

Appendix 1

Introduction

- 1. Planning Wellfleet's Future – 2005 Town-wide Survey Results**
- 2. 2000 Census Data**

Planning Wellfleet's Future

Presented by
Barnstable County Department of Human Services

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July 30, 2005

Purpose and Objectives

- The purpose of this study is to identify which community issues are most important to the citizens of Wellfleet in order to help the Committee prepare amendments to the Local Comprehensive Plan.
- Specific objectives include, but are not limited to:
 - Determining which potential initiatives receive the most support from the Wellfleet community
 - Determining which potential initiatives receive the least support from the Wellfleet community
 - Assessing the willingness of the Wellfleet community to pay higher costs for these initiatives
 - Understanding the opinions of both residents and non-resident taxpayers

Methodology

- The study was conducted with a survey mailed to a random sample of about 500 residents and 1,000 non-resident taxpayers in Wellfleet (proportional sample).
- Mailings occurred in May 2005 and surveys were accepted for analysis through late June.
- 680 surveys were returned for an overall response rate of 45% (41% Residents and 48% Non-Resident Taxpayers).
- Responses received from residents and non-resident taxpayers were relatively proportional to the numbers of these groups in the community.

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Summary of Findings

Summary of Findings

- *Retaining Outer Cape Health Services* is the issue most frequently supported by Wellfleet citizens, with 96% showing support for doing so.
 - One third (31%) are willing to pay more in order to *retain Outer Cape Health Services*.
- Other potential initiatives which receive strong support are mostly environmental and include *protecting scenic views and groundwater, limiting pollution, preserving Central Village, and preserving open space*.
 - The people of Wellfleet are most willing to pay higher costs for *acquiring open space* and for *protecting natural resources and groundwater*.
- Residents who live in Wellfleet year-round also demonstrate high levels of support for a general *expansion of health and human services* and for *extending bike trails*.
 - One in five Wellfleet residents is willing to pay something additional for these initiatives.

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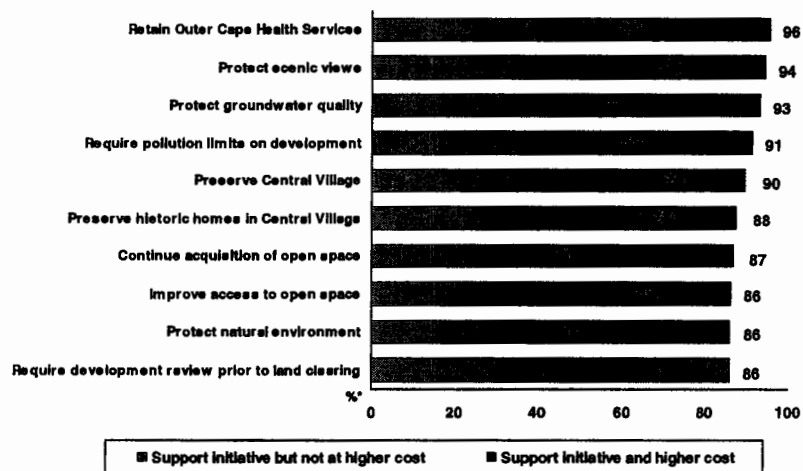
Summary of Findings (con.)

- More than 40% of non-resident taxpayers support the *continuation of open space acquisition* and the *protection of the natural environment* at a higher cost.
 - Non-resident taxpayers are also interested in *expanding Wellfleet's role as a provider of the arts*.
- The citizens of Wellfleet voice the strongest opposition to the growth and development of their community.
 - A majority oppose the *conversion of Route 6 to four lanes and increasing public parking at beaches and ponds*.
 - There is also strong opposition to *developing the town center* and to *encouraging commercial development*.
 - There is little difference between year-round residents and non-resident taxpayers in their opposition to infrastructure or commercial expansion in Wellfleet.

