

Swansea Comprehensive Plan

2024-2034

Appendices



SRPEDD
Southeastern Regional Planning
& Economic Development District

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Southeastern Massachusetts Metropolitan Planning Organization (SMMPO)

Title VI Coordinator –SRPEDD
88 Broadway, Taunton, MA 02780
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Simplified Chinese: 如果需要其他语言的此信息，请致电 508-824-1367 分机联系 MPO Title VI 协调员。 235 或发送电子邮件至 aduarte@srpedd.org。

Traditional Chinese: 如果需要其他語言的此信息，請致電 508-824-1367 分機聯繫 MPO Title VI 協調員。 235 或發送電子郵件至 aduarte@srpedd.org。

Mon Khmer Cambodian (Khmer): ប្រសិនបើព័ត៌មាននេះត្រូវការជាភាសាខ្មែរ សូមទាក់ទង អ្នកកសាងប្រព័ន្ធមូល MPO Title VI តាមរយៈលេខ 508-824-1367 ext ។ 235 ឬផ្ញើ aduarte@srpedd.org ។

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Town of Swansea

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Mallory Aronstein - Town Administrator

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Appendix A: Workshop Materials

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Swansea Demographic Data

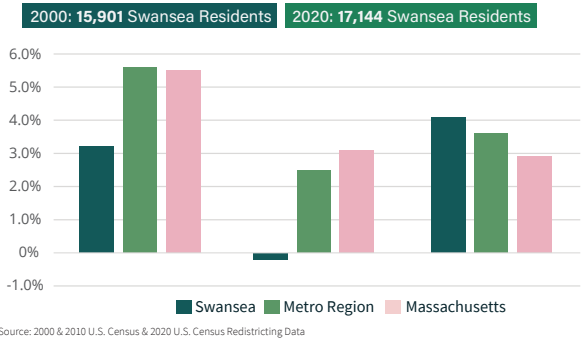
Understanding how Swansea’s population and economy is changing will help us better plan for tomorrow.



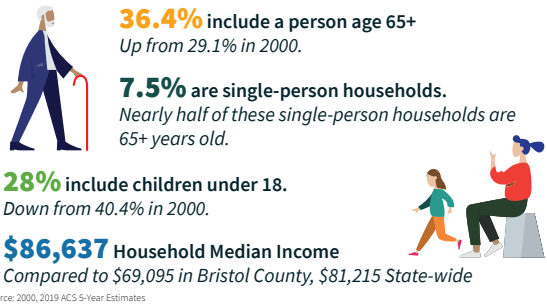
Population & Households

Swansea’s population is growing slowly and will likely grow slower in future years.

How is Swansea’s population changing?



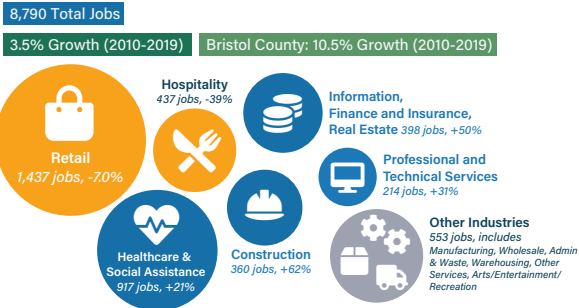
What kinds of Households are in Swansea?



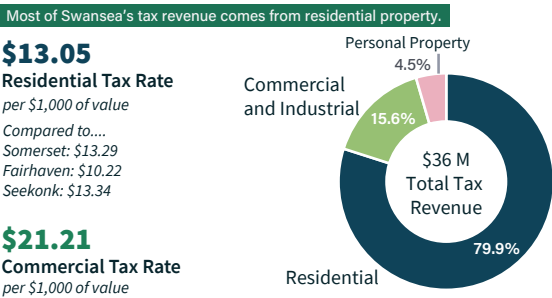
Economy

Swansea’s economy grew slightly and has competitive tax rates relative to other communities.

What jobs are in Swansea?



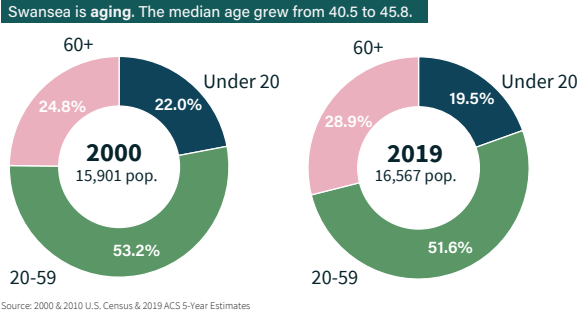
How much are taxes in Swansea?



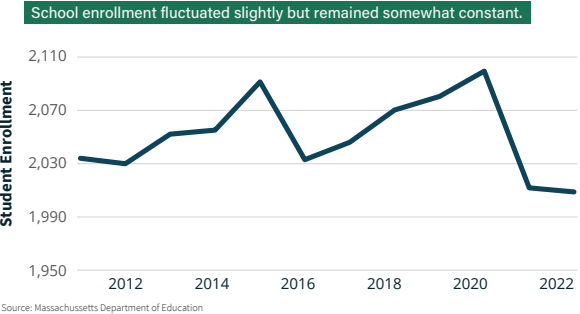
Age

Swansea’s population is aging, and school enrollment has remained flat over the years.

How old are Swansea residents?



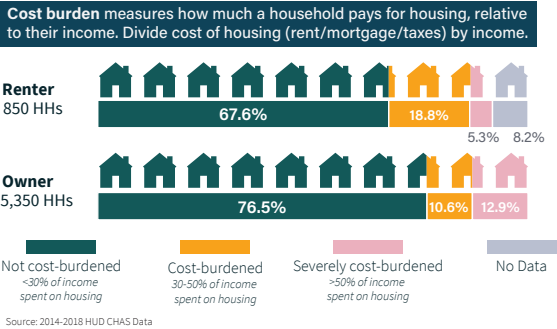
How is school enrollment changing?



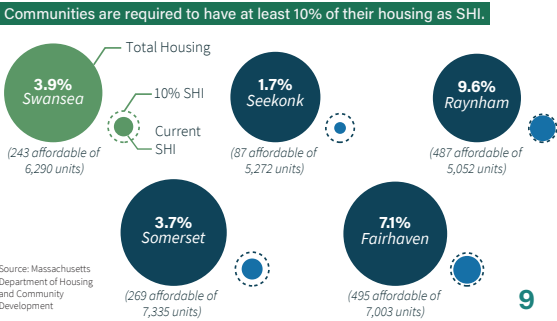
Housing

Many residents in Swansea face housing affordability challenges.

How many residents are cost-burdened?



Subsidized Housing Inventory





SWANSEA 2024
COMPREHENSIVE PLAN

About the Swansea Comprehensive Plan.

- The Comprehensive Plan serves as a documented roadmap for the Town for the next 10 years.
- The production of the Plan will run for roughly the next 1.5 years, wrapping up around the end of 2023.
- The Plan will cover topics including Land Use, Housing, Economic Development, Transportation, Natural and Cultural Resources, Open Space, Town Facilities, and Sustainability. It will also address implementation, as well set overarching planning goals.

**What are your big-picture thoughts on the Town of Swansea?
How can this Comprehensive Plan help shape the Town's vision?**

- What do you feel when you think of Swansea?
- How would you describe Swansea to someone who is from out of Town?
- What are the Town's strengths and weaknesses?
- What result would you like to see from this Plan?

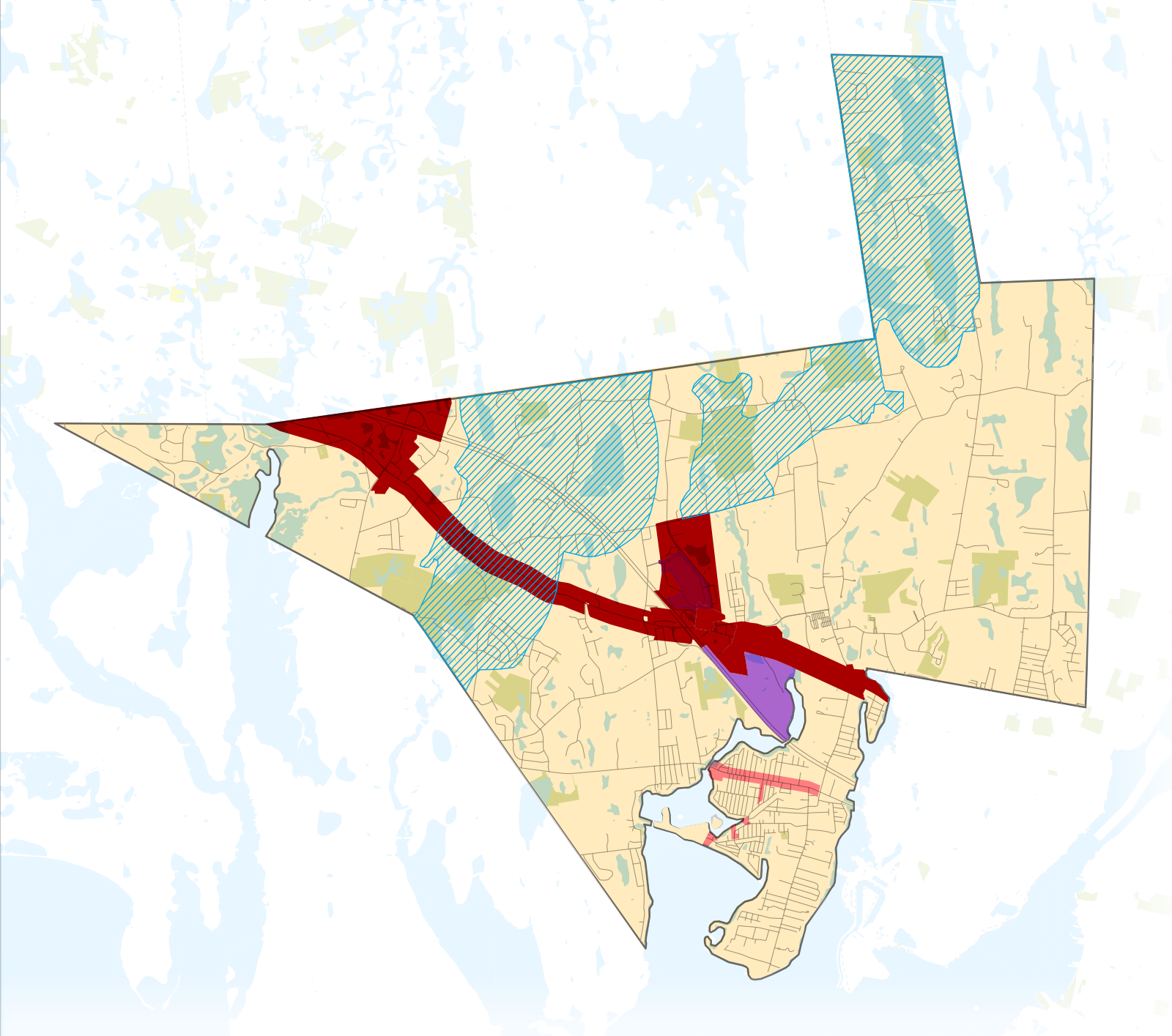


Who are SRPEDD, and what is our role in developing this Plan?

- SRPEDD is a public, non-profit agency that serves 27 communities in southeastern MA.
- Our role is to facilitate a proactive and transparent civic engagement process that gathers and integrates your views on community needs and aspirations.
- Please think of us as your "Administrative Assistant." We will take your feedback during this process and translate it into a written and visually developed document.

What is the best way to provide feedback?

- We will continue to host hybrid (both in person and online) workshops for the elements of the Comprehensive Plan.
- Look for ongoing updates to the Comprehensive Plan website regarding activities. We are currently hosting a survey and a 'Crowdsource Map,' each of which you can test out at this station.
- If you would like to check out check out these resources at home, please visit www.srpedd.org/swansea-plan



Let us know your thoughts here

Place a sticker from the list below, and leave a note to let us know your thoughts on a specific topic and location

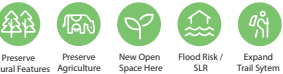
Transportation



Housing + Economic Development



Parks, Environment, and Climate Change



Other

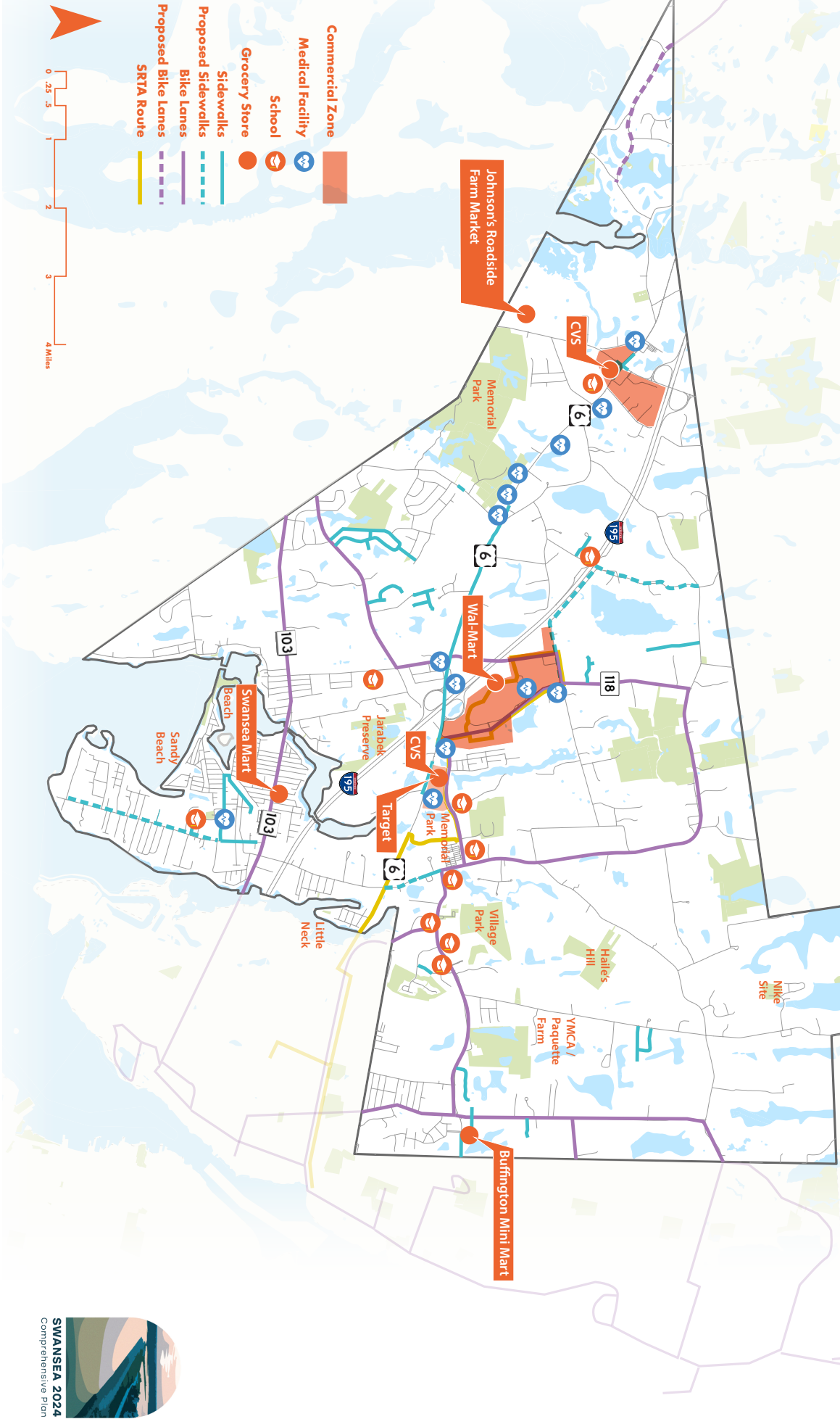


SWANSEA 2024
COMPREHENSIVE PLAN



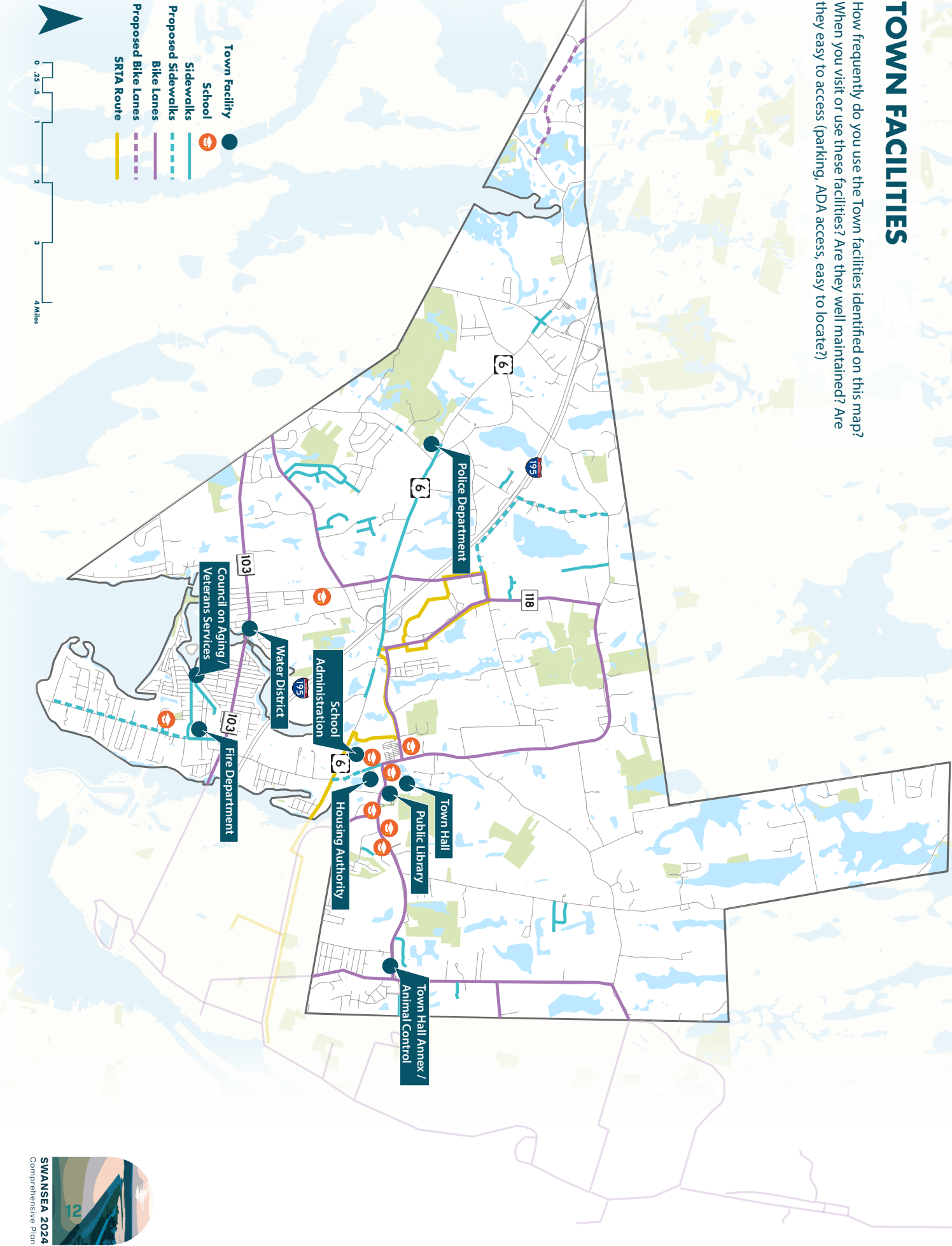
TRANSPORTATION ACCESS

The below map identifies the location of several amenities around Town, including medical care (specialists, veterinarians, dentists, etc.), grocery stores, local schools, and commercial areas. Do you utilize different modes of transportation (car, bike, SRTA, or walking) to access these locations? Are there areas that could utilize additional pedestrian, bike, or transit access?



TOWN FACILITIES

How frequently do you use the Town facilities identified on this map? When you visit or use these facilities? Are they well maintained? Are they easy to access (parking, ADA access, easy to locate)?

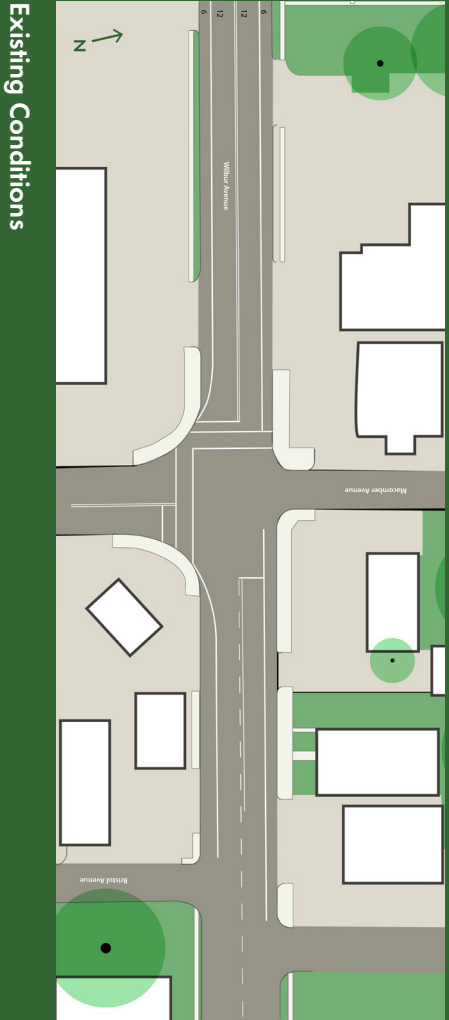


TRANSPORTATION FOR KEY ROADS IN TOWN

Route 103/Wilbur Avenue

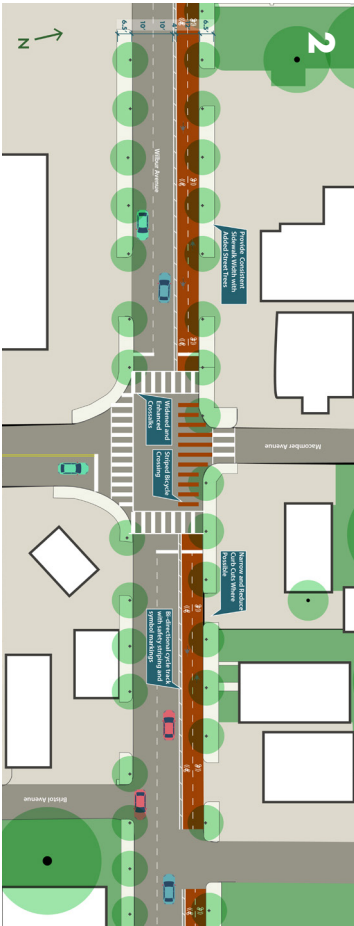
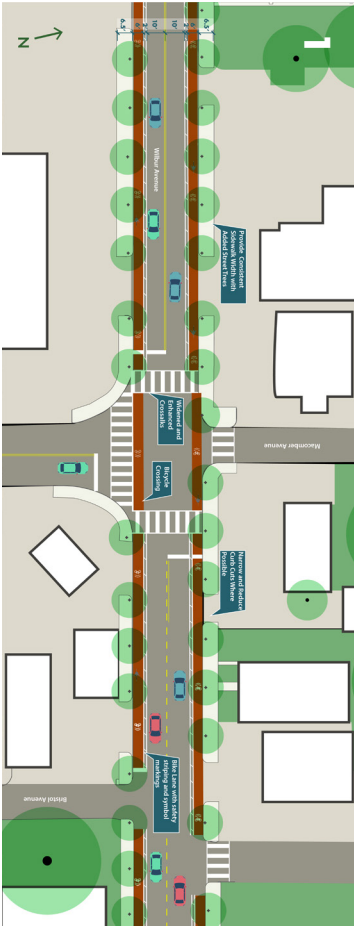


Currently, Route 103/Wilbur Avenue is designed to support vehicular traffic at higher speeds. We would like to get a sense of the types of improvements that you would like to see along the road; these can range from increased access for cycling and pedestrians to safety improvements. These potential improvements would be accomplished primarily by taking the shoulder space on either side of the road and repurposing it.



Scenario 1 - Bike Lanes

This scenario explores providing one bike lane in the area that was previously occupied by the travel breakdown lane. The primary advantage of providing a bike lane on each side of the road is that it allows for access to turning and establishments on both sides of the road.

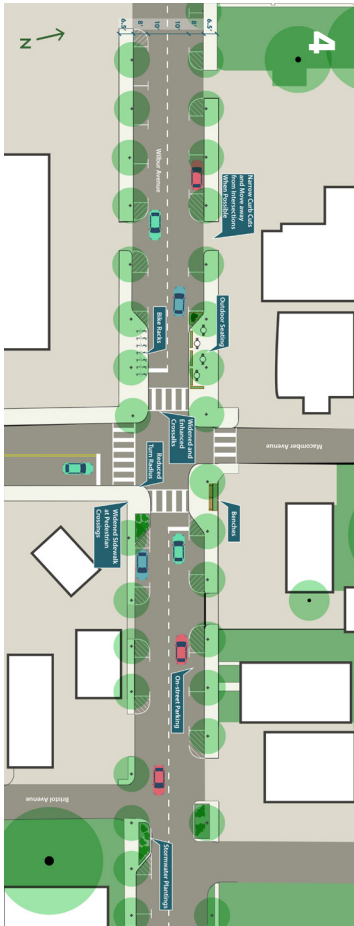
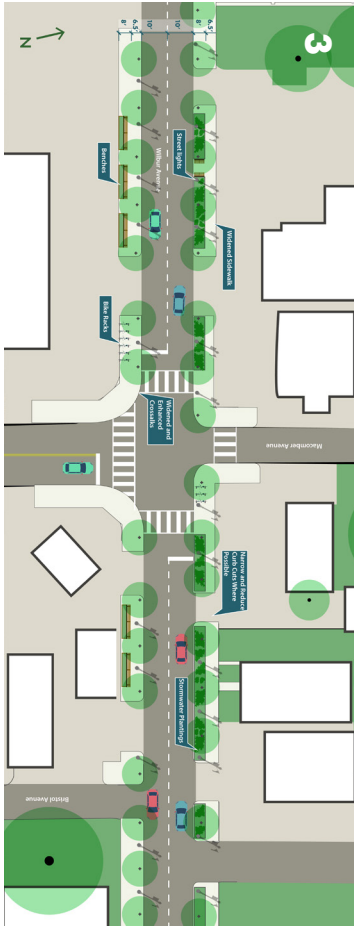


Scenario 2 - Cycle Track

Providing a cycle track, rather than two separate bike lanes increases separation between cyclists and vehicular traffic. However, it provides access to only one side of the road.

Scenario 3 - Widened Sidewalk

Expanding sidewalk space provides pedestrianization of roads to support commercial development - so this option would be appealing if you would like to see more shopping and restaurants on Route 103. This option provides an increased sidewalk width, with additional amenities for pedestrians, such as light posts, seating, and bike racks, as well as street plantings to capture stormwater and provide traffic buffers.

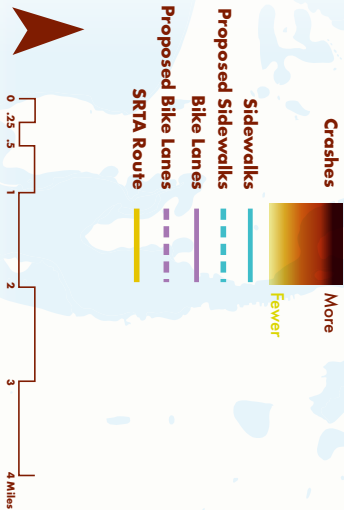
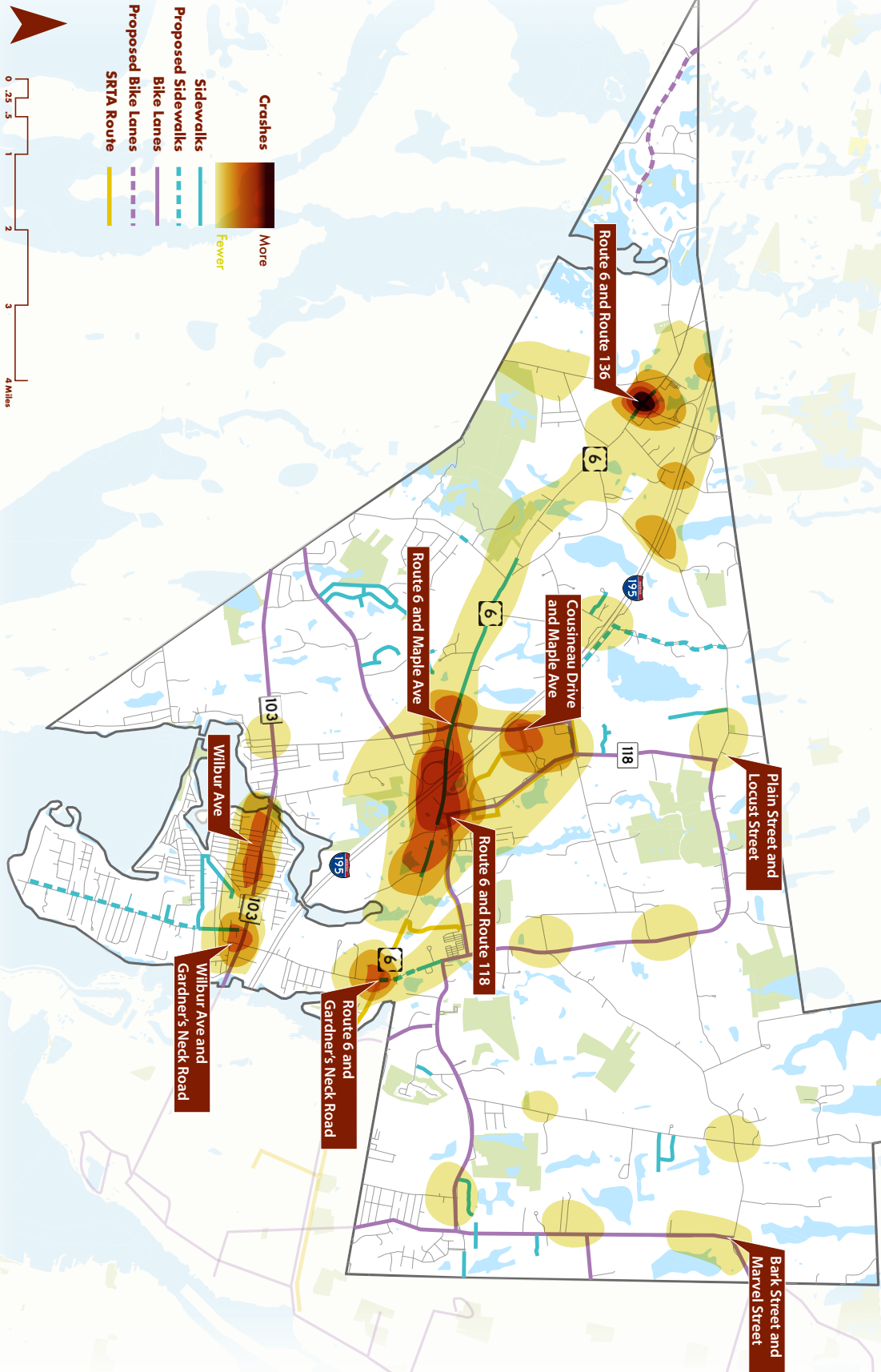


Scenario 4 - Curb Bumpouts and Streetside Parking

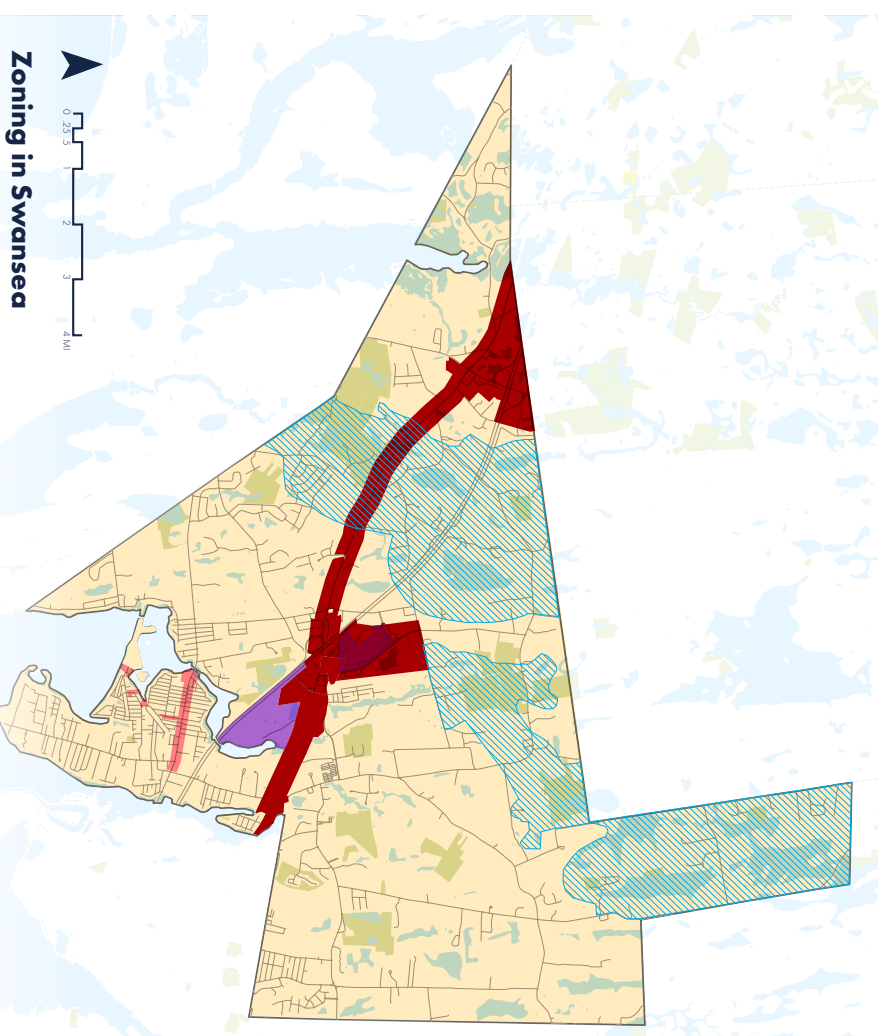
Curb bumpouts provide benefits of shortening crosswalks at intersections, providing pedestrian amenities by widening the sidewalks, and reserving space for on-street parking. Adding on-street parking calms traffic while also providing increased parking for a future with increased commercial development and shopping along Route 103.

TRANSPORTATION SAFETY

The below "heatmap" represents 1,654 vehicular crashes that occurred from 2018 to 2020. Does the below map support your experience regarding which roads are safe or unsafe to travel? Do these zones align with areas where you frequently experience traffic? Conversely, are there areas in Town that are easy or pleasant to travel?



Swansea Housing Data and Community Context



Zoning in Swansea

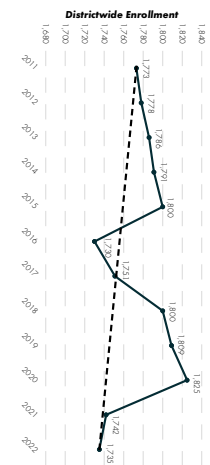
Below are some quick descriptions of zoning in Swansea and how it relates to where housing can be built as well as what types of housing may be built.

- Rural Residential:** allows single family zoning on 30,000 or greater square foot lots.
- Business A:** allows commercial and residential construction on smaller-scale lots
- Business B:** allows commercial and light industrial construction on 20,000 or greater square foot lots.
- Limited Commercial / Manufacturing:** allows commercial and manufacturing construction on 20,000 or greater square foot lots.
- Swansea Moll Overlay Protection District:** Minimum lot size in this overlay increases to 60,000 square feet.
- Swansea Moll Overlay Protection District:** Allows multifamily and mixed-use development.

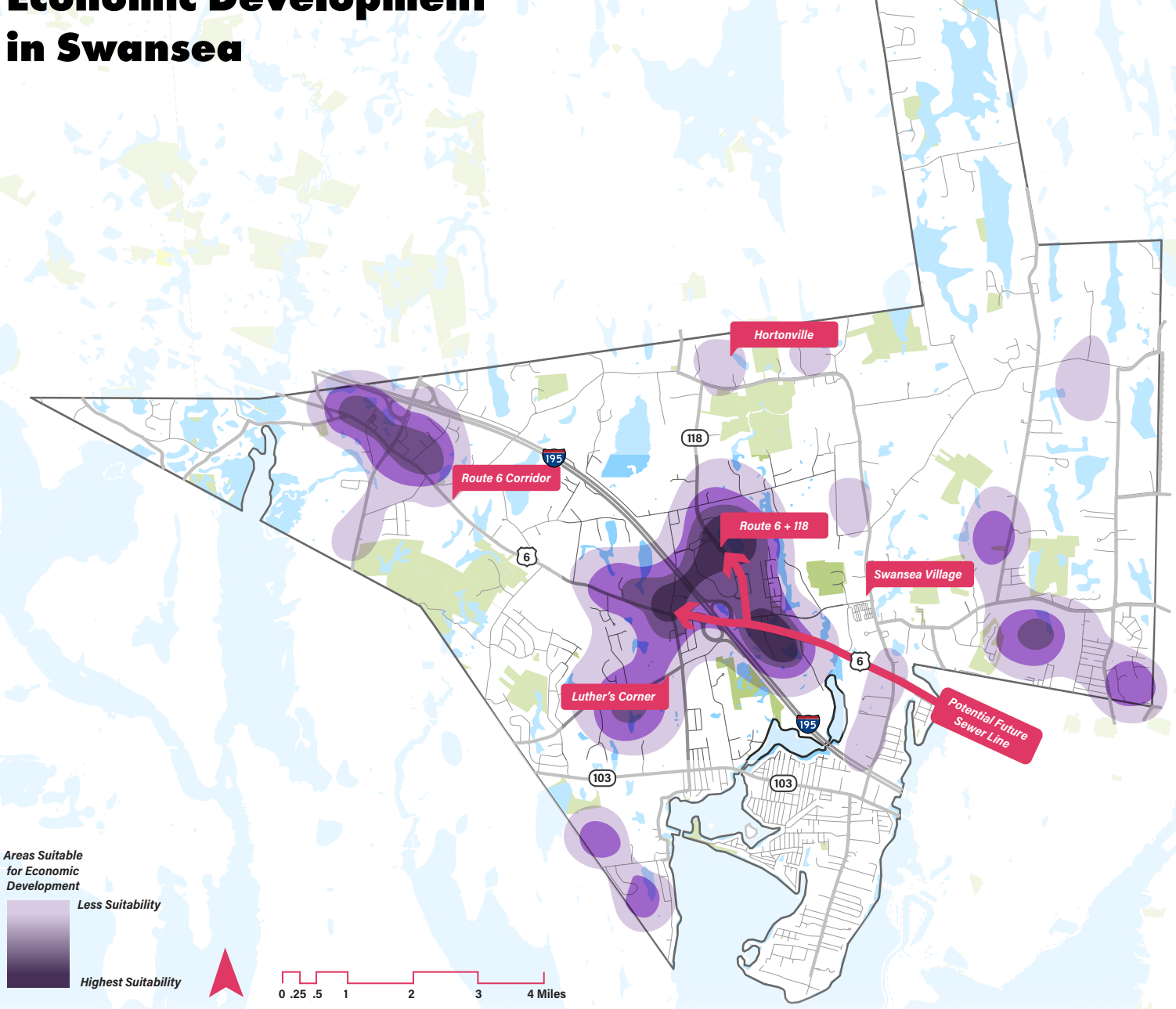
Swansea's Population is Aging



Swansea's School Enrollment Declined Slightly



Economic Development in Swansea



Areas Suitable for Economic Development

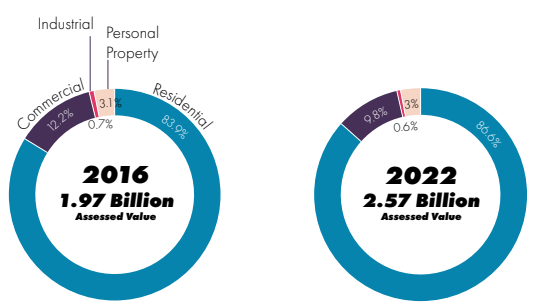
Less Suitability

Highest Suitability

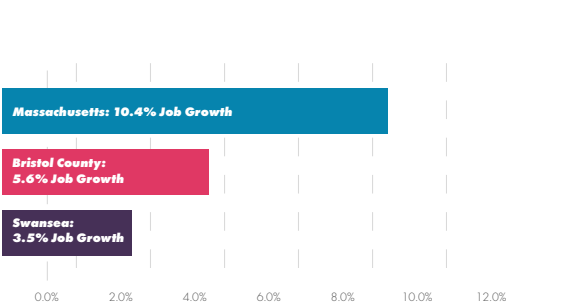
Locations of Economic Growth Suitability in Swansea

Above is a map of areas that a GIS analysis identified as suitable for commercial and residential development (for example, the areas in purple have access to major roads, have more recent development occurring nearby, higher walkability, are further away from key environmental / natural resources, and are further from flood zones). Place a sticker from the table, and leave a note to let us know your thoughts on a specific topic and location.

Swansea's tax base is primarily residential and this number is marginally increasing



Swansea has seen some job growth since 2010 but it lags behind rates of growth in Bristol County and the State

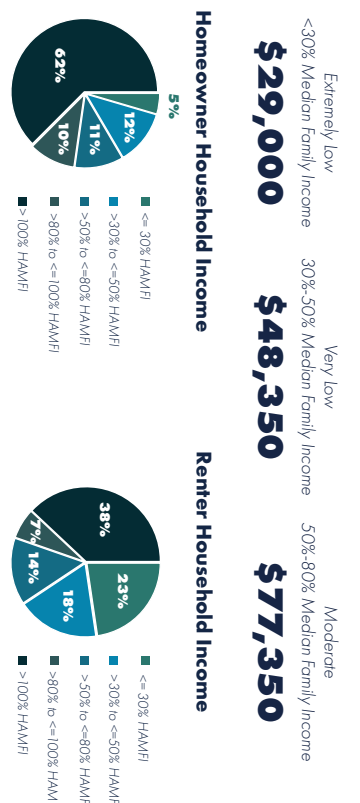


Top Industries in Swansea and fastest growing sectors

- Retail Trade: 1,504 jobs
- Health Care and Social Assistance: 991 jobs
- Accommodation and Food Services: 592 jobs
- Fastest growing sectors:** Finance and Insurance, Construction, Arts, Entertainment + Recreation

Who qualifies for subsidized housing?

The Department of Housing and Urban Development (HUD) provides income ranges describing who is eligible for affordable housing. Swansea is part of HUD's Providence-Fall River RI/MA Metro Area, a regional grouping specified by HUD. The income ranges that qualify for affordable housing in the Providence-Fall River RI/MA Metro area, for a family of 4, are:

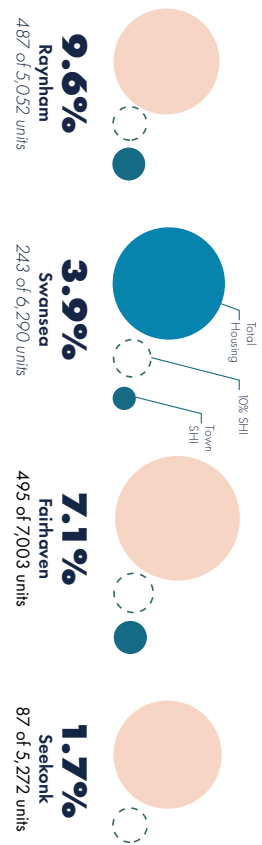


What is subsidized housing?

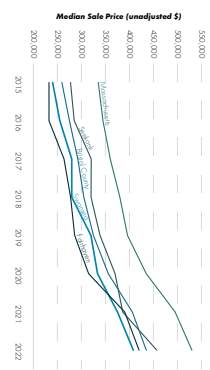
Subsidized affordable housing is just that — housing that is subsidized by a public agency, non-profit, or limited dividend company. Subsidized affordable housing has deed restrictions meaning its availability is restricted to certain populations (e.g., 55+ housing) and/or to incomes at or below 80% of the AMI. The Commonwealth of Massachusetts requires at least 10% of a city or town's housing stock to be subsidized affordable housing.

How much subsidized housing does Swansea need?

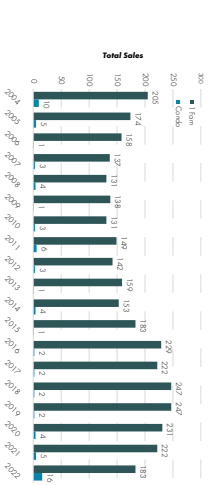
Swansea's Subsidized Housing Inventory is 3,886. The Commonwealth requires that communities maintain 10% of their overall housing as subsidized. The graph below shows how Swansea's subsidized housing data compares to some other comparable and neighboring communities.



What does housing cost?



How many homes sold?





Appendix B: Survey Materials

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Swansea Comprehensive Plan + Open Space & Recreation Plan Survey

Introduction

Thank you for taking the time to participate in this survey! The Town of Swansea is currently creating a ten-year **Comprehensive Plan** and seven-year **Open Space and Recreation Plan**. This survey will address both plans and will be clearly labeled on each page. Your responses will guide the project team as we identify your community's main goals and establish a vision that will influence both plans. This survey is just one of the many ways we'll look to hear your ideas.

Please note that every question is **optional**, but we encourage you to answer as many questions as possible!

1. Are you a Swansea resident?

- ☐ Yes - Full-time resident
- ☐ Yes - Part-time resident
- ☐ No

2. If you are a resident, do you own a home or rent?

- ☐ Homeowner
- ☐ Renter
- ☐ Other
- ☐ Not applicable

3. How long have you lived in Swansea?

- ☐ 0-1 Year
- ☐ 2-5 Years
- ☐ 6-10 Years
- ☐ 11 -15 Years
- ☐ 16+ Years

4. What age bracket are you in?

- ☐ Under 18
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65+

5. What is your race/ethnicity: (select all that apply)

- ☐ Asian or Pacific Islander
- ☐ Black or African American
- ☐ Hispanic or Latinx
- ☐ Native American or Alaskan Native
- ☐ White or Caucasian
- ☐ Multiracial or Biracial
- ☐ Prefer not to answer
- ☐ Other (please specify)

6. Do you have children that attend public school in your household?

- ☐ Yes
- ☐ No

7. Do you work in Swansea?

- ☐ Yes
- ☐ No
- ☐ Not applicable

8. Are you a business owner in Swansea?

- ☐ Yes
- ☐ No



Swansea Comprehensive Plan + Open Space & Recreation Plan Survey

Comprehensive Plan: Business Owner

9. How long have you owned a business in Swansea?

- ☐ 0-1 Year
- ☐ 2-5 Years
- ☐ 6-10 Years
- ☐ 11 -15 Years
- ☐ 16+ Years

10. How would you describe your business (ex. "small coffee shop" or "accounting firm employing 5 people")

11. Please rate the following aspects of doing business in town.

	Very good	Good	Fair	Poor	Don't know/not applicable
Ease of permitting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Communications with town government	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local business assistance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Understanding zoning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Necessary services (e.g. water, sewer, internet)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tax rates and paying taxes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

12. How satisfied are you with doing business in town?

Very unsatisfied	Unsatisfied	Neutral	Satisfied	Very satisfied
★	★	★	★	★

13. Do you have any additional comments on owning a business in town?



Swansea Comprehensive Plan + Open Space & Recreation Plan
Survey
Comprehensive Plan: Vision

14. For residents, how important are each of the following in your decision to live in Swansea?

	Very important	Somewhat important	Neutral/no opinion	Not important	Not important at all
Reputation of schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proximity to highways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proximity to employment centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local shopping and service amenities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public recreational opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Residential neighborhoods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tax rate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Municipal services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Municipal utilities (ex. sewer, water, electric)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing costs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family connections and history	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Coastal location	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

15. Please tell us (in a short sentence) what makes Swansea special to you. What do you enjoy about living or working in Town?

16. What is your vision for the future of Swansea?



Swansea Comprehensive Plan + Open Space & Recreation Plan
Survey
Comprehensive Plan: Land Use, Economic Development, Housing

17. What land use changes would you like to see in Swansea in the next 10 to 20 years? (Select all that apply)

- ☐ Strengthen or reshape existing commercial corridors
- ☐ Create additional industrial areas and job centers
- ☐ Create diversity in the housing stock (e.g. different unit types and price points)
- ☐ Focus on improved traffic safety
- ☐ Create additional commercial and mixed-use areas
- ☐ Create more recreational areas
- ☐ Create additional open space and preservation designations
- ☐ Strengthen coastal resilience and increase protections from climate change
- ☐ Other (please specify)

18. What should Swansea's top economic development priorities be? (Select up to three)

- ☐ Attract high-wage employers
- ☐ Enhance arts and cultural amenities
- ☐ Attract and support small businesses
- ☐ Attract large scale industrial businesses
- ☐ Attract big box stores
- ☐ Attract small scale industrial businesses
- ☐ Attract professional office uses
- ☐ Other (please specify)

19. Where in town do you think commercial development should be focused?

20. What types of housing options are missing in Swansea? (Select all that apply)

- ☐ Single-family homes (large lots; >30,000 sqft)
- ☐ Apartments (More than 8 units)
- ☐ Single-family homes (small lots; <30,000 sqft)
- ☐ Townhouses/Duplexes
- ☐ Small multi-family homes (2-3 family)
- ☐ Assisted living facilities/senior housing
- ☐ Condominiums
- ☐ Accessory apartments/Accessory dwelling units
- ☐ Apartments (4-8 units)
- ☐ Manufactured homes
- ☐ Other (please specify)



Tiny Home



Detached Over-Garage



Attic/Dormer Addition



Side/Rear Addition

21. Which of these accessory apartment types would fit in Swansea?

- ☐ Backyard Shed
- ☐ Over-Garage
- ☐ Attic/Dormer Addition
- ☐ Side/Rear Addition
- ☐ Other (please specify)

22. Do you find that there are affordable housing options in Swansea?

- ☐ Yes
- ☐ No
- ☐ Don't know/not applicable

23. Are you concerned that you or someone you know will not be able to afford to live in Swansea, now or in the future?

- ☐ Yes
- ☐ No
- ☐ Don't know/not applicable

24. Do you have any additional comments on land use, economic development, or housing in town?



Swansea Comprehensive Plan + Open Space & Recreation Plan
Survey
Comprehensive Plan: Transportation, Town Services, Facilities, and
Climate Resilience

25. What types of transportation improvements are important to you?

	Very important	Somewhat important	Neutral/no opinion	Not very important	Not important at all
Narrower roads with slower vehicle speeds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Widened roads with faster vehicle speeds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transportation (SRTA)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Signalized intersections	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalk amenities (street trees, benches, trash barrels)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike paths on-road	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike paths off-road	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

26. Please describe any roadways/intersections that need improvements:

27. Please rate how the following public facilities (ex. building accessibility, parking, structural quality and maintenance) meet your or your family's needs.

	Very satisfied	Satisfied	Neutral	Unsatisfied	Very unsatisfied	Don't know/not applicable
Town Hall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Annex	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior Center (COA)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police Station	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Station	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water Treatment Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Highway Facility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Beach Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Animal Shelter	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Joseph G. Luther Elementary School	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mark G. Hoyle Elementary School	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gardner Elementary School	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Elizabeth S. Brown Elementary School	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Joseph Case Junior High School	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Joseph Case High School	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

28. Please rate how the following public services meet your or your family's needs.

	Very satisfied	Satisfied	Neutral	Unsatisfied	Very unsatisfied	Not sure/not applicable
Animal control	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public school system	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreational services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Council on Aging programming and services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Arts and culture programming	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library programming and services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water treatment services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Waste management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Road and sidewalk maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Hall services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

29. Would you support a sewer extension in town?

- ☐ Yes
- ☐ Yes, but only in key areas (ex. Route 6)
- ☐ No
- ☐ Not sure

30. How concerned are you about the following weather- and climate-related events?

	Very concerned	Somewhat concerned	Neutral	Not concerned	Not concerned at all	Don't know/not applicable
Flooding during an extreme storm event	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of power or downed trees during an extreme storm event	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of coastal land due to sea level rise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Extreme heat events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Extreme winter events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

31. How prepared do you feel to do the following in the event it was necessary?

	Very prepared	Somewhat prepared	Not prepared	Not prepared at all	Don't know/not applicable
Fix property damage from flooding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fix property damage from heavy winds/downed power lines/trees	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fix property damage from a fire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Keep cool during an extreme heat event	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Keep warm during extreme winter events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restore power (ex. from a backup generator) during power outages	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Evacuate due to a hazard or extreme weather event	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Relocate due to sea level rise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

32. Do you know where the closest emergency shelter to your home is located?

- ☐ Yes
- ☐ No
- ☐ Not applicable

33. Do you know your local evacuation route?

- ☐ Yes
- ☐ No
- ☐ Not applicable

34. Are you interested in home energy improvements (ex. home energy audit, rooftop solar)?

- ☐ Yes
- ☐ No
- ☐ Not sure
- ☐ Not applicable

35. Are you interested in seeing more electric vehicle infrastructure (ex. EV charging stations) in town?

- ☐ Yes
- ☐ No
- ☐ Not sure
- ☐ Not applicable

36. Do you have any additional comments on transportation, services, facilities, or climate resilience in town?



Swansea Comprehensive Plan + Open Space & Recreation Plan Survey

Open Space and Recreation Plan + Comprehensive Plan: Natural & Cultural Resources

37. What do you think of Swansea’s current recreational amenities for the following types of activities?

	More than enough	Enough	Not enough	Not sure/not applicable
Bike paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hiking and walking trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playgrounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Basketball courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis/pickeball courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Baseball/softball fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Soccer/football/lacrosse/multi-purpose fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Volleyball courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ice skating rinks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Swimming facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Boat ramps	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Golf courses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Track	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Disc golf	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Skate parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Picnic areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dog parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ATV/off-road motorized vehicle	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
X-country skiing/snowshoeing trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fishing/hunting/trapping areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public beaches/waterfront access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Conservation areas (ex. protected wildlife habitat, waterfront buffers, areas of critical environmental concern, historical sites)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community gardens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local neighborhood parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agritourism	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor event venue	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

38. What other recreational facilities or types of activities would you like to see in Swansea but are currently not available?

39. How important is it to you to preserve the following in Swansea?

	Very important	Somewhat important	Neutral/no opinion	Not very important	Not important at all
Open Space for passive recreation (e.g. walking trails)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open Space for active recreation (e.g. ball fields)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Places of historic, archaeological, or cultural importance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land protecting water resources and drinking water supplies	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open space for conservation or wildlife habitat preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agricultural land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Beaches and/or waterfront access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

40. What do you like best about Swansea’s open space? (select up to three)

- ☐ Baseball/soccer/multi-purpose fields
- ☐ Playgrounds
- ☐ Basketball/tennis courts
- ☐ Waterfront areas/beaches
- ☐ Hiking/walking trails
- ☐ Conservation areas
- ☐ Paved bike/pedestrian paths

41. Which features of Swansea’s open space are most in need of upgrades and/or repairs? (select up to three)

- ☐ Baseball/soccer/multi-purpose fields
- ☐ Playgrounds
- ☐ Basketball/tennis courts
- ☐ Waterfront areas/beaches
- ☐ Hiking/walking trails
- ☐ Conservation areas
- ☐ Paved bike/pedestrian paths

42. How accessible and useful do you feel open spaces and recreational facilities in Swansea are to senior populations (65 and older) and those in the community with disabilities (i.e. mobility, seeing, or hearing impairments)?

- ☐ Very accessible and very useful
- ☐ Somewhat accessible and somewhat useful
- ☐ Not accessible and not useful
- ☐ Not sure

43. What can be done to provide more recreational opportunities for individuals with disabilities and seniors? (ex. information sharing, recreational programming, etc.)

44. Are there any particular parcels/areas in Swansea that you would like to protect from development and keep as open space? Please provide as detailed information as you can, including general names, addresses, and/or tax plot information.

45. Which of the following approaches do you support to protect natural areas and/or acquire recreational land?

☐ Purchase land with town funds

☐ Purchase development rights for conservation easements

☐ Conserve sensitive tax-titled land (land taken for taxes)

☐ Encourage programs of land giving

☐ Purchase land with partial state reimbursement

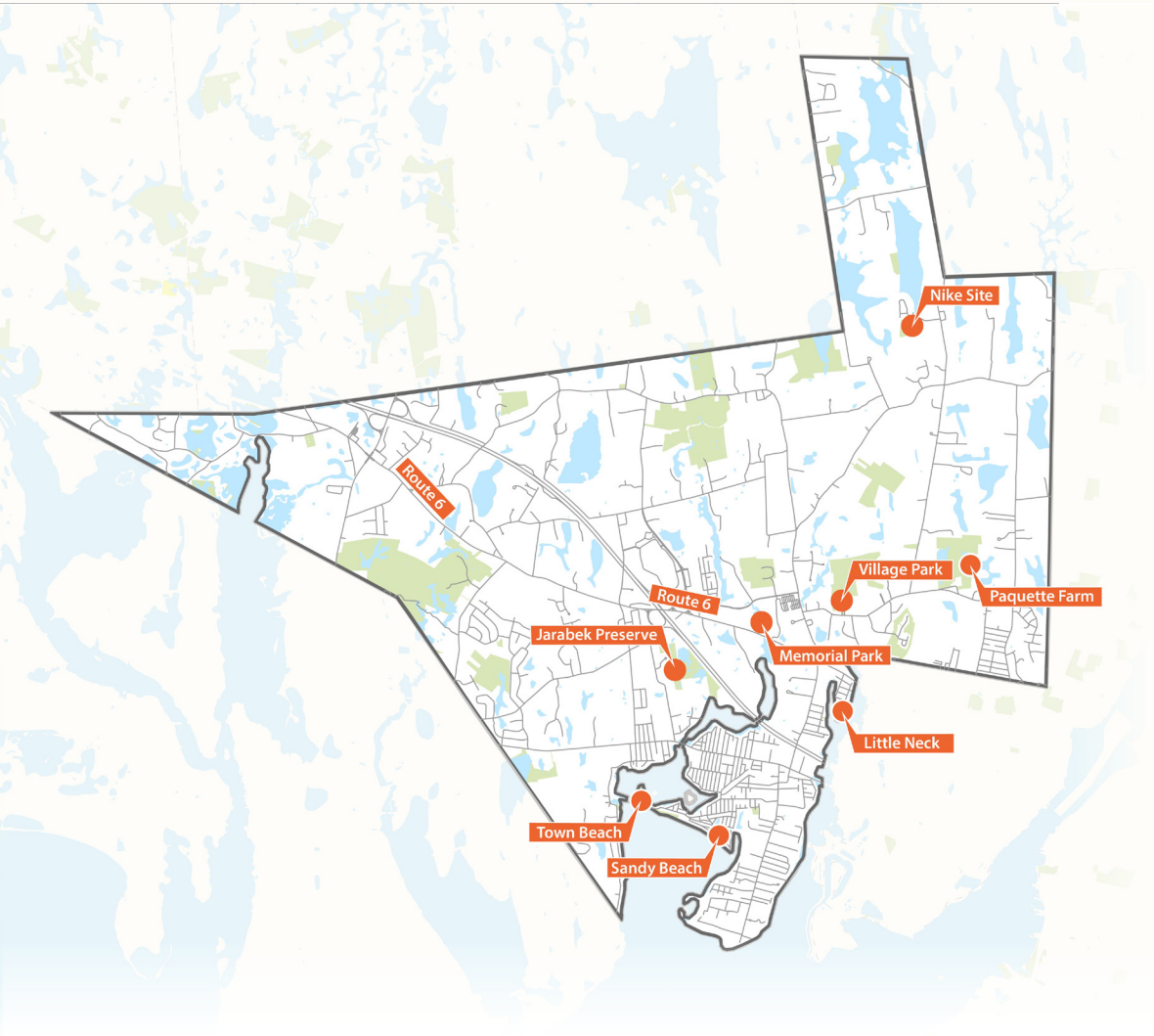
☐ Encourage private sector recreational investment

☐ Protect land through zoning

☐ Encourage private, non-profit, and public partnerships

☐ Tax incentive for private conservation

☐ Other (please specify)



46. What is your familiarity with the town-owned open spaces listed below?

	Regularly use	Sometimes use	Don't use, but would like to	Never use	Previously used, but do not anymore	Not sure/need more information
Village Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Beach	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sandy Beach	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Paquette Farm	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Jarabek Preserve	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Little Neck	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Swansea Memorial Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nike Site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

47. What is your greatest concern regarding open space and recreational activities in Swansea?

48. Do you have any additional comments about open space, recreation, and natural/cultural resources in town?



Swansea Comprehensive Plan + Open Space & Recreation Plan
Survey
Public Engagement

49. How informed do you feel about issues that the Town is facing?

- ☐ Very informed
- ☐ Informed
- ☐ Uninformed
- ☐ Very uninformed
- ☐ Prefer not to answer

50. How do you get information about what is going on in Town? (Select all that apply)

- ☐ Local news
- ☐ Town website
- ☐ Town Facebook page
- ☐ Community Facebook pages
- ☐ Cable access
- ☐ Town information boards
- ☐ Other (please specify)
- ☐ Neighbors/word of mouth
- ☐ Neighborhood apps (e.g. Nextdoor)
- ☐ Local Newspaper
- ☐ Radio
- ☐ TV
- ☐ Robocall / RAVE / CodeRED

51. How did you hear about this survey?

- ☐ Town website
- ☐ Neighbors
- ☐ Town Facebook page
- ☐ Mailer
- ☐ Community Facebook pages
- ☐ Neighborhood apps (e.g. Nextdoor)
- ☐ Other (please specify)

52. What would help you attend events or meetings? (Select all that apply)

- ☐ Meetings in the evenings
- ☐ Virtual meetings
- ☐ Meetings on weekends
- ☐ Activities for children
- ☐ Knowing more than 1 week in advance
- ☐ Providing refreshments
- ☐ Translation services
- ☐ I do not plan to attend events or meetings regarding the Plan
- ☐ Other (please specify)

53. What other ways would you prefer to participate in or learn about the Comprehensive Plan process? (Select all that apply)

- ☐ Attending in-person meetings
- ☐ Receiving flyers or mailings
- ☐ Visiting the project website
- ☐ Visiting pop-ups at town events
- ☐ Short information videos and/or recaps
- ☐ Attending virtual/online meetings
- ☐ Reading updates on social media
- ☐ Taking online surveys
- ☐ Watching updates on cable access
- ☐ Taking paper surveys at town facilities (e.g. Town Hall, Town Library)
- ☐ Receiving email/newsletter updates
- ☐ Other (please specify)

54. If you would like to stay engaged in the Comprehensive Plan process, please provide your email so we can let you know about future meetings, workshops, and surveys.

Name

Email Address

Thank you for taking the time to complete the Swansea Comprehensive Plan Survey! For print surveys, please feel free to drop off your completed survey at any of the following locations:

Town Hall

81 Main St
Swansea, MA
02777

Town Hall Annex

68 Stevens Rd
Swansea, MA
02777

Swansea Free Public Library

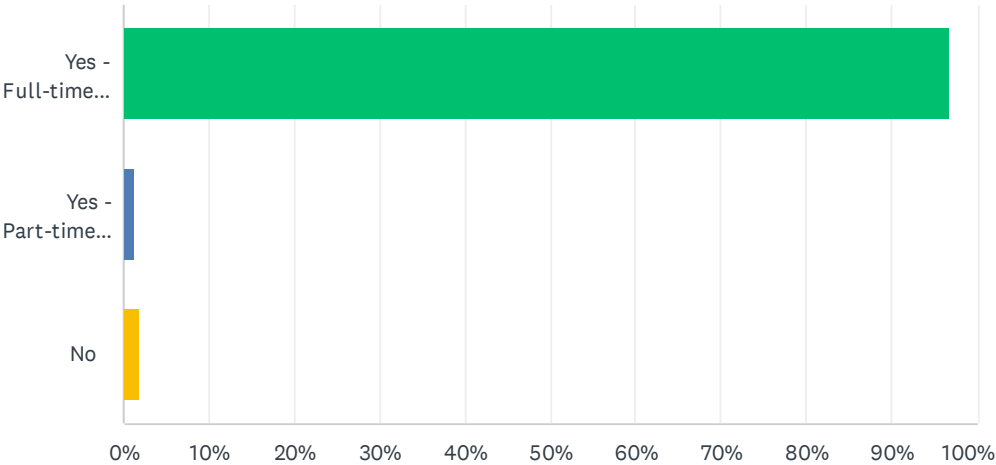
69 Main St
Swansea, MA
02777

Council on Aging

260 Ocean Grove Ave
Swansea, MA
02777

Q1 Are you a Swansea resident?

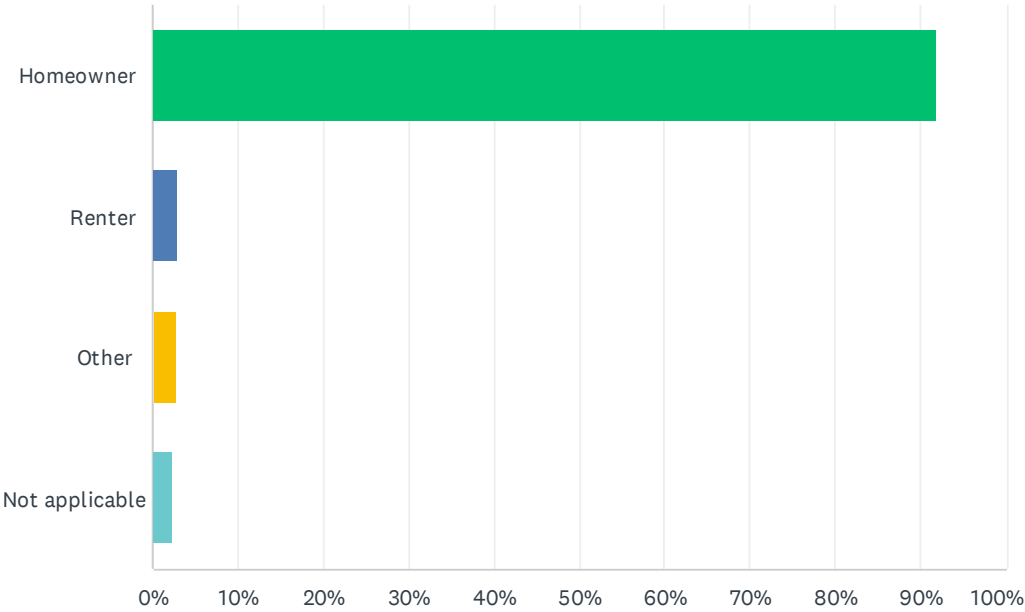
Answered: 812 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes - Full-time resident	96.80%	786
Yes - Part-time resident	1.23%	10
No	1.97%	16
TOTAL		812

Q2 If you are a resident, do you own a home or rent?

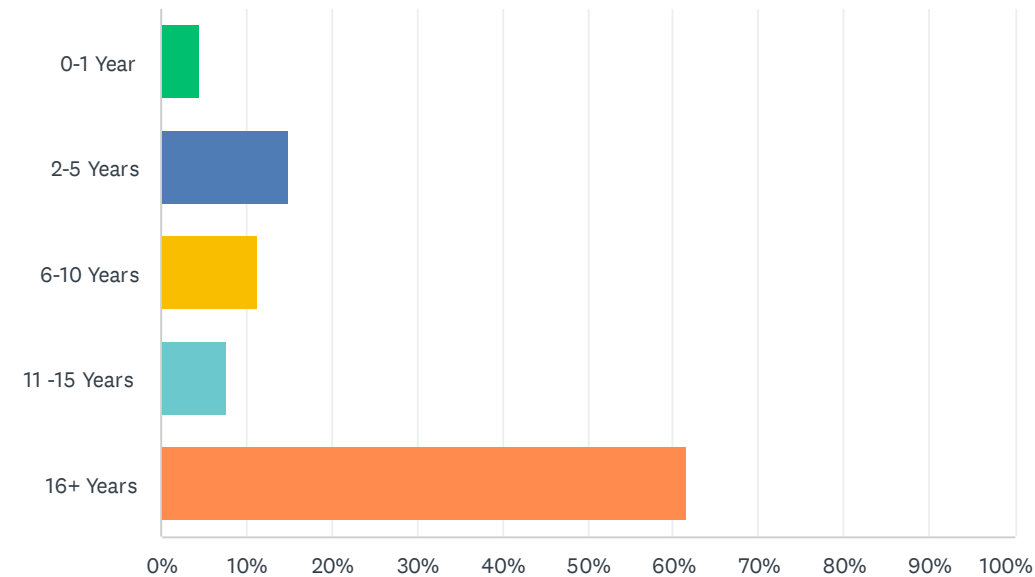
Answered: 809 Skipped: 6



ANSWER CHOICES	RESPONSES	
Homeowner	91.97%	744
Renter	2.97%	24
Other	2.72%	22
Not applicable	2.35%	19
TOTAL		809

Q3 How long have you lived in Swansea?

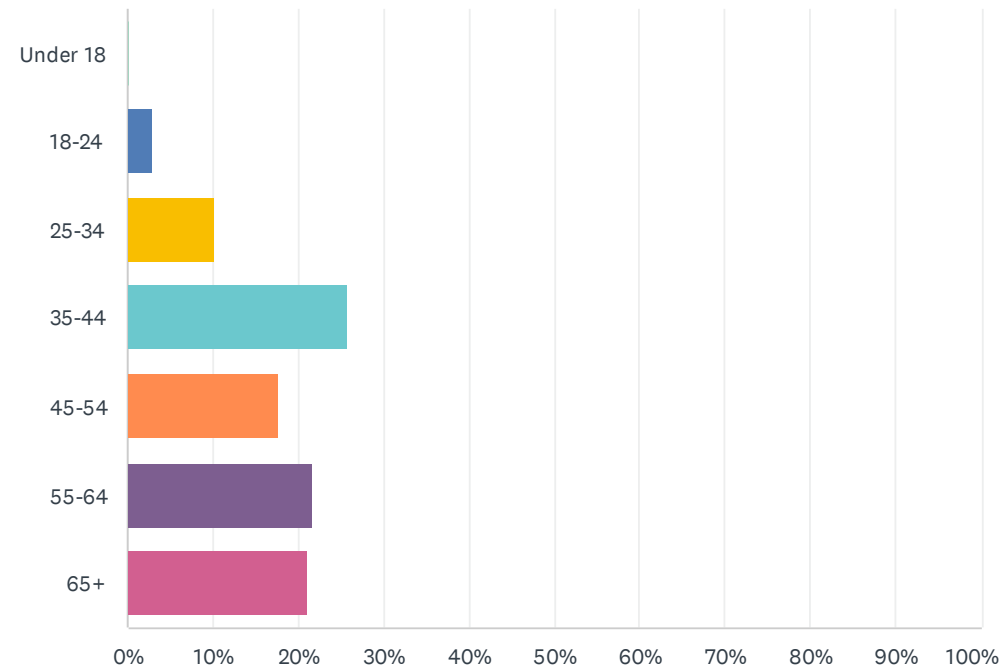
Answered: 810 Skipped: 5



ANSWER CHOICES	RESPONSES	
0-1 Year	4.44%	36
2-5 Years	14.94%	121
6-10 Years	11.36%	92
11 -15 Years	7.65%	62
16+ Years	61.60%	499
TOTAL		810

Q4 What age bracket are you in?

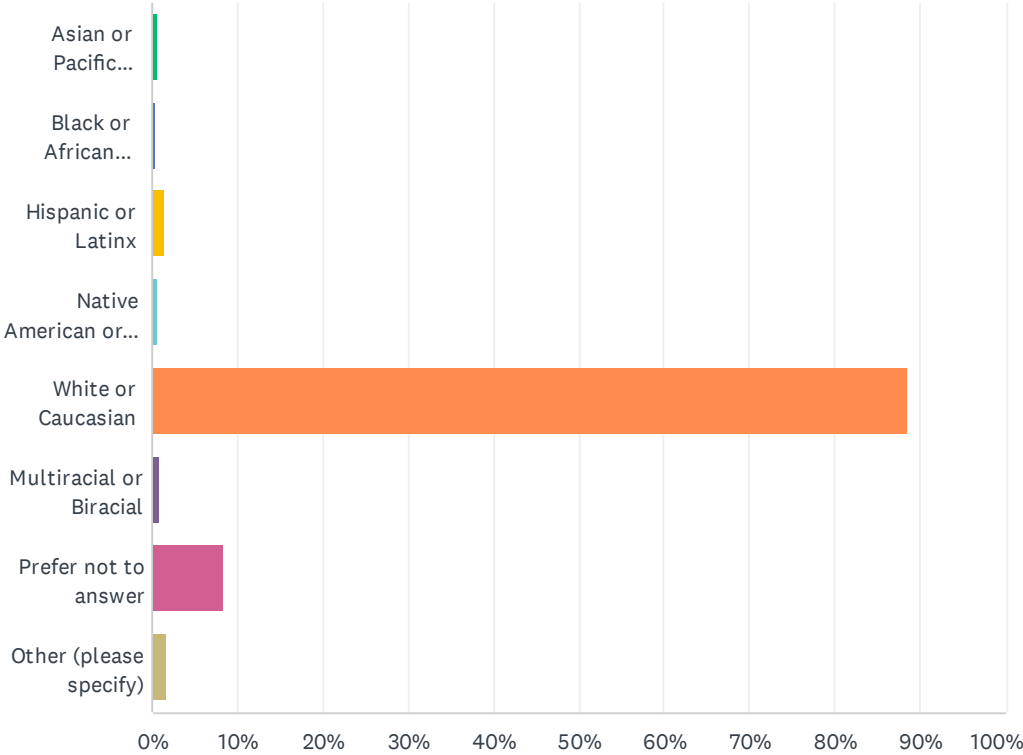
Answered: 814 Skipped: 1



ANSWER CHOICES	RESPONSES	
Under 18	0.25%	2
18-24	3.07%	25
25-34	10.32%	84
35-44	25.80%	210
45-54	17.69%	144
55-64	21.74%	177
65+	21.13%	172
TOTAL		814

Q5 What is your race/ethnicity: (select all that apply)

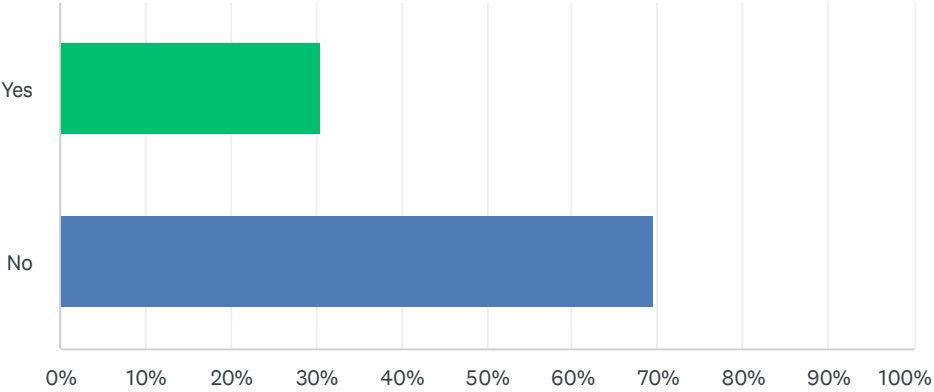
Answered: 804 Skipped: 11



ANSWER CHOICES	RESPONSES	
Asian or Pacific Islander	0.75%	6
Black or African American	0.50%	4
Hispanic or Latinx	1.49%	12
Native American or Alaskan Native	0.62%	5
White or Caucasian	88.43%	711
Multiracial or Biracial	0.87%	7
Prefer not to answer	8.33%	67
Other (please specify)	1.74%	14
Total Respondents: 804		

Q6 Do you have children that attend public school in your household?

