



# SURVEY RESULTS

## Overview

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

As part of the process of preparing that plan, the Affordable Housing Working Group conducted an on-line survey to obtain community input with regard to housing needs in South Windsor and possible housing strategies for the future.

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

- Placement on 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

During this period, 936 responses were received. This booklet summarizes the results from the community survey,



online survey

## Introduction

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

Responded 931  
Skipped 5

*Almost half of all participants perceived “affordable housing” as low income housing although it includes people earning typical wages.*

ANSWER CHOICES	NUMBER	PERCENT
Low-income housing	449	48 %
Housing for people earning typical wages	283	30 %
Section 8 housing	58	6 %
Cheap housing	41	4 %
Housing for people on welfare	21	2 %
Older housing	7	1 %
Other	72	8 %

Page 2 of the survey provided some potentially relevant information:

### 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 South Windsor 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 South Windsor?

Responded 873  
Skipped 63

*Almost half of participants have lived in South Windsor for 20+ years (may be less aware of some of the housing cost challenges facing people today).*

ANSWER CHOICES	NUMBER	PERCENT
Less than 5 years	123	14 %
5 to 9 years	110	13 %
10 to 14 years	102	12 %
15 to 19 years	97	11 %
<b>20 years or more</b>	<b>432</b>	<b>49 %</b>
I do not live in South Windsor currently (Ellington, East Windsor, former SW resident)	9	1 %

### Q3 – Do you rent or own your current place of residence in South Windsor?

Responded 871  
Skipped 65

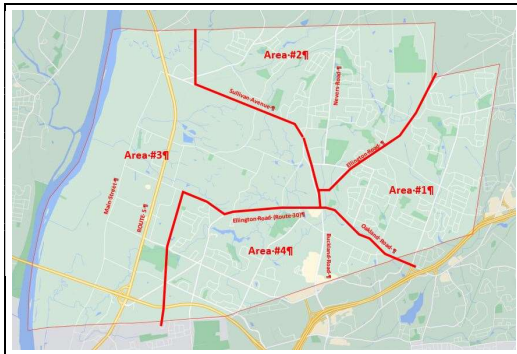
*About 92% of participants owned their current place of residence.*

ANSWER CHOICES	NUMBER	PERCENT
<b>Own</b>	<b>799</b>	<b>92 %</b>
Rent	49	6 %
Other (live with significant other, live with roommates, live with parents, etc.)	23	3%

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

Responded 876  
Skipped 60

*Participants were from all parts of South Windsor.*



ANSWER CHOICES	NUMBER	PERCENT
Area #1 - EAST	244	28 %
Area #2 - NORTH	262	30 %
Area #3 - WEST	116	13 %
Area #3 - SOUTH	208	24 %
Other	12	1 %

## Housing Types

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

Responded 847  
Skipped 89

*While 93% have lived in single-family detached houses, many participants had lived in other types of housing in the past.*

ANSWER CHOICES	NUMBER	PERCENT
Single-Family Detached House	789	93 %
Multi-Family Condo / Apartment	312	37 %
1-2 Story	158	19 %
3 Story	51	6 %
4 Story	61	7 %
5 Story	180	21 %
Townhouse (Single-Family Attached House)	146	17 %
Duplex / 2 Family Building	69	8 %
3-4 Family Building	21	2 %
Other (accessory dwelling unit, mixed use building, mobile home, dormitory, etc.)		

**Q6 - Which of the following housing types do you live in today in South Windsor?**

Responded 846  
Skipped 90

*86% of participants indicated they currently lived in a single-family detached house.*

ANSWER CHOICES	NUMBER	PERCENT
Single-Family Detached House	730	86 %
Multi-Family Condo / Apartment	48	6 %
1-2 Story	3	< 1 %
3 Story	0	0 %
4 Story	0	0 %
5 Story	41	5 %
Townhouse (Single-Family Attached House)	5	1 %
Duplex / 2 Family Building	1	< 1%
3-4 Family Building		3 %
Other (assisted housing, senior housing, disabled housing, with parents, etc.)		

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

 Responded 809  
 Skipped 127

*Although many people did not consider a housing type other than a single family detached house, about one-third felt a townhouse could also meet their housing needs today.*

ANSWER CHOICES	NUMBER	PERCENT
Single-Family Detached House	329	41 %
Multi-Family Condo / Apartment	67	8 %
1-2 Story	5	1 %
3 Story	2	< 1 %
4 Story	4	< 1 %
5 Story	263	33%
Townhouse (Single-Family Attached House)	47	6 %
Duplex / 2 Family Building	8	1 %
3-4 Family Building	84	10 %
Other (none of the above, senior housing, one level unit, etc.)		

