



Wellfleet Senior Housing Survey

Topline Results

Prepared By

Public Policy Center

UMass Dartmouth

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I. Purpose

The purpose of the Wellfleet Housing Survey is to determine the need for, and interest in, building and supporting a Senior Housing Development in Wellfleet. The group that is conducting this survey is made up of representatives from Wellfleet's Council on Aging, the Selectmen, the Housing Authority, and the Housing Partnership. The Public Policy Center at UMass Dartmouth provided pro bono technical support for this project.

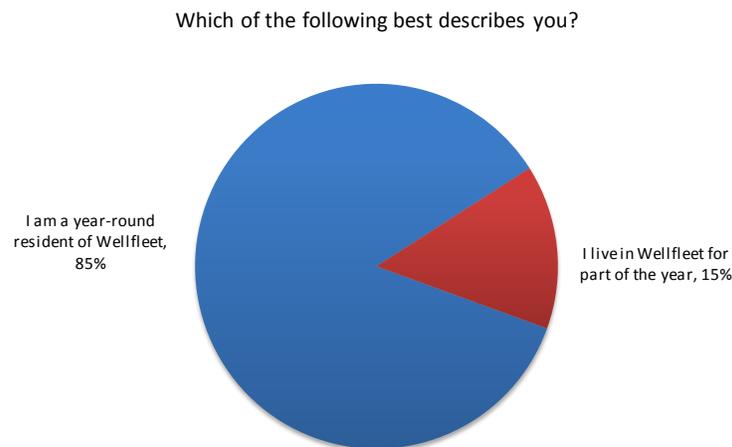
II. Methodology

The survey was administered online at SoGoSurvey.com and in paper form. Links to the survey were placed on a number of local websites including the main town website and the website of the Housing Authority. Post cards containing the link were mailed to town residents and hard copies of the survey were made available at the Wellfleet Council on Aging offices, Town Hall, and the local Public Library.

The survey was administered between December 8, 2014 and February 28, 2015. A total of 171 valid surveys were completed, of which 138 (80.7%) were completed online and 33 (19.3%) were completed using paper questionnaires.¹ The margin of error for this survey is estimated to be plus or minus 7.65 percent. The confidence interval of this survey was 95 percent, meaning that if this survey were repeated 20 times, 19 out of 20 times the results would be expected to fall within the margin of error.

