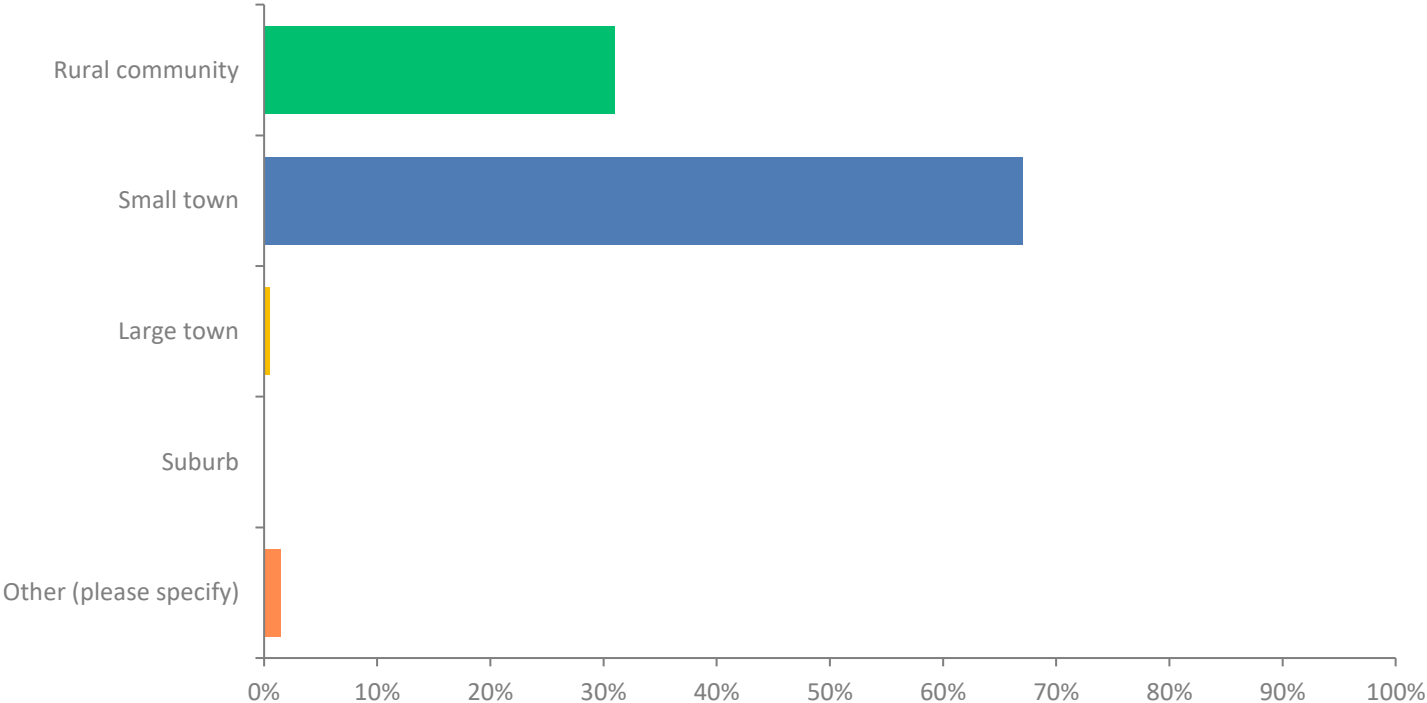


# Wilton Housing Opportunity Planning (HOP) Grant Outreach Survey

Wednesday, May 03, 2023, 197 Responses

# Q1: How would you best describe Wilton? (select 1)

Answered: 197 Skipped: 0



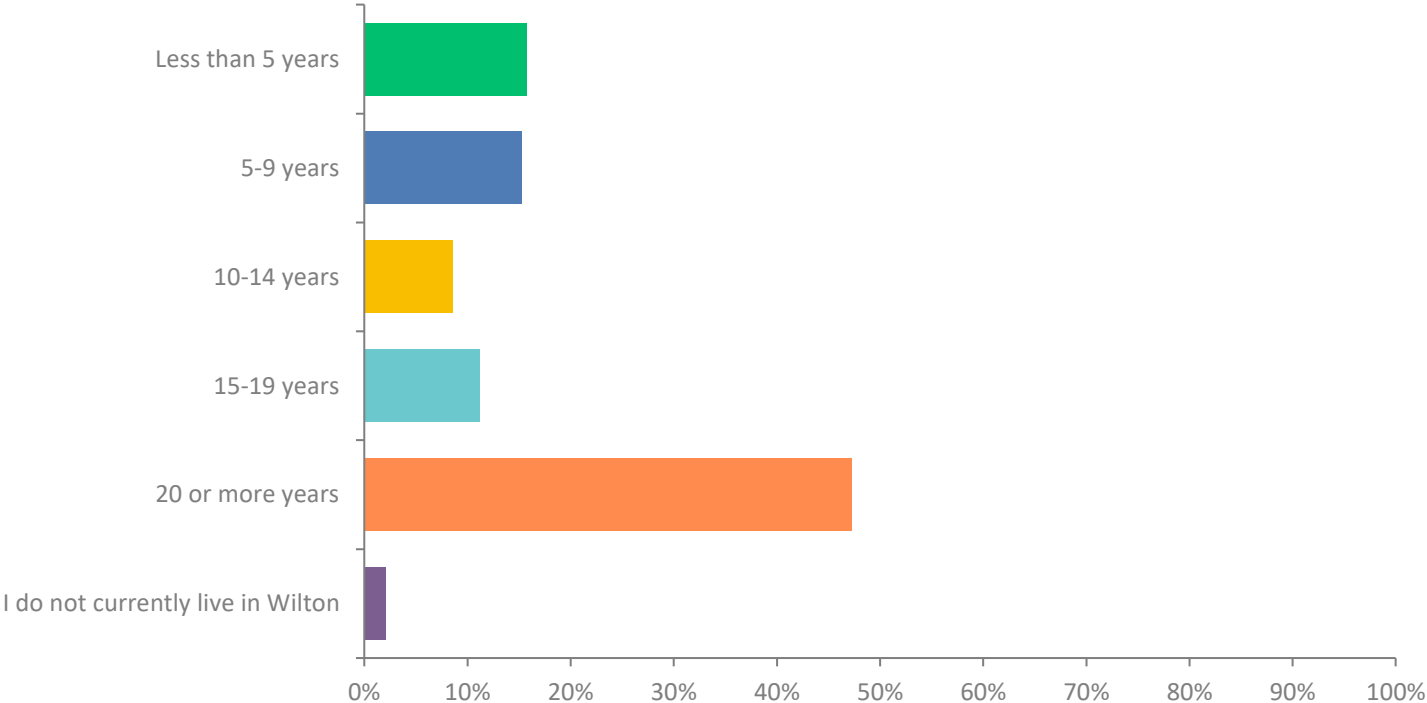
# Q1: How would you best describe Wilton? (select 1)

Answered: 197 Skipped: 0

ANSWER CHOICES	RESPONSES	
Rural community	30.96%	61
Small town	67.01%	132
Large town	0.51%	1
Suburb	0%	0
Other (please specify)	1.52%	3
TOTAL		197

# Q2: How long have you lived in Wilton?

Answered: 197 Skipped: 0



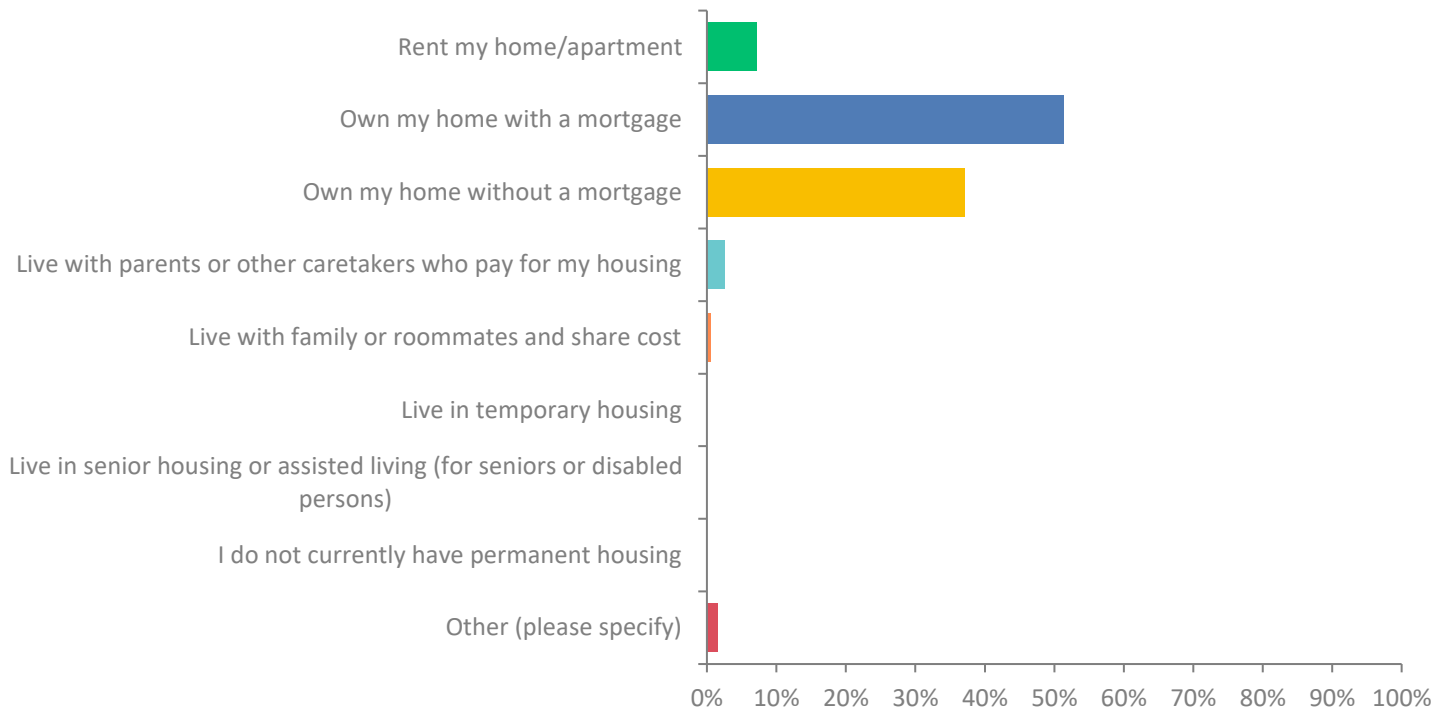
## Q2: How long have you lived in Wilton?