**Q8 - Do you think your next housing option will be larger or smaller than where you live today?**

 Responded 825  
 Skipped 111

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

ANSWER CHOICES	NUMBER	PERCENT
Smaller	533	65 %
Larger	297	36 %

**Q9 - Do you think you will want to own or rent your next housing option?**

 Responded 455  
 Skipped 47

*More than 3/4ths of respondents felt they would want to own their next housing option.*

ANSWER CHOICES	NUMBER	PERCENT
Own	655	78 %
Rent	56	7 %
Not sure	130	15 %

## Housing Needs

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

Responded 722  
Skipped 214

*Support for housing types seemed strongest (highest score) for:*

- *Single-family detached house*
- *Active adult housing (ages 55+)*
- *Townhouse (single-family attached house)*

*Since these are housing types which South Windsor currently has, it may signal some hesitancy / reluctance towards considering other housing options.*

*Three highest responses in each column are highlighted in blue*

ANSWER CHOICES (listed by score)	SCORE	1 <sup>st</sup> Choice (4x)	2 <sup>nd</sup> Choice (3x)	3 <sup>rd</sup> Choice (2x)	4 <sup>th</sup> Choice (x)	Number Response
Single-Family Detached House	<b>3.42</b>	<b>70 %</b>	12 %	10 %	8 %	<b>490</b>
Active Adult Housing (ages 55+)	<b>2.70</b>	<b>26 %</b>	<b>32 %</b>	28 %	14 %	<b>409</b>
Townhouse (SF Attached House)	<b>2.54</b>	16 %	<b>42 %</b>	21 %	21 %	<b>424</b>
Senior Housing	2.31	17 %	26%	30 %	28 %	337
3-4 Family Building	2.27	20 %	18 %	31 %	<b>31 %</b>	45
Duplex / 2 Family Building	2.11	9 %	23 %	<b>36 %</b>	<b>31 %</b>	193
MF Condo / Apartment 1-2 Story	2.24	16 %	20 %	<b>34 %</b>	29 %	213
MF Condo / Apartment 3 Story	2.17	16 %	15 %	<b>38 %</b>	30 %	86
MF Condo / Apartment 4 Story	2.11	15 %	19 %	29 %	<b>37 %</b>	62
MF Condo / Apartment 5 Story	2.38	<b>26 %</b>	<b>31 %</b>	25 %	27 %	281

**Q11 - If South Windsor 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 714  
Skipped 222

**Support based on housing needs seemed strongest (highest score) for:**

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

**The three highest responses in each column are highlighted in blue**

ANSWER CHOICES (grouped and then listed by score)	SCORE	1 <sup>st</sup> Choice (3x)	2 <sup>nd</sup> Choice (2x)	3 <sup>rd</sup> Choice (x)	Number Response
Housing options and choices affordable to moderate income workers such as teachers, police, fire, emergency medical, store workers, trades people, waitstaff, etc.	2.22	44 %	33 %	22 %	419
Housing options and choices for <u>older</u> people, families, and households generally.	2.09	37 %	34 %	29 %	254
Housing options and choices for <u>older</u> people, families, and households <u>with limited incomes</u> .	2.03	34 %	35 %	31 %	201
Housing options and choices for <u>all people</u> , families, and households generally.	2.05	38 %	30 %	33 %	298
Housing options and choices for <u>all people</u> , families, and households <u>with limited incomes</u> .	1.99	33 %	34 %	34 %	167
Housing options and choices for <u>younger</u> people, families, and households generally.	2.03	33 %	36 %	31 %	275
Housing options and choices for <u>younger</u> people, families, and households <u>with limited incomes</u> .	1.88	26 %	36 %	38 %	130
Housing options and choices for people who want to downsize.	1.86	27 %	32 %	41 %	257

## Housing Strategies

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

Responded 707  
Skipped 229

**OVERALL – Opinions of participants were split in terms of whether more housing options and choices would make South Windsor a better place.**

ANSWER CHOICES	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
1. Having more housing options and choices would make South Windsor a better place.	25 %	18 %	13 %	16 %	29 %
	43 %			45 %	

**HOUSING FUND – More than half of participants disagreed with the statement that:**

- a “housing fund” would be a good idea, and/or
- collecting a small fee as part of any Zoning Permit would be a good way to collect funds.

