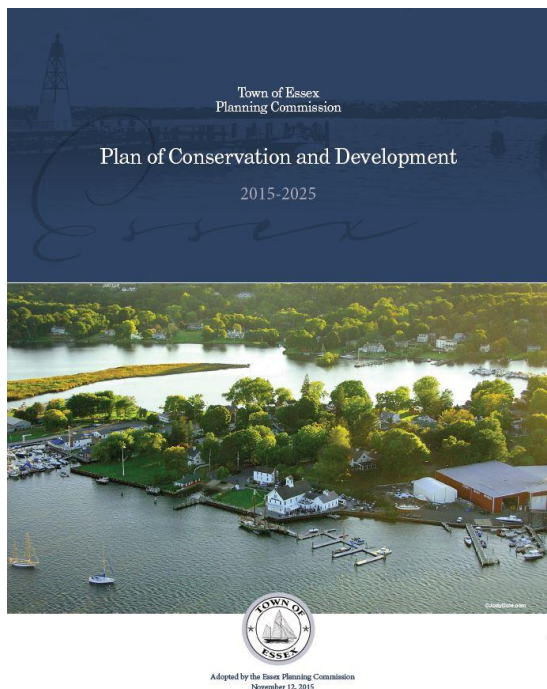




Essex Housing Needs Survey

Presentation of Results
Planning Commission Meeting
June 8, 2017



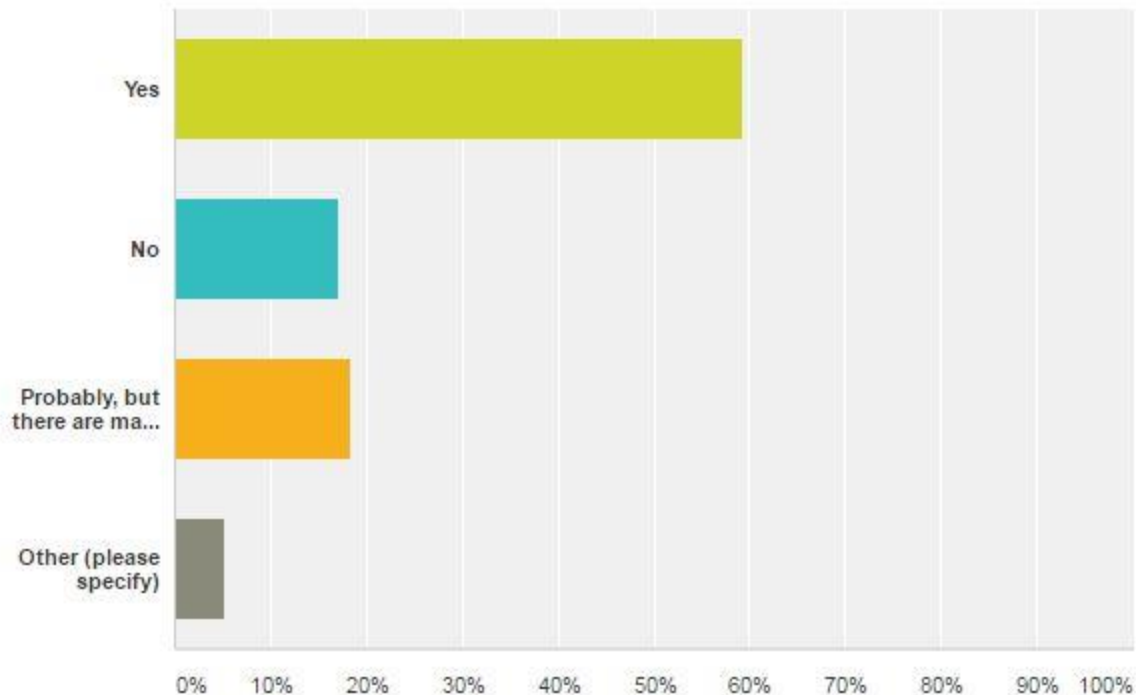
Many Connecticut municipalities are devoting attention to whether they have the right mix of housing choices. Longtime residents are interested in downsizing out of larger single-family homes, adult children would like to return to Town after college, and many businesses are looking for housing nearby for their workforce at prices that are attainable.

The Essex Planning Commission, which recently completed an update to the comprehensive Essex Plan of Conservation & Development, has a special interest in housing in Town, and believe that a wider array of housing opportunities will be important to maintaining Essex's special vibrancy and competitiveness as a residential community. Along with the Board of Selectmen, Economic Development Commission, and Essex Housing Authority, the Planning Commission is interested in the public's perspective of Essex's housing situation.



Do you think that having a wide range of housing types and costs is an important factor in Essex's growth and vitality?

Answered: 304 Skipped: 3

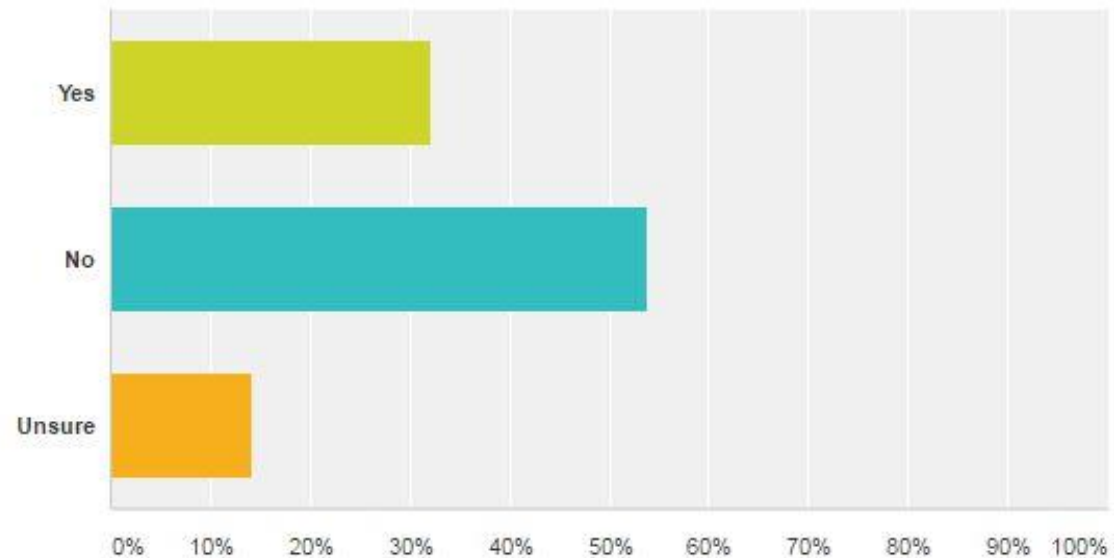


Answer Choices	Responses	
Yes	59.21%	180
No	17.11%	52
Probably, but there are many more important factors	18.42%	56
Other (please specify)	5.26%	16
Total		304



Do you think that there are currently enough housing options in Essex?