Answered: 197 Skipped: 0

ANSWER CHOICES	RESPONSES	
Less than 5 years	15.74%	31
5-9 years	15.23%	30
10-14 years	8.63%	17
15-19 years	11.17%	22
20 or more years	47.21%	93
I do not currently live in Wilton	2.03%	4
<b>TOTAL</b>		<b>197</b>

### Q3: Please answer the following question regarding your primary residence. (select 1)

Answered: 197 Skipped: 0



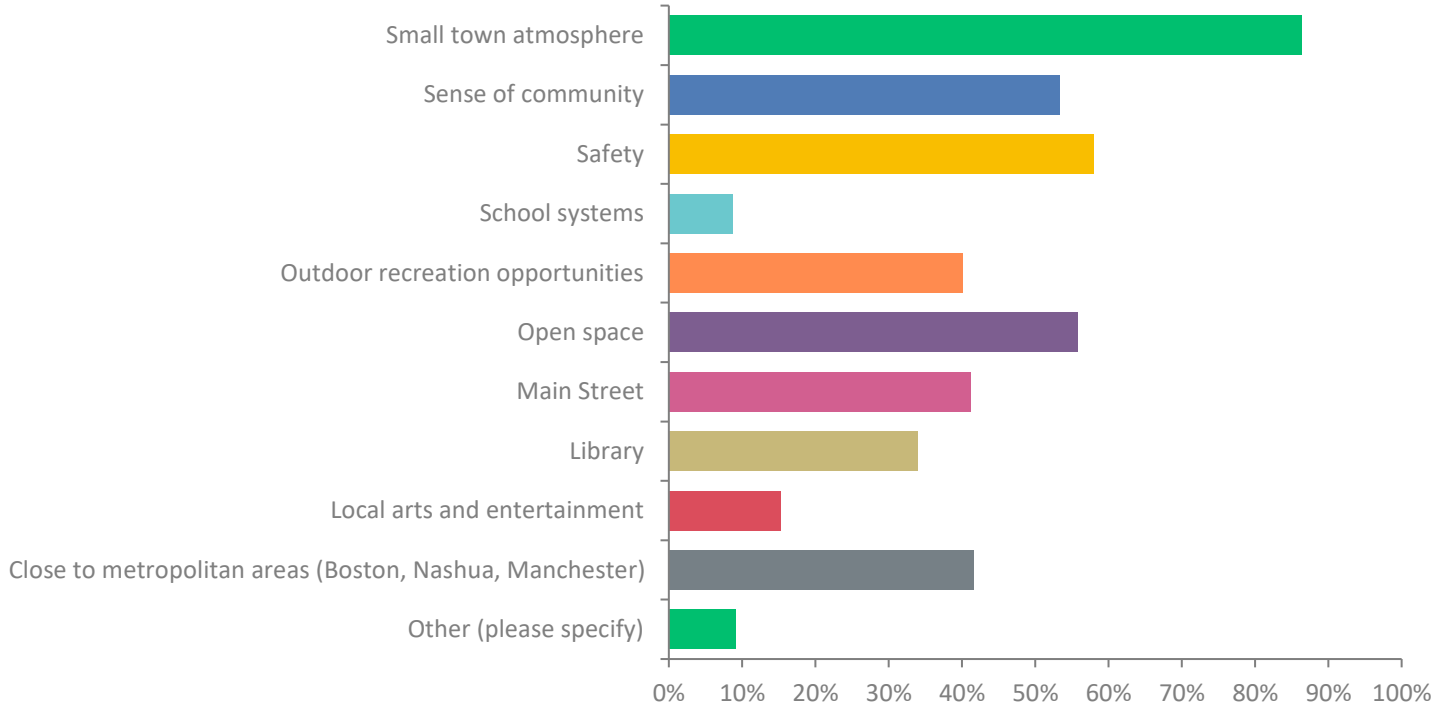
### Q3: Please answer the following question regarding your primary residence. (select 1)

Answered: 197 Skipped: 0

ANSWER CHOICES	RESPONSES	
Rent my home/apartment	7.11%	14
Own my home with a mortgage	51.27%	101
Own my home without a mortgage	37.06%	73
Live with parents or other caretakers who pay for my housing	2.54%	5
Live with family or roommates and share cost	0.51%	1
Live in temporary housing	0%	0
Live in senior housing or assisted living (for seniors or disabled persons)	0%	0
I do not currently have permanent housing	0%	0
Other (please specify)	1.52%	3
<b>TOTAL</b>		<b>197</b>

## Q4: What do you feel are the most important features of Wilton that make it a desirable place to live? (Select all that apply)

Answered: 197 Skipped: 0





## Q4: What do you feel are the most important features of Wilton that make it a desirable place to live? (Select all that apply)

Answered: 197 Skipped: 0

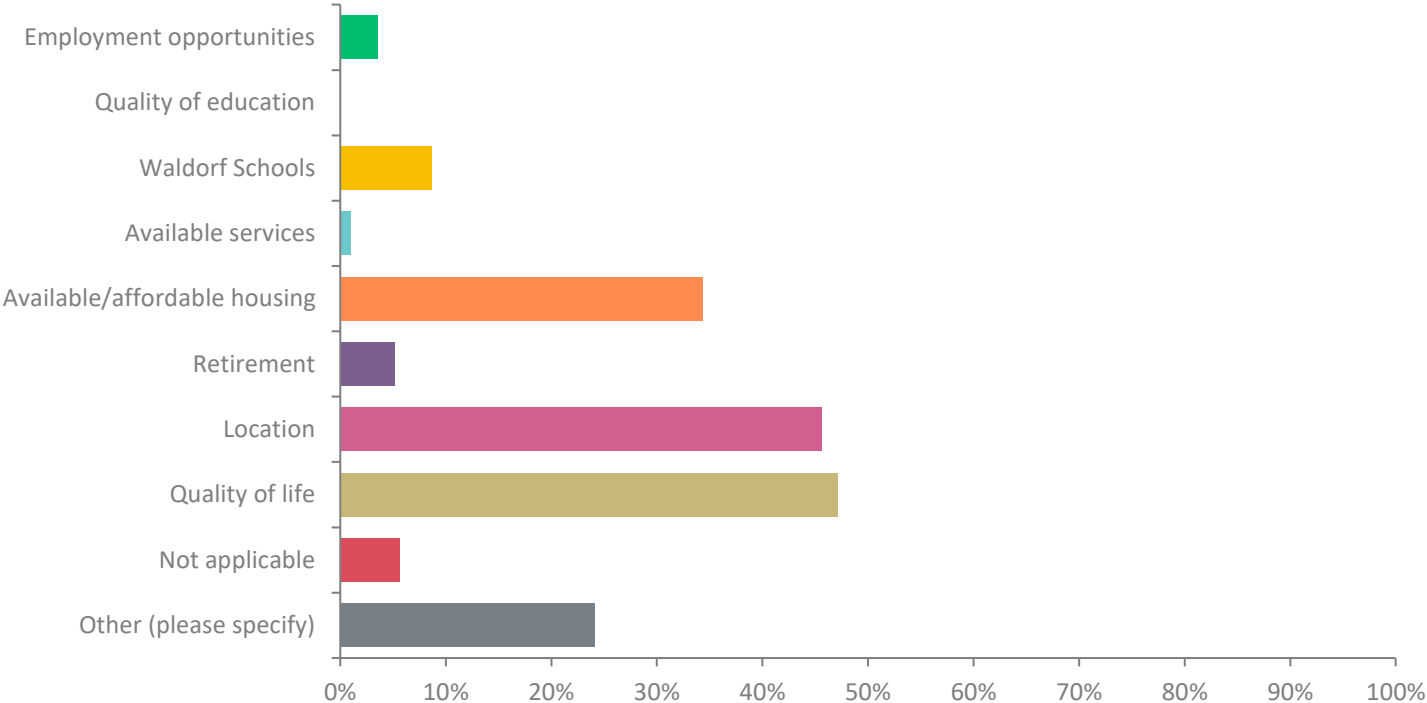
ANSWER CHOICES	RESPONSES	
Small town atmosphere	86.29%	170
Sense of community	53.30%	105
Safety	57.87%	114
School systems	8.63%	17
Outdoor recreation opportunities	40.10%	79
Open space	55.84%	110
Main Street	41.12%	81
Library	34.01%	67
Local arts and entertainment	15.23%	30
Close to metropolitan areas (Boston, Nashua, Manchester)	41.62%	82
Other (please specify)	9.14%	18
<b>TOTAL</b>		<b>873</b>

