



SURVEY RESULTS

Overview

The Town of Glastonbury is preparing a housing plan as required by the Connecticut General Statutes (CGS Section 8-30j).

As part of the process of preparing the housing plan, the Affordable Housing Steering Committee prepared and deployed an on-line survey to obtain community input with regard to housing needs in Glastonbury and possible housing strategies for the future.

The survey was open for about four weeks from late August to late September. The availability of the survey was publicized through:

- Placement on the front page of the Town website
- Traditional press releases
- Social media postings on Facebook and Twitter
- Emails to members of local boards and commissions (with a request to share with others)
- Posters placed at several municipal facilities
- A screen saver slide on community access television (Channel 16)

During this period, 502 people participated in the survey.

This booklet summarizes the results from the community survey,



Introduction

Q1 - Before we get started, what do you think “affordable housing” is?

Responded 501
Skipped 1

Many participants did not have a clear understanding of what “affordable housing” is.

ANSWER CHOICES	NUMBER	PERCENT
Low-income housing	282	56 %
Housing for people earning typical wages	142	28 %
Cheap housing	14	3 %
Housing for people on welfare	11	2 %
Older housing	5	1 %
None of the above	47	9 %

Page 2 of the survey summarized the current:

- Income limits
- Rent and sales price limits

Definition

Actually, in Connecticut, the term “affordable housing” refers to housing which is:

- Aimed at households earning 80% or less of the area median income (typical wages),
- Priced so that such households do not spend more than 30% of their income on such housing, and
- Restricted to sell or rent at such prices for a defined period (such as 40 years).

For Glastonbury in 2021 this means:

	Median Income	80% of Median Income	Maximum Gross Monthly Rent	Maximum Sale Price	Possible Unit Type
1-person household	\$70,420	\$56,336	\$1,408	\$210,720	Studio
2-person household	\$80,480	\$64,384	\$1,610	\$232,471	1 BR
4-person household	\$100,600	\$80,480	\$2,012	\$267,345	3 BR
			Gross rent includes all utilities	Maximum sales price is based on mortgage payment, taxes, utilities, insurance, condo fees, etc. and 20% down payment	

Residency

Q2 – How long have you lived in Glastonbury?

Responded 466
Skipped 36

Almost half of participants have lived in Glastonbury for 20+ years. As a result, they may be less aware of some of the housing cost challenges facing people today.

ANSWER CHOICES	NUMBER	PERCENT
Less than 5 years	82	18 %
5 to 9 years	53	11 %
10 to 14 years	61	13 %
15 to 19 years	34	7 %
20 years or more	225	48 %
I do not live in Glastonbury currently (East Hartford (5), Hartford (2), other (4))	11	2 %

Q3 – Do you rent or own your current place of residence in Glastonbury?

Responded 457
Skipped 45

About 84% of participants owned their current place of residence.

ANSWER CHOICES	NUMBER	PERCENT
Own	384	84 %
Rent	73	16 %

Q4 - How would you describe the general area where you live?

Responded 464
Skipped 38

Participants were from all parts of Glastonbury.



ANSWER CHOICES	NUMBER	PERCENT
North / West Glastonbury	238	51 %
East Glastonbury	111	24 %
South Glastonbury	91	20 %
Not sure / Other (Glast. Center (7), Other Glast. (3), East Hartford (2), Other (2))	24	5 %

Housing Types

Q5 - Which of the following housing types have you lived in at any time in the past? (CHECK ALL THAT APPLY)?

Responded 457
Skipped 45

While 92% have lived in single-family detached houses, many participants had lived in other types of housing in the past:

- *56% had lived in multi-family condos/apartments*
- *27% had lived in townhouses*
- *24% had lived in 2-family buildings.*

ANSWER CHOICES	NUMBER	PERCENT
Single-Family Detached House	421	92 %
Multi-Family Condo / Apartment	254	56 %
Townhouse (Single-Family Attached House)	123	27 %
Duplex / 2 Family Building	110	24 %
3-4 Family Building	77	17 %
Accessory Dwelling Unit	16	4 %
Senior Housing / Assisted Living	14	3 %
Other (please describe)	23	5 %

Q6 - Which of the following housing types do you live in today in Glas-tonbury?