Answered: 305 Skipped: 2

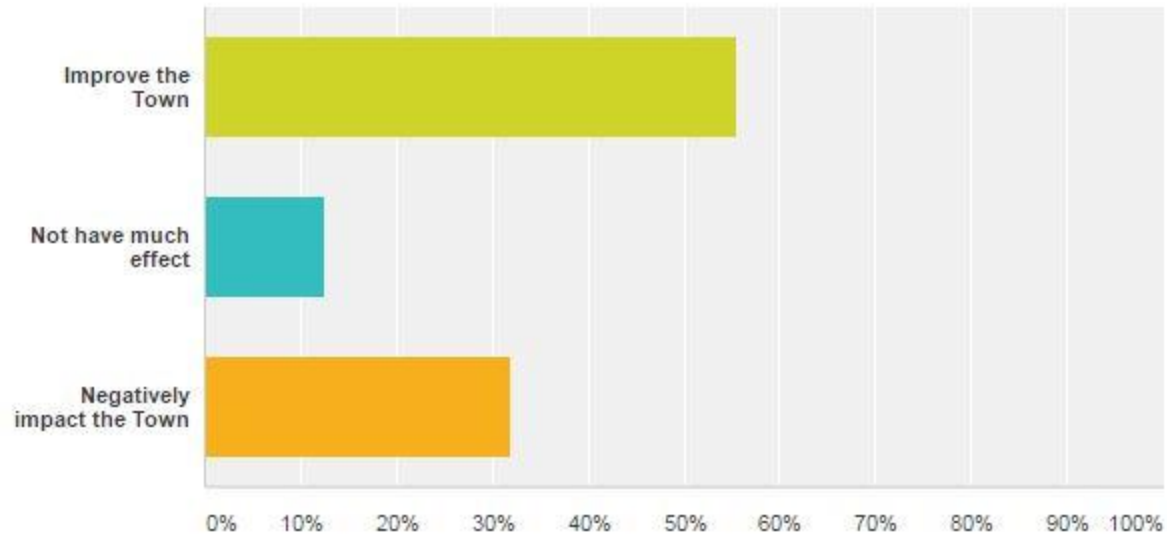


Answer Choices	Responses	
Yes	32.13%	98
No	53.77%	164
Unsure	14.10%	43
Total		305



Do you believe increasing the housing options in Essex would help improve the Town, negatively impact the Town, or not have much effect on the Town?

Answered: 297 Skipped: 10

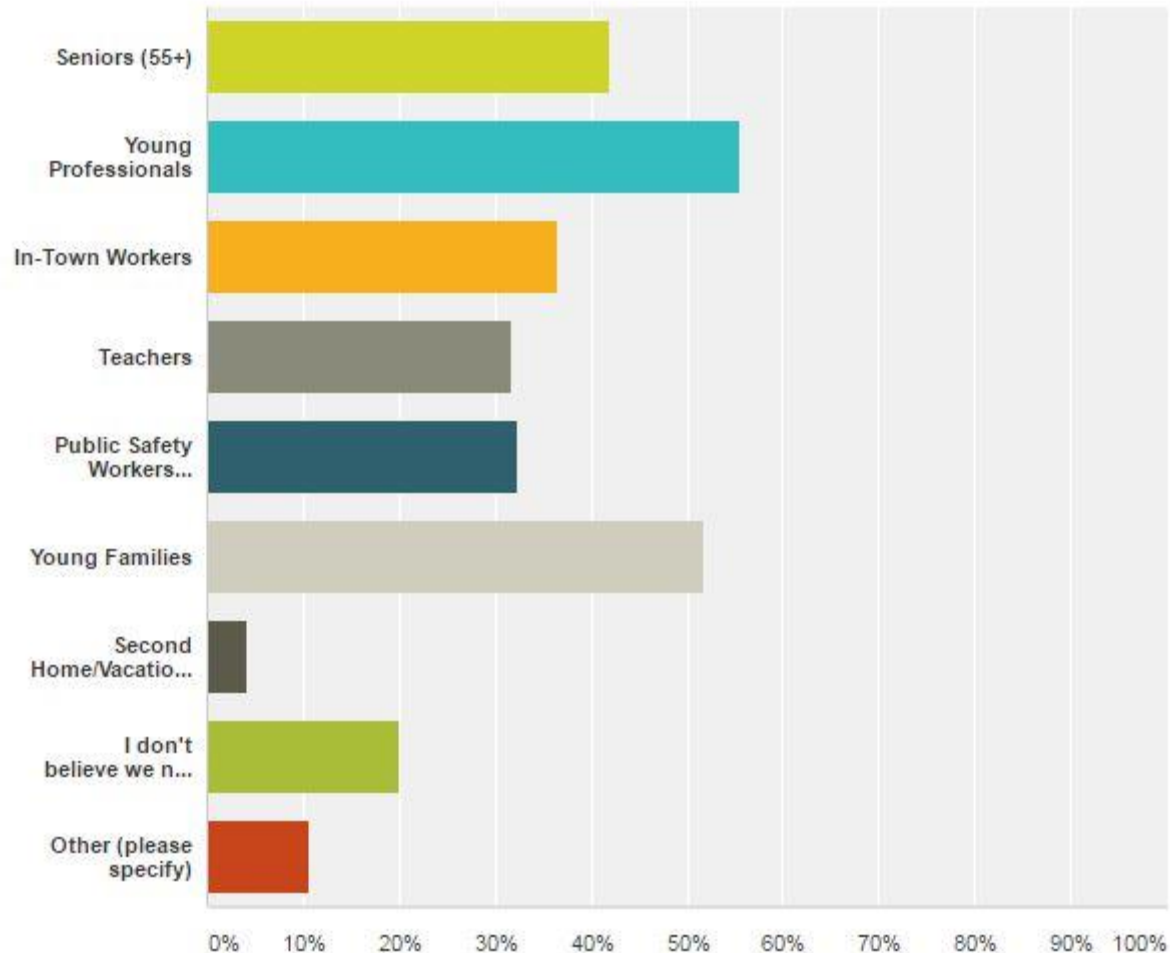


Answer Choices	Responses	
Improve the Town	55.56%	165
Not have much effect	12.46%	37
Negatively impact the Town	31.99%	95
Total		297



