



SURVEY RESULTS

Overview

The Town of Hebron 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 Plan Working Group conducted an on-line survey to obtain community input with regard to housing needs in Hebron and possible housing strategies for the future.

The survey was open for about four weeks from mid-December to early January. The availability of the survey was publicized through:

- Traditional press releases
- Social media postings on Facebook and Twitter
- Emails to members of local boards and commissions
- Email blast to the Parks and Recreation email list

During this period, **696 responses** were received. While there were some instances of multiple surveys from a single IP address/device, most of these were considered to be husband/wife, parent/child, or could be workplace networks. A relatively small number of responses were suspicious but the number of such surveys was low enough to be considered part of the “margin of error” in a survey of this type.

Throughout this report, some totals may not add to 100% due to rounding.



Introduction

Q1 - What age group are you part of?

Responded 693
Skipped 3

Participants were from a variety of age groups. The largest group was ages 35 to 54.

ANSWER CHOICES	NUMBER	PERCENT
Under 20 years old	1	<1 %
Age 20 to 34	57	8 %
Age 35 to 54	301	43 %
Age 55 to 64	155	22 %
Age 65 to 79	168	24 %
Age 80 or over	11	1 %

Q2 – How long have you lived in Hebron?

Responded 680
Skipped 16

Participants had varying lengths of residency. The largest group reported they had lived in Hebron for 20 years or more (may be less aware of some of the housing cost challenges facing people today).

ANSWER CHOICES	NUMBER	PERCENT
Less than 5 years	131	19 %
5 to 9 years	113	17 %
10 to 14 years	58	9 %
15 to 19 years	76	11 %
20 years or more	302	44 %
I do not live in Hebron currently (Marlborough (5), Amston (4), New London (2), Stamford (2), Mansfield (2), etc.)	23	

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

Responded 688
Skipped 8

About 94% of participants owned their current place of residence.

ANSWER CHOICES	NUMBER	PERCENT
Own	648	94 %
Rent	40	6 %

Residency

Q4 – What type of household do you live in?

Responded 690
Skipped 6

Many different household configurations were identified. Most responses were from couples with children who were living at home.

ANSWER CHOICES	NUMBER	PERCENT
Couple with children living at home	325	47 %
Couple with no children living at home (such as "empty nester")	170	25 %
Couple with no children	73	11 %
I live alone	47	7 %
Single parent household	33	5 %
I live with other unrelated people	2	<1 %
I live with my parents / my parents live with me	13	2 %
Other (Multiple generations, blended families, couple with dogs, other, etc.)	27	4%

Q5 – How many people, including yourself, are living in your household?

Responded 690
Skipped 6

A variety of household sizes participated in the survey. The largest group was two-person households.

ANSWER CHOICES	NUMBER	PERCENT
One	56	8 %
Two	249	36 %
Three	124	18 %
Four	157	23 %
Five	69	10 %
Six or more	22	3 %
I prefer not to answer	13	2 %

Q6 – Please identify up to three reasons why you moved to Hebron or continue to live in Hebron today.

Responded 659
Skipped 37

The following topics were identified as most important by survey participants:

- *Rural characteristics*
- *Public school system*
- *Open space and natural resources*
- *Location*
- *Near family and/or friends*

ANSWER CHOICES (ranked by number of responses)	NUMBER	SCORE	First Reason	Second Reason	Third Reason
Rural characteristics	409	2.13	38 %	37 %	25 %
Public school system	339	2.30	47 %	36 %	17 %
Open space and natural resources	241	1.80	21 %	38 %	41 %
Location	228	1.86	29 %	29 %	43 %
Near family and/or friends	188	2.28	50 %	28 %	22 %
Housing affordability	123	1.88	28 %	31 %	41 %
Housing choice	118	2.03	40 %	23 %	37 %
Sense of community	106	1.66	14 %	37 %	49 %
Town parks / recreational opportunities	65	1.51	11 %	29 %	60 %
Employment	40	2.10	43 %	25 %	32 %
Quality of Town services	25	1.60	4 %	52 %	44 %
Arts, culture, and historic resources	13	1.46	8 %	31 %	62 %
Economic opportunities	4	2.00	50 %	0 %	50 %
Comments (born here, grew up here, safety, accessibility, church, etc.)					