Responded 453
Skipped 49

74% of participants indicated they currently lived in a single-family detached house.

ANSWER CHOICES	NUMBER	PERCENT
Single-Family Detached House	336	74 %
Multi-Family Condo / Apartment	39	9 %
Townhouse (Single-Family Attached House)	28	6 %
Senior Housing / Assisted Living	14	3 %
Duplex / 2 Family Building	10	2 %
3-4 Family Building	9	2 %
Accessory Dwelling Unit	3	1 %
Other (please describe)	14	3 %

Q7 - Which of the following housing types, other than your current housing type, do you feel could BEST meet your housing types today? Responded 451
Skipped 51

This question was not as helpful as it might have been since a significant housing type was inadvertently not included as an option.

ANSWER CHOICES	NUMBER	PERCENT
Single-Family Detached House	211	47 %
Multi-Family Condo / Apartment <i>(option not included in survey)</i>		
Townhouse (Single-Family Attached House)	113	25%
Senior Housing / Assisted Living	35	8 %
Duplex / 2 Family Building	25	6 %
3-4 Family Building	4	1 %
Accessory Dwelling Unit	16	4 %
Other (please describe)	47	10 %

Q8 - Do you think your next housing option will be larger or smaller than where you live today? Responded 445
Skipped 57

More than 2/3rds of respondents felt their next housing option would be smaller than where they live today.

ANSWER CHOICES	NUMBER	PERCENT
Smaller	304	68 %
Larger	143	32 %

Q9 - Do you think you would prefer to own or rent your next housing option? Responded 455
Skipped 47

More than 2/3rds of respondents felt they would want to own their next housing option.

ANSWER CHOICES	NUMBER	PERCENT
Own	317	70 %
Rent	43	9 %
Not sure	95	21 %

Housing Needs

Q10 - If Glastonbury was going to diversify its housing inventory, which THREE of the following housing types do you think should be the highest priorities for Glastonbury to consider enabling more of – today or in the future?

Responded 403
Skipped 99

Support for housing types seemed strongest (highest score and most responses) for:

- *Single-family detached house*
- *Senior housing / assisted living*
- *Townhouse (single-family attached house)*

Since these are housing types which Glastonbury currently has, it may signal some hesitancy / trepidation towards increasing housing options.

Three highest responses in each column are highlighted in blue

ANSWER CHOICES (listed by score)	SCORE	1 st Choice (3x)	2 nd Choice (2x)	3 rd Choice (x)	Number Response	Number Skipped
Single-Family Detached House	2.49	65 %	19 %	16 %	207	196
Senior Housing / Assisted Living	2.08	41 %	27 %	33 %	200	203
Townhouse (SF Attached House)	1.94	25 %	44 %	31 %	242	161
Multi-Family Condo / Apartment	1.91	34 %	24 %	42 %	146	257
3-4 Family Building	1.89	18 %	54 %	29%	84	319
Accessory Dwelling Unit	1.86	21 %	44 %	35 %	123	280
Duplex / 2 Family Building	1.77	22 %	34 %	45 %	148	255

Q11 - If Glastonbury was going to work on diversifying its housing inventory, which THREE of the following *housing needs* do you think should receive the greatest level of effort?