If you believe that more housing options are needed in Essex, for whom do you think they are most needed? (Select as many choices as you believe are necessary)

Answered: 293 Skipped: 14



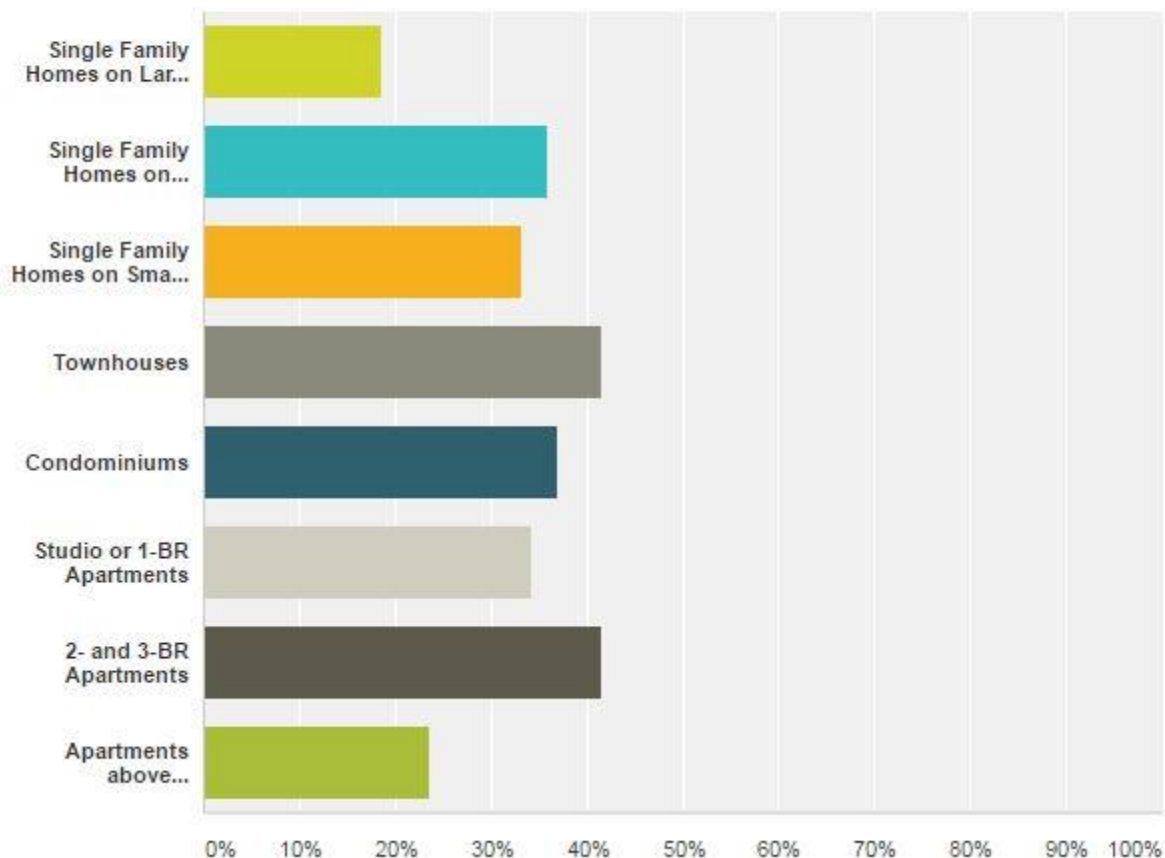
For whom do you think housing options are needed...

Answer Choices	Responses	
▼ Seniors (55+)	41.98%	123
▼ Young Professionals	55.63%	163
▼ In-Town Workers	36.52%	107
▼ Teachers	31.74%	93
▼ Public Safety Workers (police, fire, ambulance)	32.42%	95
▼ Young Families	51.88%	152
▼ Second Home/Vacation Homes	4.10%	12
▼ I don't believe we need more housing options	20.14%	59
▼ Other (please specify)	10.58%	31
Total Respondents: 293		



If the Town of Essex were to focus on developing new types of housing, what types do you think would be needed most? (Select as many choices as you believe are necessary)

