

Dear Community Member,

The Warner Housing Advisory Committee is currently working to update the Housing Chapter of the Town’s 2011 Master Plan. To help us develop the new Housing Chapter and guide future policy, we’d like to obtain community members’ thoughts about housing.

The Warner Housing Survey 2024 has 14 Key Questions, plus a quick Demographics section and a write-in Community Opinion section. Overall, it should take around 15-20 minutes to complete all three sections.

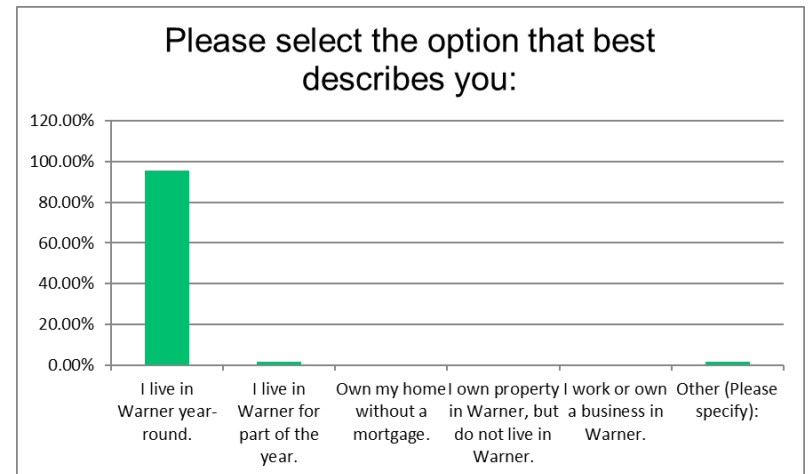
All survey responses are anonymous, unless you’d like to provide your email address at the end so the Housing Advisory Committee can keep you informed about our work.

You could take the survey online at www.surveymonkey.com/r/WarnerHousing24 or complete a paper survey. The paper surveys are available at the Town Hall (outside the Town Clerk's office), United Church of Warner (first floor), and Sugar River Bank (front entry). You can return your completed paper surveys to the survey collection drop boxes at these locations.

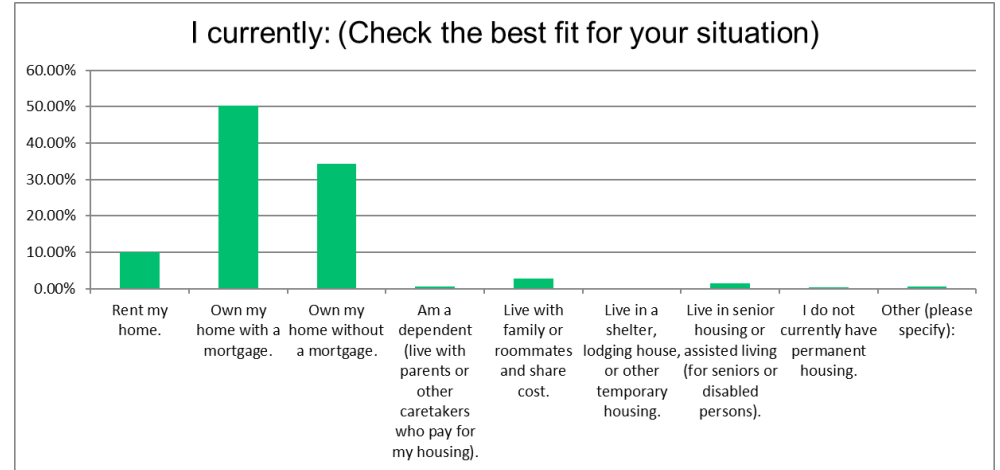
Thank you for your assistance and for taking the time to share your opinion.

Sincerely,
The Warner Housing Advisory Committee

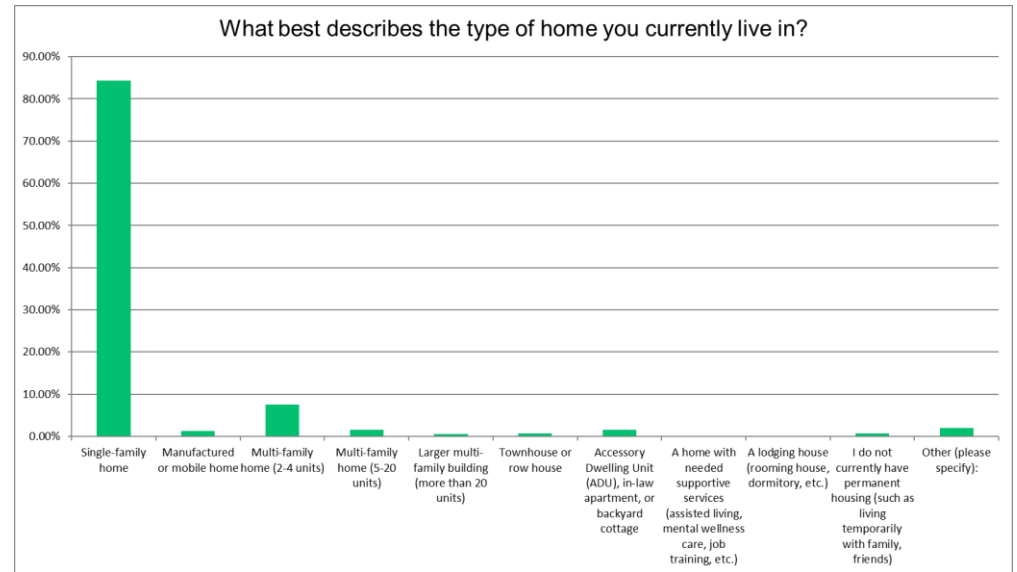
Question 1		
Please select the option that best describes you:		
Answer Choices	Responses	
I live in Warner year-round.	95.53%	385
I live in Warner for part of the year.	1.74%	7
Own my home without a mortgage.	0.00%	0
I own property in Warner, but do not live in Warner.	0.50%	2
I work or own a business in Warner.	0.50%	2
Other (Please specify): [Write-in comments]	1.74%	7
	Answered	403
	Skipped	1