# Most Important Features of Wilton – Key Themes (18 comments)

- Small town feel
- Nature, outdoor recreation, farms
- Peaceful, no traffic,
- Not overbuilt, no traffic lights and light pollution
- Location
- Pine Hill and High Mowing Communities

# Q5: Why did you move to Wilton? (Select all that apply)

Answered: 195 Skipped: 2



## Q5: Why did you move to Wilton? (Select all that apply)

Answered: 195 Skipped: 2

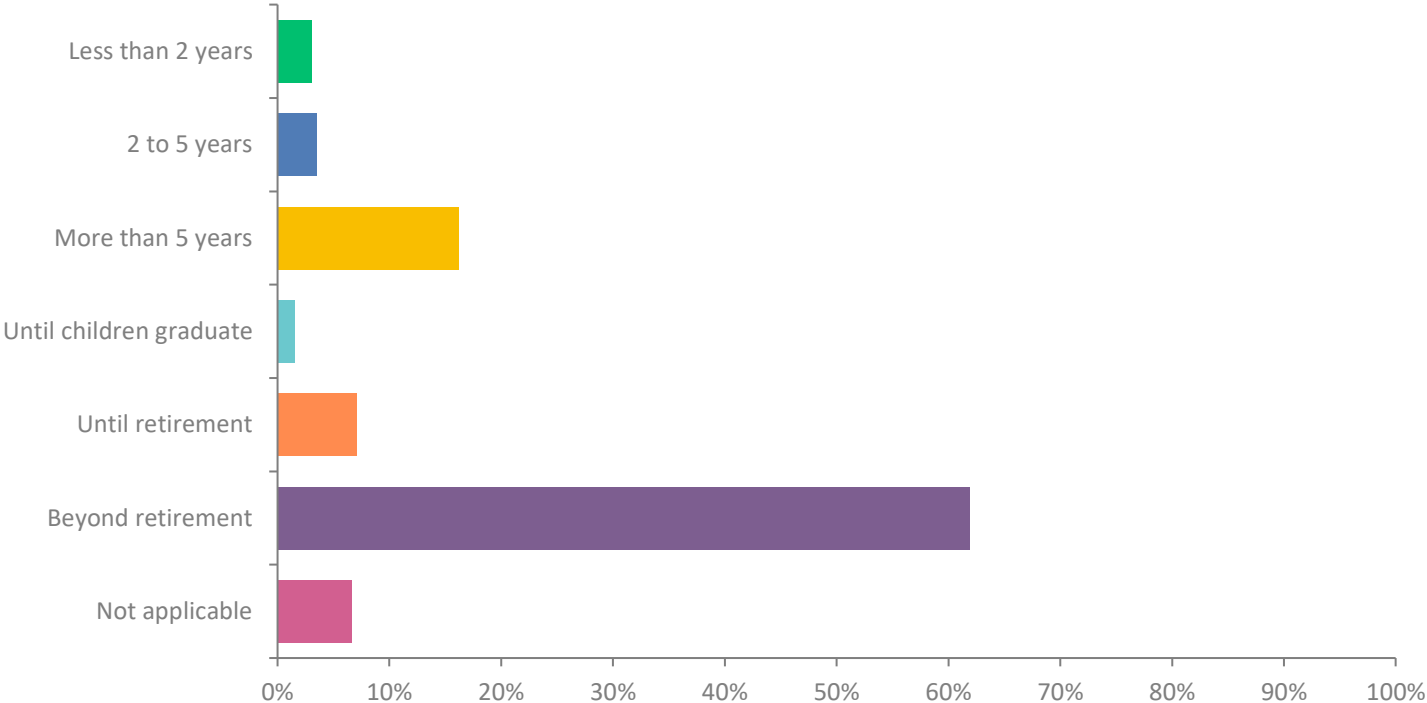
ANSWER CHOICES	RESPONSES	
Employment opportunities	3.59%	7
Quality of education	0%	0
Waldorf Schools	8.72%	17
Available services	1.03%	2
Available/affordable housing	34.36%	67
Retirement	5.13%	10
Location	45.64%	89
Quality of life	47.18%	92
Not applicable	5.64%	11
Other (please specify)	24.10%	47
<b>TOTAL</b>		<b>342</b>

# Why Did You Move to Wilton – Key Themes (47 Comments)

- Family, lifelong resident, family has been here for generations
- Found a house they loved
- Housing was affordable when they moved here, often long ago
- Found a small town

# Q6: How long do you intend to stay in Wilton? (select 1)

Answered: 197 Skipped: 0



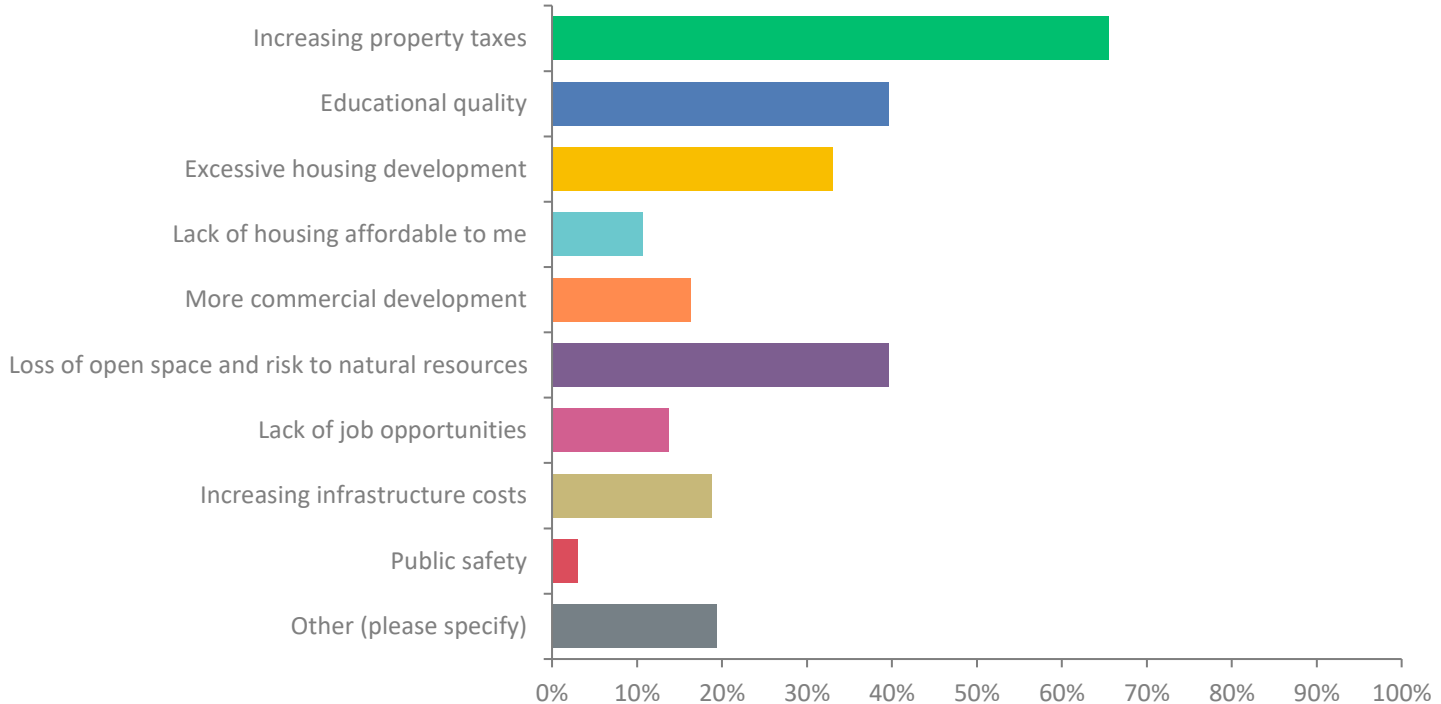
## Q6: How long do you intend to stay in Wilton? (select 1)

Answered: 197 Skipped: 0

ANSWER CHOICES	RESPONSES	
Less than 2 years	3.05%	6
2 to 5 years	3.55%	7
More than 5 years	16.24%	32
Until children graduate	1.52%	3
Until retirement	7.11%	14
Beyond retirement	61.93%	122
Not applicable	6.60%	13
TOTAL		197