Answered: 284 Skipped: 23



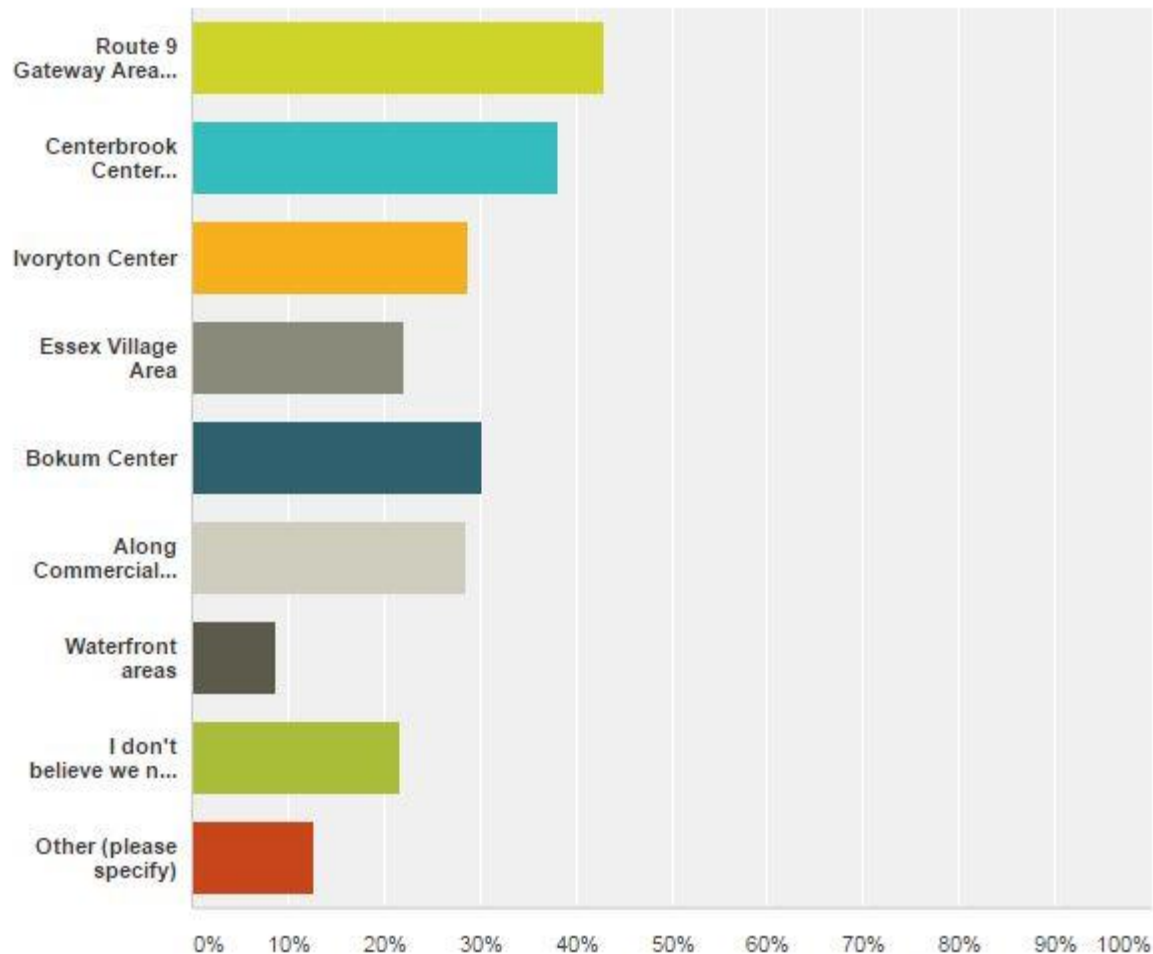
What types of housing are needed...

Answer Choices	Responses	
▼ Single Family Homes on Large (2 acre+) Lots	18.66%	53
▼ Single Family Homes on Moderate (0.5-2 acres) Lots	35.92%	102
▼ Single Family Homes on Small (Less than 0.5 acre) Lots	33.10%	94
▼ Townhouses	41.55%	118
▼ Condominiums	36.97%	105
▼ Studio or 1-BR Apartments	34.15%	97
▼ 2- and 3-BR Apartments	41.55%	118
▼ Apartments above Retail/Office Uses	23.59%	67
Total Respondents: 284		



Similarly, if the Town were to focus on developing new housing options, which do you think are the highest priority locations?

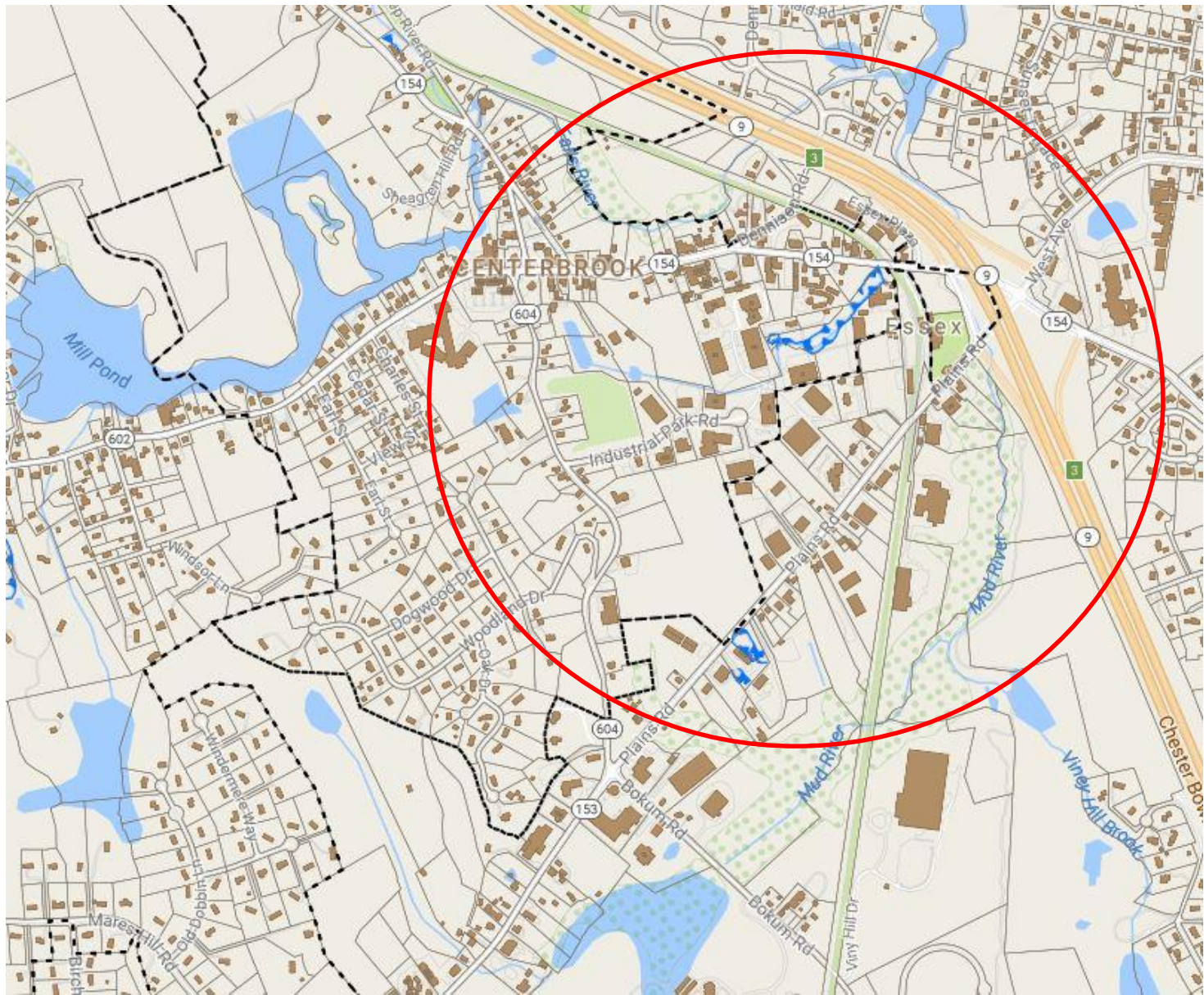
Answered: 298 Skipped: 9



Priority locations...