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.	10 %	14 %	23 %	15 %	38 %
				53 %	
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.	9 %	14 %	23 %	12 %	42 %
				54 %	

**ZONING FOR AFFORDABLE HOUSING – More than half of participants disagreed that:**

- there should be development incentives to provide affordable housing, and/or
- 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 <u>incentives</u> and otherwise <u>encouraged</u> to provide affordable housing.	14 %	20 %	13 %	14 %	39 %
				53 %	
5. New residential development should be <u>required</u> to provide affordable housing as part of that development.	9 %	14 %	23 %	12 %	42 %
				54 %	



**DRAFT - For AHWG Discussion**

***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 ... could be a good way to meet housing needs of a variety of people within existing houses.	26 %	36 %	17 %	10 %	11 %
	62 %				

***TOWN PARTICIPATION – Participants were split about whether the Town should look at Town-owned properties which could be used for housing options. Slightly more than half of participants did not feel 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. South Windsor should look at whether there are any Town-owned properties which could be used for providing housing options.	24 %	24 %	11 %	9 %	31 %
	48 %			40 %	
8. South Windsor should look at ways to increase the number of affordable housing units through Town purchase, construction, or rehabilitation of properties.	16 %	21 %	12 %	12 %	39 %
				51 %	

***DESIGN – About 81% of participants felt the Town should guide the design of housing options so that it fits into the physical characteristics of South Windsor.***

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 South Windsor is important.	53 %	28 %	8 %	4 %	8 %
	81 %				

**LOCATION – About half of participants felt the Town Center would be a good location for affordable housing. Participants were unsure about whether affordable housing should be located:**

- **in all areas of South Windsor,**
- **in areas with public water and public sewer.**

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.	21 %	29 %	16 %	10 %	24 %
	50 %				
11. Affordable housing options and choices should be located in all areas of South Windsor.	24 %	18 %	11 %	12 %	35 %
	42 %			47 %	
12. South Windsor should focus primarily on ways to promote affordable housing options and choices in areas served by public water and public sewer.	24 %	24 %	21 %	8 %	23 %
	48 %				

**Q13 - Are you personally aware of anyone that would benefit from access to more affordable housing?**

Responded 703  
Skipped 233

**About 56% of respondents indicated they knew someone that would benefit from affordable housing. Almost a quarter of survey participants skipped answering this question.**

ANSWER CHOICES	NUMBER	PERCENT
Yes	306	44 %
No	397	56 %
Skipped question	223	

**Q14 - How do you think South Windsor might benefit from increasing its supply of affordable housing?**

Responded 405  
Skipped 531

The 405 written responses to this question were characterized by Planimetrics as follows:

**GENERALLY NEGATIVE (226)**

- No Benefit (145)
- Stop Building Generally (22)
- General (15)
- Impact Schools (11)
- Options Already (9)
- Taxes (9)
- Free Market (5)
- Other (10)

**GENERALLY POSITIVE (153)**

- Meet Need (56)
- Diversity (53)
- Economy (31)
- General (13)

**OTHER (38)**

- Not Sure (11)
- Other (26)

**Q15 - How do you think South Windsor might benefit from offering more housing options / choices in general?**

Responded 372  
Skipped 564

The 372 written responses to this question were characterized by Planimetrics as follows:

**GENERALLY NEGATIVE (171)**

- No Benefit (103)
- Stop Building (23)
- General (20)
- Impact Schools (8)
- Options Already (8)
- Free Market (5)
- Negative – General (4)

**GENERALLY POSITIVE (145)**

- Positive – General (81)
- Diversity (39)
- Meet Need (25)

**OTHER (56)**

- Same (18)
- Not Sure (7)
- Depends (4)
- Other (27)

**Q16 - Are there any other strategies you feel the Town should consider with regard to housing options and opportunities in South Windsor?**

Responded 365  
Skipped 581

The 365 written responses to this question were characterized by Planimetrics as follows:

**GENERALLY NOT SUPPORTIVE (144)**

- Stop Building / Limit Development (50)
- Have Enough Options / Leave Things Alone / Address Other Issues (41)
- Schools (26)
- Not In Favor (16)
- Free Market (11)

**GENERALLY SUPPORTIVE (79)**

- Diversify Housing Options / Meet Needs (44)
- Redevelop (15)
- Guide Location / Type / Design (10)
- Accessory Dwelling (4)
- Assisted Living / Active Adult (4)
- Do What Other Towns Are Doing (2)

**OTHER (131)**

- No Additional Strategies (49)
- Taxes (12)
- Transportation / Bicycle / Pedestrian (10)
- Planning (7)
- Not Sure (4)
- Other (49)

## 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 522  
Skipped 414

*With regard to rental rates reported by participants, it is estimated that the median gross rent being paid is around \$1,785 per month. This is above affordability thresholds for a 1-person or two-person households but may meet affordability thresholds for a 3-person household.*

ANSWER CHOICES	Renters Only		All Respondents	
	NUMBER	PERCENT	NUMBER	PERCENT
Less than \$1,000 per month	6	9 %	6	1 %
<b>\$1,000 to \$1,499 per month</b>	<b>19</b>	<b>29%</b>	<b>19</b>	<b>4 %</b>
\$1,500 to \$1,999 per month	14	21 %	14	3 %
\$2,000 to \$2,499 per month	7	11 %	7	1 %
\$2,500 or more per month	6	9 %	6	1 %
Prefer not to answer	14	21 %	14	3 %
Not applicable - I am an owner			<b>456</b>	<b>87 %</b>
Number Participating	66	100%	522	100%
Number Skipping			414	