# Q7: What are your top concerns about living in Wilton? (Select up to 3)

Answered: 197 Skipped: 0





## Q7: What are your top concerns about living in Wilton? (Select up to 3)

Answered: 197 Skipped: 0

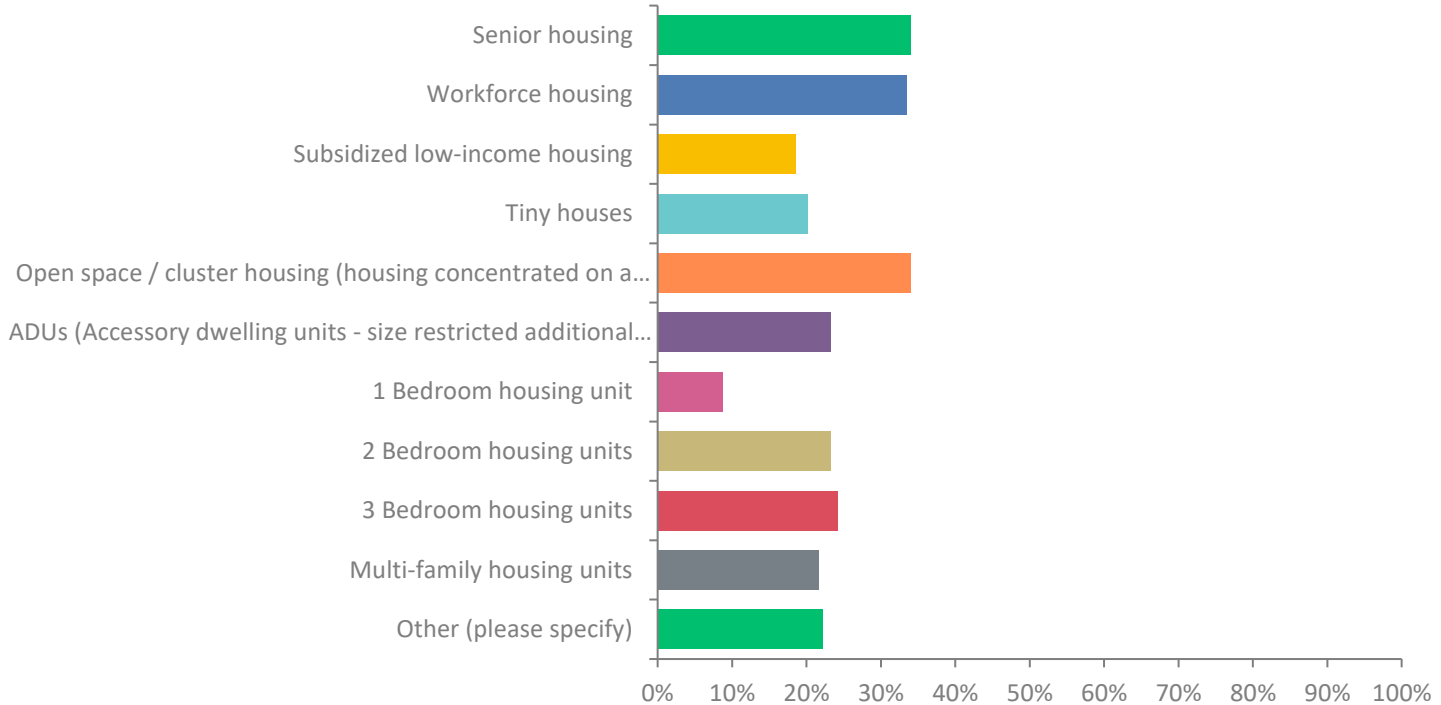
ANSWER CHOICES	RESPONSES	
Increasing property taxes	65.48%	129
Educational quality	39.59%	78
Excessive housing development	32.99%	65
Lack of housing affordable to me	10.66%	21
More commercial development	16.24%	32
Loss of open space and risk to natural resources	39.59%	78
Lack of job opportunities	13.71%	27
Increasing infrastructure costs	18.78%	37
Public safety	3.05%	6
Other (please specify)	19.29%	38
<b>TOTAL</b>		<b>511</b>

# Vision for Housing in Wilton– Key Themes (162 Comments)

- **Affordable housing of all types including – single family homes, clusters, re-use of buildings, senior housing, housing concentrated in the downtown, apartments, tiny homes, accessory dwelling units, rental units, condos, while preserving open space, safety and the small town feel.**
- Limit housing/no more housing/no apartment buildings, to maintain the rural feel.
- Increased diversity of housing options, including mixed use.
- Energy efficient homes with solar and green technology.
- Small clusters of housing
- Increase housing in the downtown and near commercial areas.
- High end housing.

# Q9: What type of housing do you think Wilton needs more of? (Select all that apply)

Answered: 194 Skipped: 3



## Q9: What type of housing do you think Wilton needs more of? (Select all that apply)

Answered: 194 Skipped: 3

ANSWER CHOICES	RESPONSES	
Senior housing	34.02%	66
Workforce housing	33.51%	65
Subsidized low-income housing	18.56%	36
Tiny houses	20.10%	39
Open space / cluster housing (housing concentrated on a portion of the lot, with open space)	34.02%	66
ADUs (Accessory dwelling units - size restricted additional dwelling unit attached to an owner occupied unit.)	23.20%	45
1 Bedroom housing unit	8.76%	17
2 Bedroom housing units	23.20%	45
3 Bedroom housing units	24.23%	47
Multi-family housing units	21.65%	42
Other (please specify)	22.16%	43
<b>TOTAL</b>		<b>511</b>

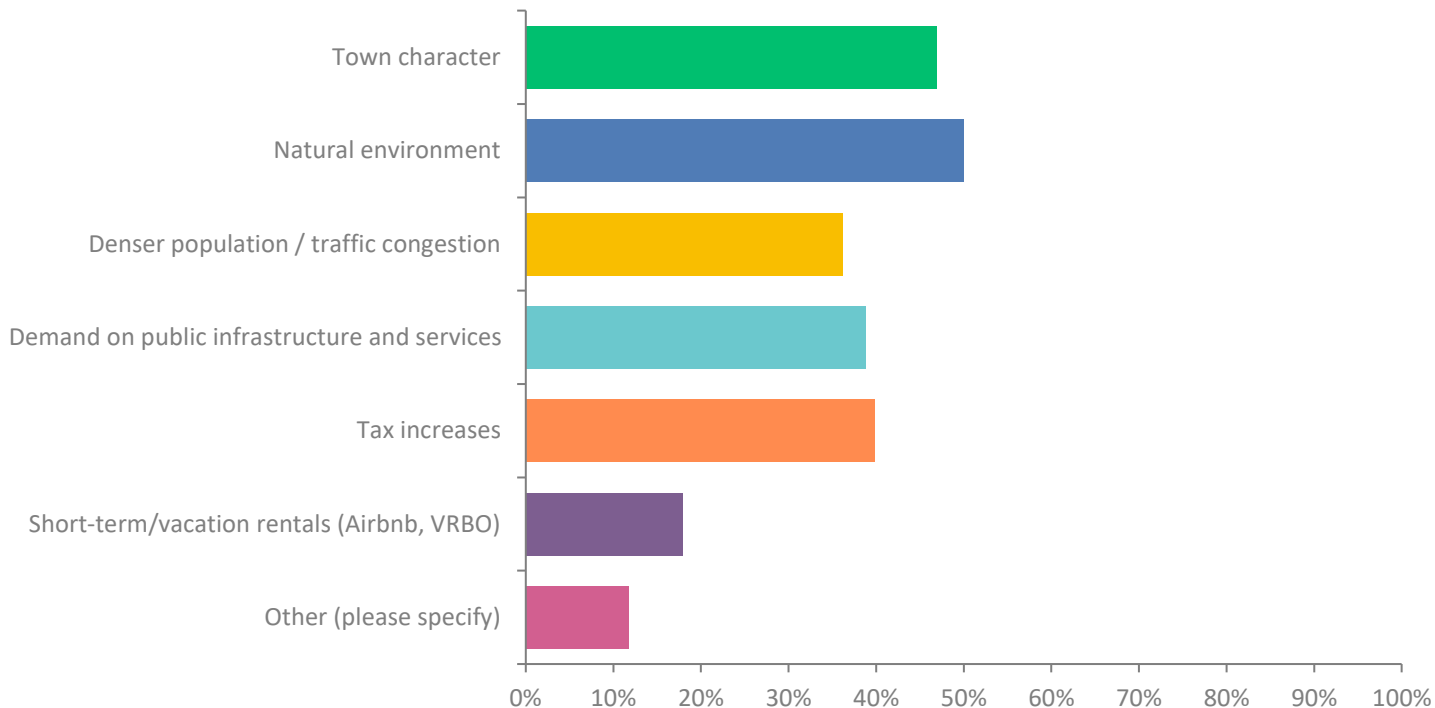
# Types of Housing Does Wilton Need? – Key Themes

## (43 Comments)

- No additional housing.
- Affordable, small houses, starter homes, duplexes and townhouses.
- Single family homes.