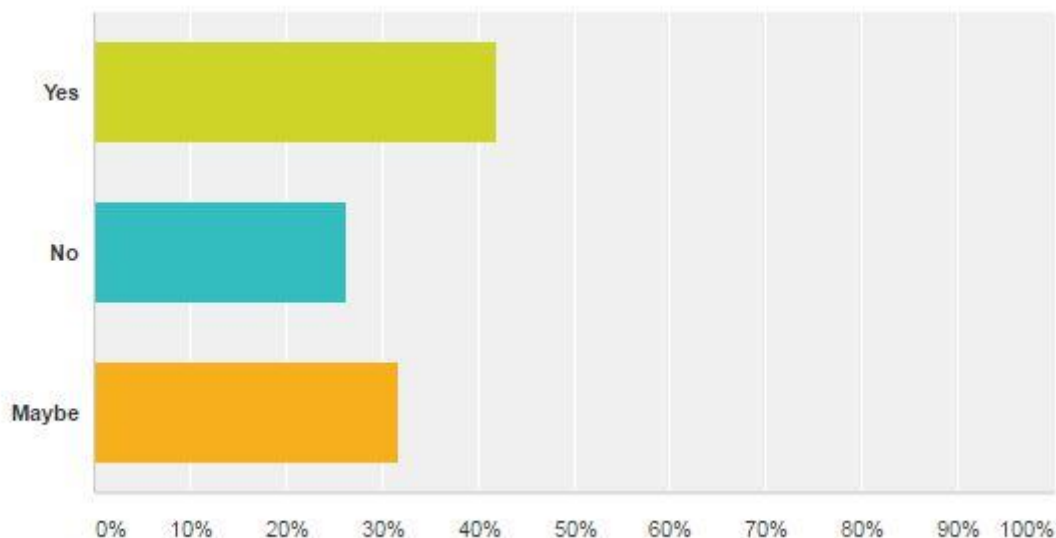
Answer Choices	Responses	
▼ Route 9 Gateway Area (near Essex Steam Train and Witch Hazel factory)	42.95%	128
▼ Centerbrook Center (Spencer's Corner/Cumberland Farms area)	38.26%	114
▼ Ivoryton Center	28.86%	86
▼ Essex Village Area	22.15%	66
▼ Bokum Center	30.20%	90
▼ Along Commercial Strips (Main Street, Plains/Westbrook Rd.)	28.52%	85
▼ Waterfront areas	8.72%	26
▼ I don't believe we need more housing options	21.81%	65
▼ Other (please specify) Responses	12.75%	38
Total Respondents: 298		





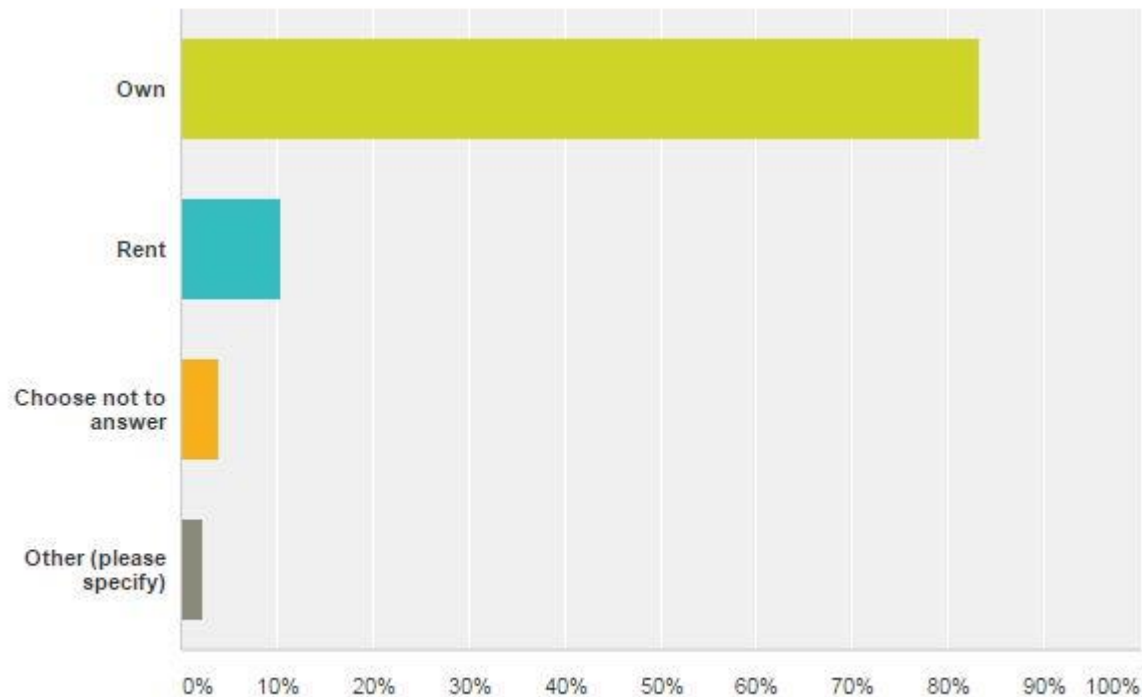
Essex's current housing stock is weighted to single-family homes; 79% of units are single-family and nearly half of the Town's multi-family units in the age-restricted Essex Meadows complex. Many Towns facing a similarly skewed housing stock are building smaller homes and multifamily units for rental or ownership. Would you like to hear more or participate in a discussion about why other Towns believe that this is in their interest and why it might be in Essex's interest to pursue these approaches?