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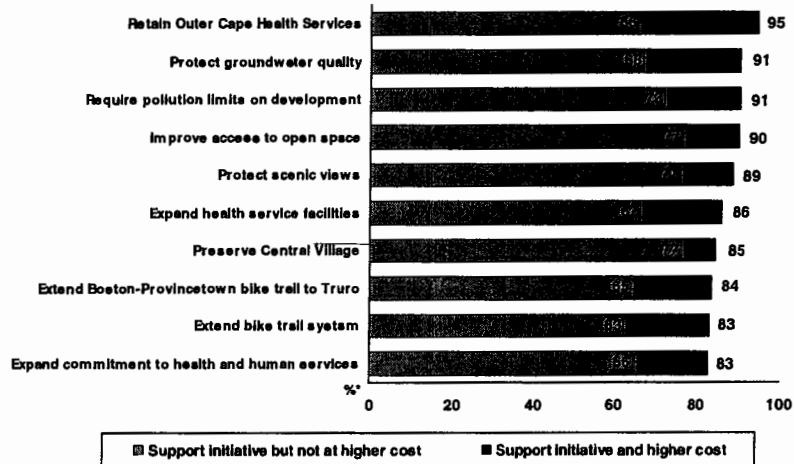
Findings

Potential Initiatives Most Supported (Overall)



*Percent who "Somewhat Support" or "Strongly Support" Initiative (4 or 5 on a 5-point scale, where 5="Strongly Support," 4="Somewhat Support")

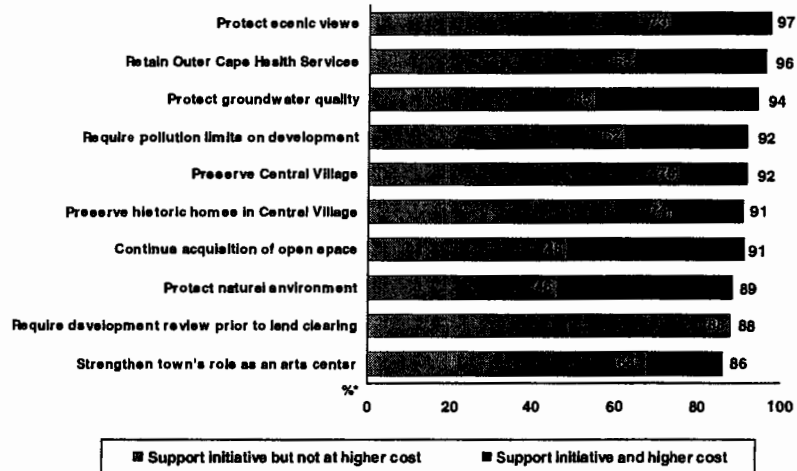
Potential Initiatives Most Supported (Residents)



*Percent who "Somewhat Support" or "Strongly Support" Initiative (4 or 5 on a 5-point scale, where 5="Strongly Support," 4="Somewhat Support")

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Potential Initiatives Most Supported (Non-Residents)



*Percent who "Somewhat Support" or "Strongly Support" Initiative (4 or 5 on a 5-point scale, where 5="Strongly Support," 4="Somewhat Support")

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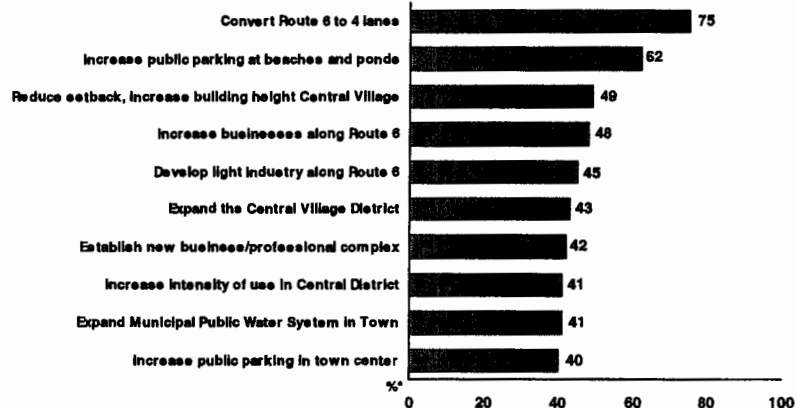
Potential Initiatives Most Opposed (Overall)



*Percent who "Somewhat Oppose" or "Strongly Oppose" Initiative (1 or 2 on a 5-point scale, where 1="Strongly Oppose," 2="Somewhat Oppose")

