



UPTON HOUSING NEEDS SURVEY

Deadline to submit survey: November 18, 2022

To submit your completed survey: Drop-off boxes are located in the Town Hall, Public Library, and Senior Center

If you would prefer to take this survey online, visit this URL or scan the QR code with your phone:

<https://www.surveymonkey.com/r/UptonHousing>



Dear Resident,

Thank you for taking this survey! This is your opportunity to tell us your thoughts on housing in Upton. Please take 10 minutes to complete this survey so that we can ensure Upton fulfills the housing needs of its residents. This survey will inform the update of the Town's State-approved Housing Production Plan.

The Town is asking for your input on current housing conditions.

We are asking for your opinion on housing options and affordability in Upton. You will help the Town understand what types of housing are desired in Upton and who is most in need. Your feedback will help determine how to provide more affordable and diverse housing options to current and future residents. This survey will help guide the development of a Housing Production Plan that will establish a 5-year plan for the future of housing in the community. This plan facilitates creation of housing that aligns with town character and meets the needs of current and future residents.

What is meant by "Affordable Housing"?

Massachusetts law defines Affordable Housing as houses or apartments that are permanently restricted and priced so that they are affordable for people earning at or below 80% of the median household income of the area, otherwise known as the Metropolitan Area Median Income (AMI). For the Town of Upton, which is located in the Eastern Worcester County Area, the AMI is \$135,000.

So, what is "Affordable" in Upton?

For a household of one (1), 80% AMI is \$62,600; for a household of four (4), it is \$89,400. In other words, a household of one (1) would pay no more than \$1,676 in monthly rent for a 1-bedroom apartment and a household of four (4) would pay no more than \$2,325 in monthly rent for a 3-bedroom apartment.

For more information on Housing Production Plans, Chapter 40B, and affordable housing in Massachusetts please visit: <https://www.mass.gov/service-details/chapter-40-b-housing-production-plan>

If you have questions or comments regarding this survey, please contact:

Emily Glaubitz, *Principal Planner at Central Massachusetts Regional Planning Commission*: eglaubitz@cmrpc.org

Optional: If you would like to stay involved in the Housing Production Plan process, please write your name and email address below. We will only use your contact information to keep you updated throughout the planning process, including results of this survey and details about a future community workshop.

Name: _____ **Email address:** _____

CURRENT RESIDENCE

1. Do you currently live in Upton?

- ☐ Yes, I currently live in Upton
- ☐ No, but I work or volunteer in Upton
- ☐ No, but I used to live in Upton
- ☐ No, but I am interested in moving to Upton
- ☐ Other: _____

2. Which of the following attributes were most influential in your decision to reside in Upton? (Select all that apply)

- | | |
|--|---|
| <input type="checkbox"/> I grew up here | <input type="checkbox"/> Small-town way of life |
| <input type="checkbox"/> My family is here | <input type="checkbox"/> Neighborhoods |
| <input type="checkbox"/> Close to work | <input type="checkbox"/> Safety |
| <input type="checkbox"/> Community | <input type="checkbox"/> Government |
| <input type="checkbox"/> Natural beauty | <input type="checkbox"/> Recreational opportunities |
| <input type="checkbox"/> Location | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Schools | |

3. How important is it for you to remain in Upton as you age?

- ☐ Extremely important
- ☐ Very important
- ☐ Somewhat important
- ☐ Not so important
- ☐ Not at all important

4. Do you plan to live in your current residence as you age into retirement?

- ☐ Yes, I plan to live in my current home as I age into retirement, and I anticipate that I will be able to afford my home and associated costs
- ☐ Yes, I plan to live in my current home as I age into retirement, but I am unsure if I will be able to afford my home and associated costs
- ☐ No, I do not plan to live in my current home as I age into retirement because I anticipate that I will not be able to afford my home and associated costs
- ☐ No, I do not plan to live in my current home as I age into retirement, however I would like to remain in Upton if there is housing available that meets my needs
- ☐ No, I do not plan on staying in Upton for reasons unrelated to housing affordability

5. If you were to consider moving out of your community, which of the following factors would drive your decision to move? (Select all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Looking for a different home size that meets your needs | <input type="checkbox"/> Needing a more accessible home (i.e. wheelchair ramps, wide doorways, stair lifts, grab bars/rails) |
| <input type="checkbox"/> Maintaining your current home will be too expensive | <input type="checkbox"/> Wanting to move to an area that has better health care facilities |
| <input type="checkbox"/> Maintaining your current home will be too physically challenging | <input type="checkbox"/> Wanting to be closer to family |
| <input type="checkbox"/> Looking to move to an independent living facility for older adults, retirement home, or other senior living community | <input type="checkbox"/> Needing access to public transportation |
| <input type="checkbox"/> Needing to move into a single-level home | <input type="checkbox"/> Wanting to live in a different climate |
| | <input type="checkbox"/> Looking for an area that has a lower cost of living |
| | <input type="checkbox"/> Needing to move closer to place of employment |
| | <input type="checkbox"/> Other (please specify): _____ |