Answered: 303 Skipped: 4



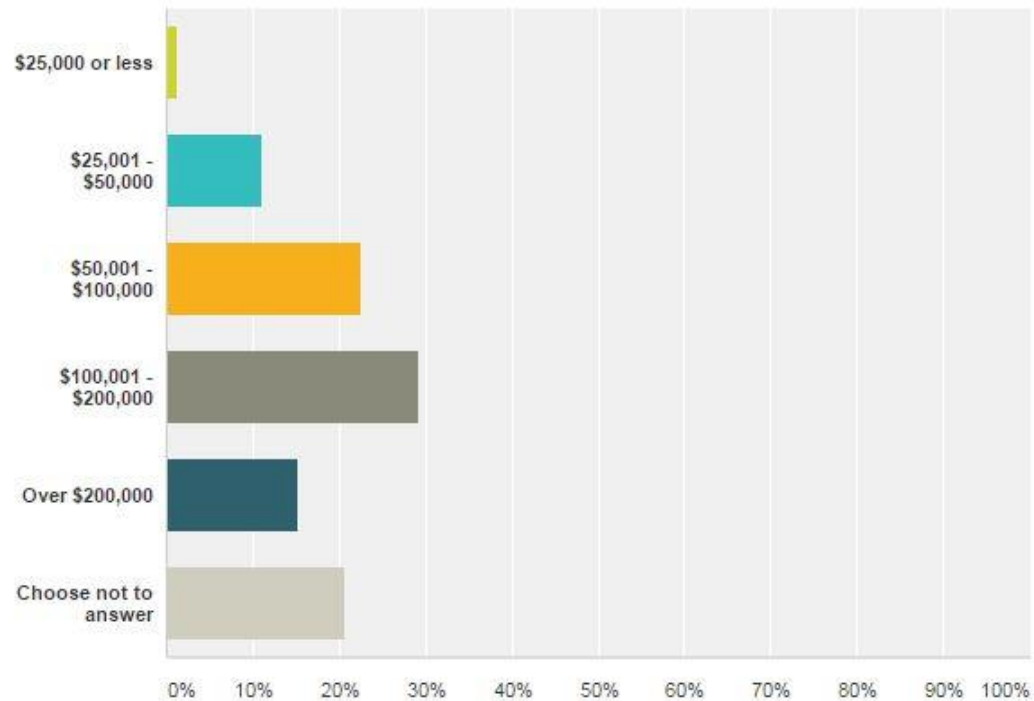
For demographic purposes, it would be helpful to have a sense of the household income and ownership status of those responding to our survey. Individual responses to these questions will not be shared with the public or any outside entities. Do you own or rent your current residence?

Answered: 306 Skipped: 1



What is the range of your total household income?

Answered: 301 Skipped: 6

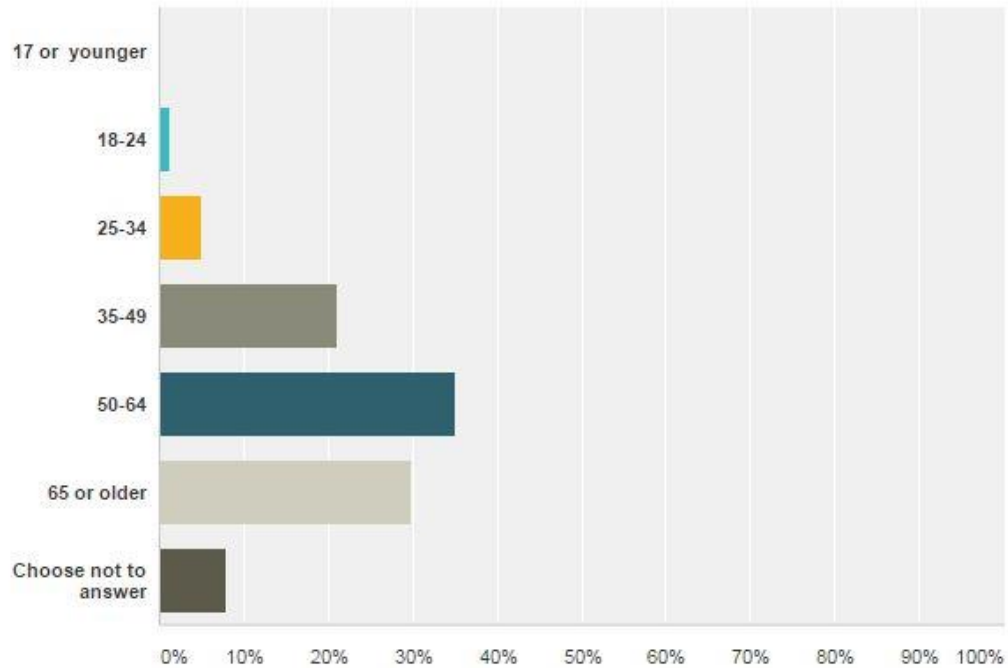


Answer Choices	Responses
▼ \$25,000 or less	1.33% 4
▼ \$25,001 - \$50,000	10.96% 33
▼ \$50,001 - \$100,000	22.59% 68
▼ \$100,001 - \$200,000	29.24% 88
▼ Over \$200,000	15.28% 46
▼ Choose not to answer	20.60% 62
Total	301



What is your age?

Answered: 305 Skipped: 2



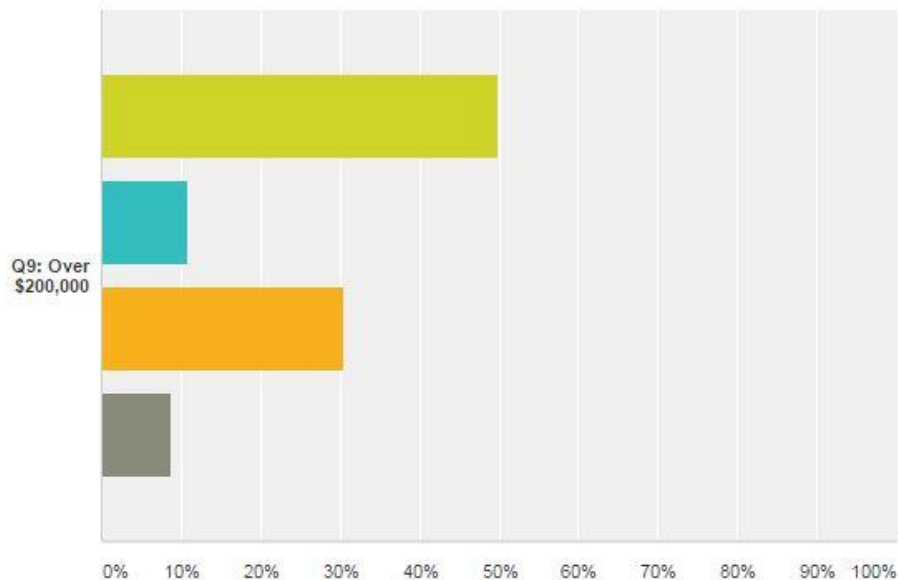
Answer Choices	Responses
17 or younger	0.00% 0
18-24	1.31% 4
25-34	4.92% 15
35-49	20.98% 64
50-64	35.08% 107
65 or older	29.84% 91
Choose not to answer	7.87% 24
Total	305



Crosstab for \$200,000+ Respondents

Do you think that having a wide range of housing types and costs is an important factor in Essex's growth and vitality?