Responded 414
Skipped 88

Support based on housing needs seemed strongest (highest score and/or most responses) for:

- **Housing options and choices for all people, families, and households generally.**
- **Housing options and choices for all people, families, and households with limited incomes.**
- **Housing options and choices for older people, families, and households generally.**
- **Housing options and choices affordable to workers such as teachers, police, fire, emergency medical, store workers, waitstaff, etc.**

Three highest responses in each column are highlighted in blue

ANSWER CHOICES (grouped and then listed by score)	SCORE	1 st Choice (3x)	2 nd Choice (2x)	3 rd Choice (x)	Number Response	Number Skipped
Housing options and choices for <u>all people</u> , families, and households generally.	2.28	52 %	23 %	24 %	147	267
Housing options and choices for <u>all people</u> , families, and households with limited incomes.	2.19	47 %	26 %	27 %	172	242
Housing options and choices for <u>older people</u> , families, and households generally.	2.16	42 %	32 %	26 %	133	281
Housing options and choices for <u>older people</u> , families, and households with limited incomes.	1.91	26 %	39 %	35 %	127	287
Housing options and choices for <u>younger people</u> , families, and households generally.	2.02	32 %	37 %	31 %	108	306
Housing options and choices for <u>younger people</u> , families, and households with limited incomes.	1.85	22 %	40 %	37 %	94	320
Housing options and choices affordable to workers such as teachers, police, fire, emergency medical, store workers, waitstaff, etc.	1.98	31 %	35 %	34 %	185	229
Housing options and choices affordable to workers such as landscapers, carpenters, electricians, plumbers, etc.	1.72	11 %	49 %	40 %	96	318
Housing options and choices for people who want to downsize.	1.92	33 %	27 %	41 %	123	291

Housing Strategies

Q12 - Please indicate your level of agreement with regard to the following statements:

Responded 395
Skipped 107

OVERALL – 64% of participants felt that more housing options and choices would make Glastonbury a better place.

ANSWER CHOICES	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
1. Having more housing options and choices would make Glastonbury a better place.	47 %	17 %	13 %	9 %	14 %
	64%				

HOUSING FUND – About 45% of participants felt that a “housing fund” would be a good idea. About 25% were not sure.

ANSWER CHOICES	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
2. Establishing a dedicated Town housing fund to support housing strategies would be a good idea.	26 %	21 %	24 %	12 %	18 %
	47%				
3. Collecting a small fee as part of any Zoning Permit would be a good way to collect money for a dedicated Town housing fund.	25 %	20 %	23 %	7 %	24 %
	45%				

ZONING FOR AFFORDABLE HOUSING – About 62% of participants felt there should be development incentives to provide affordable housing. About 55% felt affordable housing should be required as part of new development.

ANSWER CHOICES	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
4. New residential development should be offered incentives and otherwise encouraged to provide affordable housing.	36 %	26 %	11 %	9 %	18 %
	62%				
5. New residential development should be required to provide affordable housing as part of that development.	37 %	18 %	11 %	12 %	21 %
	55%				

ACCESSORY DWELLING UNITS – About 63% of participants felt accessory dwelling units could be a good way to meet housing needs of a variety of people within existing houses.

ANSWER CHOICES	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
6. Accessory dwelling units (sometimes called “in-law apartment”, “...”) could be a good way to meet housing needs of a variety of people within existing houses.	34 %	29 %	18 %	13 %	7 %
	63%				

TOWN PARTICIPATION – About 71% of participants felt the Town should see whether any Town-owned properties could be used for housing options. About 59% felt the Town should look at ways to actively participate in increasing the number of affordable housing units.

ANSWER CHOICES	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
7. Glastonbury should look at whether there are any Town-owned properties which could be used for providing housing options.	46 %	25 %	9 %	6 %	14 %
	71%				
8. Glastonbury should look at ways to increase the number of affordable housing units through Town purchase, construction, or rehabilitation of properties.	36 %	23 %	11 %	12 %	18 %
	59%				

DESIGN – About 82% of participants agreed the Town should guide the design of housing options so that it fits into the physical characteristics of Glastonbury.