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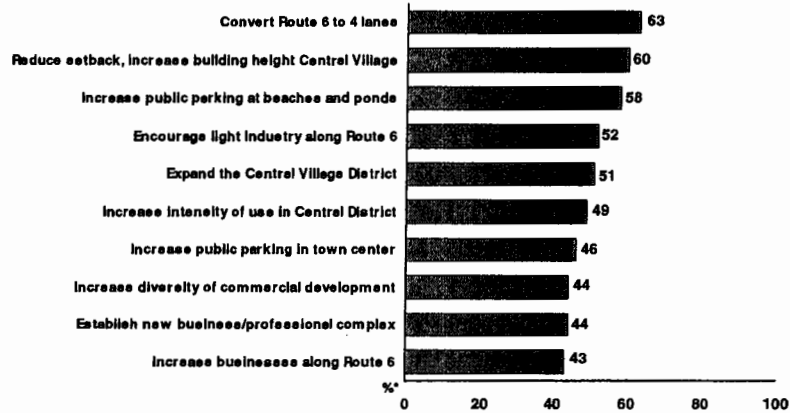
Potential Initiatives Most Opposed (Residents)



*Percent who "Somewhat Oppose" or "Strongly Oppose" Initiative (1 or 2 on a 5-point scale, where 1="Strongly Oppose," 2="Somewhat Oppose")

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Potential Initiatives Most Opposed (Non-Residents)



*Percent who "Somewhat Oppose" or "Strongly Oppose" initiative (1 or 2 on a 5-point scale, where 1="Strongly Oppose," 2="Somewhat Oppose")

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Summary: Sixteen Core Issues

Affordable Housing	Recreation Services	Public Water System Development	Municipal Initiatives
Groundwater Protection	Preservation of Community	Multi-Unit Housing	Health & Human Services
Growth Management/Open Space	Public Transportation	Bike Trails	Road & Parking Development
Business Development	Central Village Development	Route 6 Traffic	Waterfront Development

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Respondents' Comments

Hand-Written Answers to Three Open-Ended Questions

Three Open-Ended Questions

- M. List up to three things that you would like *protected* or *to stay the same* in Wellfleet.
- N. List up to three problems that you want *corrected* in Wellfleet.
- O. List up to three things that you want *improved, expanded, or added* in Wellfleet.

**** Total of Over 1,500 Comments Received ****

What Protected?

(Most Frequently Cited Topics)

- Wellfleet's Recreational Amenities
- Water Quality
- Look/Feel of The Central Village
- The "Character" of the Town
- Open Space

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What Corrected?

(Most Frequently Cited Topics)

- Municipal Services
- Aspects of The Central Village
- Traffic on Route 6
- Water Quality
- Business Mix

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What Improved-Expanded-Added?

(Most Frequently Cited Topics)

- Municipal Services
- Aspects of The Central Village
- The Mix of Businesses
- Health & Human Services
- Water Quality
- Bike Trails

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Questions?

Comments?

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WELPAC



Division of Economic Development, Cape Cod Commission, 3225 Main Street, Barnstable, MA 02630
Telephone: (508) 362-3828, Fax: (508) 362-3829, E-mail: info@cape-cod.com, Web: www.cape-cod.com