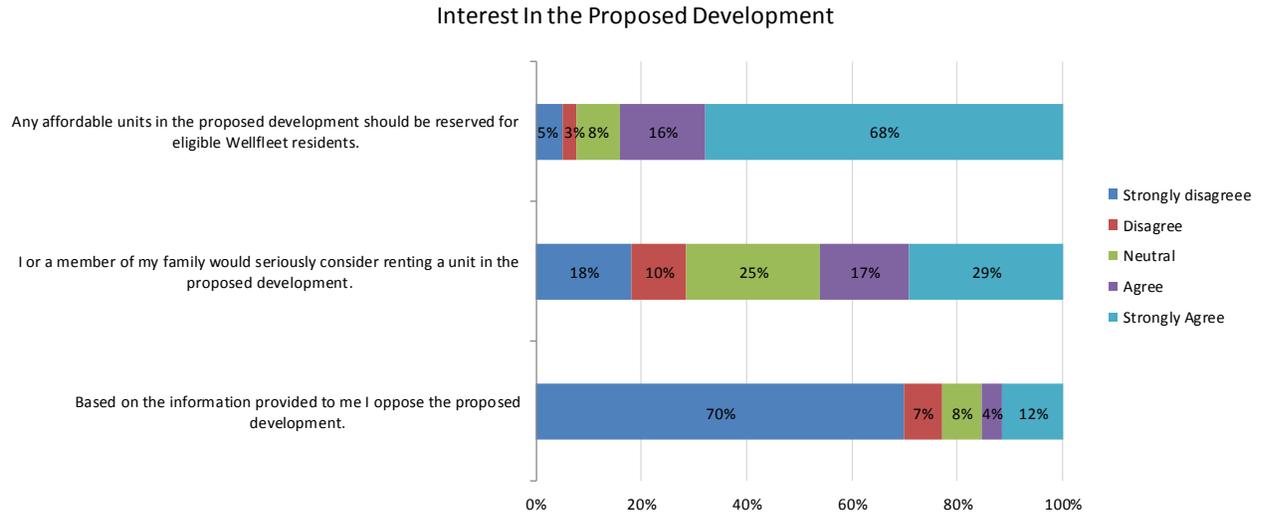
III. Topline Results

1. Type of Resident

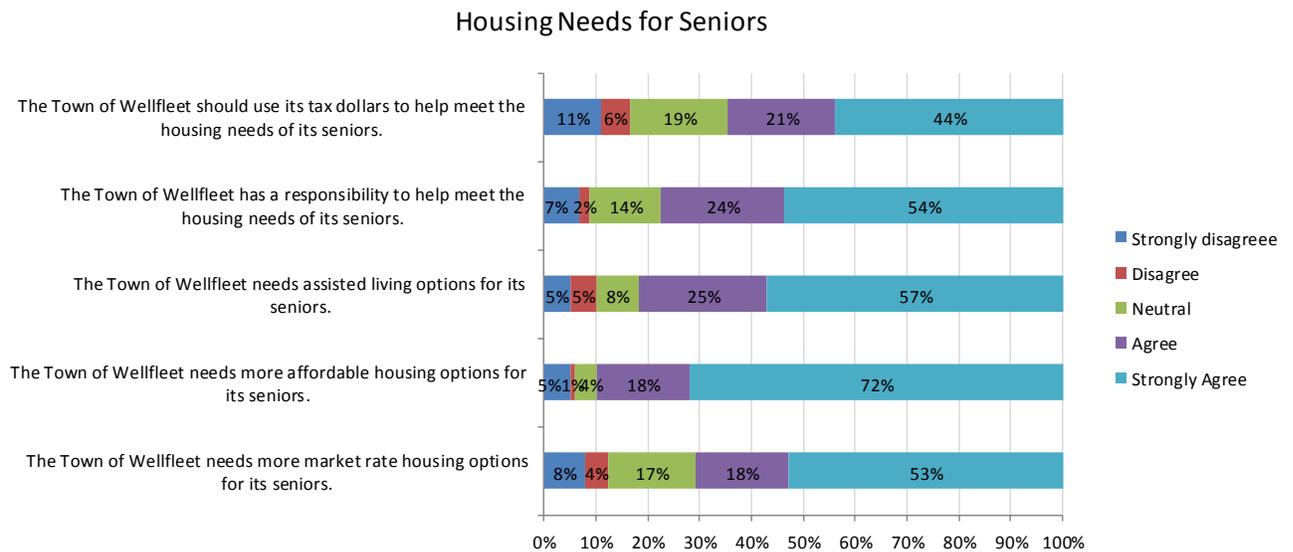


¹ A total of 189 surveys were completed, but 17 respondents did not reside in Wellfleet and were excluded from the results.

2. Interest in the Proposed Development

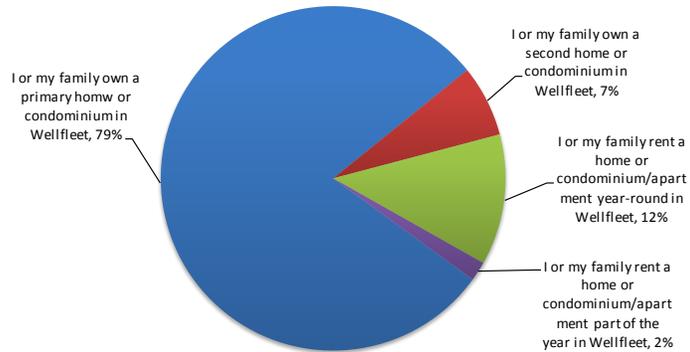


3. Housing Needs for Seniors



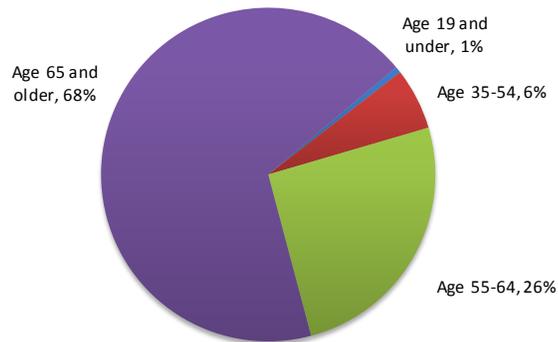
4. Living Arrangement

Which of the following best describes your living arrangement.



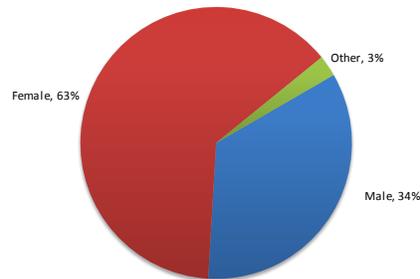
5. Age

Which of the following categories contains your age?



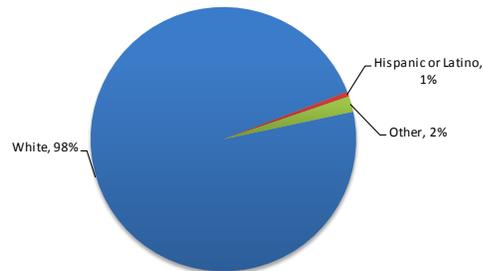
6. Gender

Which of the following best describes your gender?