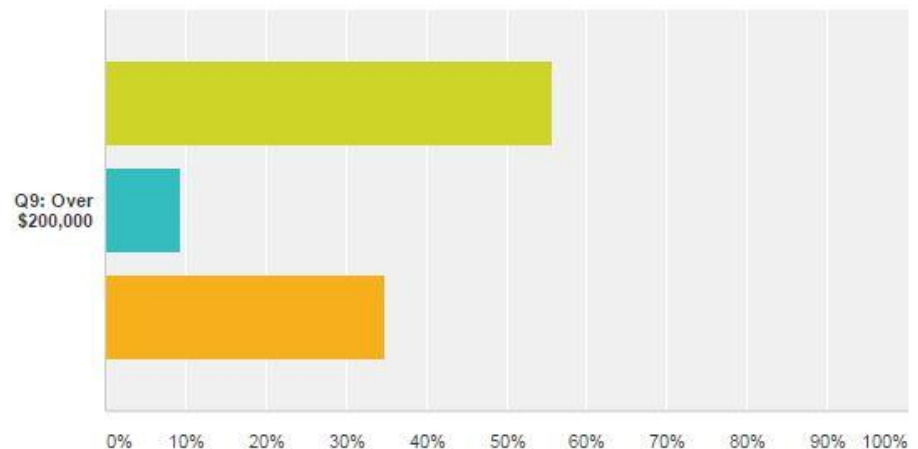
Answered: 46 Skipped: 0



Yes No Probably, but there are many more important factors
Other (please specify)

Do you believe increasing the housing options in Essex would help improve the Town, negatively impact the Town, or not have much effect on the Town?

Answered: 43 Skipped: 3

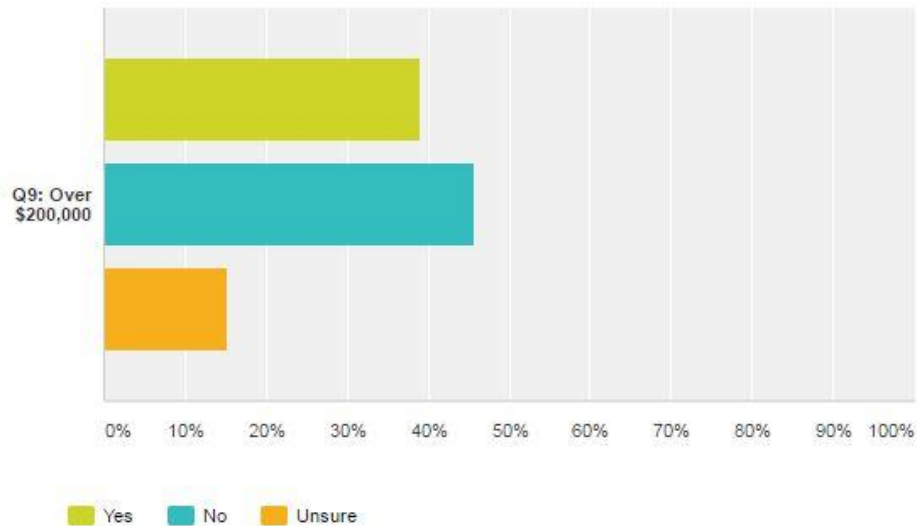


Improve the Town Not have much effect Negatively impact the Town

Crosstab for \$200,000+ Respondents

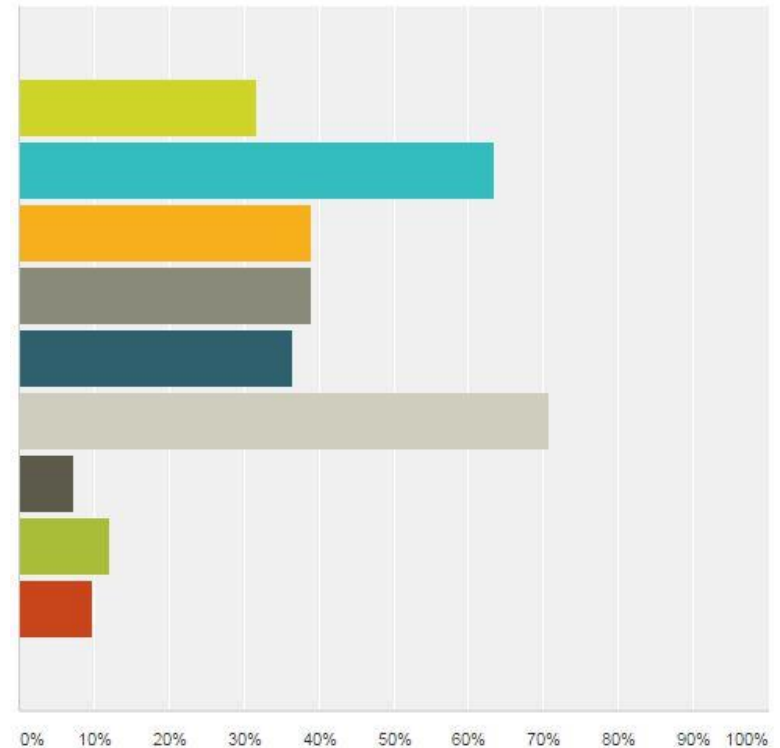
Do you think that there are currently enough housing options in Essex?