	1990	2000	% Change		1990	2000	% Change
SEX AND AGE				RELATIONSHIP			
Total population.....	2,493	2,749	10.3	Total population.....	2,493	2,749	10.3
Males (All).....	1,208	1,296	7.3	In households.....	2,493	2,746	10.1
Females (All).....	1,285	1,453	13.1	Householder.....	1,129	1,301	15.2
Under 5 years.....	153	118	-22.9	Spouse.....	560	583	4.1
5 to 9 years.....	173	103	-40.5	Child.....	637	605	-5.0
10 to 14 years.....	131	151	15.3	Own child under 18 years.....	490	454	-7.3
15 to 19 years.....	90	164	82.2	Other relatives.....	63	79	25.4
20 to 24 years.....	92	89	-3.3	Other relatives under 18.....	19	27	42.1
25 to 34 years.....	354	228	-35.6	Nonrelatives.....	104	178	71.2
35 to 44 years.....	464	413	-11.0	Unmarried partner.....	n/a	84	n/a
45 to 54 years.....	248	535	115.7	In group quarters.....	0	3	-
55 to 59 years.....	122	189	54.9	Institutionalized population.....	0	0	-
60 to 64 years.....	168	162	-3.6	Noninstitutionalized population.....	0	3	-
65 to 74 years.....	278	334	20.1	HOUSEHOLDS BY TYPE			
75 to 84 years.....	182	195	7.1	Total households.....	1,129	1,301	15.2
85 years and over.....	38	68	78.9	Family households (families).....	694	725	4.5
Median age (years).....	40.7	47.0	15.5	With own children under 18 years.....	272	260	-4.4
18 years and over.....	1,981	2,259	14.0	Married-couple family.....	560	583	4.1
Male.....	932	1,028	10.3	With own children under 18 years.....	203	188	-7.4
Female.....	1,049	1,231	17.3	Female householder, no husband present.....	112	107	-4.5
years and over.....	1,936	2,199	13.6	With own children under 18 years.....	59	54	-8.5
62 years and over.....	615	702	14.1	Nonfamily households.....	435	576	32.4
65 years and over.....	498	597	19.9	Householder living alone.....	360	453	25.8
Male.....	218	266	22.0	Householder 65 years and over.....	152	172	13.2
Female.....	280	331	18.2	Households with individuals under 18 years.....	284	279	-1.8
RACE				Households with individuals 65 years and older.....	366	433	18.3
One race.....	*	2,716	*	Average household size.....	2.21	2.11	-4.4
White.....	2,463	2,655	7.8	Average family size.....	2.82	2.75	-2.5
Black or African American.....	11	26	136.4	HOUSING OCCUPANCY			
American Indian and Alaska Native.....	9	8	-11.1	Total housing units.....	3,576	3,998	11.8
Asian.....	4	10	150.0	Occupied housing units.....	1,129	1,301	15.2
Asian Indian.....	0	1	-	Vacant housing units.....	2,447	2,697	10.2
Chinese.....	1	0	-100.0	For seasonal, recreational, or occasional use.....	2,257	2,568	13.8
Filipino.....	0	5	-	Homeowner vacancy rate (percent).....	4.2	2.1	-50.2
Japanese.....	3	1	-66.7	Rental vacancy rate (percent).....	14.5	5.6	-61.4
Korean.....	0	2	-	HOUSING TENURE			
Vietnamese.....	0	0	-	Occupied housing units.....	1,129	1,301	15.2
Other Asian.....	0	1	-	Owner-occupied housing units.....	817	996	21.9
Native Hawaiian and Other Pacific Islander.....	0	1	-	Renter-occupied housing units.....	312	305	-2.2
Some other race.....	6	16	166.7	Average household size of owner-occupied units.....	2.27	2.20	-3.1
Two or more races.....	*	33	*	Average household size of renter-occupied units.....	2.04	1.83	-10.3
HISPANIC OR LATINO AND RACE				<p>For comments or questions please contact: CAPE COD COMMISSION 3225 Main Street Barnstable, MA 02630 Tel: (508) 362-3828</p>			
Total population.....	2,493	2,749	10.3				
Hispanic.....	18	19	5.6				
Mexican.....	3	4	33.3				
Puerto Rican.....	0	5	-				
Cuban.....	1	1	0.0				
Other Hispanic.....	14	9	-35.7				
Not Hispanic or Latino.....	2,475	2,730	10.3				
White alone, Not Hispanic.....	2,445	2,641	8.0				

*Two or more races was an option only for the 2000 Census, and doesn't apply to 1990.

n/a Information not available

- Can not compute, division by zero

U.S. Census Bureau

American FactFinder

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Quick Tables

DP-4. Profile of Selected Housing Characteristics: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: Wellfleet town, Barnstable County, Massachusetts

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
Total housing units	3,993	100.0
UNITS IN STRUCTURE		
1-unit, detached	3,525	88.3
1-unit, attached	82	2.1
2 units	85	2.1
3 or 4 units	34	0.9
5 to 9 units	36	0.9
10 to 19 units	13	0.3
20 or more units	0	0.0
Mobile home	213	5.3
Boat, RV, van, etc.	5	0.1
YEAR STRUCTURE BUILT		
1999 to March 2000	137	3.4
1995 to 1998	336	8.4
1990 to 1994	199	5.0
1980 to 1989	640	16.0
1970 to 1979	691	17.3
1960 to 1969	425	10.6
1940 to 1959	904	22.6
1939 or earlier	661	16.6
ROOMS		
1 room	25	0.6
2 rooms	106	2.7
3 rooms	389	9.7
4 rooms	849	21.3
5 rooms	921	23.1
6 rooms	713	17.9
7 rooms	499	12.5
8 rooms	267	6.7
9 or more rooms	224	5.6
Median (rooms)	5.2	(X)
Occupied Housing Units	1,300	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	160	12.3
1995 to 1998	340	26.2
1990 to 1994	238	18.3
1980 to 1989	308	23.7
1970 to 1979	165	12.7
1969 or earlier	89	6.8
VEHICLES AVAILABLE		
None	39	3.0
1	546	42.0
2	548	42.2
3 or more	167	12.8