Housing Types

Q7 - Which of the following housing types have you lived in at any time in the past? (PLEASE CHECK ALL THAT APPLY)?

Responded 656
Skipped 40

Participants have lived in a wide variety of housing types in the past. The largest category was single-family detached houses.

ANSWER CHOICES	NUMBER	PERCENT
Single-Family Detached House	608	93 %
Multi-Family Condo / Apartment	236	36 %
1 - 2.5 Story		
3+ Story	128	20 %
Townhouse (Single-Family Attached House)	94	14 %
Duplex / 2 Family Building	127	19 %
3-4 Family Building	84	13 %
Accessory Dwelling Unit (sometimes called an "in-law apartment", etc.)	21	3 %
Housing For People Aged 55+	17	3 %
Subsidized Housing (senior, family, other)	10	2 %
Congregate Housing / Assisted Living / Nursing Home	0	0 %
Comments (apartment, barracks, PUD, etc.)		

Q8 - Which of the following housing types do you live in today in Hebron?

Responded 646
Skipped 50

Over 90% of participants indicated they lived in a single-family detached house.

ANSWER CHOICES	NUMBER	PERCENT
Single-Family Detached House	595	92 %
Multi-Family Condo / Apartment	14	2 %
1 - 2.5 Story		
3+ Story	2	<1 %
Townhouse (Single-Family Attached House)	4	1 %
Duplex / 2 Family Building	7	1 %
3-4 Family Building	1	<1 %
Accessory Dwelling Unit (sometimes called an "in-law apartment", etc.)	1	<1 %
Housing For People Aged 55+	18	3 %
Subsidized Housing (senior, family, other)	4	1 %
Congregate Housing / Assisted Living / Nursing Home	0	0 %
Comments (detached condo, single-family with accessory dwelling unit, cottage, etc.)		

Q9 - If you were going to live in a different housing type today (ie - not the housing type you currently live in), what do you think your choice would be?

Responded 604
Skipped 92

Many participants felt there were other housing types which could also meet their housing needs. Still, the largest group was for single-family detached homes.

ANSWER CHOICES	NUMBER	PERCENT
Single-Family Detached <u>House</u>	194	32 %
Single-Family Detached <u>Condominium</u>	151	25 %
Multi-Family Condo / Apartment	21	3 %
1 - 2.5 Story	8	1 %
3+ Story	8	1 %
Townhouse (Single-Family Attached House)	71	12 %
Duplex / 2 Family Building	9	2 %
3-4 Family Building	1	<1 %
Accessory Dwelling Unit (sometimes called an "in-law apartment", etc.)	21	3 %
Housing For People Aged 55+	107	18 %
Subsidized Housing (senior, family, other)	12	2 %
Congregate Housing / Assisted Living / Nursing Home	9	1 %
Comments (SF only, none of above, open space subdivision, handicapped elderly, etc.)	41	

Q10 - In terms of floor area, do you think your next housing option will be larger or smaller than where you live today??

Responded 642
Skipped 54

About 2/3rds of participants felt their next housing option would be smaller.

ANSWER CHOICES	NUMBER	PERCENT
Smaller	430	67 %
Larger	212	33 %

Q11 - Do you think you would prefer to own or rent your next housing option?

Responded 841
Skipped 105

About 80% of participants felt they would prefer to own their next housing option.

ANSWER CHOICES	NUMBER	PERCENT
Own	515	79 %
Rent	33	5 %
Not sure	108	16 %

Q12 - Are you aware of any such affordable housing in Hebron today (i.e., price restricted at affordable levels)?

Responded 630
Skipped 66

About 1/4 of participants indicated they were aware of housing units in Hebron which were price restricted at affordable levels.

ANSWER CHOICES	NUMBER	PERCENT
Yes	164	26 %
No	466	74 %

Q13 - Do you personally know anybody (relatives, friends, work, etc.) who might need or benefit from such housing?

Responded 634
Skipped 62

Almost 45% of participants were personally aware of someone who might need or benefit from housing units in Hebron price restricted at affordable levels.

ANSWER CHOICES	NUMBER	PERCENT
Yes	281	44 %
No	353	56 %

Q14 - Do you know of anybody in Hebron who might struggle with housing costs?