# Q10: If more housing is added to Wilton, what would be your top concerns? (Select up to 3)

Answered: 196 Skipped: 1



## Q10: If more housing is added to Wilton, what would be your top concerns? (Select up to 3)

Answered: 196 Skipped: 1

ANSWER CHOICES	RESPONSES	
Town character	46.94%	92
Natural environment	50.0%	98
Denser population / traffic congestion	36.22%	71
Demand on public infrastructure and services	38.78%	76
Tax increases	39.80%	78
Short-term/vacation rentals (Airbnb, VRBO)	17.86%	35
Other (please specify)	11.73%	23
<b>TOTAL</b>		<b>473</b>

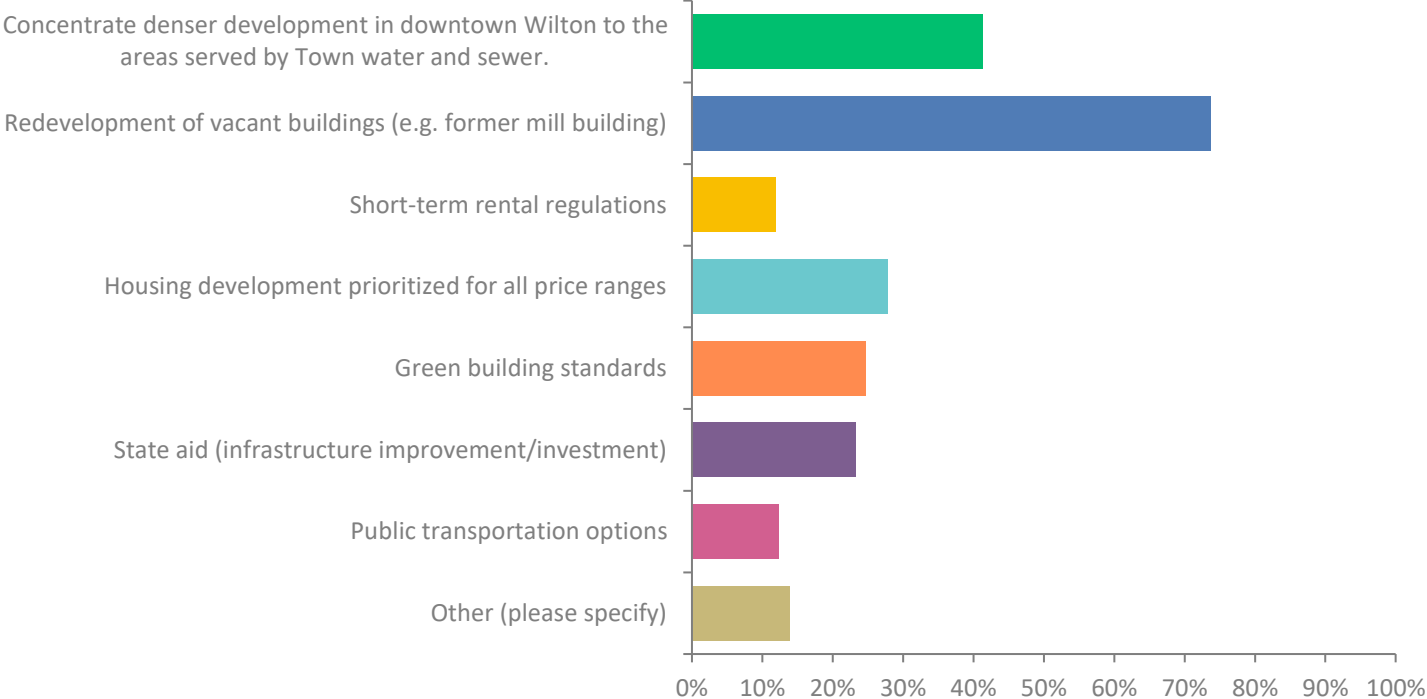
## Top Concerns with More Housing – Key Themes (23 Comments)

- No concerns.
- Local ownership, limit out of the area ownership and AirBnB.
- Need a larger tax base and more children to enroll in schools.
- Must fit in with the surroundings and look and feel of Wilton.
- Increased demand for services and rise in taxes.
- Decreased safety.



# Q11: Which of the following measures would address your concerns about adding more housing in Wilton? (Select up to 3)

Answered: 194 Skipped: 3



## Q11: Which of the following measures would address your concerns about adding more housing in Wilton? (Select up to 3)

Answered: 194 Skipped: 3

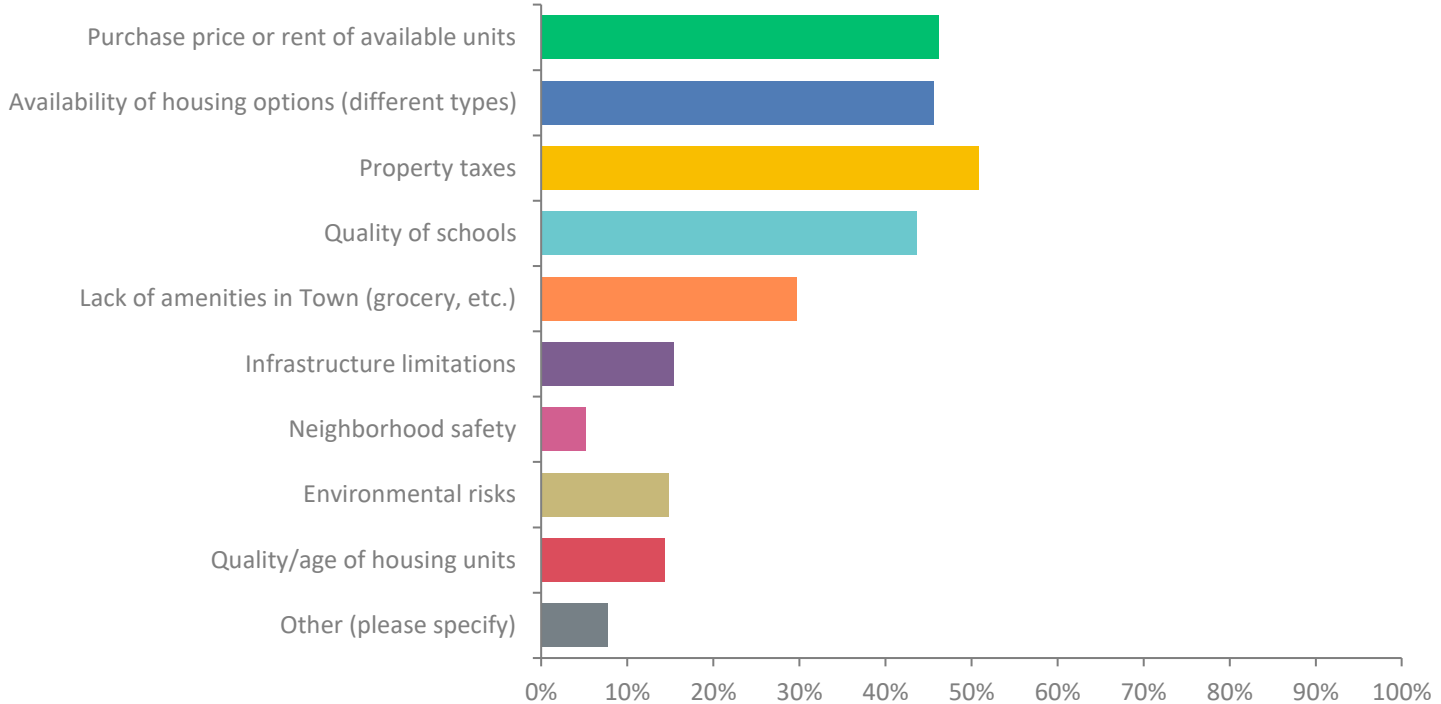
ANSWER CHOICES	RESPONSES	
Concentrate denser development in downtown Wilton to the areas served by Town water and sewer.	41.24%	80
Redevelopment of vacant buildings (e.g. former mill building)	73.71%	143
Short-term rental regulations	11.86%	23
Housing development prioritized for all price ranges	27.84%	54
Green building standards	24.74%	48
State aid (infrastructure improvement/investment)	23.20%	45
Public transportation options	12.37%	24
Other (please specify)	13.92%	27
<b>TOTAL</b>		<b>444</b>

## Measures to Address Concerns – Key Themes (27 Comments)

- **No more housing or increased density.**
- Redevelopment of existing structures.
- No concerns about adding more housing