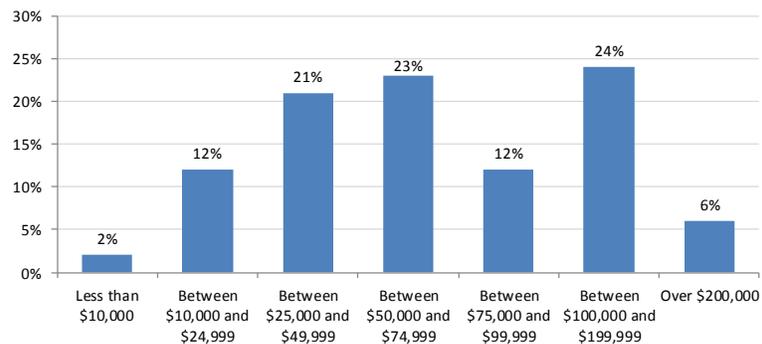
7. Race/Ethnicity

Which of the following categories best describes your racial/ethnic identity?



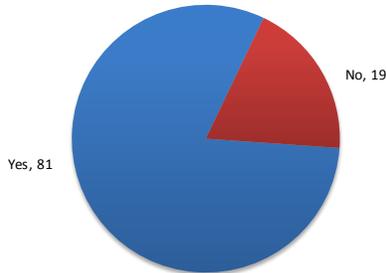
8. Annual Household Income

Which of the following options includes your annual household income?



9. Interest in More Information

Would you be interested in learning more about the proposed senior housing development?



10. Additional Comments

- A development such as this is very much needed. As you know there is nothing else between Orleans and Provincetown.
- A fabulous idea! We fully support this proposal.
- A wonderful addition to Wellfleet, especially if it is built in a sustainable way! (My husband and I plan to retire in Wellfleet).
- Absolutely necessary! Thank you.
- Age should start at 65. If assisted living not available, local help services need to be easily accessible. Medical care needs to be improved.
- Aging in place is an important topic here (and elsewhere). Having housing options that are smaller, have some accessibility needs, etc. would help at all income levels to provide at least a few options to many current seniors living alone in very large homes. If taxpayer dollars used I think more important to use towards making some units more affordable to low income residents.
- A housing unit of condos for the elderly would be very helpful for senior citizens.
- Anything and everything that can be done to developing housing for seniors and families must be done. Please keep in mind that many seniors and families need subsidized housing. Affordable is a deceiving description to anyone outside of the housing world. Many assume affordable is for those with very low incomes when in fact those folks would not have enough income to qualify for "affordable" housing. Be very clear about income guidelines from the start to avoid facing some really heartbroken folks later
- Build quickly!

- Consider micro-apartments with some common areas (maybe even a common kitchen). Micro-houses are nice too:
http://www.slate.com/blogs/the_eye/2014/05/19/rural_studio_builds_brand_new_20_000_houses_in_alabama.html
- Could manufactured homes comply with affordable housing requirements? Massasoit Hill and Harbor Side complexes.
- Could we consider certain tax easements for converting units in the center village to senior condos? I see more of larger structures being converted to condos and it would be wonderful if some of them could be designed and reserved for seniors.
- Develop a HUD facility owned by a syndicate and operated by a private manager. The town has no experience in operating housing units. HUD assisted facilities serve a valuable service to the community and have been in place in many communities in the state for decades.
- Good Idea.
- I always thought this was needed here. I home cared my elderly parents, so know a lot about it and would be willing to share what I know.
- I am 67 yr. old woman. I have lived and contributed to Wellfleet comm. for the past 20 years. My rental was sold and I have no place to live.
- I am delighted to know you are doing this survey and including non-residents. I also am pleased to know you are considering using land adjacent.
- I am in favor of the idea of being allowed to keep my other property yet qualify for rental housing.
- I am very aware that many long-time elderly residents have very limited income and would benefit from such a development. Those of us who are more fortunate should consider their needs important to the continuation of the social life of the community which we enjoy.
- I disagree that the Town should be involved with non-affordable housing issues. We need to make sure that all state and federal resources are known to and used by those needing them. This will be a forever commitment - no exit. We are better off to rely on State programs.
- I do not think that small local governmental units should be expected to pay for senior housing; Wellfleet's budget is stretched too thin at it is. Local tax breaks for qualified seniors is about as far as I am willing to go. Senior housing should be located closer to medical services; Wellfleet is too far from the nearest hospital.