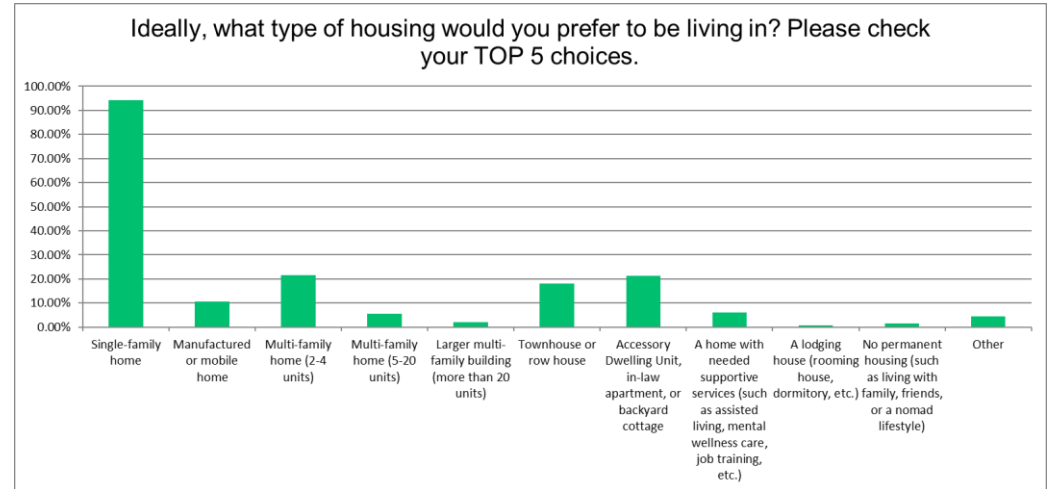
Question 2		
I currently: (Check the best fit for your situation)		
Answer Choices	Responses	
Rent my home.	9.95%	40
Own my home with a mortgage.	50.25%	202
Own my home without a mortgage.	34.33%	138
Am a dependent (live with parents or other caretakers who pay for my housing).	0.50%	2
Live with family or roommates and share cost.	2.74%	11
Live in a shelter, lodging house, or other temporary housing.	0.00%	0
Live in senior housing or assisted living (for seniors or disabled persons).	1.49%	6
I do not currently have permanent housing.	0.25%	1
Other (please specify): [Write-in comments]	0.50%	2
	Answered	402
	Skipped	2



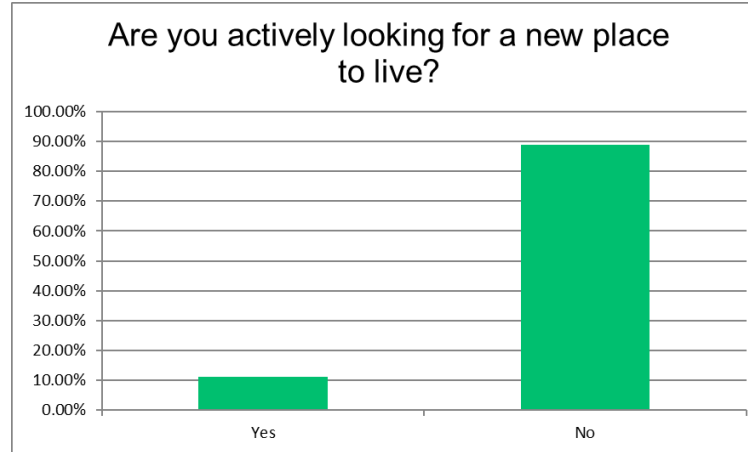
Question 3		
What best describes the type of home you currently live in?		
Answer Choices	Responses	
Single-family home	84.33%	339
Manufactured or mobile home	1.24%	5
Multi-family home (2-4 units)	7.46%	30
Multi-family home (5-20 units)	1.49%	6
Larger multi-family building (more than 20 units)	0.50%	2
Townhouse or row house	0.75%	3
Accessory Dwelling Unit (ADU), in-law apartment, or backyard cottage	1.49%	6
A home with needed supportive services (assisted living, mental wellness care, job training, etc.)	0.00%	0
A lodging house (rooming house, dormitory, etc.)	0.00%	0
I do not currently have permanent housing (such as living temporarily with family, friends)	0.75%	3
Other (please specify): [Write-in comments]	1.99%	8
	Answered	402
	Skipped	2



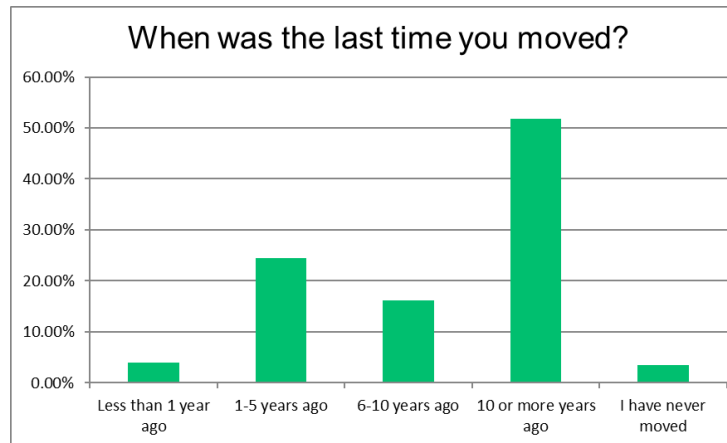
Question 4		
Ideally, what type of housing would you prefer to be living in? Please check your TOP 5 choices.		
Answer Choices	Responses	
Single-family home	94.19%	373
Manufactured or mobile home	10.61%	42
Multi-family home (2-4 units)	21.46%	85
Multi-family home (5-20 units)	5.56%	22
Larger multi-family building (more than 20 units)	2.02%	8
Townhouse or row house	18.18%	72
Accessory Dwelling Unit, in-law apartment, or backyard cottage	21.21%	84
A home with needed supportive services (such as assisted living, mental wellness care, job training, etc.)	6.06%	24
A lodging house (rooming house, dormitory, etc.)	0.76%	3
No permanent housing (such as living with family, friends, or a nomad lifestyle)	1.52%	6
Other: [Write-in comments]	4.55%	18
Please explain your housing preferences. Why do you prefer your top choices? [Write-in comments]		107
	Answered	396
	Skipped	8



