmeggers alike.



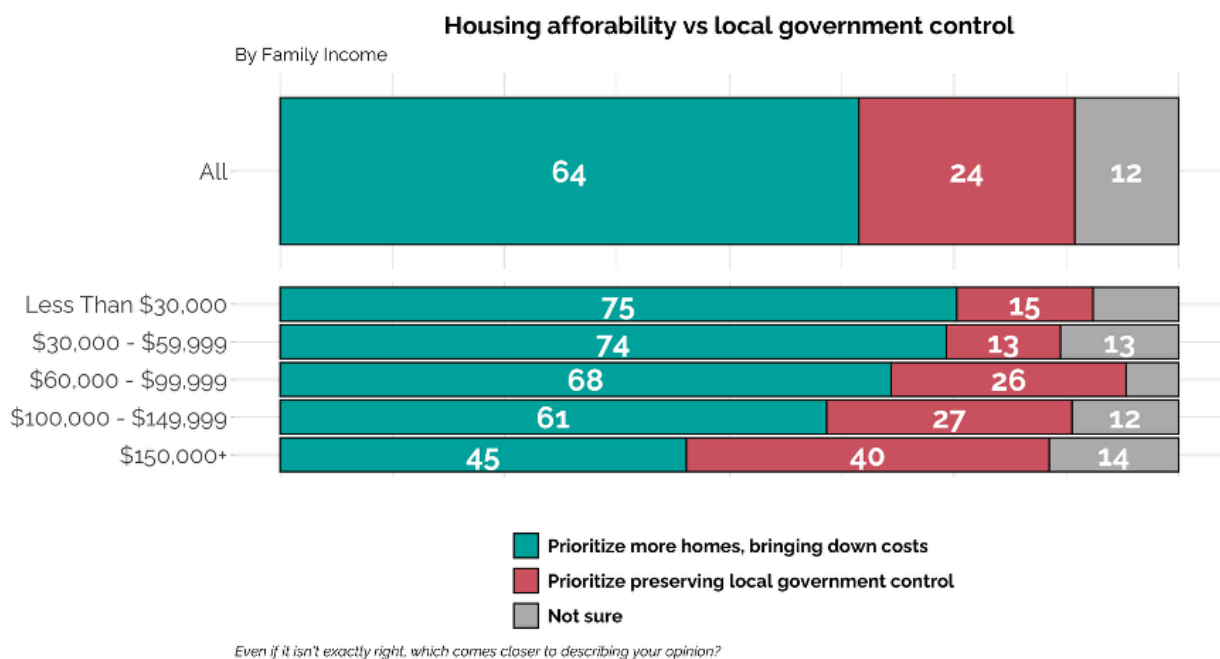
Similarly, respondents were also asked to prioritize either new homes or preserving the power of local governments to set rules around new homes in their communities. Respondents were asked,

*Even if it isn't exactly right, which comes closer to describing your opinion?*

- *Connecticut's governor should prioritize building more homes and bringing down housing costs*

- *Connecticut's governor should prioritize preserving the power city and town governments have over what types of homes can be built and where*
- *Not sure*

Voters across the state prioritize building more homes over preserving city and town government power. This result is not driven just by lower income respondents or partisanship. About 68 percent of respondents earning \$60,000-\$100,000 per year and 52 percent of those earning over \$100,000 per year said more housing was more important than preserving local government control. Nearly 6 in 10 Republican voters prefer to prioritize more homes and lowering costs rather than preserving power city and town governments have over what types of homes can be built and where. While Republican voters are sometimes thought to be less likely to support affordable housing, when set against preserving neighborhood character or preserving local government control a considerable majority of Republicans chose to prioritize more homes and bringing down costs.