Responded 629
Skipped 67

About 45% of participants knew somebody personally aware of someone who might struggle with housing costs.

ANSWER CHOICES	NUMBER	PERCENT
Yes	282	45 %
No	347	55 %

Q15 - If Hebron was going to diversify its housing inventory, which THREE of the following housing types do you think should be the highest priorities – today or in the future?

Responded 617
Skipped 79

If Hebron were to diversify its housing inventory, the highest preferences were for smaller single family homes, “active adult” housing (ages 55+), single-family detached condos, and townhouses.

ANSWER CHOICES (ranked by number of responses)	NUMBER	SCORE	First Choice	Second Choice	Third Choice
Smaller Single-Family Detached House	282	2.30	50 %	30 %	20 %
Housing For Persons Aged 55+	243	2.21	47 %	26 %	27 %
Single-Family Detached Condominium	178	1.85	22 %	40 %	38 %
Townhouse (Single-Family Attached House)	175	1.81	21 %	39 %	40 %
Larger Single-Family Detached House	161	2.34	55 %	24 %	21 %
Mixed use development (residential units above first floor commercial space)	143	1.92	31 %	29 %	39 %
Subsidized Housing (elderly, family, other)	128	2.13	38 %	36 %	26 %
Multi-Family Condo / Apartment (1 - 2.5 story)	94	1.96	29 %	38 %	33 %
Accessory Dwelling Unit (sometimes called an “in-law apartment”, etc.)	86	1.95	29 %	37 %	34 %
Duplex / 2 Family Building	73	1.66	15 %	36 %	49 %
Congregate Housing / Assisted Living	73	1.62	12 %	37 %	51 %
Multi-Family Condo / Apartment (3 story or more)	48	1.88	25 %	38 %	62 %
3-4 Family Building	38	2.03	39 %	24 %	37 %
Comments (None of the above, disabled, taxes too high, subsidized elderly, etc.)	26				

Q16 - Do you think increasing housing options would positively impact Hebron in a meaningful way, negatively impact Hebron in a meaningful way, or not impact Hebron much at all?

Responded 630
Skipped 66

Participants were almost evenly split on whether increasing housing options would positively or negatively impact Hebron in a meaningful way.

ANSWER CHOICES	NUMBER	PERCENT
Negatively impact Hebron in a meaningful way	230	37 %
Positively impact Hebron in a meaningful way	227	36 %
Not impact Hebron much at all	55	9 %
Don't know / Not sure	118	19 %

Housing Strategies

Q17 – POSSIBLE STRATEGIES

Responded 615
Skipped 81

While more participants agreed that more housing options and choices would make Hebron a better place, this view did not receive a majority of responses.

OVERALL STATEMENTS	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
1. Having more housing options and choices would make Hebron a better place.	29 %	19 %		14 %	26 %
	48 %		12 %	40 %	

A majority of participants agreed with statements about locating housing options and choices in areas in and near Hebron Center and in areas served by public water and public sewer. Less agreement was expressed with regard to other statements.

LOCATION-RELATED STATEMENTS	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
2. More housing options and choices (including affordable units) <i>in and near Hebron Center</i> would help support local businesses and help maintain a vibrant, walkable, mixed use area.	32 %	23 %		11 %	24 %
	55 %		10 %	35 %	
3. Hebron should focus on ways to locate housing options and choices (including affordable units) in <i>areas served by public water and public sewer</i> (such as Hebron Center, Route 85, and Route 66).	26 %	26 %		9 %	24 %
	53 %		14 %	33 %	
4. Hebron should look at whether there are <i>any other Town-owned properties</i> which could be used to meet current and future housing needs.	25 %	25 %		8 %	28 %
	50 %		15 %	36 %	
5. Hebron should develop additional affordable housing units <i>on the Town-owned Rifkin property</i> (on Route 66 next to the Senior Center and the Housing Authority's elderly housing (Stonecroft Apartments))	25 %	21 %		9 %	28 %
	45 %		17 %	37 %	
6. More housing options and choices (including affordable units) should be <i>located in all areas of Hebron.</i>	21 %	16 %		15 %	36 %
	37 %		11 %	52 %	

Participants strongly agreed with the statement that guiding the design of housing was important.