- I don't believe that the proposed location is the best choice. People should be able to walk to shopping. The town center is better.
- I don't have enough information to have an informed opinion.
- I have no children and will probably need to move to assisted living when I am older. Not leaving Wellfleet to do so would be great.
- I know of many current and former Wellfleet residents who reluctantly moved or are considering moving because they wanted less space and less work than their individual homes required...and there aren't any other options. When the time comes for me, I would like the option to stay in my community, which I love! I would be interested in working on this project in whatever way I can.
MaryWright@post.harvard.edu
- I know of many seniors priced out of rentals and being forced to leave Wellfleet. This development is needed!
- I need more information. I'm very concerned about affordable housing in general; not sure we have the luxury of senior only housing.
- I oppose taxpayer dollars being used to fund such a venture which is far from hospital facilities and would probably also require transportation costs as well.
- I would like the option of 2 bedroom condo living. If you
- I would love to see housing be developed in town, closer to shops and activities.
- I would prefer to see location with immediate access from Route 6 or closer in-town. Do not want to see creation of "new community" in woods
- I'm even more concerned about affordable housing for young families. We need to keep them here: our teachers and shell fishermen, nurses, etc.
- If I am left alone on the death of my spouse, I will have to give up my home. I want to stay in Wellfleet, but there are currently no senior housing options in town. I would strongly favor the development of such housing.
- Income is NOYB.
- It's a great idea, though just a beginning.

- Long overdue! We have lost many older year-rounders over the years because of no proper housing or finances. If we can support preschool (in favor) we sure can support the people that have paid taxes all these years.
- My concern, we have had seniors in the past, renting.
- Need people to volunteer, please accept my help.
- Needed: Apartments and year round housing for families. Seriously. Not enough rentals. Senior only development not fair. Kids are people too and we need more of them in this town.
- Places that were sold and they had to leave town because they could not find a rental.
- Presently I am not interested for myself (I'm 74) but can imagine such a development being useful for any number of people. My personal concern is about the location. The COA site is remote from everything but COA activities, and, while these engage many people, I haven't been part of that community. For me, an ideal housing project for elderly people would be in some kind of village center, walkable to a PO, a basic grocery store, a library, and a variety of shops. I'm not a big fan of centralization, but on a small scale, I think it beats isolating various public services from one another and leaving many, if not most of them, inaccessible by pedestrians. Ultimately, many of us will not be ambulatory and need assisted living programs of some kind. Then I don't think it would make much difference where housing is located.
- Public transport would be important.
- Put me on the committee.
- Rent should be based on income, 33.3% of gross income as rent is common in municipality owned housing. Heat should be included in the rent, and it might be fair to consider rental rate modifiers related to health care or other things, depending on whether or not the tenant has any control over any continual expenses that might be considered. Income can be determined from tax forms annually, but provision must be made for a change in the amount of rent paid by the tenant when income amounts fluctuate often. The facility should rent to seniors only and exclude low income and disabled persons under the age of 55 or 60.
- Since I am well into my late seventies, in good health and own my home which I hope to stay in for a long while, it would be to an assisted living situation I would most likely go from here should the need arrive. However, I think the proposed senior housing development would be a great addition to Wellfleet.
- Since the town is potentially facing large capital funding projects, I'm not sure how many tax dollars would be realistically available to fund such a project. We're going to have to start making tough decisions about what are the specific items that are critical to the survival of the town. Minimum 12 million for dredging, 5 million for police station renovation, 48 thousand for new full time policeman, 2

hundred thousand for pre-K education, whatever happened to the bathrooms at Mayo Beach, new building for shellfish warden and beach sticker people, and on and on. And this is not even taking into consideration the cost of debt service. I don't think all of this is possible . . . the town is going to have to learn to do without.

- Some of the questions posed in this survey would seem to require more information before a well-considered response can be given. How would these proposals affect taxes? What sort of assisted living options are under consideration?
- Strongly opposed to using tax dollars. Tax dollars should be used for purposes that ALL residents would benefit from. We're already dipping into rainy day funds to keep the tax rate under the prop 2.5 level.
- Tax rate?
- The first question may be a little confusing. Just to be clear, I am strongly in favor of the proposed development of land near the senior.
- The greater community housing need is to provide for young people who have grown up in Wellfleet and wish to continue residing here.
- The proposed size of development does not seem adequate as it would serve so few with 12 units. Some should be larger than 1 bedroom.
- The Town of Wellfleet should do everything in its power to increase the affordable housing stock for all members of our community.
- This will be a challenge. Several years ago Wellfleet rejected senior affordable housing in what is now Preservation Hall.
- We need affordable housing for young families & seniors. Not everyone retires to a 2nd home. Most seniors don't have enough income to last.
- We need assisted living arrangement not just elder housing and the town should not have to subsidize, it should be paid for by the residents.
- Will see on town internet when it appears.
- You didn't state on what land - whose land - you propose building on, making this an inaccurate and misleading representation of project.