## Key new housing policies are popular

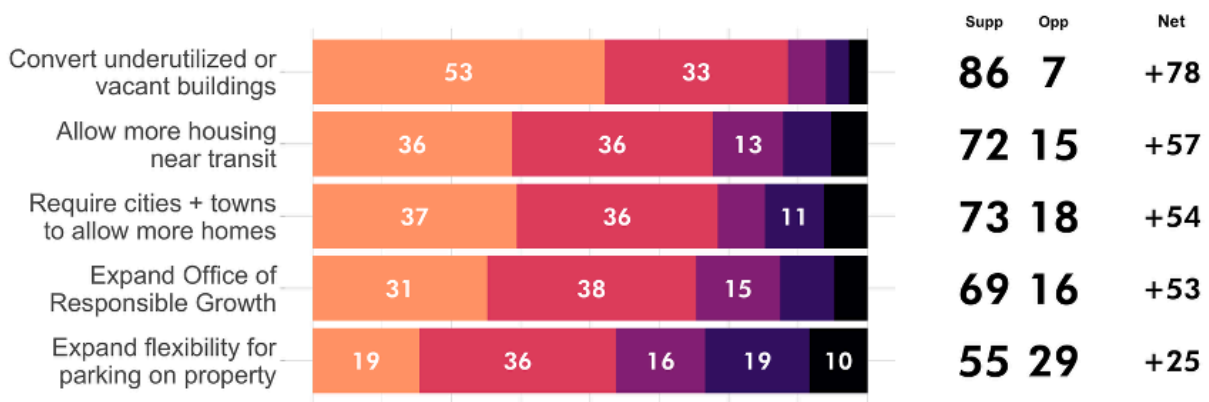
The survey also asked voters about several key new policies proposed in Connecticut to address housing costs. In the item, respondents were given information about the state of housing in Connecticut. Specifically, voters were shown:

*A state study has estimated we need 379,000 new homes to meet our housing needs here in Connecticut. Generally speaking, do you [support or oppose] this proposal?*

- A state legislative proposal that would incentivize cities and towns to allow more homes near existing train and bus stations by providing state technical assistance and grant funding to improve infrastructure
- Cities and towns usually mandate saving a specific amount of land for parking to go with any new building. A state legislative proposal would eliminate some parking mandates, and instead allow more flexibility for homebuilders, businesses, and property owners to determine how much parking is needed for a specific site
- A state legislative proposal that would require each city or town to allow a certain number of homes to be built, including homes for people with lower and more moderate incomes
- A state legislative proposal that would expand an existing state office, the Office of Responsible Growth, to streamline state agency procedures and collaboration, to provide assistance to local city and town governments that allow more homes to be built, and to coordinate achieving state conservation and development goals
- A state legislative proposal that would allow some existing commercial properties like underutilized or vacant office buildings and strip malls to be converted to housing

Each of these policies proved to be popular among Connecticut voters. Overall support for each policy met or surpassed 55 percent support among Connecticut voters, and all of them drew opposition from less than 30 percent of Connecticut voters.

### Support for new housing policies in Connecticut



■ Strongly support    ■ Somewhat oppose  
■ Somewhat support    ■ Strongly oppose  
■ Not sure

A state study has estimated we need 379,000 new homes to meet our housing needs here in Connecticut. Generally speaking, do you [support or oppose] this proposal?

Notably, these policies are popular across key subgroups of voters. The following table shows that overall each of these policies are popular across various key demographics,

including across partisanship and across geography. Democrats, Independents, and Republicans overall strongly support these policies. Accounting for the survey margin of error, these results suggest with a high level of confidence that Connecticut voters across key factors like partisanship support these policies.

Proposal	Democrat	Independent	Republican
Allow more housing near transit	+79	+40	+33
Expand flexibility for parking on property	+28	+29	+21
Require cities + towns to allow more homes	+77	+47	+27
Expand Office of Responsible Growth	+74	+39	+30
Convert underutilized or vacant buildings	+88	+84	+64

Over half of Republicans and Independents support the proposed policies overall. Across key demographics such as partisanship, Connecticut voters overall supported each of these policies. The most popular policy proposal included allowing property owners to convert underutilized or vacant buildings into housing, which fully 86 percent of voters supported.

