

SHELBURNE HOUSING SURVEY

Do you love living in Shelburne? Do you want Shelburne to continue to be a vibrant community with a high quality of life?

We need your input!

Shelburne is facing changes that present challenges and opportunities for the town. The Shelburne Housing Plan Committee, with assistance from the Franklin Regional Council of Governments (FRCOG), is conducting this survey to gather input from residents for the creation of a local housing plan. The plan will be completed by the end of December 2017, and will identify housing needs in Shelburne and strategies that the Town and area organizations can take to address those needs. Please complete this short survey to help us develop goals and strategies that will guide this work. All responses are anonymous and confidential.

During the 2000s, Shelburne lost population, especially families with children. School enrollment also declined, resulting in higher per-student costs for the town. At the same time, Shelburne has an older-than-average population, with 20% of residents over the age of 65. By 2035, seniors are expected to comprise 39% of Shelburne's population. More recent estimates show signs of population growth since 2010. Housing demand for rental and homeownership units is currently high in Shelburne. A household earning the median income in Shelburne (\$54,747) cannot afford the median home sale price of \$296,000.

Survey results will be available on the Shelburne Town website in November and as a hard copy at Memorial Hall and the Senior Center. A final draft of the housing plan will be publicized and made available for public review in December.

Thank you for your help with this project!

1. Where do you live?

- Shelburne Falls, Shelburne side (Keystone Market side)
- Shelburne Falls, Buckland side (McCusker's Market side)
- Shelburne outside of the village of Shelburne Falls
- Own property in Shelburne but live in another town
- Other: _____

2. How long have you lived in your current home?

- Less than 2 years
- 2 – 5 years
- 5 – 10 years
- 10 – 20 years
- Over 20 years

3. Do you or your family own or rent?

- Own
- Rent

4. If you RENT, what is your average monthly housing cost, including rent and utilities?

- Less than \$500
- \$500 - \$999
- \$1,000 - \$1,499
- \$1,500 - \$1,999
- Over \$2,000
- Not Applicable

Please return completed surveys by **October 1, 2017** to one of the following collection locations:
Memorial Hall, Senior Center, Arms Library, Shelburne Free Public Library

5. If you OWN, what is your average monthly housing cost, including mortgage, homeowner's insurance, real estate taxes, and utilities?

- Less than \$500
- \$500 - \$999
- \$1,000 - \$1,499
- \$1,500 - \$1,999
- Over \$2,000
- Not Applicable

6. What best describes the type of home you live in? (choose one)

- Single family home
- Mobile home
- Duplex home (2 housing units)
- Multi-family home (3 or 4 housing units)
- Apartment (please choose from below options)
 - Apartment in a duplex
 - Apartment in a multi-family house
 - Apartment building (more than 4 units in the building)
- Condominium
- Rented room in a house
- Other: _____

7. Do you plan to stay in your current home or do you plan to move in the next 5 years?

- Plan to stay in my home
- Plan to move out of town
- Plan to move within town
- Not sure

8. If you plan to move, what are your primary reasons for moving? (choose all that apply)

- Need to downsize
- Need to upsize
- Need more accessible housing
- Need more affordable housing
- Employment opportunities elsewhere
- To be closer to family
- Other: _____

9. If you own your home, do any of the following apply? (choose all that apply)

- I currently have an accessory apartment in my home or in an accessory structure for the following purpose (please choose from below options)
 - To earn rental income
 - For a caregiver or family member
 - Other: _____
- I would like to add an accessory apartment to my home or in an accessory structure for the following purpose (please choose from below options)
 - To earn rental income
 - For a caregiver or family member
 - Other: _____

- I currently rent my home or a portion of my home for short-term rentals (such as through AirBnB, HomeAway, etc.)
- I plan to rent my home or a portion of my home for short-term rentals (such as through AirBnB, HomeAway, etc.) in the future
- I currently rent a portion of my home or an accessory apartment for long term rentals (month to month or yearly lease)
- Not Applicable

**10. What types of housing do you think are needed in Shelburne?
(choose all that apply)**

(Affordable housing costs no more than 30% of a household's gross income, and is rented or sold to households earning below 80% of the Area Median Income (80% of AMI in 2017 is \$61,200), adjusted for household size)

- Starter homes for first-time homebuyers
- Affordable apartments (deed restricted to remain affordable)
- Market rate apartments
- Affordable senior housing (deed restricted for ages 55+ and to remain affordable)
- Market rate senior housing (deed restricted for ages 55+)
- Affordable family housing (deed restricted to remain affordable)
- Condominiums
- Artist live/work space

- Co-housing (an intentional community of private homes clustered around shared space)
- Assisted living facility for seniors and persons with disabilities
- Other: _____

**11. How and where should new housing be developed in Shelburne?
(choose all that apply)**

- Along existing roads outside of the village
- Reuse of existing buildings within the village
- On vacant or oversized lots in the village
- Creation of new subdivision roads and building lots
- Creation of new subdivision roads and buildings lots where at least 50% of the development is preserved as open space
- Other: _____

12. What Town housing strategies would you support? (choose all that apply)

- Require that developments over a certain number of housing units include a percentage of affordable units
- Assist residents with accessing programs to rehabilitate their homes, including lead abatement, weatherization, and accessibility modifications
- Assist residents with accessing incentives and rebates for renewable energy and home heating system upgrades

[OVER]

- Assist seniors with strategies to remain in their home, such as adding an accessory apartment or sharing their home
- Assist eligible residents with applying for property tax exemptions
- Adopt a Senior Tax Work-Off Program to allow senior residents to do volunteer work for the town in exchange for a reduction in their property taxes
- Allow new homes on smaller lot sizes (such as 0.25 acre) in the village, in keeping with the current village character
- Establish a program to help eligible first-time homebuyers cover the difference in cost between the market rate price of a home in Shelburne and an affordable price based on household income
- Identify sites for new housing development for a mix of incomes and households, and initiate feasibility studies
- Adopt the Community Preservation Act (CPA) to fund the creation of community housing and housing programs, as well as land conservation, historic preservation, and recreation, through a property tax surcharge of 1% to 3%. The first \$100,000 of residential property value and low income residents can be exempt from the surcharge. Towns that adopt CPA may also receive state matching funds.
- Other: _____

13. How old are you?

- | | |
|---------------------------------------|--------------------------------------|
| <input type="checkbox"/> 19 and under | <input type="checkbox"/> 45 to 54 |
| <input type="checkbox"/> 20 to 24 | <input type="checkbox"/> 55 to 64 |
| <input type="checkbox"/> 25 to 34 | <input type="checkbox"/> 65 and over |
| <input type="checkbox"/> 35 to 44 | |

14. How many people live in your household (including you)?

- | | |
|----------------------------|---------------------------------------|
| <input type="checkbox"/> 1 | <input type="checkbox"/> 6 |
| <input type="checkbox"/> 2 | <input type="checkbox"/> 7 |
| <input type="checkbox"/> 3 | <input type="checkbox"/> 8 |
| <input type="checkbox"/> 4 | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> 5 | |

15. What is your household's annual income?

- | | |
|---|---|
| <input type="checkbox"/> Under \$25,000 | <input type="checkbox"/> \$60,000 to \$74,999 |
| <input type="checkbox"/> \$25,000 to \$39,999 | <input type="checkbox"/> \$75,000 to \$99,999 |
| <input type="checkbox"/> \$40,000 to \$59,999 | <input type="checkbox"/> \$100,000 and over |

16. Please provide any additional thoughts about housing in Shelburne:

17. Are you interested in getting more involved with housing in town? If yes, please provide your contact information and we will be in touch! (Optional) _____