DESIGN-RELATED STATEMENTS	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
7. Guiding the design of housing options so that it fits into the physical characteristics of Hebron is important.	57 %	23 %	8 %	5 %	8 %
	80 %			13 %	

Participants expressed more agreement with promoting home ownership opportunities than promoting rental opportunities.

TENURE-RELATED STATEMENTS	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
8. Hebron should explore ways to promote <u>home ownership opportunities</u> which are more affordable.	33 %	27 %	10 %	11 %	19 %
	60 %			30 %	
9. Hebron should explore ways to promote <u>rental opportunities</u> which are more affordable.	26 %	22 %	12 %	13 %	27 %
	48 %			40 %	

Participants were generally supportive of accessory dwelling units but not as supportive of public-private partnerships or Town purchase/construction. Participants were not particularly supportive of requiring an affordable housing set-aside as part of new development.

APPROACH(ES) STATEMENTS	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
10. Hebron should encourage <u>accessory dwelling units</u> (sometimes called “in-law apartments”, etc.) to help meet housing needs of a variety of people at existing houses.	24 %	32 %	18 %	9 %	17 %
	56 %			26 %	
11. Hebron should look at ways to increase the variety of housing options and choices (including affordable units) through <u>public-private partnerships</u> .	22 %	22 %	15 %	10 %	31 %
	44 %			41 %	
12. Hebron should look at ways to increase the variety of housing options and choices (including affordable units) through <u>Town purchase, construction, or rehabilitation of properties</u> .	22 %	20 %	13 %	12 %	33 %
	42 %			45 %	
13. Hebron should <u>require that new residential development</u> over a certain size <u>include some affordable housing units</u> as part of that development.	24 %	18 %	9 %	13 %	36 %
	43 %			49 %	

Demographic Questions

Q18 - To which gender do you most identify?

Responded 577
Skipped 119

About 2/3rds of participants were female.

ANSWER CHOICES	NUMBER	PERCENT
Female	378	66 %
Male	199	35 %

Q19 - Which of the following best describes you? (please select one answer)

Responded 556
Skipped 140

The largest race/ethnicity group was "White/Caucasian". In addition, 140 participants skipped this question.

ANSWER CHOICES	NUMBER	PERCENT
White or Caucasian	514	92 %
Biracial or Multiracial	17	3 %
Hispanic / Latinx	10	2 %
Black or African American	8	1 %
Asian or Pacific Islander	5	< 1 %
Native American or Alaskan Native	2	< 1 %

Q20 - So that we can better understand local housing needs, please tell us which category includes your household's combined gross income (including social security, pensions, IRA withdrawals, and other sources of income)?

Responded 577
Skipped 119

About 20% of participants (1 in 5) earn less than 80% of the area median income.

ANSWER CHOICES	NUMBER	PERCENT
Less than \$50,000 per year	58	10 %
\$50,000 to \$74,999 per year	58	10 %
\$75,000 to \$99,999 per year	91	16 %
\$100,000 to \$149,999 per year	148	26 %
\$150,000 to \$199,999 per year	104	18 %
\$200,000 or more per year	118	20 %

Q21 - What percentage of your household's gross income (monthly income or annual income) do you think is spent on your current place of residence in Hebron (mortgage, rent, utilities, taxes, insurance, etc.)?

Responded 572
Skipped 124

About 30% of survey participants meet the threshold of being housing cost burdened since they are spending more than 30% of their income on housing.

ANSWER CHOICES	NUMBER	PERCENT
Less than 20%	143	25 %
20% to 29%	259	45 %
30% to 49%	126	22 %
50% or more	44	8 %

Q22 - Thanks for your input! Are there any other thoughts you would like to share with us today? (100 characters)

Responded 192
Skipped 504

The 192 written responses to this question were tabulated separately. The general classification by Planimetrics was as follows:

ANSWER CHOICES	NUMBER
Not In Favor	74
Provides Benefits / Meets Needs	22
Housing Options Needed	8
Has Concerns	7
Survey-Related	6
Location	5
Possible Strategies	5
Mixed Responses	3
Other - General	32
Other - Taxes	29