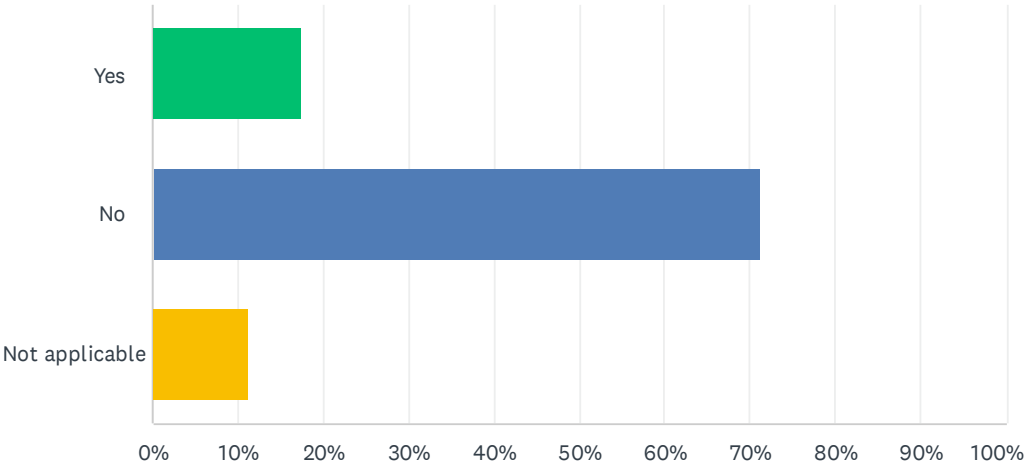
Answered: 813 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	30.50%	248
No	69.50%	565
TOTAL		813

Q7 Do you work in Swansea?

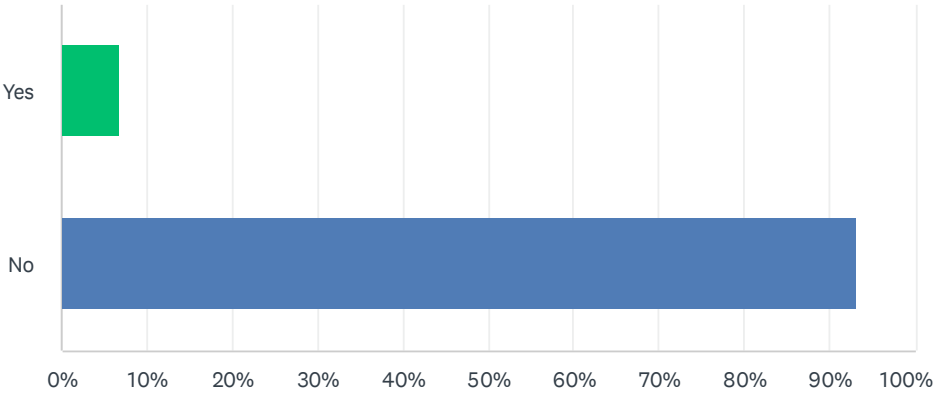
Answered: 812 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	17.49%	142
No	71.18%	578
Not applicable	11.33%	92
TOTAL		812

Q8 Are you a business owner in Swansea?

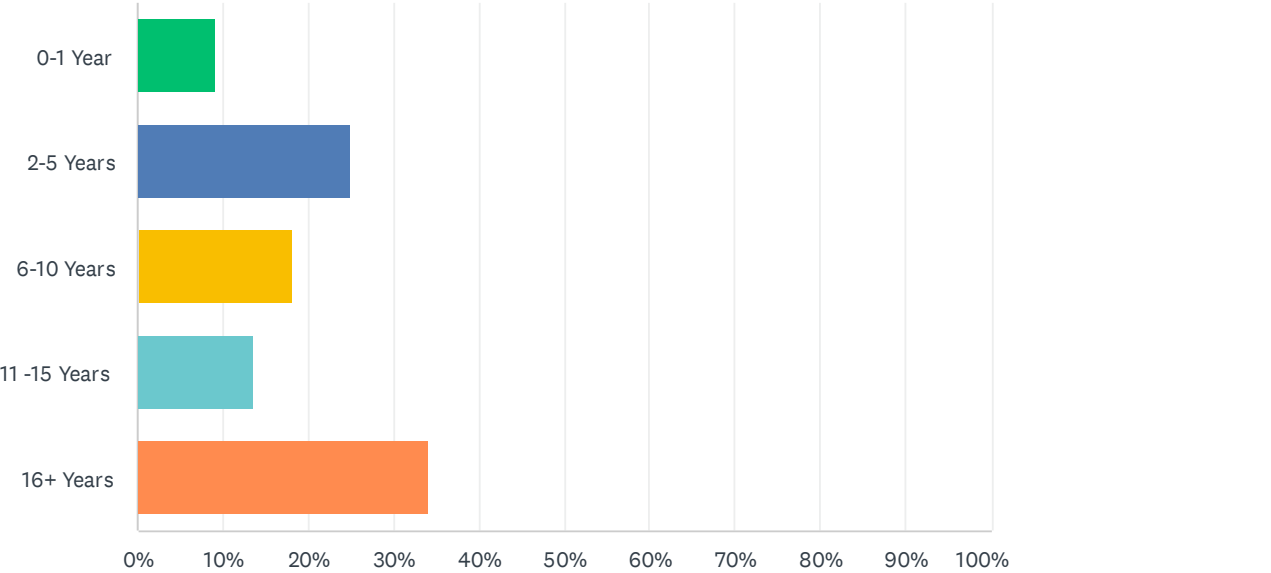
Answered: 811 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	6.78%	55
No	93.22%	756
TOTAL		811

Q9 How long have you owned a business in Swansea?

Answered: 44 Skipped: 771



ANSWER CHOICES	RESPONSES	
0-1 Year	9.09%	4
2-5 Years	25.00%	11
6-10 Years	18.18%	8
11 -15 Years	13.64%	6
16+ Years	34.09%	15
TOTAL		44

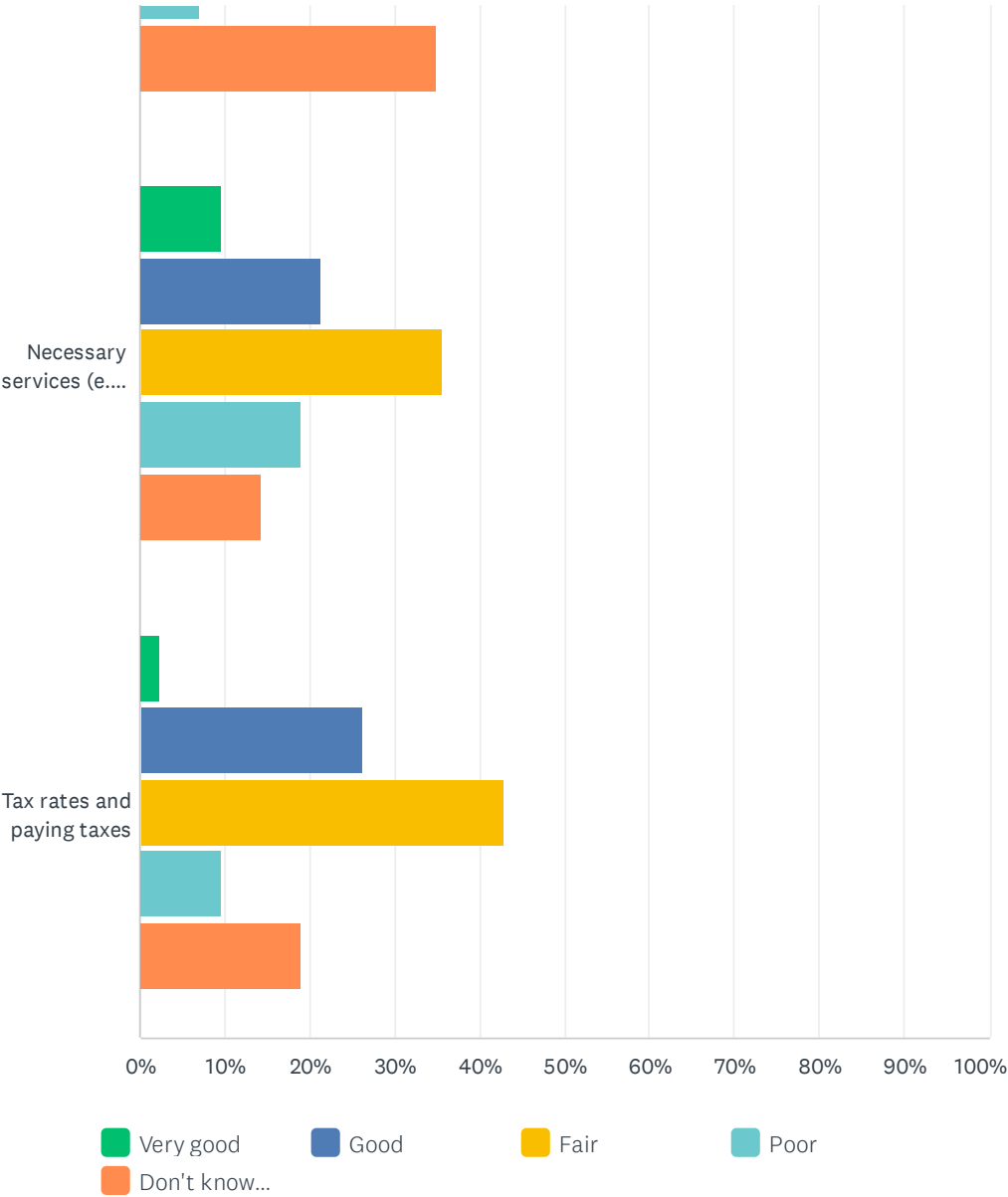
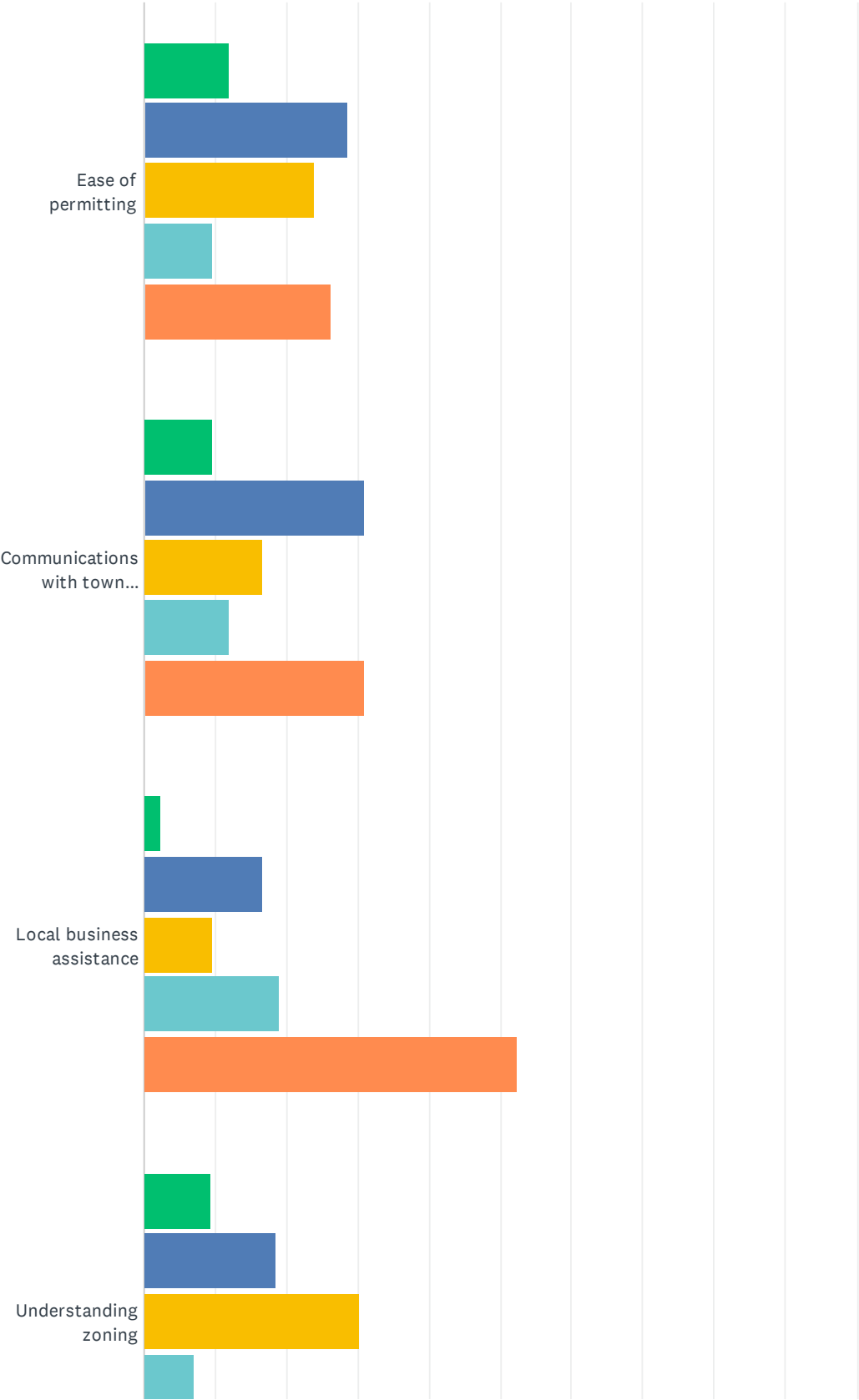
Q10 How would you describe your business (ex. "small coffee shop" or "accounting firm employing 5 people")

Answered: 40 Skipped: 775



Q11 Please rate the following aspects of doing business in town.

Answered: 43 Skipped: 772



	VERY GOOD	GOOD	FAIR	POOR	DON'T KNOW/NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Ease of permitting	11.90% 5	28.57% 12	23.81% 10	9.52% 4	26.19% 11	42	1.90
Communications with town government	9.52% 4	30.95% 13	16.67% 7	11.90% 5	30.95% 13	42	1.76
Local business assistance	2.38% 1	16.67% 7	9.52% 4	19.05% 8	52.38% 22	42	0.98
Understanding zoning	9.30% 4	18.60% 8	30.23% 13	6.98% 3	34.88% 15	43	1.60
Necessary services (e.g. water, sewer, internet)	9.52% 4	21.43% 9	35.71% 15	19.05% 8	14.29% 6	42	1.93
Tax rates and paying taxes	2.38% 1	26.19% 11	42.86% 18	9.52% 4	19.05% 8	42	1.83

Q12 How satisfied are you with doing business in town?

Answered: 40 Skipped: 775

3.5★
average rating



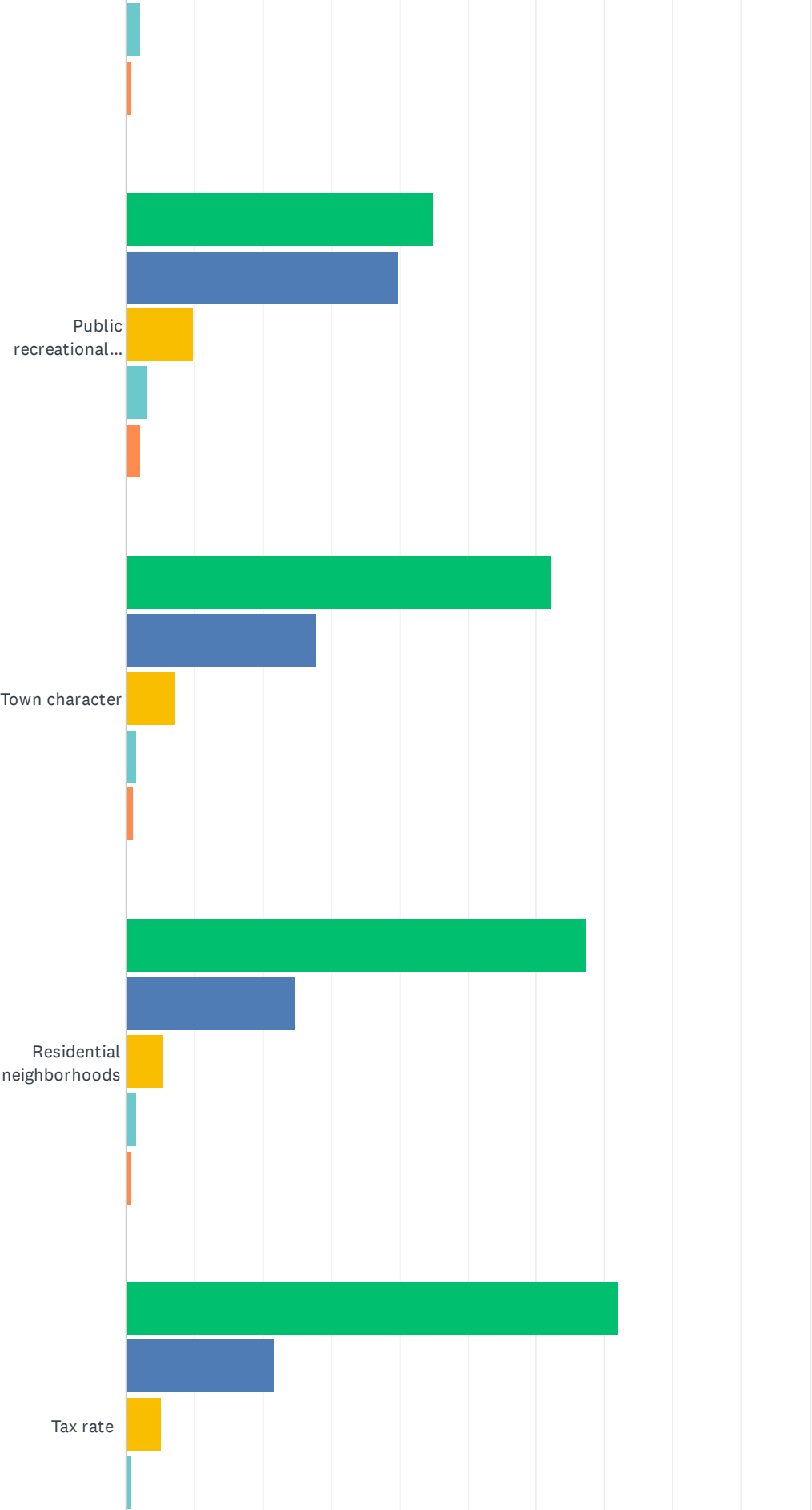
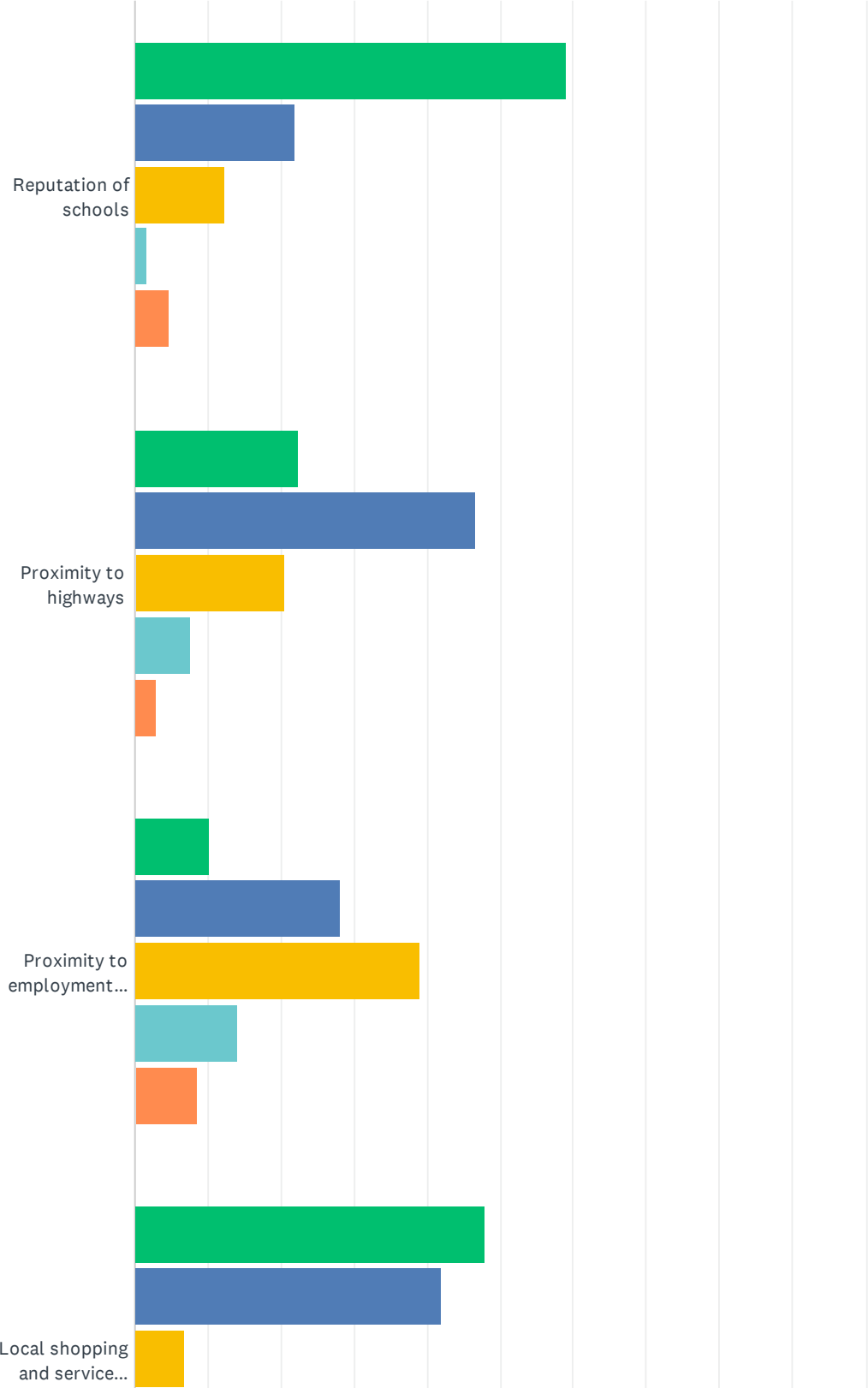
	VERY UNSATISFIED	UNSATISFIED	NEUTRAL	SATISFIED	VERY SATISFIED	TOTAL	WEIGHTED AVERAGE
☆	5.00% 2	2.50% 1	47.50% 19	32.50% 13	12.50% 5	40	3.45

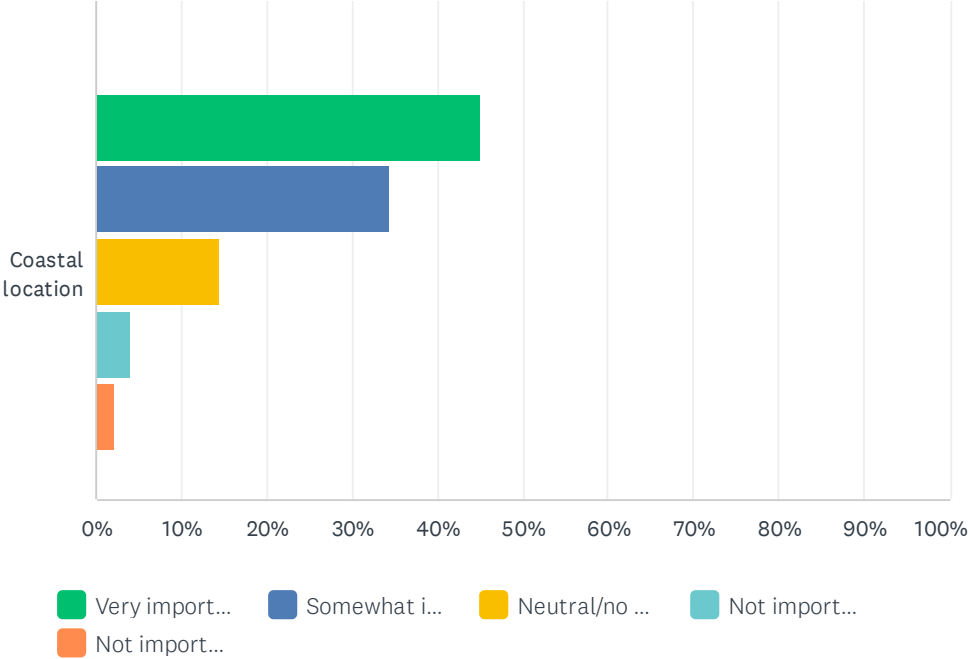
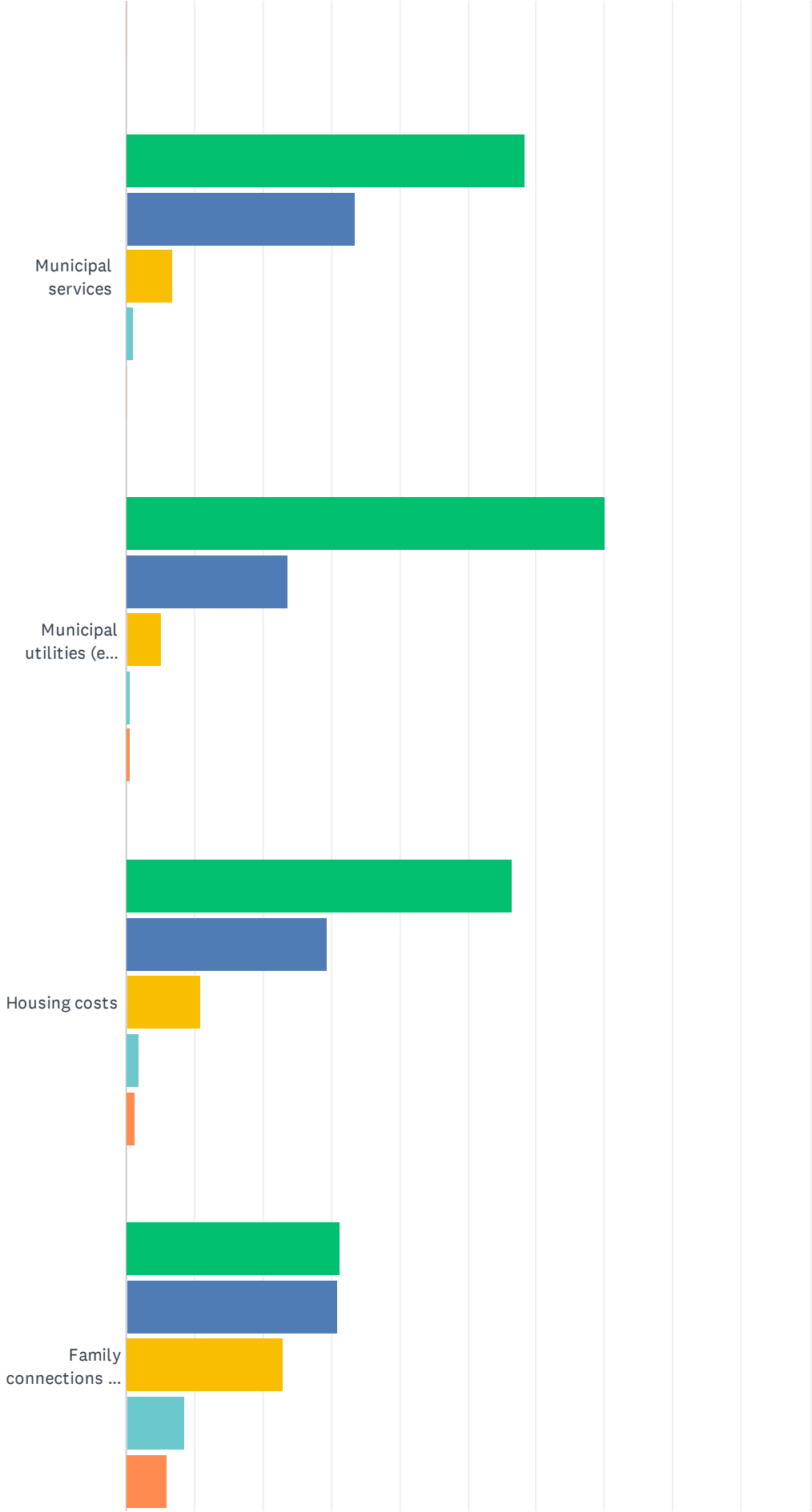
Q13 Do you have any additional comments on owning a business in town?

Answered: 14 Skipped: 801

Q14 For residents, how important are each of the following in your decision to live in Swansea?

Answered: 698 Skipped: 117





	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL/NO OPINION	NOT IMPORTANT	NOT IMPORTANT AT ALL	TOTAL	WEIGHTED AVERAGE
Reputation of schools	59.14% 411	22.01% 153	12.37% 86	1.73% 12	4.75% 33	695	1.29
Proximity to highways	22.40% 155	46.68% 323	20.38% 141	7.66% 53	2.89% 20	692	0.78
Proximity to employment centers	10.27% 71	28.08% 194	39.07% 270	14.04% 97	8.54% 59	691	0.18
Local shopping and service amenities	48.06% 334	42.01% 292	6.91% 48	2.16% 15	0.86% 6	695	1.34
Public recreational opportunities	44.97% 313	39.80% 277	9.91% 69	3.16% 22	2.16% 15	696	1.22
Town character	62.30% 433	27.91% 194	7.19% 50	1.44% 10	1.15% 8	695	1.49
Residential neighborhoods	67.34% 468	24.75% 172	5.61% 39	1.44% 10	0.86% 6	695	1.56
Tax rate	72.02% 502	21.81% 152	5.02% 35	0.86% 6	0.29% 2	697	1.64
Municipal services	58.41% 403	33.48% 231	6.81% 47	1.01% 7	0.29% 2	690	1.49
Municipal utilities (ex. sewer, water, electric)	70.11% 488	23.56% 164	5.03% 35	0.57% 4	0.72% 5	696	1.62
Housing costs	56.47% 393	29.45% 205	10.78% 75	2.01% 14	1.29% 9	696	1.38
Family connections and history	31.37% 218	30.94% 215	23.02% 160	8.63% 60	6.04% 42	695	0.73
Coastal location	44.94% 311	34.25% 237	14.60% 101	4.05% 28	2.17% 15	692	1.16

Q15 Please tell us (in a short sentence) what makes Swansea special to you. What do you enjoy about living or working in Town?

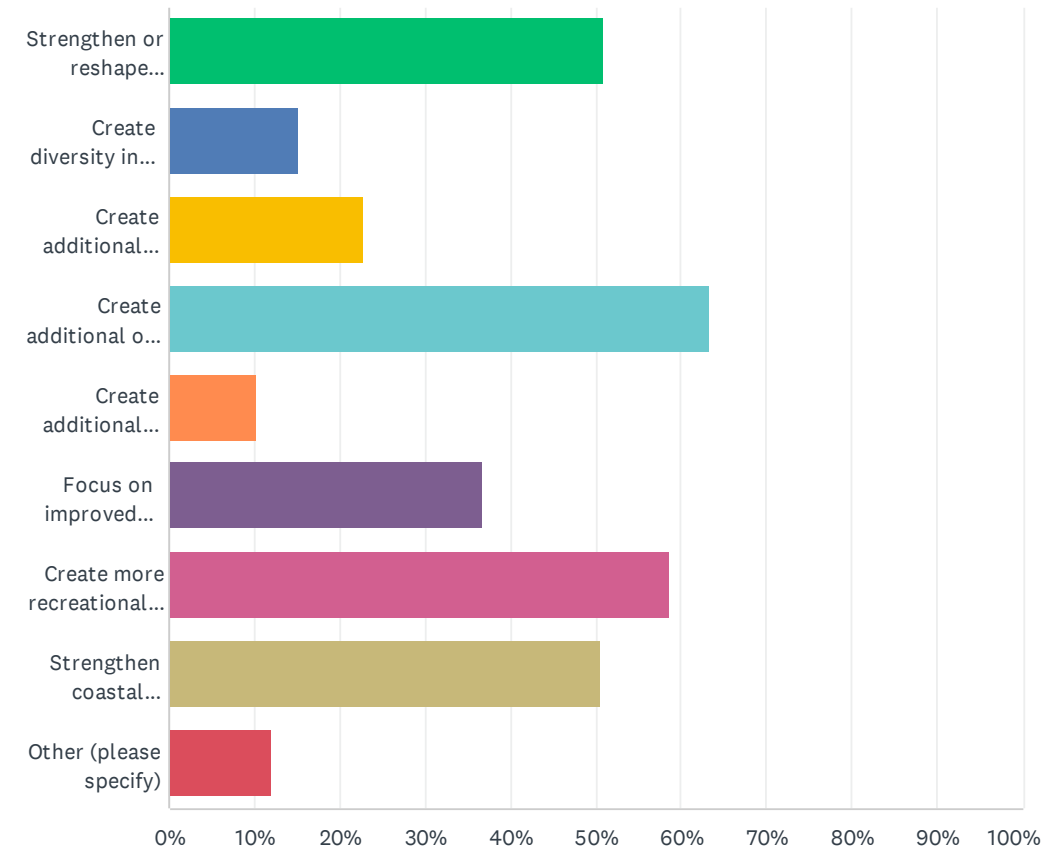
Answered: 474 Skipped: 341

Q16 What is your vision for the future of Swansea?

Answered: 489 Skipped: 326

Q17 What land use changes would you like to see in Swansea in the next 10 to 20 years? (Select all that apply)

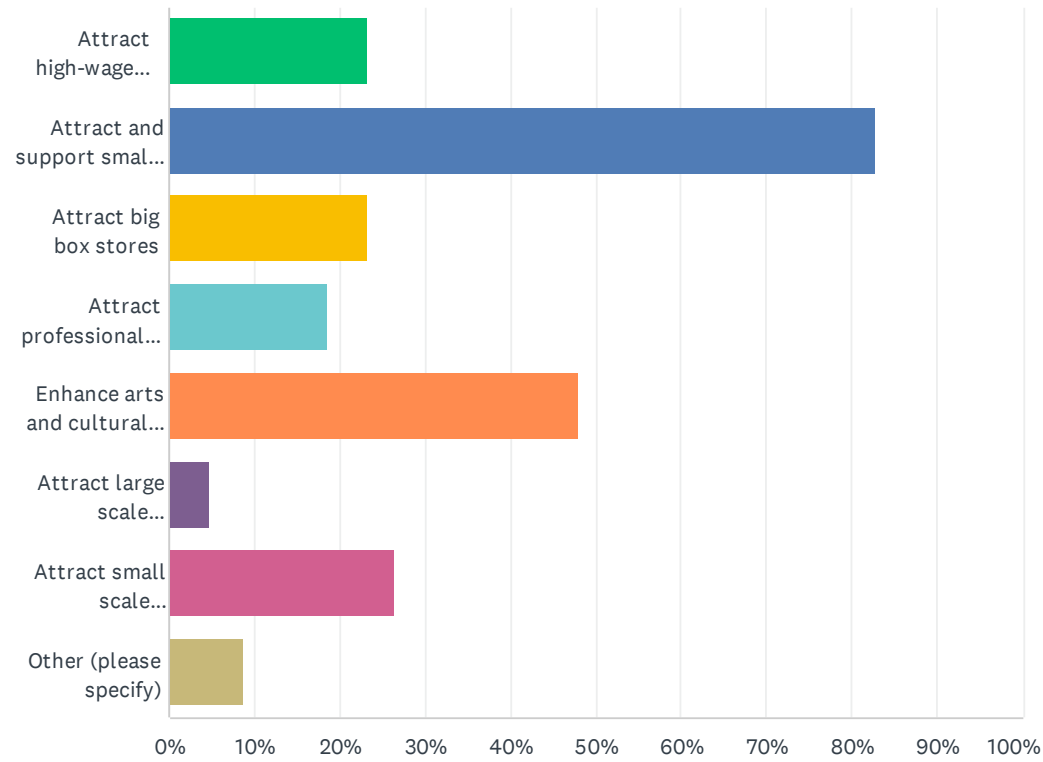
Answered: 637 Skipped: 178



ANSWER CHOICES	RESPONSES	
Strengthen or reshape existing commercial corridors	51.02%	325
Create diversity in the housing stock (e.g. different unit types and price points)	15.07%	96
Create additional commercial and mixed-use areas	22.76%	145
Create additional open space and preservation designations	63.27%	403
Create additional industrial areas and job centers	10.20%	65
Focus on improved traffic safety	36.58%	233
Create more recreational areas	58.56%	373
Strengthen coastal resilience and increase protections from climate change	50.55%	322
Other (please specify)	11.93%	76
Total Respondents: 637		

Q18 What should Swansea's top economic development priorities be? (Select up to three)

Answered: 626 Skipped: 189



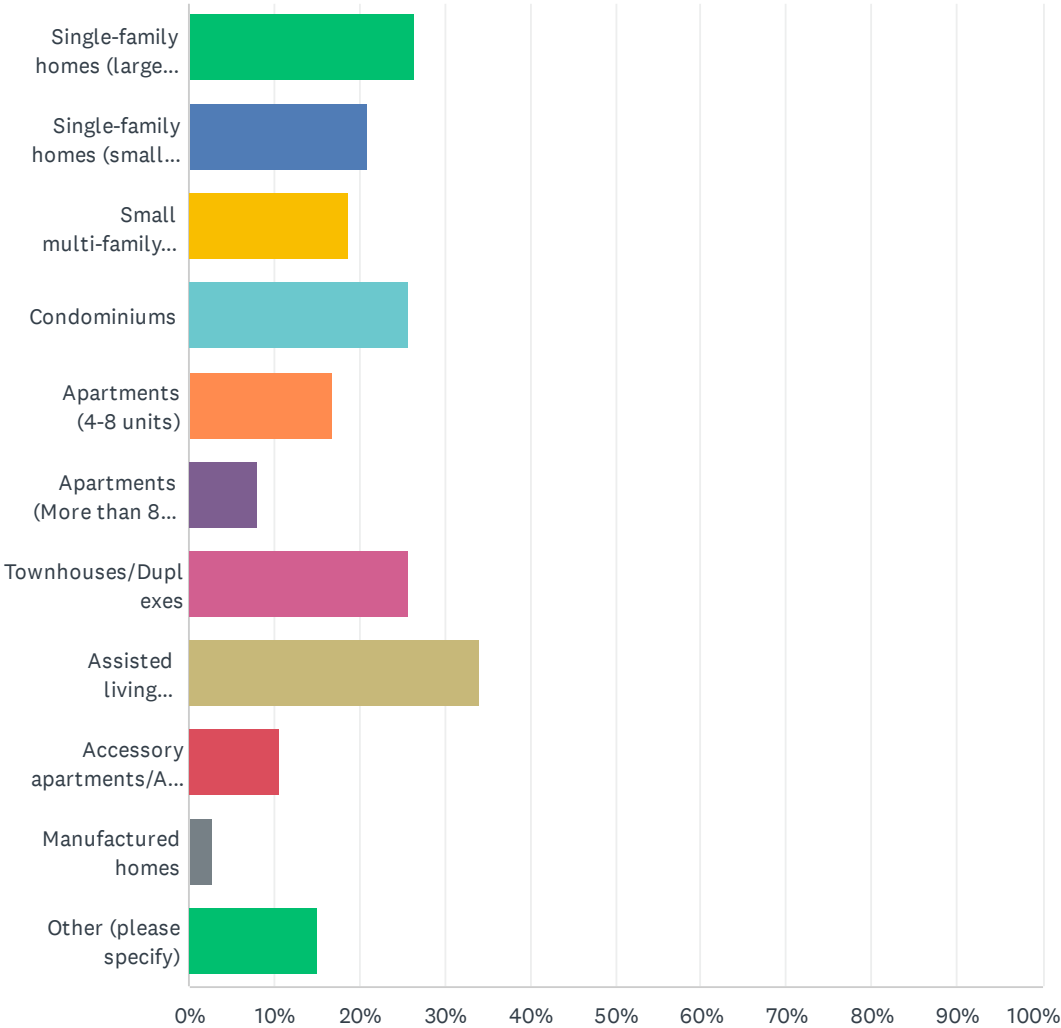
ANSWER CHOICES	RESPONSES	
Attract high-wage employers	23.32%	146
Attract and support small businesses	82.75%	518
Attract big box stores	23.32%	146
Attract professional office uses	18.53%	116
Enhance arts and cultural amenities	47.92%	300
Attract large scale industrial businesses	4.79%	30
Attract small scale industrial businesses	26.52%	166
Other (please specify)	8.79%	55
Total Respondents: 626		

Q19 Where in town do you think commercial development should be focused?

Answered: 469 Skipped: 346

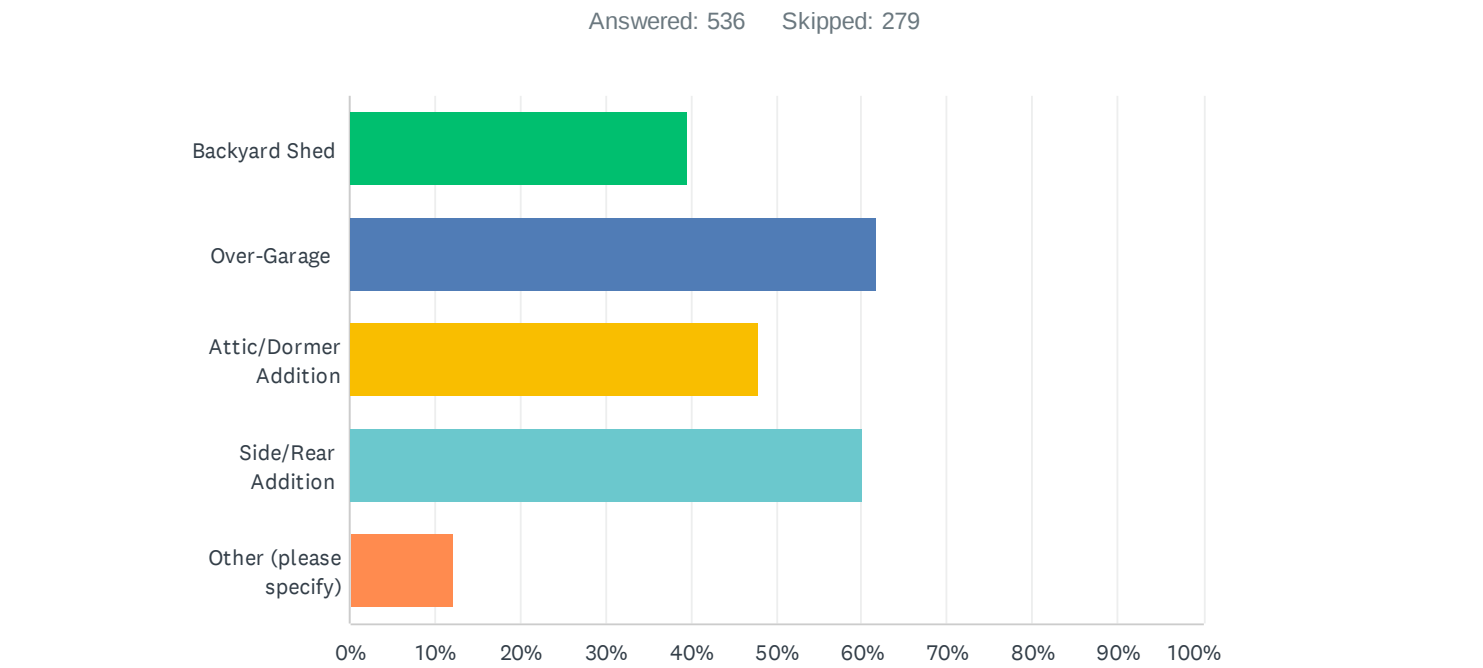
Q20 What types of housing options are missing in Swansea? (Select all that apply)

Answered: 525 Skipped: 290



ANSWER CHOICES	RESPONSES	
Single-family homes (large lots; >30,000 sqft)	26.48%	139
Single-family homes (small lots; <30,000 sqft)	20.95%	110
Small multi-family homes (2-3 family)	18.86%	99
Condominiums	25.90%	136
Apartments (4-8 units)	16.76%	88
Apartments (More than 8 units)	8.00%	42
Townhouses/Duplexes	25.90%	136
Assisted living facilities/senior housing	34.10%	179
Accessory apartments/Accessory dwelling units	10.67%	56
Manufactured homes	2.86%	15
Other (please specify)	15.05%	79
Total Respondents: 525		

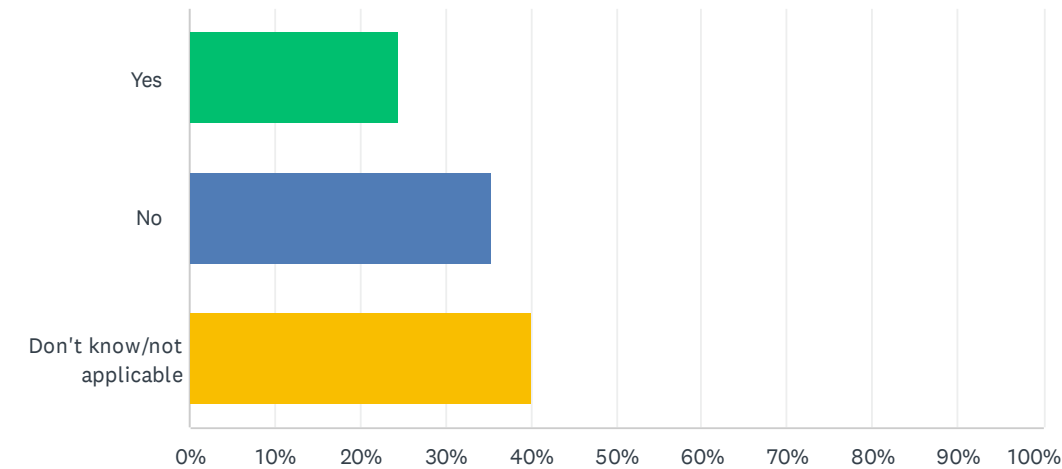
Q21 Which of these accessory apartment types would fit in Swansea?



ANSWER CHOICES	RESPONSES	
Backyard Shed	39.74%	213
Over-Garage	61.94%	332
Attic/Dormer Addition	47.95%	257
Side/Rear Addition	60.07%	322
Other (please specify)	12.13%	65
Total Respondents: 536		

Q22 Do you find that there are affordable housing options in Swansea?

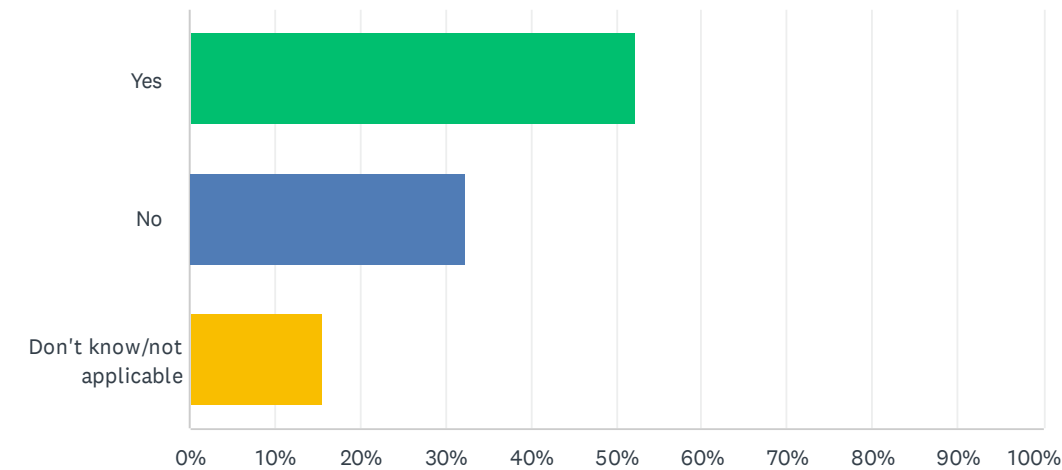
Answered: 621 Skipped: 194



ANSWER CHOICES	RESPONSES	
Yes	24.48%	152
No	35.43%	220
Don't know/not applicable	40.10%	249
TOTAL		621

Q23 Are you concerned that you or someone you know will not be able to afford to live in Swansea, now or in the future?

Answered: 627 Skipped: 188



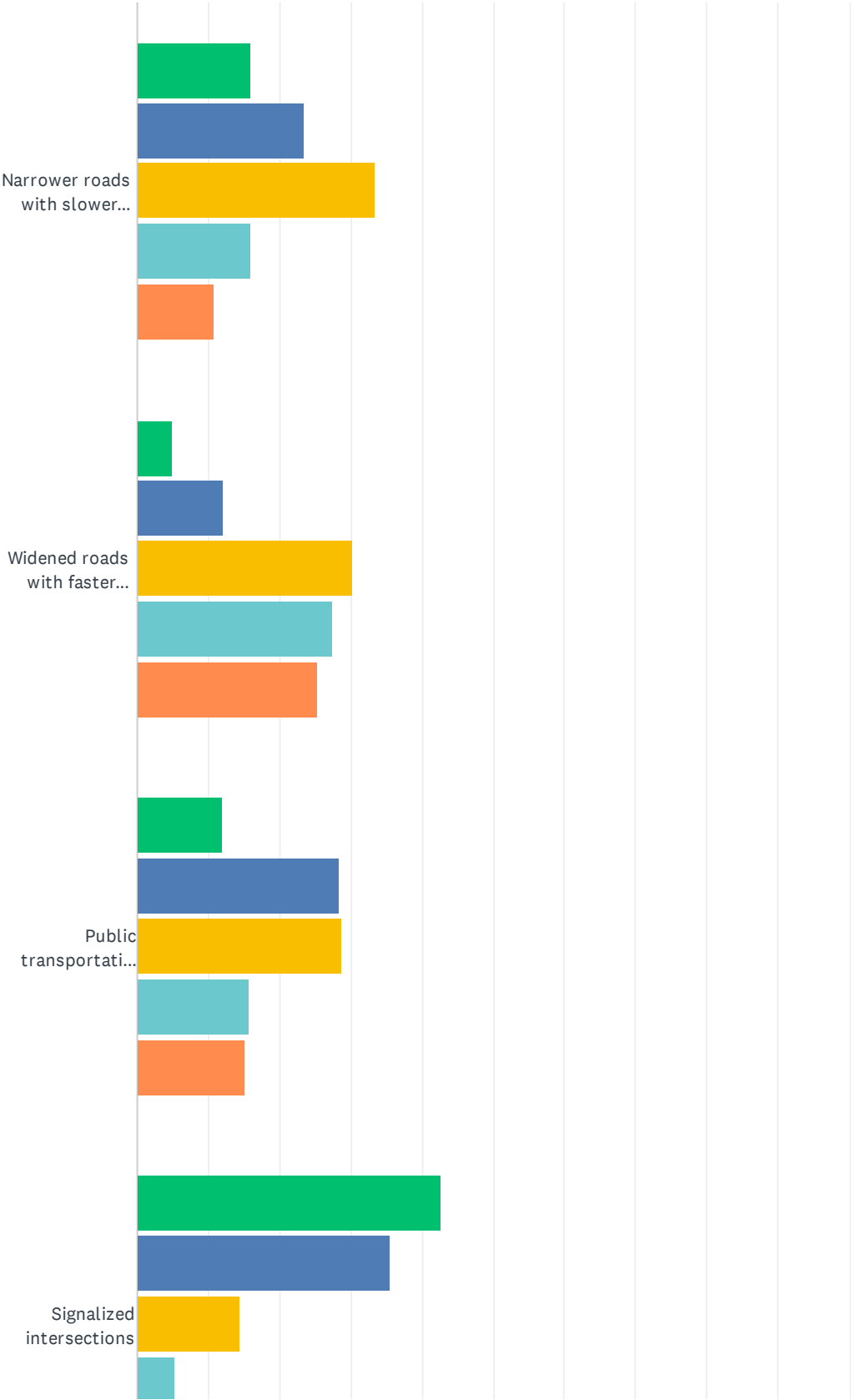
ANSWER CHOICES	RESPONSES	
Yes	52.15%	327
No	32.38%	203
Don't know/not applicable	15.47%	97
TOTAL		627

Q24 Do you have any additional comments on land use, economic development, or housing in town?

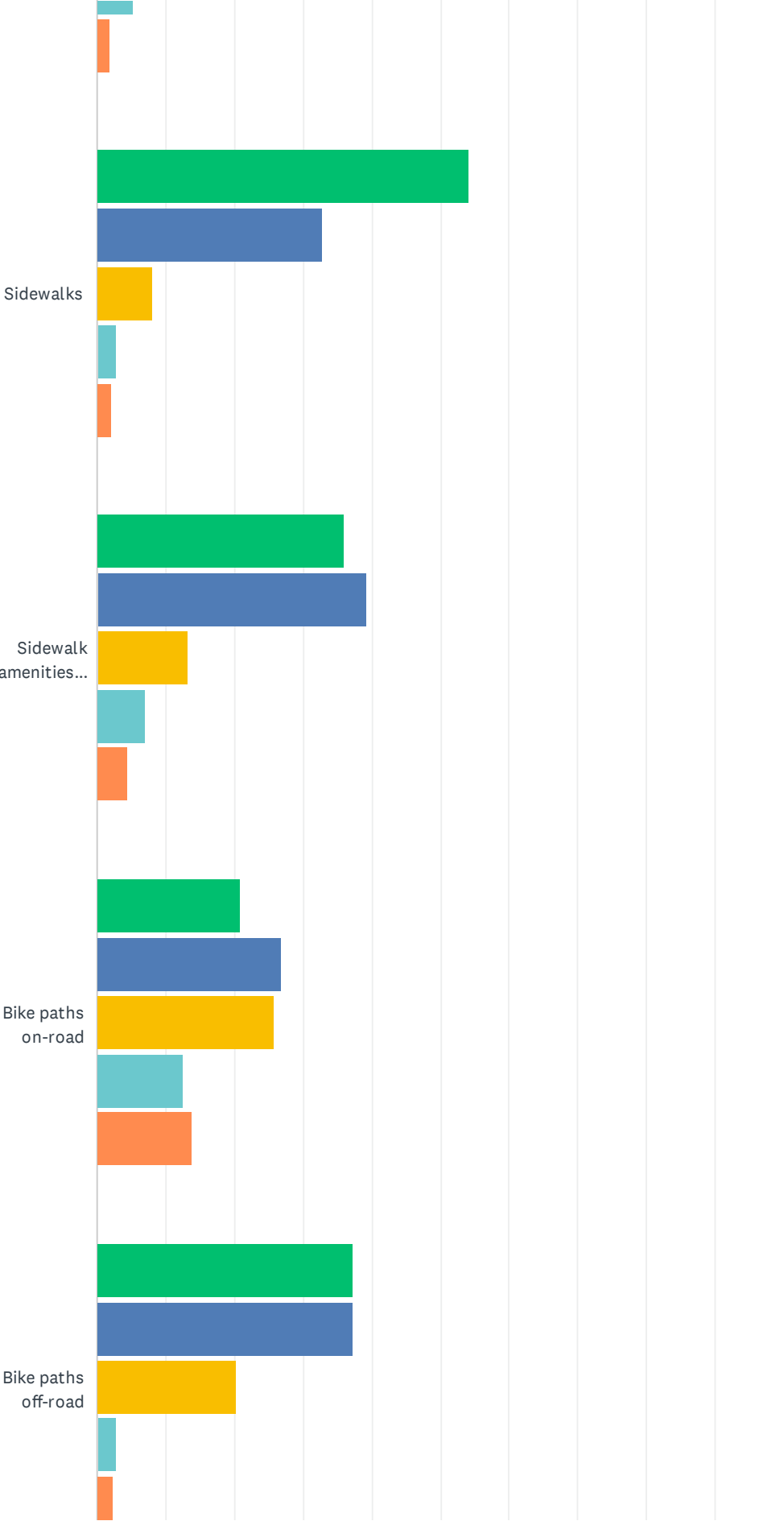
Answered: 244 Skipped: 571

Q25 What types of transportation improvements are important to you?

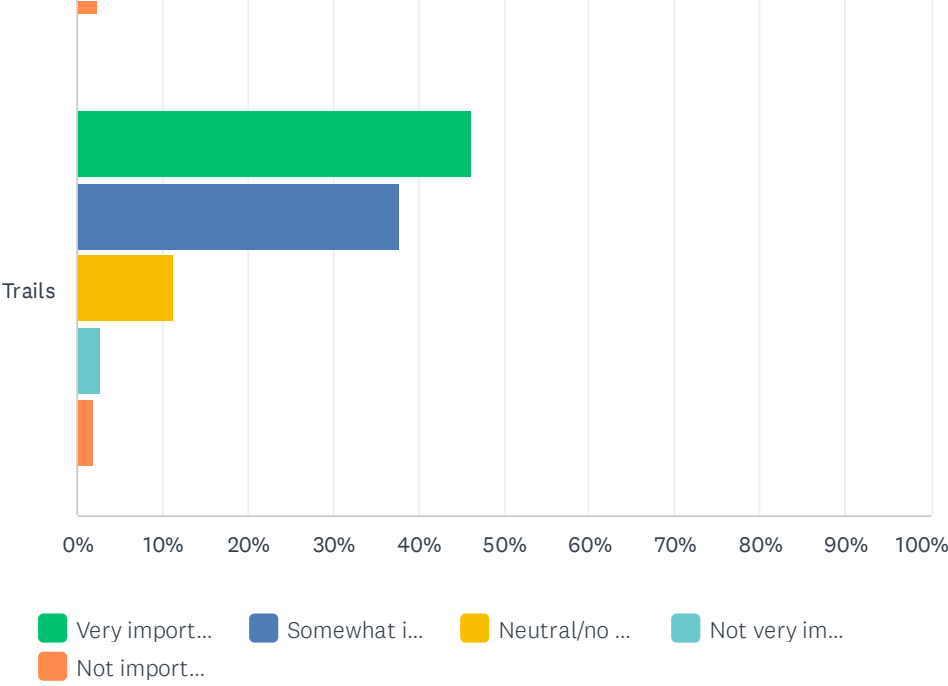
Answered: 602 Skipped: 213



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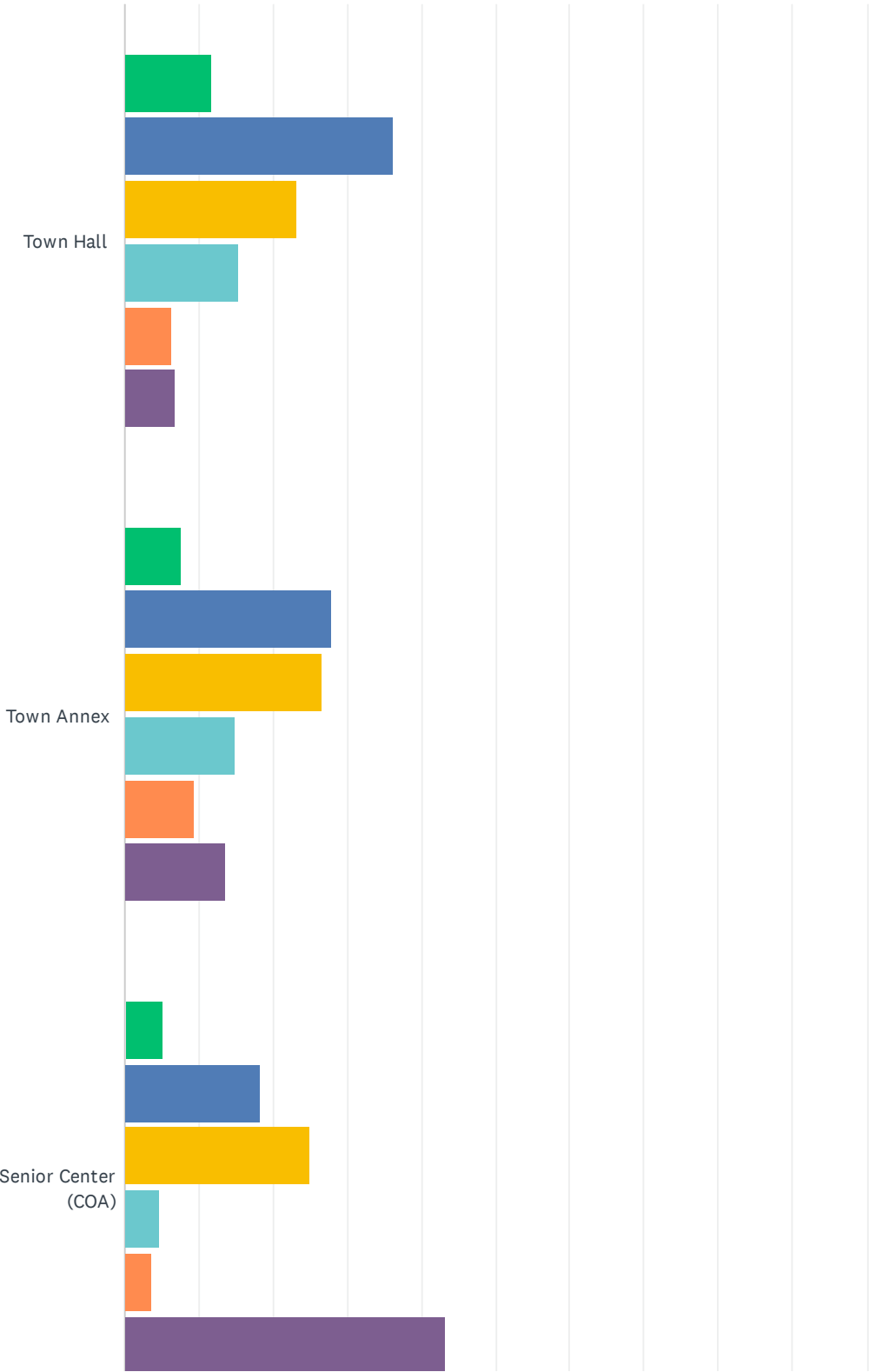
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL/NO OPINION	NOT VERY IMPORTANT	NOT IMPORTANT AT ALL	TOTAL	WEIGHTED AVERAGE
Narrower roads with slower vehicle speeds	16.10% 94	23.46% 137	33.39% 195	16.10% 94	10.96% 64	584	0.18
Widened roads with faster vehicle speeds	4.90% 28	12.06% 69	30.24% 173	27.45% 157	25.35% 145	572	-0.56
Public transportation (SRTA)	11.94% 69	28.37% 164	28.72% 166	15.74% 91	15.22% 88	578	0.06
Signalized intersections	42.69% 248	35.63% 207	14.46% 84	5.34% 31	1.89% 11	581	1.12
Sidewalks	54.19% 323	32.89% 196	8.05% 48	2.68% 16	2.18% 13	596	1.34
Sidewalk amenities (street trees, benches, trash barrels)	35.93% 212	39.32% 232	13.22% 78	7.12% 42	4.41% 26	590	0.95
Bike paths on-road	20.80% 119	26.92% 154	25.87% 148	12.59% 72	13.81% 79	572	0.28
Bike paths off-road	37.31% 219	37.31% 219	20.27% 119	2.73% 16	2.39% 14	587	1.04
Trails	46.21% 274	37.77% 224	11.30% 67	2.70% 16	2.02% 12	593	1.23

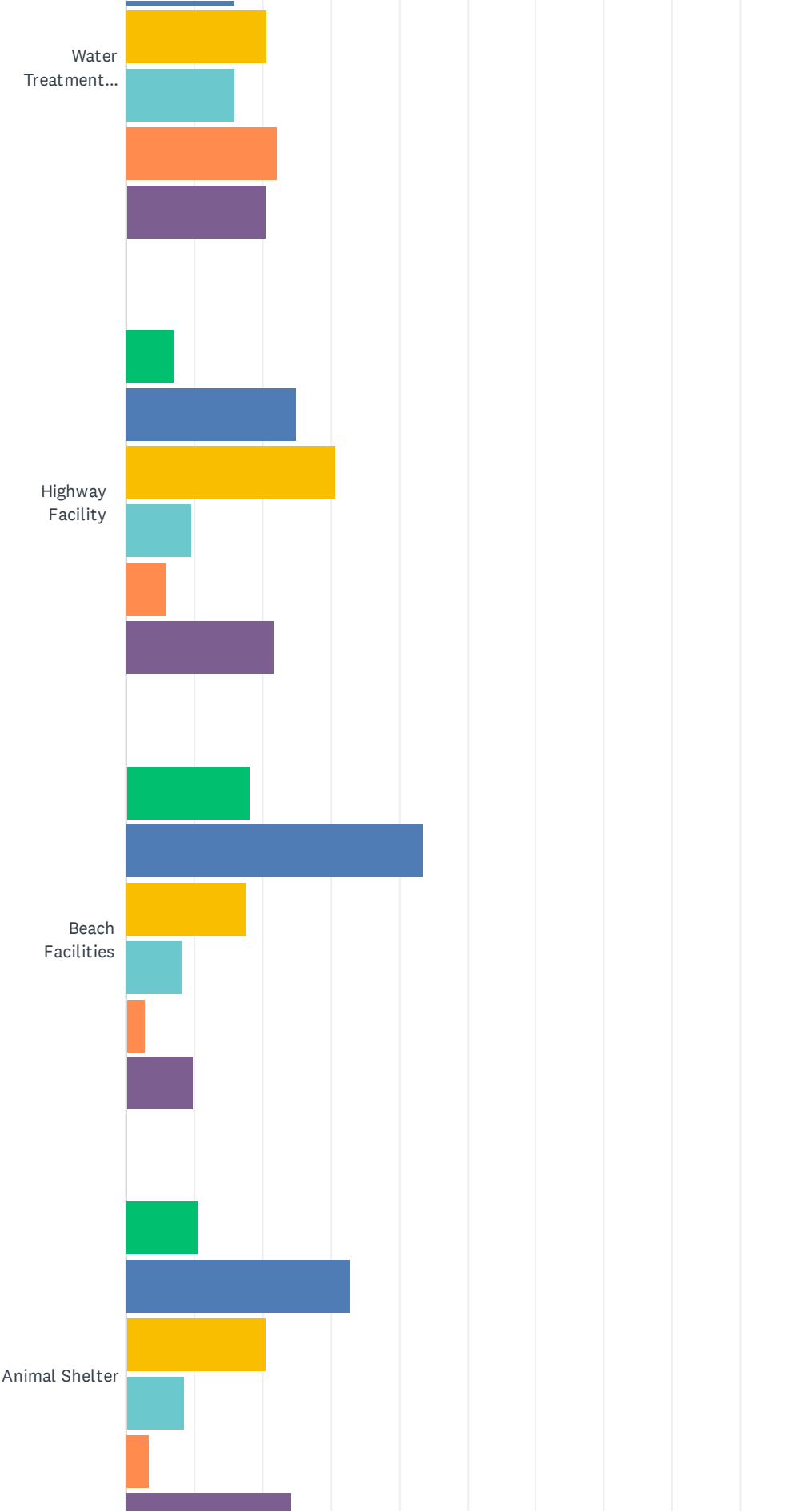
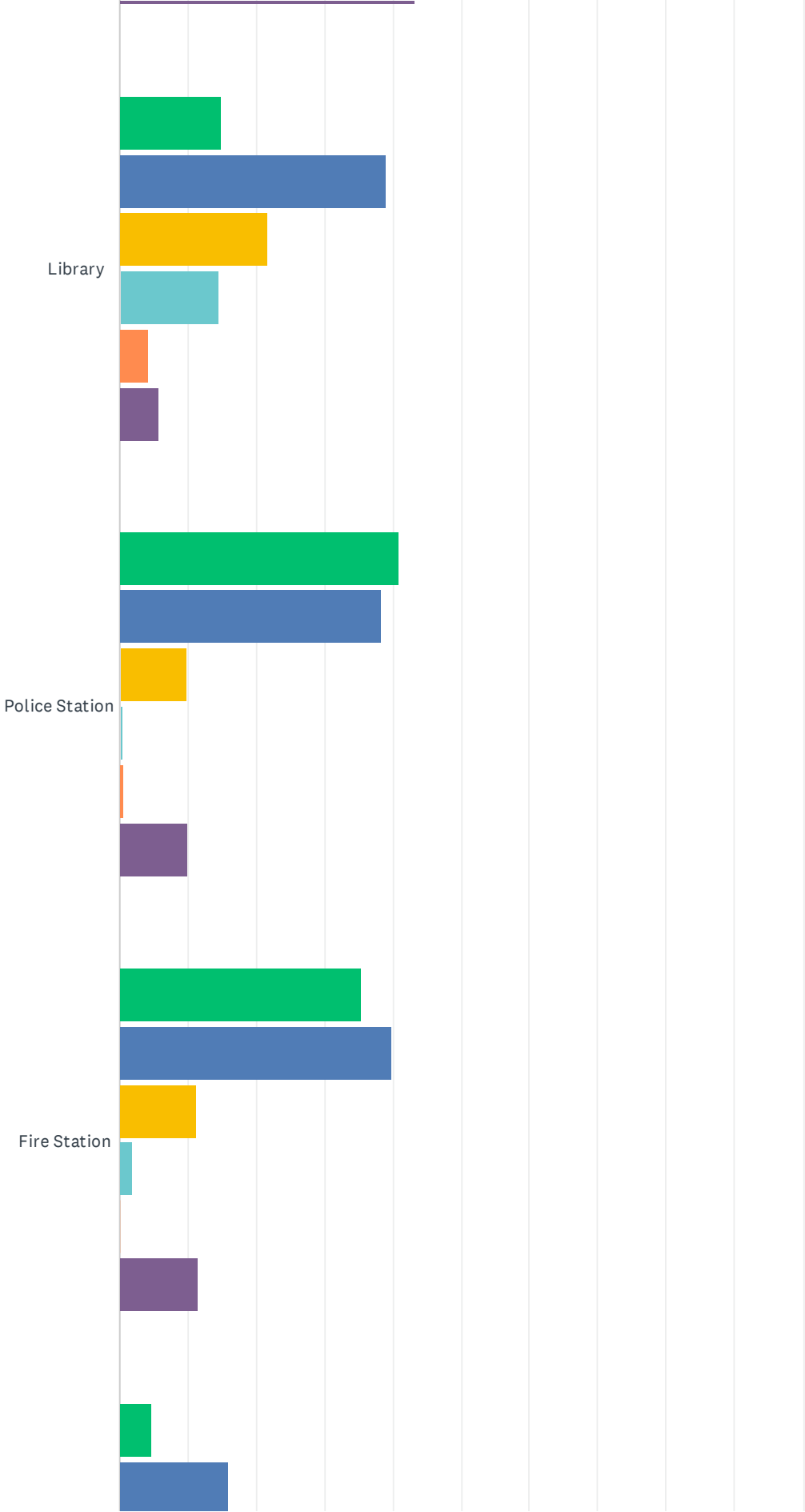
Q26 Please describe any roadways/intersections that need improvements:

Answered: 318 Skipped: 497

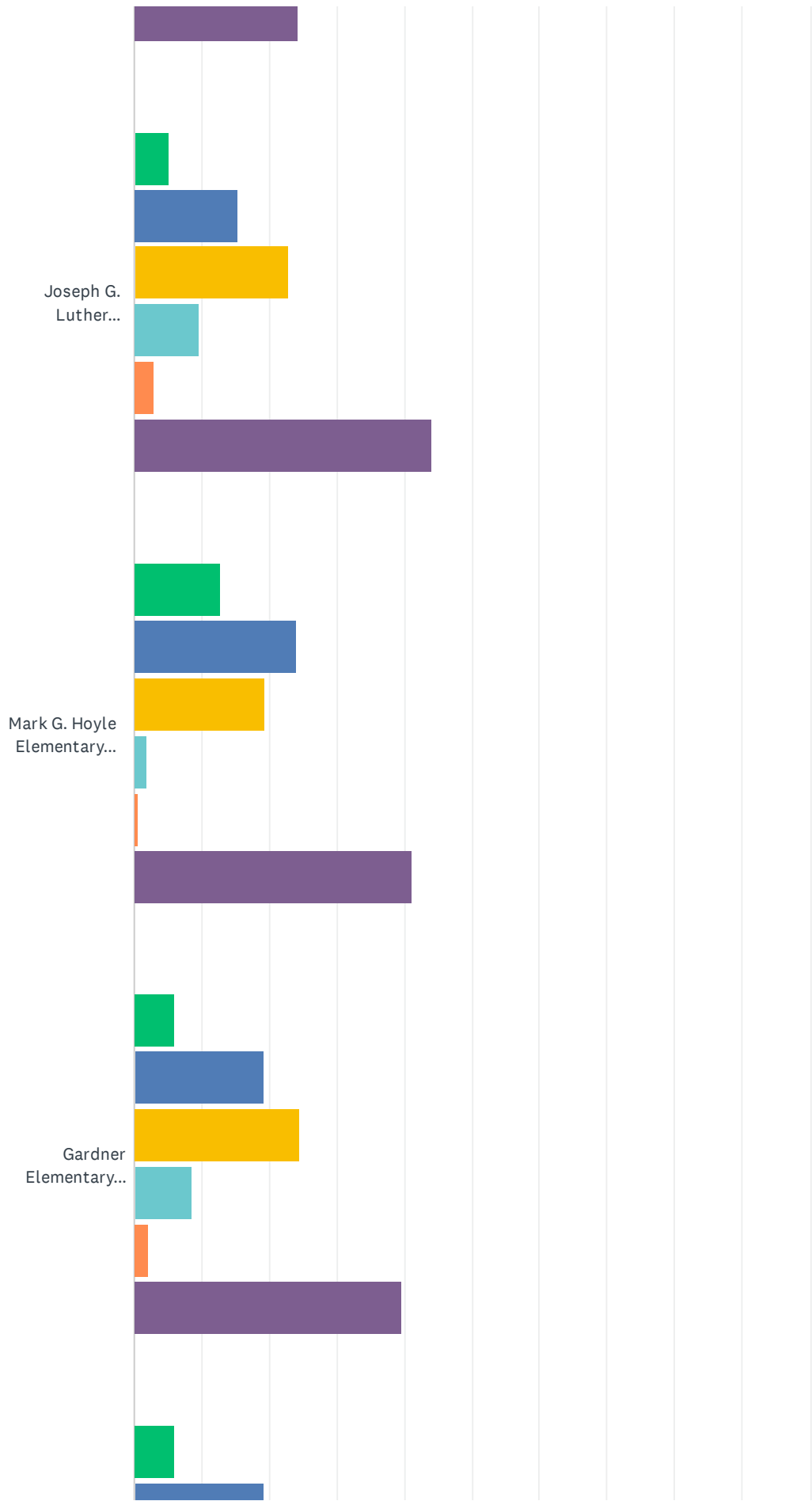
Q27 Please rate how the following public facilities (ex. building accessibility, parking, structural quality and maintenance) meet your or your family's needs.