# Q12: What do you think are the top housing-related challenges facing Wilton? (Select up to 3)

Answered: 195 Skipped: 2



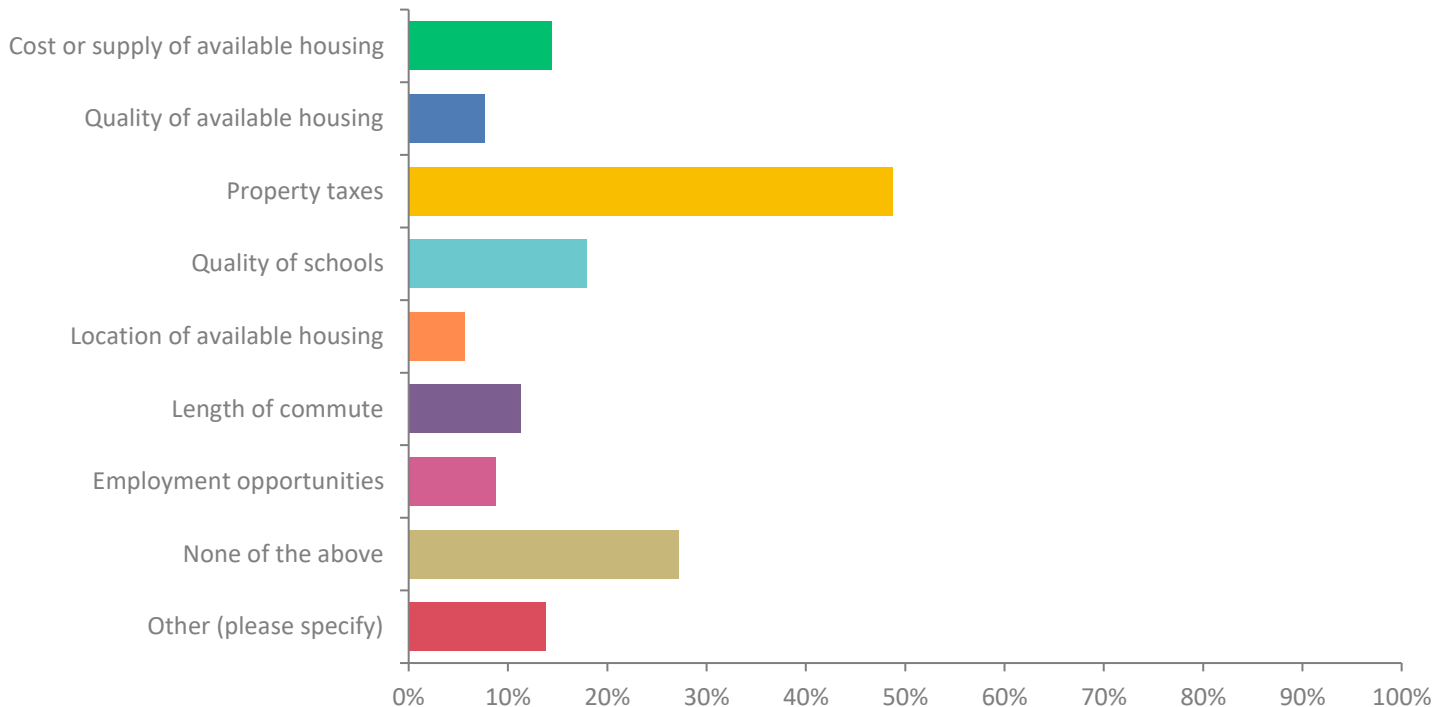
## Q12: What do you think are the top housing-related challenges facing Wilton? (Select up to 3)

Answered: 195 Skipped: 2

ANSWER CHOICES	RESPONSES	
Purchase price or rent of available units	46.15%	90
Availability of housing options (different types)	45.64%	89
Property taxes	50.77%	99
Quality of schools	43.59%	85
Lack of amenities in Town (grocery, etc.)	29.74%	58
Infrastructure limitations	15.38%	30
Neighborhood safety	5.13%	10
Environmental risks	14.87%	29
Quality/age of housing units	14.36%	28
Other (please specify)	7.69%	15
<b>TOTAL</b>		<b>533</b>

# Q13: Which of the following factors impact your ability to stay in the community? (Select up to 3)

Answered: 195 Skipped: 2



### Q13: Which of the following factors impact your ability to stay in the community? (Select up to 3)

Answered: 195 Skipped: 2

ANSWER CHOICES	RESPONSES	
Cost or supply of available housing	14.36%	28
Quality of available housing	7.69%	15
Property taxes	48.72%	95
Quality of schools	17.95%	35
Location of available housing	5.64%	11
Length of commute	11.28%	22
Employment opportunities	8.72%	17
None of the above	27.18%	53
Other (please specify)	13.85%	27
<b>TOTAL</b>		<b>303</b>

# Factors Impacting Your Ability To Stay – Key Themes

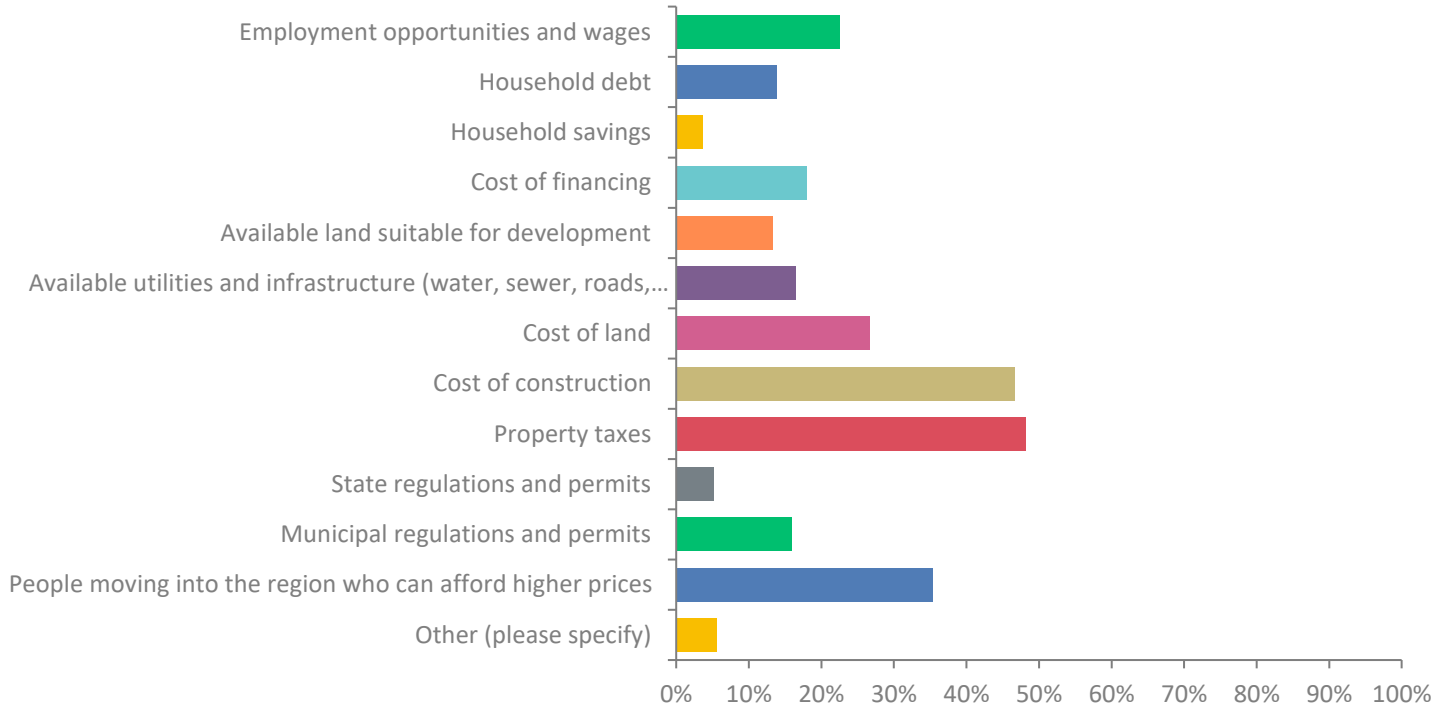
(27 Comments)

- Rising property taxes.
- Changes to the rural character of the Town.
- Upkeep of the home and property as we age.
- Limited commercial tax base, limited commercial space to expand businesses.



# Q14: Which of the following factors do you think have the most significant impact on cost and supply of housing in Wilton. (Select up to 3)

Answered: 195 Skipped: 2



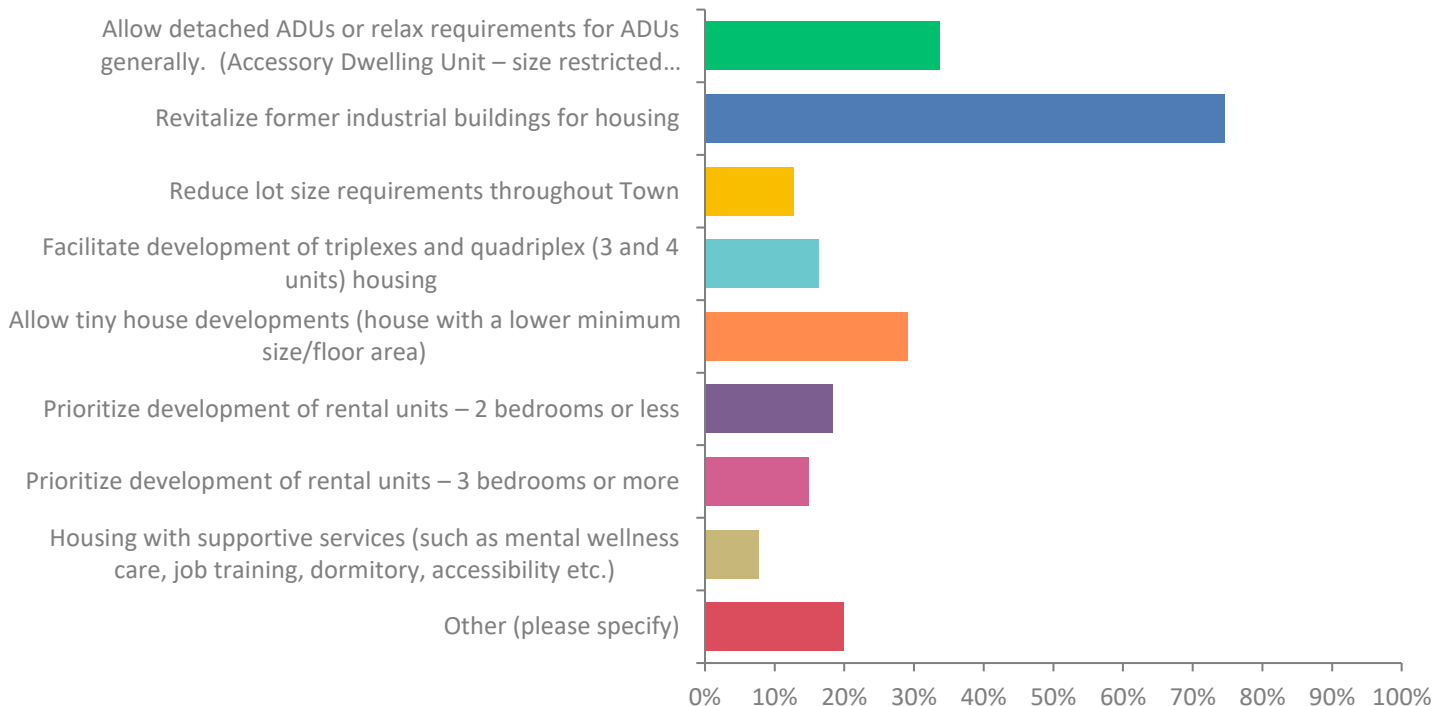
## Q14: Which of the following factors do you think have the most significant impact on cost and supply