ANSWER CHOICES	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
9. Guiding the design of housing options so that it fits into the physical characteristics of Glastonbury is important.	53 %	29 %	8 %	6 %	4 %
	82%				

LOCATION – About 68% of participants felt the Town Center would be a good location for affordable housing and 58% felt the same with regard to areas with public water and public sewer. About 59% felt that affordable housing should be located in all areas of Glastonbury.

ANSWER CHOICES	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
10. More housing options and choices in and near the Town Center would help support local businesses and help maintain a vibrant, walkable, mixed use area.	40 %	28 %	9 %	10 %	13 %
	68%				
11. Affordable housing options and choices should be located in all areas of Glastonbury.	42 %	17 %	14 %	9 %	18 %
	59%				
12. Glastonbury should focus primarily on ways to promote affordable housing options and choices in areas served by public water and public sewer.	33 %	25 %	24 %	7 %	11 %
	58%				

Q13 - How do you think Glastonbury might benefit from increasing its supply of affordable housing?

Responded 254
Skipped 248

The 254 written responses to this question were characterized by Planimetrics into the following general categories:

- Would provide for diversity / inclusion (99)
- No benefit / Would not be a benefit (48)
- Would provide for housing choice (30)
- Comments seemed generally positive (20)
- Would provide economic / fiscal / tax benefits (17)
- Don't know / not sure (12)
- Comments seemed generally negative (5)
- Other (20)

Tabulation may be available separately.

Q14 - How do you think Glastonbury might benefit from offering more housing options / choices in general?

Responded 230
Skipped 272

The 230 written responses to this question were characterized by Planimetrics into the following general categories:

- Would provide for diversity / inclusion (44)
- Would provide for housing choices for people (42)
 - General (19)
 - Choices for older people (17)
 - Choices for younger people (6)
- Comments seemed generally negative (39)
- Comments seemed generally positive (33)
- Comment was "same" (20)
- Economic benefits (12)
- Not sure (5)
- Other (30)

Tabulation may be available separately.

Q15 - Are you personally aware of anyone that would benefit from access to more affordable housing?	Responded	389
	Skipped	113

Almost 60% of respondents knew someone that would benefit from affordable housing.

ANSWER CHOICES	NUMBER	PERCENT
Yes	229	59 %
No	160	41 %
Skipped question	113	

Q16 - Are there any other strategies you feel the Town should consider with regard to housing options and opportunities in Glastonbury?	Responded	176
	Skipped	326

The 176 written responses to this question were characterized by Planimetrics into the following general categories:

- Specific strategies (60)
 - Seniors (18)
 - Smaller units (8)
 - Inclusionary requirements (5)
 - Zoning (4)
 - Repurpose existing buildings (4)
 - Housing Authority (4)
 - Community Builds / Deed Restrict Existing Units (2)
 - Accessory Dwelling Units (2)
 - Other (12)
- Retain character (24)
- None / No other strategies (18)
- Don't do anything (17)
- Location is important (13)
- Do anything / everything (8)
- Taxes (6)
- Transportation (5)
- Other (29)

Tabulation may be available separately.

Housing Cost

Q17 - If you rent your current place of residence ..., what do you spend monthly for gross rent (rent plus utilities and insurance)?

Responded 348
Skipped 154

About half of renters spend less than \$1,500 per month (estimated affordable rent at 80% AMI).

ANSWER CHOICES	NUMBER	PERCENT	NUMBER	PERCENT
Less than \$1,000 per month	15	19 %	15	4 %
\$1,000 to \$1,499 per month	25	31%	25	7 %
\$1,500 to \$1,999 per month	13	16%	13	4 %
\$2,000 to \$2,499 per month	7	9 %	7	2 %
\$2,500 or more per month	8	10 %	8	2 %
Prefer not to answer	13	16 %	13	4 %
Not applicable - I am an owner			267	77 %
	81		348	

Q18 - If you own your current place of residence in Glastonbury, what do you feel the current value is (sale price)?