Answered: 600 Skipped: 215

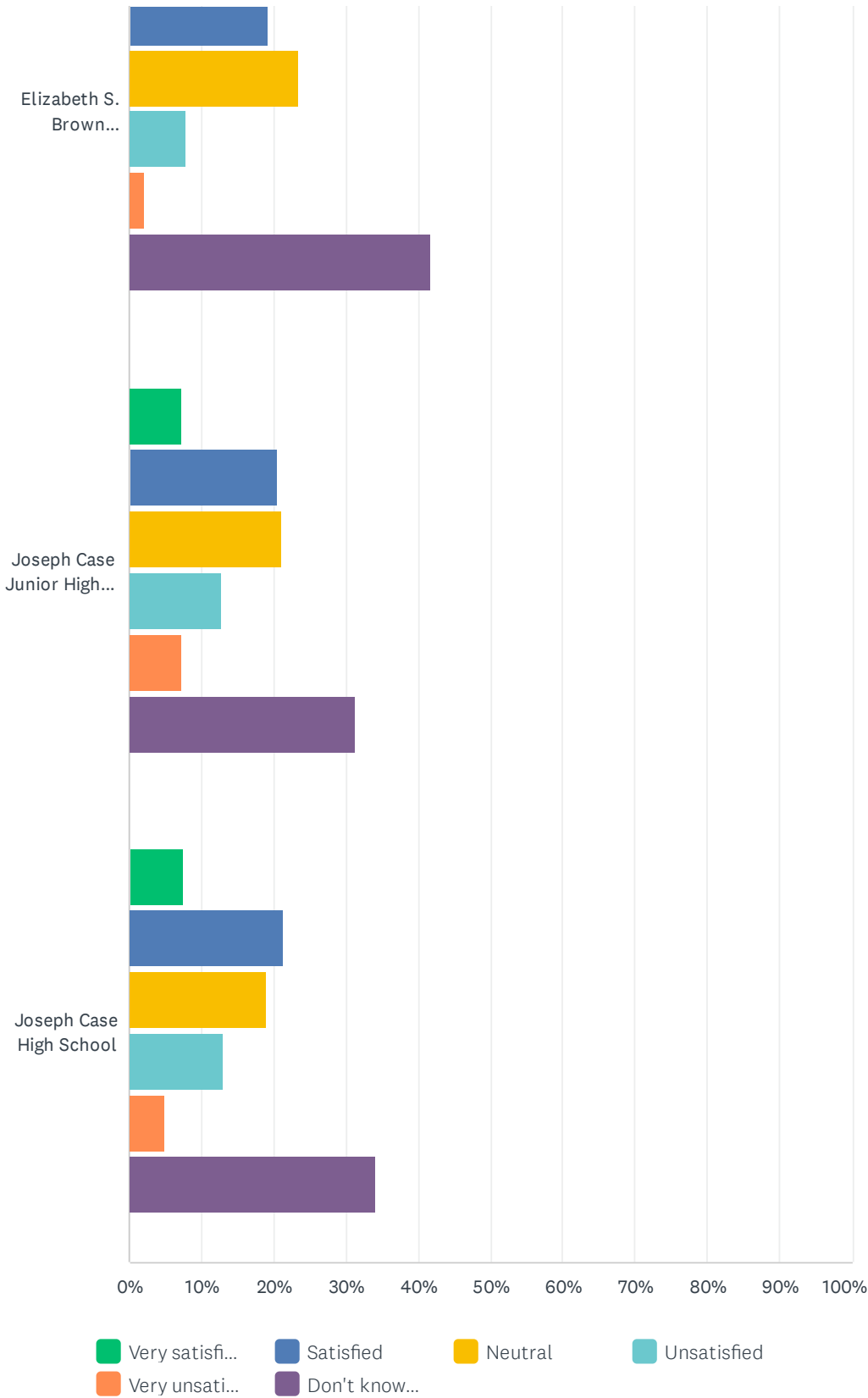




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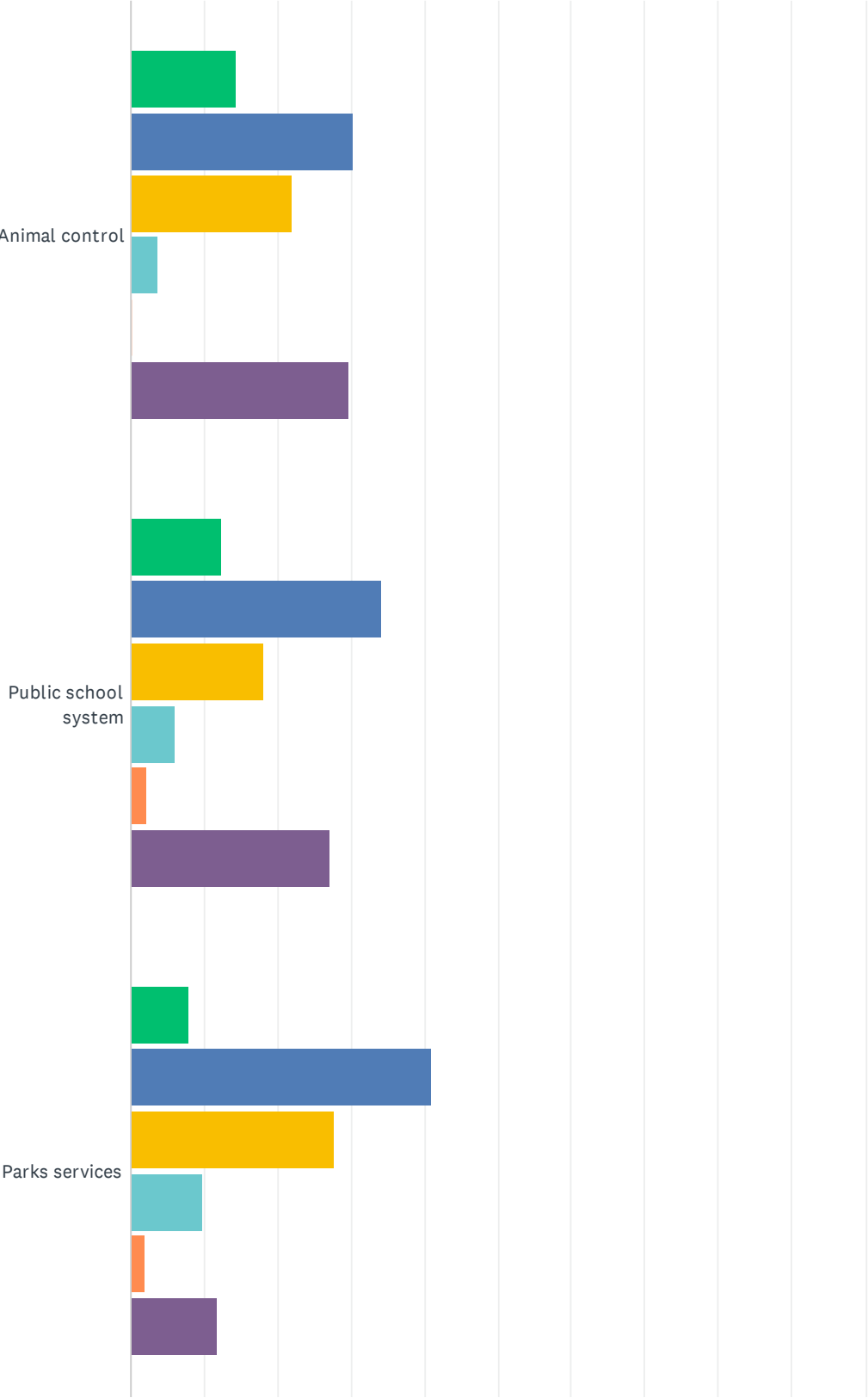


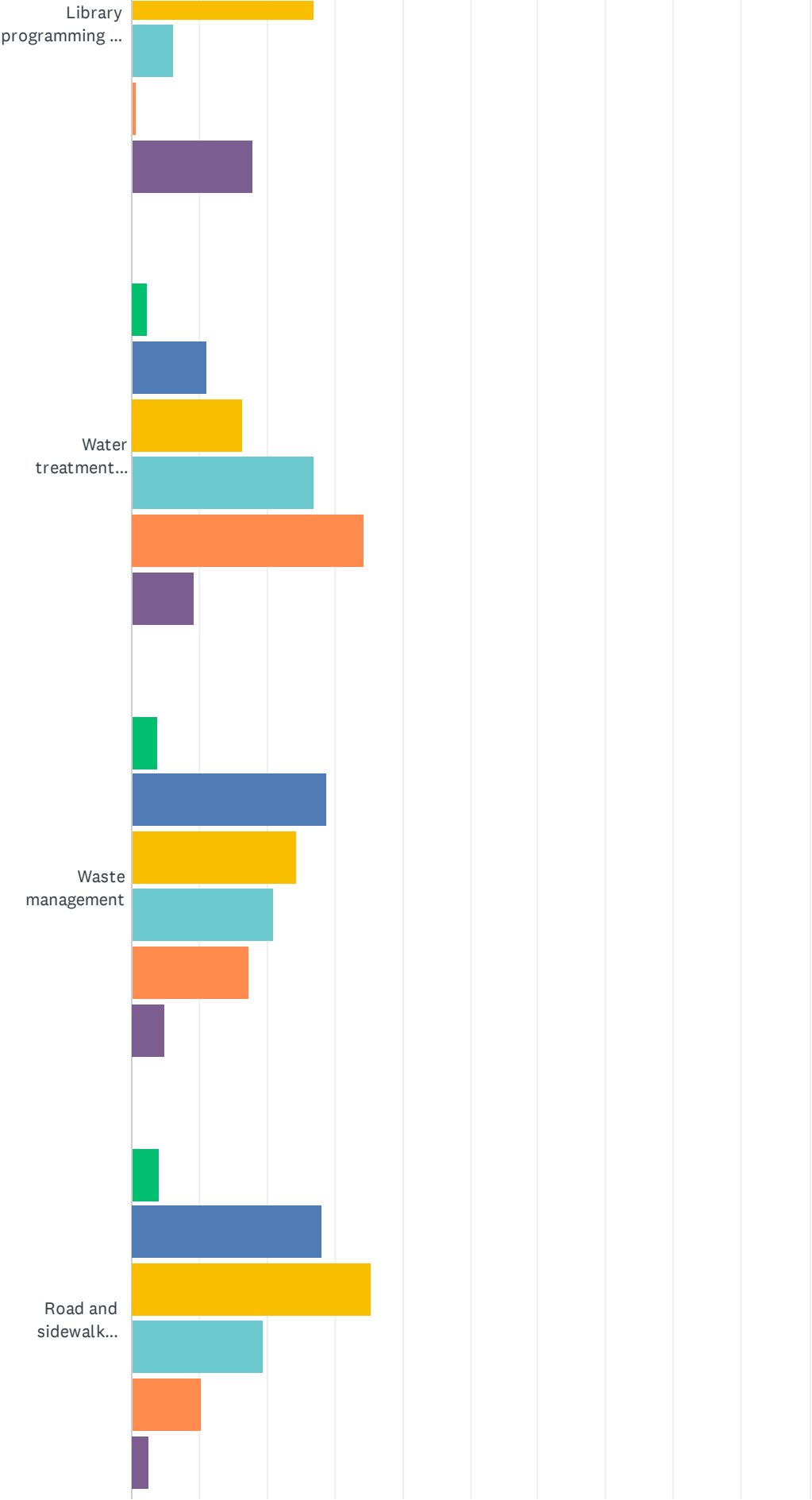
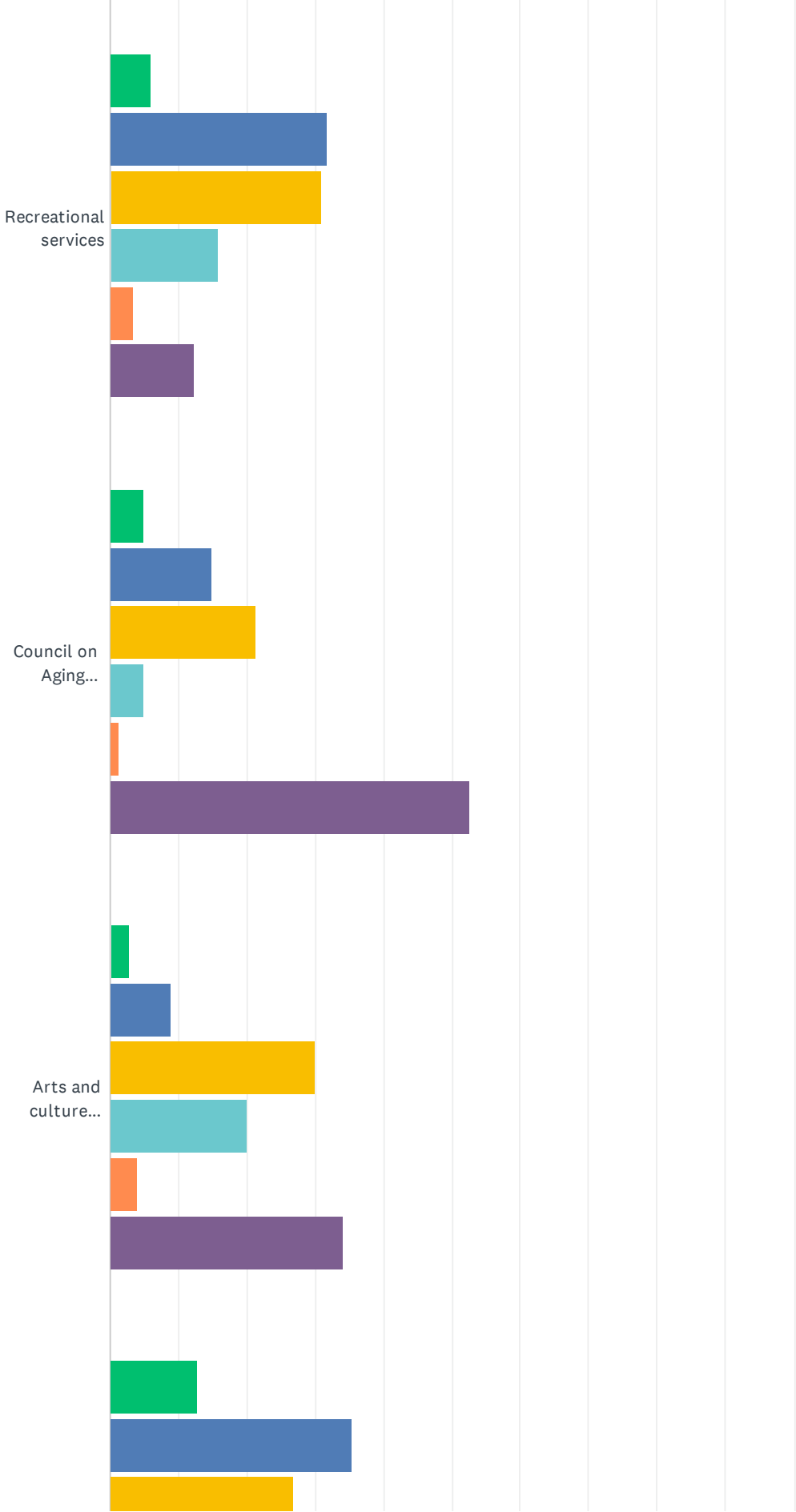
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	VERY SATISFIED	SATISFIED	NEUTRAL	UNSATISFIED	VERY UNSATISFIED	DON'T KNOW/NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Town Hall	11.80% 70	36.26% 215	23.27% 138	15.35% 91	6.41% 38	6.91% 41	593	3.11
Town Annex	7.63% 45	27.97% 165	26.61% 157	14.92% 88	9.32% 55	13.56% 80	590	2.69
Senior Center (COA)	5.08% 30	18.31% 108	24.92% 147	4.75% 28	3.56% 21	43.39% 256	590	1.86
Library	14.96% 89	38.99% 232	21.68% 129	14.45% 86	4.20% 25	5.71% 34	595	3.29
Police Station	40.91% 243	38.38% 228	9.76% 58	0.34% 2	0.67% 4	9.93% 59	594	3.89
Fire Station	35.46% 211	39.83% 237	11.26% 67	1.85% 11	0.17% 1	11.43% 68	595	3.74
Water Treatment Facilities	4.71% 28	15.99% 95	20.71% 123	15.99% 95	22.22% 132	20.37% 121	594	2.04
Highway Facility	7.13% 42	24.96% 147	30.73% 181	9.51% 56	5.94% 35	21.73% 128	589	2.53
Beach Facilities	18.12% 108	43.46% 259	17.62% 105	8.22% 49	2.85% 17	9.73% 58	596	3.37
Animal Shelter	10.64% 63	32.77% 194	20.44% 121	8.45% 50	3.38% 20	24.32% 144	592	2.66
Joseph G. Luther Elementary School	5.09% 30	15.45% 91	22.75% 134	9.68% 57	2.89% 17	44.14% 260	589	1.78
Mark G. Hoyle Elementary School	12.88% 76	24.07% 142	19.32% 114	1.86% 11	0.68% 4	41.19% 243	590	2.23
Gardner Elementary School	5.94% 35	19.19% 113	24.62% 145	8.49% 50	2.04% 12	39.73% 234	589	1.99
Elizabeth S. Brown Elementary School	5.92% 35	19.12% 113	23.35% 138	7.78% 46	2.03% 12	41.79% 247	591	1.94
Joseph Case Junior High School	7.16% 42	20.44% 120	21.12% 124	12.78% 75	7.16% 42	31.35% 184	587	2.14
Joseph Case High School	7.53% 44	21.40% 125	19.01% 111	13.01% 76	4.97% 29	34.08% 199	584	2.11

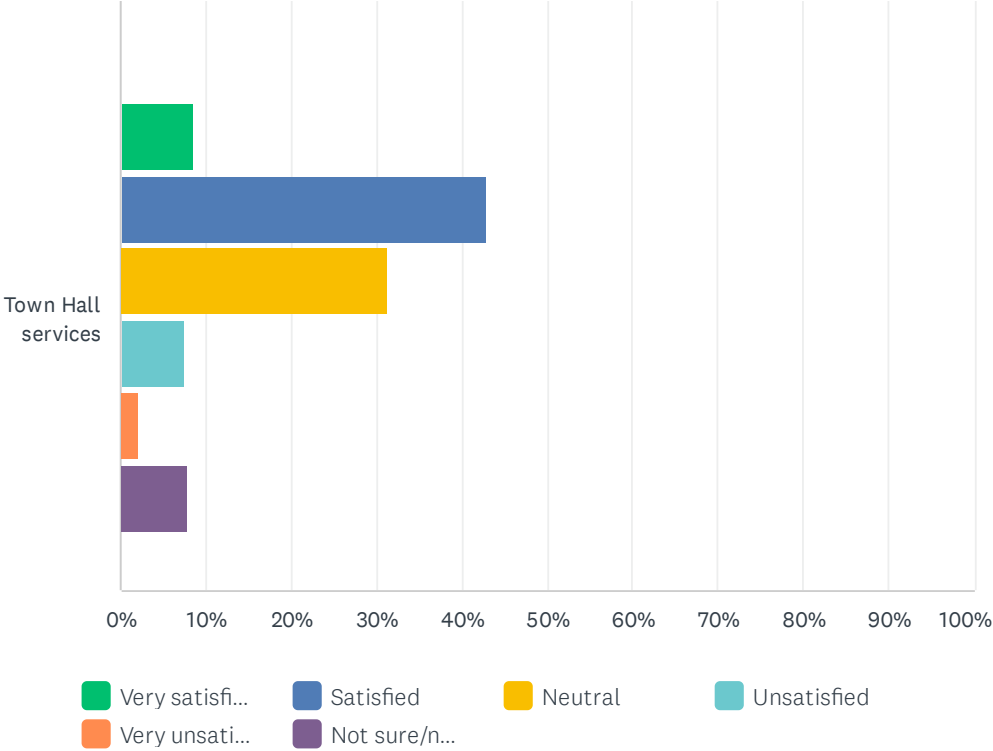
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Q28 Please rate how the following public services meet your or your family's needs.

Answered: 602 Skipped: 213



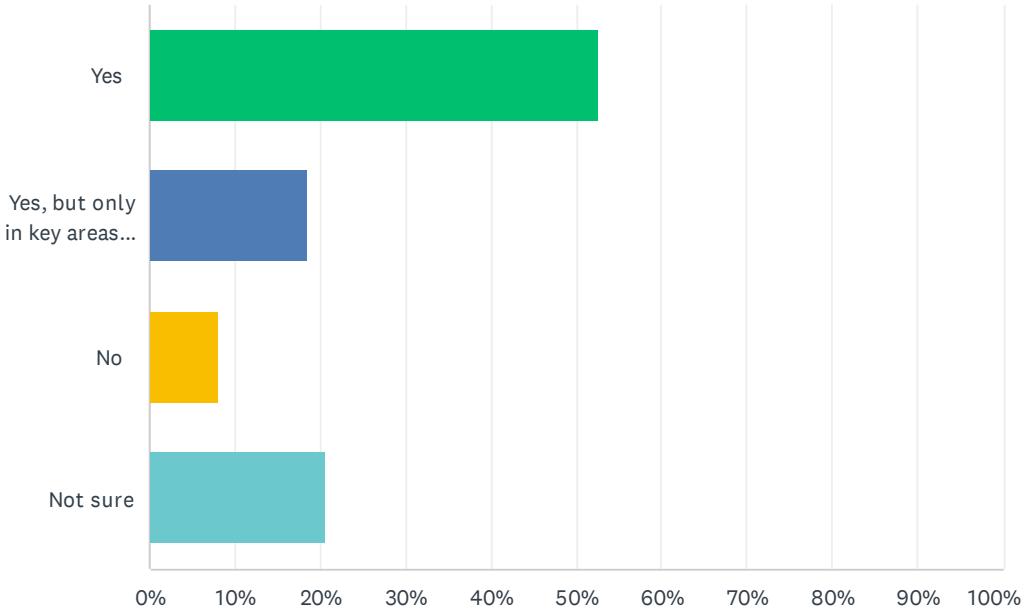




	VERY SATISFIED	SATISFIED	NEUTRAL	UNSATISFIED	VERY UNSATISFIED	NOT SURE/NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Animal control	14.21% 84	30.29% 179	22.00% 130	3.72% 22	0.17% 1	29.61% 175	591	2.66
Public school system	12.42% 74	34.06% 203	18.12% 108	6.04% 36	2.18% 13	27.18% 162	596	2.67
Parks services	7.97% 47	41.02% 242	27.63% 163	9.83% 58	1.86% 11	11.69% 69	590	3.08
Recreational services	6.07% 36	31.70% 188	30.86% 183	15.68% 93	3.37% 20	12.31% 73	593	2.84
Council on Aging programming and services	4.89% 29	15.01% 89	21.42% 127	4.89% 29	1.18% 7	52.61% 312	593	1.60
Arts and culture programming	2.71% 16	8.97% 53	30.12% 178	19.97% 118	4.06% 24	34.18% 202	591	1.84
Library programming and services	12.71% 75	35.42% 209	26.95% 159	6.27% 37	0.68% 4	17.97% 106	590	2.99
Water treatment services	2.34% 14	11.02% 66	16.36% 98	26.88% 161	34.22% 205	9.18% 55	599	1.93
Waste management	3.87% 23	28.79% 171	24.41% 145	20.88% 124	17.17% 102	4.88% 29	594	2.67
Road and sidewalk maintenance	4.03% 24	28.24% 168	35.46% 211	19.50% 116	10.25% 61	2.52% 15	595	2.89
Town Hall services	8.63% 51	42.81% 253	31.30% 185	7.45% 44	2.03% 12	7.78% 46	591	3.25

Q29 Would you support a sewer extension in town?

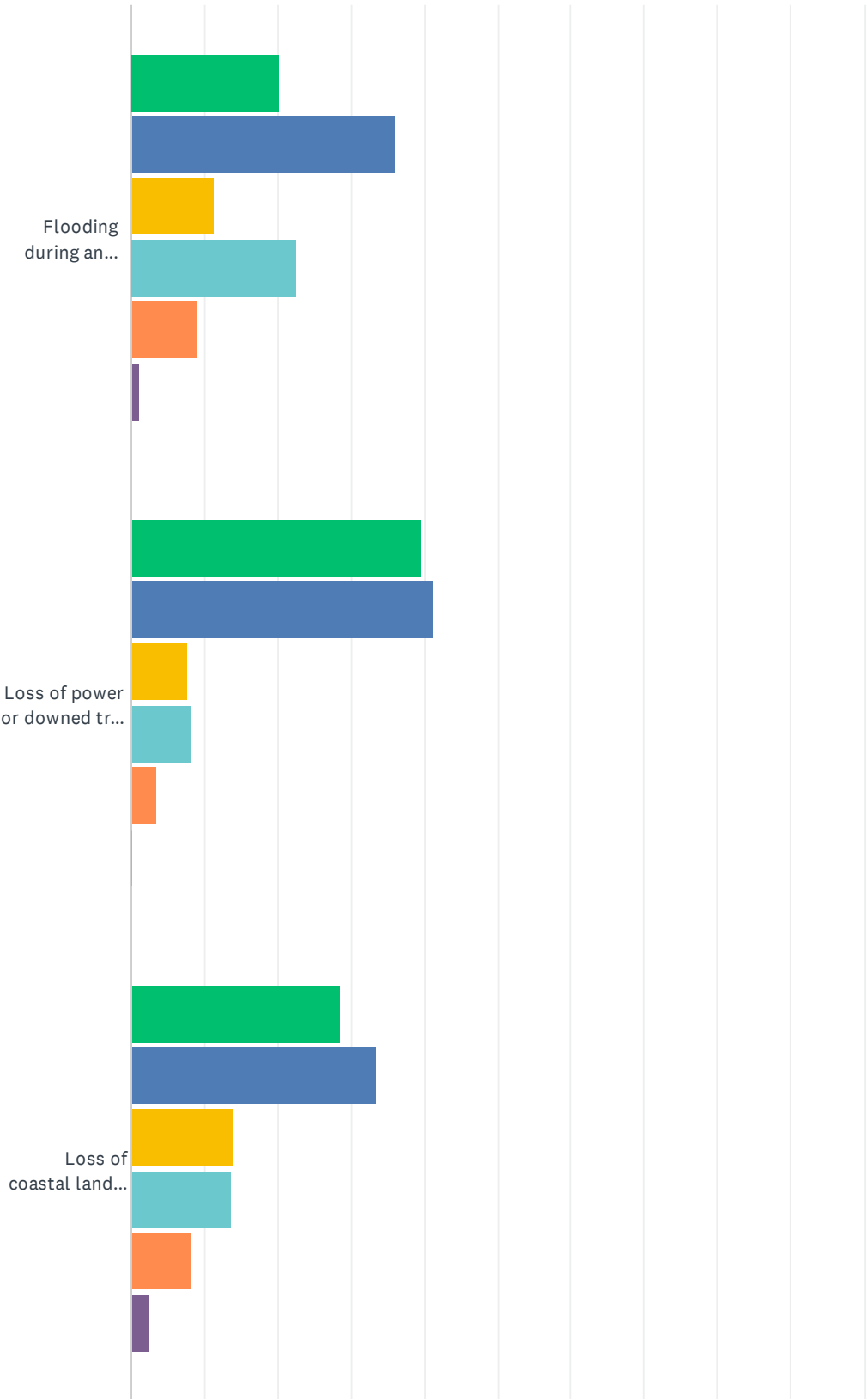
Answered: 597 Skipped: 218



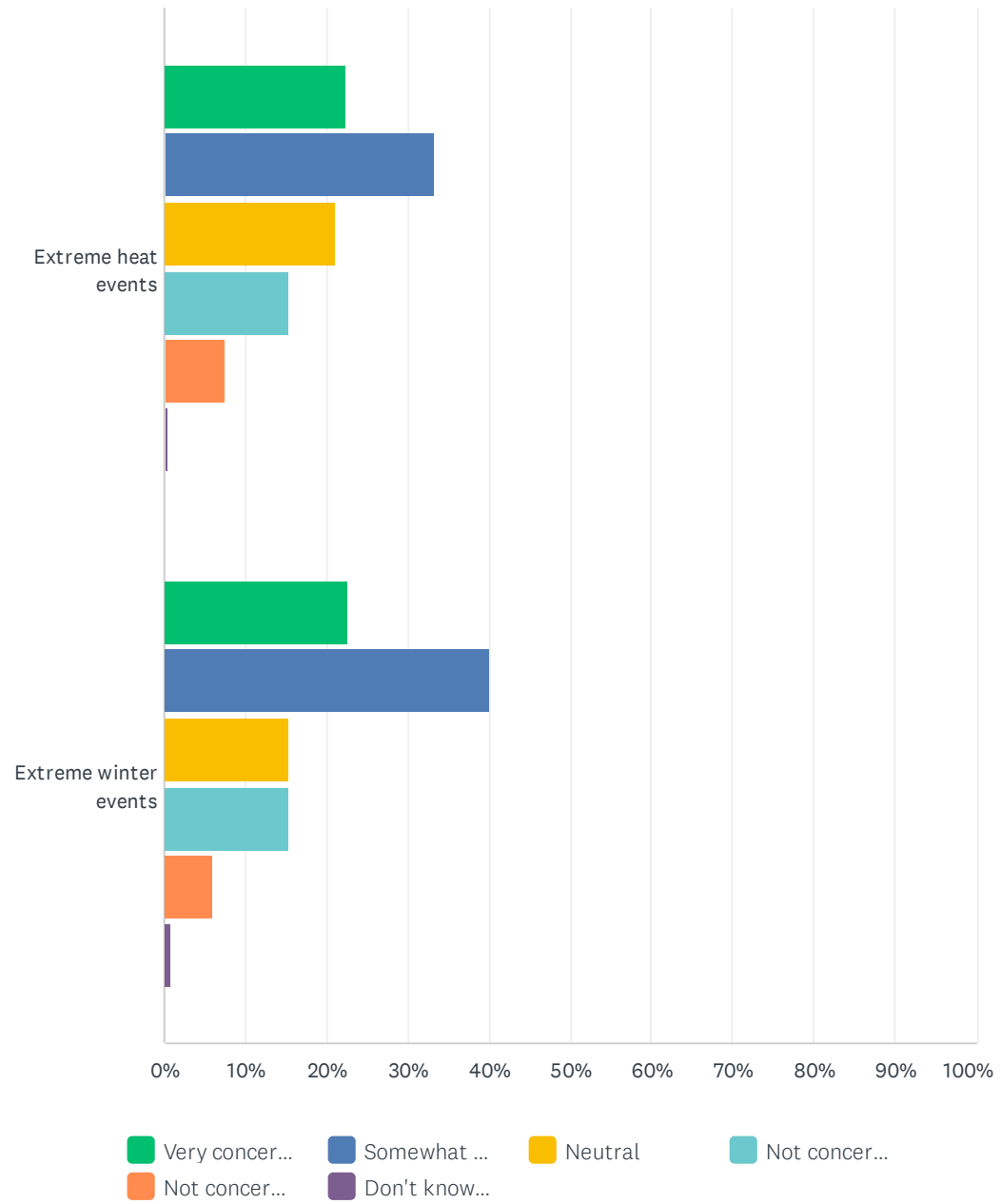
ANSWER CHOICES	RESPONSES	
Yes	52.60%	314
Yes, but only in key areas (ex. Route 6)	18.59%	111
No	8.21%	49
Not sure	20.60%	123
TOTAL		597

Q30 How concerned are you about the following weather- and climate-related events?

Answered: 602 Skipped: 213



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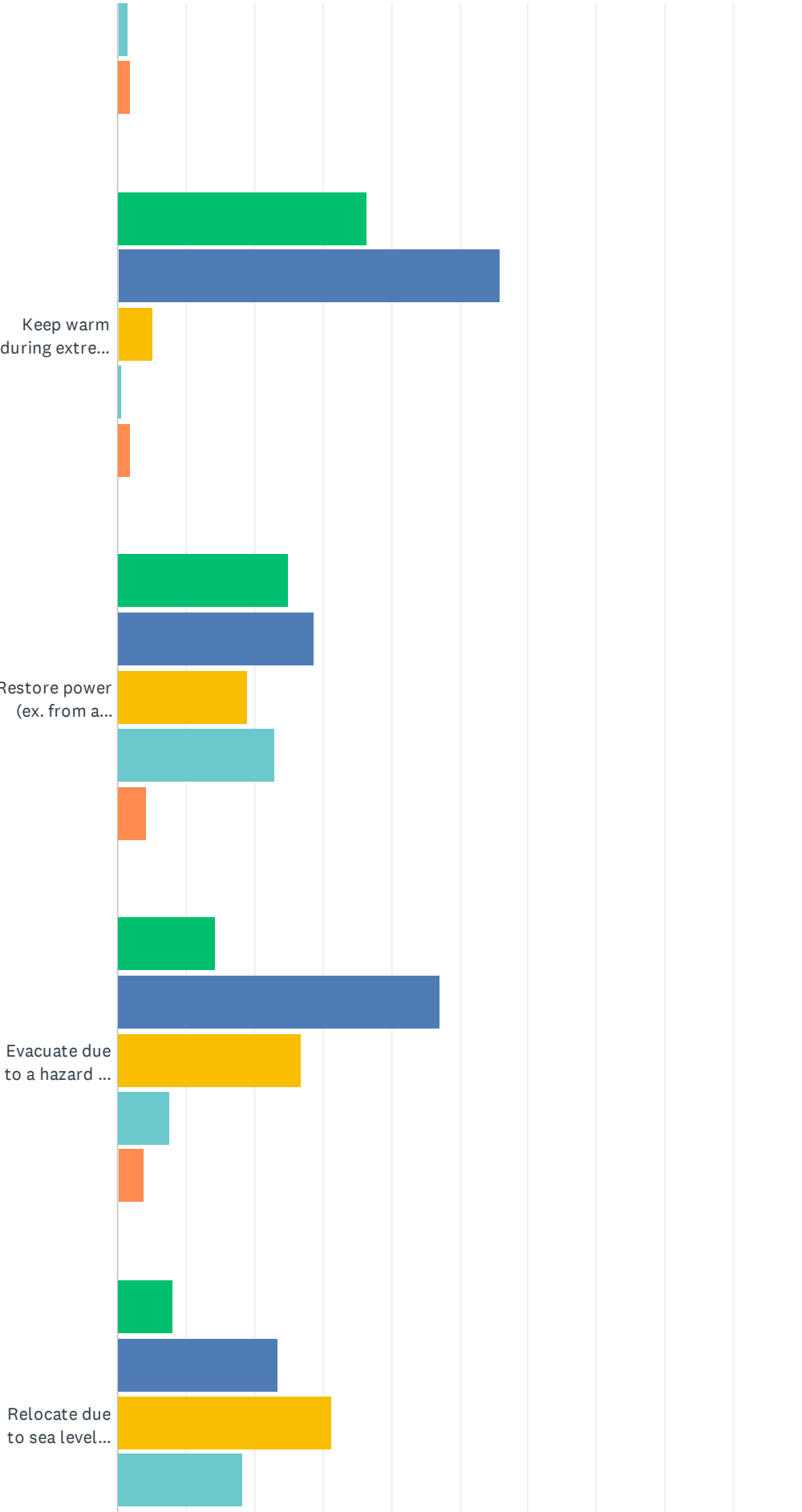
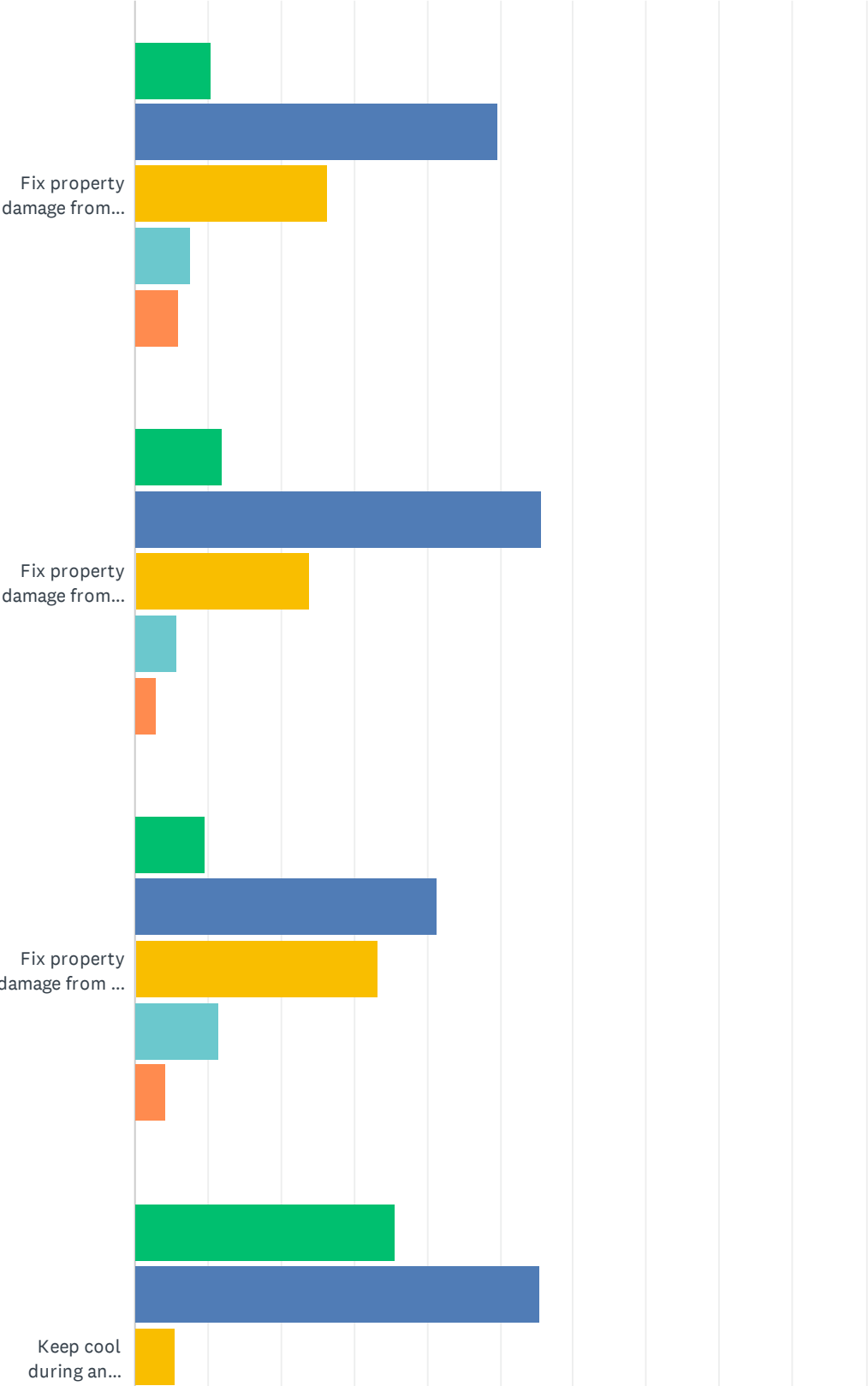


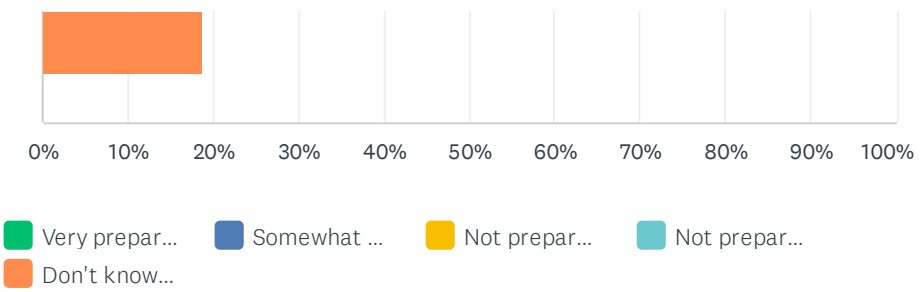
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	VERY CONCERNED	SOMEWHAT CONCERNED	NEUTRAL	NOT CONCERNED	NOT CONCERNED AT ALL	DON'T KNOW/NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Flooding during an extreme storm event	20.17% 121	36.00% 216	11.33% 68	22.50% 135	9.00% 54	1.00% 6	600	3.33
Loss of power or downed trees during an extreme storm event	39.60% 238	41.10% 247	7.65% 46	8.15% 49	3.33% 20	0.17% 1	601	4.05
Loss of coastal land due to sea level rise	28.60% 171	33.44% 200	13.88% 83	13.55% 81	8.19% 49	2.34% 14	598	3.54
Extreme heat events	22.48% 134	33.22% 198	21.14% 126	15.27% 91	7.38% 44	0.50% 3	596	3.47
Extreme winter events	22.56% 134	40.07% 238	15.32% 91	15.32% 91	5.89% 35	0.84% 5	594	3.56

Q31 How prepared do you feel to do the following in the event it was necessary?

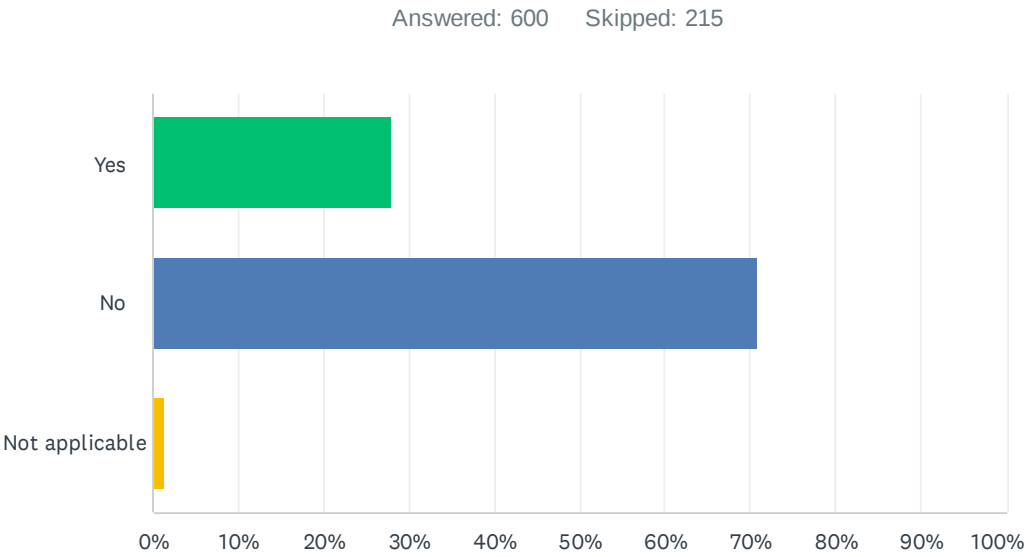
Answered: 600 Skipped: 215





	VERY PREPARED	SOMEWHAT PREPARED	NOT PREPARED	NOT PREPARED AT ALL	DON'T KNOW/NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Fix property damage from flooding	10.40% 62	49.66% 296	26.34% 157	7.72% 46	5.87% 35	596	3.11
Fix property damage from heavy winds/downed power lines/trees	11.89% 71	55.61% 332	23.79% 142	5.70% 34	3.02% 18	597	3.35
Fix property damage from a fire	9.58% 57	41.34% 246	33.28% 198	11.43% 68	4.37% 26	595	2.91
Keep cool during an extreme heat event	35.56% 213	55.43% 332	5.51% 33	1.50% 9	2.00% 12	599	4.12
Keep warm during extreme winter events	36.41% 217	55.87% 333	5.20% 31	0.67% 4	1.85% 11	596	4.17
Restore power (ex. from a backup generator) during power outages	25.00% 149	28.86% 172	18.96% 113	22.99% 137	4.19% 25	596	3.01
Evacuate due to a hazard or extreme weather event	14.31% 85	47.14% 280	26.94% 160	7.74% 46	3.87% 23	594	3.22
Relocate due to sea level rise	8.14% 48	23.39% 138	31.36% 185	18.31% 108	18.81% 111	590	2.15

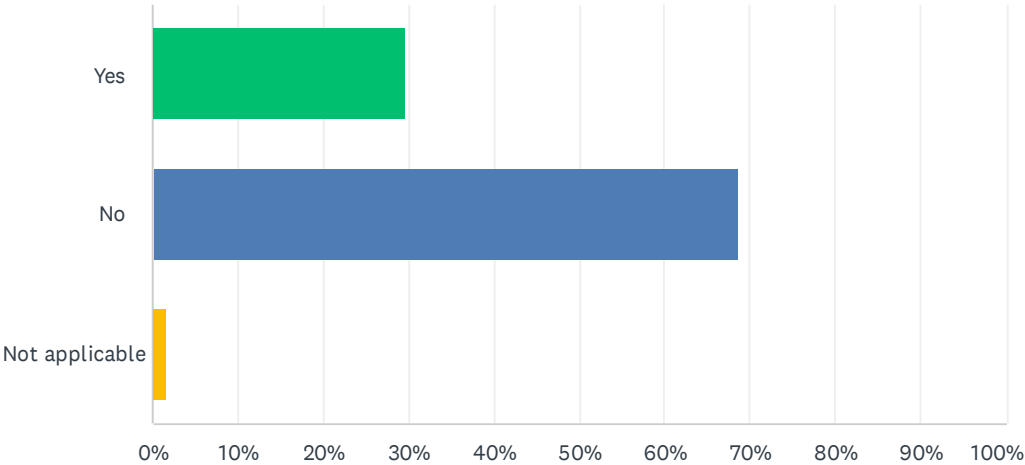
Q32 Do you know where the closest emergency shelter to your home is located?



ANSWER CHOICES	RESPONSES	
Yes	27.83%	167
No	70.83%	425
Not applicable	1.33%	8
TOTAL		600

Q33 Do you know your local evacuation route?

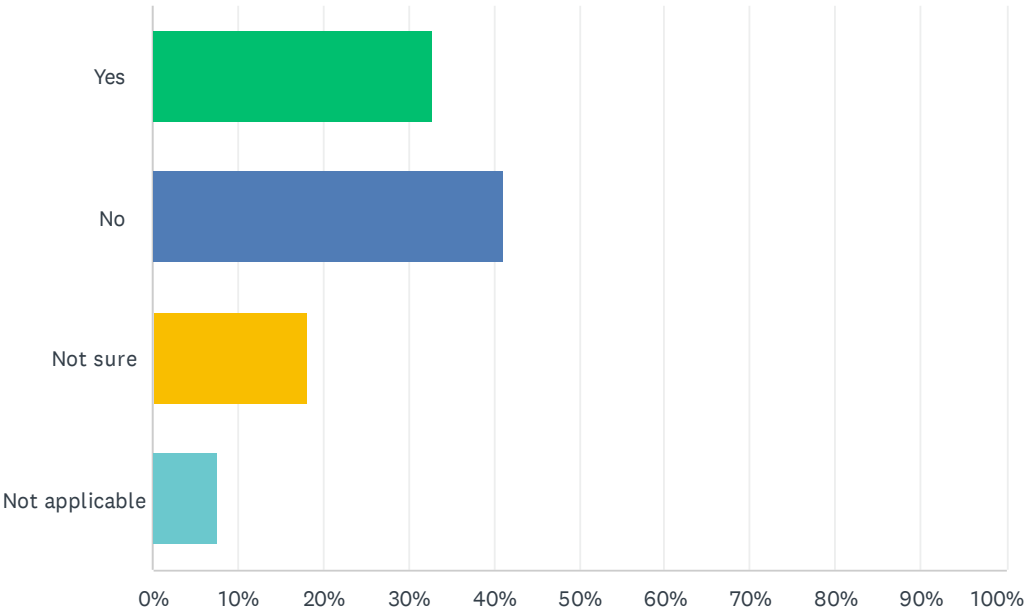
Answered: 599 Skipped: 216



ANSWER CHOICES	RESPONSES	
Yes	29.72%	178
No	68.61%	411
Not applicable	1.67%	10
TOTAL		599

Q34 Are you interested in home energy improvements (ex. home energy audit, rooftop solar)?

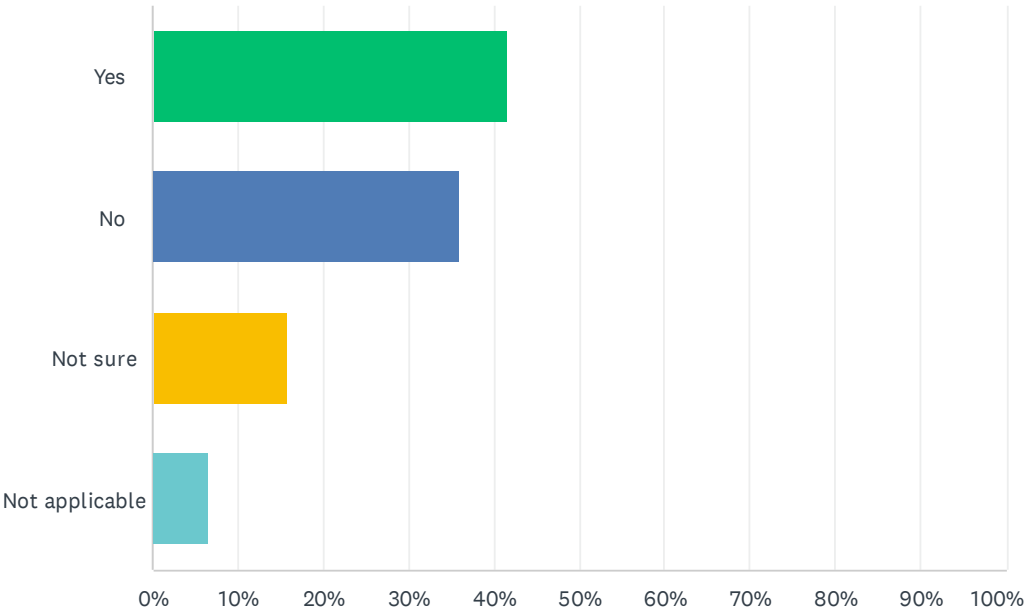
Answered: 599 Skipped: 216



ANSWER CHOICES	RESPONSES	
Yes	32.89%	197
No	41.24%	247
Not sure	18.20%	109
Not applicable	7.68%	46
TOTAL		599

Q35 Are you interested in seeing more electric vehicle infrastructure (ex. EV charging stations) in town?

Answered: 595 Skipped: 220



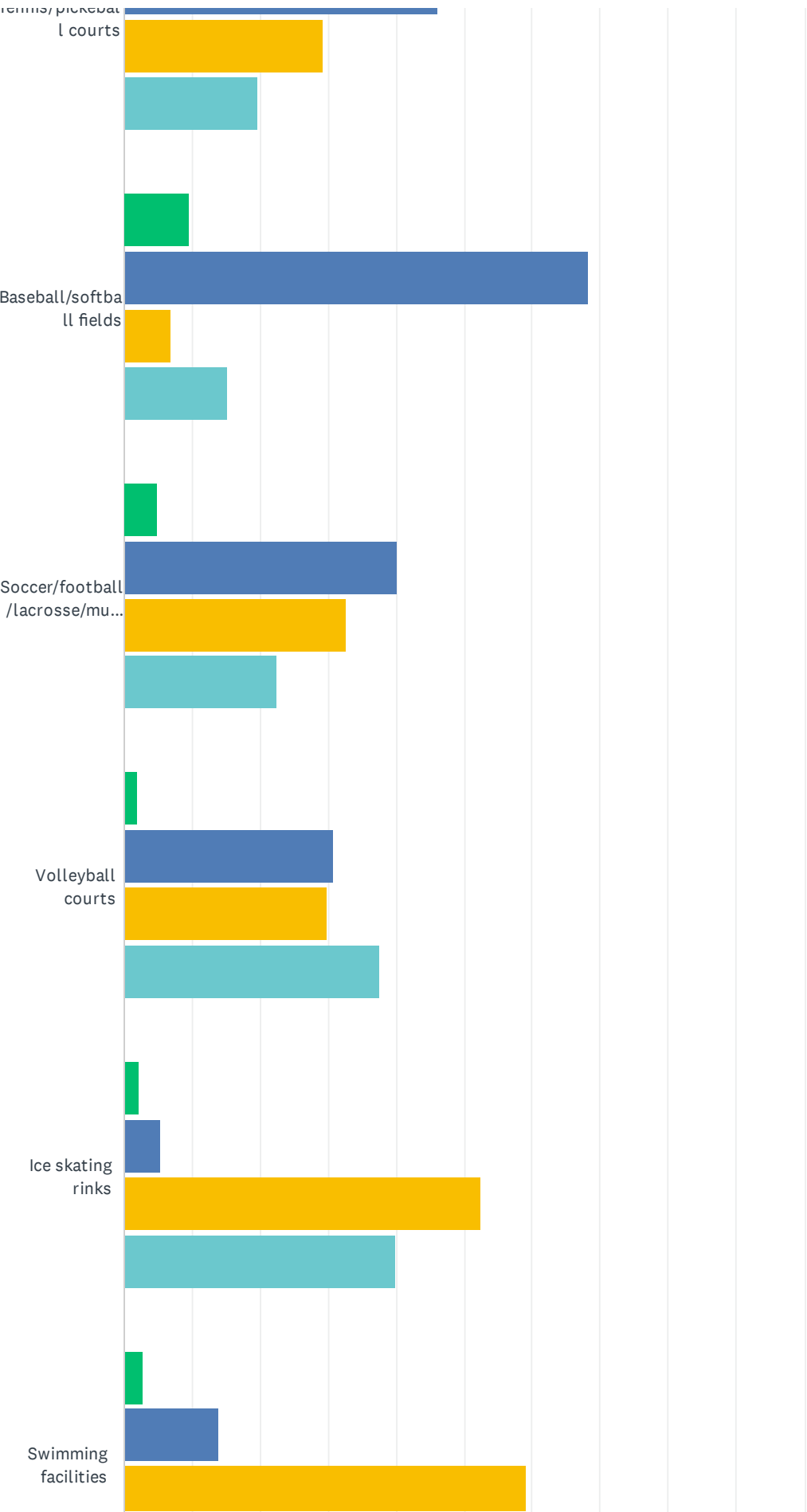
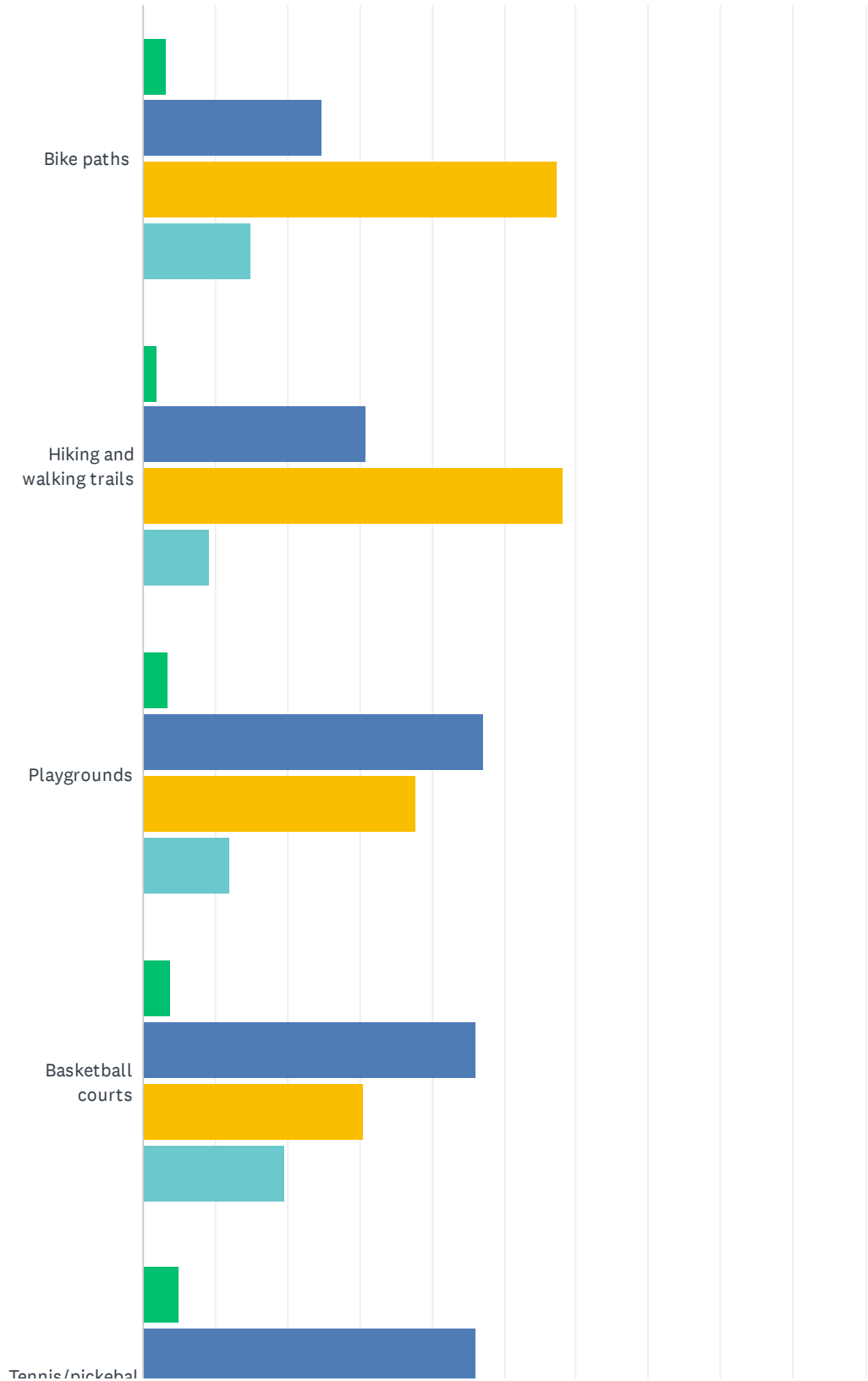
ANSWER CHOICES	RESPONSES	
Yes	41.68%	248
No	35.97%	214
Not sure	15.80%	94
Not applicable	6.55%	39
TOTAL		595

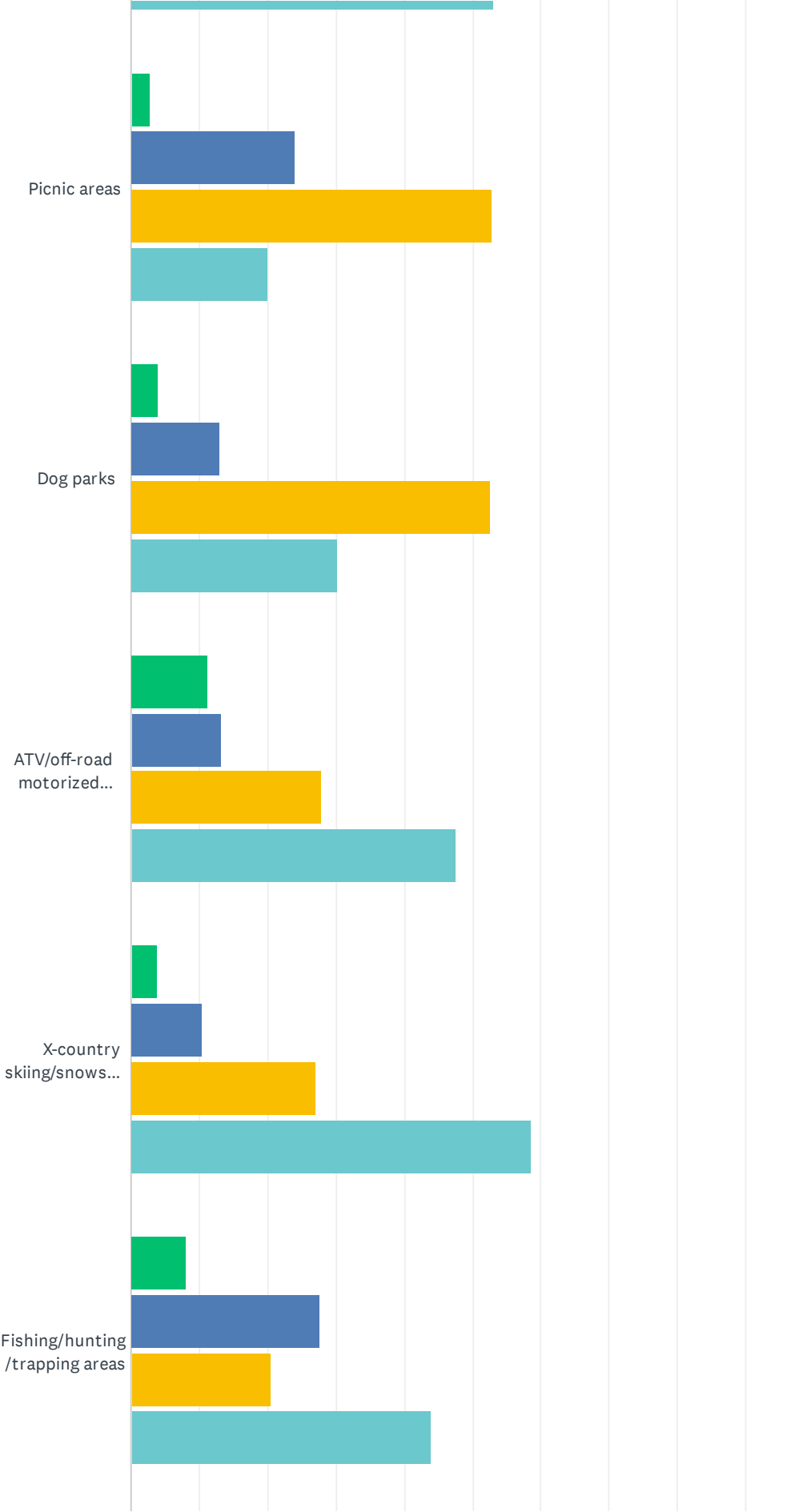
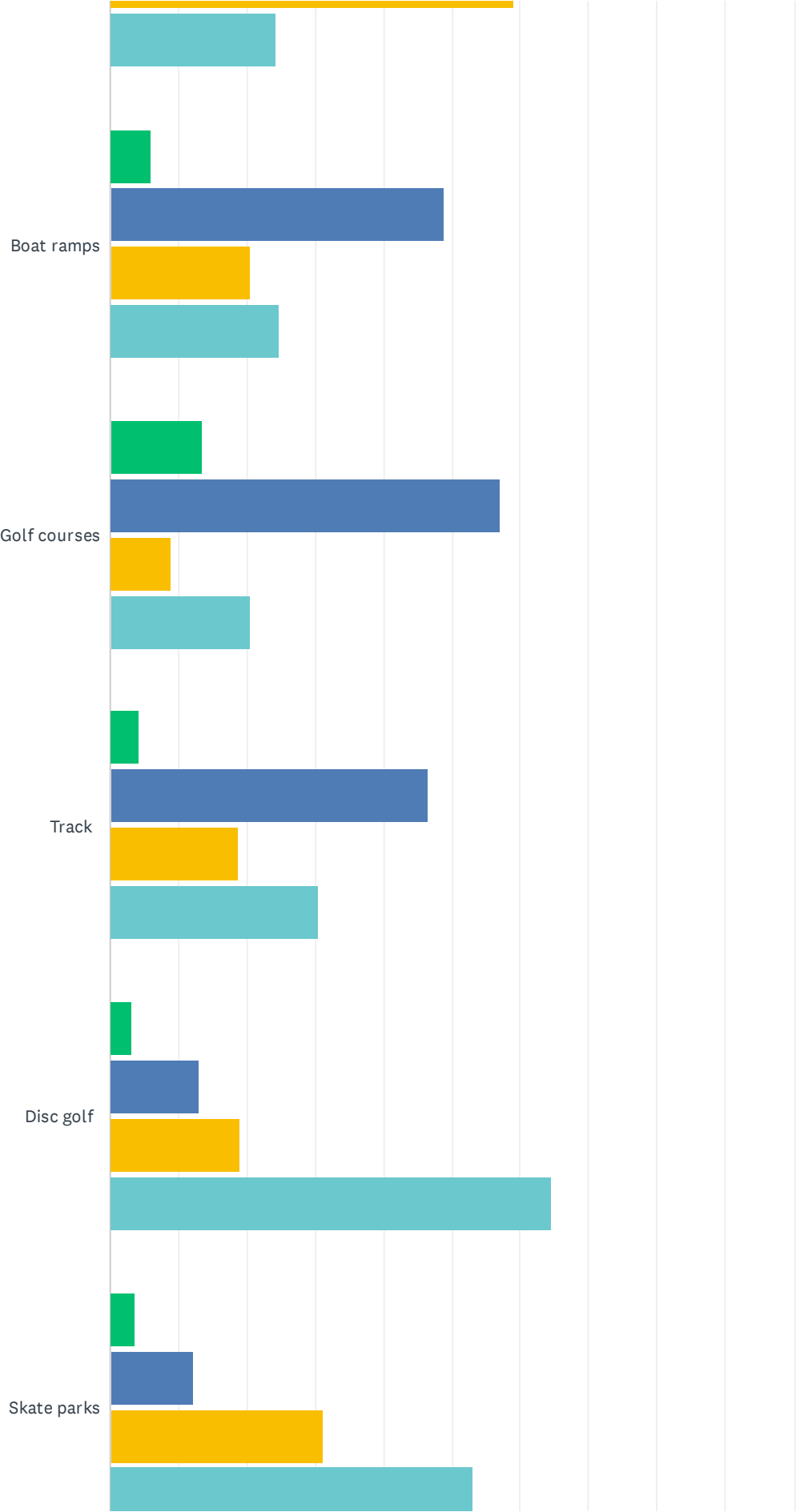
Q36 Do you have any additional comments on transportation, services, facilities, or climate resilience in town?

Answered: 119 Skipped: 696

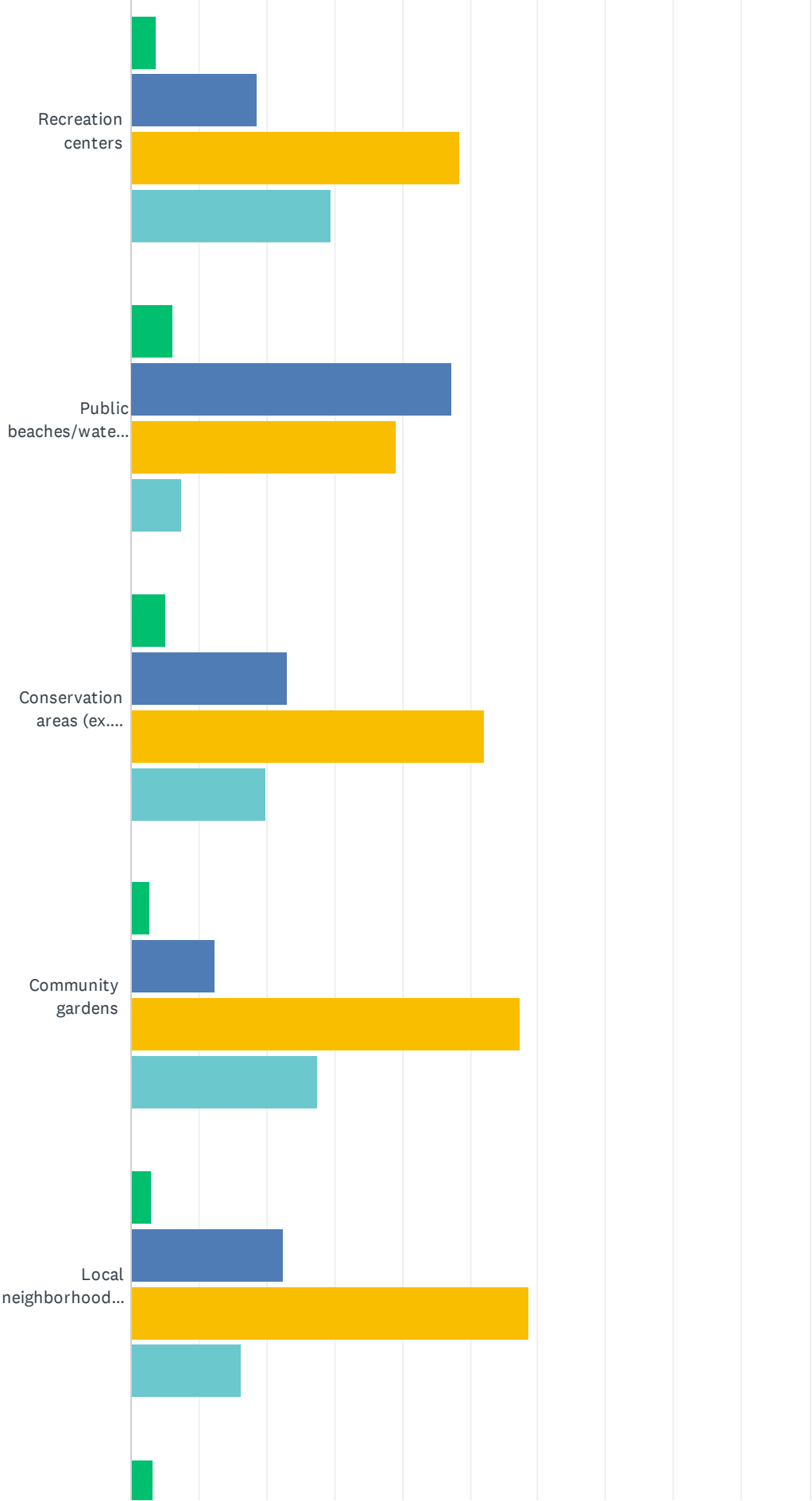
Q37 What do you think of Swansea’s current recreational amenities for the following types of activities?