Answered: 195 Skipped: 2

ANSWER CHOICES	RESPONSES	
Employment opportunities and wages	22.56%	44
Household debt	13.85%	27
Household savings	3.59%	7
Cost of financing	17.95%	35
Available land suitable for development	13.33%	26
Available utilities and infrastructure (water, sewer, roads, electric, internet, etc.)	16.41%	32
Cost of land	26.67%	52
Cost of construction	46.67%	91
Property taxes	48.21%	94
State regulations and permits	5.13%	10
Municipal regulations and permits	15.90%	31
People moving into the region who can afford higher prices	35.38%	69
Other (please specify)	5.64%	11

# Q15: If the Town were to focus on three strategies to increase housing opportunities, what should they be? (select up to 3)

Answered: 196 Skipped: 1



## Q15: If the Town were to focus on three strategies to increase housing opportunities, what should they be? (select up to 3)

Answered: 196 Skipped: 1

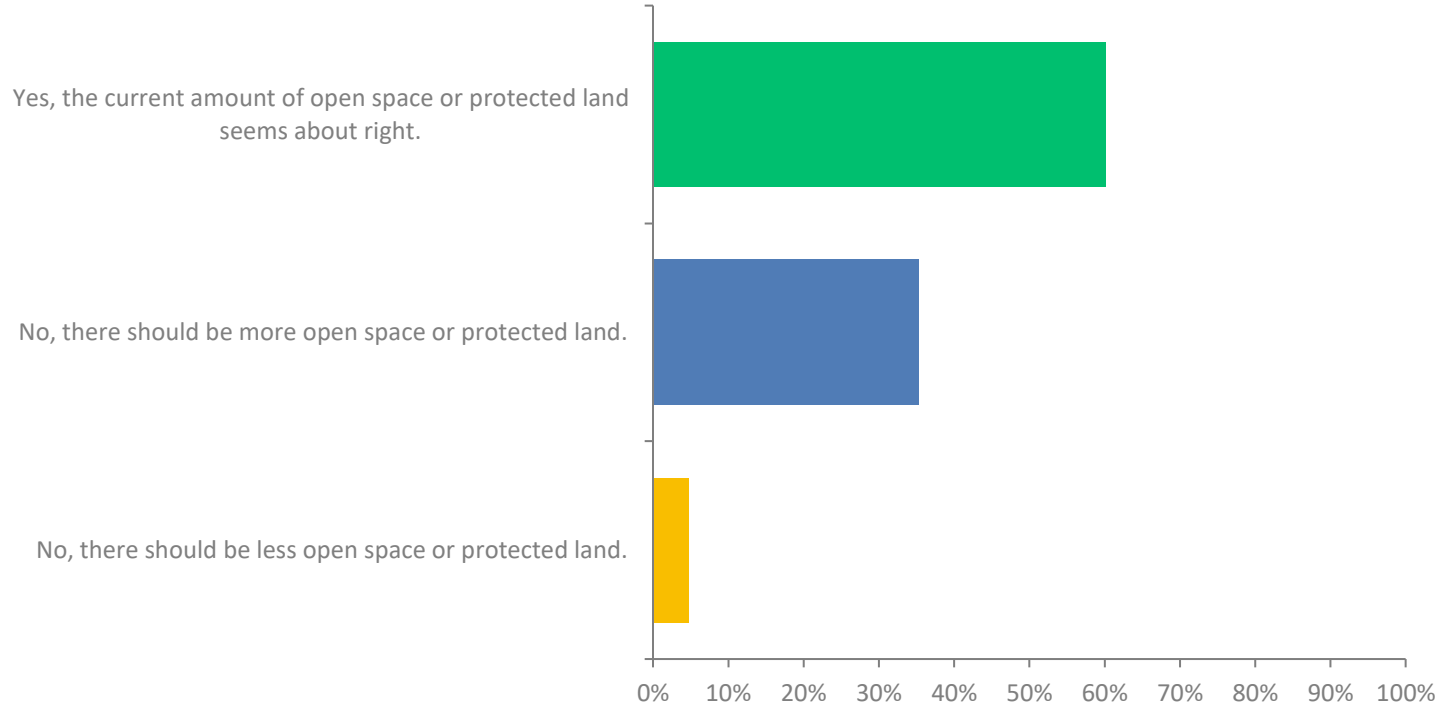
ANSWER CHOICES	RESPONSES	
Allow detached ADUs or relax requirements for ADUs generally. (Accessory Dwelling Unit – size restricted additional dwelling unit attached to owner occupied unit.)	33.67%	66
Revitalize former industrial buildings for housing	74.49%	146
Reduce lot size requirements throughout Town	12.76%	25
Facilitate development of triplexes and quadriplex (3 and 4 units) housing	16.33%	32
Allow tiny house developments (house with a lower minimum size/floor area)	29.08%	57
Prioritize development of rental	18.37%	36

## Strategies to Increase Housing – Key Themes (39 Comments)

- Attract employers to increase job opportunities.
- No new housing.
- Single family homes with smaller footprints, and smaller lots.
- Redevelop and revitalize existing structures.

# Q16: Does the current amount of open space or protected land align with your vision for the future of Wilton? (select 1)

Answered: 193 Skipped: 4



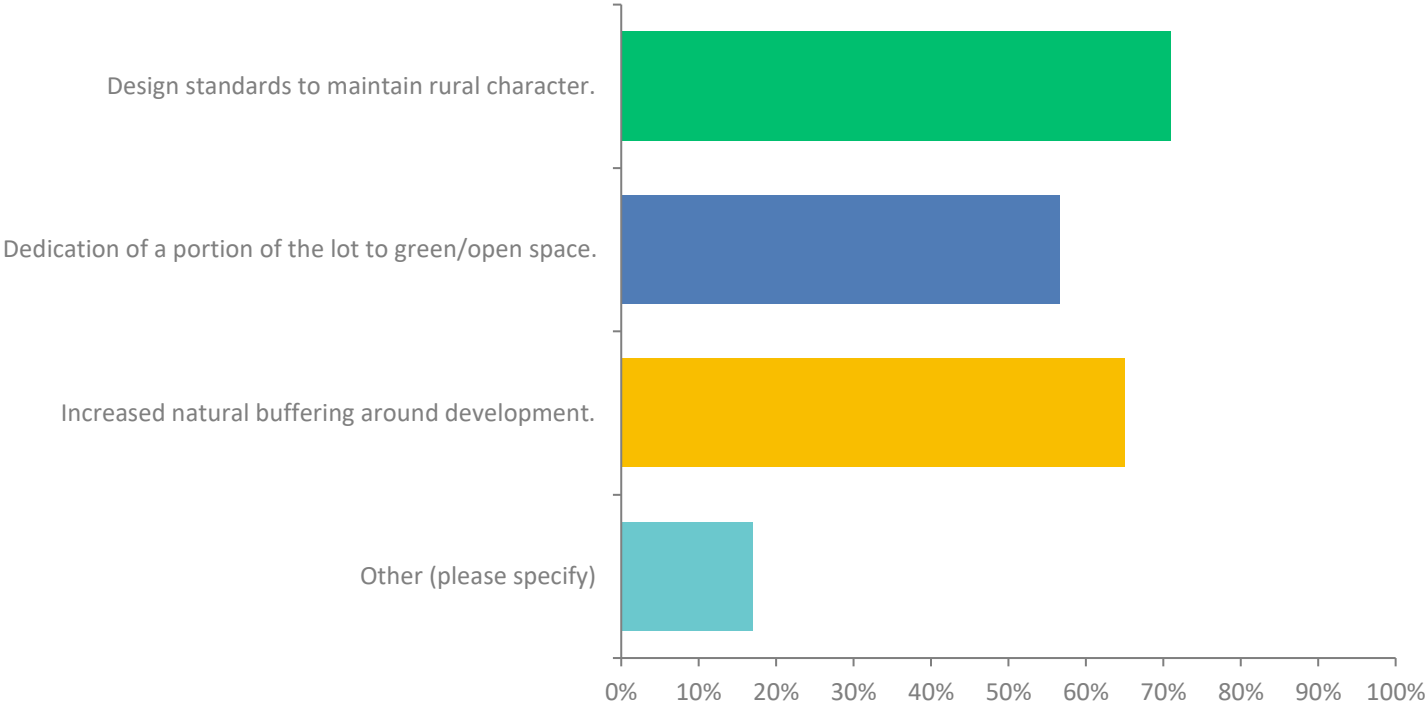
## Q16: Does the current amount of open space or protected land align with your vision for the future of Wilton? (select 1)