Responded 379
Skipped 123

In terms of home values reported by participants, about 87% (between 78% and 96%) are valued higher than what would be considered affordable at 80% AMI.

ANSWER CHOICES	NUMBER	PERCENT	NUMBER	PERCENT
Less than \$100,000	2	1 %	2	1 %
\$100,000 to \$199,000	9	3%	9	2 %
\$200,000 to \$299,000	61	18%	61	16 %
\$300,000 to \$399,000	95	29 %	95	25 %
\$400,000 or more	127	38 %	127	34 %
Prefer not to answer	38	11 %	38	10 %
Not applicable - I am a renter			47	12 %
	332		379	

Q19 - What percentage of your income do you think you spend on your current place of residence in Glastonbury?

Responded 386
Skipped 116

At least 27% of participants are potentially cost-burdened since they are spending more than 30% of their income on housing.

ANSWER CHOICES	NUMBER	PERCENT
Less than 20%	89	23 %
20% to 29%	102	26 %
30% to 49%	76	20 %
50% or more	26	7 %
Prefer not to answer	93	24 %

Demographic Questions

Q20 - What age group are you part of?

Responded 388
Skipped 114

The largest age group of participants was for ages 35 to 54.

ANSWER CHOICES	NUMBER	PERCENT
Under 20 years old	0	0 %
Age 20 to 34	37	10 %
Age 35 to 54	145	37 %
Age 55 to 64	62	16 %
Age 65 to 79	106	27 %
Age 80 or over	17	4 %
Prefer Not To Answer	21	5 %

Q21 - To which gender do you most identify?

Responded 387
Skipped 115

Two-thirds of participants identified themselves as female.

ANSWER CHOICES	NUMBER	PERCENT
Female	259	67 %
Male	94	24 %
Transgender / Gender variant / Non-conforming / A gender type not listed here	5	1 %
Prefer not to answer	29	7 %

Q22 - Which of the following best describes you?

Responded 388
Skipped 114

The largest race/ethnicity groups were “White/Caucasian” and “prefer not to answer”.

ANSWER CHOICES	NUMBER	PERCENT
White or Caucasian	297	76 %
Prefer not to answer	41	11 %
Asian or Pacific Islander	12	3 %
Hispanic / Latinx	11	3 %
Black or African American	10	3 %
Biracial or Multiracial	5	1 %
Native American or Alaskan Native	4	1 %
A race/ethnicity not listed here	8	2 %

Q23 - How many people are living in your household?

Responded 390
Skipped 112

More than half of participant households were occupied by one or two people.

ANSWER CHOICES	NUMBER	PERCENT
One	72	18 %
Two	132	34 %
Three	66	17 %
Four	75	19 %
Five	21	5 %
Six or more	5	1 %
I prefer not to answer	19	5 %

Q24 - So that we can better understand local housing needs, please tell us which category your combined household income falls (including social security, pensions, IRA withdrawals, and other sources of income)?

Responded 386
Skipped 116

The largest income groups were “\$200,000 or more per year” and “prefer not to answer”.

ANSWER CHOICES	NUMBER	PERCENT
Less than \$50,000 per year	43	11 %
\$50,000 to \$74,999 per year	43	11 %
\$75,000 to \$99,999 per year	34	9 %
\$100,000 to \$149,999 per year	54	14 %
\$150,000 to \$199,999 per year	44	11 %
\$200,000 or more per year	80	21 %
I prefer not to answer	88	23 %

Q25 - Are there any other thoughts you would like to share with us today?

Responded 114
Skipped 388

The 114 written responses to this question were characterized by Planimetrics into the following general categories:

- In favor of housing options / diversity (25)
- Thanks (16)
- Character (15)
- Specifics (9)
- Be pro-active (8)
- Not in favor of housing options (8)
- Taxes / fiscal / town services (8)
- No other thoughts (7)
- Survey (5)
- Property values (2)
- Other (11)

Tabulation may be available separately.



Town of Glastonbury
Community Development



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