Answered: 550 Skipped: 265

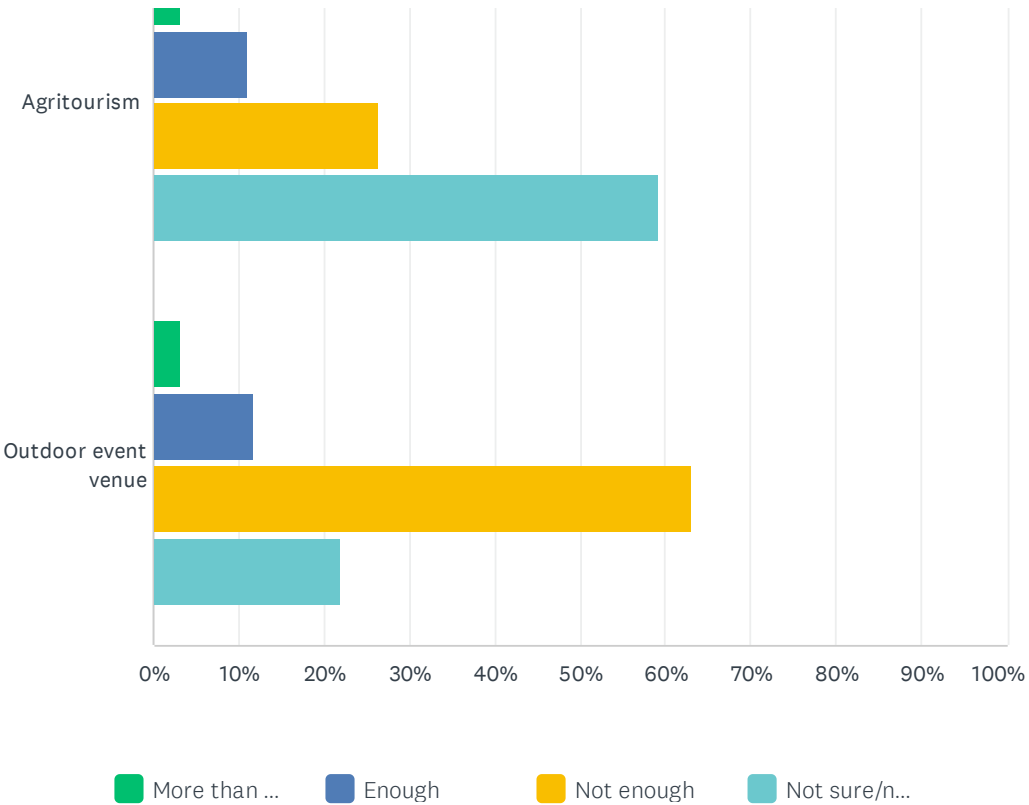




Swansea Comprehensive Plan + Open Space & Recreation Plan Survey



Swansea Comprehensive Plan + Open Space & Recreation Plan Survey



	MORE THAN ENOUGH	ENOUGH	NOT ENOUGH	NOT SURE/NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Bike paths	3.13% 17	24.68% 134	57.27% 311	14.92% 81	543	1.16
Hiking and walking trails	1.83% 10	30.83% 168	58.17% 317	9.17% 50	545	1.25
Playgrounds	3.31% 18	47.06% 256	37.68% 205	11.95% 65	544	1.42
Basketball courts	3.88% 21	46.03% 249	30.50% 165	19.59% 106	541	1.34
Tennis/pickeball courts	4.97% 27	46.04% 250	29.28% 159	19.71% 107	543	1.36
Baseball/softball fields	9.63% 52	68.33% 369	6.85% 37	15.19% 82	540	1.72
Soccer/football/lacrosse/multi-purpose fields	4.83% 26	40.15% 216	32.53% 175	22.49% 121	538	1.27
Volleyball courts	1.87% 10	30.78% 165	29.85% 160	37.50% 201	536	0.97
Ice skating rinks	2.23% 12	5.40% 29	52.51% 282	39.85% 214	537	0.70
Swimming facilities	2.77% 15	13.86% 75	59.15% 320	24.21% 131	541	0.95
Boat ramps	5.95% 32	48.88% 263	20.45% 110	24.72% 133	538	1.36
Golf courses	13.33% 72	57.22% 309	8.89% 48	20.56% 111	540	1.63
Track	4.28% 23	46.47% 250	18.77% 101	30.48% 164	538	1.25
Disc golf	3.18% 17	13.08% 70	19.07% 102	64.67% 346	535	0.55
Skate parks	3.71% 20	12.06% 65	31.17% 168	53.06% 286	539	0.66
Picnic areas	2.77% 15	24.17% 131	52.95% 287	20.11% 109	542	1.10
Dog parks	4.06% 22	13.10% 71	52.58% 285	30.26% 164	542	0.91
ATV/off-road motorized vehicle trails	11.25% 61	13.28% 72	27.86% 151	47.60% 258	542	0.88
X-country skiing/snowshoeing trails	3.90% 21	10.41% 56	27.14% 146	58.55% 315	538	0.60
Fishing/hunting/trapping areas	8.04% 43	27.66% 148	20.37% 109	43.93% 235	535	1.00
Recreation centers	3.54% 19	18.66% 100	48.32% 259	29.48% 158	536	0.96
Public beaches/waterfront access	6.09% 33	47.42% 257	38.93% 211	7.56% 41	542	1.52
Conservation areas (ex. protected wildlife habitat,	5.19%	23.01%	51.95%	19.85%		

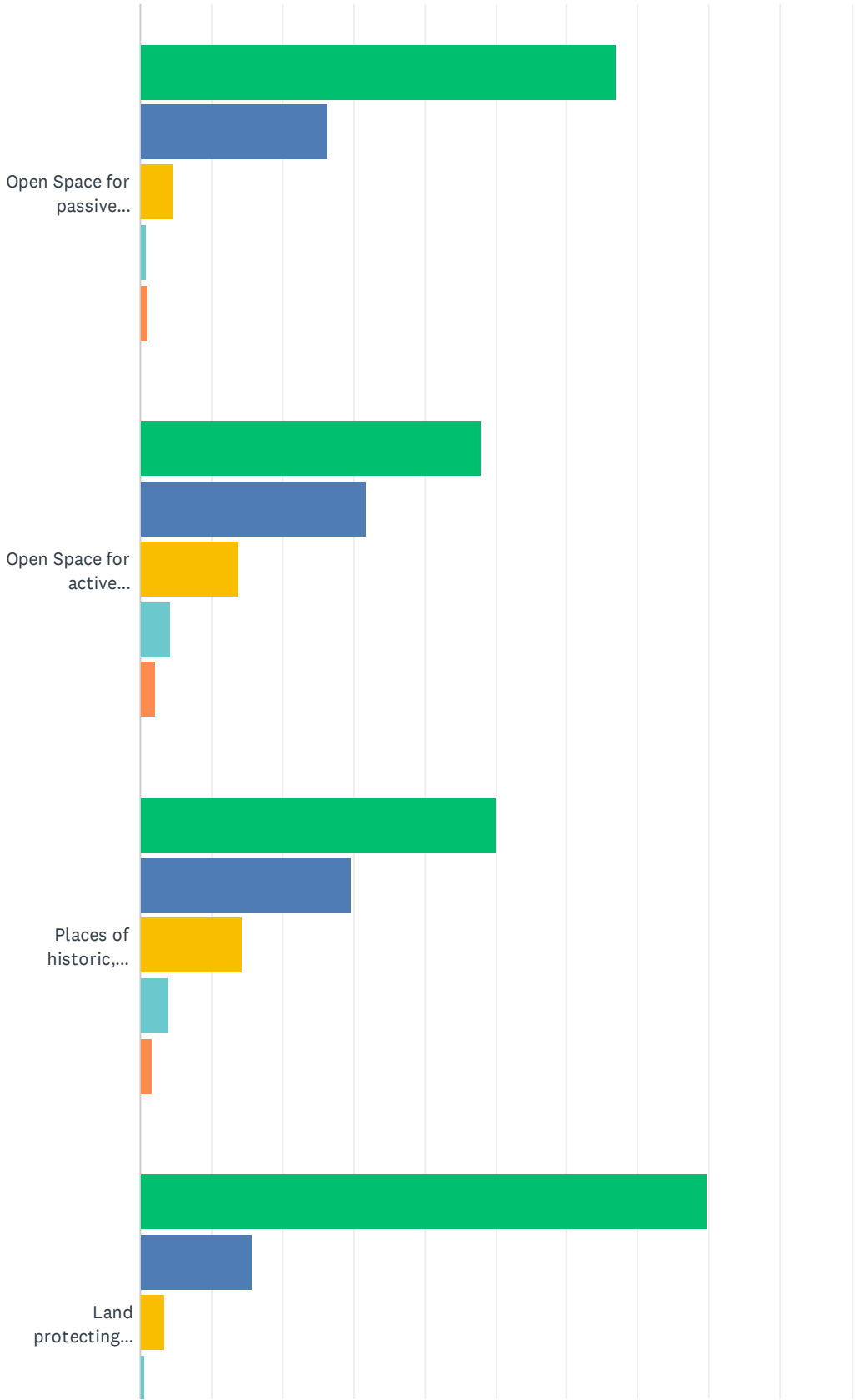
waterfront buffers, areas of critical environmental concern, historical sites)	28	124	280	107	539	1.14
Community gardens	2.78% 15	12.41% 67	57.41% 310	27.41% 148	540	0.91
Local neighborhood parks	2.95% 16	22.28% 121	58.56% 318	16.21% 88	543	1.12
Agritourism	3.18% 17	11.03% 59	26.54% 142	59.25% 317	535	0.58
Outdoor event venue	3.19% 17	11.82% 63	63.04% 336	21.95% 117	533	0.96

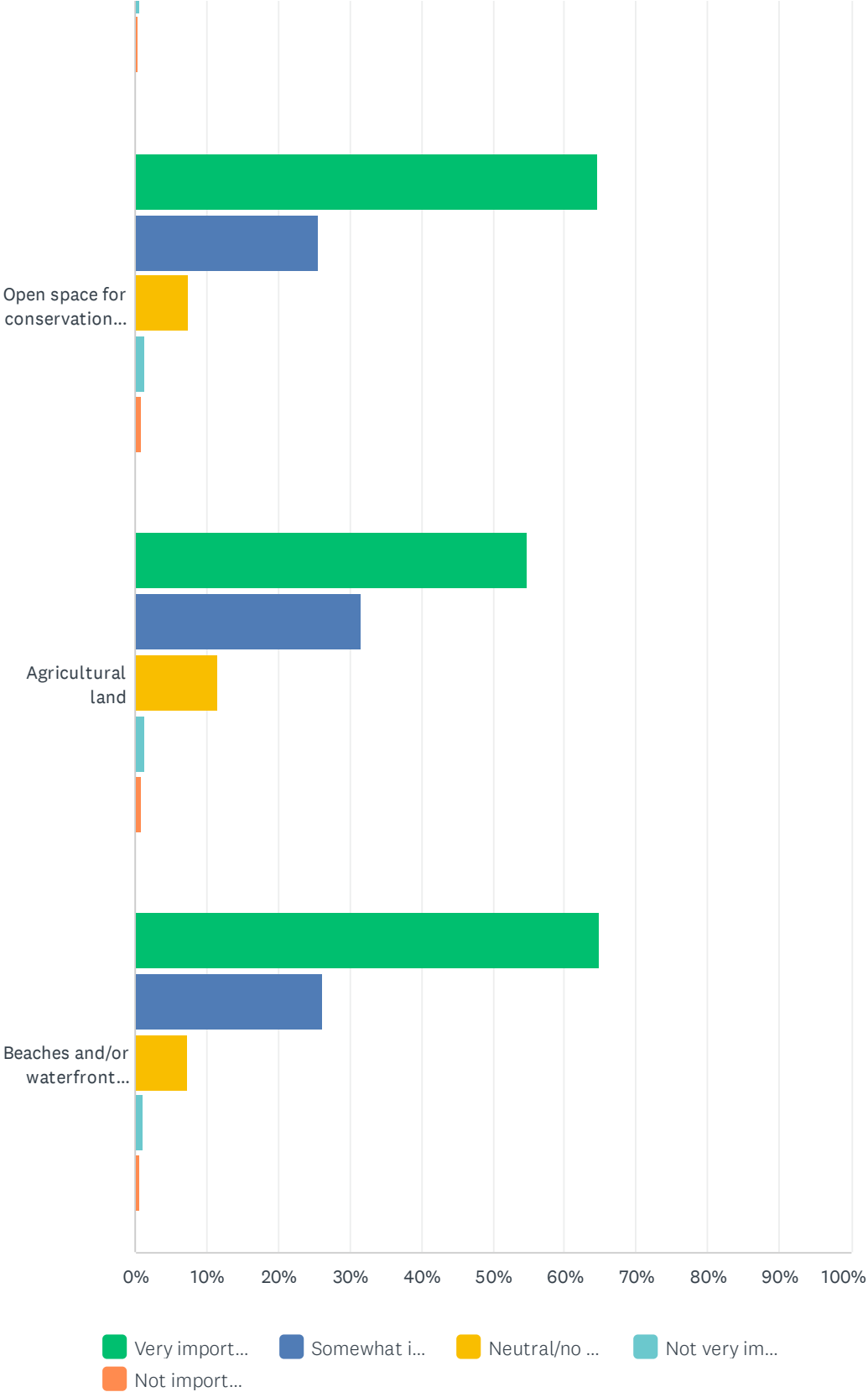
Q38 What other recreational facilities or types of activities would you like to see in Swansea but are currently not available?

Answered: 169 Skipped: 646

Q39 How important is it to you to preserve the following in Swansea?

Answered: 547 Skipped: 268

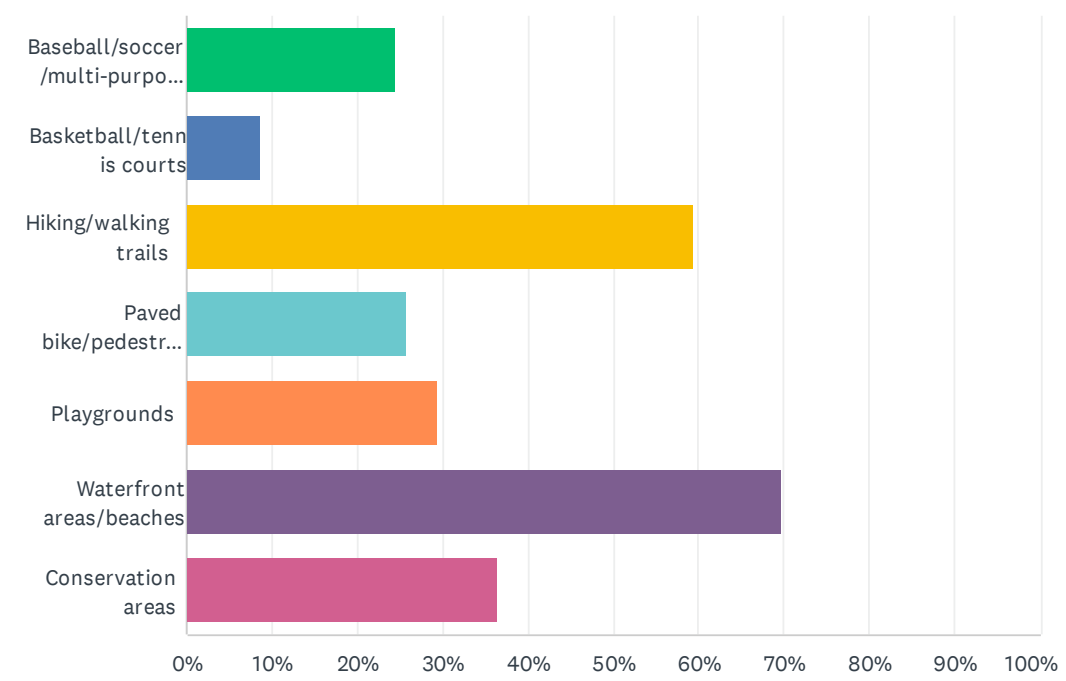




	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL/NO OPINION	NOT VERY IMPORTANT	NOT IMPORTANT AT ALL	TOTAL
Open Space for passive recreation (e.g. walking trails)	66.85% 365	26.37% 144	4.76% 26	0.92% 5	1.10% 6	546
Open Space for active recreation (e.g. ball fields)	47.98% 261	31.80% 173	13.79% 75	4.23% 23	2.21% 12	544
Places of historic, archaeological, or cultural importance	50.18% 272	29.70% 161	14.39% 78	4.06% 22	1.66% 9	542
Land protecting water resources and drinking water supplies	79.70% 432	15.87% 86	3.51% 19	0.55% 3	0.37% 2	542
Open space for conservation or wildlife habitat preservation	64.64% 351	25.60% 139	7.55% 41	1.29% 7	0.92% 5	543
Agricultural land	54.70% 297	31.49% 171	11.60% 63	1.29% 7	0.92% 5	543
Beaches and/or waterfront access	64.75% 349	26.16% 141	7.24% 39	1.11% 6	0.74% 4	539

Q40 What do you like best about Swansea’s open space? (select up to three)

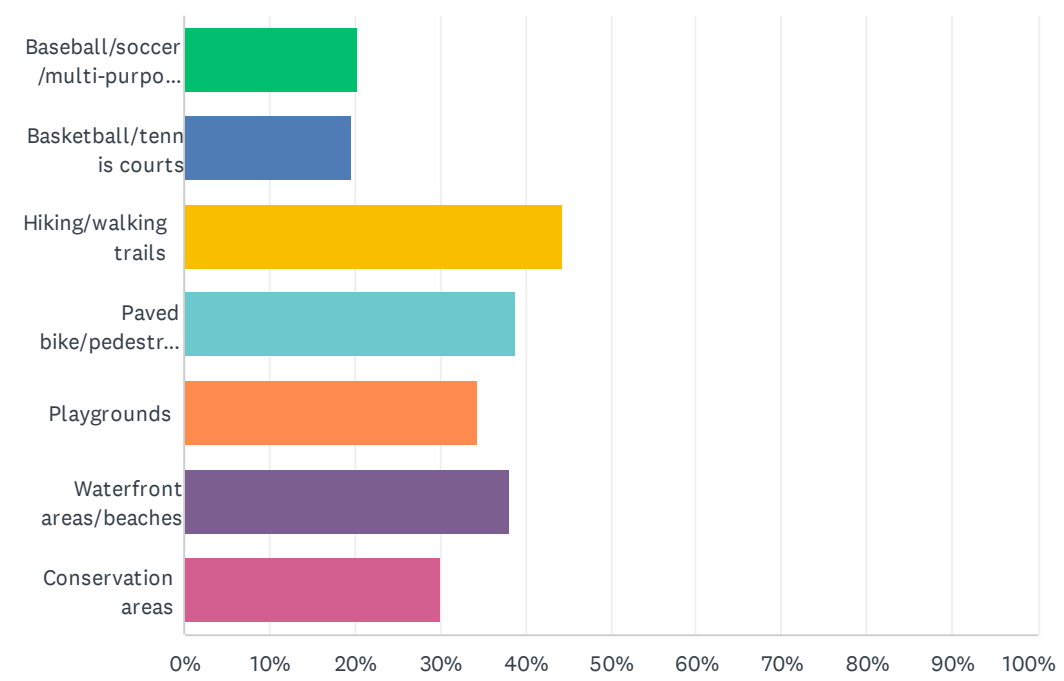
Answered: 513 Skipped: 302



ANSWER CHOICES	RESPONSES	
Baseball/soccer/multi-purpose fields	24.56%	126
Basketball/tennis courts	8.77%	45
Hiking/walking trails	59.45%	305
Paved bike/pedestrian paths	25.73%	132
Playgrounds	29.43%	151
Waterfront areas/beaches	69.79%	358
Conservation areas	36.45%	187
Total Respondents: 513		

Q41 Which features of Swansea’s open space are most in need of upgrades and/or repairs? (select up to three)

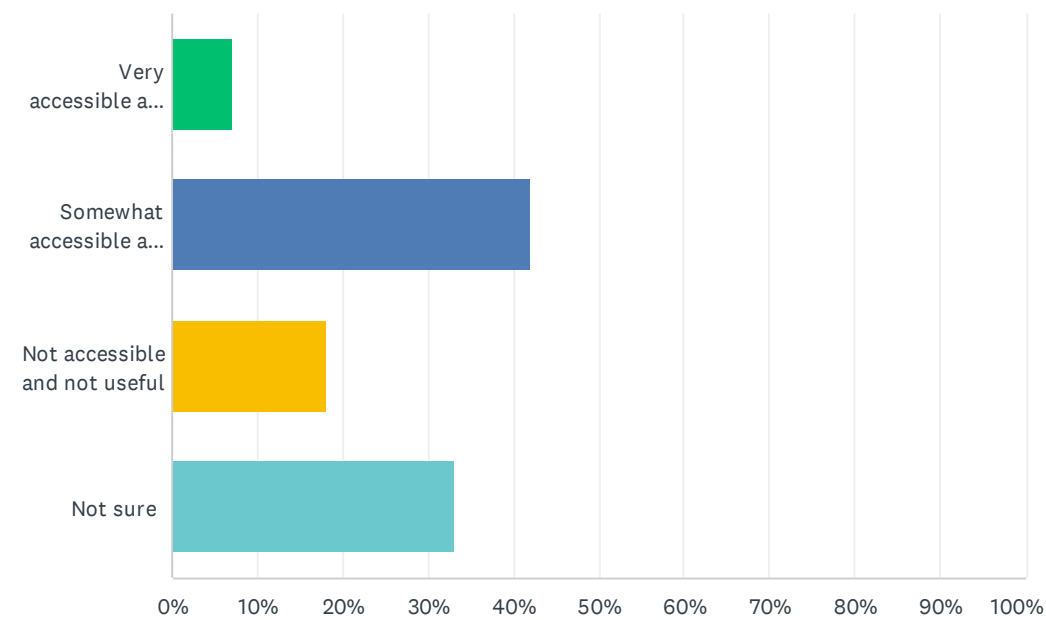
Answered: 478 Skipped: 337



ANSWER CHOICES	RESPONSES	
Baseball/soccer/multi-purpose fields	20.29%	97
Basketball/tennis courts	19.67%	94
Hiking/walking trails	44.35%	212
Paved bike/pedestrian paths	38.91%	186
Playgrounds	34.31%	164
Waterfront areas/beaches	38.08%	182
Conservation areas	30.13%	144
Total Respondents: 478		

Q42 How accessible and useful do you feel open spaces and recreational facilities in Swansea are to senior populations (65 and older) and those in the community with disabilities (i.e. mobility, seeing, or hearing impairments)?

Answered: 532 Skipped: 283



ANSWER CHOICES	RESPONSES	
Very accessible and very useful	6.95%	37
Somewhat accessible and somewhat useful	41.92%	223
Not accessible and not useful	18.05%	96
Not sure	33.08%	176
TOTAL		532

Q43 What can be done to provide more recreational opportunities for individuals with disabilities and seniors? (ex. information sharing, recreational programming, etc.)

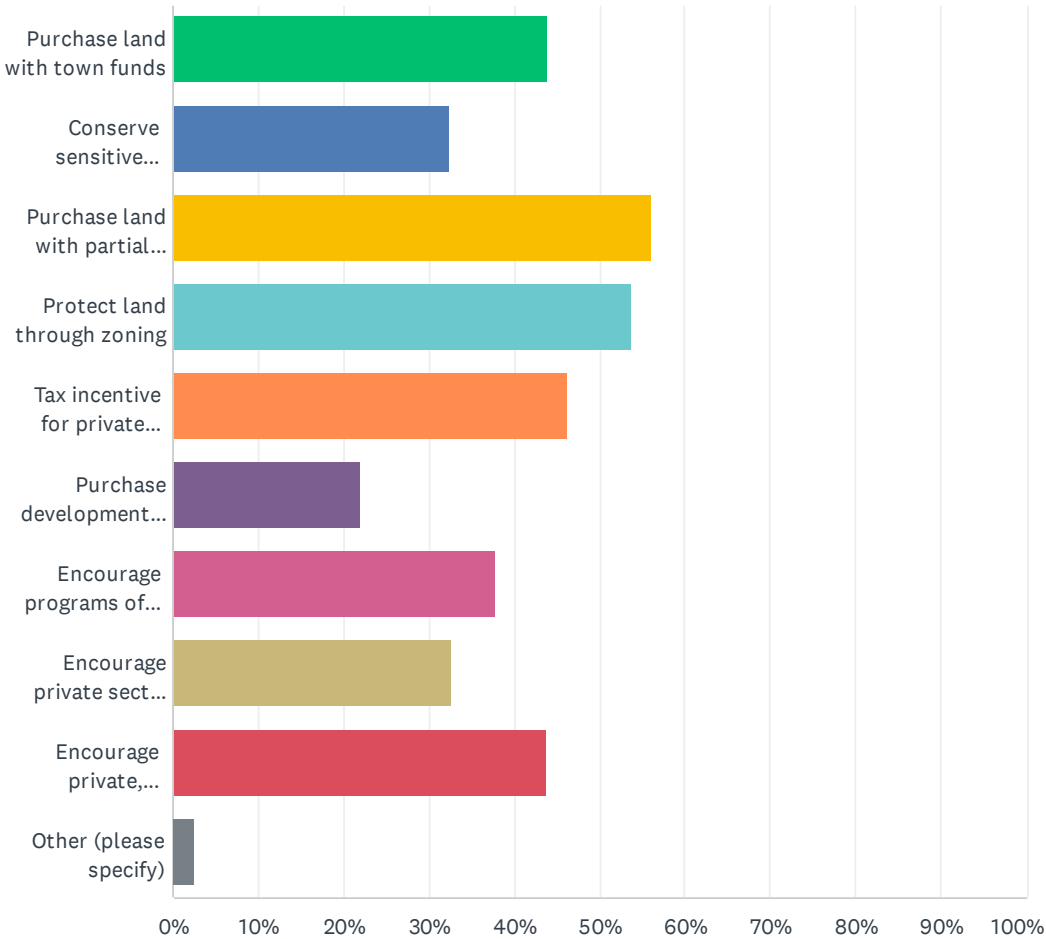
Answered: 123 Skipped: 692

Q44 Are there any particular parcels/areas in Swansea that you would like to protect from development and keep as open space? Please provide as detailed information as you can, including general names, addresses, and/or tax plot information.

Answered: 120 Skipped: 695

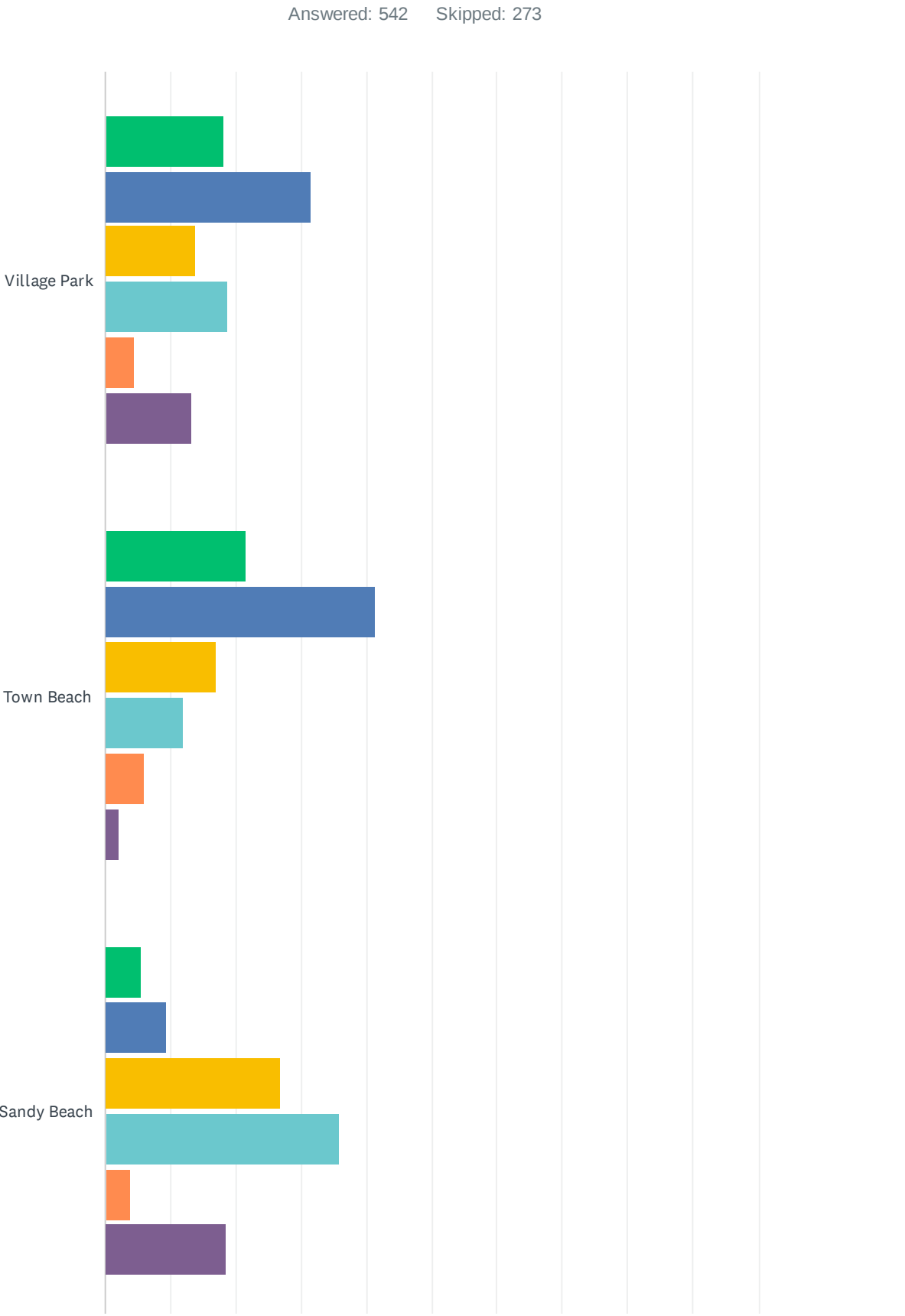
Q45 Which of the following approaches do you support to protect natural areas and/or acquire recreational land?

Answered: 483 Skipped: 332

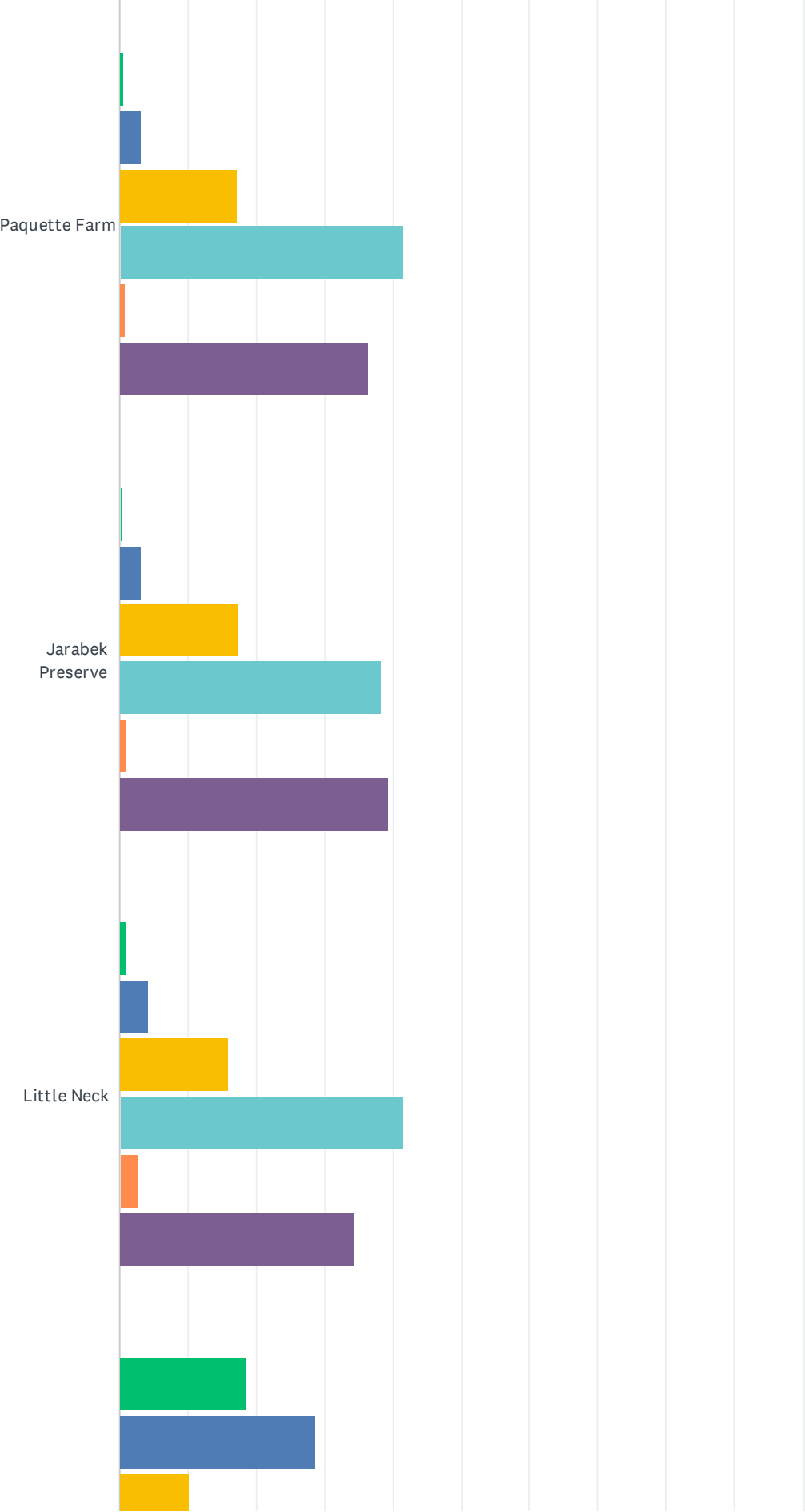


ANSWER CHOICES	RESPONSES	
Purchase land with town funds	43.89%	212
Conserve sensitive tax-titled land (land taken for taxes)	32.51%	157
Purchase land with partial state reimbursement	56.11%	271
Protect land through zoning	53.83%	260
Tax incentive for private conservation	46.17%	223
Purchase development rights for conservation easements	21.95%	106
Encourage programs of land giving	37.68%	182
Encourage private sector recreational investement	32.71%	158
Encourage private, non-profit, and public partnerships	43.69%	211
Other (please specify)	2.48%	12
Total Respondents: 483		

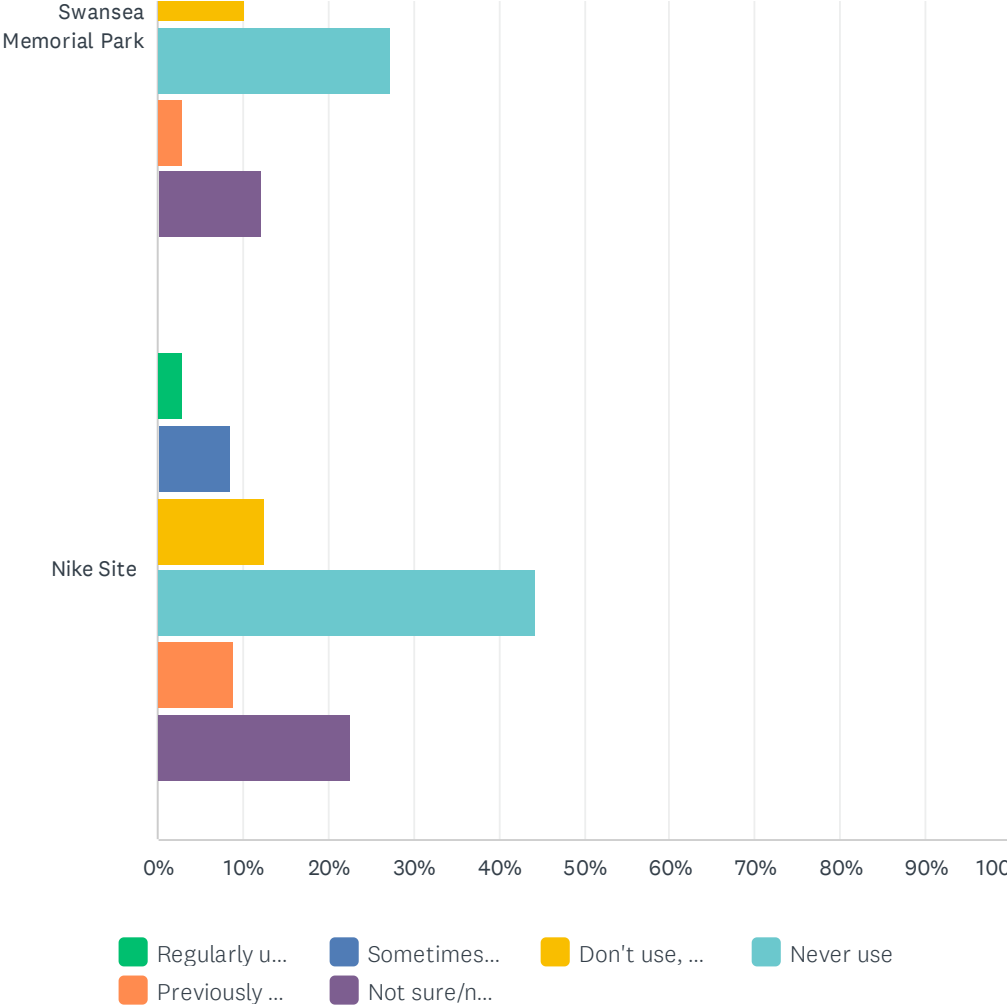
Q46 What is your familiarity with the town-owned open spaces listed below?



Swansea Comprehensive Plan + Open Space & Recreation Plan Survey



Swansea Comprehensive Plan + Open Space & Recreation Plan Survey



	REGULARLY USE	SOMETIMES USE	DON'T USE, BUT WOULD LIKE TO	NEVER USE	PREVIOUSLY USED, BUT DO NOT ANYMORE	NOT SURE/NEED MORE INFORMATION	TOTAL
Village Park	18.16% 97	31.46% 168	13.86% 74	18.73% 100	4.49% 24	13.30% 71	534
Town Beach	21.44% 116	41.40% 224	17.01% 92	12.01% 65	5.91% 32	2.22% 12	541
Sandy Beach	5.46% 29	9.42% 50	26.93% 143	35.78% 190	3.77% 20	18.64% 99	531
Paquette Farm	0.57% 3	3.22% 17	17.23% 91	41.67% 220	0.76% 4	36.55% 193	528
Jarabek Preserve	0.38% 2	3.23% 17	17.46% 92	38.33% 202	1.14% 6	39.47% 208	527
Little Neck	1.14% 6	4.36% 23	15.91% 84	41.48% 219	2.84% 15	34.28% 181	528
Swansea Memorial Park	18.49% 98	28.87% 153	10.19% 54	27.36% 145	3.02% 16	12.08% 64	530
Nike Site	3.02% 16	8.49% 45	12.64% 67	44.34% 235	8.87% 47	22.64% 120	530

Q47 What is your greatest concern regarding open space and recreational activities in Swansea?

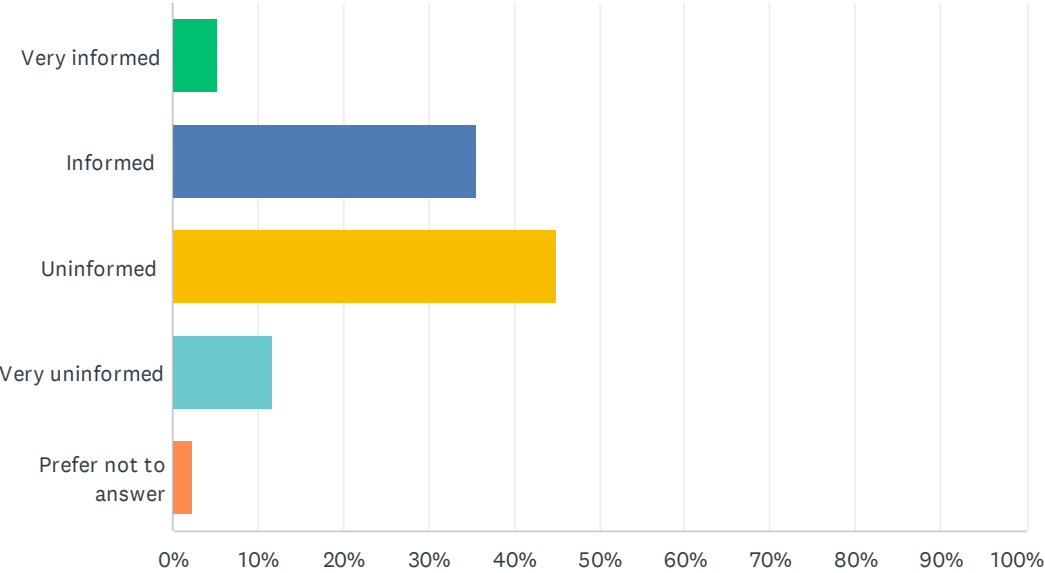
Answered: 179 Skipped: 636

Q48 Do you have any additional comments about open space, recreation, and natural/cultural resources in town?

Answered: 99 Skipped: 716

Q49 How informed do you feel about issues that the Town is facing?

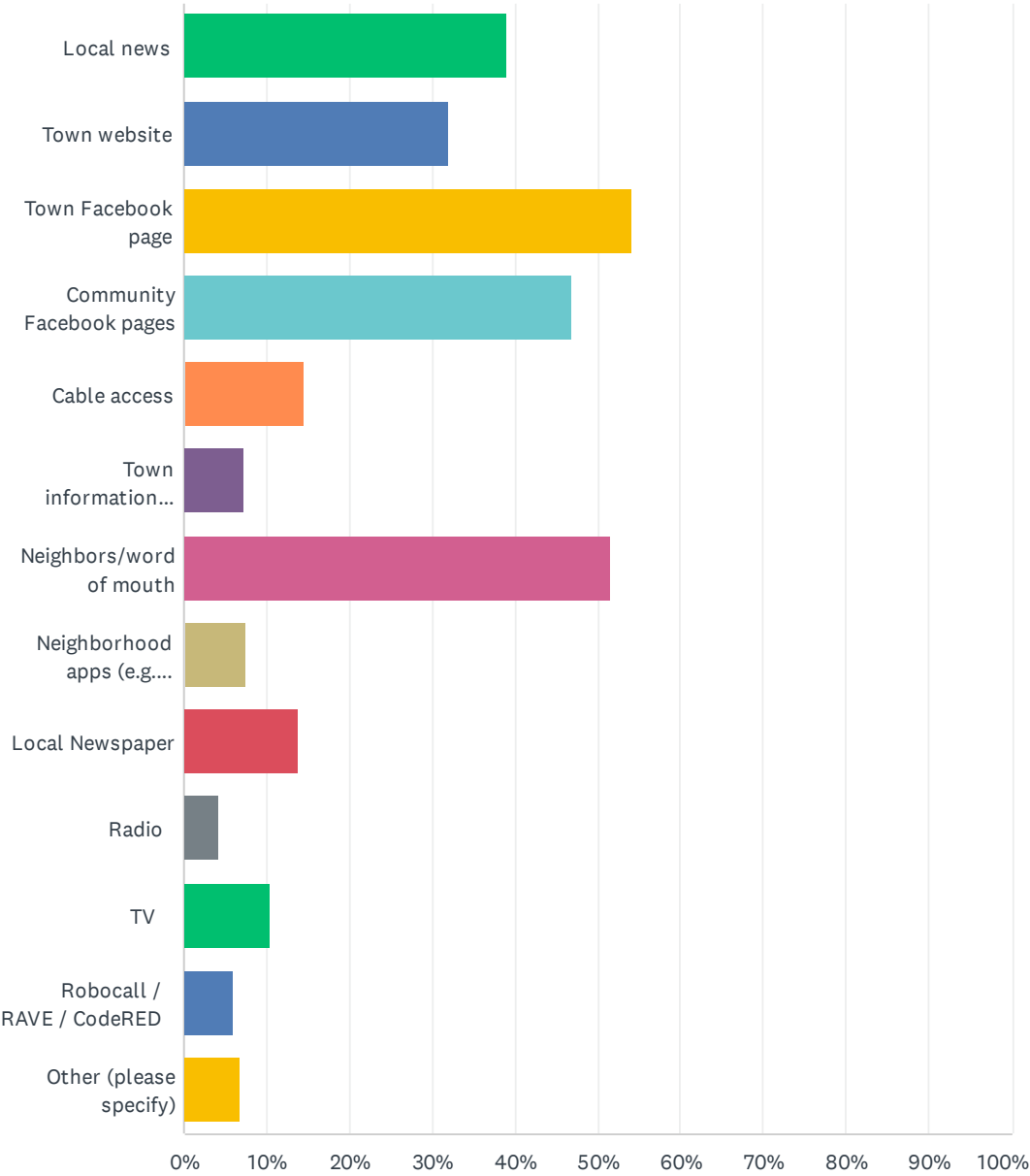
Answered: 519 Skipped: 296



ANSWER CHOICES	RESPONSES	
Very informed	5.39%	28
Informed	35.65%	185
Uninformed	44.89%	233
Very uninformed	11.75%	61
Prefer not to answer	2.31%	12
TOTAL		519

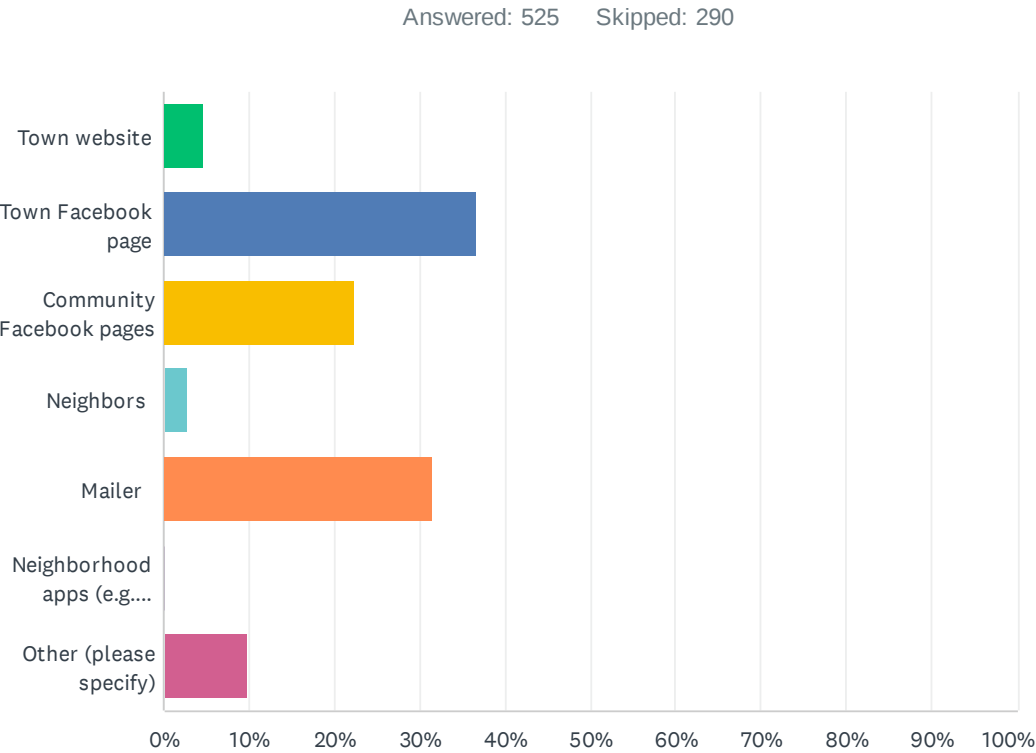
Q50 How do you get information about what is going on in Town? (Select all that apply)

Answered: 517 Skipped: 298



ANSWER CHOICES	RESPONSES	
Local news	39.07%	202
Town website	31.91%	165
Town Facebook page	54.16%	280
Community Facebook pages	46.81%	242
Cable access	14.51%	75
Town information boards	7.16%	37
Neighbors/word of mouth	51.64%	267
Neighborhood apps (e.g. Nextdoor)	7.54%	39
Local Newspaper	13.93%	72
Radio	4.26%	22
TV	10.44%	54
Robocall / RAVE / CodeRED	6.00%	31
Other (please specify)	6.77%	35
Total Respondents: 517		

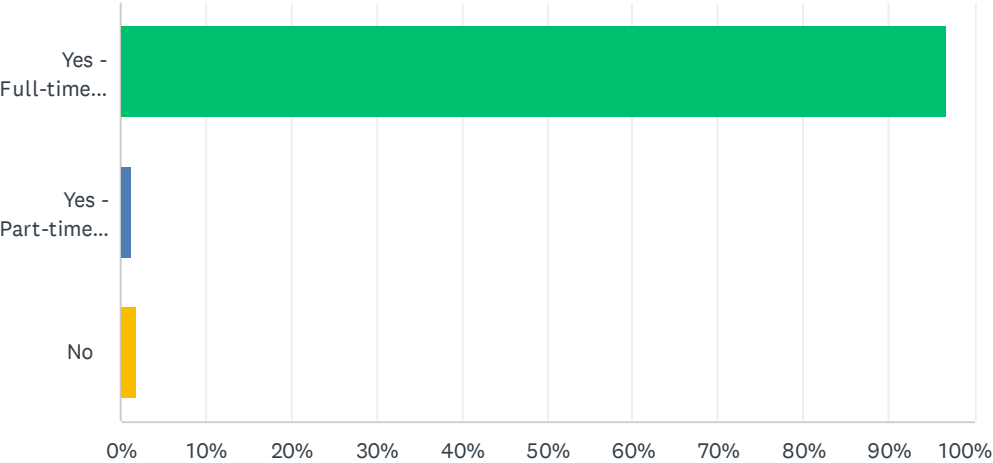
Q51 How did you hear about this survey?



ANSWER CHOICES	RESPONSES	
Town website	4.76%	25
Town Facebook page	36.76%	193
Community Facebook pages	22.29%	117
Neighbors	2.86%	15
Mailer	31.62%	166
Neighborhood apps (e.g. Nextdoor)	0.19%	1
Other (please specify)	9.71%	51
Total Respondents: 525		

Q1 Are you a Swansea resident?

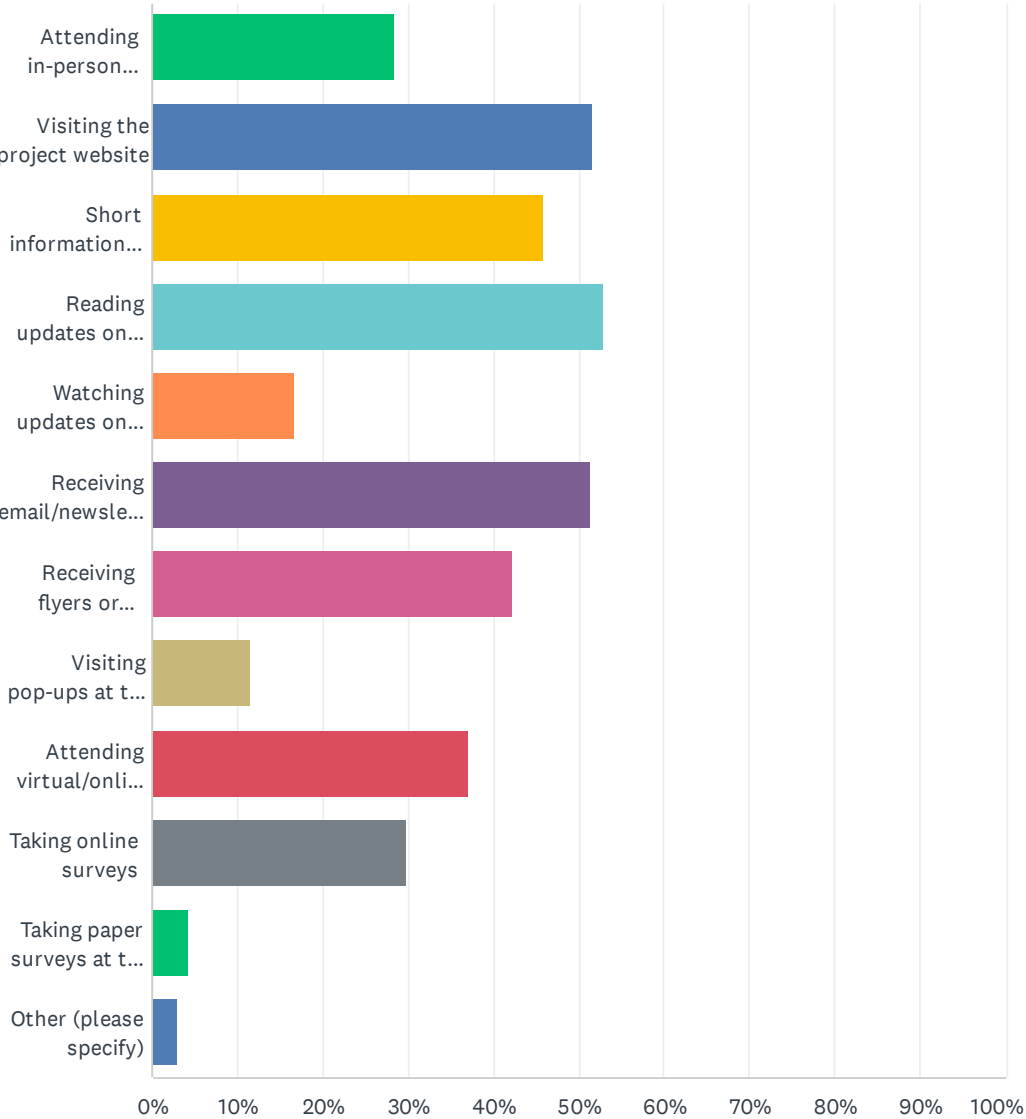
Answered: 812 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes - Full-time resident	96.80%	786
Yes - Part-time resident	1.23%	10
No	1.97%	16
TOTAL		812

Q53 What other ways would you prefer to participate in or learn about the Comprehensive Plan process? (Select all that apply)

Answered: 502 Skipped: 313



ANSWER CHOICES	RESPONSES	
Attending in-person meetings	28.29%	142
Visiting the project website	51.59%	259
Short information videos and/or recaps	45.82%	230
Reading updates on social media	52.79%	265
Watching updates on cable access	16.73%	84
Receiving email/newsletter updates	51.39%	258
Receiving flyers or mailings	42.23%	212
Visiting pop-ups at town events	11.55%	58
Attending virtual/online meetings	37.05%	186
Taking online surveys	29.88%	150
Taking paper surveys at town facilities (e.g. Town Hall, Town Library)	4.18%	21
Other (please specify)	2.99%	15
Total Respondents: 502		

Q54 If you would like to stay engaged in the Comprehensive Plan process, please provide your email so we can let you know about future meetings, workshops, and surveys.

Answered: 263 Skipped: 552

ANSWER CHOICES	RESPONSES	
Name	98.48%	259
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	99.62%	262
Phone Number	0.00%	0



Swansea Transportation, Services, and Facilities Survey

Thank you for participating in the Swansea Comprehensive Plan!
Thank you for taking the time to complete this survey for the Swansea Comprehensive Plan! It will focus on transportation, town services, and town facilities. It should take no longer than 10 minutes to complete.

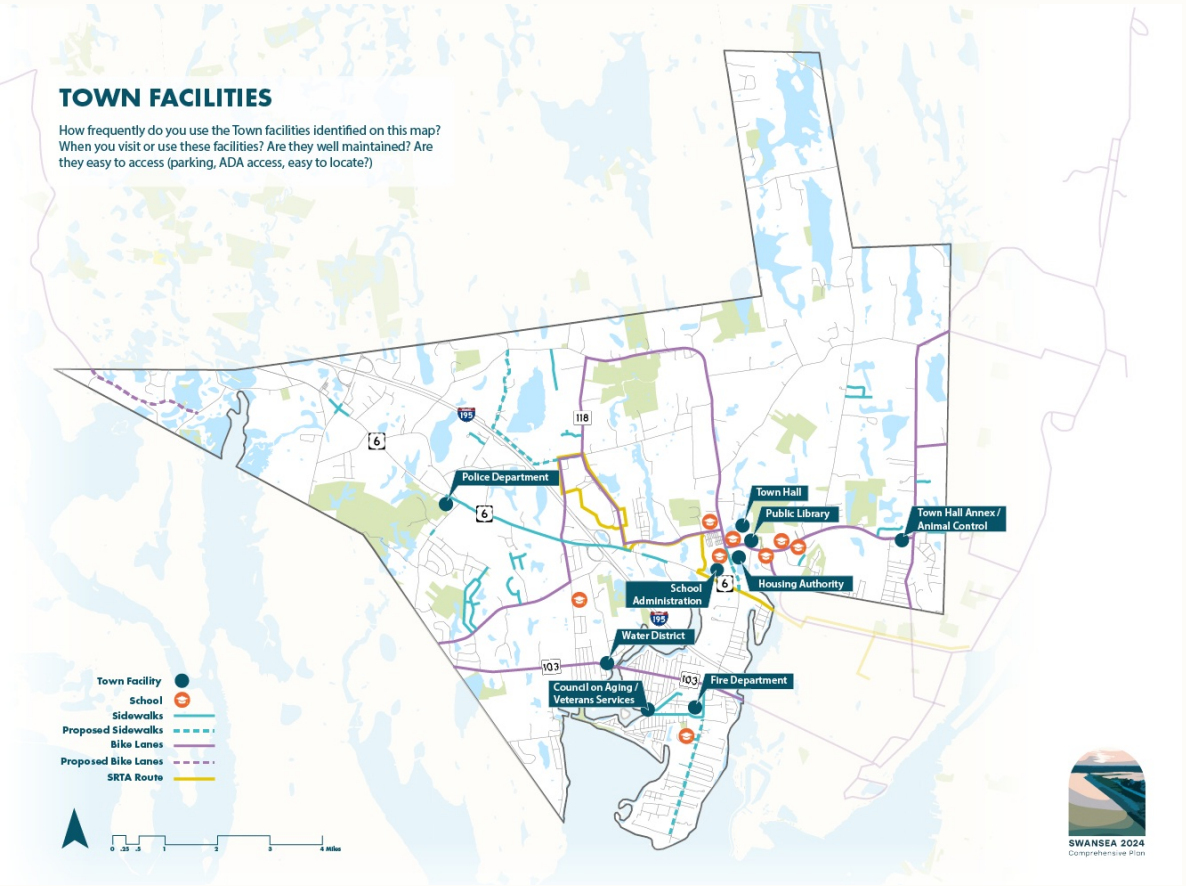
Click "Next" to advance through the survey. For physical copies of the survey, please visit Town Hall.



Swansea Transportation, Services, and Facilities Survey

Town Services and Facilities

Town Facilities Map



1. How satisfied are you with the availability of parking at:

	Very satisfied	Somewhat satisfied	Neutral	Unsatisfied	Very unsatisfied	Don't know/not applicable
Town Hall Annex/Animal Control	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Hall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Council on Aging/Veterans Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water District	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
School Administration	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Department/Town Nurse	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Public Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police Department	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
School Department/Local Schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2. How satisfied are you with the physical accessibility (ADA compliance, maintenance) of:

	Very satisfied	Somewhat satisfied	Neutral	Unsatisfied	Very unsatisfied	Don't know/not applicable
Town Hall Annex/Animal Control	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Hall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Council on Aging/Veterans Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water District	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
School Administration	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Department/Town Nurse	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Public Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police Department	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
School Department/Local Schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. How can the town improve the delivery of services and information to you?

- ☐ Monthly email newsletters about important topics or events
- ☐ Provide information about topics or events in digital 'school backpacks'
- ☐ Expanded outreach via social media
- ☐ Fliers at town facilities (library, police station, town hall, etc.)
- ☐ Other (please specify)

4. What type of information would you like to see expanded or easier to access on the town website? (select all that apply)

- ☐ Starting your business (obtaining permits, navigating zoning, etc.)
- ☐ The town's ongoing initiatives and plans
- ☐ Upcoming events and meetings that are open to the public
- ☐ Beach and recreation access
- ☐ Plans, resources, and suggestions for emergency situations and/or extreme weather events
- ☐ A method to sort stories in the "Community News" page on the town website by category
- ☐ Other (please specify)

5. Would you support the development of a non-profit to fundraise for causes that could benefit the Town, including but not limited to improvements for the Fire Station, Town Hall, or DPW Facility?

- ☐ Yes
- ☐ No

Other (please specify)

6. Describe the municipal services and facilities with which you continually have positive experiences. This question is a great place to note departments that you think go above and beyond, facilities that you think are particularly well maintained, or processes that you think work really well and efficiently.

7. Describe the municipal services and facilities with which you have found it challenging to interact. This question is a great place to note facilities or processes that you think could use some improvement, and ideas for how those improvements could take shape.

8. Municipalities in Massachusetts are required to provide cemetery space for residents, which the Town has two – Mt. Hope on Milford Rd, which has no lot purchases available, and Vinnicum Woods on Vinnicum Rd. To plan for future cemetery expansion, do you intend to utilize this facility?

- ☐ Yes
- ☐ No
- ☐ Not Sure

9. Would you support the Town seeking additional land for cemetery space?

- ☐ Yes
- ☐ No
- ☐ Not Sure

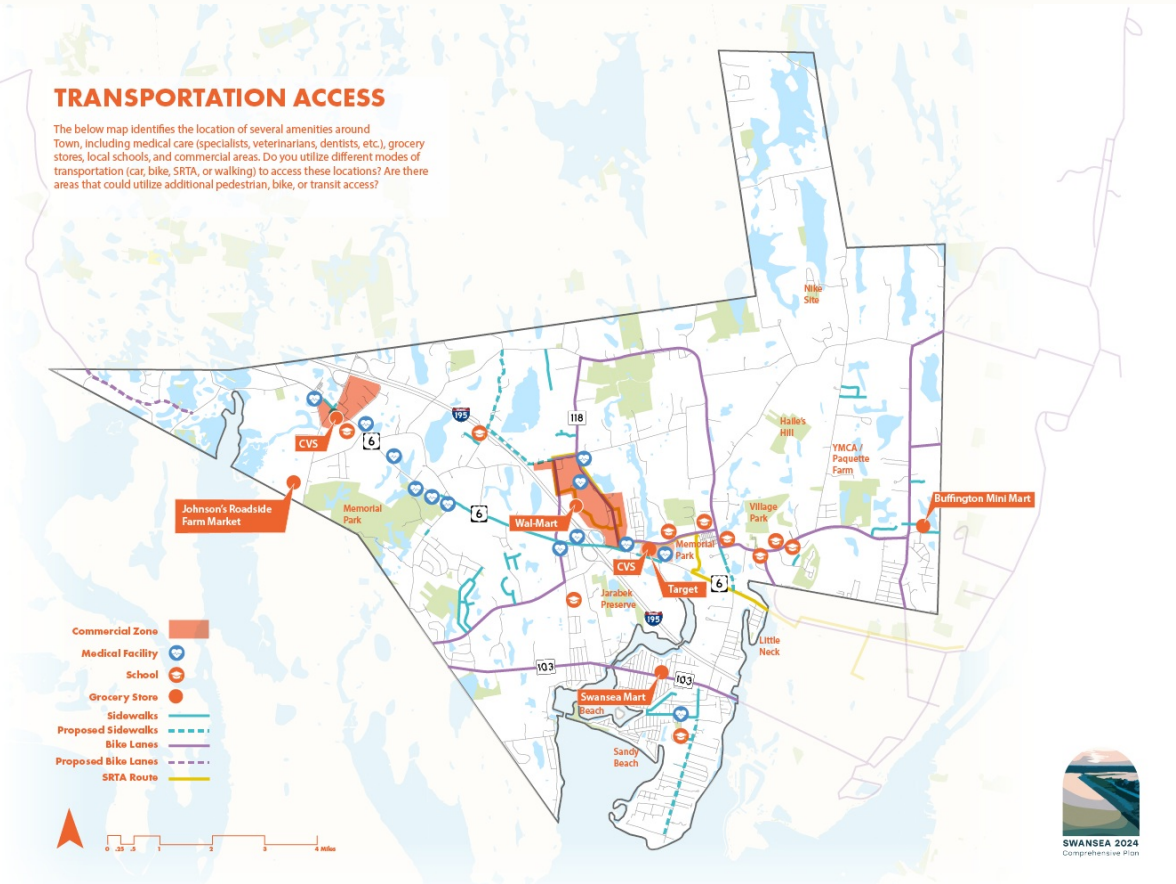
10. The Town currently offers e-permitting for building permits. Which services would you support expanding to support e-permitting?

- ☐ Board of Health
- ☐ Conservation Commission
- ☐ Planning Department
- ☐ Board of Selectmen
- ☐ Zoning Board
- ☐ Fire Department
- ☐ Town Clerk



Swansea Transportation, Services, and Facilities Survey
Transportation Access, Recreation, and Safety

Transportation Access Map



11. What is the main way you get around town? (Select all that apply.)

☐ Biking

☐ Walking

☐ Driving

☐ Public transit (SRTA)

☐ Taxi or rideshare (Uber, Lyft)

☐ Other (please specify)

12. If you currently drive for most of your trips, what would make you consider using another mode of travel? (Select all that apply.)

☐ Better sidewalk connections

☐ Better bike path connections

☐ Protected bike path lanes

☐ Traffic calming measures

☐ More crosswalks

☐ I wouldn't consider it

☐ Other (please specify)

13. How easily can you access local shopping centers and grocery stores using the following modes of transportation:

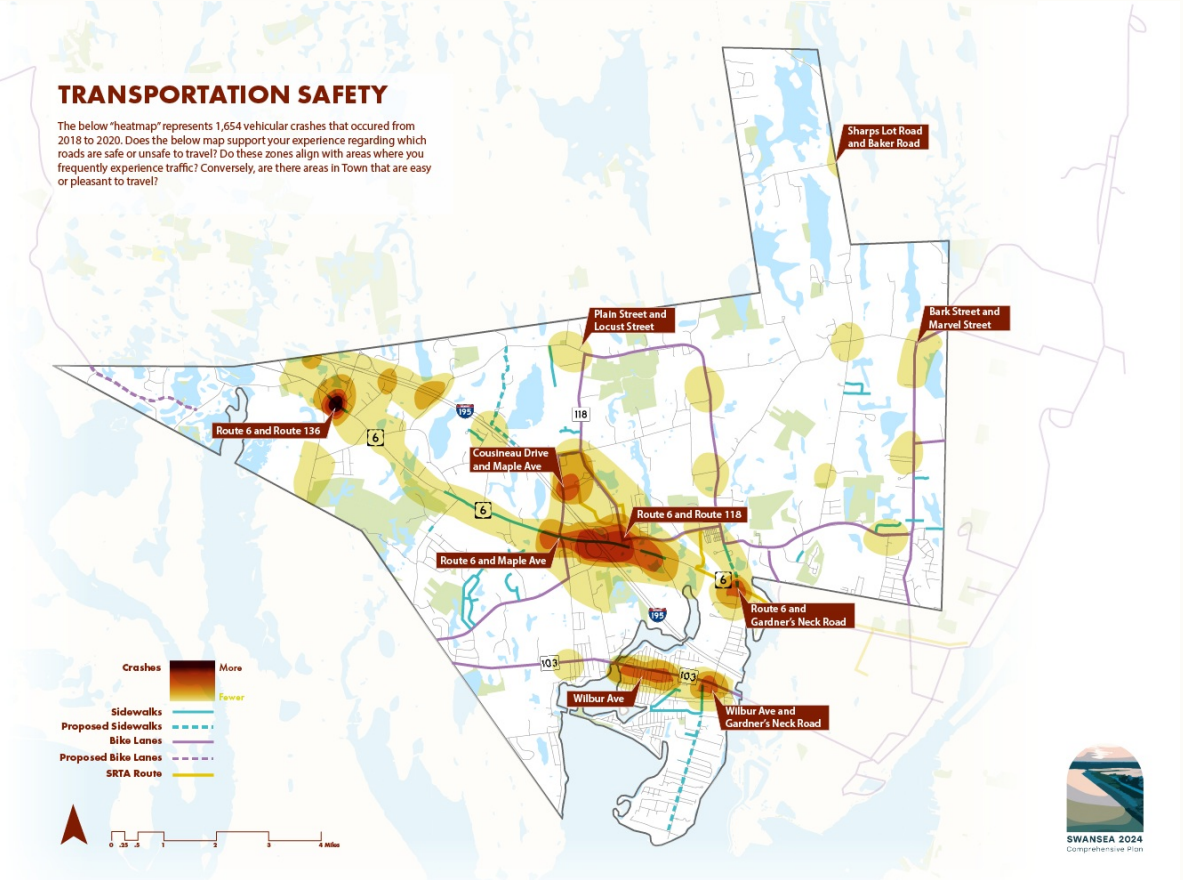
	Very easy	Easy	Not easy	Not easy at all	Don't know/not applicable
Biking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Driving	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transit (SRTA)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

14. How easily can you access schools, parks, and open spaces using the following modes of transportation:

	Very easy	Easy	Not easy	Not easy at all	Don't know/not applicable
Biking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Driving	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transit (SRTA)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

15. How easily can you access medical centers, pharmacies, veterinary facilities, and other important resources using the following modes of transportation:

	Very easy	Easy	Not easy	Not easy at all	Don't know/not applicable
Biking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Driving	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transit (SRTA)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



16. Which of the following roads experience regular, unpleasant traffic volumes - and at which times throughout the day?

	Morning Rush Hour (7AM - 10AM)	Mid Day (10AM - 3PM)	Evening Rush Hour (3PM - 7PM)	Evening (7PM and Later)
Route 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Route 118	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Route 103 / Wilbur Avenue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gardner's Neck Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hortonville Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bark Street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Main Street / Stevens Road / Buffington Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

17. Which of the following roads and/or intersections in Swansea feel dangerous? Examples include speeding cars, confusing signage, red light running, difficulty in turning, and/or close calls? (select all that apply)

- ☐ Route 6 and Route 136
- ☐ Route 6 and Route 118
- ☐ Route 6 (General)
- ☐ Route 6 and Gardner's Neck Road
- ☐ Cousineau Drive and Maple Avenue
- ☐ Route 6 and Maple Avenue
- ☐ Route 103 and Gardner's Neck Road
- ☐ Route 103 (General)
- ☐ Plain Street and Locust Street
- ☐ Sharps Lot Road and Baker Road
- ☐ Bark Street and Marvel Street
- ☐ Other (please specify)

- ☐ None of the above

18. What recreational activities do you regularly engage in?

- ☐ Walking for fun
- ☐ Biking for fun
- ☐ Hiking
- ☐ Off-road motorized vehicles/ATVs
- ☐ Skateboarding/rollerblading
- ☐ Other (please specify)

19. What parks, athletic fields, and/or open spaces need additional amenities (ex. bike racks, more parking)?

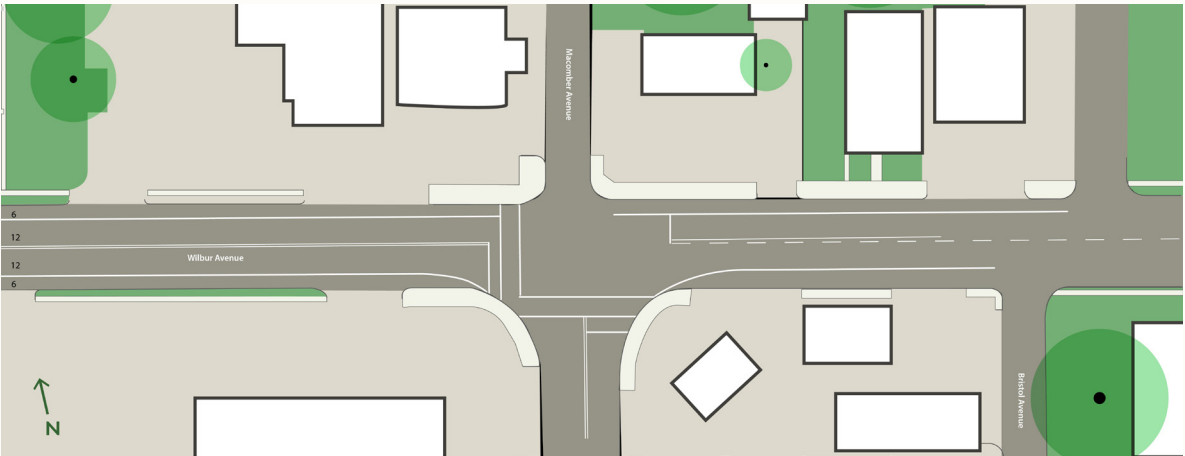
20. Are there any parks, athletic fields, and/or open spaces that you would visit more if they were better accessible via biking or walking?

Swansea Transportation, Services, and Facilities Survey

Transportation for Key Roads in Town

This section of the survey looks at select locations throughout town identified through the previous Comprehensive Plan survey and workshop, as well as ongoing studies. We will ask a series of questions regarding your preferences to provide a vision for some important streets in Swansea.

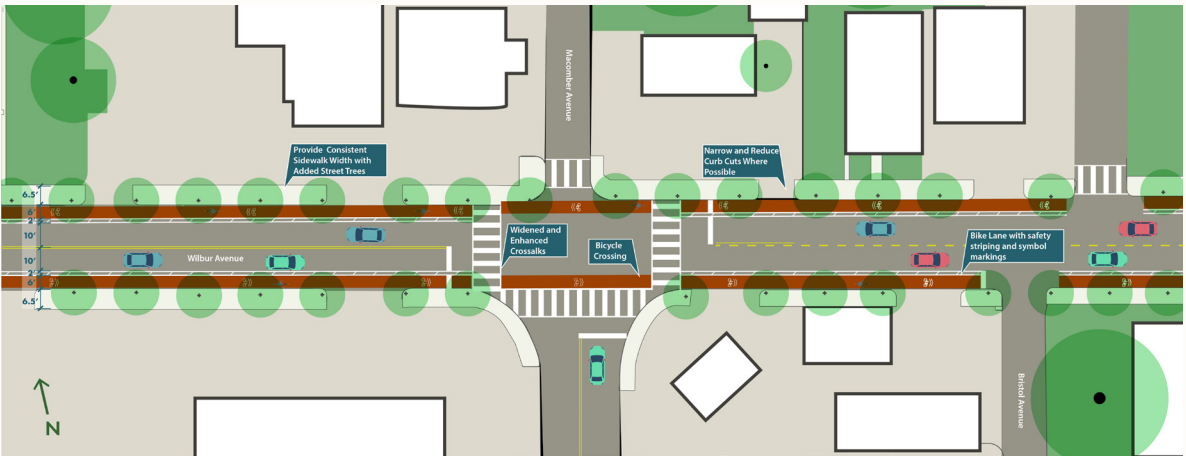
Wilbur Avenue/Route 103 Scenarios



The following scenarios depict the intersection of Route 103 (Wilbur Avenue) and Macomber Avenue.

Currently, Route 103/Wilbur Avenue is designed to support vehicular traffic at higher speeds. Through the next series of questions, we would like to get a sense of the types of improvements that you would like to see along the road; these can range from increased access for cycling and pedestrians to safety improvements. These potential improvements would be accomplished primarily by taking the shoulder space on either side of the road and repurposing it.

Scenario 1 - Bike Lanes

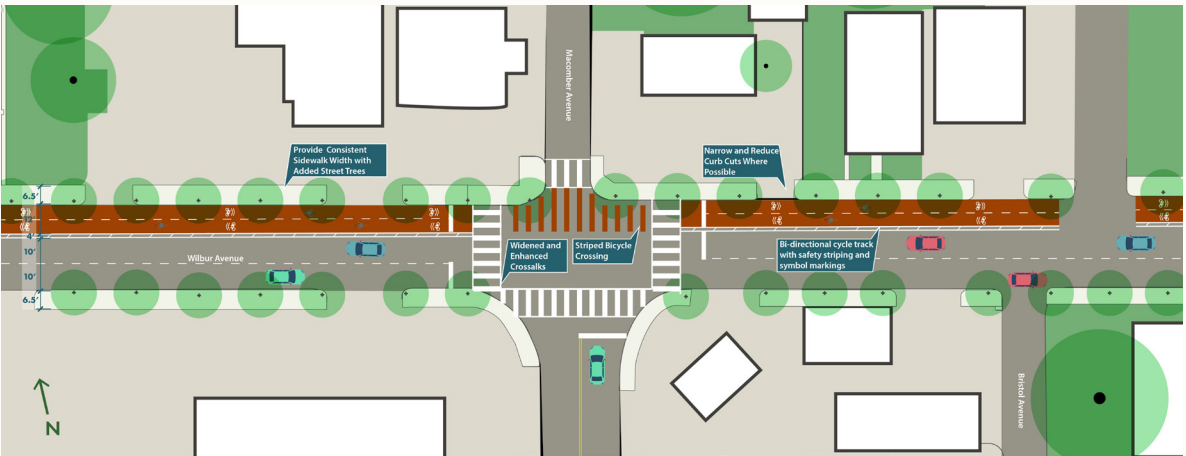


This scenario explores providing one bike lane in the area that was previously occupied by the travel breakdown lane. The primary advantage of providing a bike lane on each side of the road is that it allows for access to turning and establishments on both sides of the road.

21. On a scale of 1-5, how much would you prefer the addition of two bike lanes to Route 103? (1 represents no change, 5 represents a strong preference for this scheme)

1 (No Change)
3 (Slight Preference)
5 (Strong Preference)

Scenario 2 - Cycle Track

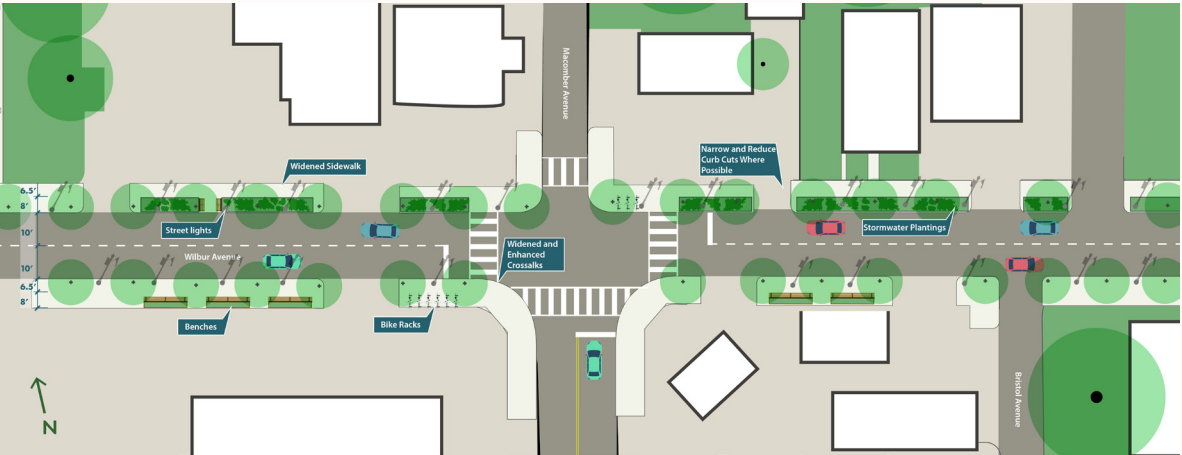


Providing a cycle track, rather than two separate bike lanes increases separation between cyclists and vehicular traffic. However, it provides access to only one side of the road.

22. On a scale of 1-5, how much would you prefer the addition of a single cycle track to Route 103? (1 represents no change, 5 represents a strong preference for this scheme)

1 (No Change)3 (Slight Preference)5 (Strong Preference)

Scenario 3 - Widened Sidewalk

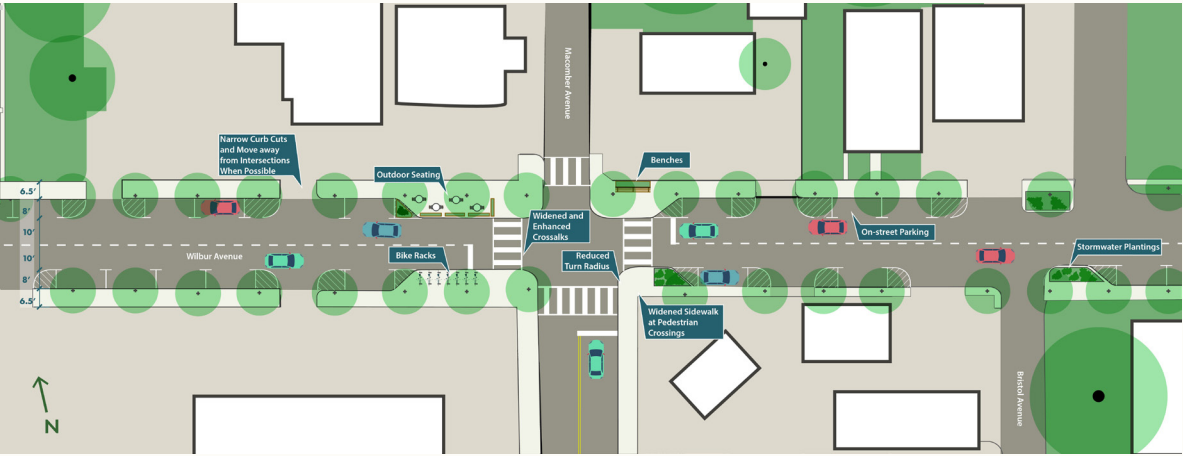


Expanding sidewalk space provides pedestrianization of roads to support commercial development - so this option would be appealing if you would like to see more shopping and restaurants on Route 103. This option provides an increased sidewalk width, with additional amenities for pedestrians, such as light posts, seating, and bike racks; as well as street plantings to capture stormwater and provide traffic buffers.