Answered: 46 Skipped: 0



If you believe that more housing options are needed in Essex, for whom do you think they are most needed? (Select as many choices as you believe are necessary)

Answered: 41 Skipped: 5

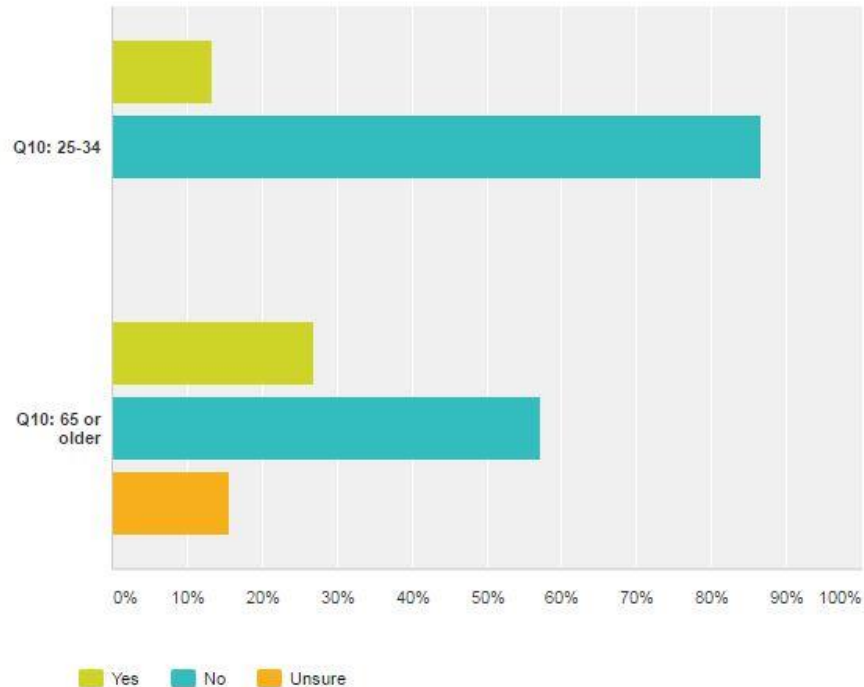


Seniors (55+) Young Professionals In-Town Workers Teachers
Public Safety Workers (police, fire, ambulance) Young Families
Second Home/Vacation Homes I don't believe we need more housing options
Other (please specify)

Crosstab for Older and Younger Respondents

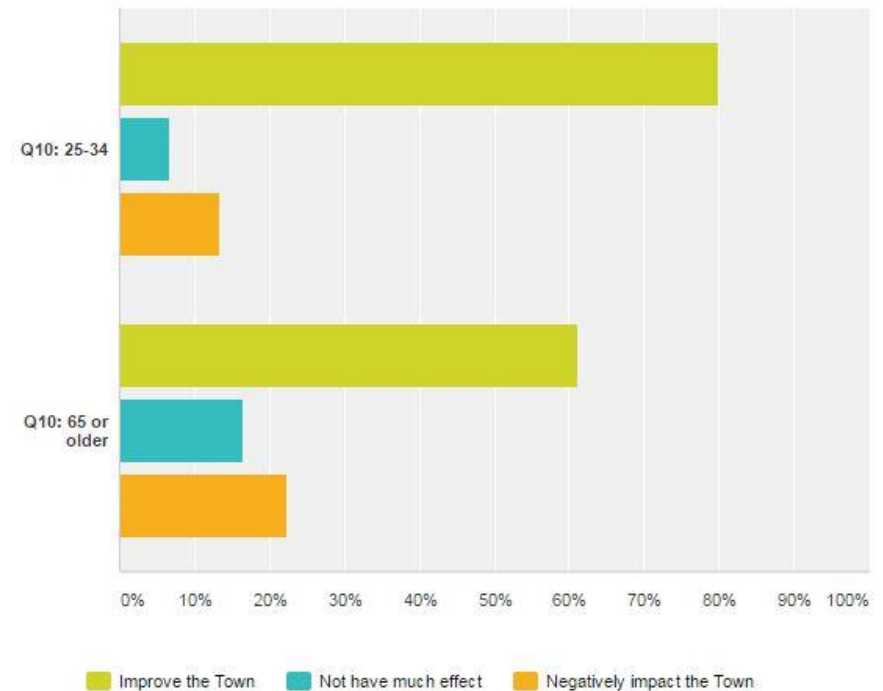
Do you think that there are currently enough housing options in Essex?

Answered: 104 Skipped: 2



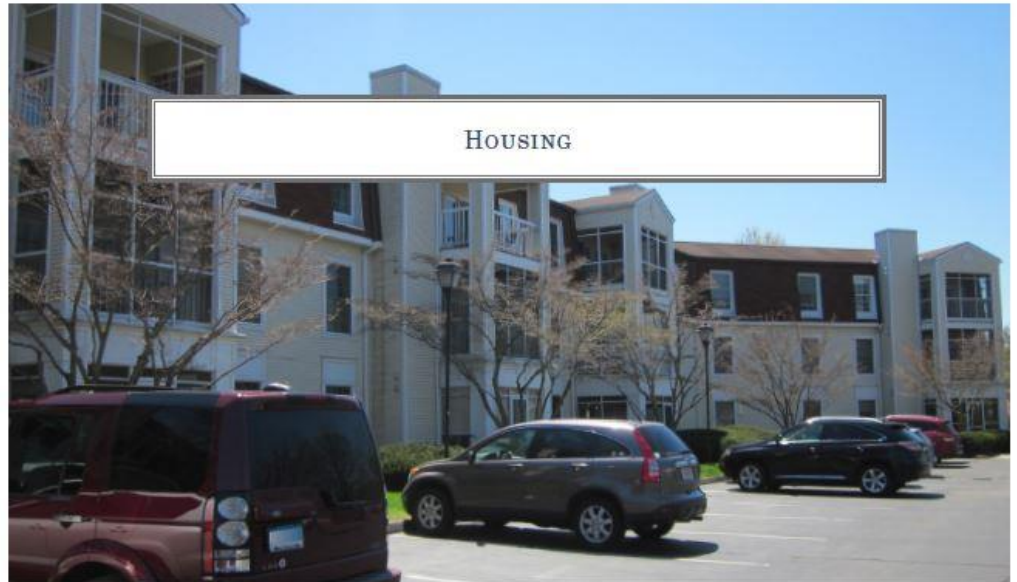
Do you believe increasing the housing options in Essex would help improve the Town, negatively impact the Town, or not have much effect on the Town?

Answered: 100 Skipped: 6



Next Steps

- Ad-Hoc Committee of Planning Commission
- Essex Senior & Affordable Housing
- Shoreline Basic Needs Task Force
- Development Partnerships?



4.

Expand the variety of housing options available throughout Essex, including more affordable housing opportunities in both mixed use developments and within traditional subdivision development.



Questions/Comments

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