**Q18 - If you **OWN** your current place of residence in South Windsor, what do you feel the current value is (sale price)?**

Responded 678  
Skipped 258

*With regard to the home values reported by participants, it is estimated that the median home value is around \$350,000. This is well above affordability thresholds for even a 6-person household.*

ANSWER CHOICES	Owners Only		All Respondents	
	NUMBER	PERCENT	NUMBER	PERCENT
Less than \$100,000	3	< 1 %	3	< 1 %
\$100,000 to \$199,000	37	6 %	37	5 %
\$200,000 to \$299,000	176	27 %	176	26 %
<b>\$300,000 to \$399,000</b>	<b>227</b>	<b>34 %</b>	<b>227</b>	<b>33 %</b>
\$400,000 or more	136	21 %	136	20 %
Prefer not to answer	80	12 %	80	12 %
Not applicable - I am a renter			19	3 %
Number Participating	659	100 %	678	100%
Number Skipping			258	

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

 Responded 692  
 Skipped 244

*At least 29% of participants are considered cost-burdened since they are spending more than 30% of their income on housing.*

ANSWER CHOICES	NUMBER	PERCENT
Less than 20%	113	16 %
<b>20% to 29%</b>	<b>202</b>	<b>29 %</b>
<b>30% to 49%</b>	<b>145</b>	<b>21 %</b>
<b>50% or more</b>	<b>58</b>	<b>8 %</b>
Prefer not to answer	174	25 %

## Demographic Questions

**Q20 - What age group are you part of?**

 Responded 693  
 Skipped 243

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

ANSWER CHOICES	NUMBER	PERCENT
Under 20 years old	2	< 1 %
Age 20 to 34	64	9 %
<b>Age 35 to 54</b>	<b>319</b>	<b>46 %</b>
Age 55 to 64	117	17 %
Age 65 to 79	141	20 %
Age 80 or over	17	2 %
Prefer Not To Answer	33	5 %

**Q21 - To which gender do you most identify?**

 Responded 692  
 Skipped 244

*Two-thirds of participants identified themselves as female.*

ANSWER CHOICES	NUMBER	PERCENT
<b>Female</b>	<b>372</b>	<b>54 %</b>
Male	233	34 %
Transgender / Gender variant / Non-binary / A gender type not listed here	17	2 %
Prefer not to answer	70	10 %

**Q22 - Which of the following best describes you?**

Responded	689
Skipped	247

*The largest race/ethnicity groups were “White/Caucasian” and “prefer not to answer”. In addition 247 participants skipped this question.*

ANSWER CHOICES	NUMBER	PERCENT
<b>White or Caucasian</b>	<b>471</b>	<b>68 %</b>
<b>Prefer not to answer</b>	<b>145</b>	<b>21 %</b>
Asian or Pacific Islander	26	4 %
Hispanic / Latinx	13	2 %
Black or African American	13	2 %
Biracial or Multiracial	4	1 %
Native American or Alaskan Native	1	< 1 %
A race/ethnicity not listed here	16	2 %

**Q23 - How many people are living in your household?**

Responded	693
Skipped	243

*More than half of participant households were occupied by three or fewer people.*

ANSWER CHOICES	NUMBER	PERCENT
One	61	9 %
<b>Two</b>	<b>214</b>	<b>31 %</b>
Three	105	15 %
<b>Four</b>	<b>192</b>	<b>28 %</b>
Five	56	8 %
Six or more	15	2 %
I prefer not to answer	50	7 %

**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 690  
Skipped 246

*The largest income groups were "\$100,000 to \$149,999 per year" and "prefer not to answer". The median income for respondents who indicated an income category was about \$127,000.*

ANSWER CHOICES	NUMBER	PERCENT
Less than \$50,000 per year	48	7 %
\$50,000 to \$74,999 per year	63	9 %
\$75,000 to \$99,999 per year	73	11 %
<b>\$100,000 to \$149,999 per year</b>	<b>127</b>	<b>18 %</b>
\$150,000 to \$199,999 per year	91	13 %
\$200,000 or more per year	102	15 %
<b>I prefer not to answer</b>	<b>185</b>	<b>27 %</b>

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

Responded 198  
Skipped 738

The 198 written responses to this question were characterized by Planimetrics as follows:

**GENERALLY NEGATIVE (81)**

- Stop Building (44)
- Not In Favor (14)
- Aff. Housing Concerns (8)
- Schools (7)
- Character (4)
- Free Market (4)

**GENERALLY POSITIVE (19)**

- Diversify Housing (19)

**OTHER (112)**

- Survey (16)
- Government / Politics (15)
- No Other Thoughts (13)
- Taxes (8)
- Planning (4)
- Transportation (3)
- Other (53)