23. On a scale of 1-5, how much would you prefer the widening of sidewalks for the purposes of creating pedestrian amenities to Route 103? (1 represents no change, 5 represents a strong preference for this scheme)

1 (No Change)3 (Slight Preference)5 (Strong Preference)

Scenario 4 - Curb Bumpouts and Streetside Parking



Curb bumpouts provide benefits of shortening crosswalks at intersections, providing pedestrian amenities by widening the sidewalks, and reserving space for on-street parking. Adding on-street parking calms traffic while also providing increased parking for a future with increased commercial development and shopping along Route 103

24. On a scale of 1-5, how much would you prefer the addition of curb bumpouts and streetside parking to Route 103? (1 represents no change, 5 represents a strong preference for this scheme)

1 (No Change)3 (Slight Preference)5 (Strong Preference)

Other Key Roads

25. Which of the following would you like to see along Route 118? (Select all that apply)

- ☐ Bicycle lanes along the side of the road
- ☐ Increased sidewalk width
- ☐ Slower traffic speeds
- ☐ Improvements to the Route 118 and Wood Street intersection
- ☐ A roundabout at the Route 118 and Wood Street Intersection
- ☐ Plantings, street trees, and other roadside amenities
- ☐ Other (please specify)
- ☐ None of the above

26. Which of the following outlines your vision for the future of Route 118?

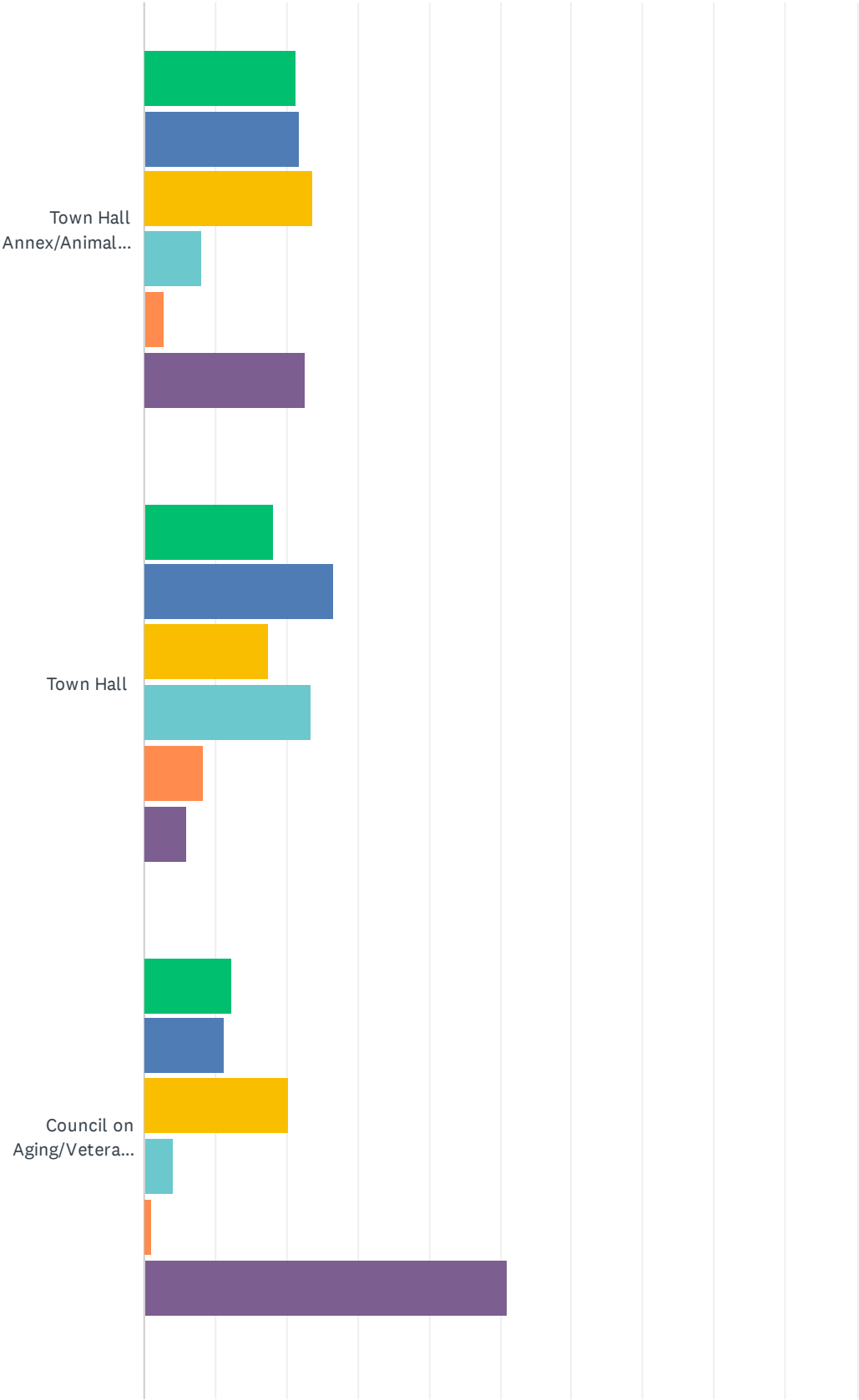
- ☐ A street containing vehicular traffic and bicycles
- ☐ A boulevard primarily for cars with tree plantings
- ☐ A pedestrian-oriented street with slower traffic speeds

27. Which of the following outlines your vision for the future of Route 6?

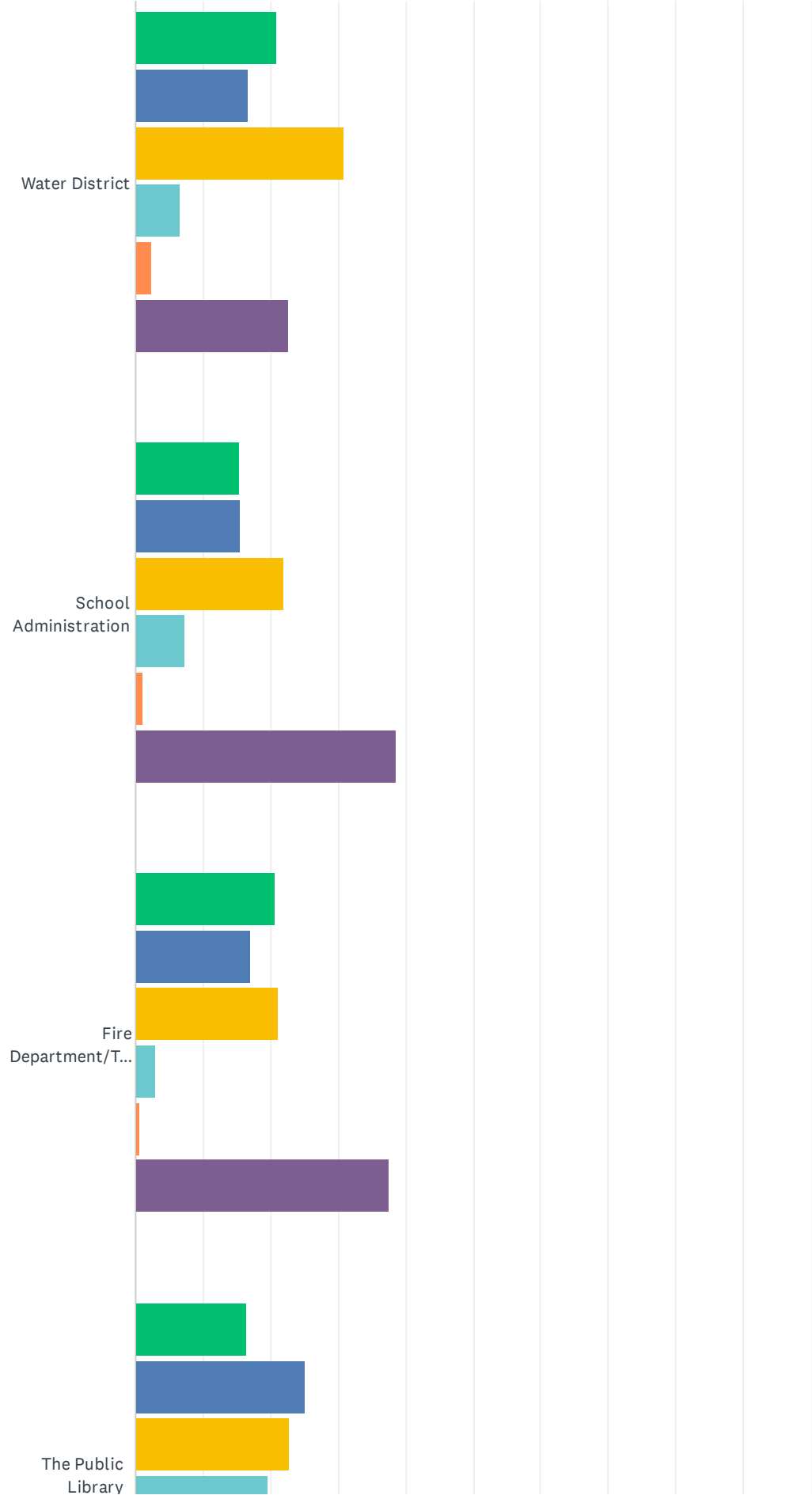
- ☐ A street containing vehicular traffic and bicycles
- ☐ A boulevard primarily for cars with tree plantings
- ☐ A pedestrian-oriented street with slower traffic speeds

Q1 How satisfied are you with the availability of parking at:

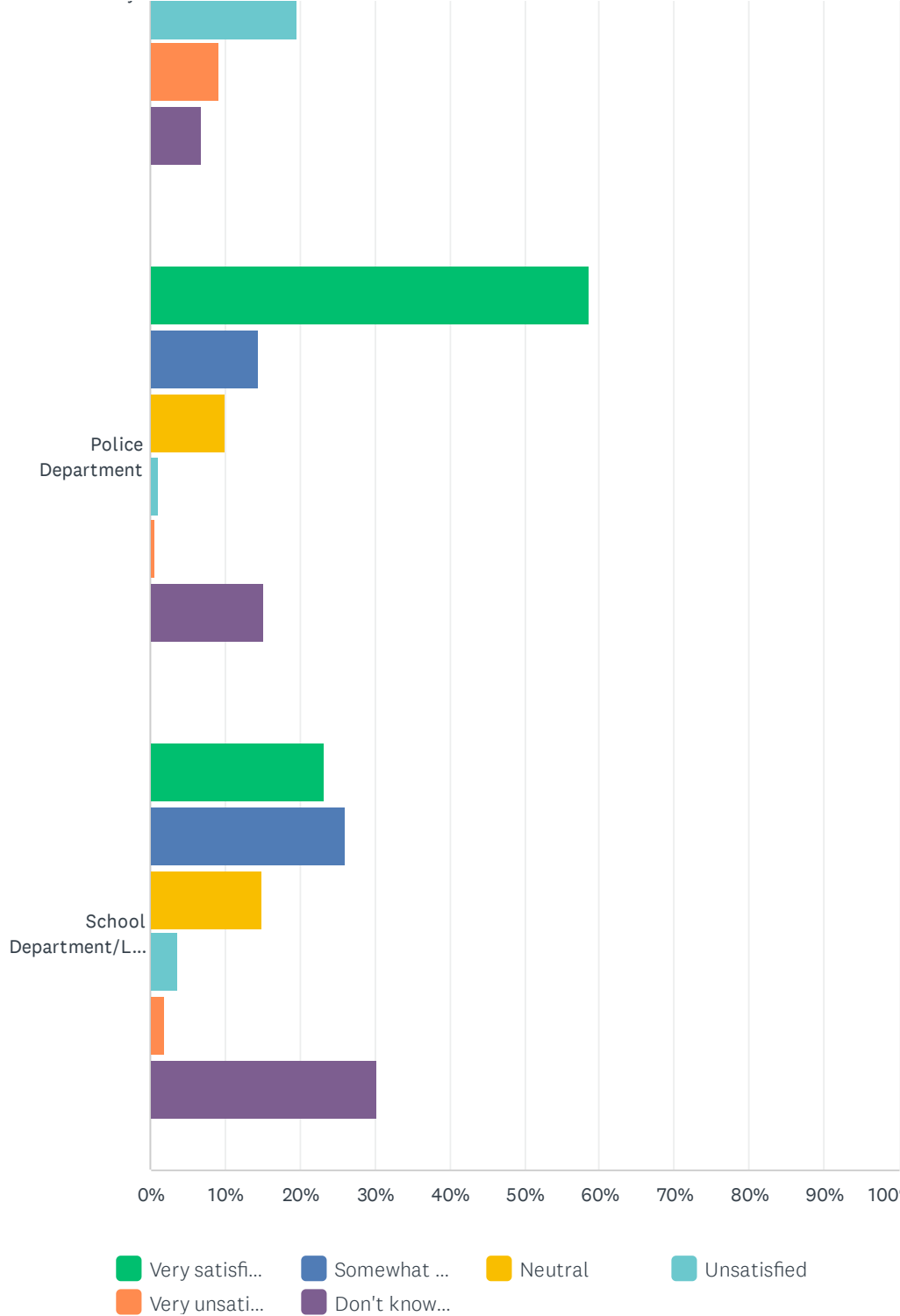
Answered: 302 Skipped: 1



Swansea Transportation, Services, and Facilities Survey



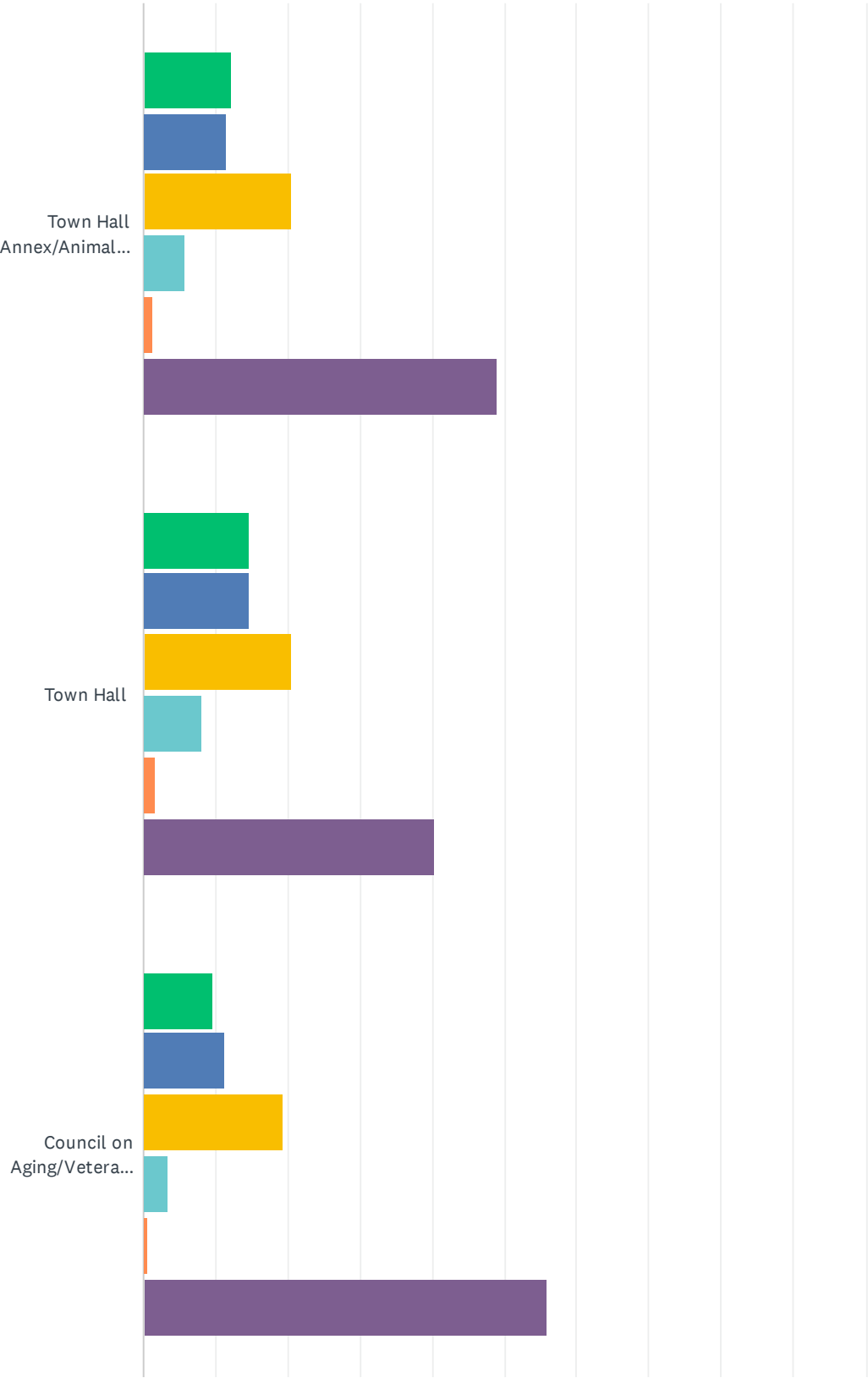
Swansea Transportation, Services, and Facilities Survey



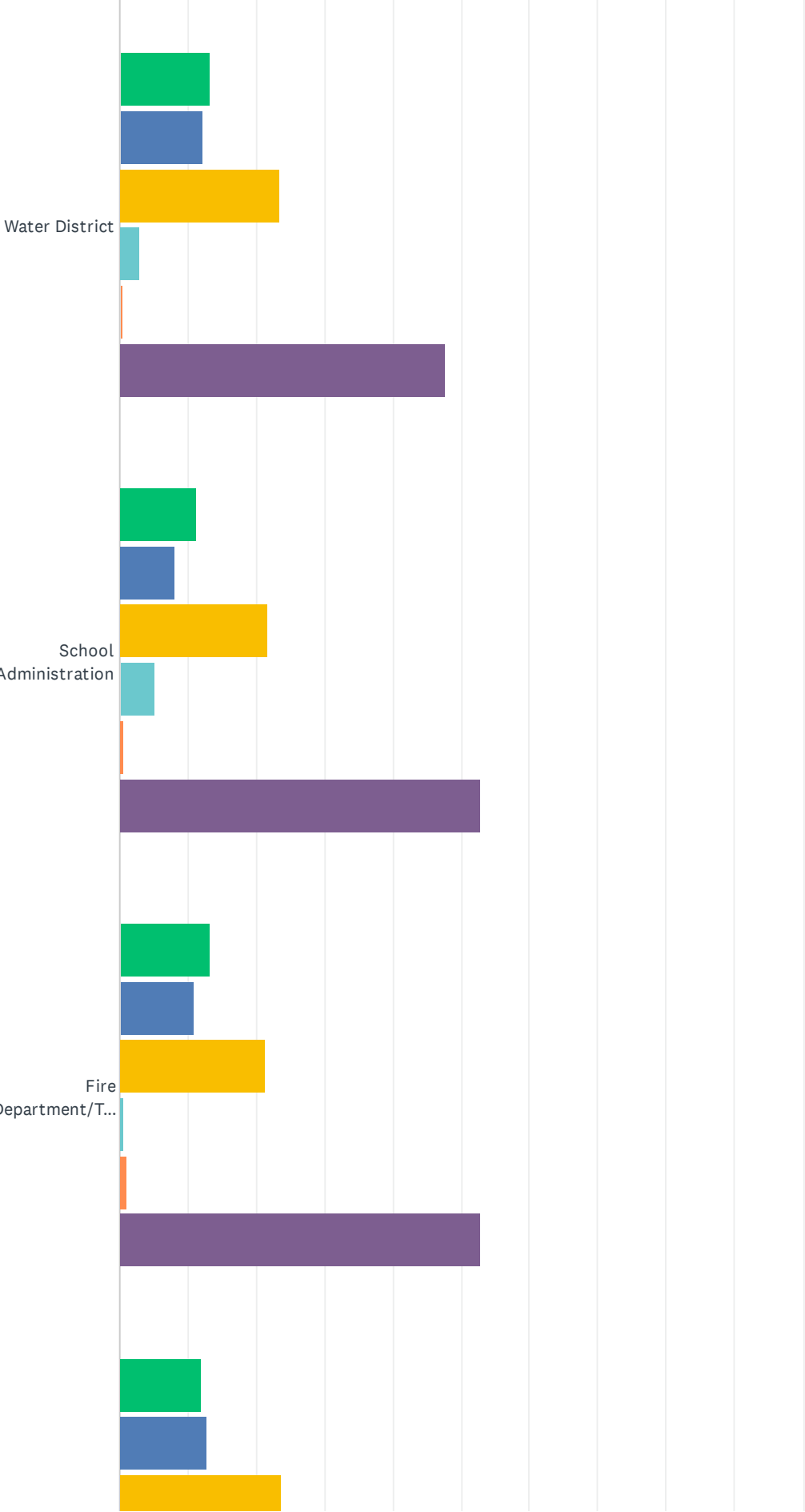
	VERY SATISFIED	SOMEWHAT SATISFIED	NEUTRAL	UNSATISFIED	VERY UNSATISFIED	DON'T KNOW/NOT APPLICABLE	TOTAL	WEIG AVER
Town Hall Annex/Animal Control	21.33% 64	21.67% 65	23.67% 71	8.00% 24	2.67% 8	22.67% 68	300	
Town Hall	18.06% 54	26.76% 80	17.39% 52	23.41% 70	8.36% 25	6.02% 18	299	
Council on Aging/Veterans Services	12.33% 37	11.33% 34	20.33% 61	4.00% 12	1.00% 3	51.00% 153	300	
Water District	20.93% 63	16.61% 50	30.90% 93	6.64% 20	2.33% 7	22.59% 68	301	
School Administration	15.33% 46	15.67% 47	22.00% 66	7.33% 22	1.00% 3	38.67% 116	300	
Fire Department/Town Nurse	20.74% 62	17.06% 51	21.07% 63	3.01% 9	0.67% 2	37.46% 112	299	
The Public Library	16.50% 49	25.25% 75	22.90% 68	19.53% 58	9.09% 27	6.73% 20	297	
Police Department	58.72% 175	14.43% 43	10.07% 30	1.01% 3	0.67% 2	15.10% 45	298	
School Department/Local Schools	23.26% 70	25.91% 78	14.95% 45	3.65% 11	1.99% 6	30.23% 91	301	

Q2 How satisfied are you with the physical accessibility (ADA compliance, maintenance) of:

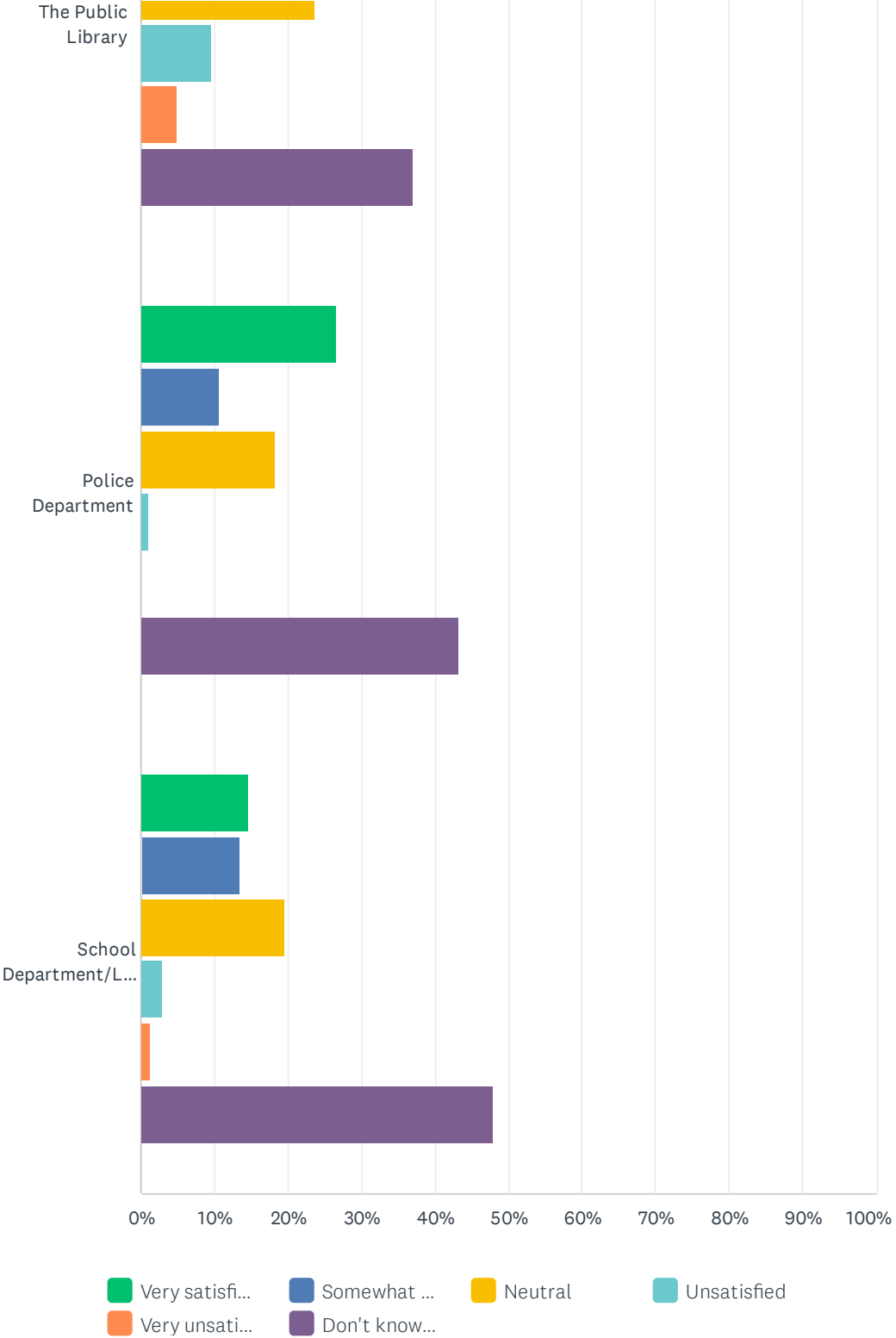
Answered: 298 Skipped: 5



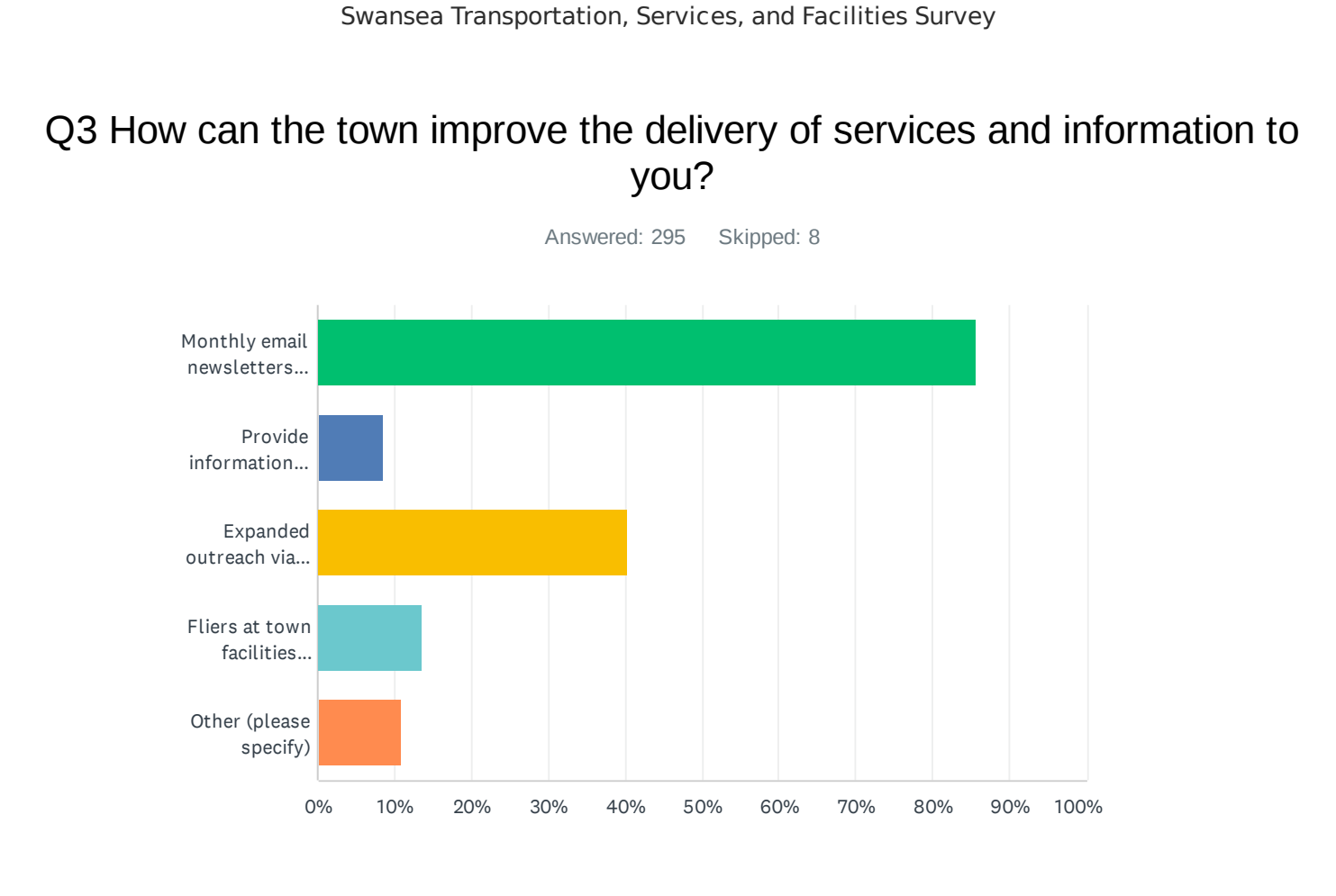
Swansea Transportation, Services, and Facilities Survey



Swansea Transportation, Services, and Facilities Survey

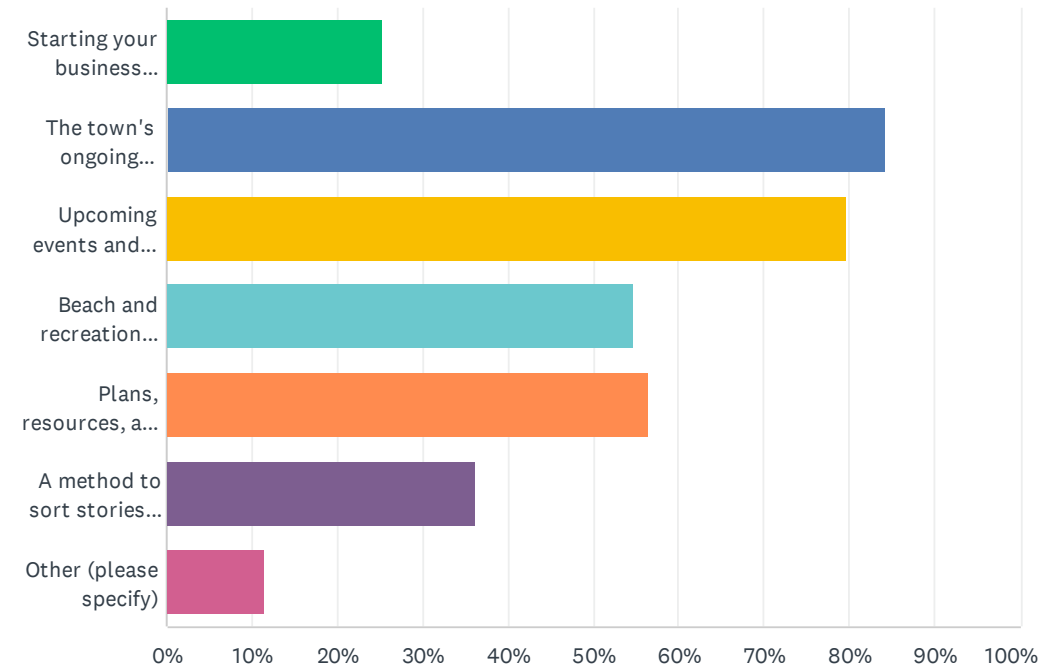


Swansea Transportation, Services, and Facilities Survey								
	VERY SATISFIED	SOMEWHAT SATISFIED	NEUTRAL	UNSATISFIED	VERY UNSATISFIED	DON'T KNOW/NOT APPLICABLE	TOTAL	WEIG AVER
Town Hall Annex/Animal Control	12.08% 36	11.41% 34	20.47% 61	5.70% 17	1.34% 4	48.99% 146	298	
Town Hall	14.68% 43	14.68% 43	20.48% 60	8.19% 24	1.71% 5	40.27% 118	293	
Council on Aging/Veterans Services	9.52% 28	11.22% 33	19.39% 57	3.40% 10	0.68% 2	55.78% 164	294	
Water District	13.22% 39	12.20% 36	23.39% 69	3.05% 9	0.34% 1	47.80% 141	295	
School Administration	11.26% 33	8.19% 24	21.84% 64	5.12% 15	0.68% 2	52.90% 155	293	
Fire Department/Town Nurse	13.22% 39	10.85% 32	21.36% 63	0.68% 2	1.02% 3	52.88% 156	295	
The Public Library	12.03% 35	12.71% 37	23.71% 69	9.62% 28	4.81% 14	37.11% 108	291	
Police Department	26.62% 78	10.58% 31	18.43% 54	1.02% 3	0.00% 0	43.34% 127	293	
School Department/Local Schools	14.73% 43	13.36% 39	19.52% 57	3.08% 9	1.37% 4	47.95% 140	292	



Q4 What type of information would you like to see expanded or easier to access on the town website? (select all that apply)

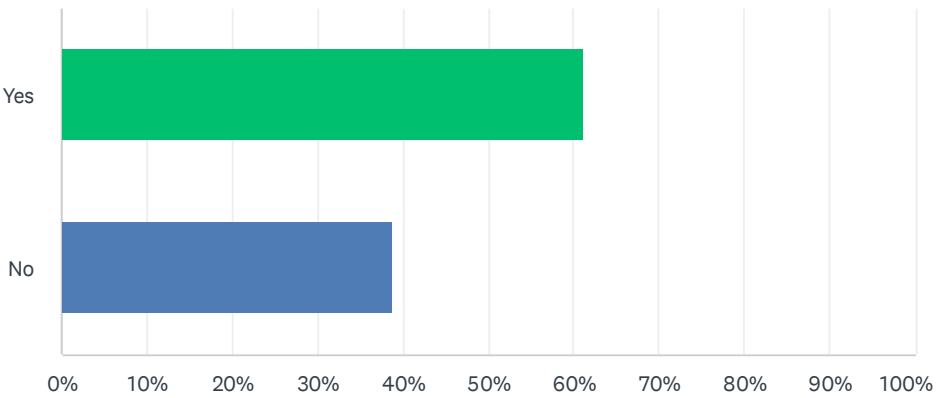
Answered: 287 Skipped: 16



ANSWER CHOICES	RESPONSES	
Starting your business (obtaining permits, navigating zoning, etc.)	25.44%	73
The town's ongoing initiatives and plans	84.32%	242
Upcoming events and meetings that are open to the public	79.79%	229
Beach and recreation access	54.70%	157
Plans, resources, and suggestions for emergency situations and/or extreme weather events	56.45%	162
A method to sort stories in the "Community News" page on the town website by category	36.24%	104
Other (please specify)	11.50%	33
Total Respondents: 287		

Q5 Would you support the development of a non-profit to fundraise for causes that could benefit the Town, including but not limited to improvements for the Fire Station, Town Hall, or DPW Facility?

Answered: 281 Skipped: 22



ANSWER CHOICES	RESPONSES	
Yes	61.21%	172
No	38.79%	109
TOTAL		281

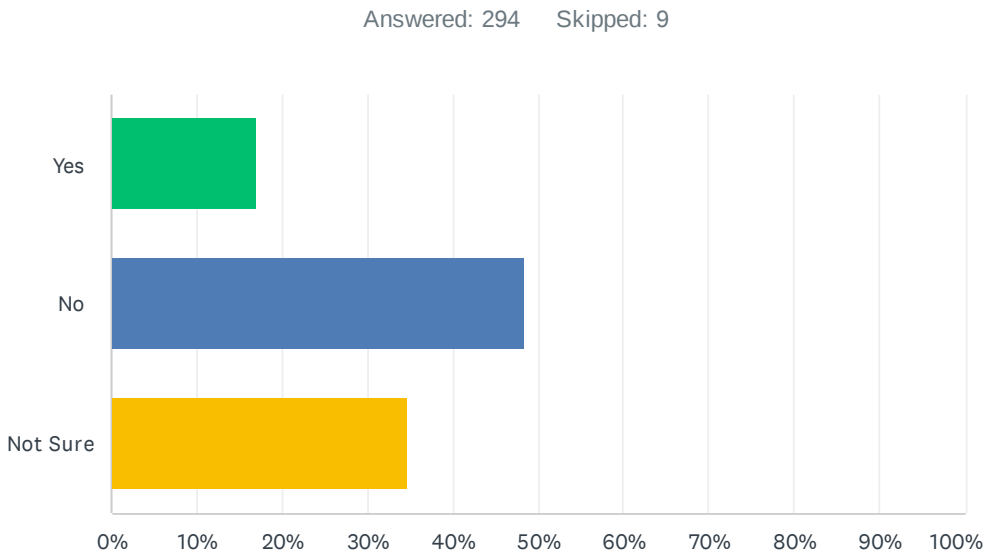
Q6 Describe the municipal services and facilities with which you continually have positive experiences. This question is a great place to note departments that you think go above and beyond, facilities that you think are particularly well maintained, or processes that you think work really well and efficiently.

Answered: 149 Skipped: 154

Q7 Describe the municipal services and facilities with which you have found it challenging to interact. This question is a great place to note facilities or processes that you think could use some improvement, and ideas for how those improvements could take shape.

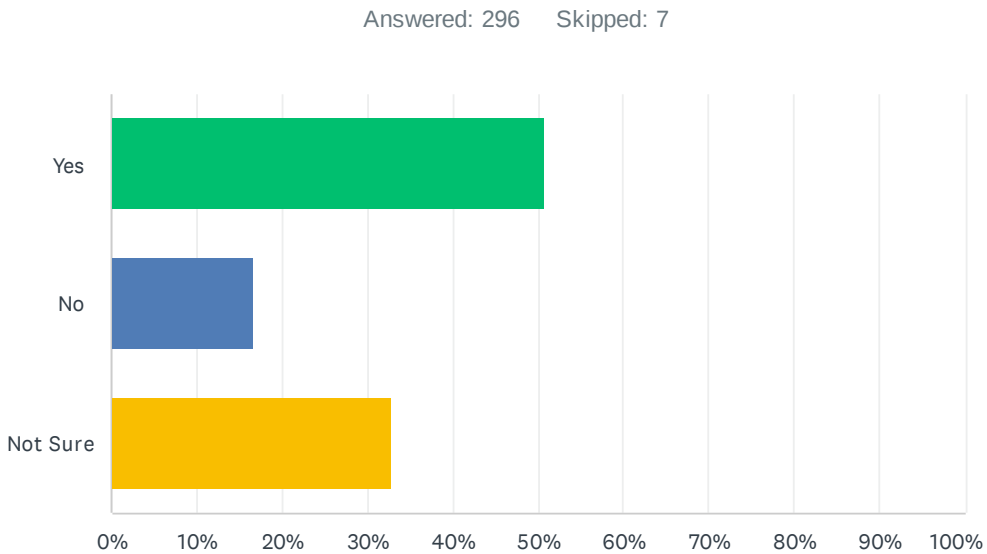
Answered: 133 Skipped: 170

Q8 Municipalities in Massachusetts are required to provide cemetery space for residents, which the Town has two – Mt. Hope on Milford Rd, which has no lot purchases available, and Vinnicum Woods on Vinnicum Rd. To plan for future cemetery expansion, do you intend to utilize this facility?



ANSWER CHOICES	RESPONSES	
Yes	17.01%	50
No	48.30%	142
Not Sure	34.69%	102
TOTAL		294

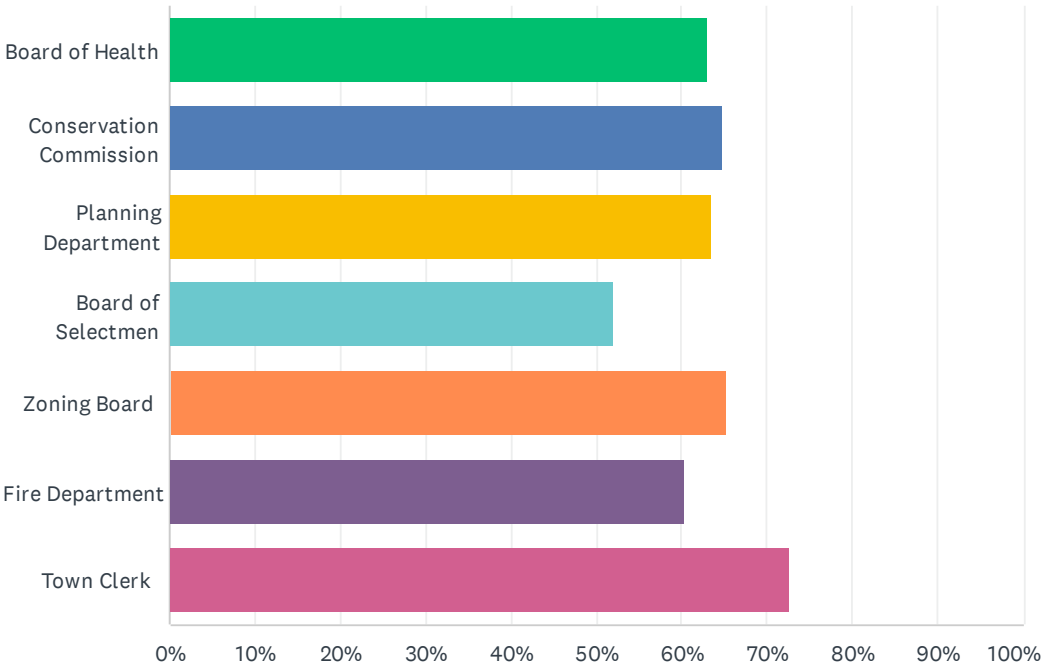
Q9 Would you support the Town seeking additional land for cemetery space?



ANSWER CHOICES	RESPONSES	
Yes	50.68%	150
No	16.55%	49
Not Sure	32.77%	97
TOTAL		296

Q10 The Town currently offers e-permitting for building permits. Which services would you support expanding to support e-permitting?

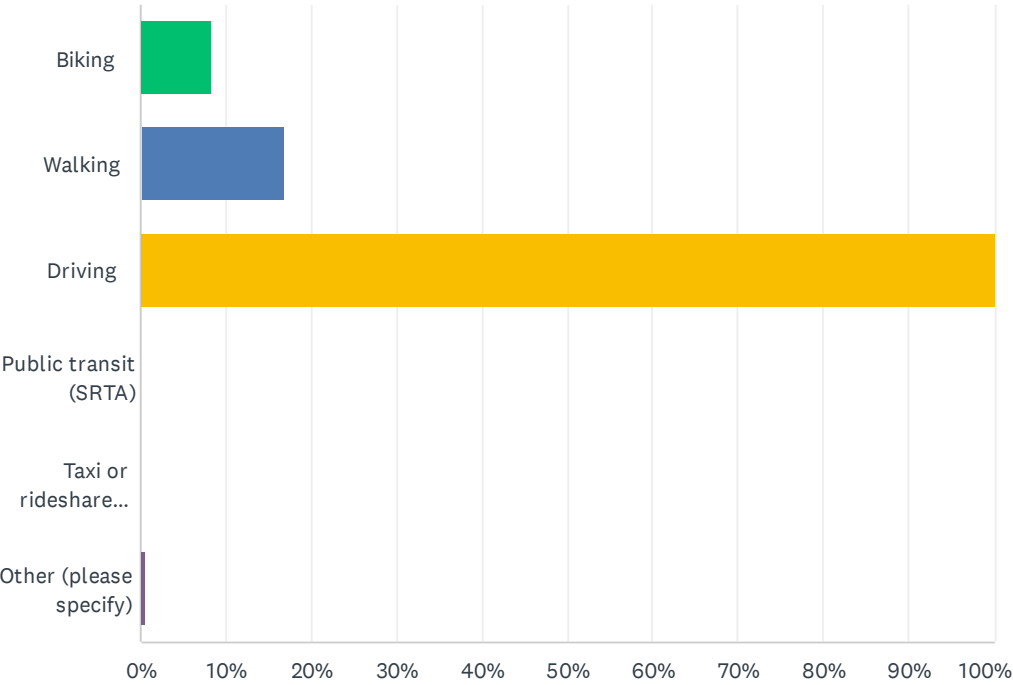
Answered: 219 Skipped: 84



ANSWER CHOICES	RESPONSES	
Board of Health	63.01%	138
Conservation Commission	64.84%	142
Planning Department	63.47%	139
Board of Selectmen	52.05%	114
Zoning Board	65.30%	143
Fire Department	60.27%	132
Town Clerk	72.60%	159
Total Respondents: 219		

Q11 What is the main way you get around town? (Select all that apply.)

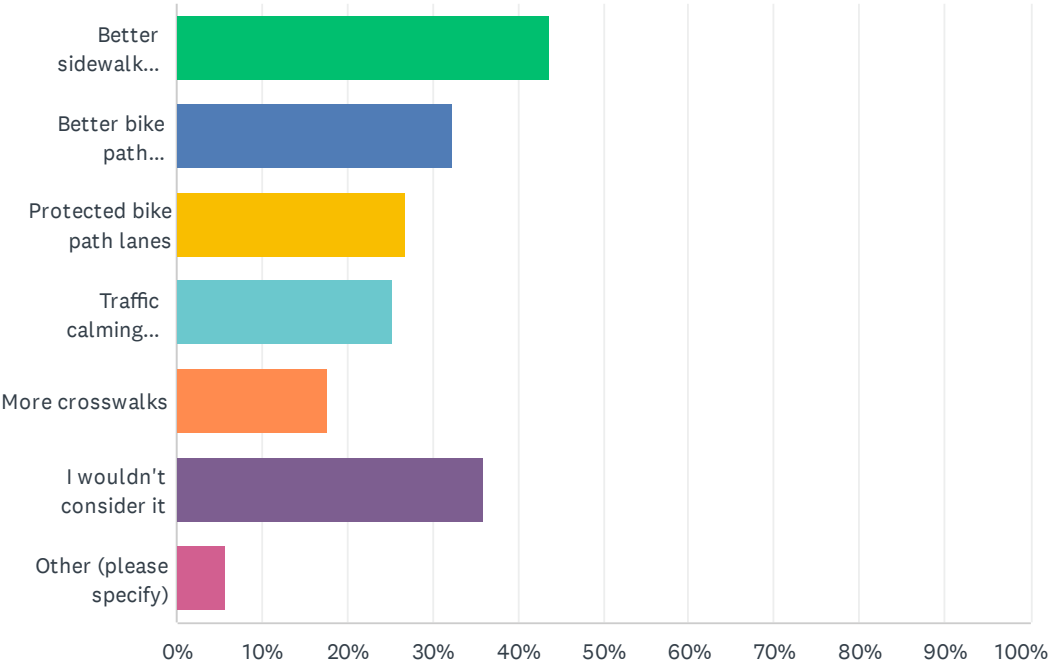
Answered: 286 Skipped: 17



ANSWER CHOICES	RESPONSES	
Biking	8.39%	24
Walking	16.78%	48
Driving	100.00%	286
Public transit (SRTA)	0.00%	0
Taxi or rideshare (Uber, Lyft)	0.00%	0
Other (please specify)	0.70%	2
Total Respondents: 286		

Q12 If you currently drive for most of your trips, what would make you consider using another mode of travel? (Select all that apply.)

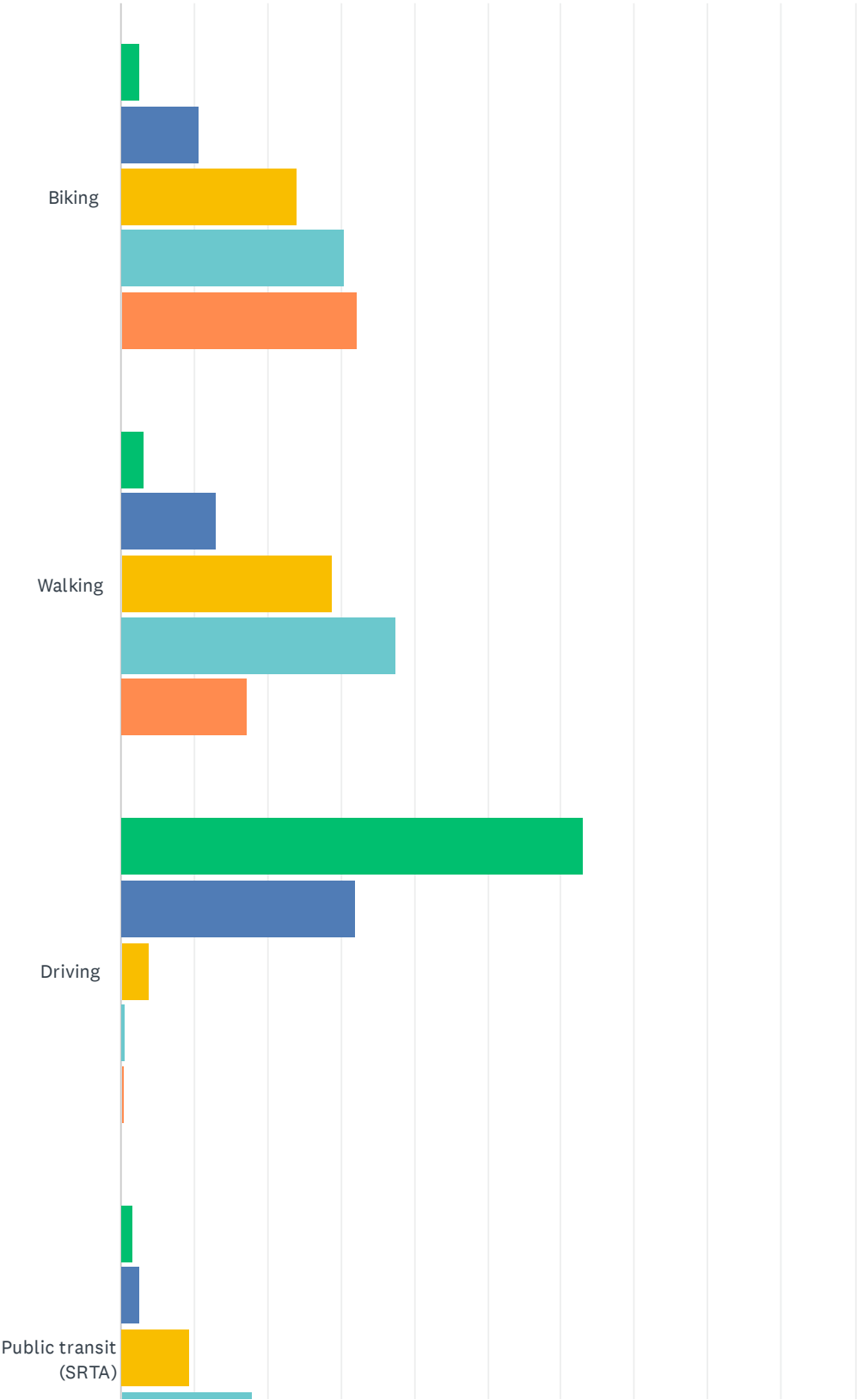
Answered: 283 Skipped: 20

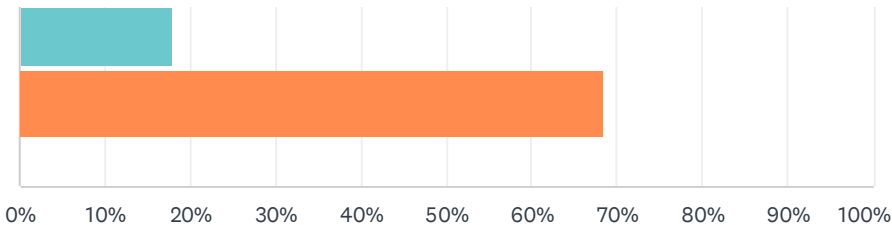


ANSWER CHOICES	RESPONSES	
Better sidewalk connections	43.82%	124
Better bike path connections	32.51%	92
Protected bike path lanes	26.86%	76
Traffic calming measures	25.44%	72
More crosswalks	17.67%	50
I wouldn't consider it	36.04%	102
Other (please specify)	5.65%	16
Total Respondents: 283		

Q13 How easily can you access local shopping centers and grocery stores using the following modes of transportation:

Answered: 286 Skipped: 17



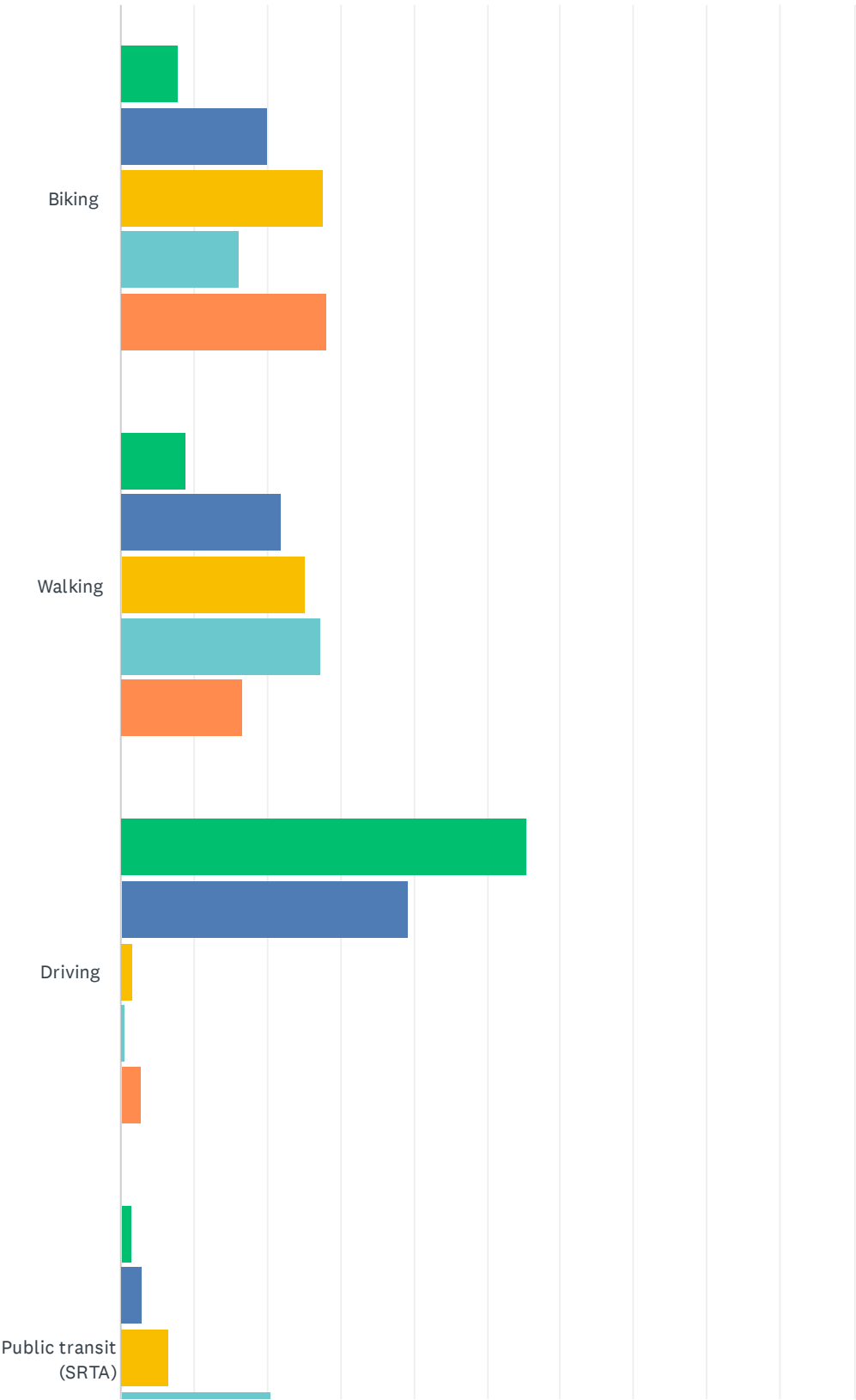


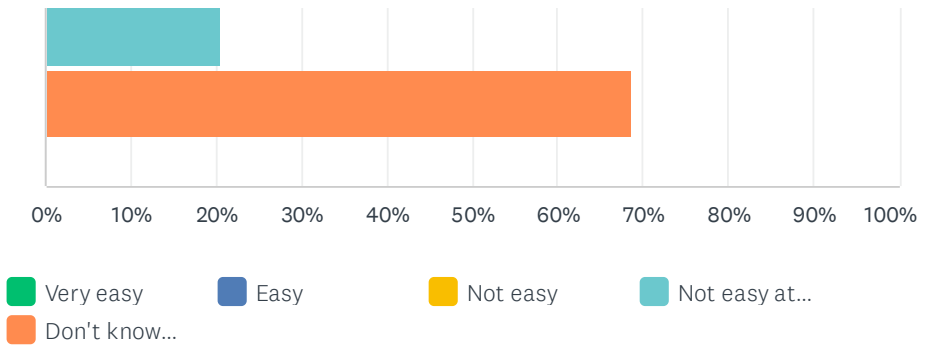
Very easy Easy Not easy Not easy at...
Don't know...

	VERY EASY	EASY	NOT EASY	NOT EASY AT ALL	DON'T KNOW/NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Biking	2.51% 7	10.75% 30	24.01% 67	30.47% 85	32.26% 90	279	3.18
Walking	3.25% 9	13.00% 36	28.88% 80	37.55% 104	17.33% 48	277	3.18
Driving	63.16% 180	31.93% 91	3.86% 11	0.70% 2	0.35% 1	285	0.79
Public transit (SRTA)	1.80% 5	2.52% 7	9.35% 26	17.99% 50	68.35% 190	278	3.32

Q14 How easily can you access schools, parks, and open spaces using the following modes of transportation:

Answered: 285 Skipped: 18

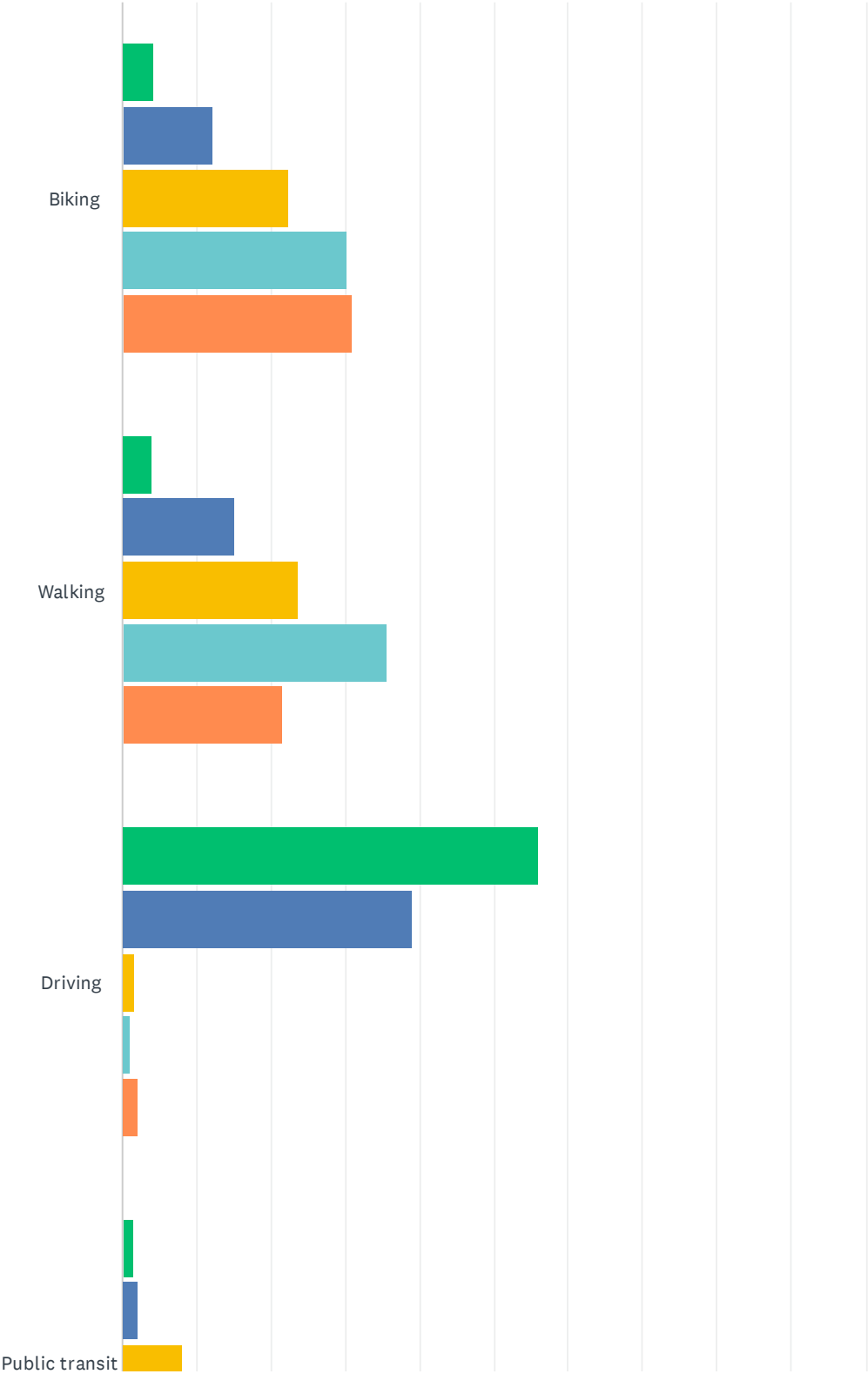


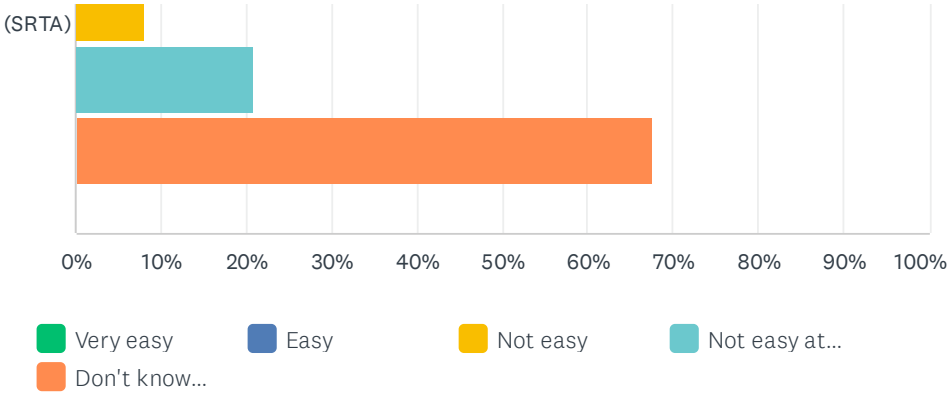


	VERY EASY	EASY	NOT EASY	NOT EASY AT ALL	DON'T KNOW/NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Biking	7.91% 22	20.14% 56	27.70% 77	16.19% 45	28.06% 78	278	2.62
Walking	8.99% 25	21.94% 61	25.18% 70	27.34% 76	16.55% 46	278	2.74
Driving	55.48% 157	39.22% 111	1.77% 5	0.71% 2	2.83% 8	283	0.89
Public transit (SRTA)	1.46% 4	2.92% 8	6.57% 18	20.44% 56	68.61% 188	274	3.42

Q15 How easily can you access medical centers, pharmacies, veterinary facilities, and other important resources using the following modes of transportation:

Answered: 286 Skipped: 17

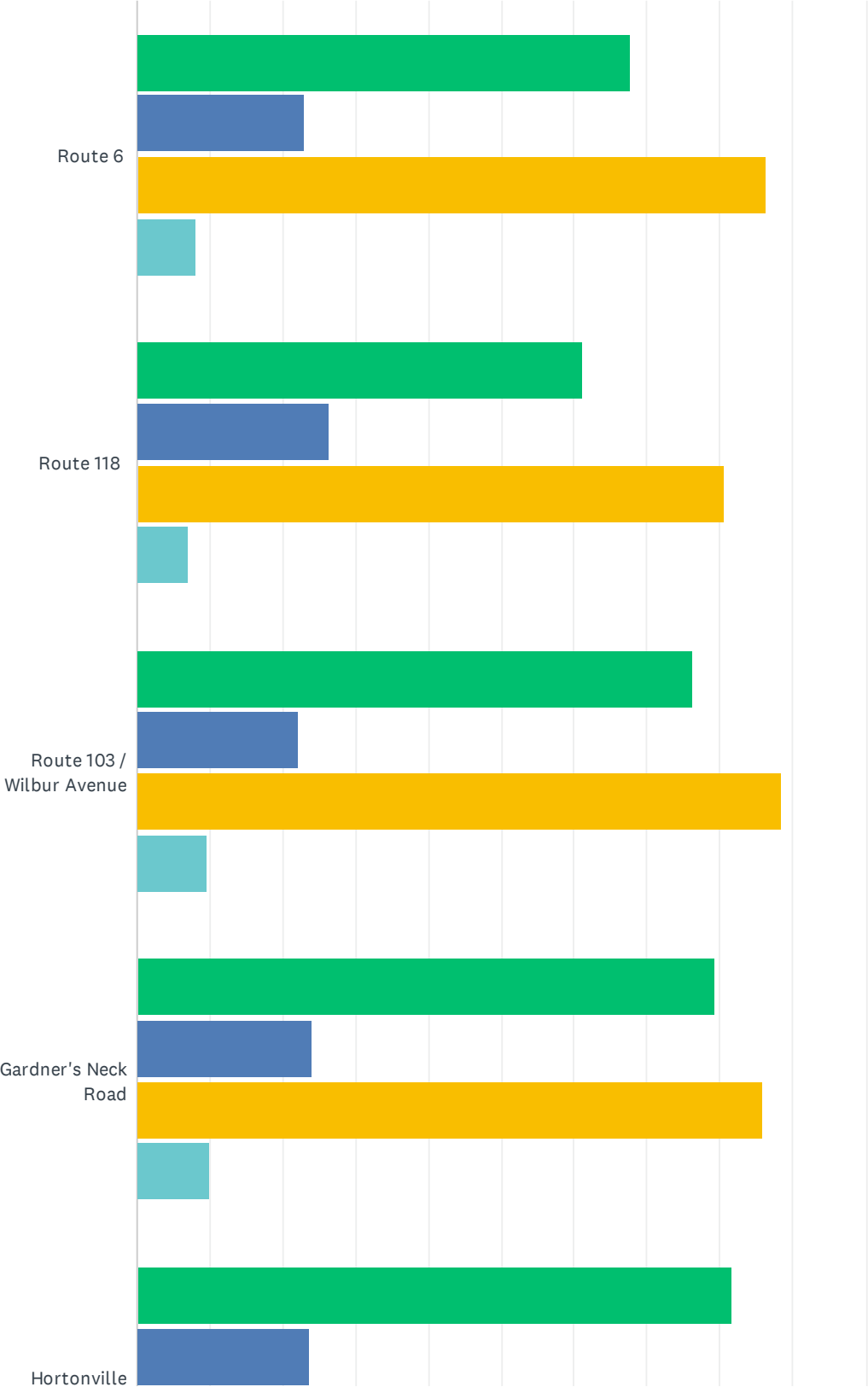


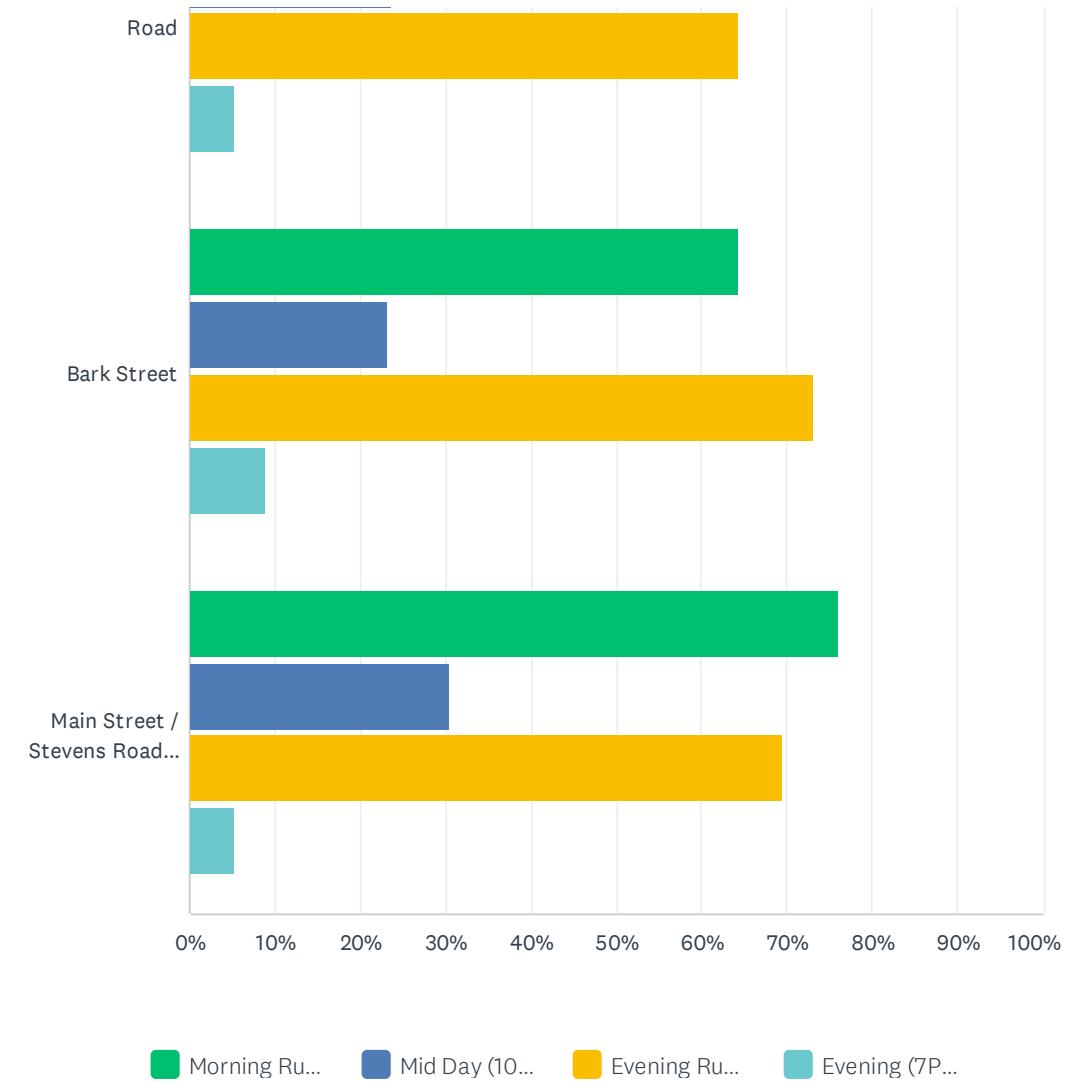


	VERY EASY	EASY	NOT EASY	NOT EASY AT ALL	DON'T KNOW/NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Biking	4.32% 12	12.23% 34	22.30% 62	30.22% 84	30.94% 86	278	3.07
Walking	3.96% 11	15.11% 42	23.74% 66	35.61% 99	21.58% 60	278	3.11
Driving	55.99% 159	39.08% 111	1.76% 5	1.06% 3	2.11% 6	284	0.90
Public transit (SRTA)	1.46% 4	2.19% 6	8.03% 22	20.80% 57	67.52% 185	274	3.44

Q16 Which of the following roads experience regular, unpleasant traffic volumes - and at which times throughout the day?