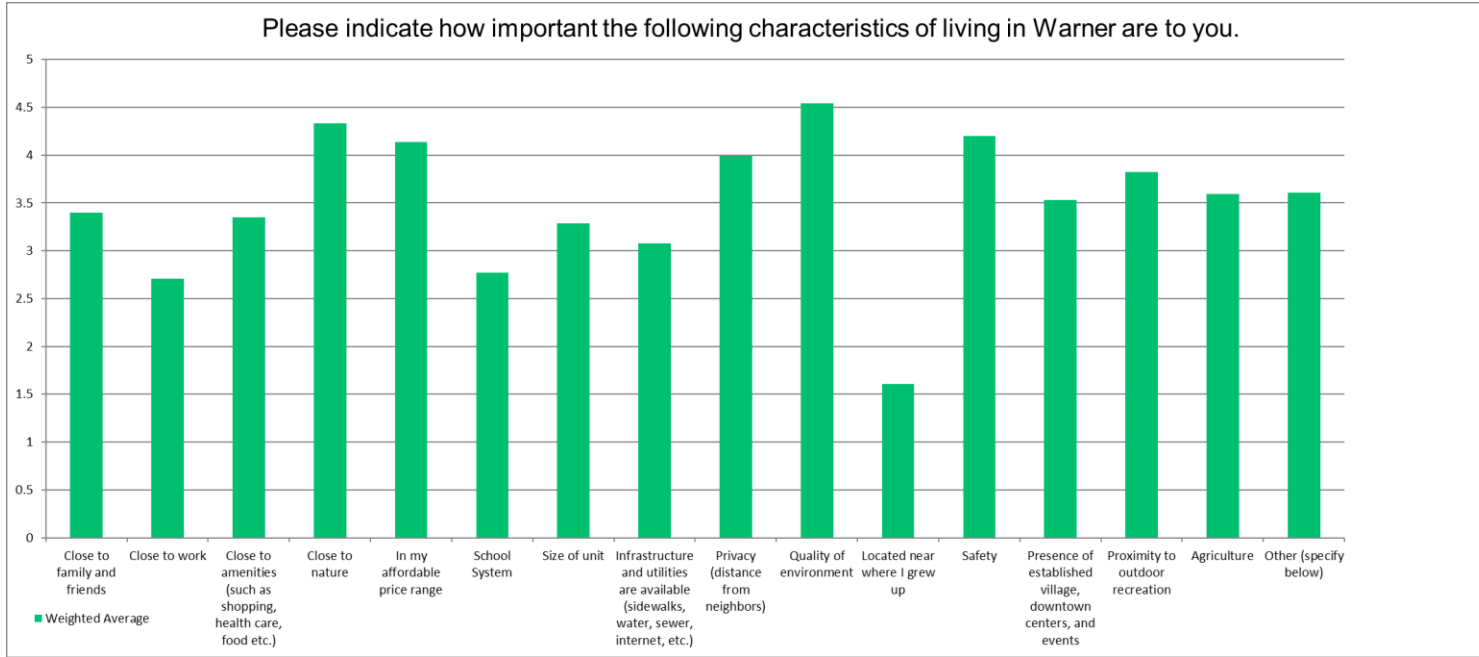
Question 5		
Are you actively looking for a new place to live?		
Answer Choices	Responses	
Yes	11.03%	44
No	88.97%	355
	Answered	399
	Skipped	5



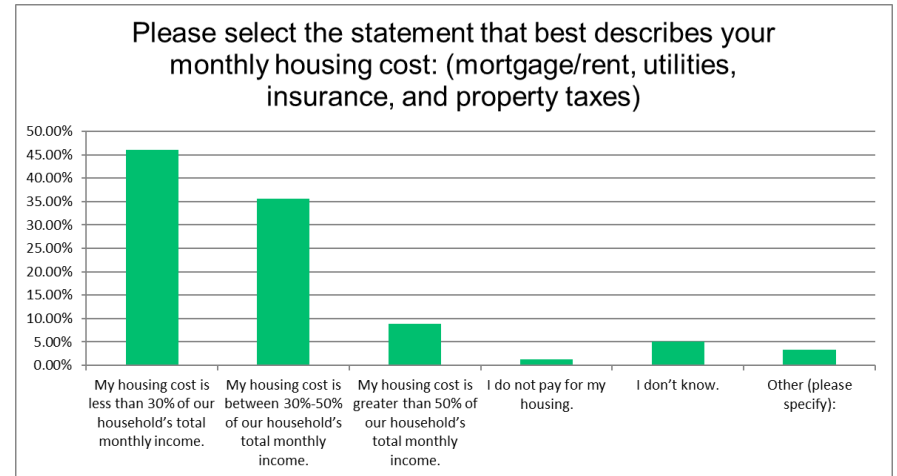
Question 6		
When was the last time you moved?		
Answer Choices	Responses	
Less than 1 year ago	4.00%	16
1-5 years ago	24.50%	98
6-10 years ago	16.25%	65
10 or more years ago	51.75%	207
I have never moved	3.50%	14
	Answered	400
	Skipped	4