HOUSING AFFORDABILITY

6. Are you comfortably able to afford your home and associated housing costs?

- ☐ Yes, I can comfortably afford my home
- ☐ No, affording my home is a challenge
- ☐ I'm not sure

7. Is more than 30% of your monthly income dedicated to paying for housing (including mortgage, rent, property taxes, utilities, insurance) each month?

- ☐ Yes, more than 30% of my monthly income is dedicated to paying for housing
- ☐ No, less than 30% of my monthly income is dedicated to paying for housing
- ☐ N/A

8. Which of the following housing support services would be the biggest factor in helping you stay in your home?

- ☐ Tax relief for eligible residents
- ☐ Home repair or modification
- ☐ Home health care
- ☐ Transportation assistance
- ☐ Home maintenance
- ☐ Counseling on rental assistance opportunities
- ☐ I do not currently need any support services
- ☐ Other (please specify): _____

FUTURE HOUSING NEEDS

9. In your opinion, which of the following populations are most in need of increased housing options in Upton? (Select your top 3 choices)

- ☐ Young professionals
- ☐ Families
- ☐ Seniors
- ☐ Low-income households
- ☐ Single adults
- ☐ People with disabilities
- ☐ First-time homebuyers
- ☐ Vulnerable populations such as survivors of domestic abuse, veterans, or those in recovery
- ☐ Other: _____

10. Please rate the desirability of the following housing types if they were to be developed in Upton:

	Very desirable	Somewhat desirable	Not desirable
Small, single-family market-rate homes geared towards first-time homebuyers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small, market-rate homes geared towards seniors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medium-sized single-family homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small- to medium-sized single-level homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Luxury single-family homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cottage Housing Community (small, single-family dwelling units (800-1,200 sq. ft.) clustered around a common area with a pedestrian-friendly environment)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Duplexes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominiums	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small-scale apartments (2-6 units)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larger-scale apartments (7 or more units)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townhouses (2-8 multi-story dwelling units placed side-by-side)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed-used Residential / Commercial (e.g. retail/office on first floor and residential units above)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conversion of larger homes into apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing for special populations (e.g. disabled, youth recovery, adult group home, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory dwelling units or "in-law apartments"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tiny homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Assisted living communities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessible housing for people with disabilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Which of the following issues related to housing and development do you think the Town of Upton should prioritize in the next 5 years?

- ☐ Growing existing local businesses
- ☐ Attracting new businesses
- ☐ Managing housing growth
- ☐ Creating more housing that is affordable
- ☐ Availability of municipal sewer
- ☐ Availability of municipal water
- ☐ Quality of education
- ☐ Recreational opportunities
- ☐ Improving roads and sidewalks
- ☐ Traffic management
- ☐ Protecting the public water supply
- ☐ Other: _____

12. Are you aware that the Town of Upton has Community Preservation Act (CPA) funds available to be used for affordable housing, and would you be interested in learning more about the ways CPA can be used for affordable housing?

- ☐ Yes, I am aware of Upton's CPA funds and I would be interested in learning more
- ☐ Yes, I am aware of Upton's CPA funds but I am not interested in learning more
- ☐ No, I am not aware of Upton's CPA funds but I would be interested in learning more
- ☐ No, I am not aware of Upton's CPA funds and I am not interested in learning more

DEMOGRAPHICS

13. What is your age? _____

14. How long have you lived in Upton? _____

15. Which of the following best describes your housing situation:

- ☐ Homeowner
- ☐ Renter
- ☐ Living with others and assisting with paying rent or mortgage
- ☐ Living with other but not paying rent or mortgage

16. How many people currently live in your household? _____

17. What is your annual household income (approximately)?: _____

FINAL THOUGHTS

18. Is there anything else you would like to add regarding residential housing needs in Upton?

CONCLUSION

Thank you for taking this survey! Community input is essential to planning for Upton's future.

This survey is the first component of Upton's housing planning project. A Community Forum will be planned for early 2023 to seek further community input on preferred housing styles and locations for future affordable housing.

Please visit the Town of Upton website for results of the community survey and other updates:
<https://www.uptonma.gov/housing-production-plan-steering-committee>