



The MassINC Polling Group
Abundant Housing
Survey 550 Boston Residents
Field Dates: August 12 -27, 2025

We'd like to ask you some questions about housing in Boston. How would you rate the Boston city government's efforts to keep housing affordable?

Excellent	5%
Good	17%
Fair	31%
Poor	43%
Unsure	4%

How big a problem is the cost of renting or buying a home in Boston?

Major problem	73%
Somewhat of a problem	19%
Minor problem	4%
Not really a problem	3%
Unsure	1%

Compared to 4 years ago, would you say that there are...

More homes available to rent or buy in Boston	15%
Fewer homes available to rent or buy in Boston	47%
About the same number of homes available to rent or buy in Boston	24%
Unsure	14%

Thinking about the availability of homes to rent or buy **in your neighborhood in Boston**, which is closest to your view?

There are enough homes available to rent or buy in my neighborhood that average people can afford	12%
There are not enough homes available to rent or buy in my neighborhood that average people can afford	77%
There are too many homes available to rent or buy in my neighborhood that average people can afford	4%
Unsure	6%

Have high housing costs made it harder for you to do any of the following? **Select all that apply.**

Save for retirement	46%
Pay for an education	19%
Start a family	22%
Afford to purchase a home	47%
Live in a neighborhood you want to live in	43%
Pay other bills	39%
Some other issue	4%
None of these	22%
Prefer not to say	1%

How much do you agree or disagree with the following statement: City officials need to take action to address Boston's housing shortage and allow more homes to be built throughout the city.

Strongly agree	56%
Somewhat agree	25%
Somewhat disagree	6%
Strongly disagree	12%
Unsure	1%

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

Boston should prioritize creating more homes and bringing down housing costs	67%
Boston should prioritize protecting the character of neighborhoods from change	27%
Unsure	5%

In Boston, neighborhood associations often weigh in on public processes around approving new housing. Which do you think should be the top priority for city officials considering new housing projects?

Satisfying the concerns of neighborhood associations even if it means fewer homes are available and housing is more expensive	23%
Building more homes and bringing down housing costs even if opposed by neighborhood associations	66%
Unsure	11%

The Commonwealth of Massachusetts estimates that the City of Boston may need to build at least 30,000 new homes to meet its current housing needs. In light of this, how much would you support or oppose each of the following proposals to make it easier to build more housing?

RANDOMIZE ORDER FOLLOWING SIX QUESTIONS

The City of Boston is considering a proposal that would allow homeowners to build small additional homes on their property. Often called accessory dwelling units or ADUs, these homes can be built in a backyard, above a garage, or in a basement. ADUs are currently allowed without additional approvals in every other city and town in Massachusetts except Boston. How much would you support or oppose the Boston City Council allowing ADUs to be built, with a simple approval process, on lots in Boston?

Strongly support	46%
Somewhat support	34%
Somewhat oppose	8%
Strongly oppose	7%
Unsure	5%

The City of Boston currently requires a predetermined several hundred square feet of residential land be paved for parking for every new home, regardless of the property's size, location, or proximity to transit. How much would you support or oppose the City of Boston changing its rules to allow property owners flexibility to determine the size and location of paved parking for new homes?

Strongly support	38%
Somewhat support	32%
Somewhat oppose	12%
Strongly oppose	12%
Unsure	6%

The City of Boston may soon consider a proposal that would allow more homes to be built in modestly taller buildings anywhere homes are currently allowed. To accommodate more homes of diverse shapes, sizes, and price points, residential buildings could be created up to six stories, roughly as tall as the Old State House. How much would you support or oppose allowing new residential buildings to include more homes and be up to 6 stories tall?

Strongly support	40%
Somewhat support	37%
Somewhat oppose	8%
Strongly oppose	10%
Unsure	4%

The Boston Foundation recently published a report finding that Boston does not have enough people living around public transportation to support a high functioning transit system. The City of Boston may consider a proposal that would allow more homes to be built in taller buildings near public transit. To accommodate more homes of diverse shapes, sizes, and price points, residential buildings could be created up to 12 stories – roughly as tall as the top of the Citgo sign – within a few blocks of MBTA stations. How much would you support or oppose allowing residential buildings to include more homes and be up to 12 stories near T stops?

Strongly support	39%
Somewhat support	32%
Somewhat oppose	11%
Strongly oppose	12%
Unsure	6%

A city’s zoning code is the set of rules for what types and sizes of buildings can be built, and where they can be built. A recent study commissioned by the Boston Planning Department found that Boston’s zoning code is much longer and more complicated than other cities’ zoning codes, including New York City’s. Many existing buildings today could not be built under the current zoning rules, and exceptions have to be made for most new buildings. How much would you support or oppose a comprehensive update to Boston’s zoning code in order to simplify and enable more housing to be built without needing exceptions to the rules?

Strongly support	51%
Somewhat support	27%
Somewhat oppose	8%
Strongly oppose	7%
Unsure	7%

The city of Austin, Texas, built nearly 50,000 new homes over the past two years, which led to a 22% drop in average rents since 2023. Knowing this, how much would you support Boston pursuing a goal of building at least 30,000 new homes of diverse shapes, sizes, and price points to bring down housing costs here?

Strongly support	54%
Somewhat support	26%
Somewhat oppose	7%
Strongly oppose	8%
Unsure	4%

Demographics:

Gender:	Men	47%
	Women	53%
	Some other way	0%
	Prefer not to say	<1%
Age:	18-29	32%
	30-44	29%
	45-59	18%
	60+	21%
Race:	White	47%
	Black	19%
	Latino	16%
	AAPI	10%
	Other	5%
	Prefer not to say	2%
Party ID:	Democrat	44%
	Republican	13%
	Independent / other	39%
	Prefer not to say	4%
Education:	High School or less	29%
	Some college, no degree	22%
	College graduate (BA/BS)	28%
	Advanced degree	22%

About the poll

These results are based on a survey of 550 Boston residents. Responses were collected via online survey panel, text message, and live telephone interviews August 12 - 27, 2025. The survey was offered in English and Spanish. Results were weighted by race, age and gender, education, political identification, and neighborhood to reflect known and estimated population parameters for Boston residents. The credibility interval for this survey is +/- 4.7 percentage points at the 95% confidence level, inclusive of the design effect. This project was conducted by The MassINC Polling Group and sponsored by Abundant Housing.