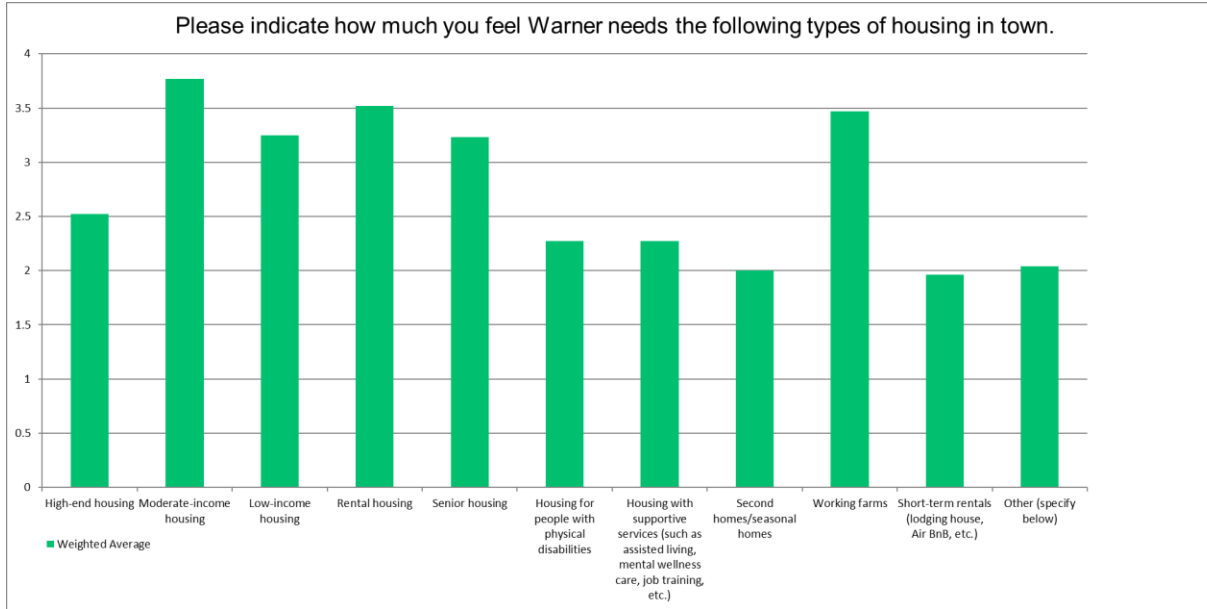
Question 7												
Please indicate how important the following characteristics of living in Warner are to you.												
	Extremely Important		Very Important		Moderately Important		Slightly Important		Not Important		Total	Weighted Average
Close to family and friends	25.25%	100	25.51%	101	25.51%	101	11.11%	44	12.63%	50	396	3.4
Close to work	10.29%	39	24.01%	91	24.01%	91	9.50%	36	32.19%	122	379	2.71
Close to amenities (such as shopping, health care, food etc.)	14.61%	58	31.74%	126	35.01%	139	10.83%	43	7.81%	31	397	3.35
Close to nature	53.79%	213	29.80%	118	13.13%	52	2.53%	10	0.76%	3	396	4.33
In my affordable price range	51.29%	199	24.48%	95	15.46%	60	4.12%	16	4.64%	18	388	4.14
School System	19.06%	73	21.41%	82	14.36%	55	7.31%	28	37.86%	145	383	2.77
Size of unit	12.03%	45	35.29%	132	34.49%	129	6.15%	23	12.03%	45	374	3.29
Infrastructure and utilities are available (sidewalks, water, sewer, internet, etc.)	18.02%	71	23.35%	92	25.89%	102	14.21%	56	18.53%	73	394	3.08
Privacy (distance from neighbors)	39.70%	158	31.41%	125	19.35%	77	7.04%	28	2.51%	10	398	3.99
Quality of environment	64.41%	257	26.82%	107	7.52%	30	0.75%	3	0.50%	2	399	4.54
Located near where I grew up	7.42%	29	3.84%	15	6.39%	25	7.16%	28	75.19%	294	391	1.61
Safety	50.64%	199	29.01%	114	13.23%	52	4.07%	16	3.05%	12	393	4.2
Presence of established village, downtown centers, and events	24.62%	97	32.99%	130	23.35%	92	8.63%	34	10.41%	41	394	3.53
Proximity to outdoor recreation	35.88%	141	30.79%	121	19.59%	77	6.87%	27	6.87%	27	393	3.82
Agriculture	30.00%	117	25.90%	101	25.90%	101	9.74%	38	8.46%	33	390	3.59
Other (specify below)	54.55%	48	11.36%	10	4.55%	4	0.00%	0	29.55%	26	88	3.61
Other (please specify): [Write-in comments]											77	
											Answered	403
											Skipped	1



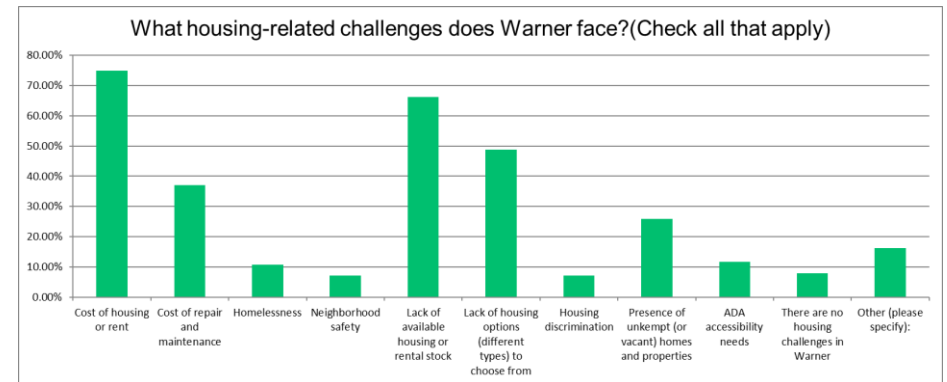
Question 8		
Please select the statement that best describes your monthly housing cost: (mortgage/rent, utilities, insurance, and property taxes)		
Answer Choices	Responses	
My housing cost is less than 30% of our household's total monthly income.	45.98%	183
My housing cost is between 30%-50% of our household's total monthly income.	35.68%	142
My housing cost is greater than 50% of our household's total monthly income.	8.79%	35
I do not pay for my housing.	1.26%	5
I don't know.	5.03%	20
Other (please specify):	3.27%	13
	Answered	398
	Skipped	6