Answered: 244 Skipped: 59

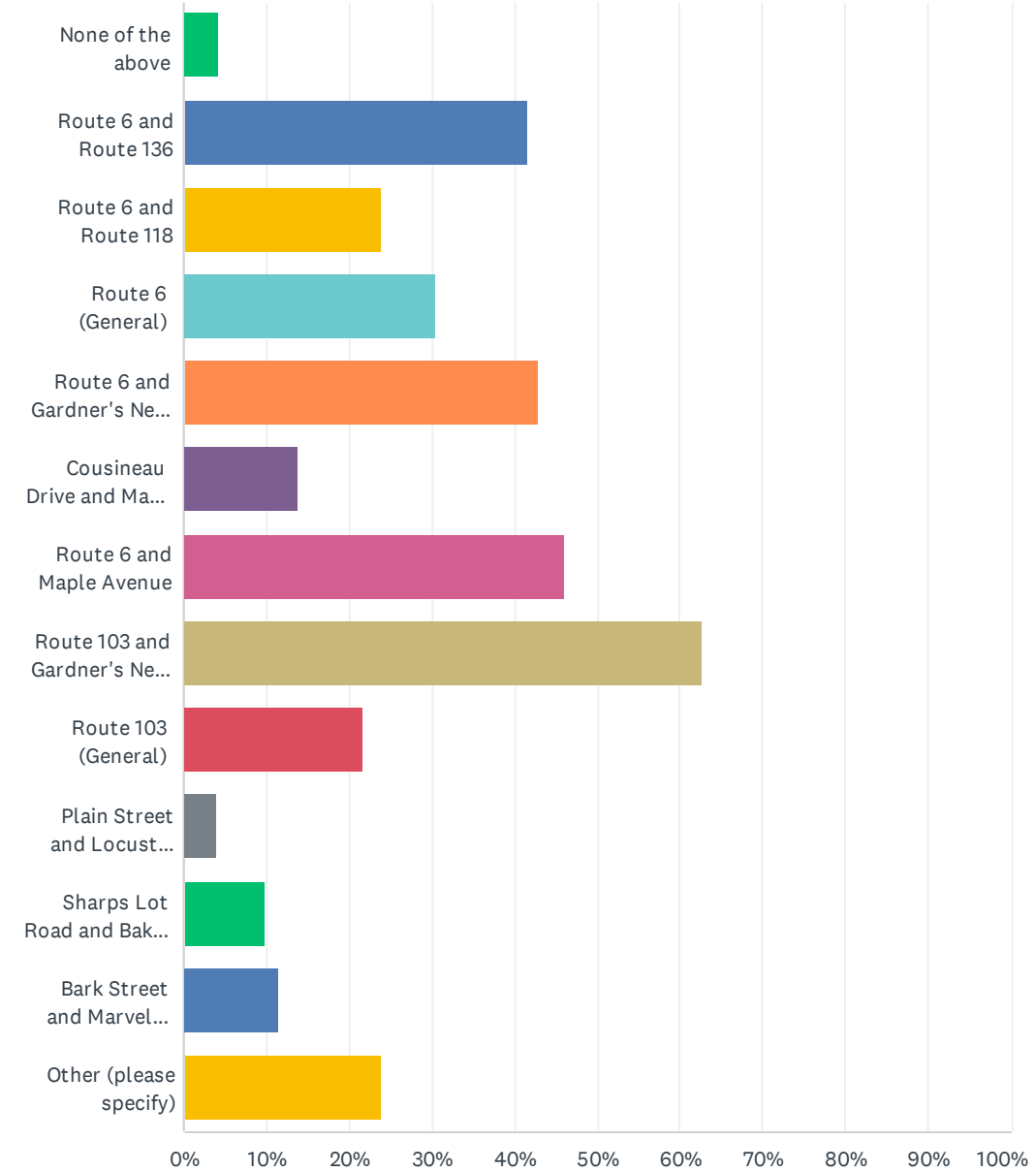




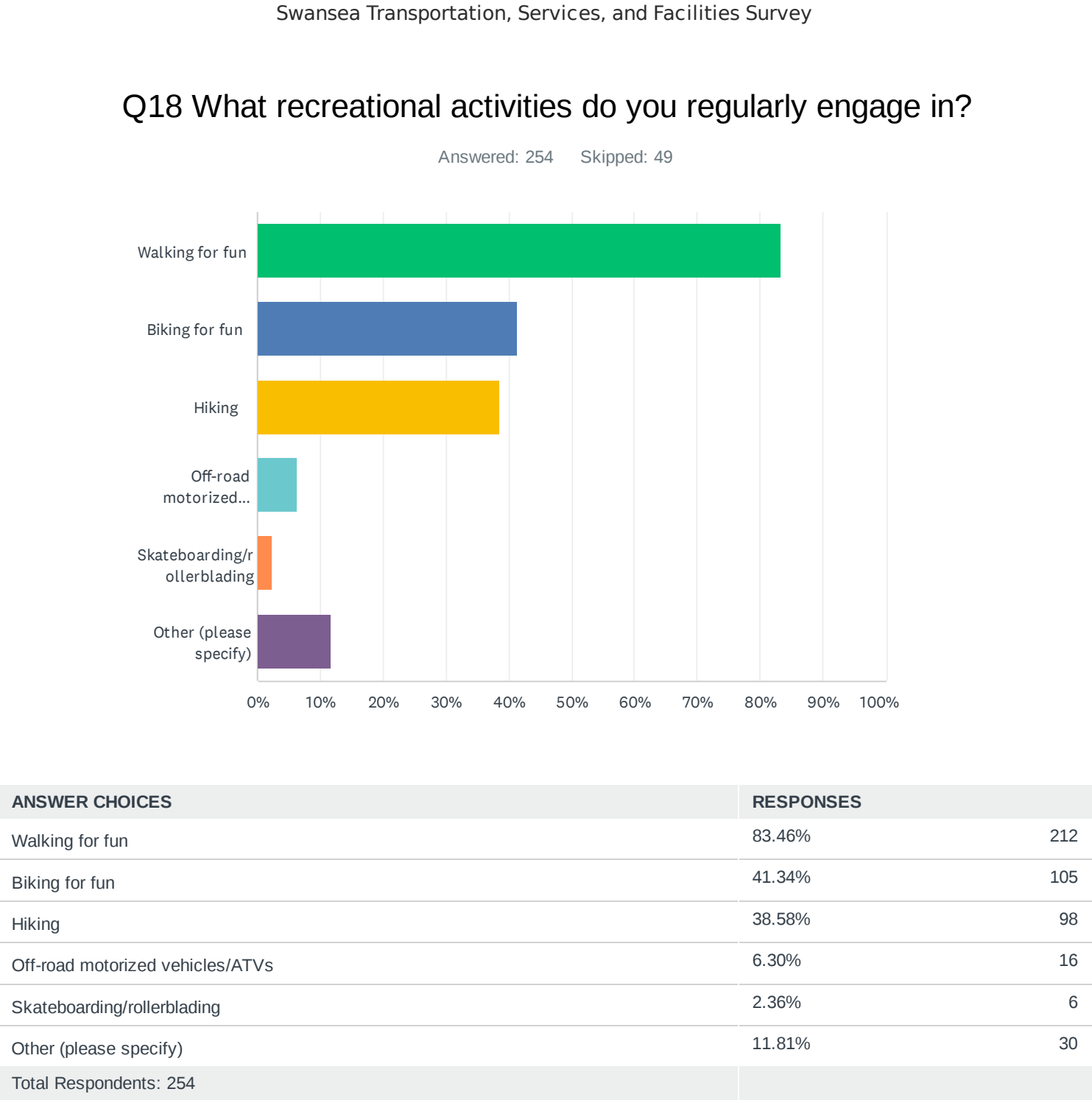
	MORNING RUSH HOUR (7AM - 10AM)	MID DAY (10AM - 3PM)	EVENING RUSH HOUR (3PM - 7PM)	EVENING (7PM AND LATER)	TOTAL RESPONDENTS
Route 6	67.76% 124	22.95% 42	86.34% 158	8.20% 15	183
Route 118	61.22% 60	26.53% 26	80.61% 79	7.14% 7	98
Route 103 / Wilbur Avenue	76.33% 158	22.22% 46	88.41% 183	9.66% 20	207
Gardner's Neck Road	79.33% 119	24.00% 36	86.00% 129	10.00% 15	150
Hortonville Road	81.58% 62	23.68% 18	64.47% 49	5.26% 4	76
Bark Street	64.29% 36	23.21% 13	73.21% 41	8.93% 5	56
Main Street / Stevens Road / Buffington Road	76.09% 70	30.43% 28	69.57% 64	5.43% 5	92

Q17 Which of the following roads and/or intersections in Swansea feel dangerous? Examples include speeding cars, confusing signage, red light running, difficulty in turning, and/or close calls? (select all that apply)

Answered: 276 Skipped: 27



Swansea Transportation, Services, and Facilities Survey		
ANSWER CHOICES	RESPONSES	
None of the above	4.35%	12
Route 6 and Route 136	41.67%	115
Route 6 and Route 118	23.91%	66
Route 6 (General)	30.43%	84
Route 6 and Gardner's Neck Road	42.75%	118
Cousineau Drive and Maple Avenue	13.77%	38
Route 6 and Maple Avenue	46.01%	127
Route 103 and Gardner's Neck Road	62.68%	173
Route 103 (General)	21.74%	60
Plain Street and Locust Street	3.99%	11
Sharps Lot Road and Baker Road	9.78%	27
Bark Street and Marvel Street	11.59%	32
Other (please specify)	23.91%	66
Total Respondents: 276		



Q19 What parks, athletic fields, and/or open spaces need additional amenities (ex. bike racks, more parking)?

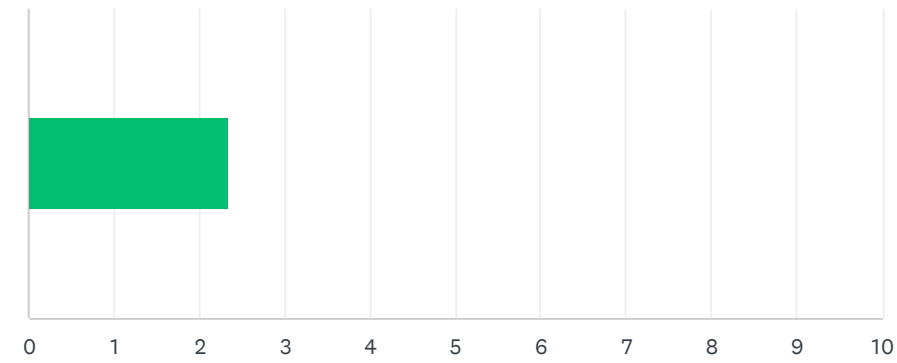
Answered: 90 Skipped: 213

Q20 Are there any parks, athletic fields, and/or open spaces that you would visit more if they were better accessible via biking or walking?

Answered: 79 Skipped: 224

Q21 On a scale of 1-5, how much would you prefer the addition of two bike lanes to Route 103? (1 represents no change, 5 represents a strong preference for this scheme)

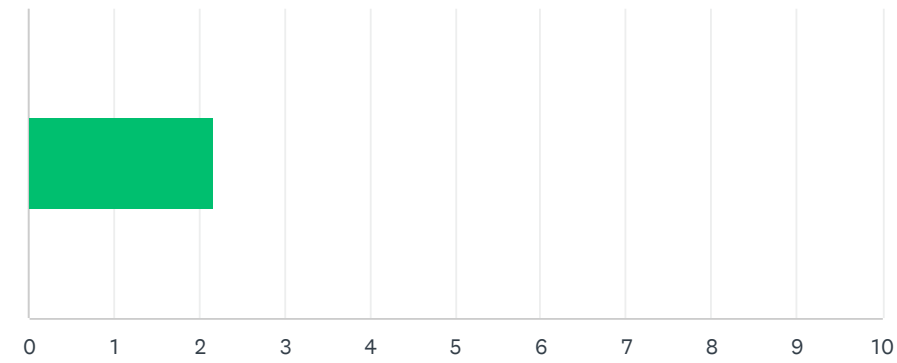
Answered: 245 Skipped: 58



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	2	573	245
Total Respondents: 245			

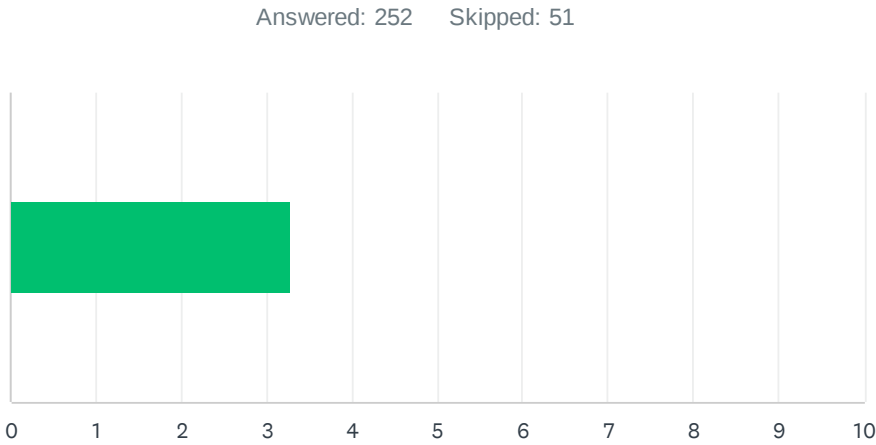
Q22 On a scale of 1-5, how much would you prefer the addition of a single cycle track to Route 103? (1 represents no change, 5 represents a strong preference for this scheme)

Answered: 241 Skipped: 62



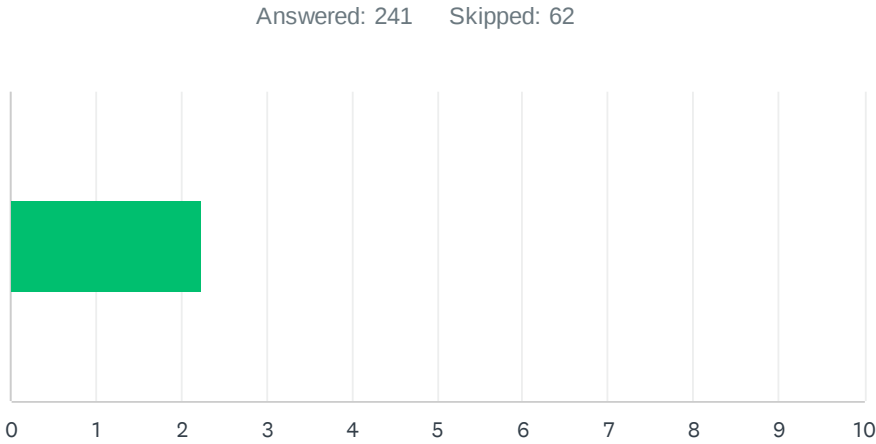
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	2	525	241
Total Respondents: 241			

Q23 On a scale of 1-5, how much would you prefer the widening of sidewalks for the purposes of creating pedestrian amenities to Route 103? (1 represents no change, 5 represents a strong preference for this scheme)



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	3	828	252
Total Respondents: 252			

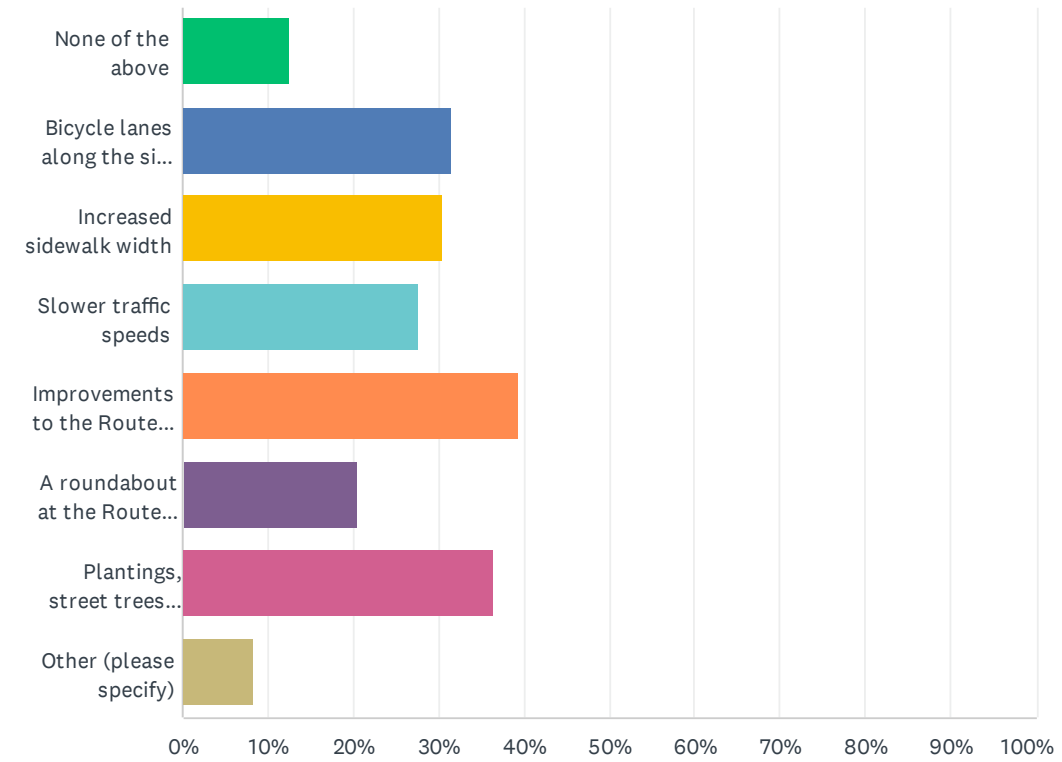
Q24 On a scale of 1-5, how much would you prefer the addition of curb bumpouts and streetside parking to Route 103? (1 represents no change, 5 represents a strong preference for this scheme)



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	2	541	241
Total Respondents: 241			

Q25 Which of the following would you like to see along Route 118? (Select all that apply)

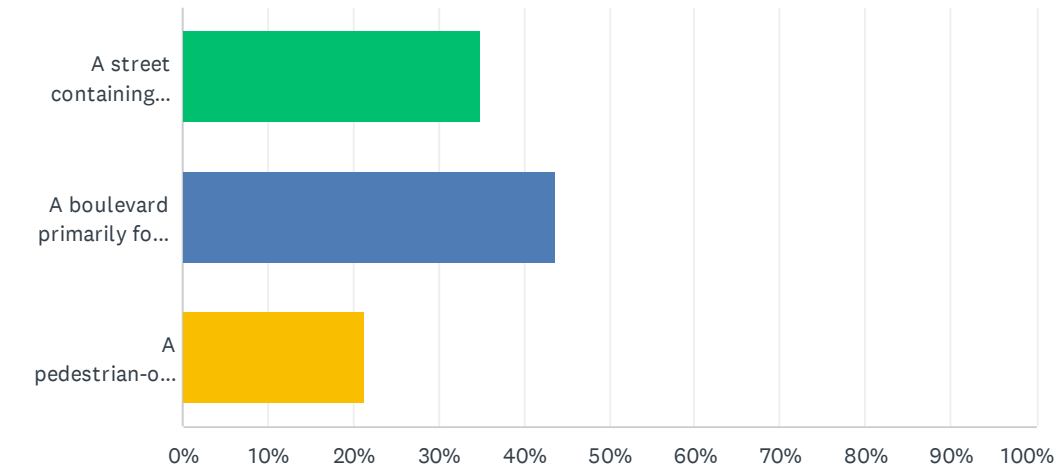
Answered: 253 Skipped: 50



ANSWER CHOICES	RESPONSES	
None of the above	12.65%	32
Bicycle lanes along the side of the road	31.62%	80
Increased sidewalk width	30.43%	77
Slower traffic speeds	27.67%	70
Improvements to the Route 118 and Wood Street intersection	39.53%	100
A roundabout at the Route 118 and Wood Street Intersection	20.55%	52
Plantings, street trees, and other roadside amenities	36.36%	92
Other (please specify)	8.30%	21
Total Respondents: 253		

Q26 Which of the following outlines your vision for the future of Route 118?

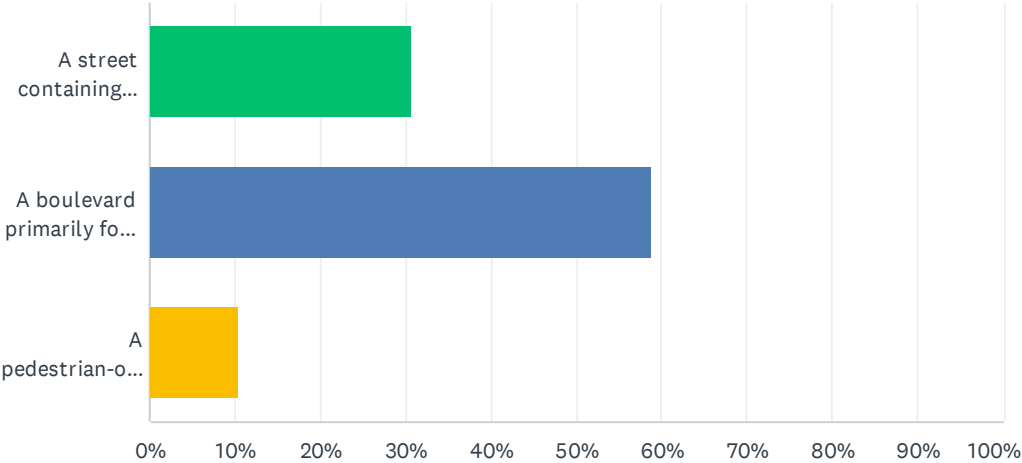
Answered: 226 Skipped: 77



ANSWER CHOICES	RESPONSES	
A street containing vehicular traffic and bicycles	34.96%	79
A boulevard primarily for cars with tree plantings	43.81%	99
A pedestrian-oriented street with slower traffic speeds	21.24%	48
TOTAL	226	

Q27 Which of the following outlines your vision for the future of Route 6?

Answered: 241 Skipped: 62



ANSWER CHOICES	RESPONSES	
A street containing vehicular traffic and bicycles	30.71%	74
A boulevard primarily for cars with tree plantings	58.92%	142
A pedestrian-oriented street with slower traffic speeds	10.37%	25
TOTAL		241

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SWANSEA 2024
Comprehensive Plan

Swansea Housing, Economic Development, and Land Use Survey

Thank you for participating in the Swansea Comprehensive Plan!

This survey will focus on aspects of housing, economic development, natural + cultural resources, sustainability, and land use. Your responses will inform decision making for the Swansea Comprehensive Plan. Your input is valuable, so please make sure to complete the survey. It should take no longer than 15 minutes to complete.

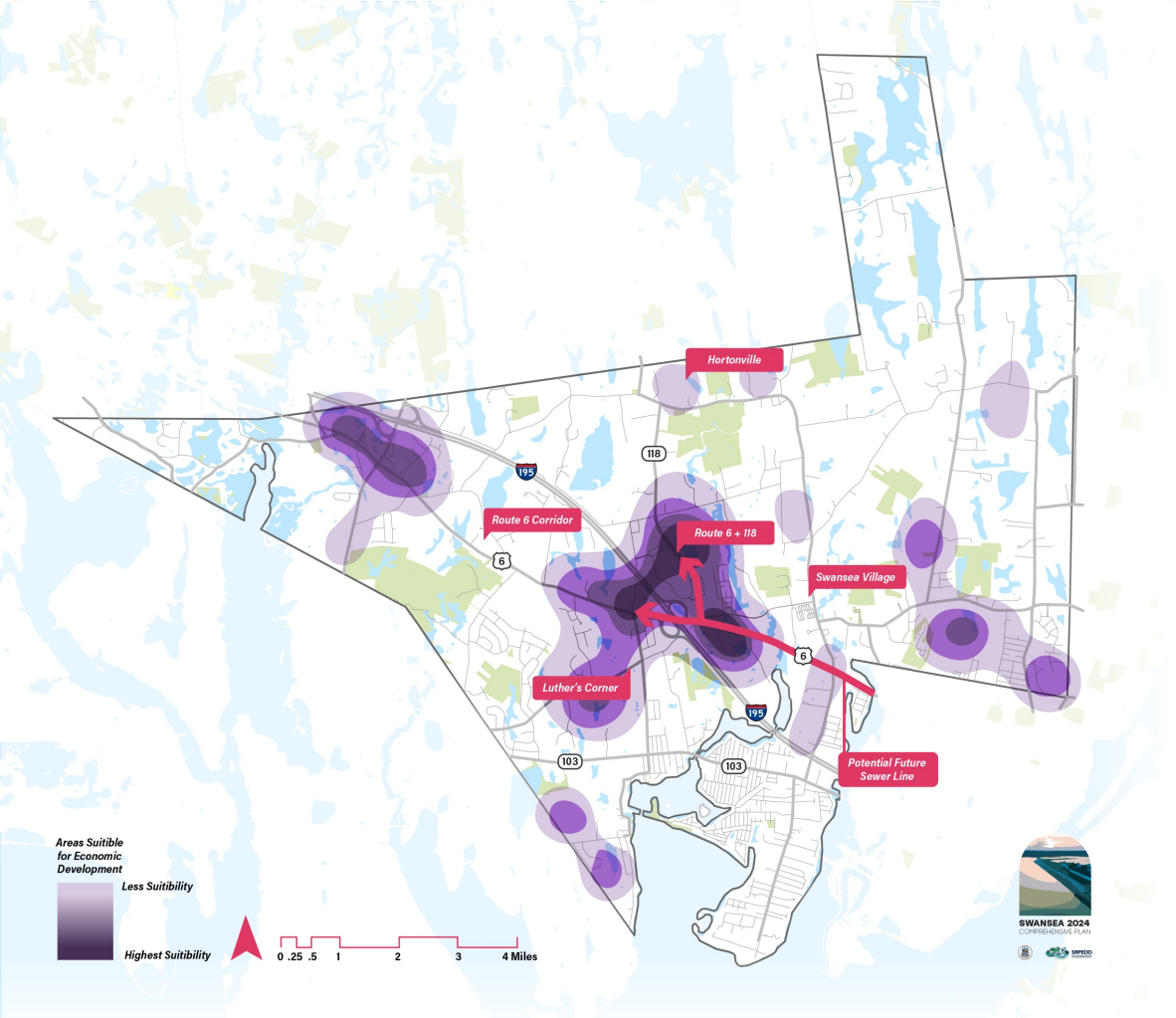
Click "Next" to advance through the survey. For physical copies of the survey, please visit Town Hall.



SWANSEA 2024
Comprehensive Plan

Swansea Housing, Economic Development, and Land Use Survey Land Use and Economic Development

Below is a map of areas that a GIS analysis identified as suitable for commercial and residential development (for example, the areas in purple have access to major roads, have more recent development occurring nearby, higher walkability, are further away from key environmental / natural resources, and are further from flood zones). Please feel free to use this map as a resource to answer the following questions.



1. Of the following, which would you identify as Swansea's town center? (please select up to 2)

- ☐ Route 6
- ☐ Route 118
- ☐ Route 103 / Ocean Grove
- ☐ Swansea Village
- ☐ Luther's Corner
- ☐ Hortonville / Hornbine
- ☐ Other (please specify)
- ☐ Not sure / Swansea does not have a town center.

2. Which of the following would you like to see, in the future, at key locations throughout town? (please select all that apply).

	Route 6 Corridor	Route 118	Route 103 / Ocean Grove	Swansea Village	Luther's Corner	Hortonville / Hornbine
Offices (Professional / Financial Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Offices (Healthcare)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Places to shop (Retail)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open Spaces / Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Preservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light Manufacturing / Construction / Trade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed-use Buildings (Small- scale housing on upper floors with retail on the first floor)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<div></div>					

3. Would you support an accessory-use bylaw to enable small commercial establishments in any of the following areas in town? (examples could include local general stores, a small office, etc. select all that apply)

☐ Swansea Village

☐ Luther's Corner

☐ Hortonville

☐ Other (please specify)

☐ None of the above

4. Please rank which of the following businesses would you like to see more in Swansea? (1 = highest priority)

Grocery Store

Pharmacy

Restaurant

Convenience Store

Professional / Financial Services

Medical / Dental / Veterinary

Gym / Fitness

Local Retail

5. Which of the following agricultural tourism activities do you think makes sense for Swansea? (select all that apply)

- ☐ Farm / Summer Vacation Camps
- ☐ Retail / Farm / Nursery Trade
- ☐ Private Events on former Agricultural Properties (Weddings, etc.)
- ☐ Winery / Vineyard
- ☐ Other (please specify)
-

6. Which of the following challenges limit economic growth in Swansea? (select all that apply)

- ☐ Lack of qualified employees
- ☐ Limited town water infrastructure
- ☐ Limited town sewer network
- ☐ Difficulty navigating permitting and licensing
- ☐ Limitations in available commercial/office space
- ☐ Limitations in zoning
- ☐ Commercial taxes/fees
- ☐ Transportation constraints at commercial corridors (i.e. lack of walkability, limited bus access)
- ☐ Other (please specify)
-

7. What concerns do you have about business expansion in Swansea? (select all that apply)

- ☐ Physical appearance of town
- ☐ Traffic / congestion
- ☐ Encroachment on open space/wildlife habitat
- ☐ Personal financial concerns
- ☐ Other (please specify)
-
- ☐ None of the above

8. How can Swansea better support small business?



SWANSEA 2024
Comprehensive Plan

Swansea Housing, Economic Development, and Land Use Survey

Housing

This next page contains questions related to Swansea's existing housing. Please tell us your thoughts on how housing in Swansea is currently meeting your needs.

9. What are your thoughts on the size of recently built single-family homes in Swansea?

- ☐ Too big
- ☐ Just right
- ☐ Too small
- ☐ Not sure

10. What are your thoughts on the price of recently built single-family homes in Swansea?

- ☐ Too expensive
- ☐ Just right
- ☐ Too cheap
- ☐ Not sure

11. How important do you feel it is for Swansea to have many different housing options at different price points?

- ☐ Extremely important
- ☐ Very important
- ☐ Somewhat important
- ☐ Not so important
- ☐ Not at all important
- ☐ Not sure

12. Do you feel Swansea's current housing stock is meeting its community's needs?

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ Not sure

13. Do you feel there are enough senior housing options in Town?

- ☐ Yes
- ☐ No
- ☐ Not sure

14. Do you feel there are enough housing options for families in Town?

- ☐ Yes
- ☐ No
- ☐ Not sure

15. Do you feel there are enough housing options for veterans in Town?

- ☐ Yes
- ☐ No
- ☐ Not sure

16. How concerned are you that short term rentals (I.e. Airbnb, VRBO) currently, or may in the future, increase prices for and reduce the supply of home ownership or rental units in town? (1 = not concerned, 10 = very concerned)

1

10

17. Which of the following age-related housing options would you support? (please select all that apply)

- ☐ Age restricted (e.g. age 55+) subsidized housing
- ☐ Construction of homes appropriate for downsizing (smaller lot, one story, etc.)
- ☐ Programs to support aging in place (e.g. assistance with accessibility modifications, home renovations, and maintenance, etc.)
- ☐ Construction of assisted living facilities
- ☐ Other (please specify)
-

Cottage Cluster and Open Space Residential Design

A **cottage cluster** is a grouping of smaller, cottage-style homes. The number of homes in the cluster can vary, but usually consists of 4 - 12 units that share a common green space or courtyard. Cottage clusters help create small, affordable housing options while minimizing the overall impact on the surrounding green spaces and natural resources. An **Open Space Residential Design (OSRD)** looks more like a traditional subdivision, but sites houses closer together while preserving land for open space and conservation.

Do you think these “cottage clusters” and “OSRD” designs fit in Swansea?



Detached Cottage Cluster



Attached Cottage Cluster



Open Space Residential Design

18. Which of these "cottage cluster" and "OSRD" types would fit in Swansea?

	Strongly Approve	Approve	Neutral	Disapprove	Strongly Disapprove	Not Sure
Detached Cottage Cluster	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attached Cottage Cluster	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open Space Residential Design (OSRD)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Do you think these small apartments/condos fit in Swansea?



Shared Yard Apartments



Town Houses



Contextual Small Multi-unit

19. Which of these "small apartment" types would fit in Swansea?

	Strongly Approve	Approve	Neutral	Disapprove	Strongly Disapprove	Not Sure
Shared Yard Apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Houses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Contextual Small Multi-unit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Do you think these small single-family homes fit in Swansea?



Small Lot Starter Homes



Manufactured Homes



Detached Townhouses

20. Which of these "small single family homes" would fit in Swansea?

	Strongly Approve	Approve	Neutral	Disapprove	Strongly Disapprove	Not Sure
Small lot starter homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Manufactured homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Detached townhouses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

21. What housing-related opportunities would you support in town?

	Strongly Approve	Approve	Neutral	Disapprove	Strongly Disapprove	Not Sure
New starter homes (smaller single family homes, often one story, on a smaller lot)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New small-scale housing development (1-4 units in structure).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New medium-scale housing development (5-9 units in structure)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New large-scale housing development (10+ units in structure)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Collaborating with proactive housing developers on town-owned land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning changes that permit more housing types in specific areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



SWANSEA 2024
Comprehensive Plan

Swansea Housing, Economic Development, and Land Use Survey
Natural and Cultural Resources

This last page contains questions related to natural and cultural resources in Town.

22. Which of the following public space improvements would you like you would like to see at key locations throughout town? (select all that apply).

	Route 6 Corridor	Route 118	Route 103 / Ocean Grove	Swansea Village	Luther's Corner	Hortonville / Hornbine
Cultural amenities that activate the public realm (outdoor café seating, temporary art installations, seasonal decorations)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Streetscape improvements (benches, street trees, planters, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More events to bring people together (food trucks, outdoor markets, or seasonal festivals)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maintained walking and hiking paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<div></div>					

23. Please rank how important the following goals are for open space and natural resources in Swansea (1 = highest priority).

<div><div></div><div></div></div>	Protect and ensure future resilience of the public water supply, wetlands and waterways
<div><div></div><div></div></div>	Protect and preserve Swansea’s natural, scenic, historical and cultural resources (i.e. land protection)
<div><div></div><div></div></div>	Protect Swansea’s agriculture and shellfishing Industries
<div><div></div><div></div></div>	Improve and expand existing recreational facilities and amenities (including the town’s capacity for maintenance)
<div><div></div><div></div></div>	Ensure implementation of open space and recreation priorities by establishing a standing Open Space Committee and coordinating actions across town departments

24. Would you like to see additional wayfinding signage throughout town to highlight any of the following? (select all that apply)

☐ I would like to see wayfinding signage for historical landmarks throughout town.

☐ I would like to see signage that brings awareness to areas of coastal access.









☐ I would like to see wayfinding signage to highlight publicly accessible parking opportunities in key areas throughout town.

☐ I would like to see signage that highlights where transit services in town.

☐ Other (please specify)

☐ The town does not need additional wayfinding.

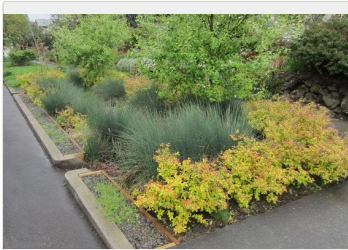
25. Which of the following events would you like to see take place in Swansea? (select all that apply)

		
Holiday markets	Recurring food truck events	Summer restaurant day or week
		
Town-wide vendor fair	Musical performances / block party	Kids day / family fun day
		
Beer festival	Cultural festival	

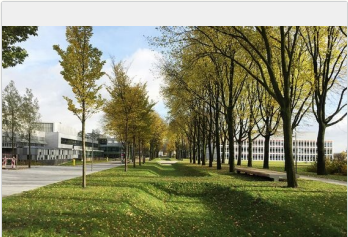
26. Which of the following would you like to see implemented in Swansea's public spaces (i.e. streets, sidewalks, etc.) in order to capture and filter water from rain storms and snow melting? (select all that apply)



Seating areas with planting



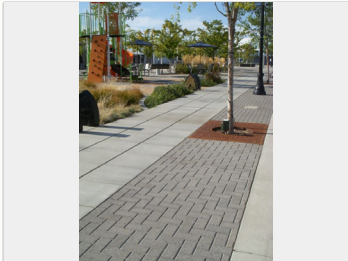
Roadside plantings to absorb water



Sloped basins to capture water



Additional drainage grates / piping



Sidewalk paving to allow drainage

27. Which of the following would you like to see implemented at Town-owned and commercial sites in Swansea in order to capture and filter water from rain storms and snow melting? (select all that apply)



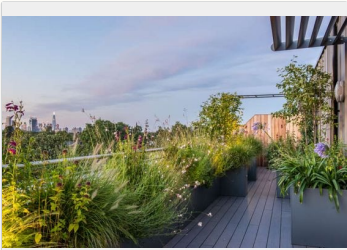
Rain gardens at public buildings



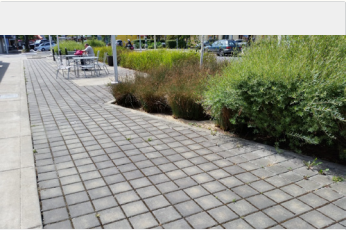
Parking lot gardens to retain water



Parking paving to allow drainage



Rooftop gardens at Town buildings

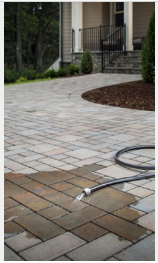


Paving to allow drainage at entries

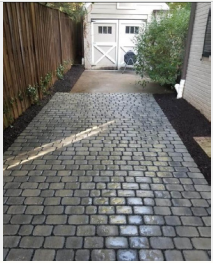
28. Which of the following would you like to see encouraged for residences in Swansea in order to capture and filter water from rain storms and snow melting? (select all that apply)



Rain gardens



Walkway paving to allow drainage



Driveway paving to allow drainage

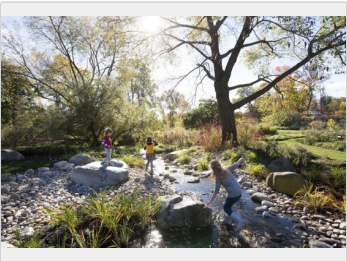


Barrels to store rain water

29. Which of the following elements do you think would best improve Swansea's waterfront access (select all that apply)



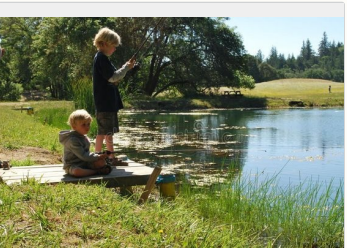
Overlook decks in tidal areas



Naturalistic play spaces



Kayak launches



Designated fishing locations



Non-motorized facilities near water

30. Would you support incorporating a certification program that tracks the implementation of sustainability practices on all future Town-owned construction (i.e. LEED).

- ☐ Yes
- ☐ No
- ☐ Not sure

31. Would you be interested in participating in a residential solar program?

- ☐ Yes
- ☐ No
- ☐ Not sure

32. How concerned are you about the volume of plastic and Styrofoam packaging in Swansea?

- ☐ Very concerned
- ☐ Somewhat concerned
- ☐ Not very concerned
- ☐ Not concerned at all
- ☐ I'm not sure

33. Would you support a law that bans businesses (i.e. grocery stores, drug stores, retail stores) from using Styrofoam packaging (with appropriate exceptions for instances where this packaging is essential)?

- ☐ Yes
- ☐ No

34. Would you support a law that bans businesses (i.e. grocery stores, drug stores, retail stores) from using thin film plastic bag packaging (with appropriate exceptions for instances where this packaging is essential)?

- ☐ Yes
- ☐ No

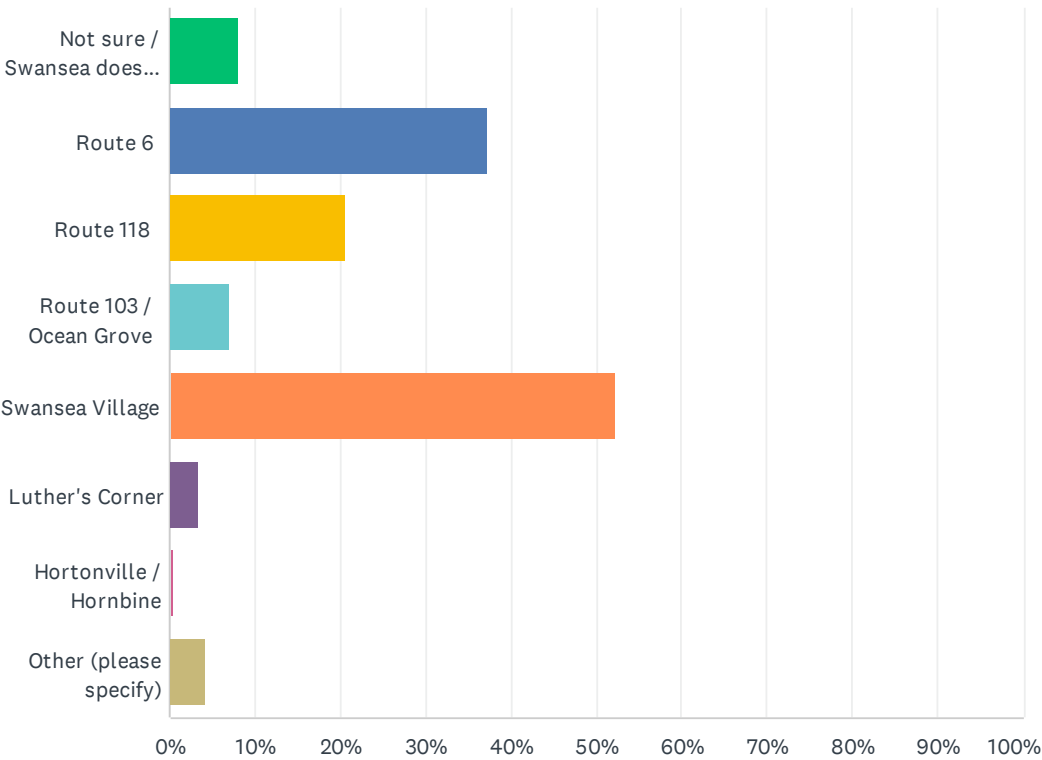
35. We heard your feedback from the facilities, services, and transportation survey. We are developing a more frequent newsletter to keep folks in Swansea informed on Town events. Please provide your email if you would like to receive this in the future.

Name

Email Address

Q1 Of the following, which would you identify as Swansea's town center?
(please select up to 2)

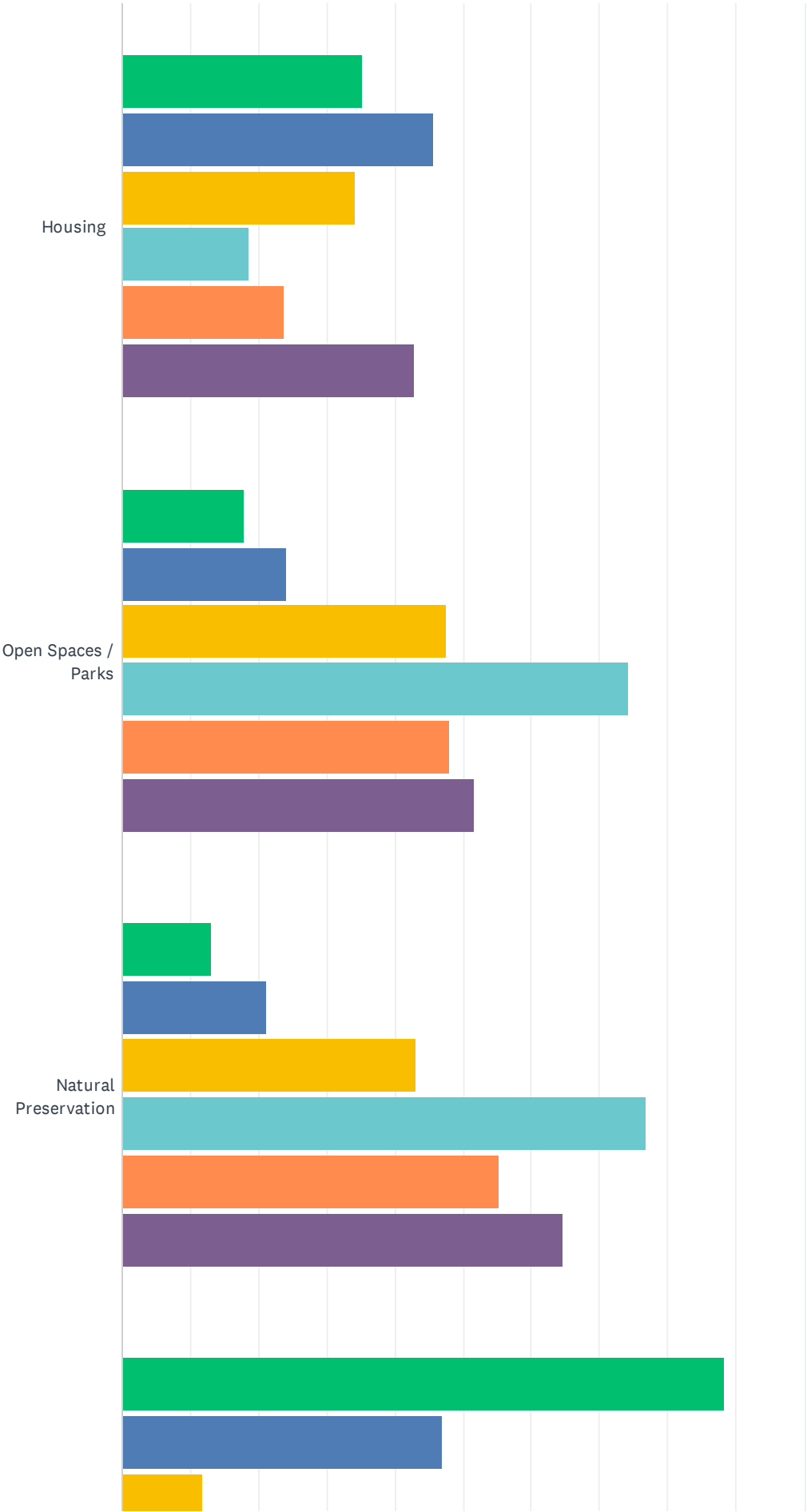
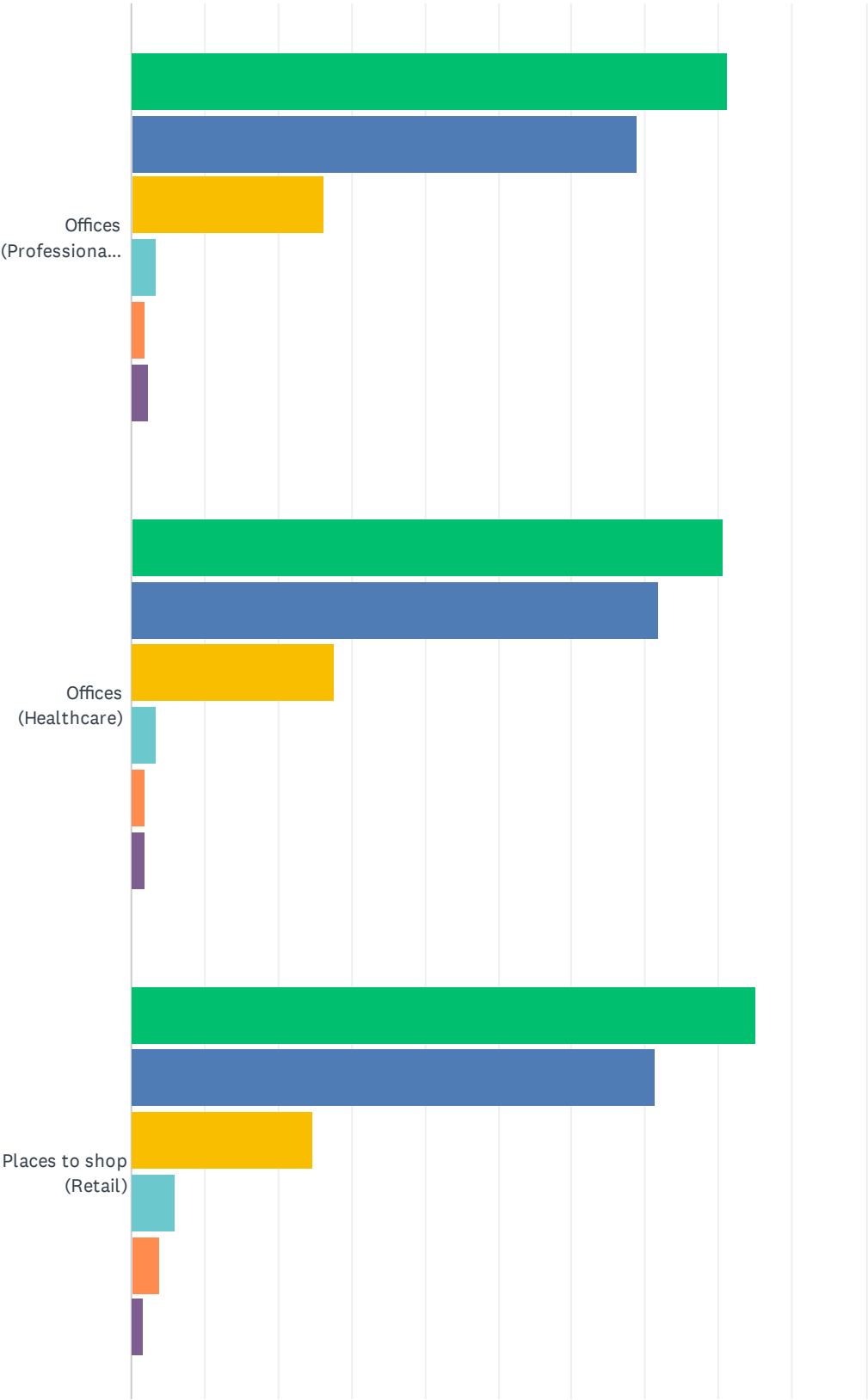
Answered: 257 Skipped: 7

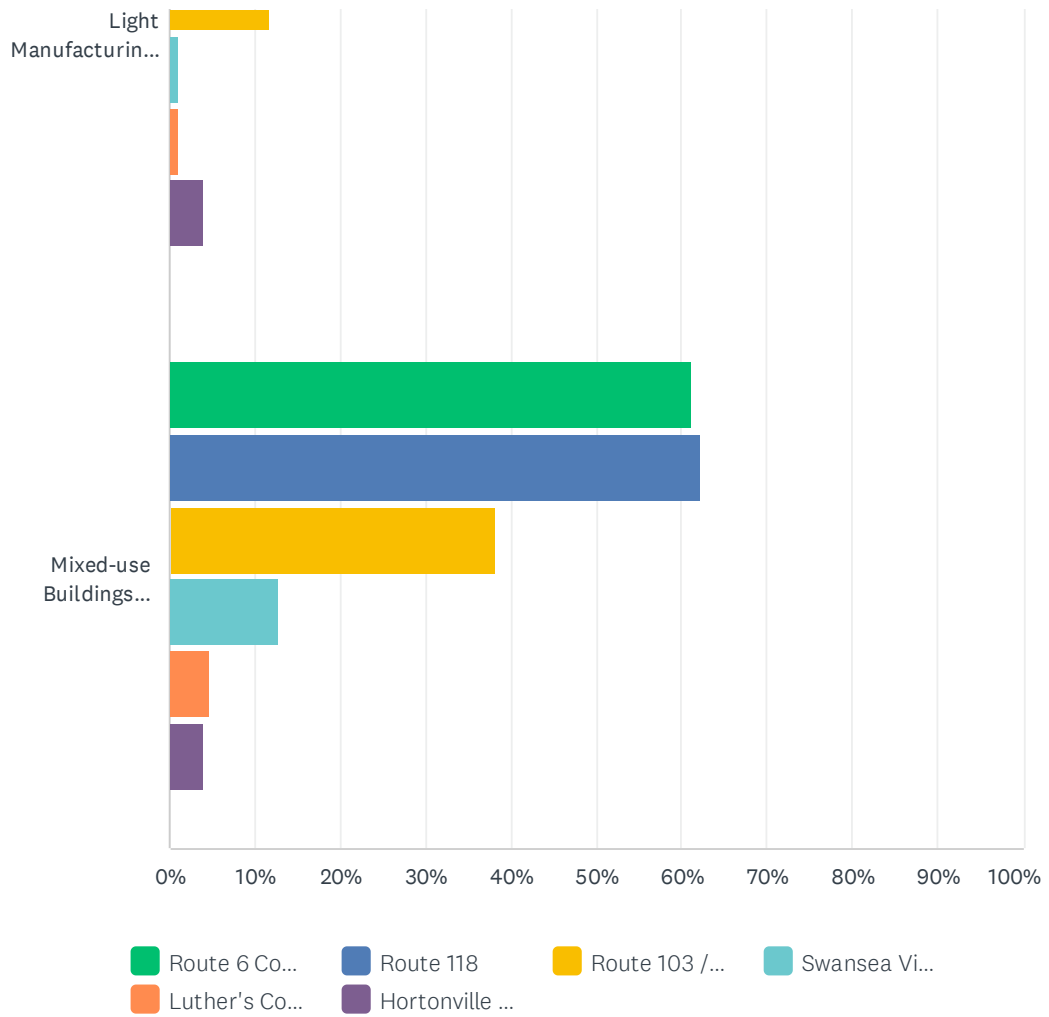


ANSWER CHOICES	RESPONSES	
Not sure / Swansea does not have a town center.	8.17%	21
Route 6	37.35%	96
Route 118	20.62%	53
Route 103 / Ocean Grove	7.00%	18
Swansea Village	52.14%	134
Luther's Corner	3.50%	9
Hortonville / Hornbine	0.39%	1
Other (please specify)	4.28%	11
Total Respondents: 257		

Q2 Which of the following would you like to see, in the future, at key locations throughout town? (please select all that apply).

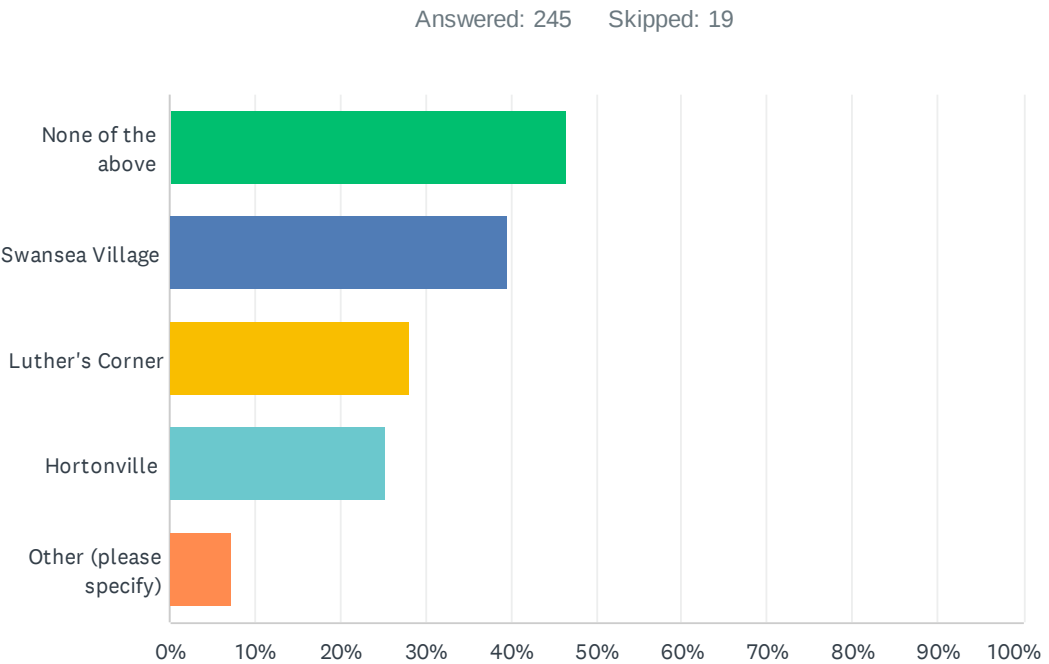
Answered: 250 Skipped: 14





	ROUTE 6 CORRIDOR	ROUTE 118	ROUTE 103 / OCEAN GROVE	SWANSEA VILLAGE	LUTHER'S CORNER	HORTONVILLE / HORNBINE	TOTAL RESPONDENTS
Offices (Professional / Financial Services)	81.34% 170	68.90% 144	26.32% 55	3.35% 7	1.91% 4	2.39% 5	209
Offices (Healthcare)	80.58% 166	71.84% 148	27.67% 57	3.40% 7	1.94% 4	1.94% 4	206
Places to shop (Retail)	85.04% 199	71.37% 167	24.79% 58	5.98% 14	3.85% 9	1.71% 4	234
Housing	35.26% 61	45.66% 79	34.10% 59	18.50% 32	23.70% 41	42.77% 74	173
Open Spaces / Parks	17.90% 41	24.02% 55	47.60% 109	74.24% 170	48.03% 110	51.53% 118	229
Natural Preservation	12.93% 30	21.12% 49	43.10% 100	76.72% 178	55.17% 128	64.66% 150	232
Light Manufacturing / Construction / Trade	88.27% 173	46.94% 92	11.73% 23	1.02% 2	1.02% 2	4.08% 8	196
Mixed-use Buildings (Small-scale housing on upper floors with retail on the first floor)	61.22% 120	62.24% 122	38.27% 75	12.76% 25	4.59% 9	4.08% 8	196

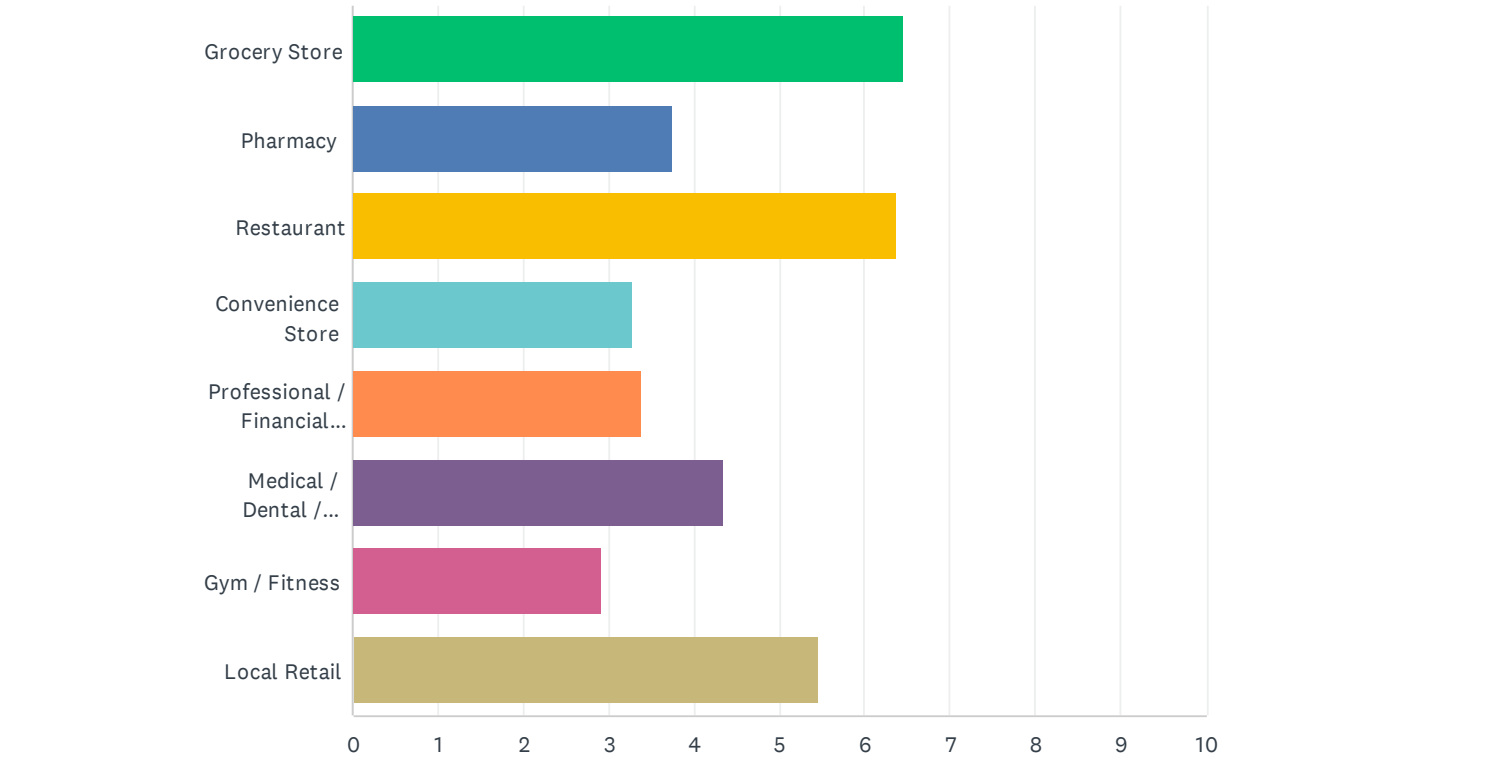
Q3 Would you support an accessory-use bylaw to enable small commercial establishments in any of the following areas in town? (examples could include local general stores, a small office, etc. select all that apply)



ANSWER CHOICES	RESPONSES
None of the above	46.53% 114
Swansea Village	39.59% 97
Luther's Corner	28.16% 69
Hortonville	25.31% 62
Other (please specify)	7.35% 18
Total Respondents: 245	

Q4 Please rank which of the following businesses would you like to see more in Swansea? (1 = highest priority)

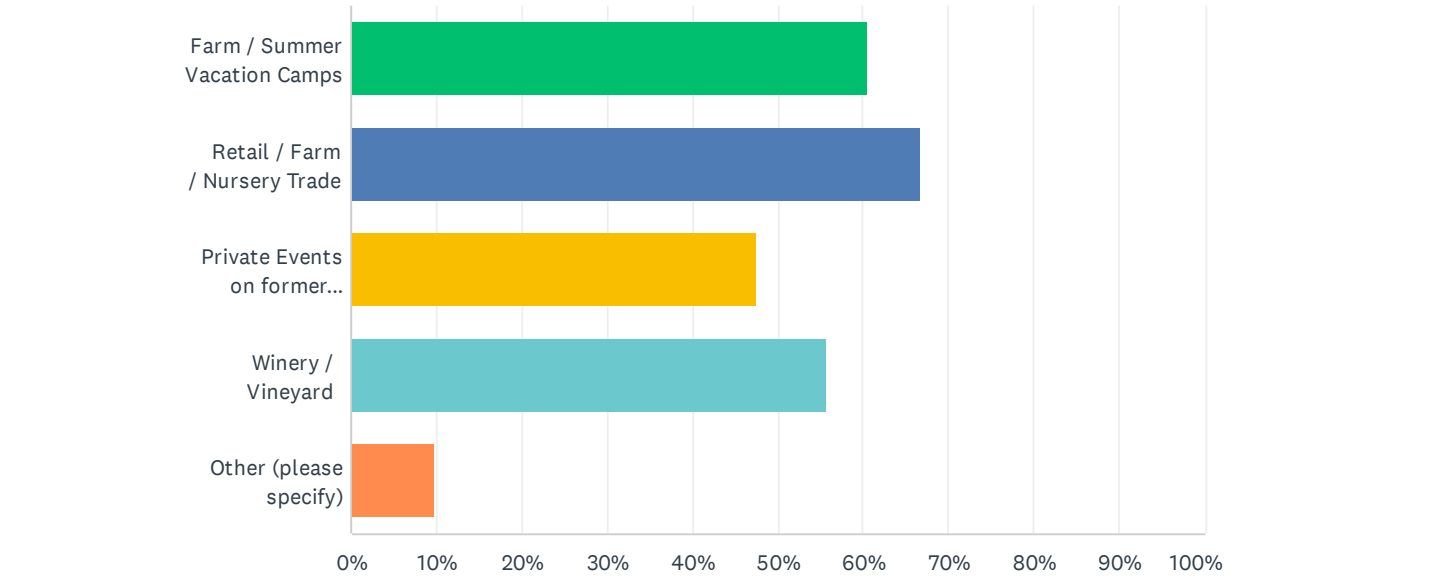
Answered: 257 Skipped: 7



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Grocery Store	47.86% 123	15.18% 39	11.28% 29	9.73% 25	3.89% 10	4.67% 12	5.06% 13	2.33% 6	257	6.47
Pharmacy	1.95% 5	5.06% 13	12.45% 32	10.89% 28	20.62% 53	24.90% 64	14.79% 38	9.34% 24	257	3.76
Restaurant	27.63% 71	37.35% 96	15.18% 39	3.89% 10	6.23% 16	3.50% 9	2.72% 7	3.50% 9	257	6.37
Convenience Store	0.39% 1	3.50% 9	9.34% 24	14.01% 36	15.56% 40	17.90% 46	19.46% 50	19.84% 51	257	3.28
Professional / Financial Services	3.50% 9	5.45% 14	5.84% 15	12.45% 32	15.56% 40	15.18% 39	24.51% 63	17.51% 45	257	3.38
Medical / Dental / Veterinary	6.23% 16	7.39% 19	15.56% 40	20.23% 52	15.95% 41	14.79% 38	10.51% 27	9.34% 24	257	4.35
Gym / Fitness	2.33% 6	5.45% 14	5.06% 13	8.56% 22	12.84% 33	12.84% 33	19.07% 49	33.85% 87	257	2.92
Local Retail	10.12% 26	20.62% 53	25.29% 65	20.23% 52	9.34% 24	6.23% 16	3.89% 10	4.28% 11	257	5.46

Q5 Which of the following agricultural tourism activities do you think makes sense for Swansea? (select all that apply)

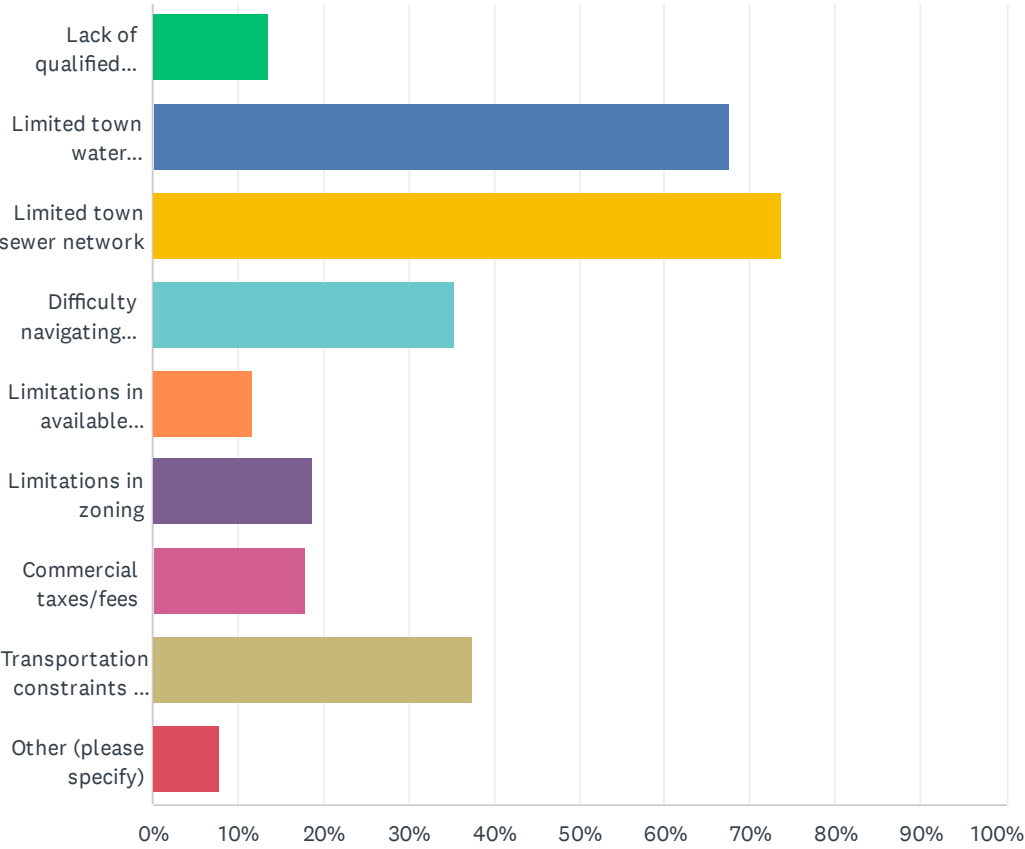
Answered: 244 Skipped: 20



ANSWER CHOICES	RESPONSES	
Farm / Summer Vacation Camps	60.66%	148
Retail / Farm / Nursery Trade	66.80%	163
Private Events on former Agricultural Properties (Weddings, etc.)	47.54%	116
Winery / Vineyard	55.74%	136
Other (please specify)	9.84%	24
Total Respondents: 244		

Q6 Which of the following challenges limit economic growth in Swansea?
(select all that apply)

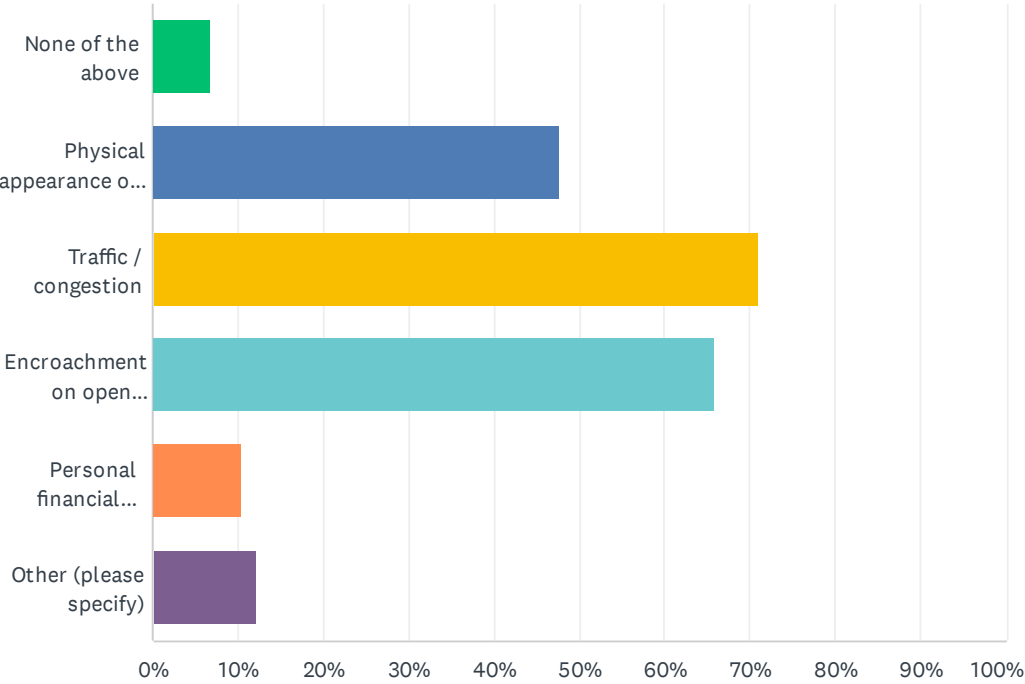
Answered: 240 Skipped: 24



ANSWER CHOICES	RESPONSES	
Lack of qualified employees	13.75%	33
Limited town water infrastructure	67.50%	162
Limited town sewer network	73.75%	177
Difficulty navigating permitting and licensing	35.42%	85
Limitations in available commercial/office space	11.67%	28
Limitations in zoning	18.75%	45
Commercial taxes/fees	17.92%	43
Transportation constraints at commercial corridors (i.e. lack of walkability, limited bus access)	37.50%	90
Other (please specify)	7.92%	19
Total Respondents: 240		

Q7 What concerns do you have about business expansion in Swansea?
(select all that apply)

Answered: 249 Skipped: 15



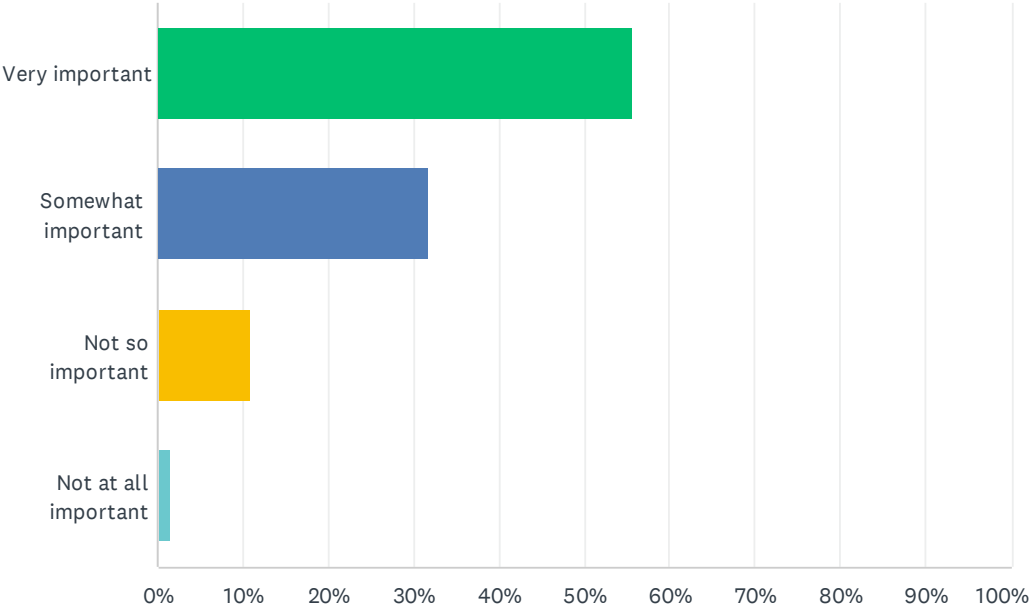
ANSWER CHOICES	RESPONSES	
None of the above	6.83%	17
Physical appearance of town	47.79%	119
Traffic / congestion	71.08%	177
Encroachment on open space/wildlife habitat	65.86%	164
Personal financial concerns	10.44%	26
Other (please specify)	12.05%	30
Total Respondents: 249		

Q8 How can Swansea better support small business?

Answered: 88 Skipped: 176

Q9 How important is Swansea's historic heritage to you?

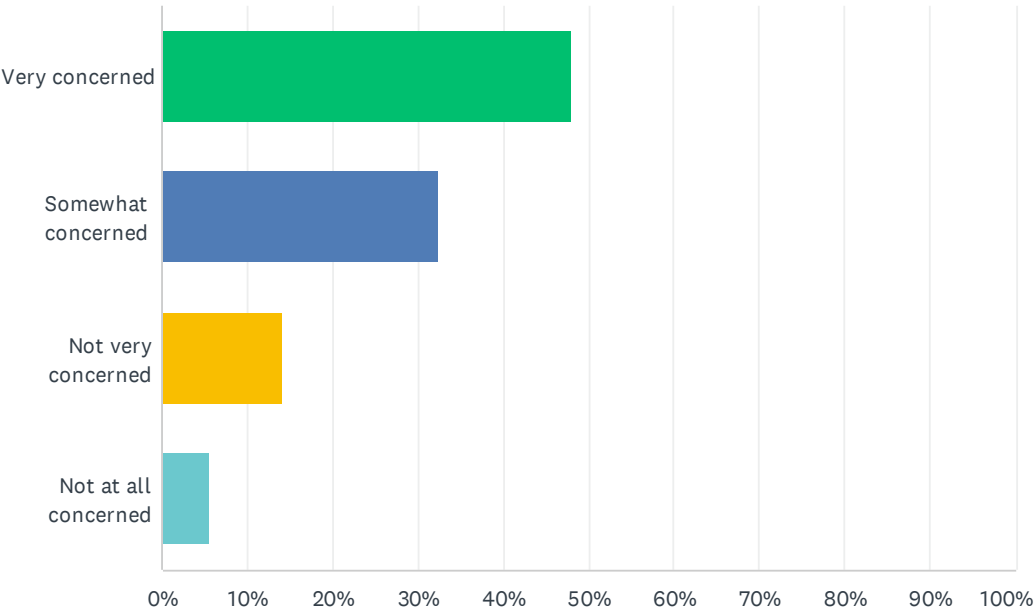
Answered: 255 Skipped: 9



ANSWER CHOICES	RESPONSES	
Very important	55.69%	142
Somewhat important	31.76%	81
Not so important	10.98%	28
Not at all important	1.57%	4
TOTAL		255

Q10 Are you concerned with the disappearance of historic homes and buildings in town?