Voters across the state's cities (about 20 percent of the sample), suburbs and towns (about 70 percent), and its small towns and rural areas (about 10 percent) said they supported these policies. Perhaps notably, voters in Connecticut's suburbs were generally about as supportive of these proposals as voters in other types of areas.

Proposal	Urban	Suburban	Rural
Allow more housing near transit	+55	+59	+46
Expand flexibility for parking on property	+34	+27	+5
Require cities + towns to allow more homes	+72	+50	+54
Expand Office of Responsible Growth	+58	+54	+42
Convert underutilized or vacant buildings	+81	+78	+77

This includes significant net positive support for these policies in the New Haven area, the western portion of the state including Waterbury and Torrington, and the eastern

part of the state including Norwich and New London. While it is sometimes assumed that suburban voters are opposed to new policies that would expand the housing supply around them, these results strongly suggest the opposite: across Connecticut, voters support policies to address the state's housing situation.

Proposal	Eastern CT	Northern CT	Western CT
Allow more housing near transit	+56	+63	+54
Expand flexibility for parking on property	+29	+29	+22
Require cities + towns to allow more homes	+66	+50	+52
Expand Office of Responsible Growth	+52	+55	+53
Convert underutilized or vacant buildings	+79	+84	+74

Later in the survey, voters were shown additional changes to rules concerning how landlords can enforce leases and evictions from their buildings, and to the minimum number of staircases small buildings can contain. Specifically, voters were asked:

*The state legislature is considering proposals to address Connecticut's housing challenges. One proposal would require landlords to offer to renew leases of current tenants and have a valid legal reason to evict someone renting a home, rather than allowing arbitrary evictions. Valid legal reasons would include non-payment of rent or violating the lease. Generally speaking, do you support or oppose this state legislative proposal?*

and

*The state currently requires apartment buildings that are over three stories tall to have two stairways. This can make these buildings harder and more expensive to build. Would you [support or oppose] allowing apartment buildings up to six stories tall to be built with a single stairway, provided they have sprinklers and other fire safety measures?*

While the reform to leases and evictions was popular, with fully 75 percent of voters supporting this reform. However, the staircase reform was more controversial. Voters were more mixed on this question, with 32 percent saying they supported this policy and 55 percent saying they opposed it. Voters support a myriad of major reforms to expand the housing supply in Connecticut, but remain skeptical on the question of reducing stairway requirements in small buildings.

## Conclusion

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Voters across Connecticut say housing availability and affordability are serious issues for the state. These concerns are felt among voters across the income spectrum, geography, and other factors. Connecticut residents agree that the Governor should take action to address the housing shortage.

Perhaps not surprisingly, these same voters also say they support a variety of key reforms that would help address the housing crisis in Connecticut. Support for these policies remains high even controlling for key factors like geography and partisanship.

Even when facing the trade-off between new housing and the historic character of current neighborhoods, voters strongly say they prioritize new housing. This includes overwhelming support for new housing policies among all ages and income brackets. Nutmeggers are more concerned about being able to afford to live and own a home in Connecticut than they are with preserving its housing status quo.

## **Methodology Statement**



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This survey is based on 800 interviews conducted by YouGov on the internet of Connecticut registered voters. The sample was weighted according to gender, age, race/ethnicity, education, and Connecticut state region based on voter registration lists, the U.S. Census American Community Survey, and the U.S. Census Current Population Survey, as well as 2020 Presidential vote, 2022 midterm election turnout, and approximate 2024 Presidential vote based on available results. Respondents were selected from YouGov to be representative of registered voters. The weights range from 0.19 to 6.07 with a mean of 1 and a standard deviation of 0.64.

The margin of error (a 95% confidence interval) for a sample percentage  $p$  based upon the subsetting sample is approximately 4.1%. 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 questions withheld for later release.