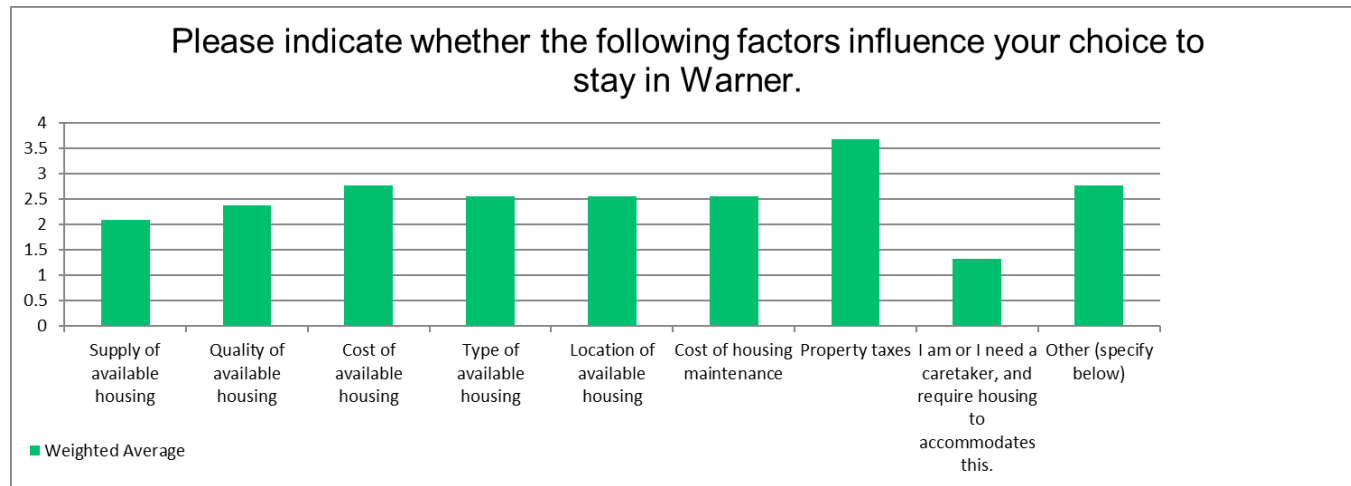
Question 9														
Please indicate how much you feel Warner needs the following types of housing in town.														
	Strongly Needs More		Needs More		Has Enough		Needs Less		Does Not Need Any		I Don't Know/No Opinion		Total	Weighted Average
High-end housing	5.40%	21	11.05%	43	48.07%	187	8.48%	33	19.28%	75	7.71%	30	389	2.52
Moderate-income housing	21.36%	85	50.50%	201	20.85%	83	0.75%	3	3.77%	15	2.76%	11	398	3.77
Low-income housing	23.31%	93	35.34%	141	14.04%	56	3.51%	14	17.54%	70	6.27%	25	399	3.25
Rental housing	26.95%	107	37.53%	149	18.39%	73	2.27%	9	7.81%	31	7.05%	28	397	3.52
Senior housing	20.51%	81	38.73%	153	19.49%	77	1.27%	5	4.56%	18	15.44%	61	395	3.23
Housing for people with physical disabilities	11.11%	44	30.05%	119	14.39%	57	1.26%	5	5.81%	23	37.37%	148	396	2.27
Housing with supportive services (such as assisted living, mental wellness care, job training, etc.)	11.14%	44	27.34%	108	15.95%	63	1.77%	7	10.13%	40	33.67%	133	395	2.27
Second homes/seasonal homes	2.57%	10	5.14%	20	36.25%	141	15.42%	60	26.74%	104	13.88%	54	389	2
Working farms	24.11%	95	40.36%	159	20.56%	81	1.02%	4	1.02%	4	12.94%	51	394	3.47
Short-term rentals (lodging house, Air BnB, etc.)	3.07%	12	16.11%	63	23.53%	92	6.91%	27	31.46%	123	18.93%	74	391	1.96
Other (specify below)	32.39%	23	7.04%	5	1.41%	1	1.41%	1	7.04%	5	50.70%	36	71	2.04
Other (please specify): [Write -in comments]													60	
													Answered	404
													Skipped	0



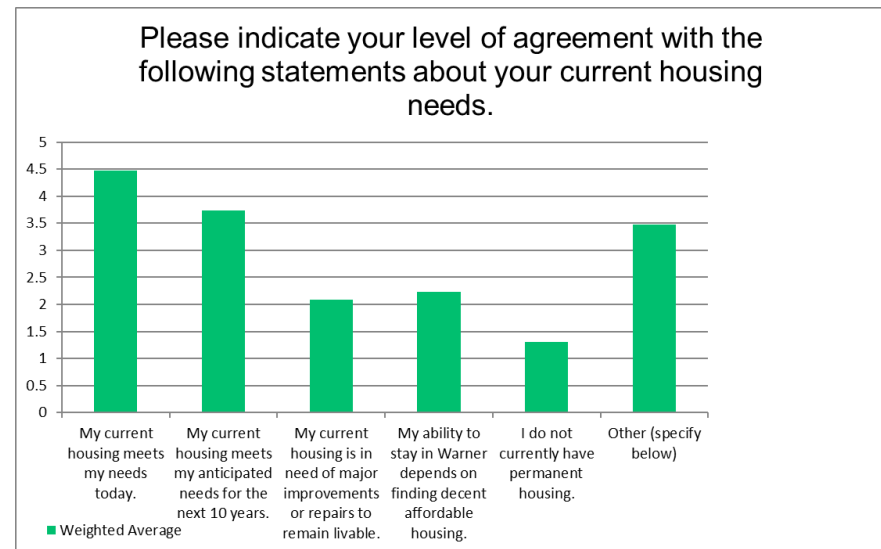
Question 10		
What housing-related challenges does Warner face? (Check all that apply)		
Answer Choices	Responses	
Cost of housing or rent	74.88%	301
Cost of repair and maintenance	37.06%	149
Homelessness	10.70%	43
Neighborhood safety	7.21%	29
Lack of available housing or rental stock	66.17%	266
Lack of housing options (different types) to choose from	48.76%	196
Housing discrimination	7.21%	29
Presence of unkempt (or vacant) homes and properties	25.87%	104
ADA accessibility needs	11.69%	47
There are no housing challenges in Warner	7.96%	32
Other (please specify): [Write-in comments]	16.17%	65
	Answered	402
	Skipped	2