Subject	Number	Percent
HOUSE HEATING FUEL		
Utility gas	11	0.8
Bottled, tank, or LP gas	122	9.4
Electricity	145	11.2
Fuel oil, kerosene, etc.	948	72.9
Coal or coke	10	0.8
Wood	59	4.5
Solar energy	0	0.0
Other fuel	0	0.0
No fuel used	5	0.4
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	5	0.4
Lacking complete kitchen facilities	5	0.4
No telephone service	16	1.2
OCCUPANTS PER ROOM		
Occupied housing units	1,300	100.0
1.00 or less	1,286	98.9
1.01 to 1.50	14	1.1
1.51 or more	0	0.0
Specified owner-occupied units	808	100.0
VALUE		
Less than \$50,000	0	0.0
\$50,000 to \$99,999	17	2.1
\$100,000 to \$149,999	74	9.2
\$150,000 to \$199,999	196	24.3
\$200,000 to \$299,999	251	31.1
\$300,000 to \$499,999	191	23.6
\$500,000 to \$999,999	71	8.8
\$1,000,000 or more	8	1.0
Median (dollars)	242,700	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	389	48.1
Less than \$300	0	0.0
\$300 to \$499	27	3.3
\$500 to \$699	25	3.1
\$700 to \$999	101	12.5
\$1,000 to \$1,499	158	19.6
\$1,500 to \$1,999	23	2.8
\$2,000 or more	55	6.8
Median (dollars)	1,101	(X)
Not mortgaged	419	51.9
Median (dollars)	357	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	351	43.4
15 to 19 percent	115	14.2
20 to 24 percent	59	7.3
25 to 29 percent	82	10.1
30 to 34 percent	29	3.6
35 percent or more	172	21.3
Not computed	0	0.0
Specified renter-occupied units	305	100.0
GROSS RENT		
Less than \$200	5	1.6
\$200 to \$299	0	0.0
\$300 to \$499	40	13.1

Subject	Number	Percent
\$500 to \$749	126	41.3
\$750 to \$999	67	22.0
\$1,000 to \$1,499	16	5.2
\$1,500 or more	0	0.0
No cash rent	51	16.7
Median (dollars)	667	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	53	17.4
15 to 19 percent	24	7.9
20 to 24 percent	40	13.1
25 to 29 percent	32	10.5
30 to 34 percent	31	10.2
35 percent or more	74	24.3
Not computed	51	16.7