Answered: 193 Skipped: 4

ANSWER CHOICES	RESPONSES	
Yes, the current amount of open space or protected land seems about right.	60.10%	116
No, there should be more open space or protected land.	35.23%	68
No, there should be less open space or protected land.	4.66%	9
TOTAL		193

# Q17: Should the Town require the following of residential or commercial development? (select all that apply)

Answered: 189 Skipped: 8





## Q17: Should the Town require the following of residential or commercial development? (select all that apply)

Answered: 189 Skipped: 8

ANSWER CHOICES	RESPONSES	
Design standards to maintain rural character.	70.90%	134
Dedication of a portion of the lot to green/open space.	56.61%	107
Increased natural buffering around development.	65.08%	123
Other (please specify)	16.93%	32
<b>TOTAL</b>		<b>396</b>

## Should the Town Require the Following? – Key Themes (32 Comments)

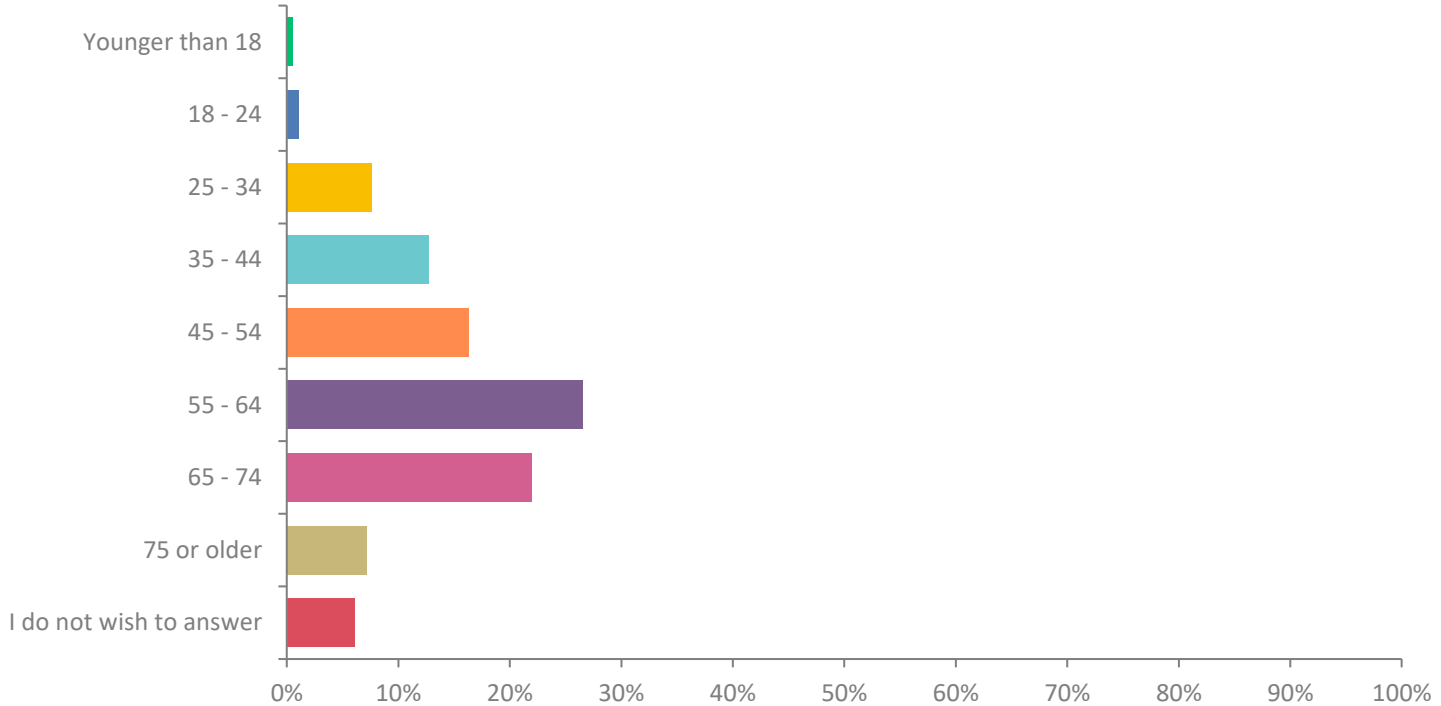
- Additional regulations will deter new businesses.
- Need adequate parking.
- No additional commercial or residential development.

# Additional Comments

- Need to attract more customers and visitors to downtown Wilton, to support existing businesses while attracting new ones.
- Need to improve the quality of the school system.

# Q18: Please select your age group.

Answered: 196 Skipped: 1



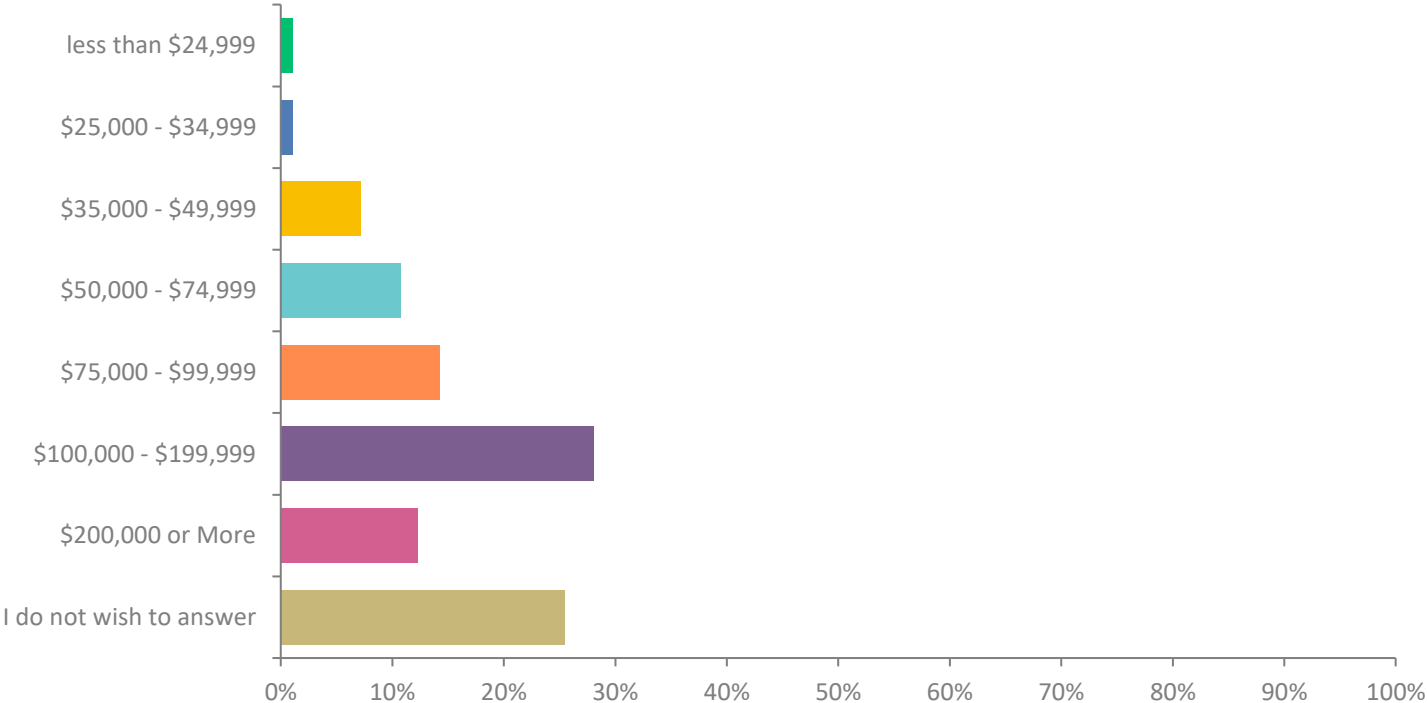
## Q18: Please select your age group.

Answered: 196 Skipped: 1

ANSWER CHOICES	RESPONSES	
Younger than 18	0.51%	1
18 - 24	1.02%	2
25 - 34	7.65%	15
35 - 44	12.76%	25
45 - 54	16.33%	32
55 - 64	26.53%	52
65 - 74	21.94%	43
75 or older	7.14%	14
I do not wish to answer	6.12%	12

# Q19: Please select your annual household income.

Answered: 196 Skipped: 1



# Q19: Please select your annual household income.

Answered: 196 Skipped: 1

ANSWER CHOICES	RESPONSES	
less than \$24,999	1.02%	2
\$25,000 - \$34,999	1.02%	2
\$35,000 - \$49,999	7.14%	14
\$50,000 - \$74,999	10.71%	21
\$75,000 - \$99,999	14.29%	28
\$100,000 - \$199,999	28.06%	55
\$200,000 or More	12.24%	24
I do not wish to answer	25.51%	50
<b>TOTAL</b>		<b>196</b>