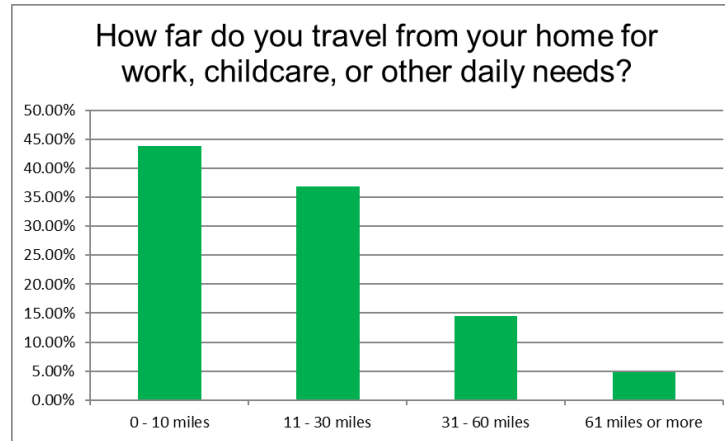
Question 11												
Please indicate whether the following factors influence your choice to stay in Warner.												
	Strongly Influences		Highly Influences		Moderately Influences		Slightly Influences		Does Not Influence		Total	Weighted Average
Supply of available housing	13.91%	53	8.40%	32	10.76%	41	6.04%	23	60.89%	232	381	2.08
Quality of available housing	12.89%	49	15.79%	60	16.05%	61	5.79%	22	49.47%	188	380	2.37
Cost of available housing	23.22%	88	15.83%	60	15.57%	59	5.01%	19	40.37%	153	379	2.77
Type of available housing	15.10%	58	18.23%	70	17.19%	66	6.77%	26	42.71%	164	384	2.56
Location of available housing	15.63%	60	16.67%	64	18.49%	71	6.77%	26	42.45%	163	384	2.56
Cost of housing maintenance	11.87%	45	15.57%	59	24.80%	94	11.87%	45	35.88%	136	379	2.56
Property taxes	42.53%	165	17.78%	69	18.81%	73	6.70%	26	14.18%	55	388	3.68
I am or I need a caretaker, and require housing to accommodate this.	1.37%	5	2.19%	8	7.10%	26	5.74%	21	83.61%	306	366	1.32
Other (specify below)	37.50%	30	6.25%	5	3.75%	3	0.00%	0	52.50%	42	80	2.76
Other (please specify): [Write-in comments]											56	
											Answered	396
											Skipped	8



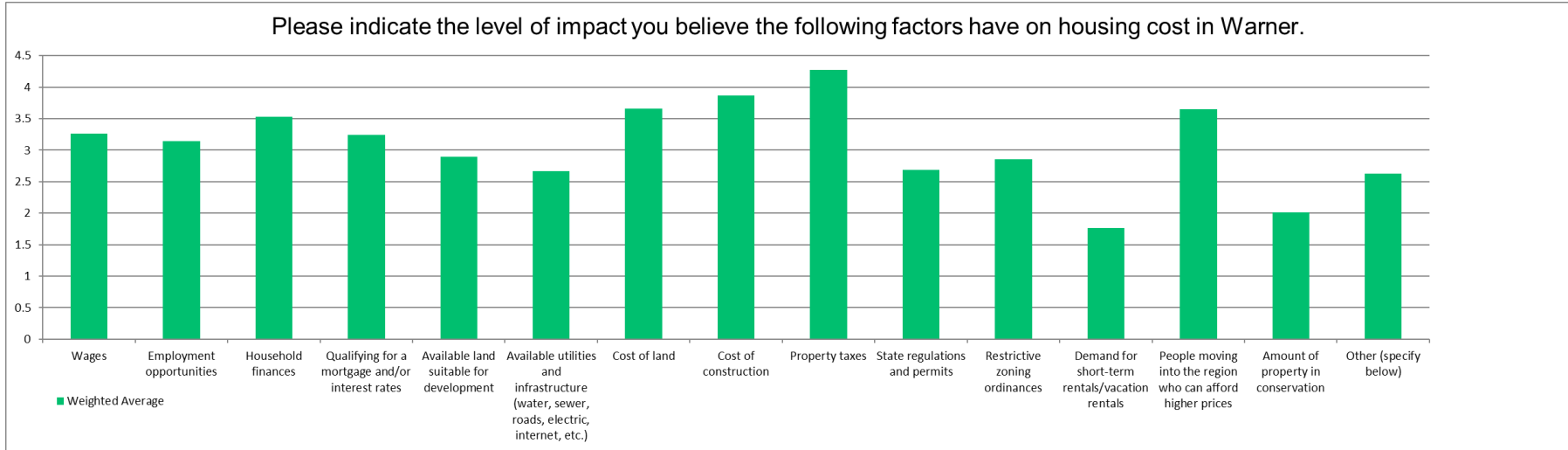
Question 12												
Please indicate your level of agreement with the following statements about your current housing needs.												
	Strongly Agree		Agree		Somewhat Agree		Disagree		Strongly Disagree		Total	Weighted Average
My current housing meets my needs today.	64.25%	257	25.00%	100	6.00%	24	2.75%	11	2.00%	8	400	4.47
My current housing meets my anticipated needs for the next 10 years.	38.44%	153	23.87%	95	18.09%	72	12.81%	51	6.78%	27	398	3.74
My current housing is in need of major improvements or repairs to remain livable.	4.90%	19	6.70%	26	16.24%	63	36.08%	140	36.08%	140	388	2.08
My ability to stay in Warner depends on finding decent affordable housing.	11.46%	44	10.68%	41	9.90%	38	25.78%	99	42.19%	162	384	2.23
I do not currently have permanent housing.	1.74%	6	2.03%	7	2.32%	8	13.33%	46	80.58%	278	345	1.31
Other (specify below)	56.82%	25	2.27%	1	6.82%	3	0.00%	0	34.09%	15	44	3.48
Other (please specify): [Write-in comments]											41	
											Answered	402
											Skipped	2



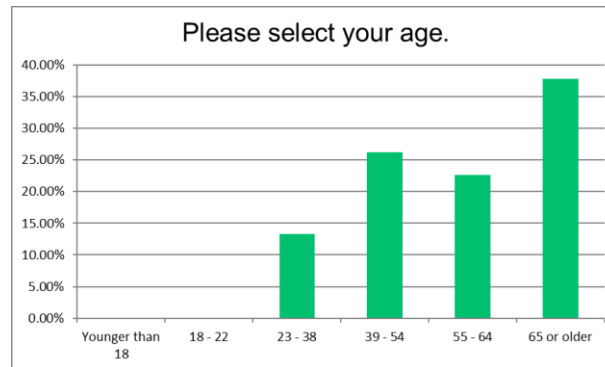
Question 13		
How far do you travel from your home for work, childcare, or other daily needs?		
Answer Choices	Responses	
0 - 10 miles	43.77%	172
11 - 30 miles	36.90%	145
31 - 60 miles	14.50%	57
61 miles or more	4.83%	19
Why? Please explain. [Write-in comments]		186
	Answered	393
	Skipped	11