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

HOUSING UNITS, HOUSEHOLDS AND VACANT UNITS IN BARNSTABLE COUNTY
1990 - 2000

TOWN	1990					2000					1990-2000 DIFFERENCE			1990-2000 % CHANGE			STATE RANK (OF 351)		
	ALL UNITS	HOUSEHOLDS	VACANT UNITS	ALL UNITS		ALL UNITS	HOUSEHOLDS	VACANT UNITS	ALL UNITS		ALL UNITS	HOUSEHOLDS	VACANT UNITS	ALL UNITS	HOUSEHOLDS	VACANT UNITS	1990-2000 CHANGE IN UNITS		
				% HOUSEHOLDS	% VACANT				% HOUSEHOLDS	% VACANT							ALL UNITS	HOUSEHOLDS	VACANT
BARNSTABLE	23,370	16,601	6,769	71.0%	29.0%	25,018	19,626	5,392	78.4%	21.6%	1,648	3,025	-1,377	7%	18%	-20%	13	8	344
BOURNE	8,999	5,898	3,101	65.5%	34.5%	9,648	7,439	2,209	77.1%	22.9%	649	1,541	-892	7%	26%	-29%	85	27	339
BREWSTER	6,367	3,383	2,984	53.1%	46.9%	7,339	4,124	3,215	56.2%	43.8%	972	741	231	15%	22%	8%	48	87	11
CHATHAM	6,301	3,023	3,278	48.0%	52.0%	6,743	3,160	3,583	46.9%	53.1%	442	137	305	7%	5%	9%	121	243	6
DENNIS	14,502	6,194	8,308	42.7%	57.3%	14,105	7,504	6,601	53.2%	46.8%	-397	1,310	-1,707	-3%	21%	-21%	344	38	348
EASTHAM	4,863	1,908	2,955	39.2%	60.8%	5,535	2,396	3,139	43.3%	56.7%	672	488	184	14%	26%	6%	80	128	13
FALMOUTH	18,168	11,274	6,894	62.1%	37.9%	20,055	13,859	6,196	69.1%	30.9%	1,887	2,585	-698	10%	23%	-10%	9	10	335
HARWICH	8,325	4,505	3,820	54.1%	45.9%	9,450	5,471	3,979	57.9%	42.1%	1,125	966	159	14%	21%	4%	36	63	18
MASHPEE	7,002	3,158	3,844	45.1%	54.9%	8,325	5,256	3,069	63.1%	36.9%	1,323	2,098	-775	19%	66%	-20%	28	14	337
ORLEANS	4,593	2,722	1,871	59.3%	40.7%	5,073	3,087	1,986	60.9%	39.1%	480	365	115	10%	13%	6%	115	164	20
PROVINCETOWN	3,802	1,941	1,861	51.1%	48.9%	3,890	1,837	2,053	47.2%	52.8%	88	-104	192	2%	-5%	10%	257	344	12
SANDWICH	7,236	5,557	1,679	76.8%	23.2%	8,748	7,335	1,413	83.8%	16.2%	1,512	1,778	-266	21%	32%	-16%	16	22	311
TRURO	2,175	699	1,476	32.1%	67.9%	2,551	907	1,644	35.6%	64.4%	376	208	168	17%	30%	11%	144	221	17
WELLFLEET	3,576	1,129	2,447	31.6%	68.4%	3,998	1,301	2,697	32.5%	67.5%	422	172	250	12%	15%	10%	129	234	9
YARMOUTH	15,913	9,594	6,319	60.3%	39.7%	16,605	11,520	5,085	69.4%	30.6%	692	1,928	-1,234	4%	20%	-20%	76	18	342
BARNSTABLE COUNTY	135,192	77,586	57,606	57.4%	42.6%	147,083	94,822	52,261	64.5%	35.5%	11,891	17,236	-5,345	9%	22%	-9%	7	7	10
MASSACHUSETTS	2,472,711	2,247,110	225,601	90.9%	9.1%	2,621,989	2,443,580	178,409	93.2%	6.8%	149,278	196,470	-47,192	6%	9%	-21%	-	-	-

Housing counts refer to April 1 and include interval-ownership ("time-sharing") condominium units. Maximum/minimum extremes in % HOUSEHOLDS and % VACANT columns appear in boldface.

HOUSEHOLDS are owner-occupied or rented single-family homes or individual units within multi-unit buildings that are occupied on April 1 by resident individuals, families or unrelated groups.

% HOUSEHOLDS indicates proportion of all housing units occupied on April 1 by residents as owners or renters.

VACANT UNITS may be for rent; for sale; rented or sold but not occupied; for seasonal, recreational or occasional use; for migrant workers; or may be vacant for other reasons.

Source: U.S. Census of Population and Housing, 1990, 2000

Census 2000 Information for EO 418: Wellfleet, MA	
A) Total Households, 2000 Census	1,301
B) Total Households, 1990 Census	1,129
C) Total Household growth 1990-2000 $C=(A/B)-1$	15.2%
D) Average Annual Household Growth $D=C/10$	1.5%
E) Total Housing Units 2000 Census	3,998
F) Total Housing Units Census 1990	3,576
G) Total Housing Unit Growth 1990-2000 $G=(E/F)-1$	11.8%
H) Average Annual Housing Unit Growth $H=G/10$	1.2%
I) Total Occupied Year Round Ownership Units 2000	996
J) Total Occupied Year Round Ownership Units 1990	817
K) Growth in year round ownership units 1990-2000 $K=(I/J)-1$	21.9%
L) Total Occupied Year Round Rental Units, 2000 Census	305
M) Total Occupied Year Round Rental Units, 1990 Census	312
N) Growth in Year Round Rental Units, 1990-2000 $N=(L/M)-1$	-2.2%
O) Vacancy Rate for Year Round Ownership Units, 2000 Census	2.1%
P) Vacancy Rate for Year Round Rental Units, 2000 Census	5.6%
Q) Vacancy Rate for Year Round Ownership Units, 1990 Census	4.2%
R) Vacancy Rate for Year Round Rental Units, 1990 Census	14.5%