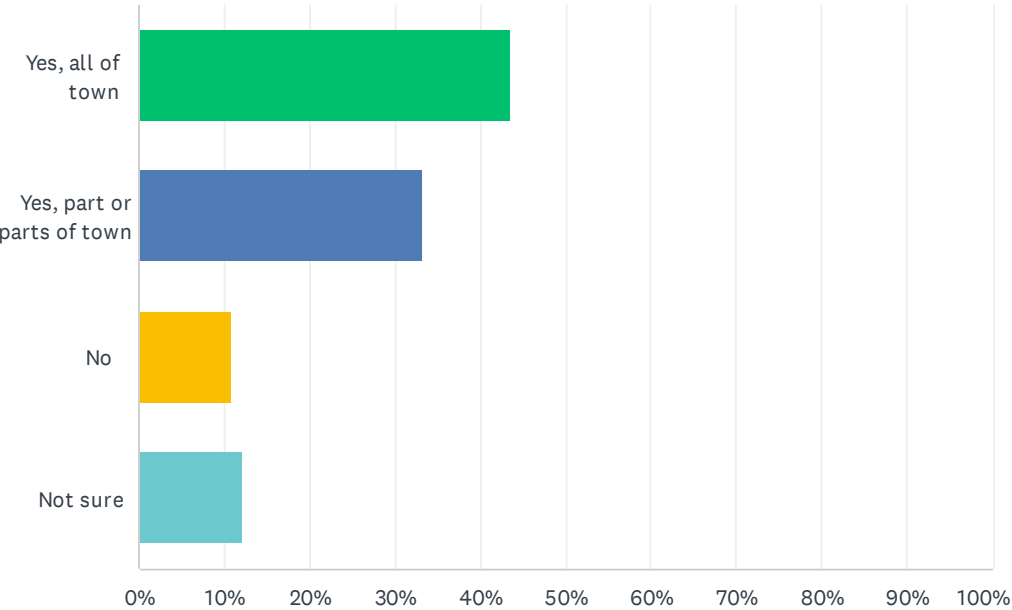
Answered: 256 Skipped: 8



ANSWER CHOICES	RESPONSES	
Very concerned	48.05%	123
Somewhat concerned	32.42%	83
Not very concerned	14.06%	36
Not at all concerned	5.47%	14
TOTAL		256

Q11 Would you support a demolition delay ordinance in town, or in areas of town, for buildings that have historical, cultural, architectural, etc. significance?

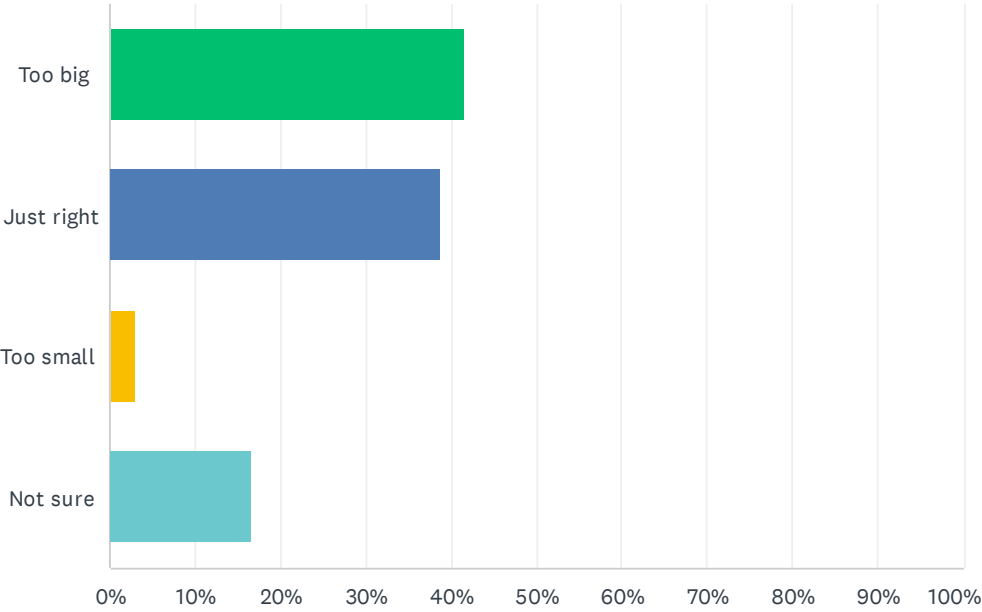
Answered: 255 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes, all of town	43.53%	111
Yes, part or parts of town	33.33%	85
Not sure	12.16%	31
No	10.98%	28
TOTAL		255

Q12 What are your thoughts on the size of recently built single-family homes in Swansea?

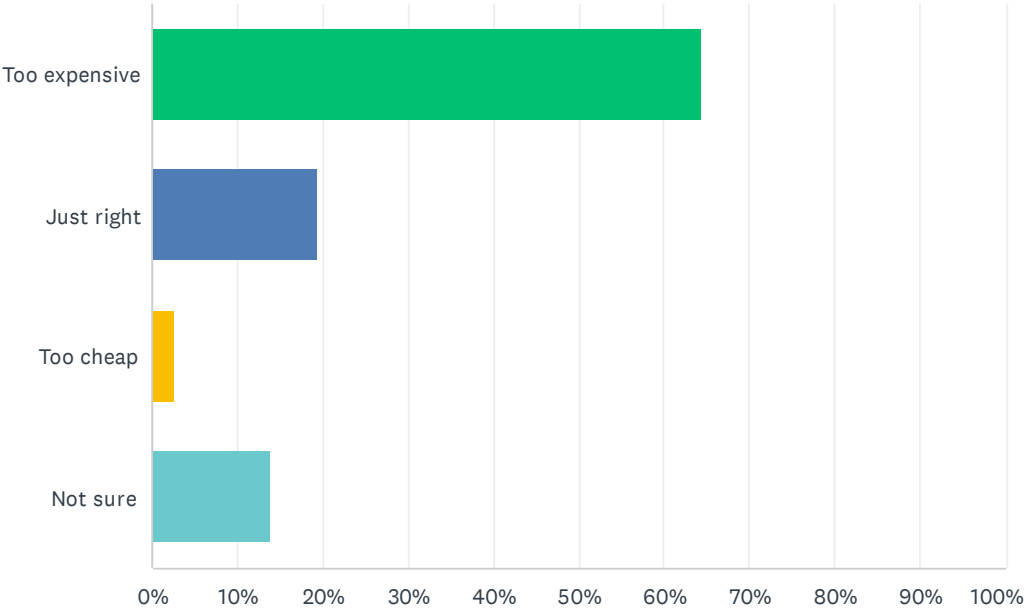
Answered: 240 Skipped: 24



ANSWER CHOICES	RESPONSES	
Too big	41.67%	100
Just right	38.75%	93
Too small	2.92%	7
Not sure	16.67%	40
TOTAL		240

Q13 What are your thoughts on the price of recently built single-family homes in Swansea?

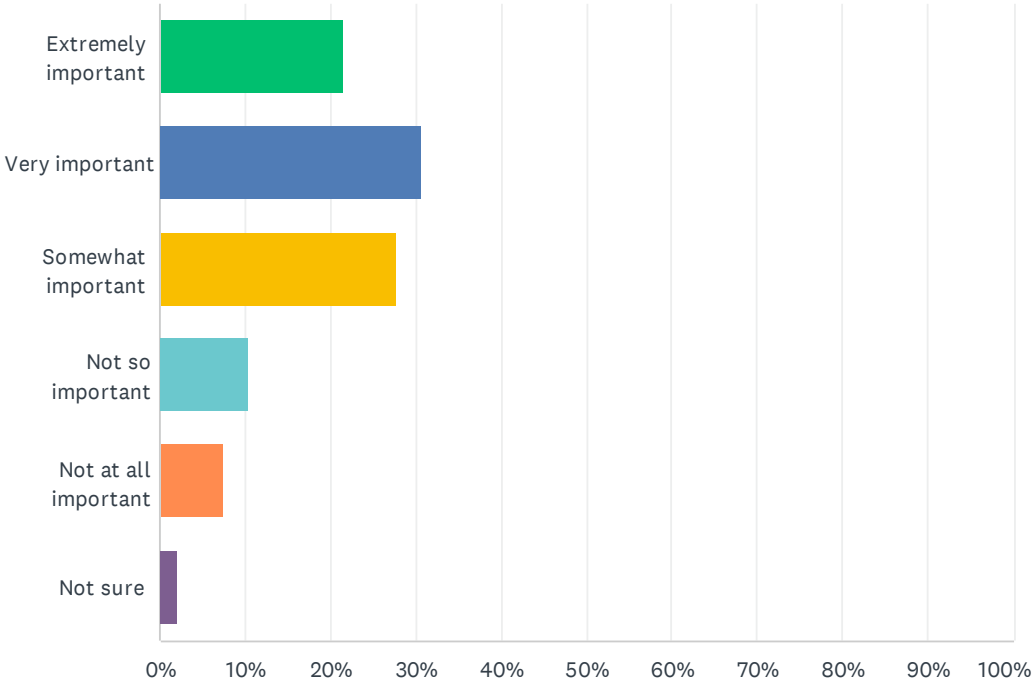
Answered: 238 Skipped: 26



ANSWER CHOICES	RESPONSES	
Too expensive	64.29%	153
Just right	19.33%	46
Too cheap	2.52%	6
Not sure	13.87%	33
TOTAL		238

Q14 How important do you feel it is for Swansea to have many different housing options at different price points?

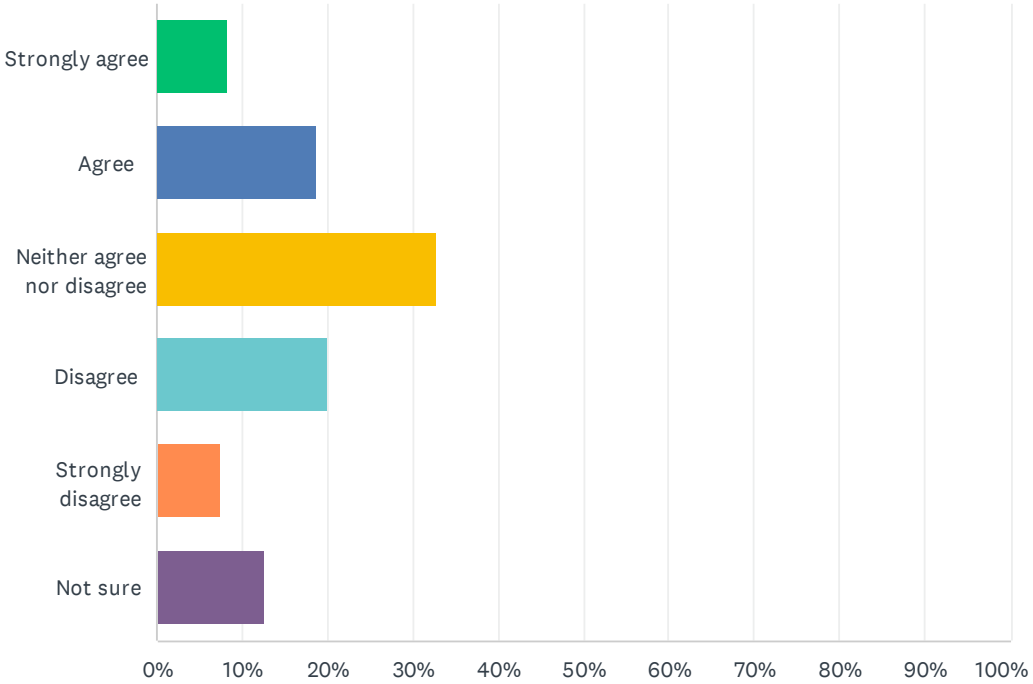
Answered: 241 Skipped: 23



ANSWER CHOICES	RESPONSES	
Extremely important	21.58%	52
Very important	30.71%	74
Somewhat important	27.80%	67
Not so important	10.37%	25
Not at all important	7.47%	18
Not sure	2.07%	5
TOTAL		241

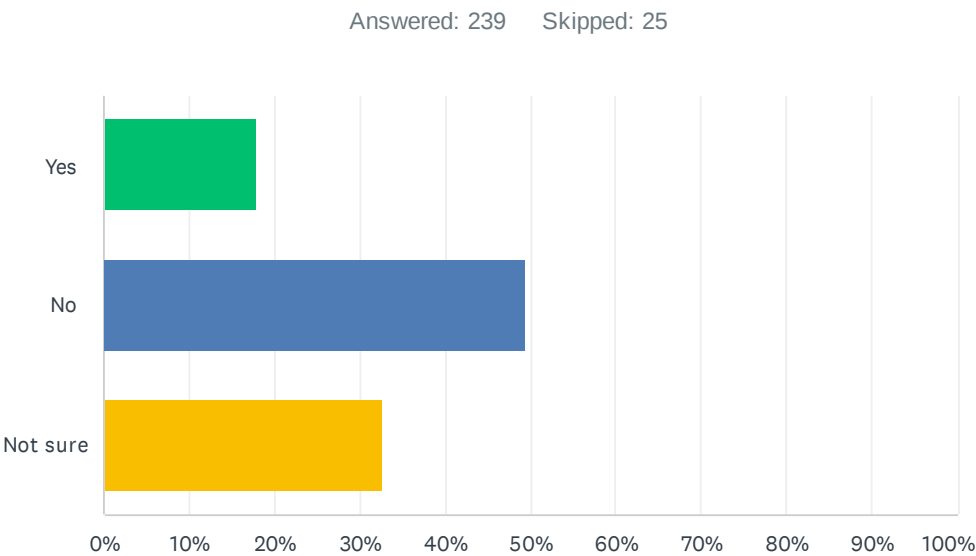
Q15 Do you feel Swansea's current housing stock is meeting its community's needs?

Answered: 240 Skipped: 24



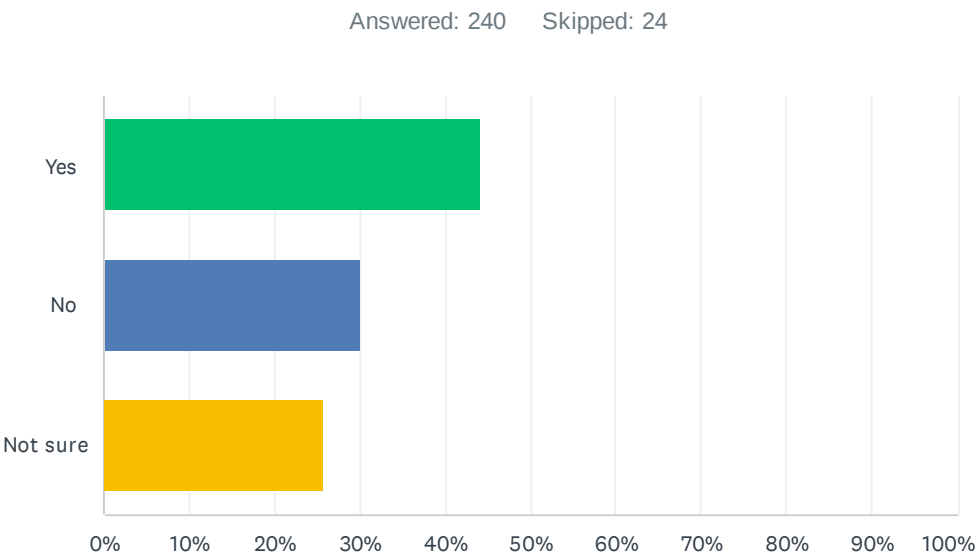
ANSWER CHOICES	RESPONSES	
Strongly agree	8.33%	20
Agree	18.75%	45
Neither agree nor disagree	32.92%	79
Disagree	20.00%	48
Strongly disagree	7.50%	18
Not sure	12.50%	30
TOTAL		240

Q16 Do you feel there are enough senior housing options in Town?



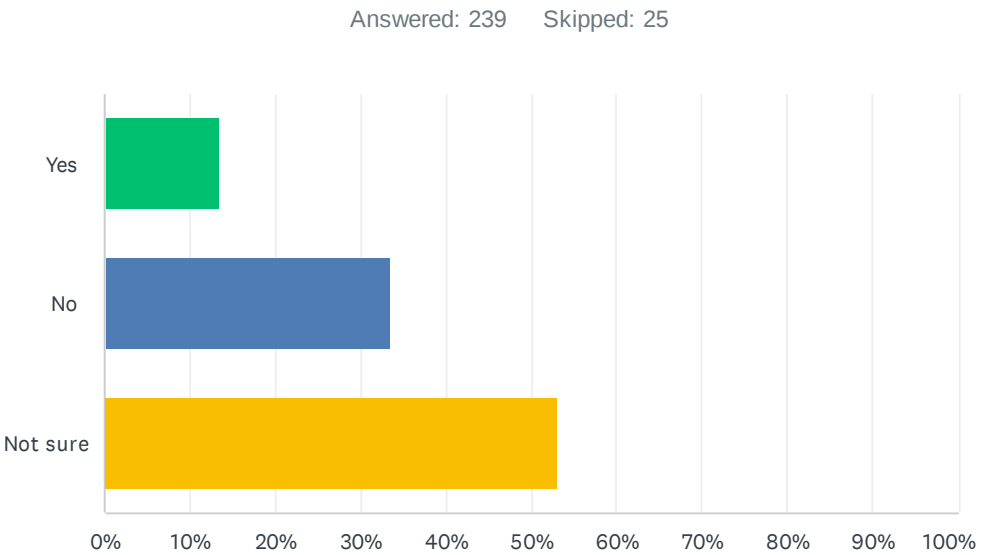
ANSWER CHOICES	RESPONSES	
Yes	17.99%	43
No	49.37%	118
Not sure	32.64%	78
TOTAL		239

Q17 Do you feel there are enough housing options for families in Town?



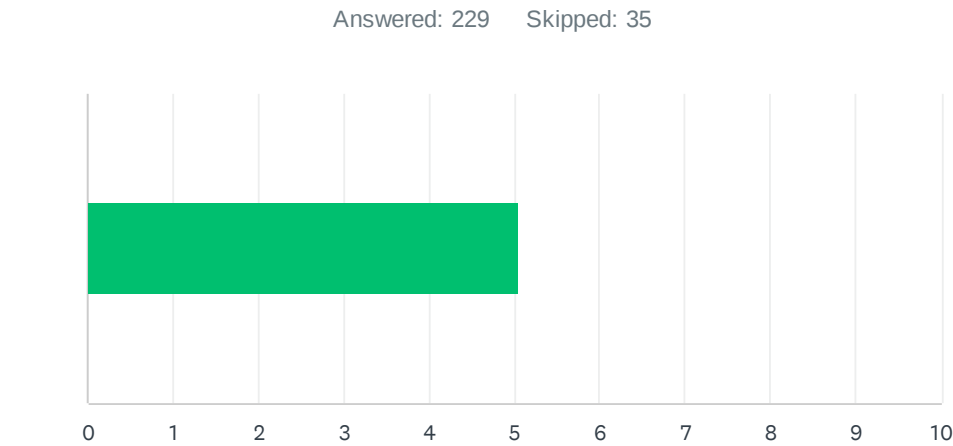
ANSWER CHOICES	RESPONSES	
Yes	44.17%	106
No	30.00%	72
Not sure	25.83%	62
TOTAL		240

Q18 Do you feel there are enough housing options for veterans in Town?



ANSWER CHOICES	RESPONSES	
Yes	13.39%	32
No	33.47%	80
Not sure	53.14%	127
TOTAL		239

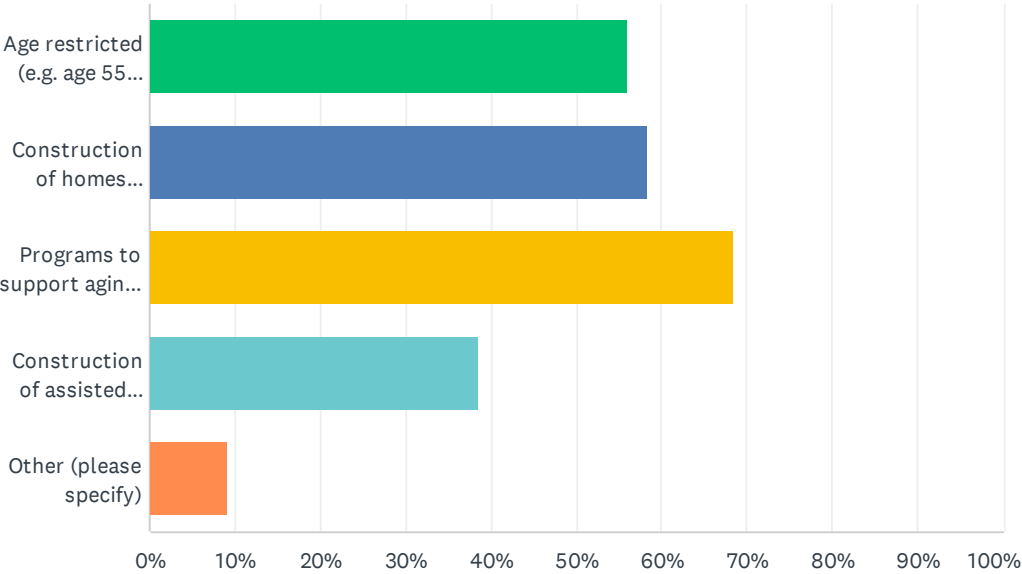
Q19 How concerned are you that short term rentals (I.e. Airbnb, VRBO) currently, or may in the future, increase prices for and reduce the supply of home ownership or rental units in town? (1 = not concerned, 10 = very concerned)



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	5	1,156	229
Total Respondents: 229			

Q20 Which of the following age-related housing options would you support? (please select all that apply)

Answered: 228 Skipped: 36

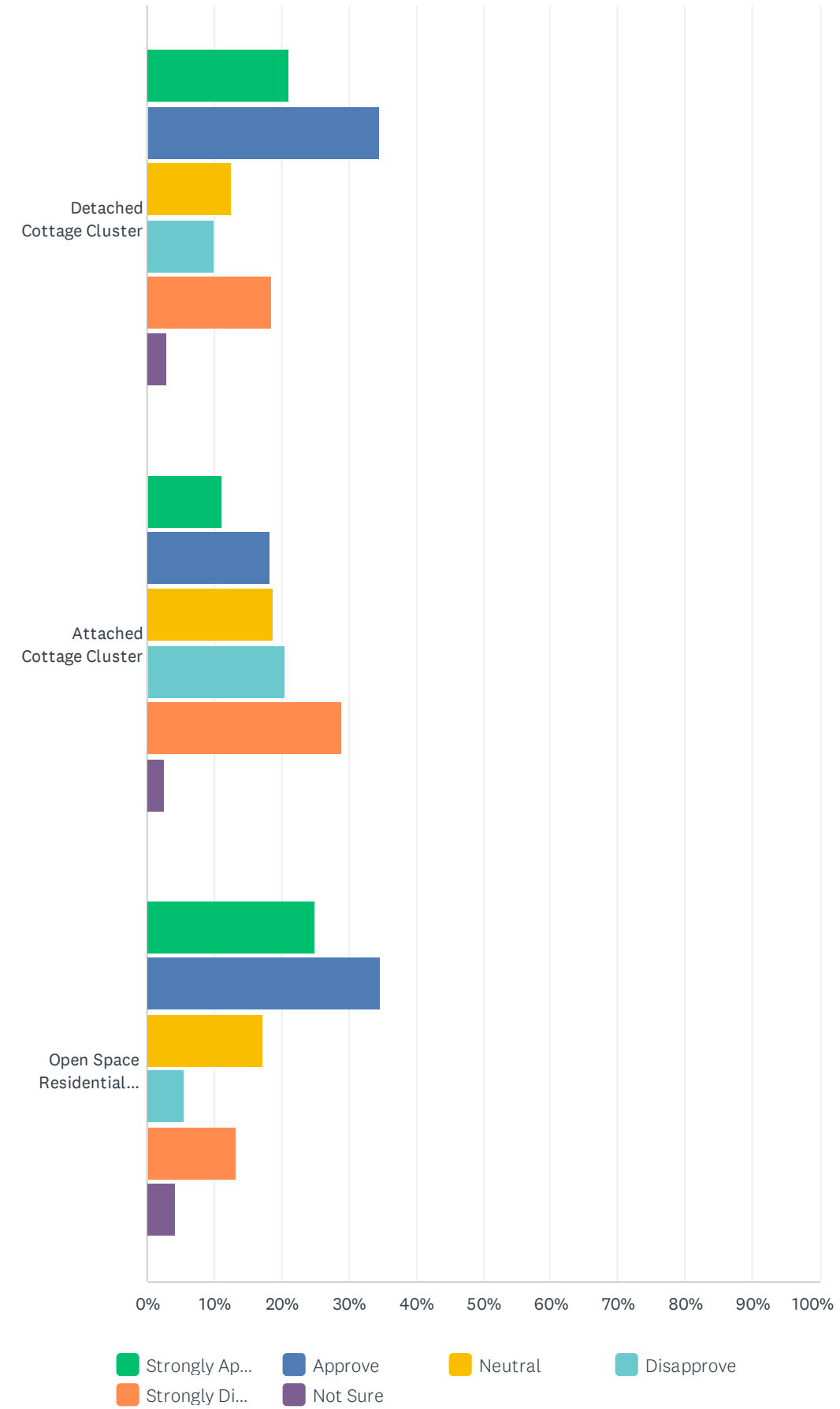


ANSWER CHOICES	RESPONSES	
Age restricted (e.g. age 55+) subsidized housing	56.14%	128
Construction of homes appropriate for downsizing (smaller lot, one story, etc.)	58.33%	133
Programs to support aging in place (e.g. assistance with accessibility modifications, home renovations, and maintenance, etc.)	68.42%	156
Construction of assisted living facilities	38.60%	88
Other (please specify)	9.21%	21
Total Respondents: 228		

Q21 Which of these "cottage cluster" and "OSRD" types would fit in Swansea?

Answered: 239 Skipped: 25

Swansea Housing, Economic Development, and Land Use Survey

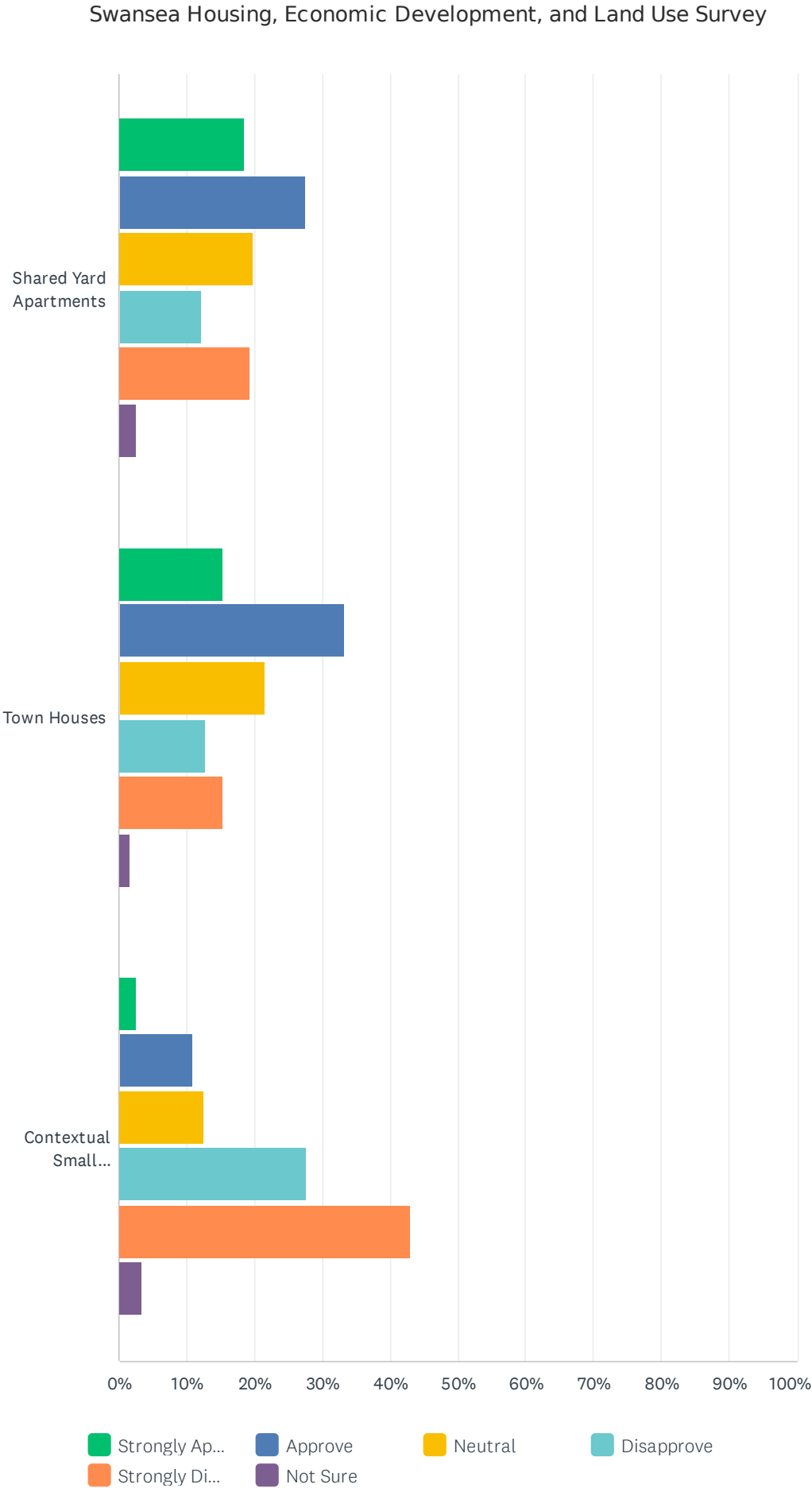


Swansea Housing, Economic Development, and Land Use Survey

	STRONGLY APPROVE	APPROVE	NEUTRAL	DISAPPROVE	STRONGLY DISAPPROVE	NOT SURE	TOTAL
Detached Cottage Cluster	21.10% 50	34.60% 82	12.66% 30	10.13% 24	18.57% 44	2.95% 7	237
Attached Cottage Cluster	11.06% 26	18.30% 43	18.72% 44	20.43% 48	28.94% 68	2.55% 6	235
Open Space Residential Design (OSRD)	25.00% 59	34.75% 82	17.37% 41	5.51% 13	13.14% 31	4.24% 10	236

Q22 Which of these "small apartment" types would fit in Swansea?

Answered: 242 Skipped: 22



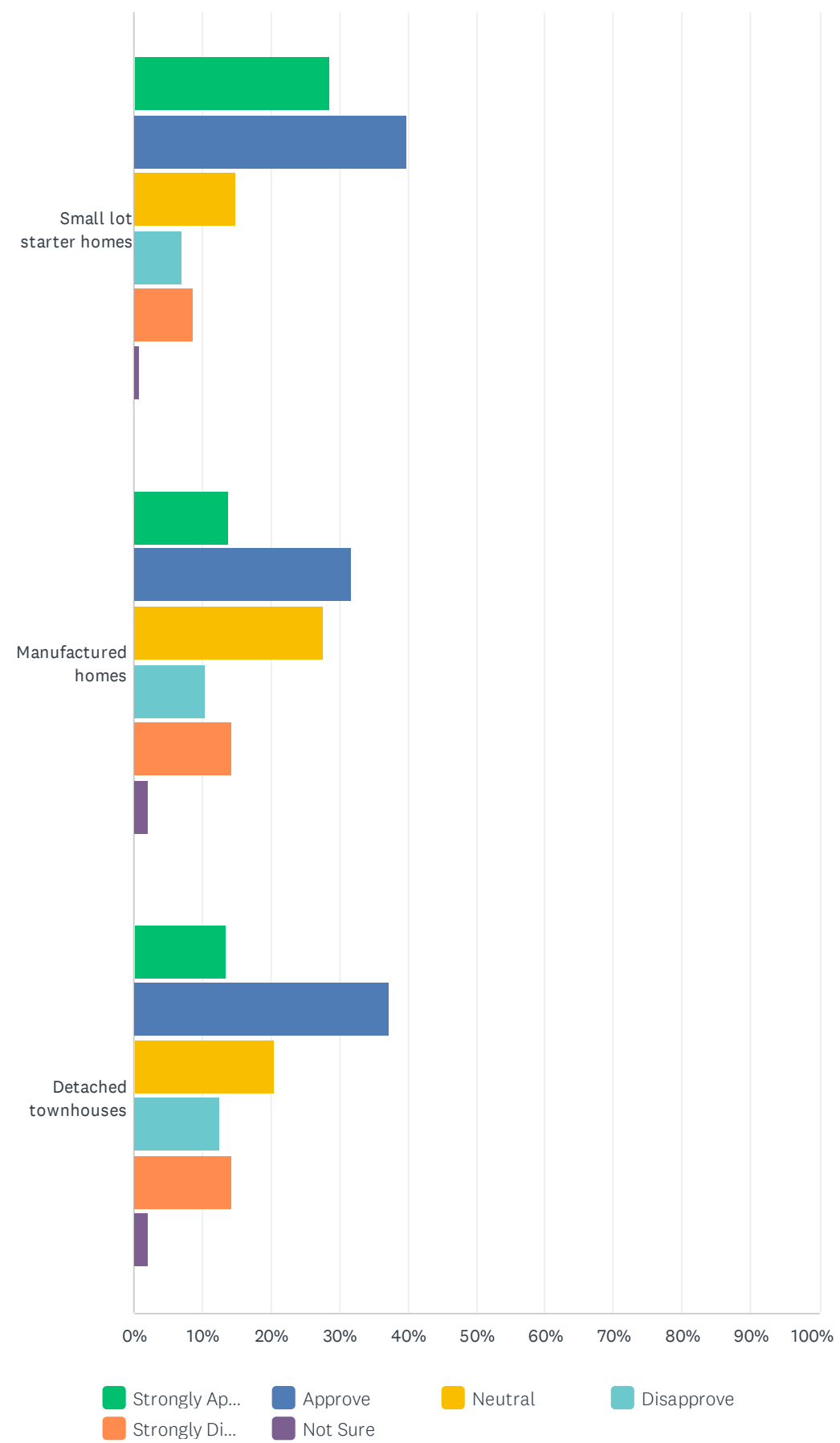
Swansea Housing, Economic Development, and Land Use Survey							
	STRONGLY APPROVE	APPROVE	NEUTRAL	DISAPPROVE	STRONGLY DISAPPROVE	NOT SURE	TOTAL
Shared Yard Apartments	18.57% 44	27.43% 65	19.83% 47	12.24% 29	19.41% 46	2.53% 6	237
Town Houses	15.35% 37	33.20% 80	21.58% 52	12.86% 31	15.35% 37	1.66% 4	241
Contextual Small Multi-unit	2.51% 6	10.88% 26	12.55% 30	27.62% 66	43.10% 103	3.35% 8	239

Swansea Housing, Economic Development, and Land Use Survey

Q23 Which of these "small single family homes" would fit in Swansea?

Answered: 241 Skipped: 23

Swansea Housing, Economic Development, and Land Use Survey

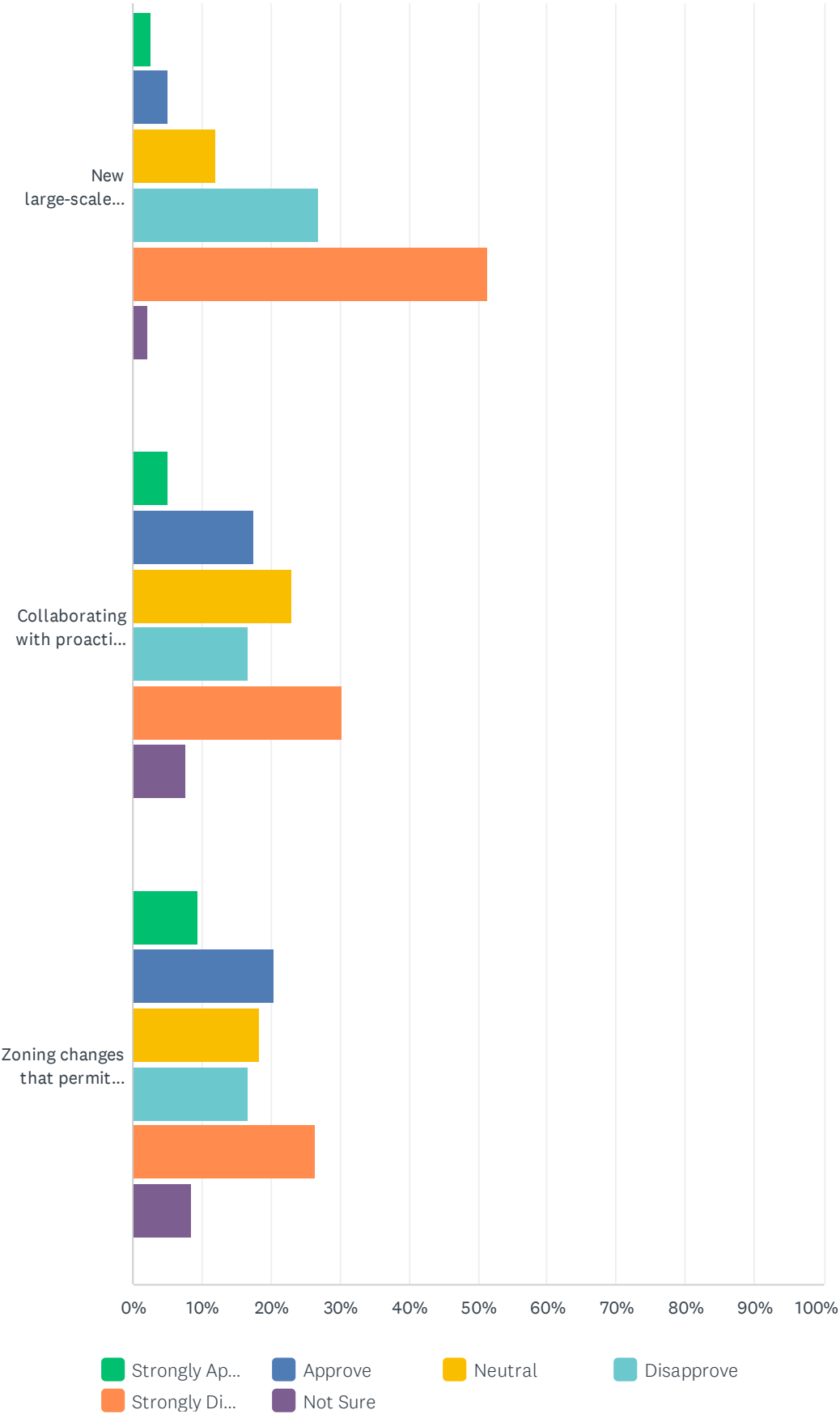
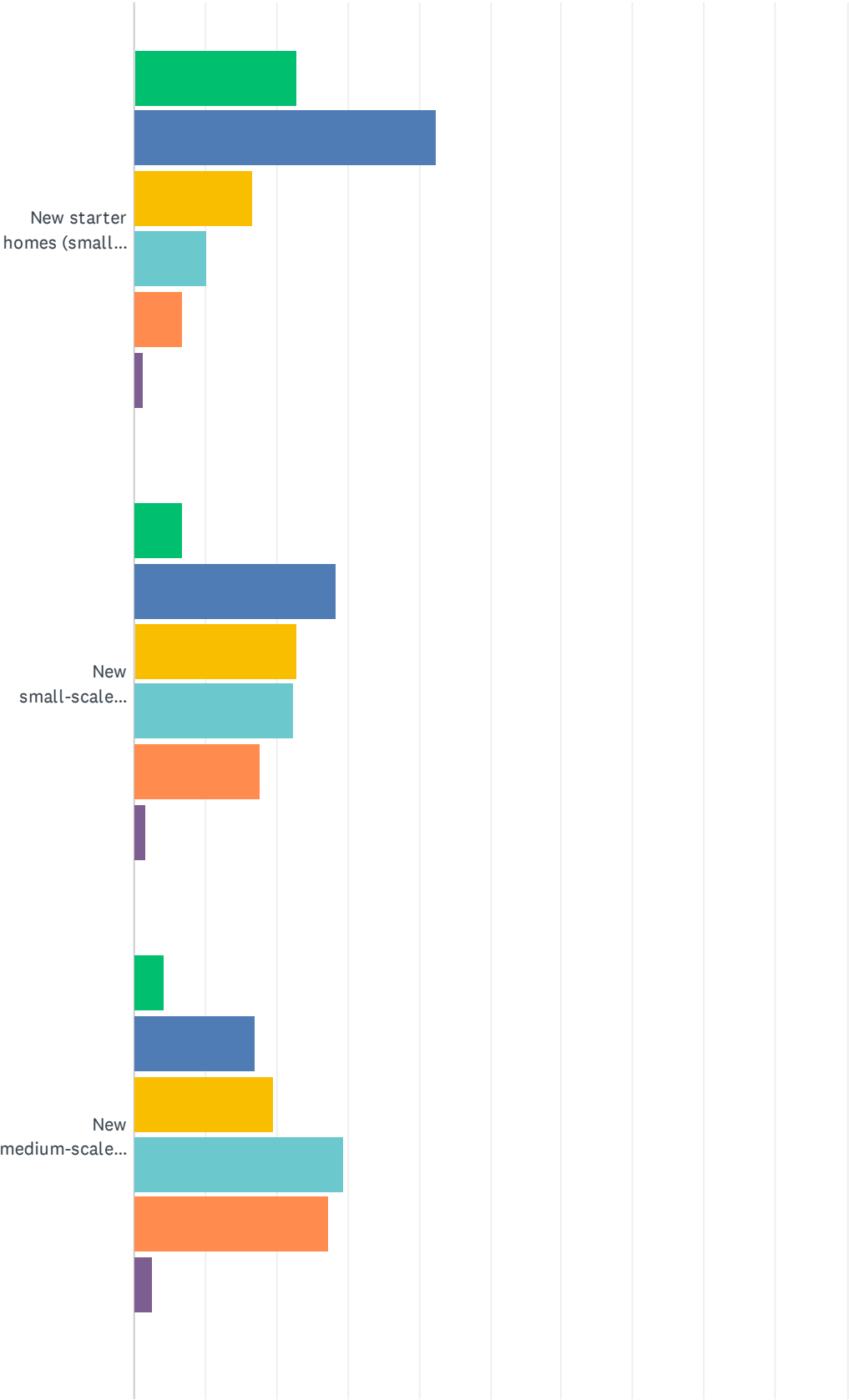


Swansea Housing, Economic Development, and Land Use Survey

	STRONGLY APPROVE	APPROVE	NEUTRAL	DISAPPROVE	STRONGLY DISAPPROVE	NOT SURE	TOTAL
Small lot starter homes	28.63% 69	39.83% 96	14.94% 36	7.05% 17	8.71% 21	0.83% 2	241
Manufactured homes	13.81% 33	31.80% 76	27.62% 66	10.46% 25	14.23% 34	2.09% 5	239
Detached townhouses	13.39% 32	37.24% 89	20.50% 49	12.55% 30	14.23% 34	2.09% 5	239

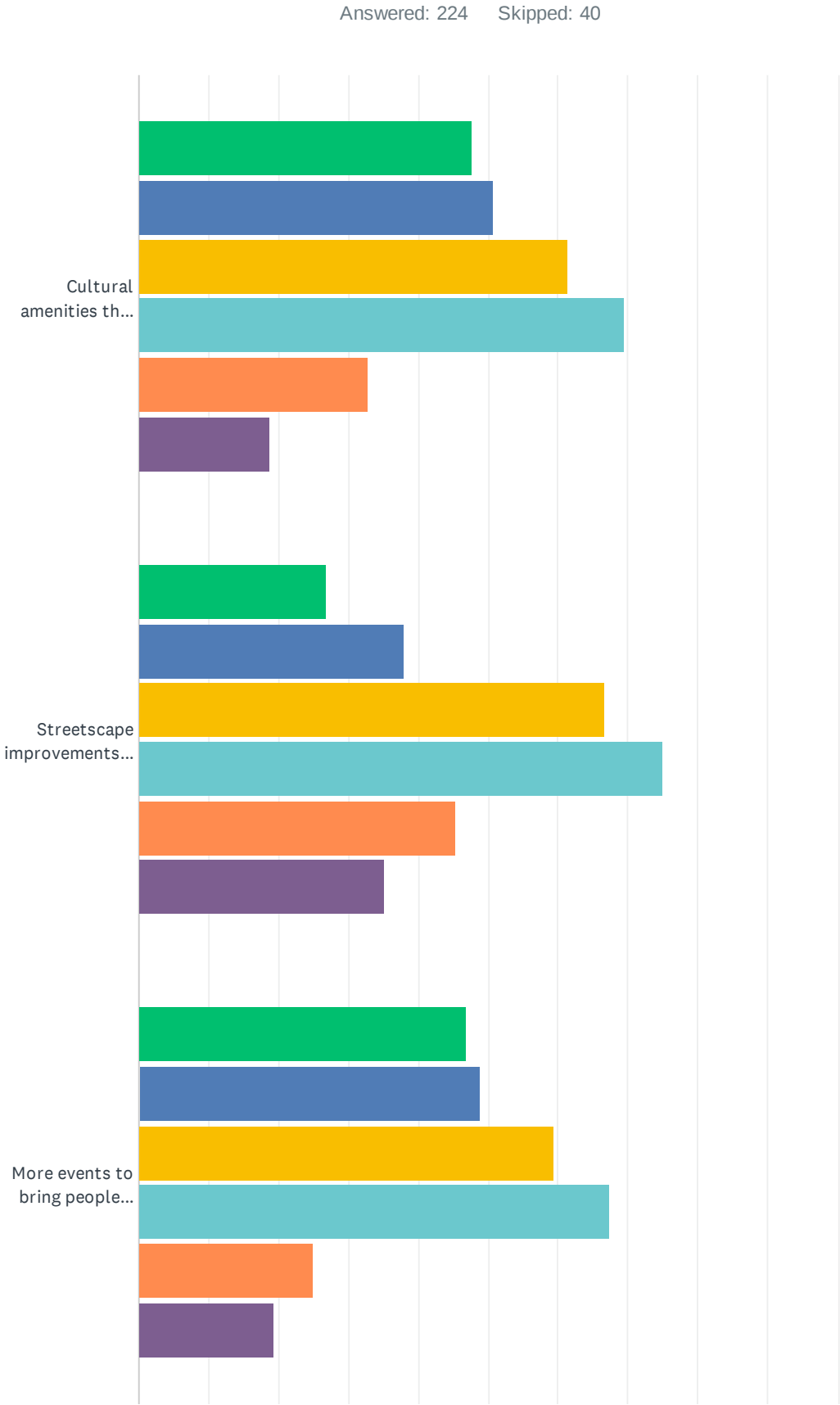
Q24 What housing-related opportunities would you support in town?

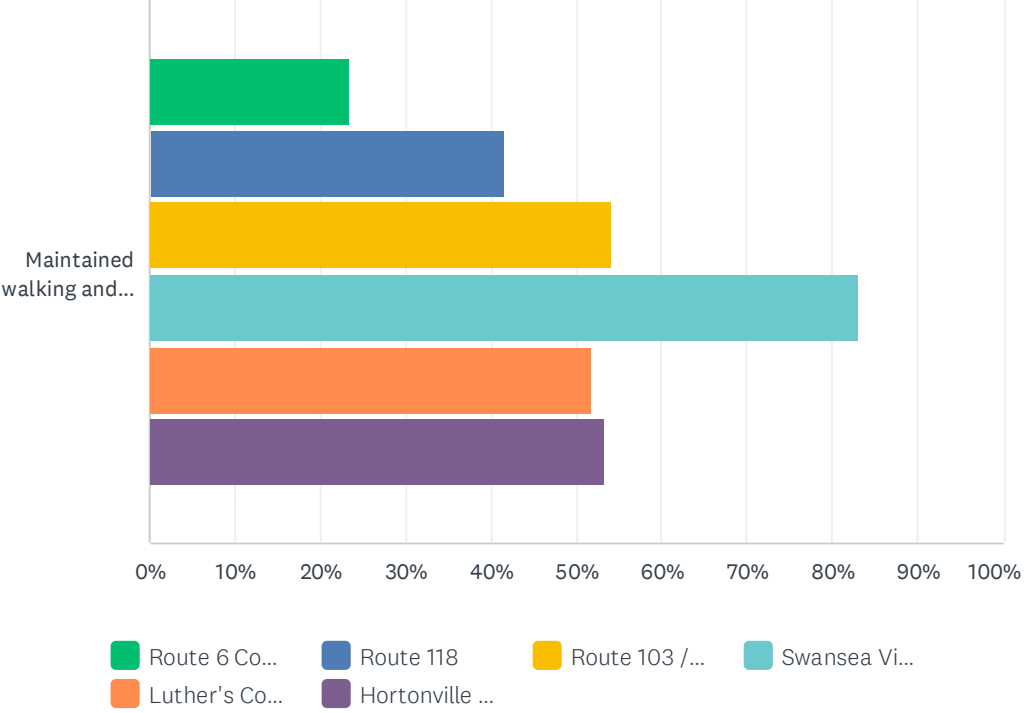
Answered: 238 Skipped: 26



Swansea Housing, Economic Development, and Land Use Survey							
	STRONGLY APPROVE	APPROVE	NEUTRAL	DISAPPROVE	STRONGLY DISAPPROVE	NOT SURE	TOTAL
New starter homes (smaller single family homes, often one story, on a smaller lot)	22.88% 54	42.37% 100	16.53% 39	10.17% 24	6.78% 16	1.27% 3	236
New small-scale housing development (1-4 units in structure).	6.78% 16	28.39% 67	22.88% 54	22.46% 53	17.80% 42	1.69% 4	236
New medium-scale housing development (5-9 units in structure)	4.26% 10	17.02% 40	19.57% 46	29.36% 69	27.23% 64	2.55% 6	235
New large-scale housing development (10+ units in structure)	2.55% 6	5.11% 12	11.91% 28	26.81% 63	51.49% 121	2.13% 5	235
Collaborating with proactive housing developers on town-owned land	5.11% 12	17.45% 41	22.98% 54	16.60% 39	30.21% 71	7.66% 18	235
Zoning changes that permit more housing types in specific areas	9.40% 22	20.51% 48	18.38% 43	16.67% 39	26.50% 62	8.55% 20	234

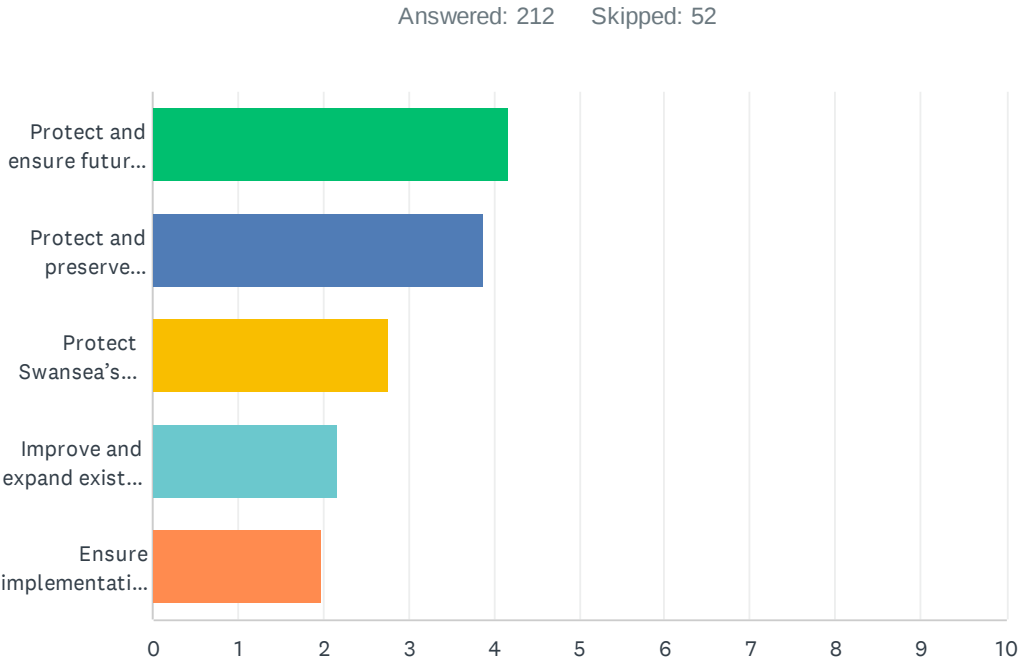
Q25 Which of the following public space improvements would you like you would like to see at key locations throughout town? (select all that apply).





	ROUTE 6 CORRIDOR	ROUTE 118	ROUTE 103 / OCEAN GROVE	SWANSEA VILLAGE	LUTHER'S CORNER	HORTONVILLE / HORNBINE	TOTAL RESPONDENTS
Cultural amenities that activate the public realm (outdoor café seating, temporary art installations, seasonal decorations)	47.83% 99	50.72% 105	61.35% 127	69.57% 144	32.85% 68	18.84% 39	207
Streetscape improvements (benches, street trees, planters, etc.)	26.83% 55	38.05% 78	66.83% 137	75.12% 154	45.37% 93	35.12% 72	205
More events to bring people together (food trucks, outdoor markets, or seasonal festivals)	47.00% 102	48.85% 106	59.45% 129	67.28% 146	24.88% 54	19.35% 42	217
Maintained walking and hiking paths	23.36% 50	41.59% 89	54.21% 116	83.18% 178	51.87% 111	53.27% 114	214

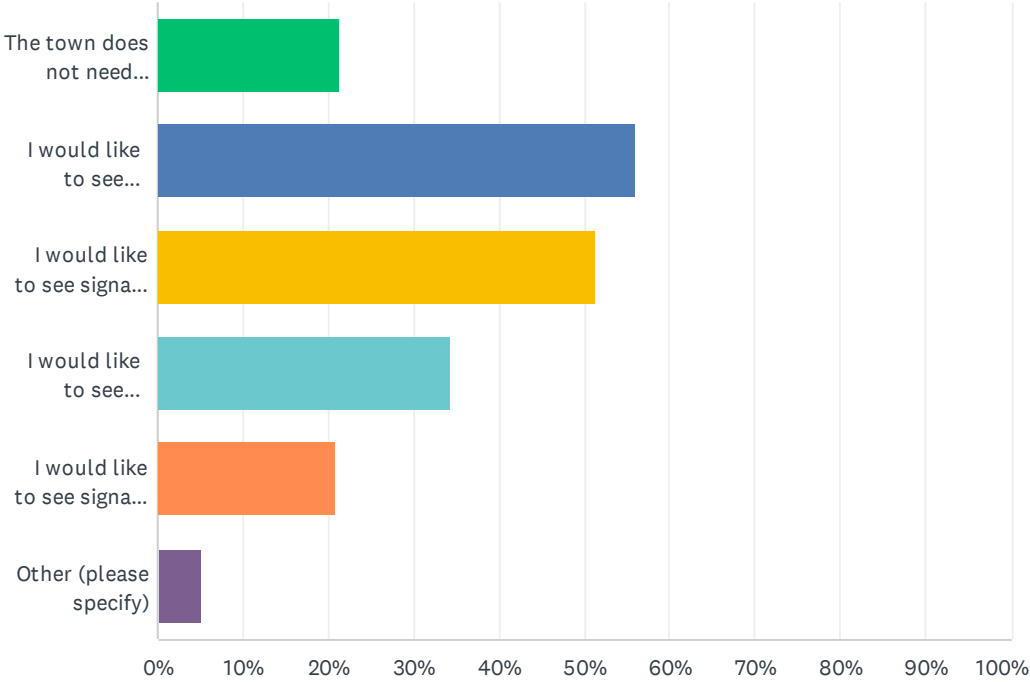
Q26 Please rank how important the following goals are for open space and natural resources in Swansea (1 = highest priority).



	1	2	3	4	5	TOTAL	SCORE
Protect and ensure future resilience of the public water supply, wetlands and waterways	48.58% 103	32.08% 68	11.32% 24	5.19% 11	2.83% 6	212	4.18
Protect and preserve Swansea's natural, scenic, historical and cultural resources (i.e. land protection)	35.85% 76	33.96% 72	17.45% 37	8.49% 18	4.25% 9	212	3.89
Protect Swansea's agriculture and shellfishing Industries	4.25% 9	19.34% 41	41.51% 88	19.34% 41	15.57% 33	212	2.77
Improve and expand existing recreational facilities and amenities (including the town's capacity for maintenance)	6.13% 13	7.55% 16	15.09% 32	40.57% 86	30.66% 65	212	2.18
Ensure implementation of open space and recreation priorities by establishing a standing Open Space Committee and coordinating actions across town departments	5.19% 11	7.08% 15	14.62% 31	26.42% 56	46.70% 99	212	1.98

Q27 Would you like to see additional wayfinding signage throughout town to highlight any of the following? (select all that apply)

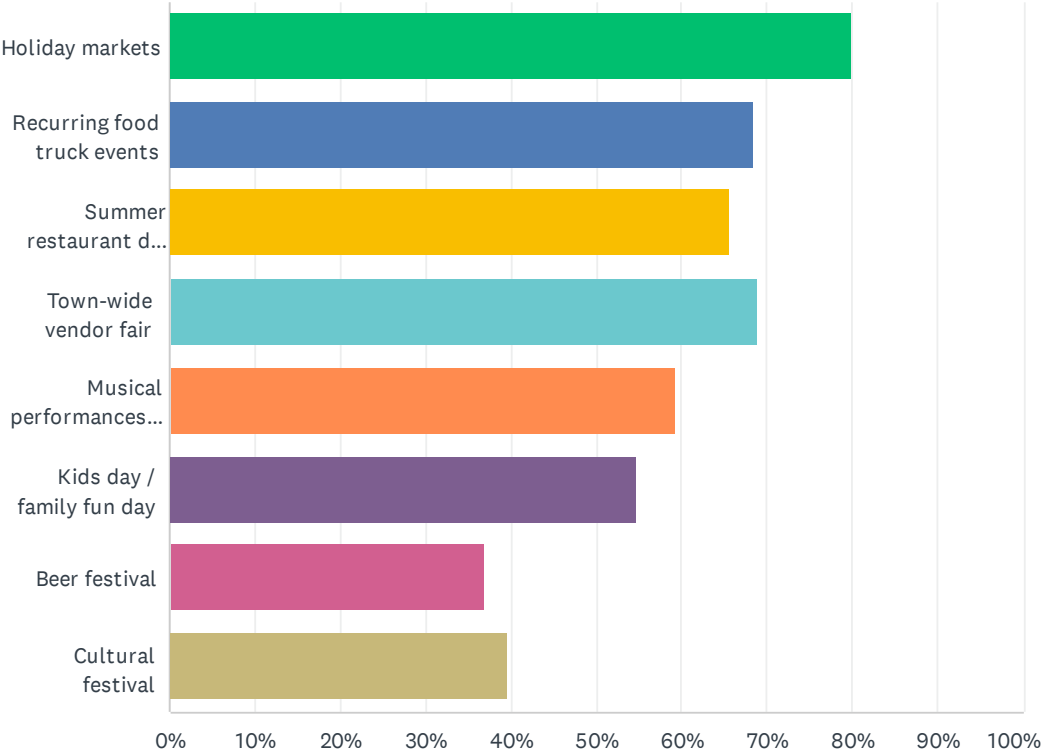
Answered: 216 Skipped: 48



ANSWER CHOICES	RESPONSES	
The town does not need additional wayfinding.	21.30%	46
I would like to see wayfinding signage for historical landmarks throughout town.	56.02%	121
I would like to see signage that brings awareness to areas of coastal access.	51.39%	111
I would like to see wayfinding signage to highlight publicly accessible parking opportunities in key areas throughout town.	34.26%	74
I would like to see signage that highlights where transit services in town.	20.83%	45
Other (please specify)	5.09%	11
Total Respondents: 216		

Q28 Which of the following events would you like to see take place in Swansea? (select all that apply)

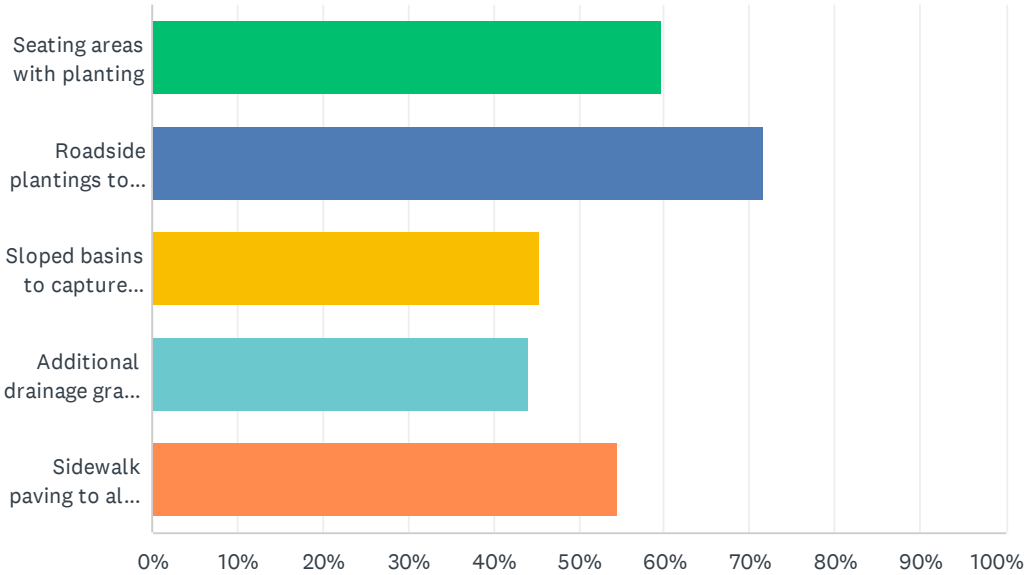
Answered: 219 Skipped: 45



ANSWER CHOICES	RESPONSES	
Holiday markets	79.91%	175
Recurring food truck events	68.49%	150
Summer restaurant day or week	65.75%	144
Town-wide vendor fair	68.95%	151
Musical performances / block party	59.36%	130
Kids day / family fun day	54.79%	120
Beer festival	36.99%	81
Cultural festival	39.73%	87
Total Respondents: 219		

Q29 Which of the following would you like to see implemented in Swansea's public spaces (i.e. streets, sidewalks, etc.) in order to capture and filter water from rain storms and snow melting? (select all that apply)

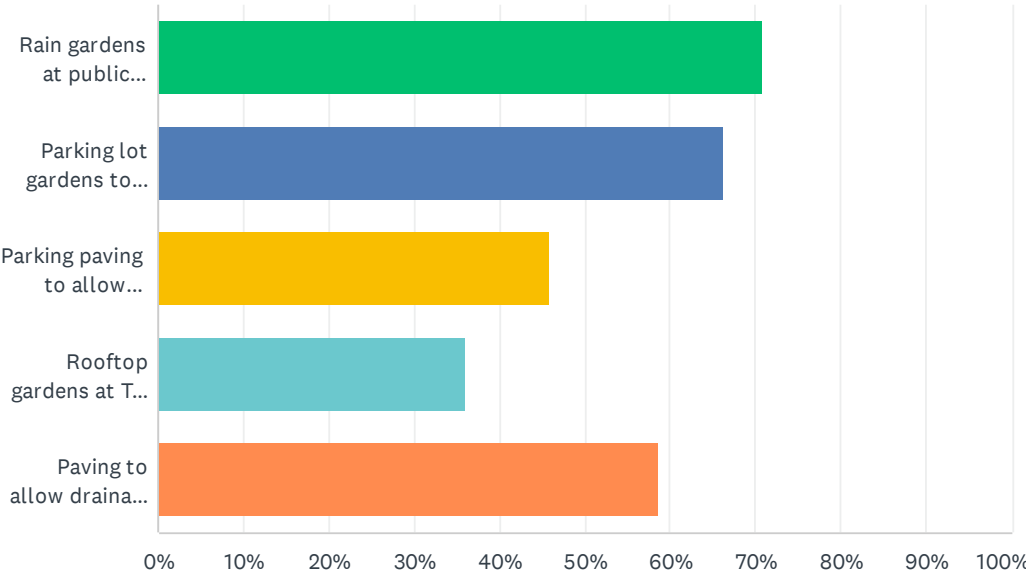
Answered: 211 Skipped: 53



ANSWER CHOICES	RESPONSES	
Seating areas with planting	59.72%	126
Roadside plantings to absorb water	71.56%	151
Sloped basins to capture water	45.50%	96
Additional drainage grates / piping	44.08%	93
Sidewalk paving to allow drainage	54.50%	115
Total Respondents: 211		

Q30 Which of the following would you like to see implemented at Town-owned and commercial sites in Swansea in order to capture and filter water from rain storms and snow melting? (select all that apply)

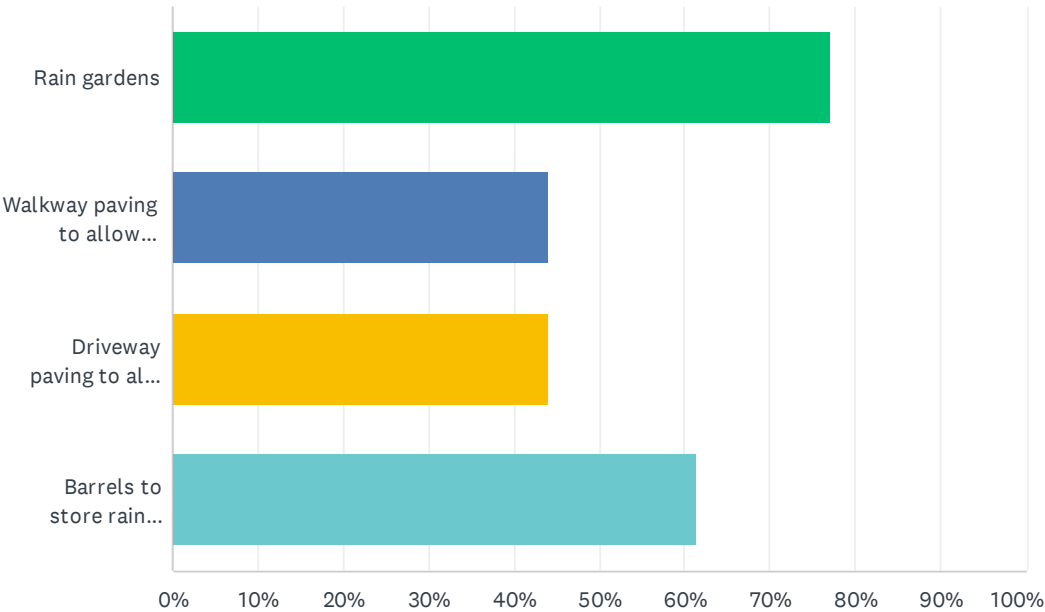
Answered: 205 Skipped: 59



ANSWER CHOICES	RESPONSES	
Rain gardens at public buildings	70.73%	145
Parking lot gardens to retain water	66.34%	136
Parking paving to allow drainage	45.85%	94
Rooftop gardens at Town buildings	36.10%	74
Paving to allow drainage at entries	58.54%	120
Total Respondents: 205		

Q31 Which of the following would you like to see encouraged for residences in Swansea in order to capture and filter water from rain storms and snow melting? (select all that apply)

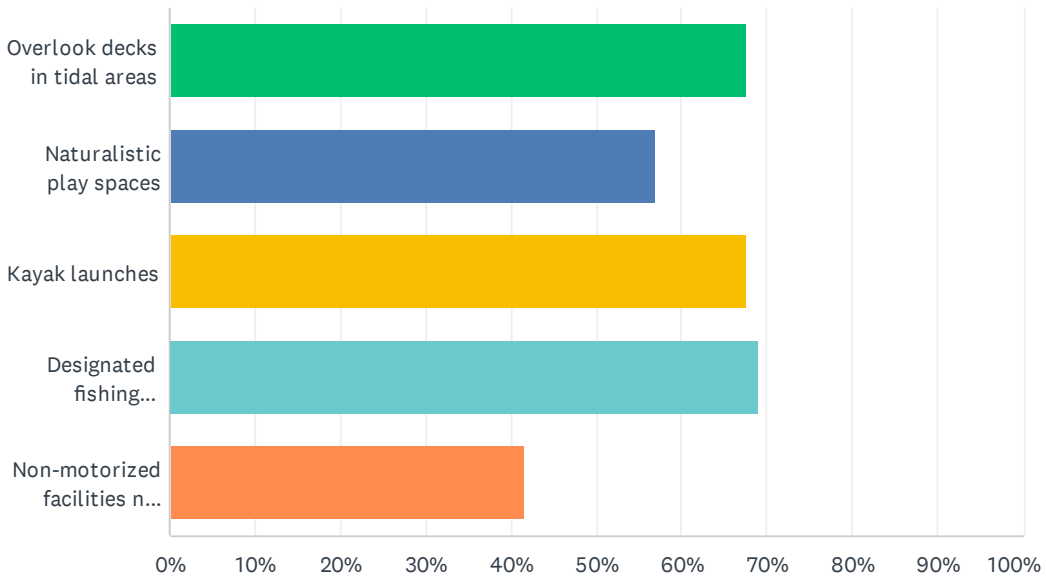
Answered: 197 Skipped: 67



ANSWER CHOICES	RESPONSES	
Rain gardens	77.16%	152
Walkway paving to allow drainage	44.16%	87
Driveway paving to allow drainage	44.16%	87
Barrels to store rain water	61.42%	121
Total Respondents: 197		

Q32 Which of the following elements do you think would best improve Swansea's waterfront access (select all that apply)

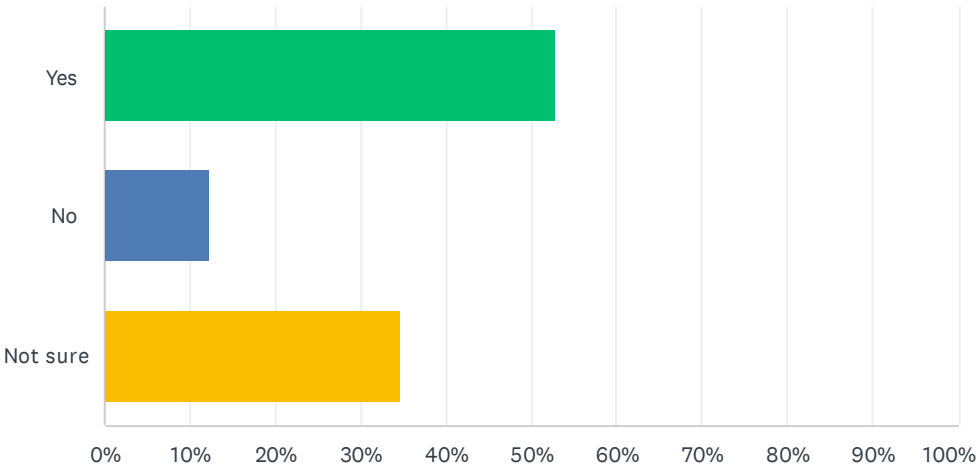
Answered: 216 Skipped: 48



ANSWER CHOICES	RESPONSES	
Overlook decks in tidal areas	67.59%	146
Naturalistic play spaces	56.94%	123
Kayak launches	67.59%	146
Designated fishing locations	68.98%	149
Non-motorized facilities near water	41.67%	90
Total Respondents: 216		

Q33 Would you support incorporating a certification program that tracks the implementation of sustainability practices on all future Town-owned construction (i.e. LEED).

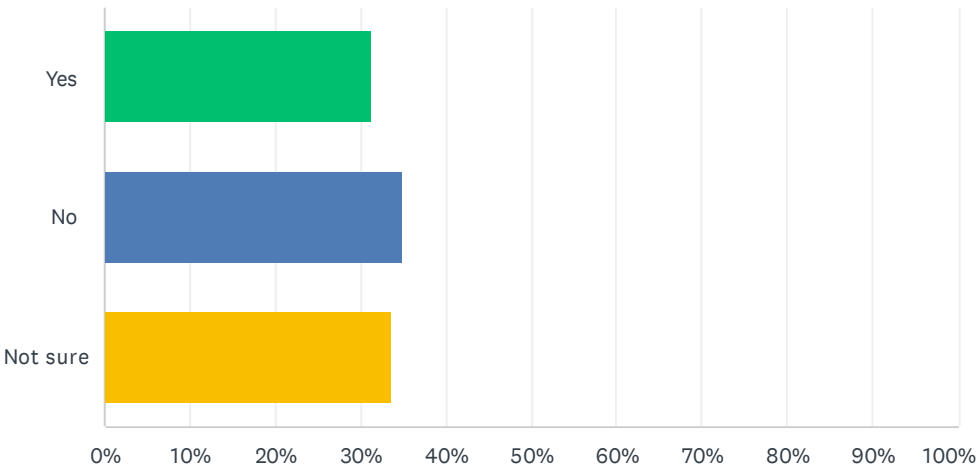
Answered: 225 Skipped: 39



ANSWER CHOICES	RESPONSES	
Yes	52.89%	119
No	12.44%	28
Not sure	34.67%	78
TOTAL		225

Q34 Would you be interested in participating in a residential solar program?

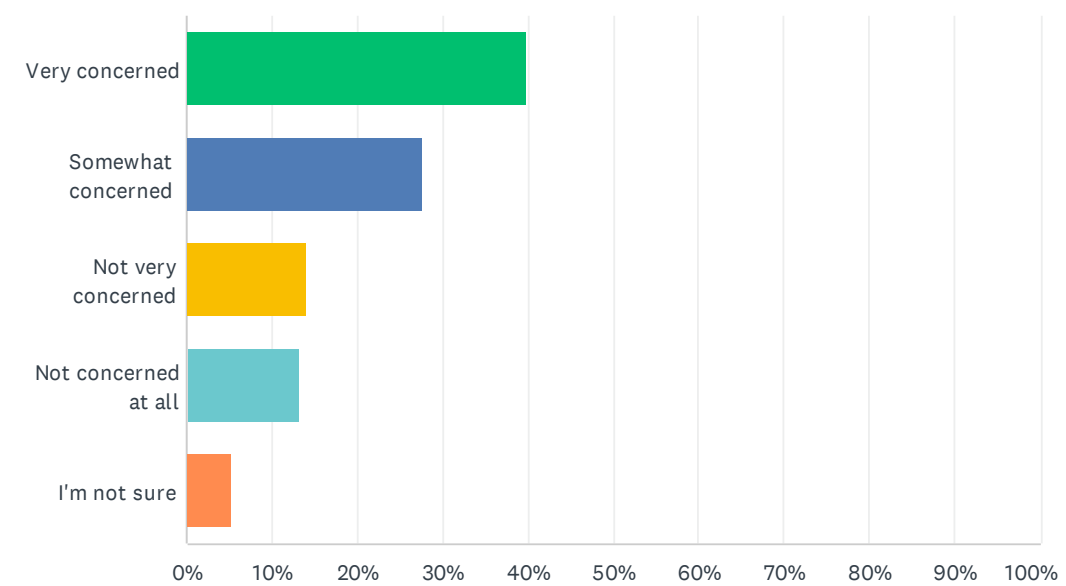
Answered: 226 Skipped: 38



ANSWER CHOICES	RESPONSES	
Yes	31.42%	71
No	34.96%	79
Not sure	33.63%	76
TOTAL		226

Q35 How concerned are you about the volume of plastic and Styrofoam packaging in Swansea?