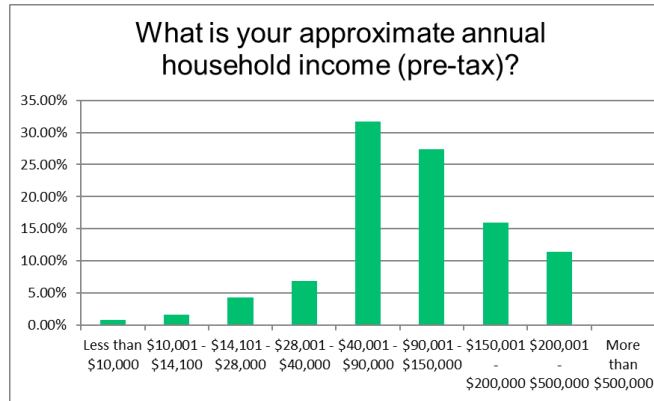
Question 14														
Please indicate the level of impact you believe the following factors have on housing cost in Warner.														
	Strongly Impacts		Highly Impacts		Moderately Impacts		Slightly Impacts		Does Not Impact		I Don't Know/ No Opinion		Total	Weighted Average
Wages	26.70%	102	27.49%	105	21.73%	83	4.45%	17	8.90%	34	10.73%	41	382	3.26
Employment opportunities	22.63%	86	24.74%	94	24.74%	94	8.16%	31	11.58%	44	8.16%	31	380	3.14
Household finances	30.29%	116	32.64%	125	18.28%	70	5.22%	20	5.48%	21	8.09%	31	383	3.53
Qualifying for a mortgage and/or interest rates	28.72%	110	27.42%	105	17.23%	66	4.96%	19	8.88%	34	12.79%	49	383	3.24
Available land suitable for development	20.05%	77	21.35%	82	23.44%	90	9.64%	37	14.84%	57	10.68%	41	384	2.9
Available utilities and infrastructure (water, sewer, roads, electric, internet, etc.)	11.05%	42	21.58%	82	27.37%	104	12.89%	49	17.11%	65	10.00%	38	380	2.67
Cost of land	32.31%	126	33.59%	131	17.69%	69	5.90%	23	5.38%	21	5.13%	20	390	3.66
Cost of construction	42.93%	167	29.82%	116	14.40%	56	2.57%	10	4.88%	19	5.40%	21	389	3.87
Property taxes	60.51%	239	21.52%	85	10.38%	41	3.29%	13	0.51%	2	3.80%	15	395	4.27
State regulations and permits	16.32%	62	15.79%	60	28.95%	110	14.74%	56	8.16%	31	16.05%	61	380	2.69
Restrictive zoning ordinances	24.35%	94	16.32%	63	20.73%	80	12.18%	47	12.44%	48	13.99%	54	386	2.86
Demand for short-term rentals/vacation rentals	8.12%	31	7.07%	27	17.28%	66	14.40%	55	26.70%	102	26.44%	101	382	1.76
People moving into the region who can afford higher prices	41.03%	160	21.03%	82	21.03%	82	3.33%	13	5.90%	23	7.69%	30	390	3.65
Amount of property in conservation	10.00%	38	9.47%	36	16.84%	64	16.84%	64	29.21%	111	17.63%	67	380	2.01
Other (specify below)	46.67%	28	3.33%	2	3.33%	2	0.00%	0	6.67%	4	40.00%	24	60	2.63
Other (please specify): [Write-in comments]													47	
													Answered	400
													Skipped	4



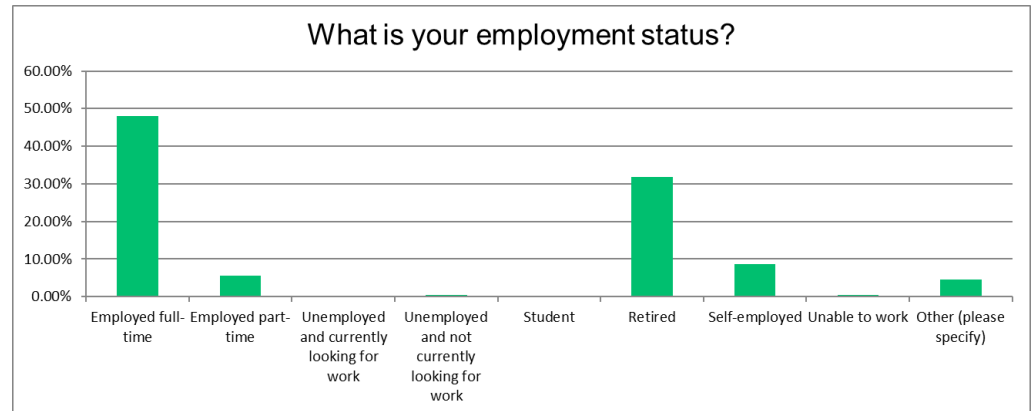
Question 15		
Please select your age.		
Answer Choices	Responses	
Younger than 18	0.00%	0
18 - 22	0.00%	0
23 - 38	13.35%	53
39 - 54	26.20%	104
55 - 64	22.67%	90
65 or older	37.78%	150
	Answered	397
	Skipped	7



