



Winchendon Housing Production Plan Survey

The Town of Winchendon has requested assistance from the Montachusett Regional Planning Commission (MRPC) to update its Housing Production Plan (HPP). The purpose of the HPP is to develop a proactive strategy for planning and developing affordable housing consistent with the state's Chapter 40B statute and regulation. The HPP is required to include a comprehensive housing needs assessment, a list of affordable housing goals, and an implementation plan to realize the goals.

This survey has been developed to assist with the housing needs assessment and solicit public input to be included in the HPP. We appreciate your opinions and want to assure you that all answers are anonymous. In addition to the survey, MRPC will be collecting and analyzing demographic, housing, and income data to determine needs of the population of Winchendon. Results of the data analysis and survey will be presented at a Planning Board meeting in the fall where goals and objectives will be discussed.

Thank you for your participation!

1. What is your age?

- | | |
|--------------------------------|----------------------------------|
| <input type="radio"/> Under 18 | <input type="radio"/> 45-54 |
| <input type="radio"/> 18-24 | <input type="radio"/> 55-64 |
| <input type="radio"/> 25-34 | <input type="radio"/> 65-74 |
| <input type="radio"/> 35-44 | <input type="radio"/> 75 or over |

2. How many years have you lived in Winchendon?

- | | |
|----------------------------------|--|
| <input type="radio"/> 0-1 years | <input type="radio"/> 16-25 years |
| <input type="radio"/> 2-5 years | <input type="radio"/> 26 or more years |
| <input type="radio"/> 6-15 years | |

3. Do you own or rent your home?

- Own
- Rent
- Other (please specify)

4. How many people live in your household?

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- More than 8

5. Who else lives in your residence? (select all that apply)

- No one, I live alone
- Spouse or Partner
- Roommates/Friends
- Child/children under 18
- Child/children 18 or older
- Child/children away at college
- Other relative(s) under 18
- Other relative(s) 18 or older not parents
- Parent(s) of you or spouse/other
- Live in caregiver
- Other (please specify)

6. What is your total annual gross household income?

- Under \$15,000
- Between \$15,000 and \$29,999
- Between \$30,000 and \$49,999
- Between \$50,000 and \$74,999
- Between \$75,000 and \$99,999
- Between \$100,000 and \$150,000
- Over \$150,000

7. Which of the following describes your current primary residence?

- Single family home with mortgage
- Single family home with mortgage paid off
- Condo / townhouse
- Apartment
- Accessory apartment of family member's home
- Living with family in their home
- 55+ Community
- Senior Housing
- Mobile home
- Other (please specify)

8. What type of residence would you prefer to live in as you age?

- Single family home with mortgage
- Single family home with mortgage paid off
- Condo / townhouse
- Apartment
- Accessory apartment of family member's home
- Living with family in their home
- Living with family in your home
- 55+ Community
- Senior Housing
- Mobile home
- Other (please specify)

9. According to the Commonwealth of Massachusetts, "affordable housing" is defined as housing that costs less than 30% of your household's monthly income. For ownership, housing costs = mortgage principal and interest, mortgage insurance, home insurance, taxes, any homeowner's association fees, and utilities added together. For renters, housing costs = rent + utilities. Based on this definition, is your current home affordable for your household?

Yes

No

Additional Comments:

10. How would you describe your ability to meet your monthly housing costs?

It is very easy to meet my monthly housing costs

It is somewhat easy to meet my monthly housing costs

I am able to meet my monthly housing costs

It is somewhat difficult to meet my monthly housing costs

It is very difficult to meet my monthly housing costs

11. Please evaluate this statement: "It is difficult to find affordable housing in Winchendon."

Strongly agree

Agree

Neither agree or disagree

Disagree

Strongly disagree

Additional Comments:

12. Please score the following housing types you think are needed in the Winchendon community.

	There is a very high need for this type of housing	There is some need for this type of housing	Neutral/ no opinion	There is no need for this type of housing
Affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low income senior rentals (60 years or older)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low income family rentals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Moderate income rentals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Moderate income home ownership housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supported housing for seniors (60 years or older)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supported housing for people with disabilities (59 years or younger)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for young professionals or families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for singles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for "empty nesters"	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for essential workers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Additional Comments:

13. How open are you to the following types of housing in Winchendon?

	I am very supportive	I am supportive	Neutral/ no opinion	I am not supportive
Affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low income senior rentals (60 years or older)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low income family rentals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Moderate income rentals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Moderate income home ownership housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supported housing for seniors (60 years or older)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supported housing for people with disabilities (59 years or younger)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for young professionals or families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for singles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for "empty nesters"	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for essential workers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Additional Comments:

14. Would you or someone you know benefit from any of the following types of housing?

(Please check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Affordable housing | <input type="checkbox"/> Supported housing for people with disabilities (59 years or younger) |
| <input type="checkbox"/> Low income senior rentals (60 years or older) | <input type="checkbox"/> Housing for young professionals or families |
| <input type="checkbox"/> Low income family rentals | <input type="checkbox"/> Housing for singles |
| <input type="checkbox"/> Moderate income rentals | <input type="checkbox"/> Housing for "empty nesters" |
| <input type="checkbox"/> Moderate income home ownership housing | <input type="checkbox"/> Housing for essential workers |
| <input type="checkbox"/> Supported housing for seniors (60 years or older) | |

Additional Comments:

15. Are you or anyone in your immediate family looking for housing for the following reasons?

(Please check all that apply)

- Downsizing to a smaller house
- Need something more affordable
- Care for an aging or ailing relative
- Want less yard space / land
- Need to rent
- First home purchase
- Want more yard space / land
- Increasing to a larger house

16. If it was available in Winchendon would they/you consider moving here?

- Yes
- Maybe
- No

17. In general, of the following housing types, which ones would you support in Winchendon?

	Strongly support	Somewhat support	No opinion	Somewhat against	Strongly against
Single family homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condominiums/Townhouses (owner or rental)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Duplexes/Two-Family homes (owner or rental)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily ownership (3-6 units, attached or single building)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily rentals (3-6 units, attached or single building)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily rentals (7-15 units, 1-2 buildings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily rentals (16-30 units, 1-2 building)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily rentals (>30 units, 1-2 buildings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
55+ housing development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessory apartment in or attached to a single family home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessory apartment detached on the same lot as a single family home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed use development (business/housing)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tiny house development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Subdivision with smaller lots/more dense housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A development of manufactured homes (prefab not mobile home)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

18. Which of the following methods would you support to create affordable housing in Winchendon? (Check all that apply)

- Town purchasing land to develop
- Town purchasing homes and rehabilitating
- Town rehabilitating tax title properties
- Town offering tax title properties for sale to fund affordable housing
- Town providing town-owned land to developer in partnership
- Town accepts donations of houses/land/structures, then develops
- Promote mixed use development in appropriate areas
- Require developers to build affordable housing as part of subdivisions
- Other ideas or comments (please specify)

19. Are there other housing needs in Winchendon that you would like to see addressed in Winchendon's new Housing Production Plan?

20. Please provide any additional comments you would like to share.