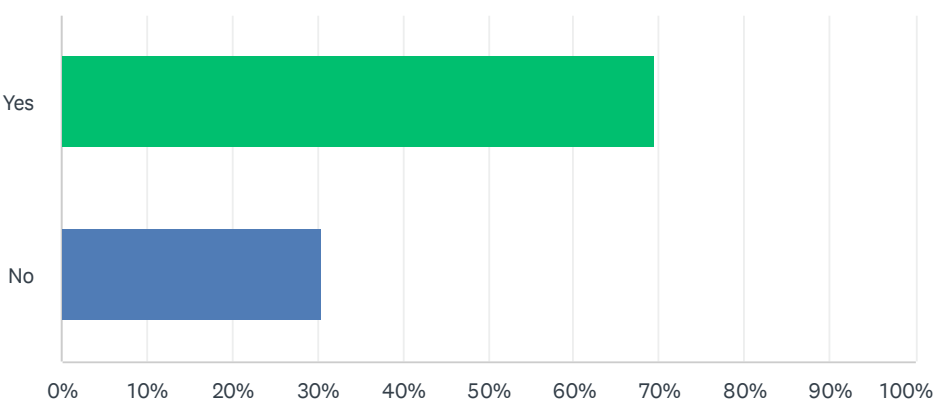
Answered: 228 Skipped: 36



ANSWER CHOICES	RESPONSES	
Very concerned	39.91%	91
Somewhat concerned	27.63%	63
Not very concerned	14.04%	32
Not concerned at all	13.16%	30
I'm not sure	5.26%	12
TOTAL		228

Q36 Would you support a law that bans businesses (i.e. grocery stores, drug stores, retail stores) from using Styrofoam packaging (with appropriate exceptions for instances where this packaging is essential)?

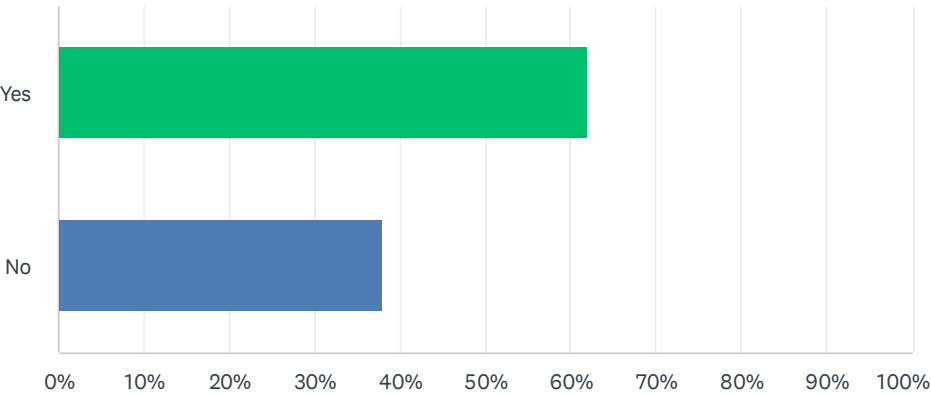
Answered: 229 Skipped: 35



ANSWER CHOICES	RESPONSES	
Yes	69.43%	159
No	30.57%	70
TOTAL		229

Q37 Would you support a law that bans businesses (i.e. grocery stores, drug stores, retail stores) from using thin film plastic bag packaging (with appropriate exceptions for instances where this packaging is essential)?

Answered: 226 Skipped: 38



ANSWER CHOICES	RESPONSES	
Yes	61.95%	140
No	38.05%	86
TOTAL		226

Q38 We heard your feedback from the facilities, services, and transportation survey. We are developing a more frequent newsletter to keep folks in Swansea informed on Town events. Please provide your email if you would like to receive this in the future.

Answered: 151 Skipped: 113

ANSWER CHOICES	RESPONSES	
Name	96.69%	146
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	98.68%	149
Phone Number	0.00%	0

Appendix C: Housing Needs Assessment

For Swansea Master Plan Needs Assessment Report

Contents

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Data Sources and Definitions

The Needs Assessment pulls from a variety of sources to help tell Swansea’s housing story. Below we’ve described some of the sources you’ll see referenced most often throughout the report.

The **American Community Survey**, or ACS, gathers data on a sample of the population through monthly surveys US Census Bureau produces on topics including housing, jobs, education, and more. The Five-Year ACS, used in this HPP, shows data that has been collected and aggregated over a five-year period, in this case from 2015 to 2020.

The **Decennial Census** is a count of the entire population conducted and released every 10 years. These data sources have some overlap, but also gather information on separate topics.

The **Department of Housing and Urban Development (HUD)** maintains data on a variety of topics related to housing nationally. Two of the topics described in this document are **Area Median Income (AMI or HAMFI)** and **Cost Burden**.

The Different Types of Median Income

There are two important income figures we will cite frequently throughout this plan:

- The Area Median Income, which represents 100% AMI. Area Median Income describes the midpoint of a specific region’s household income. It is used to determine the income eligibility requirements for State and Federal housing programs. When discussing eligibility, HUD defines Income Limits, ranging from roughly 30% (and below) to roughly 80% of an AMI as eligible for subsidized housing. The two AMI figures we will reference are:
 - 100% AMI, which is \$97,600. This is the median household income for a family of four in the HUD region Swansea belongs to.
 - 80% AMI, which is \$ 77,350. This is approximately 30% of \$97,600 and is the income limit at which a family of four becomes eligible for subsidized affordable housing.

Market Conditions and Affordability

There are two types of affordable housing we’ll be discussing throughout the Plan: “naturally occurring” affordable housing and subsidized affordable housing. Let’s explore each concept in more detail.

“Naturally Occurring” Affordable Housing

“Naturally occurring” affordable housing is available without subsidies and at lower price points when the right regulatory and market conditions exist for its development. In this case, the word “affordable” doesn’t mean “subsidized” - rather, it builds on the idea of not being cost-burdened, which is a term used to describe whether a household is paying 30% or more of their annual income on basic living costs, such as their mortgage or rent plus utilities. When we are discussing naturally occurring affordable housing, we are talking about homes that are affordable enough that they will not cause a young family, older couple, or household with limited/fixed income to become cost-burdened. Think of starter homes, homes for downsizing, and apartments for recent graduates, among other types of housing units.

In Swansea, 840 households are cost-burdened, and 650 households are severely cost-burdened (paying more than 50% of their income on housing), totaling approximately 10% of all households in town.

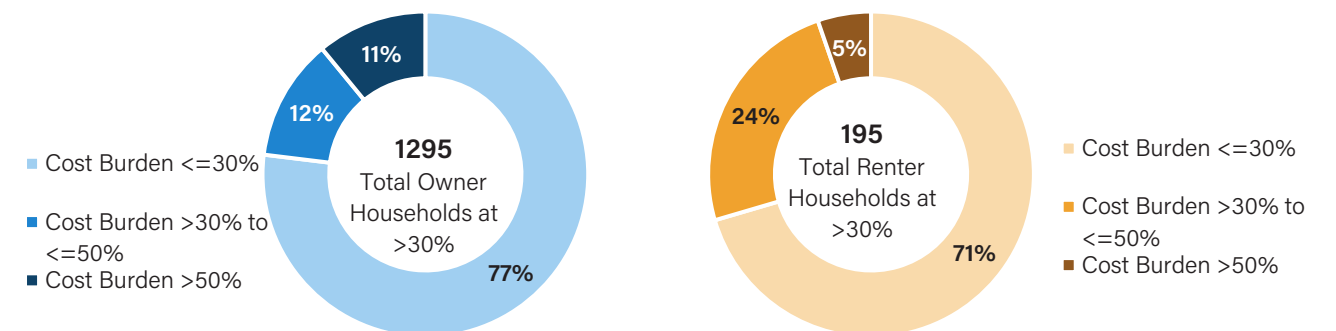


Figure 1 (Left): Cost Burden; HUD CHAS, 2014-2018

Figure 2 (Right): Cost Burden; HUD CHAS, 2014-2018

Current Market Conditions in Swansea

In 2022, a total of 272 home sales occurred in Swansea, predominantly single-family homes (67.3%). Home costs are steadily risen, with an overall percent change in sale price of +43.8% from 2018-2022.

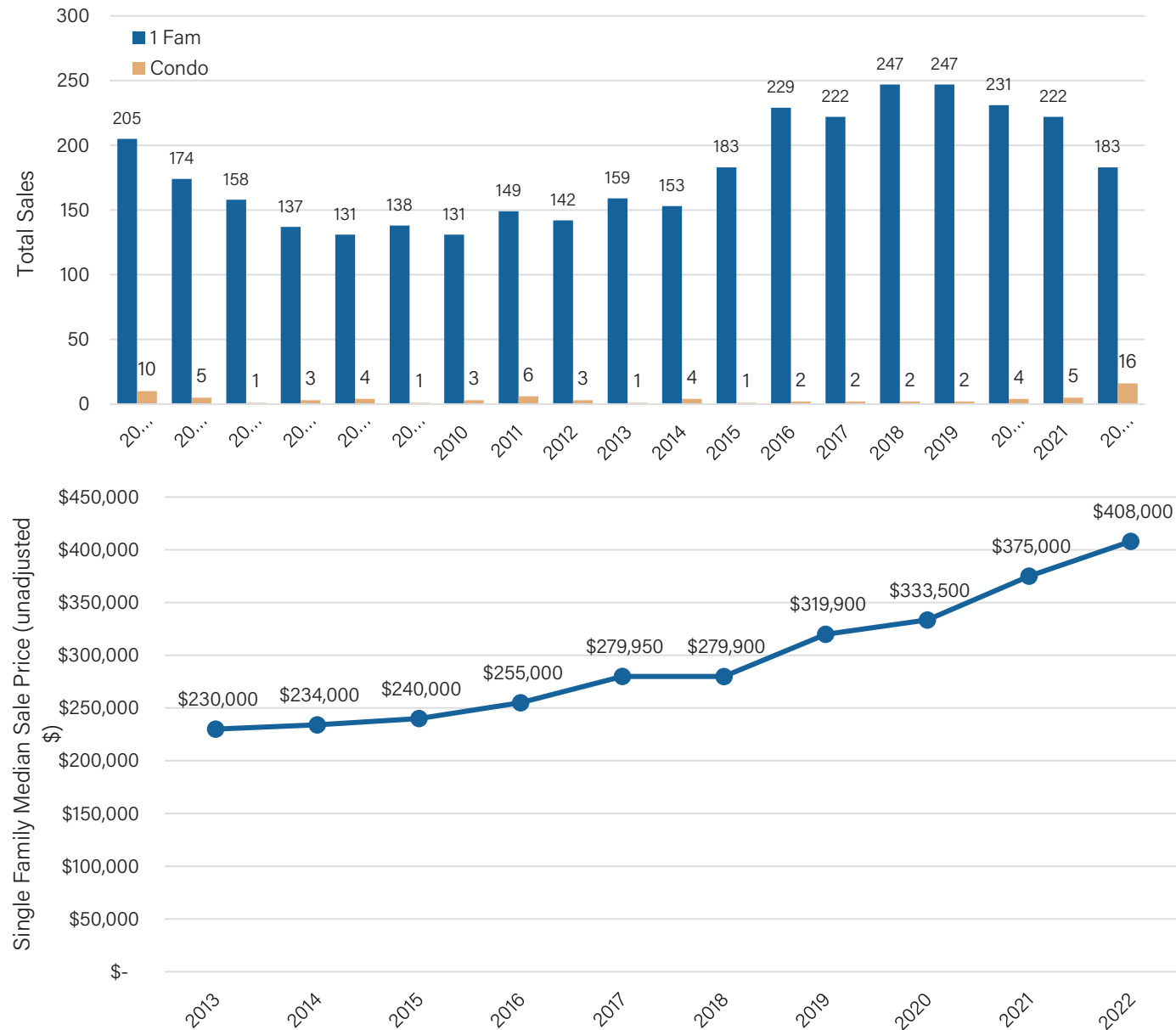


Figure 3 (Top): Number homes sold in Swansea; the Warren Group, 2023

Figure 4 (Bottom): Average price for single family homes sold in Swansea; the Warren Group, 2023

Subsidized affordable housing is just that — housing that is subsidized by a public agency, non-profit, or limited dividend company. Subsidized affordable housing contains deed restrictions, meaning its availability remains restricted to certain populations (e.g., 55+ housing) and/or to incomes at or below 80% of the area median income (AMI)*, which is the median income for a certain geographic region. In the case of Swansea, the area median income (FY22) for a family of four is \$97,600. This means that any household of four making at or less than \$77,350 (which is approximately 80% of \$97,600) is qualified to apply for subsidized affordable housing. Per M.G.L. c. 40B, the Commonwealth of Massachusetts requires at least 10% of a city or town’s housing stock to be subsidized affordable housing.

As of 2023, Swansea’s Subsidized Housing Inventory consisted of 243 units of 6,817 total year-round housing units, or 3.56% of the housing stock.

What Qualifies on the Subsidized Housing Inventory?

In order for a unit to officially contribute to a community’s Subsidized Housing Inventory count, several criteria must be met:

- It must be part of a “subsidized” development subject to a regulatory agreement where a Subsidizing Agency and monitoring agent have been identified.
- At least 25% of the units in the development must be income-restricted to households with incomes at or below 80% of the area median income, corresponding to their household size, and have rents or sale prices restricted to affordable levels.
 - Restrictions must run at least 15 years for rehabilitation, 30 years for new rental construction, and in perpetuity for new homeownership construction.
- Resident selection for the Affordable Units must comply with the requirements of a lottery or other fair and equitable procedure, including an Affirmative Fair Housing Marketing and Resident Selection Plan, approved by the Subsidizing Agency and without regard to the amount of their assets.

Persons in Family	Extremely Low Income Limits	Very Low (50%) Income Limits	Low (80%) Income Limits
1	\$20,300	\$33,850	\$54,150
2	\$23,200	\$38,700	\$61,900
3	\$26,100	\$43,550	\$69,650
4	\$29,000	\$48,350	\$77,350
5	\$32,470	\$52,250	\$83,550
6	\$37,190	\$56,100	\$89,750
7	\$41,910	\$60,000	\$95,950
8	\$46,630	\$63,850	\$102,150

Area Medium Income: \$97,600 (4 Persons in Family)

Population & Demographics

General Population Trends

Swansea currently has a population of 17,144 as of 2020, a number which has increased by 8.1% since 2010. Like many communities in Southeastern Massachusetts and throughout the nation, Swansea’s population is aging – the median age in Town increased from 38 to 45 between 2000 and 2021.

Aging-Ready Housing

An individual’s housing needs are likely to change as they get older, due to changes in their income, mobility, household structure, etc. The Town should be prepared to assist residents who wish to “age in place” by providing new senior housing options or offering mechanisms to retrofit existing homes so that they are “aging-ready.” According to the U.S. Census Bureau’s report on the housing needs of older adults, a home is considered “aging-ready,” if it has the following features:

- A step-free entryway
- A bedroom and full bathroom on the first floor
- At least one bathroom accessibility feature
- Additional aging-accessible elements that may be useful include:
 - Sink handles or levers instead of knobs
 - Handrails or grab bars in the bathroom
 - Built-in shower seats
- Housing features (such as thermostats, countertops, electrical outlets, etc.) that are at wheelchair accessible heights

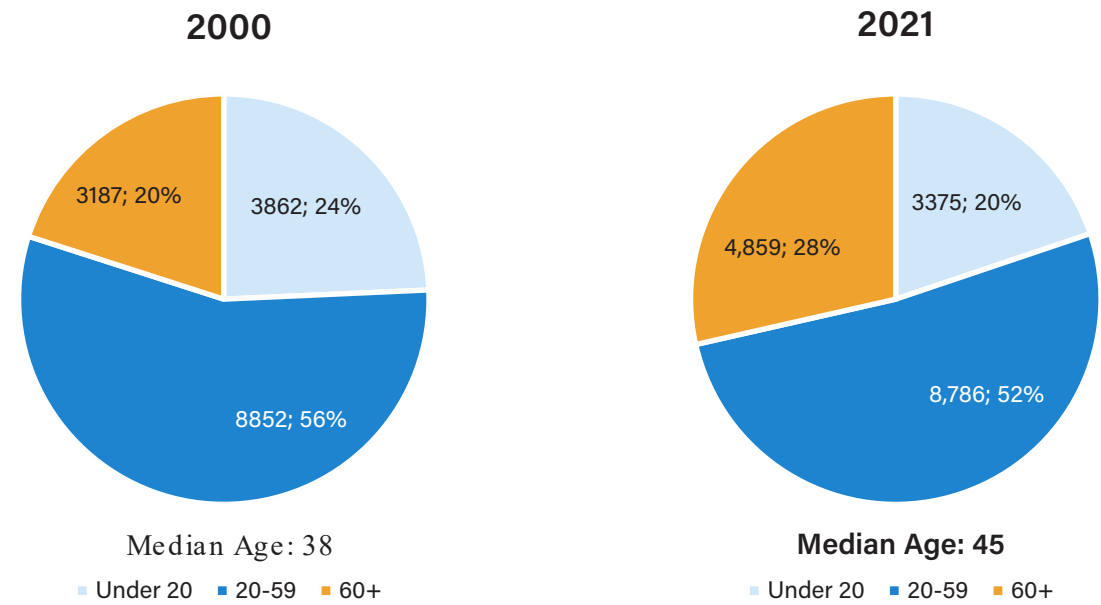
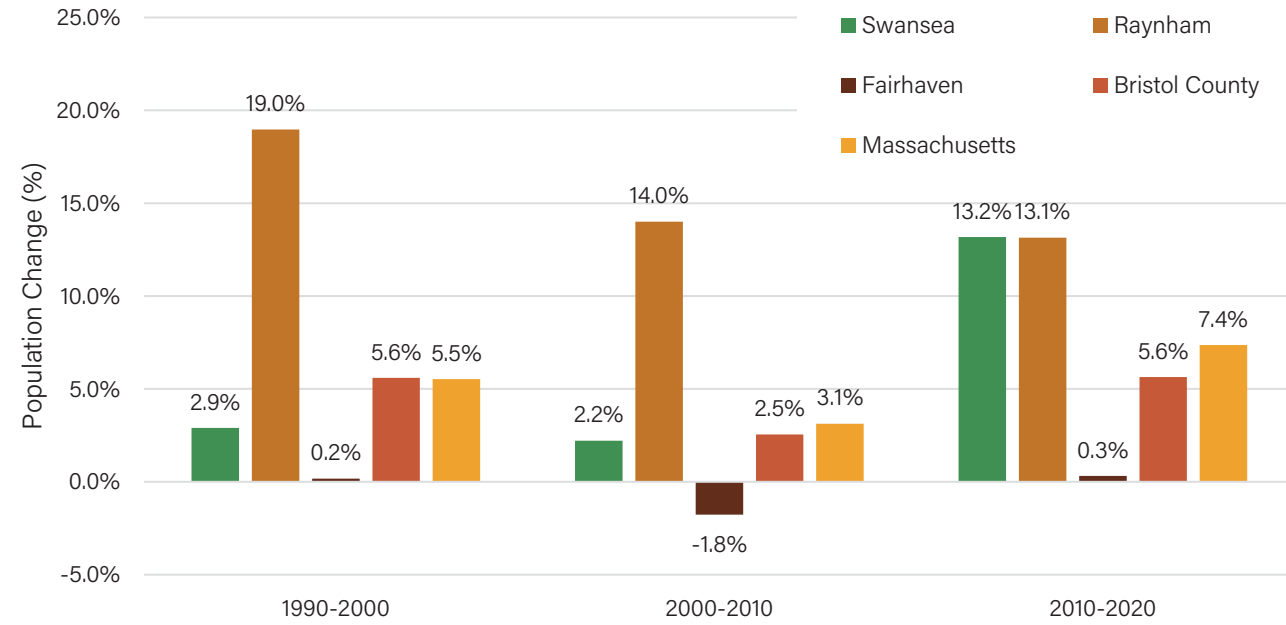


Figure 5 (Top): Percent change in population; US Census, 2000, 2010, and 2020
Figure 6 (Bottom): Age trends in population; US Census/ACS, 2000 and 2021

Disability Status

As expected, older adults in Swansea have more disabilities than their younger counterparts, with about 70% of those aged 65 or over having at least one type of disability.

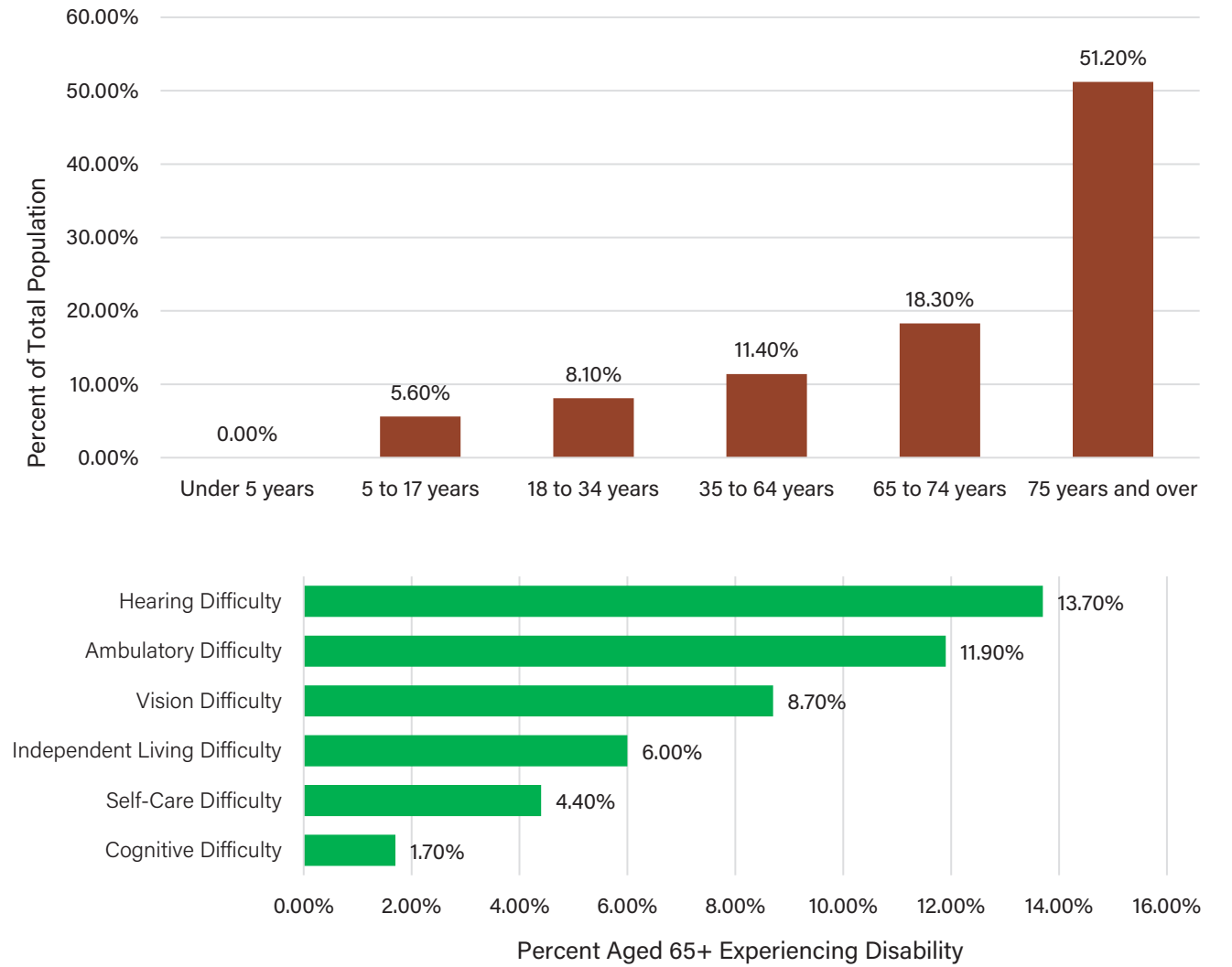


Figure 7: Figure 7 (Top): Disability status; ACS, 2021
Figure 8: Figure 8 (Bottom): Disability status; ACS, 2021

Hearing difficulty is the most common disability those over the age of 65 are experiencing in Swansea (13.7%), followed by ambulatory difficulties (having serious difficulty walking or climbing stairs; 11.9%) and vision difficulty (8.7%). The Town may wish to survey its older residents to determine their current living conditions and any needs for accessibility or housing modifications.

School Enrollment

The number of school age residents (those under 20 years old) has decreased, with a steady decline of approximately 13% from 2000 to 2021. School enrollment has reflected this trend and declined steadily over the past decade, with a loss of 71 students since 2013. This is notable when addressing any concerns regarding the potential impact of additional affordable housing development on the local school system. The Town may wish to explore this decrease in enrollment and its effect on the capacity for new students.

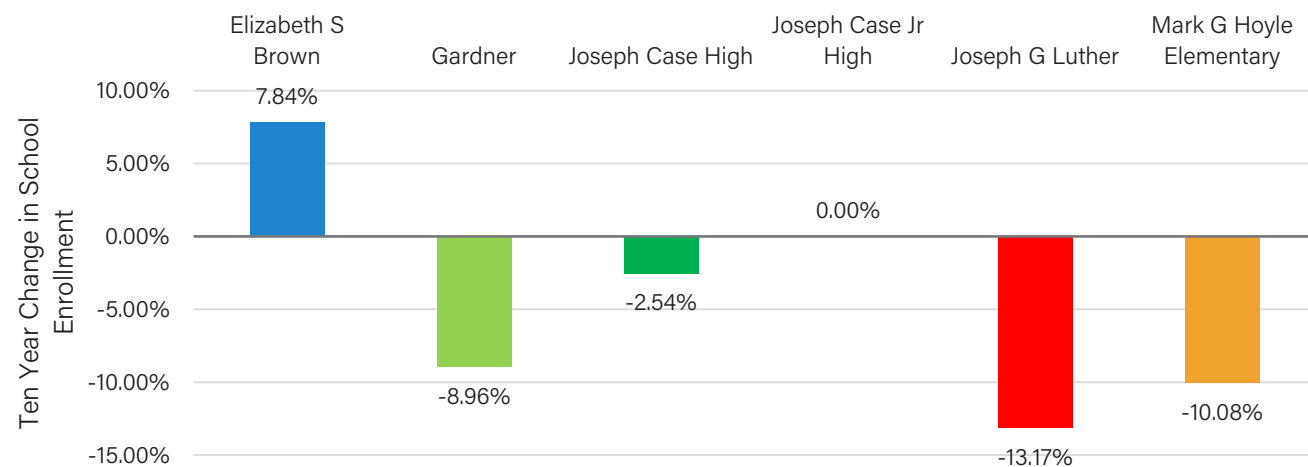
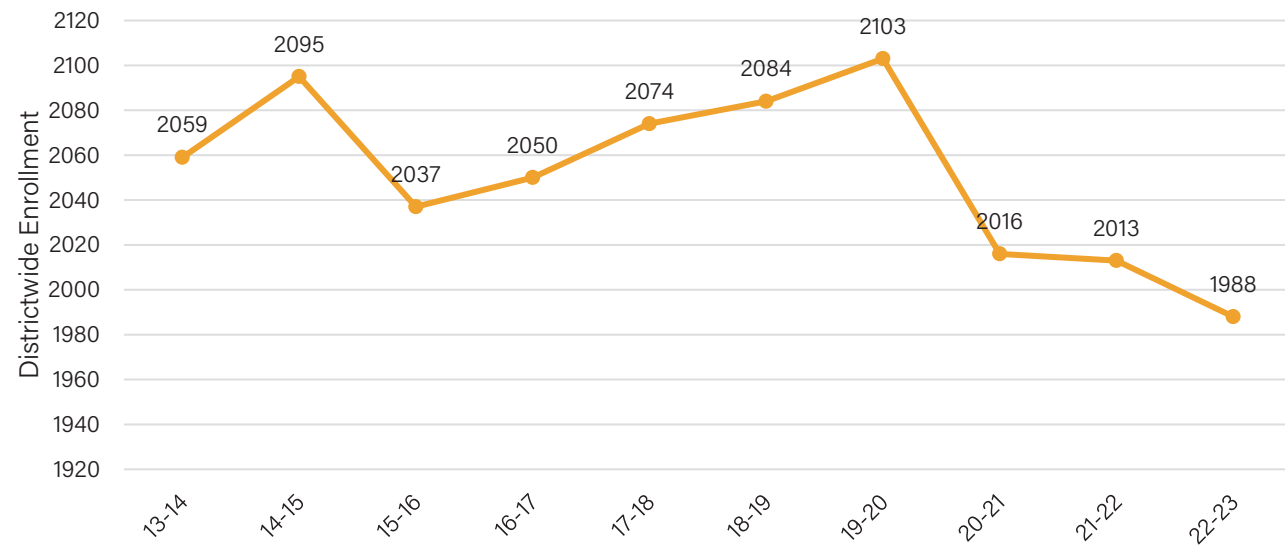


Figure 9: School Enrollment Change; Massachusetts Department of Education, 2023

Figure 10: School Enrollment Change; Massachusetts Department of Education, 2023

Population Projections

Swansea is predicted to decrease at a very modest rate, then begin to decrease, according to UMass Donahue Institute, which projects population and housing unit changes for 2025 and 2030. Between 2025 and 2030, growth is expected to occur at a rate -1.4%, losing 231 residents and 125 owner occupied housing units, but losing 51 rental housing units.

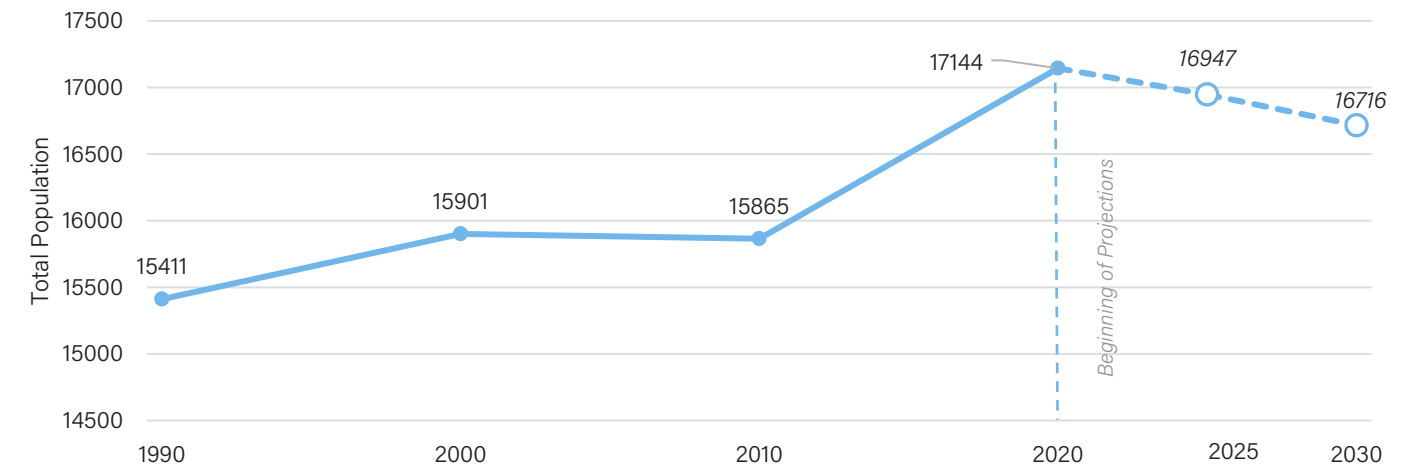


Figure 11: Population Projections; UMass Donahue Institute 2023

Industry

Swansea's residential tax rate of \$13.05 per \$1,000 is slightly lower than nearby towns, such as Somerset and Seekonk. Its commercial tax rate is significantly higher than the residential rate, at \$21.21 per \$1,000. However, most tax-producing properties in town are residential (80%), which minimizes the opportunity to realize the potential of increased commercial tax revenues.

Swansea's primary employment industries primarily include the services and information sectors, with the construction industry also maintaining a significant portion of the town's workforce. Retail trade, Swansea's highest employment category accounted for 1,483 of the town's 5,406 average monthly employees in 2022. Additional prominent industries include healthcare (1,007 employees); leisure and hospitality (648 employees); Construction (407 jobs); and Finance, Insurance, and Real Estate (403 employees).

The largest employers in town are Walmart Supercenter (250-499 employees), Cardi's Furniture, Country Gardens, Meadowridge Inc., Target, and Venus De Milo (100-249).

Open Space and Natural Resources

Swansea is home to a wealth of open spaces that provide areas for sports, hiking, wildlife viewing, passive recreation, and fishing. These spaces include ballfields, hiking trails, the Town Beach, working farms, protected former farmlands, as well as sensitive and critical estuarine, coastal, and wetland systems.

Many of town's coastal and more heavily forested areas serve as essential habitat for several rare, threatened, and endangered species. As of 2020, over 1,000 acres of the town enjoy permeant environmental protections that restrict development; another 965 acres of land are subject to Chapter 61, which provides temporary protections and the "right of first refusal" to the community for the purchase this land if the owner decides to terminate the protections on these properties. Recognizing the importance of these ecological systems for the entire region, Town, regional non-profits, and community groups have had success identifying and targeting for acquisition, many important open spaces and natural resources for preservation.

Income Trends

Swansea an affluent community when it comes to income, with a median household income of \$101,703 as of 2021, 13% higher than the state median income and 28% higher than Bristol County's median income. Of all the households in town, 1 in 2 (50.70%) make \$100,000 or more annually. The Town should ensure effort is made to adequately address the housing needs of lower- and moderate-income residents in town, as these issues can often go overlooked in more affluent communities.

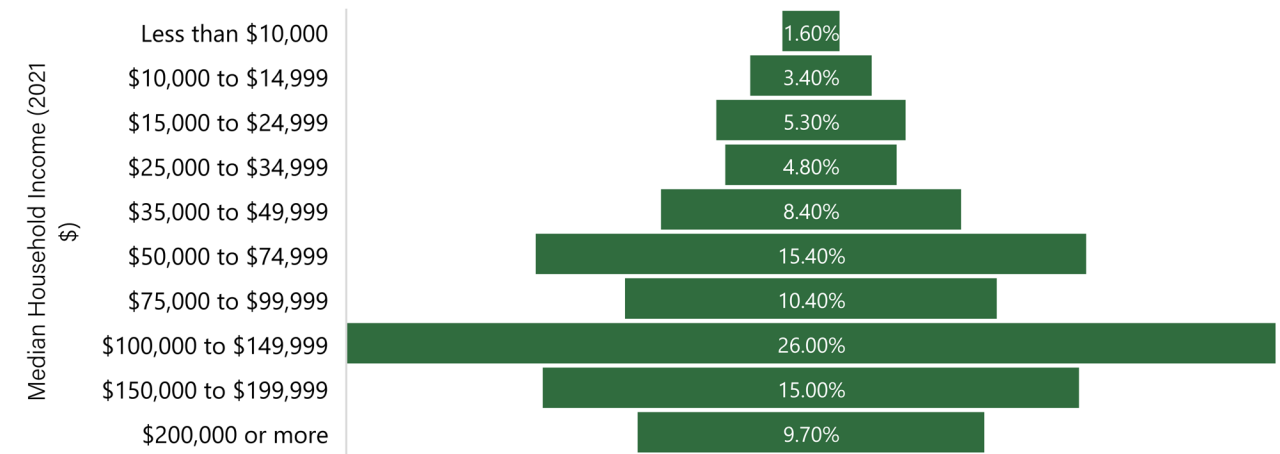
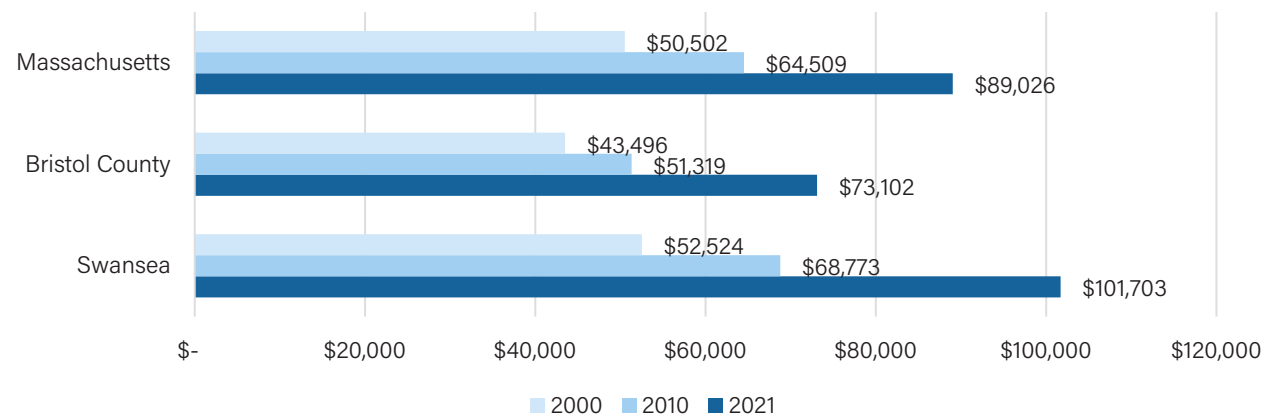


Figure 12 (Top): Median Income; US Census/ACS, 2000, 2010 and 2021

Figure 13 (Bottom): Income Distribution; ACS, 2021

Land Use Characteristics

Most of the Swansea's land is dedicated to lower-density, single family housing, which comprises roughly 36% of the town's land area. Multi-family residential, conversely, comprises roughly 3% of Swansea's land. The areas along Route 6 and Route 118 are home to most of the town's largest format commercial development, with smaller format commercial development occurring along Route 103 / Wilbur Avenue – overall, commercial development accounts for 7.5% of Swansea's land area. There are significant areas of open space and critical habitat along Hortonville Road and Locust Street with additional open space near the Palmer River at the Swansea Country Club, as well as the properties to the southeast comprising nearly a third of the town's land. Industrial and Manufacturing properties exist south of Route 118 along the I-195 highway and, by land area, represent less than 2% of the town.

(land use map and / or land use table from OSRP)

Housing Stock Characteristics

Much of Swansea's existing housing stock predates 2000. A majority of housing units are detached single-family homes and units with 2-3 bedrooms. Older homes may necessitate more rehabilitation and repairs than newer homes, which, depending on the renovation, can be costly and temporarily displace residents. As a result, Swansea should work to ensure there are programs to help residents, particularly low/moderate income households and older adults, live safely in their homes, either through accessibility- or safety-related renovations and repairs. The Town may also wish to incentivize the production of studio and 1-bedroom homes to

accommodate individuals living alone and those who may not otherwise be able to afford and/or need a 2-3 bedroom home.

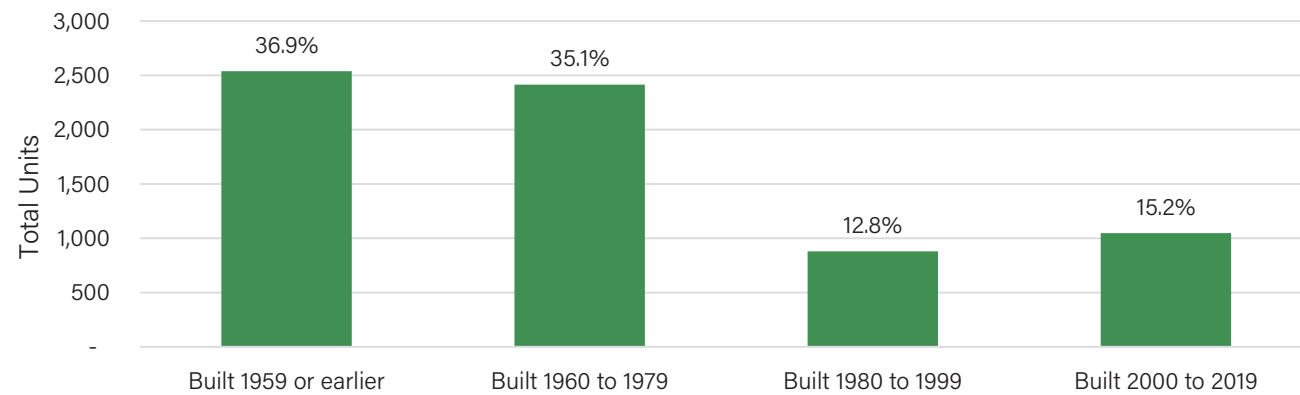
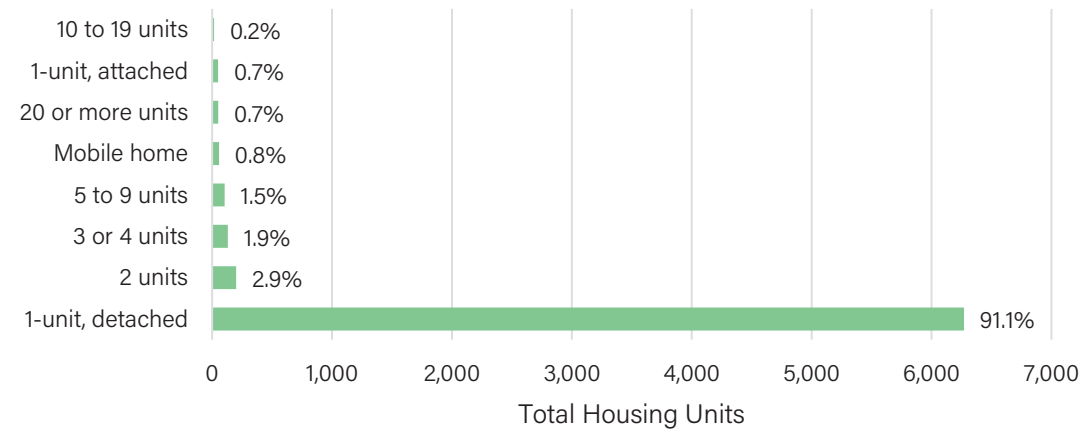


Figure 14 (Top): Types of housing units; ACS, 2021

Figure 15 (Bottom): Housing Year Built; ACS, 2021

Conclusion

Based on an initial review of Swansea's existing conditions, we can see several important trends that are similar to Bristol County and Massachusetts, and we can see others that differ:

- Swansea's population is aging, and school enrollment declined slightly over the last 10 years.
- Swansea's population over the last 10 years has not seen as much growth as Bristol County and Massachusetts, and its population is projected to slightly decline over the next 7 years.
- Swansea has a high median income compared to the County and the State.
- Swansea's home sales have started to decline over the 3 years and home sale prices continue to rise, like in the County and State.



Appendix D: SRPEDD 40B Guidance Material

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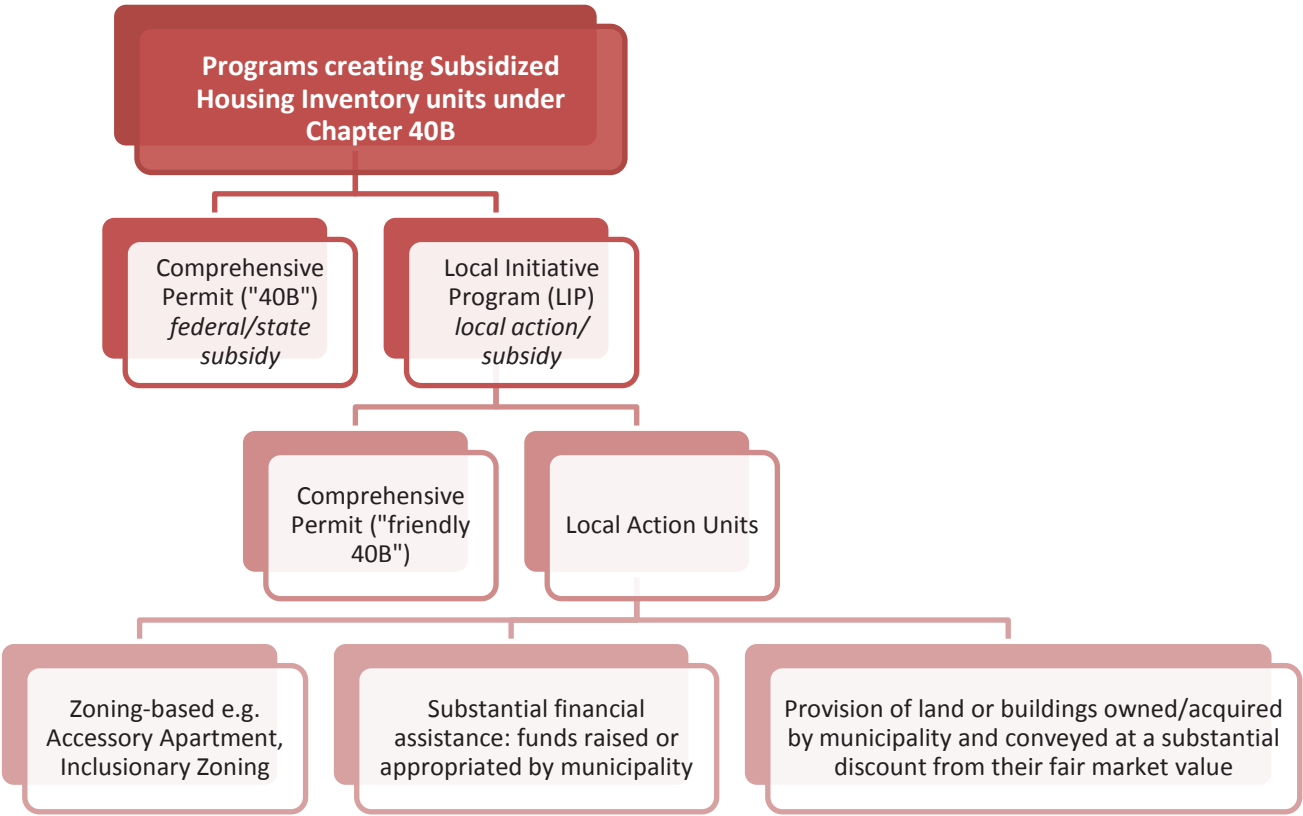
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Overview of programs through which SHI units can be created

Municipalities have various options for producing housing units that qualify for the Subsidized Housing Inventory. In addition to developer-initiated Comprehensive Permits (“40Bs”) which may override local zoning, towns can produce SHI units through the Local Initiative Program (LIP), a state housing program established in 1989 to give cities and towns more flexibility. Under this program, the required subsidy is comprised of local action and/or technical assistance provided for the creation, maintenance, and preservation of Low or Moderate Income Housing. LIP initiatives include “friendly 40Bs” and Local Action Units.

Local Action Units (LAU) reflect a program component that gives communities the opportunity to include housing units on the SHI that are being built without a Comprehensive Permit but that meet LIP criteria and are suitable for inclusion in the SHI. Such units must be built pursuant to a local action such as a zoning provision, a condition of a variance or special permit issued by the planning board or zoning board of appeals, an agreement between the town and a developer to convert and rehabilitate municipal buildings into housing, the donation of municipally-owned land, or the use of local funds to develop or write down housing units.

The following chart shows the framework of programs under which SHI units can be created.



Subsidized Housing Inventory

For Regulatory Authority see: G.L. C 40B, s. 20-23 and 760 CMR 56.00, especially 760 CMR 56.03

For information about the Subsidized Housing Inventory refer to [GUIDELINES: G.L. C 40B Comprehensive Permit Projects; Subsidized Housing Inventory](#), section II.A.1-7.

<http://www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf>

Measuring Progress toward Local Affordable Housing Goals [760 CMR 56.03]

The Department of Housing and Community Development (DHCD) maintains the Subsidized Housing Inventory (SHI) to measure a municipality’s stock of SHI Eligible Housing. The SHI includes housing units that are:

- 1. Developed through the issuance of a Comprehensive Permit
- 2. Developed under G.L. c. 40A, c. 40R
- 3. Developed by other statutes, regulations, and programs, so long as the units are subject to:
 - a. A Use Restriction
 - b. An Affirmative Fair Marketing Plan
 - c. They satisfy the requirements of guidelines issued by DHCD.

Timeframe for Eligibility

- 1. A unit becomes eligible for the Subsidized Housing Inventory at the earliest of the following:
 - (a) For Comprehensive Permit, zoning approval under G.L. c. 40A, 40R plan
 - i. When the permit or approval is filed with the municipal clerk, or
 - ii. On the date when the last appeal by the Zoning Board of Appeals is fully resolved.
 - (a) When the building permit is issued.
 - (b) When the occupancy permit is issued.
 - (c) When the unit is occupied by an Income Eligible Household
 - (d) Time Lapses - Unit becomes ineligible for the SHI:
 - i. If more than 1 year lapses before the issuance of a building permit. Unit is eligible again when building permit is issued.
 - ii. If more than 18 months elapse between issuance of the building permits and issuance of certificate of occupancy (CO). Unit is eligible again when CO is issued.
 - (e) If a Comprehensive Permit or zoning approval permits the project to be phased, the entire project remains eligible for the SHI so long as the phasing schedule set forth in

- the permit approval is adhered to and not more than one year elapses from the date of issuance of the permit, if:
- i. each phase includes 150 units or more
 - ii. each phase contains the same proportion of SHI Eligible Housing units as the overall project, and
 - iii. the projected average time period between the start of successive phases does not exceed 15 months
2. If construction authorized by a Comprehensive Permit has not begun within three years of the date on which the permit becomes final, except for good cause, the permit shall lapse. [760 CMR 56.05(12)(c)]
- (a) This time period is tolled for the time period of any appeals
 - (b) The ZBA may set a later date for lapse of the permit
 - (c) The ZBA may extend the date for the lapse of a permit.

Application to Include Units on the SHI

- 1. The community requests units to be included at any time by submitting a “Requesting New Units Form” with supporting documentation.
- 2. Rehabilitation units: the party administering the grant locally submits the necessary information using the “housing Rehab Units Only Form.
- 3. Requests to include new units or corrections are submitted by the municipality, a developer, or a member of the public to:

Department of Housing and Community Development

Office of General Counsel

100 Cambridge Street, Suite 300

Boston, MA 02114-2524

Attention: Subsidized Housing Inventory
- 4. Every two years, the municipality must submit a statement certified by the Chief Executive Officer to DHCD as to the number of SHI Eligible Housing units other than those within a Project subject to a Comprehensive Permit.
- 5. DHCD updates the SHI every 2 years or more frequently if information is provided by the municipality and verified by the Department.

Project Eligibility Criteria

- 1. To be eligible to submit an application, the Applicant and the project, at a minimum:
 - (a) The Applicant is a public agency, a non-profit organization, or a Limited Dividend Organization
 - (b) The project receives a subsidy either receiving funding through one of the many State and Federal Eligible Subsidy Programs that administered through a Subsidizing Agency.
 - i. If the federal or local programs are not administered through a Subsidizing Agency, the project must generally receive a Project Eligibility Letter through DHCD’s Local Initiative Program (LIP) or receive LIP Local Action Unit (“LAU) approval.
 - (c) The Applicant controls the site.
- 2. The dwelling unit must be affordable to a household whose income does not exceed 80% of the AMI (Subsidizing Agency may lower this threshold.)
- 3. Housing Costs are generally established by the housing program. If there are none, then the following apply:
 - (a) Rental: monthly housing costs (including utilities) shall not exceed 30% of monthly income for a household earning 80% of area median income, adjusted for HH size. [Note: if trash pick-up is not included then must include a trash allowance; if utilities are metered separately, they may be paid by the tenant and rent amount reduced to so reflect]
 - (b) Assisted Living Facility – same as rental housing
 - (c) Homeownership
 - i. Down payment: minimum 3% (1.5% of buyer’s funds)
 - ii. Mortgage: 30-year for not more than 97% of purchase price with fixed interest rate, not more than 2 points above current MassHousing interest rate
 - iii. Monthly housing costs (principal, interest, property taxes, hazard insurance, condo/homeowner association fees): not to exceed 38% of monthly income for a house hold earning 80% of area median income, adjusted for household size.
 - (d) Continuing Care Retirement Communities – same as homeownership units.
- 4. Use Restriction
 - (a) Runs with land; recorded at Registry of Deeds or Land Court
 - (b) Identifies Subsidizing Agency, monitoring agent
 - (c) Restricts occupancy of restricted unit to Income Eligible Households.
- 5. Affirmative Fair Housing Marketing and Resident Selection Plan
- 6. Project must be in compliance with the Bedroom Mix Policy

Household Eligibility

A household is deemed an Income Eligible Household if:

- 1. Household of one or more persons income does not exceed 80% of the AMI (or lower per Subsidizing Agency), adjusted for household size.
- 2. A Subsidizing Agency may limit household assets limited as follows, or in their absence:
 - a. Age-Restricted Homeownership units: not to exceed \$275,000 (includes dwelling to be sold)
 - b. Non-Age Restricted Homeownership units: not to exceed \$75,000
 - c. Rental Units: the greater of the two
 - i. Income derived from the assets
 - ii. Imputation of value calculated in a manner consistent with HUD requirements in place at time of marketing
 - d. If items are sold for less than market value, full market value shall be used.

Eligible Units within a Project

- 1. Rental & Assisted Living Facility (ALF)
 - (a) General: if at least 25% of units are restricted to Income Eligible Households earning 80% or less of AMI or, at least 20% of units are restricted to households earning 50% or less of AMI, then all of the units in the rental development are eligible for the SHI. If fewer, then only the restricted units will be eligible.
 - (b) Accessory Apartments: are eligible if they meet the requirements of the LIP.
 - (c) Tenants who become over-income: If there are no provisions in the affordability restriction, then the change in income shall not affect the treatment of the Project or the unit provided that either (1) the tenant’s income does not exceed 140% of the maximum allowable income, or (2) the owner rents the next available unit as an affordable unit to an eligible tenant pursuant to the terms.
- 2. Homeownership: Only the units that meet the eligibility requirements are eligible.
- 3. Continuing Care Retirement Communities – Independent living units: only those that meet the requirements are eligible for inclusion in the SHI.
- 4. Group Homes as reported to DHCD by DMH and DDS shall be eligible to be included.
- 5. Housing Rehabilitation Units rehabilitated through a program funded through CDBG or HOME are eligible.

Comprehensive Permit Information Sheet

For Regulatory Authority see: G.L. C 40B, s. 20-23 and 760 CMR 56.00.

For Comprehensive Permit guidance refer to GUIDELINES: G.L. C 40B Comprehensive Permit Projects; Subsidized Housing Inventory :

<http://www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf>

Summary of the Process

[For complete information see 760 CMR 56.04-06]

STEP ONE: Application for Determination of Project Eligibility [760 CMR 56.04(2)]

The Applicant submits an application for Project Eligibility to the Subsidizing Agency, with a copy to the Chief Executive Officer of the municipality and written notice to the Department of Housing and Community Development (DHCD), which shall include:

- (a) the name and address of the Applicant;
- (b) the address of the site and site description;
- (c) a locus map identifying the site within a plan of the neighborhood, accompanied by photographs of the surrounding buildings and features that provide an understanding of the physical context of the site;
- (d) a tabulation of proposed buildings with the approximate number, size (number of bedrooms, floor area), and type (ownership or rental) of housing units proposed;
- (e) the name of the housing program under which Project Eligibility is sought;
- (f) relevant details of the particular Project if not mandated by the housing program (including percentage of units for low or moderate income households, income eligibility standards, the duration of restrictions requiring Low or Moderate Income Housing, and the limited dividend status of the Applicant);
- (g) conceptual design drawings of the site plan and exterior elevations of the proposed buildings, along with a summary showing the approximate percentage of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas, the approximate number of parking spaces, and the ratio of parking spaces to housing units;
- (h) a narrative description of the approach to building massing, the relationships to adjacent properties, and the proposed exterior building materials;
- (i) a tabular analysis comparing existing zoning requirements to the Waivers requested for the Project; and
- (j) evidence of control of the site.

STEP TWO: Review and Comment Process. [760 CMR 56.04(3)]

- (a) Upon receipt of the application, the Subsidizing Agency provides written notice to the Chief Executive Officer of the municipality where the Project is located
- (b) 30-day review period of Project begins with written notice to municipality.
- (c) The Subsidizing Agency shall conduct a site visit, which Local Boards may attend.
- (d) Local Boards and other interested parties submit written comments to Subsidizing Agency.
- (e) The Subsidizing Agency issues a determination of Project Eligibility after the 30-day review period.

STEP THREE: Findings in Determination. [760 CMR 56.04(4)]

After the 30-day review period, the Subsidizing Agency will make a determination of Project Eligibility based upon its review of the application, and taking into account information received during the site visit and from written comments. Copies of the written determination of Project Eligibility will be provided to the Department, the Chief Executive Officer of the municipality, and the Board.

Issuance of a determination of Project Eligibility shall be considered by the Zoning Board of Appeals (ZBA) or the Housing Appeals Committee (HAC) to be conclusive evidence that the Project and the Applicant have satisfied the project eligibility requirements of 760 CMR 56.04(1).

STEP FOUR: Applicant Files an Application with the Local Zoning Board of Appeals [760 CMR 56.05(2)]

The applicant files a Comprehensive Permit Application and a complete description of the proposed project with the municipality’s ZBA.

STEP FIVE: Conduct of Zoning Board of Appeals Hearing. [760 CMR 56.05(3)-(4)]

- (a) The ZBA has seven days, after the receipt of a complete application, sends a notice of the application and a copy of the list of Waivers required by 760 CMR 56.05(2)(h) and invite the Local Boards to participate in the hearings.
- (b) The Board shall open a hearing within 30 days of its receipt of a complete application, and it shall thereafter pursue the hearing diligently.
- (c) A hearing shall not extend beyond 180 days from the date of opening the hearing, presuming that the Applicant has made timely submissions of materials in response to reasonable requests of the Board that are consistent with its powers under 760 CMR 56.05, except with the written consent of the Applicant.
- (d) If the Board wishes to deny an application on one or more of the grounds set forth in 760 CMR 56.03(1), it must do so in accordance with the procedure set forth in 760 CMR56.03(8), or it shall be deemed to have waived its rights.
- (e) A Board may stay the commencement of a hearing if three (3) or more Comprehensive Permit applications are concurrently undergoing hearings before the Board, and the total number of housing units in those pending Projects exceeds the numerical threshold for a large project within that municipality, as set forth in 760 CMR 56.03(6).

Consultant Review

[760 CMR 56.05(5)]

- (a) If, after receiving an application, the Board determines that in order to review that application it requires technical advice in such areas as civil engineering, transportation, environmental resources, design review of buildings and site, and (in accordance with 760 CMR 56.05(6)) review of financial statements that is unavailable from municipal employees, it may employ outside consultants. Whenever possible it shall work cooperatively with the Applicant to identify appropriate consultants and scopes of work and to negotiate payment of part or all of consultant fees by the Applicant. Alternatively, the Board may, by majority vote, require that the Applicant pay a reasonable review fee in accordance with 760 CMR 56.05(b) for the employment of outside consultants chosen by the Board alone. The Board should not impose unreasonable or unnecessary time or cost burdens on an Applicant. Legal fees for general representation of the Board or other Local Boards shall not be imposed on the Applicant.
- (b) A review fee may be imposed only if:
 - 1. the work of the consultant consists of review of studies prepared on behalf of the Applicant, and not of independent studies on behalf of the Board;
 - 2. the work is in connection with the Applicant's specific Project; and
 - 3. all written results and reports are made part of the record before the Board.
 - 4. a review fee may only be imposed in compliance with applicable law and the Board’s rules.

Review of Financial Statements

[760 CMR 56.05(6)]

- (a) A Board may request to review the *pro forma* or other financial statements for a Project only after the following preconditions have been met:
 - 1. Other consultant review has been completed;
 - 2. The Applicant has had an opportunity to modify its original proposal to address issues raised;
 - 3. the Board has had an opportunity to propose conditions to mitigate the Project’s impacts and to consider requested Waivers; and
 - 4. The Applicant has indicated that it does not agree to the proposed condition(s) or Waiver denial(s) because they would render the Project uneconomic. A Board may not conduct review of a *pro forma* in order to see whether a Project would still be economic if the number of dwelling units were reduced, unless such reduction is justified by a valid health, safety, environmental, design, open space, planning, or other local concern that directly results from the size of a project on a particular site, consistent with 760 CMR 56.07(3).

(b) If the Applicant does not agree to some or all of the proposed permit conditions or Waiver denials because they would render the Project Uneconomic, the Board may ask the Applicant to submit its *pro forma*, in form satisfactory to the Subsidizing Agency, and revised as necessary to reflect the additional cost of meeting these conditions and/or denials. The revised *pro forma* may be subjected to the same consultant review as any other technical information submitted to the Board, in accordance with 760 CMR 56.05(5) and the Board’s rules.

The Board may then use this information to decide whether to adopt or modify its originally proposed conditions and/or denials. *Pro forma* review should conform to recognized real estate and affordable housing industry standards, consistent with the policies of the Subsidizing Agency and guidelines adopted by the Department.

(c) Related financial issues, including related-party transactions, the estimated sales price or rental rates of market-rate units, and land acquisition costs, shall be addressed in accordance with the Department’s guidelines. Disagreements between the Applicant and the Board’s consultant should be resolved in accordance with the Department’s guidelines. The Subsidizing Agency has the sole responsibility to establish and enforce reasonable profit and distribution limitations on the Applicant, as set forth in 760 CMR 56.04(8).

Waivers from Local Requirements and Regulations

[760 CMR 56.05(7)]

The Applicant may request Waivers, solely from the “as-of-right” requirements of the zoning district where the project site is located , as listed in its application or as may subsequently arise during the hearing, and the Board shall grant such Waivers as are Consistent with Local Needs and are required to permit the construction and operation of the Project.

If a Project does not request a subdivision approval, waivers from subdivision requirements are not required (although a Board may look to subdivision standards, such as requirements for road construction, as a basis for required project conditions, in which case the Applicant can seek Waivers from such requirements).

STEP SIX Board Decisions. [760 CMR 56.05(8)]

- (a) Forty-five days after the close of the public hearing, the Board shall render a decision, based on a majority vote of the Board, taking into consideration the recommendations of Local Boards.
- (b) The Board shall file its decision within 14 days in the office of the city or town clerk, and it shall forward a copy of any Comprehensive Permit to the Applicant or its designated representative and to DHCD when it is filed.
- (c) The Board may:
 - 1. approve a Comprehensive Permit on the terms and conditions set forth in the application;

- 2. approve a Comprehensive Permit with conditions with respect to height, site plan, size, shape or building materials that address matters of Local Concern; or
- 3. deny a Comprehensive Permit as not Consistent with Local Needs if the Board finds that there are no conditions that will adequately address Local Concerns.

(d) Uneconomic Conditions. The Board shall not issue any order or impose any condition that would cause the building or operation of the Project to be Uneconomic, including a requirement imposed by the Board on the Applicant:

- 1. to incur costs of public infrastructure or improvements off the project site that:
 - a. are not generally imposed by a Local Board on unsubsidized housing;
 - b. address a pre-existing condition affecting the municipality generally; or
 - c. are disproportionate to the impacts reasonably attributable to the Project; or
- 2. to reduce the number of units for reasons other than evidence of Local Concerns within the purview of the Board (see 760 CMR 56.05(4)(e); see also 760 CMR 56.07(3)(c – h) regarding evidence that would be heard by the Committee on an appeal), such as design, engineering, or environmental deficiencies that directly result from the impact of a Project on a particular site.

If a proposed nonresidential element of a Project is not allowed by-right under applicable provisions of the current municipal zoning code, a condition shall not be considered Uneconomic if it would modify or remove such nonresidential element.

STEP SEVEN Appeals from Board Decisions [760 CMR 56.05(9)]

- (a) If the Board approves the Comprehensive Permit, any person aggrieved may appeal within the time period and to the court provided in M.G.L. c.40A, §17.
- (b) If the Board denies the Comprehensive Permit or approves the permit with unacceptable conditions or requirements, the Applicant may appeal to the Housing Appeals Committee as provided in M.G.L. c.40B, §22 and 760 CMR 56.06.
- (c) If the Board takes action adverse to the Applicant under 760 CMR 56.03(8), 760 CMR 56.05(11), or a similar provision of 760 CMR 56.00, or otherwise violates or fails to implement M.G.L. c.40B, §§20 through 23, the Applicant may appeal to the Housing Appeals Committee as provided in M.G.L. c.40B, §22 and 760 CMR 56.06.

For Procedural Regulations for Appeals to the Housing Appeals Committee see 760 CMR 56.06.

Local Initiative Program (LIP): Local Action Units

For Regulatory Authority see: G.L. C 40B, s. 20-23 and 760 CMR 56.00.

For LIP LOCAL ACTION UNIT guidance refer to GUIDELINES: G.L. C 40B Comprehensive Permit Projects; Subsidized Housing Inventory, section VI. Local Initiative Program (LIP):

<http://www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf>

LIP is a state housing program established in 1989 to give cities and towns more flexibility.

The **subsidy** for this program is technical assistance and services provided to municipalities and developers for the creation, maintenance and preservation of Low or Moderate Income Housing.

There are two means of creating affordable housing under LIP:

- 1) Local Initiative Projects “Friendly 40B”: go through the Comprehensive Permit process
- 2) Local Action Units: developed through local zoning, such as Inclusionary Zoning bylaws, or permit issue process.

Units developed through LIP are eligible for SHI

DHCD reviews for:

- 1) Consistency with State Sustainable Development Principles
- 2) Consistency with Local Housing Needs
 - a. LIP approval for age-restricted housing needs to show actual need and marketability within the municipality.
 - b. Do other age-restricted units, created with a Comp Permit, unbuilt or unsold? Are the proposed age-restricted units, in context with other housing efforts, unresponsive to needs for family housing?

Local Action Units

Housing units that are built without a Comprehensive Permit but meet LIP criteria and are suitable for inclusion in LIP.

- 1. Built pursuant to a local action and not developed with a comprehensive permit:
 - a. Zoning-based approval
 - i. Inclusionary Zoning, Accessory Apartment Bylaw meeting the LAU criteria
 - ii. Condition of a variance or special permit; agreement between town and a Developer to convert and rehabilitate municipal buildings into housing;
 - b. Substantial municipal financial assistance: Funds raised, appropriated, administered by city or town.

- c. Provision of land or buildings that are owned or acquired by the city or town and conveyed at a substantial discount from their fair market value.
 - iii. donation of municipally-owned land
 - iv. use of local funds to develop or write down housing units
- 2. Must meet the following criteria
 - 1. Resulted from city or town action or approval
 - 2. Meet requirements for SHI eligibility
 - i. Have a subsidy
 - ii. Affordable to households with household income that does not exceed 80% of the AMI
 - iii. Meet the Household Assets limitations
 - iv. Meet Housing Costs limits
 - 1. Rental: 30% of Household income
 - 2. Ownership: 3% of purchase price as down payment and monthly housing costs not to exceed 38% of monthly income
 - v. Units having a use restriction restricting occupancy to Income Eligible Household having a lower percentage of AMI than 80%.
 - vi. Project is in compliance with the Bedroom Mix Policy and affordable units subject to an Affirmative Fair Marketing and Resident Selection Plan.
 - 3. The community is strongly encouraged to meet with DHCD LIP staff to discuss project *prior* to submitting an application

Process

STEP ONE. Discuss the Local Action Unit projects with DHCD LIP staff prior to submitting an application.

STEP TWO. File a MEPA Environmental Notification Form, for new construction only.

STEP THREE. Complete a Regulatory Agreement for Ownership Developments, or a Regulatory Agreement or Rental Developments, or a HOME Covenant/Deed Restriction

STEP FOUR. Application

www.mass.gov/dhcd (search “LIP Local Action Unit application”)

Submit a complete, signed copy of the Local Initiative Program Application for Local Action Units to DHCD, attention LIP Program Coordinator; including:

- (a) Documentation of the municipal action
- (b) Submit a copy of the Regulatory Agreement for Ownership or Rental Developments or the HOME covenant/deed restriction, redlined to reflect any proposed changes.
- (c) MEPA environmental notification form (ENF) for new construction only
- (d) Affirmative Fair Marketing and Lottery Plan.

STEP FIVE. DHCD expects to review and process the application within 60 days. To receive LAU approval, DHCD reviews for location action or approval. LAUs cannot be developed with a Comprehensive Permit.

Lessons Learned

- Maximum LIP maximum rents are calculated at what is affordable to a household earning 80% of the area median family income adjusted for household size. E.g.:
2 BR unit Household size = (#BR +1) = 3 80% of AMFI = \$58,000 Monthly Income = \$4,875 Max Rent (30% of monthly income) = \$1,462

Accessory Apartments

In order for Accessory Apartments to be added to the Subsidized Housing Inventory, they must receive Local Action Unit (LAU) approval:

- Resulted from city or town action or approval
 - Subject to a recorded use restriction approved by DHCD, that has a term of not less than 15 years
 - Meet the requirements for LIP units, with the exception of receiving a Comprehensive Permit.
-
1. Municipality adopts an Accessory Apartment zoning bylaw or ordinance that permits the creation of accessory apartments that are affordable to Income Eligible Households.
 - a. *Submit a draft to DHCD for compliance review prior to local approval – DHCD’s review will be limited to noting any provisions that might conflict with LIP requirements.*
 - b. Units to be submitted to DHCD will have received zoning approval under the bylaw or ordinance.
 - c. There shall be no provisions that conflict with the LIP requirements
 - i. Allowing affordable accessory dwelling units to be rented to family members.
 - ii. Allowing affordable accessory apartments to be rented to households earning more than 80% of AMI
 - iii. A requirement that all accessory dwelling units shall be restricted to residents of the municipality
 - iv. Any provision in conflict with applicable fair housing laws.
 2. Complete a Local Initiative Program Application for Accessory Apartments.
 - a. Letter of Support signed by the Chief Executive Officer
 - b. An Affirmative Fair Housing Marketing Plan
 - c. Designation of a Local Project Administrator (LPA) for all accessory apartments – responsible for oversight of all accessory apartments
 - i. Local Official
 - ii. Local Housing Partnership board member or staff member
 - iii. Director of an area housing non-profit organization
 - iv. Another appropriate person meeting DHCD approval

- d. Schedule of maximum rent for each accessory apartment
 - e. Proposed tenant application form and plan for processing of applications
 - f. Plan for annual verification of tenants’ income
 3. Submit a letter of support from the local housing partnership, if any.
 4. Meet the Local Action Requirements:
 - a. Municipality has a local zoning bylaw or ordinance that permits the creation of accessory apartments.
 - b. Received approval under the bylaw
 5. Tenant Eligibility
 - a. Family Members Prohibited
 - b. Household income shall not exceed 80% of the AMI adjusted for actual household size, as determined by HUD. Limits may be lower.
 - i. Certification of income eligibility made by the Local Project Administrator (documentation may include recent tax returns, pay stubs, affidavits, etc.). Any post-occupancy changes must be reported to the owner and the LPA.
 6. Affirmative Fair Housing Marketing
 - a. Affirmative Fair Housing and Marketing and Resident Selection Plan
 - i. Outreach
 - ii. Minimum Advertising Period – 60 days
 - iii. Wait List: “Ready Renters List”
 - b. Annual Data Collection: the LPA shall collect data annually regarding the number of minority households renting accessory apartments.
 - c. DHCD may suspend/revoke the eligibility of units if a Failure to Apply Good Faith Efforts is found.
 - d. Tenant Selection
 - i. Owner gives written notice to LPA that a unit is available and requests referral of applicants.
 - ii. Within 5 business days, the LPA refers the top appropriately-sized household(s), no more than 3 at a time.
 - iii. The owner meets the referred applicant(s) and show the unit. The referred applicant has a *minimum* of 10 business days to view the unit. Owner may select one of the applicants or request additional referrals. Non-selected applicants return to the top of the Ready Renters List.
 - iv. Owner enters into a 1-year lease with selected applicant.
 - v. Upon request of the LPA, the owner shall specify in writing a substantial nondiscriminatory reason for having rejected an applicant.

Local Initiative Program Comprehensive Permits (“Friendly 40B”)

For Regulatory Authority see: G.L. C 40B, s. 20-23 and 760 CMR 56.00.

For LIP Comprehensive Permit guidance refer to GUIDELINES: G.L. C 40B Comprehensive Permit Projects; Subsidized Housing Inventory, section VI. Local Initiative Program (LIP):

<http://www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf>

Local Initiative Project – means a Project for which the project eligibility application is submitted by the Chief Executive Officer of the municipality under 760 CMR 56.04(2) to the Department of Housing and Community Development, in accordance with the Department’s Local Initiative Program (“LIP”).

<http://www.mass.gov/hed/economic/eohed/dhcd/legal/regs/760-cmr-56.html>

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Comprehensive Permit Projects: Summary of the Process

[For complete information see GUIDELINES, section VI]

STEP ONE: Project must meet requirements of 40B

STEP TWO: Receive written support of Chief Executive Officer

STEP THREE: Complete Local Initiative Program Application for Comprehensive Permit Projects as Word Fillable Form [*LIP Guidelines* pg. VI – 3]: <http://www.mass.gov/hed/housing/affordable-own/local-initiative-program-lip.html> Include:

- (a) Letter of support signed by the Chief Executive Officer of the municipality.
- (b) Signed letter of interest from a construction lender
- (c) Site plan showing contours of the site and the footprint of all proposed buildings, roads, parking and other improvements
- (d) Front and rear elevations for each building and sample floor plans for each unit type
- (e) Description of proposed units by size, type, number of bedrooms, location within the project, and proposed rents or sales prices.

APPLICATION FEE: \$1,500 per project plus an additional \$20 per unit with checks payable to Department of Housing and Community Development. [Reduced by one-half for non-profit developers; waived for public agencies and municipalities.] Application fee is refunded if the application is not accepted or is rejected. One-half of the fee is refunded if application not approved.

STEP FOUR: Determination of Project Eligibility. [GUIDANCE, p. VI-9]

Upon receipt of the application, DHCD reviews the LIP Comprehensive Permit Application.

- (a) The Determination of Project Eligibility is a prerequisite to application for a Comprehensive Permit for the Project from the municipality’s Zoning Board of Appeals.
- (b) DHCD makes the following findings in order to issue a Determination of Project Eligibility.
 - 1. The application meets the requirements specified in 760 CMR 56.04(4).
 - 2. The proposed project appears generally eligible under the requirements of the LIP, subject to final program review and approval.
 - 3. The proposed site plan is appropriate in the context of the surrounding area and taking into account previous municipal action to meet affordable housing needs, and the housing design is appropriate for the site.
 - 4. The proposed project appears financially feasible in the context of the local housing market.
 - 5. The initial pro forma for the project appears financially feasible on the basis of estimated development costs and revenues.
 - 6. The applicant is a public agency, a non-profit organization, or a Limited Dividend Organization.
 - 7. The applicant controls the site.

- 8. For age-restricted housing, that the market study demonstrates need and marketability within the municipality.
- (c) A Determination of Project Eligibility will be effective for two years from date of issuance unless otherwise stated therein.

STEP FIVE Comprehensive Permit Application and Zoning Board of Appeals Hearing

See G.L.C. 40B COMPREHENSIVE PERMIT INFORMATION SHEET, starting with STEP FOUR.

STEP SIX Regulatory Agreement and Use Restrictions

The Regulatory Agreement memorializes the rights and responsibilities of the parties and provides for monitoring of the project throughout the term of affordability. DHCD has model regulatory agreements for ownership and rental projects and a model Local Initiative Program Affordable Housing Deed Rider.

- (a) The Developer forwards a copy of the final Comprehensive Permit to the LIP staff at DHCD.
- (b) DHCD prepares a Regulatory Agreement, which also serves as the final written approval for the Project.
- (c) A Regulatory Agreement for each project will be executed by DHCD, the municipality, and the Developer
- (d) The Regulatory Agreement is filed with the Registry District of the Land Court.
- (e) The term of affordability for the Project generally should be the longest period permitted by law (in perpetuity).

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Appendix E: Swansea Comprehensive Plan Logo

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SWANSEA 2024
Comprehensive Plan