

TOP HOUSING PREFERENCES

per Senior Survey and General Residential Survey

Preference for Senior Housing by Type

- **Senior Survey respondents ranked senior housing options in 3 tiers (Q16):**

Tier 1:

Independent Living Community with Smaller Homes or Cottages (52%)

Tier 2:

Independent Living Community with Townhouses, Apts., or Condos (39%) *
Smaller Homes on Smaller Lots (38%)

Tier 3:

CCRC (26%)
All-Age Community (18%)
Co-Housing (18%)
Accessory Units (13%)
Assisted Living (13%)

* Focus group follow-up suggests greater interest in townhouses and condos than in apartments.

- **General Residential Survey respondents ranked senior housing options in 3 tiers (Q10):**

Tier 1:

Smaller Homes or Cottages in Clusters of ≤15 (65%)

Tier 2:

Repurposed / Converted in Village (48%)
Repurposed / Converted Anywhere (47%)
Accessory Units (47%)
Independent Living Apts. in Commercial or Multi-Family District (47%)

Tier 3:

Assisted Living Development in Commercial or New Multi-Family District (35%)
CCRC in Commercial or New Multi-Family District (30%)
Senior Apts. over Storefronts or in Mixed-use Development in Commercial District (30%)

- **General Residential Survey respondents ranked top 3 choices for senior housing (Q11):**

- 1st PLACE: Small Homes or Cottages in Clusters of ≤15
- 2nd PLACE: Repurposed or Converted Existing Residences
- 3rd PLACE TIE: Independent Living Apts. in Comm'l or New Multi-Family District
- 3RD PLACE TIE: Accessory Apts. on Existing Lots

Preference for Diversified Housing by Type (not just senior housing)

General Residential Survey respondents show moderate support for the general idea of diversifying our housing stock. (Q12 and Q13 - 60% support / 23% don't support.)

The more specific the question, however, the more that support for stronger specific types becomes apparent.

- **General Residential Survey Respondents Ranked Diversified Housing by Structural Type (Q4):**

Tier 1:

Accessory Units (70%)
Cottage Clusters in Rural Setting (61%)
Cottage Clusters near Existing Village Center (59%)
Mixed-Use Development (57%)
Single Family / Small Lot (56%)

Tier 2:

Planned Unit Development (45%)
2-Family Homes (44%)
Conversion of Large Homes (43%)

Tier 3:

Townhouses (38%)
More Large Lot Single Family Homes (38%)
Condos (33%)
Low-Rise Garden Apts. (30%)
3-4 Family Homes (22%)

- **General Residential Survey Respondents Ranked Diversified Housing by Homebuyer Type (Q3):**

Active Seniors (83%)
Workforce (teachers, firefighters, etc.) (68%)
Seniors with Special Needs (65%)
People Who are Physically Disabled (54%)
Those Needing Affordable (54%)
1st Time Buyers (53%)

People with Emotional or Mental Disabilities (33%)
People in Recovery (26%)