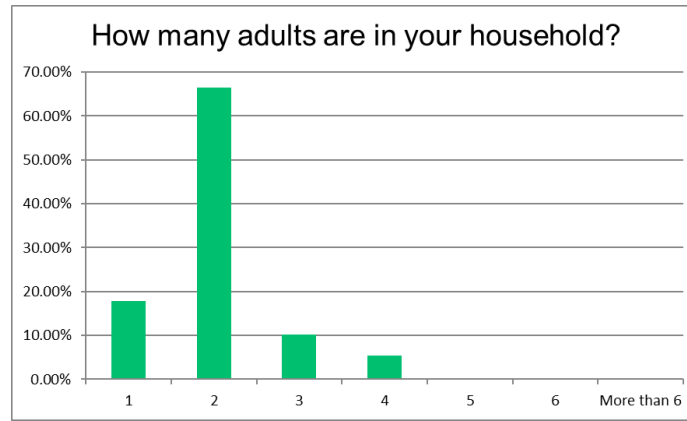
Question 16		
What is your approximate annual household income (pre-tax)?		
Answer Choices	Responses	
Less than \$10,000	0.80%	3
\$10,001 - \$14,100	1.60%	6
\$14,101 - \$28,000	4.26%	16
\$28,001 - \$40,000	6.91%	26
\$40,001 - \$90,000	31.65%	119
\$90,001 - \$150,000	27.39%	103
\$150,001 - \$200,000	15.96%	60
\$200,001 - \$500,000	11.44%	43
More than \$500,000	0.00%	0
	Answered	376
	Skipped	28



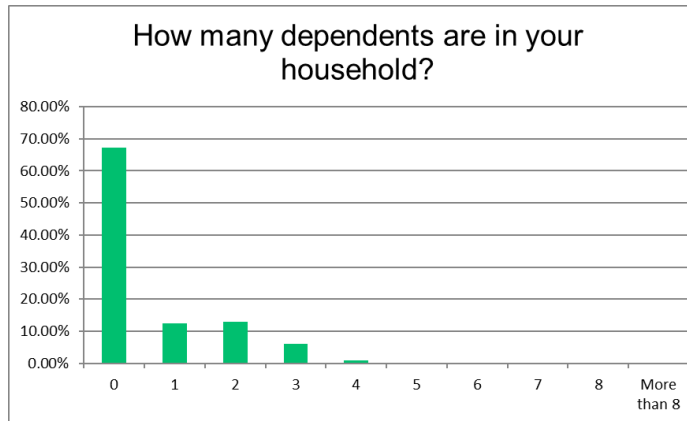
Question 17		
What is your employment status?		
Answer Choices	Responses	
Employed full-time	47.98%	190
Employed part-time	5.56%	22
Unemployed and currently looking for work	0.25%	1
Unemployed and not currently looking for work	0.51%	2
Student	0.25%	1
Retired	31.82%	126
Self-employed	8.59%	34
Unable to work	0.51%	2
Other (please specify): [Write-in comments]	4.55%	18
	Answered	396
	Skipped	8



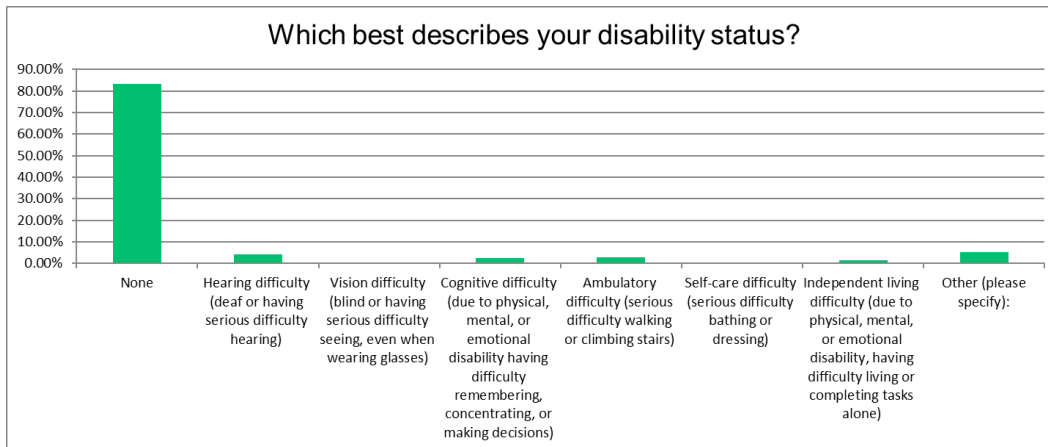
Question 18		
How many adults are in your household?		
Answer Choices	Responses	
1	17.81%	70
2	66.41%	261
3	10.18%	40
4	5.34%	21
5	0.00%	0
6	0.25%	1
More than 6	0.00%	0
	Answered	393
	Skipped	11



Question 19		
How many dependents are in your household?		
Answer Choices	Responses	
0	67.29%	253
1	12.50%	47
2	13.03%	49
3	6.12%	23
4	0.80%	3
5	0.27%	1
6	0.00%	0
7	0.00%	0
8	0.00%	0
More than 8	0.00%	0
	Answered	376
	Skipped	28



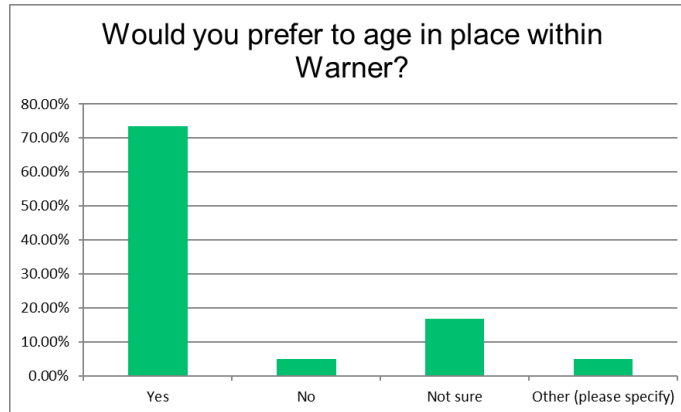
Question 20		
Which best describes your disability status?		
Answer Choices	Responses	
None	83.33%	320
Hearing difficulty (deaf or having serious difficulty hearing)	4.17%	16
Vision difficulty (blind or having serious difficulty seeing, even when wearing glasses)	0.52%	2
Cognitive difficulty (due to physical, mental, or emotional disability having difficulty remembering, concentrating, or making decisions)	2.60%	10
Ambulatory difficulty (serious difficulty walking or climbing stairs)	2.86%	11
Self-care difficulty (serious difficulty bathing or dressing)	0.00%	0
Independent living difficulty (due to physical, mental, or emotional disability, having difficulty living or completing tasks alone)	1.30%	5
Other (please specify): [Write-in comments]	5.21%	20
	Answered	384
	Skipped	20



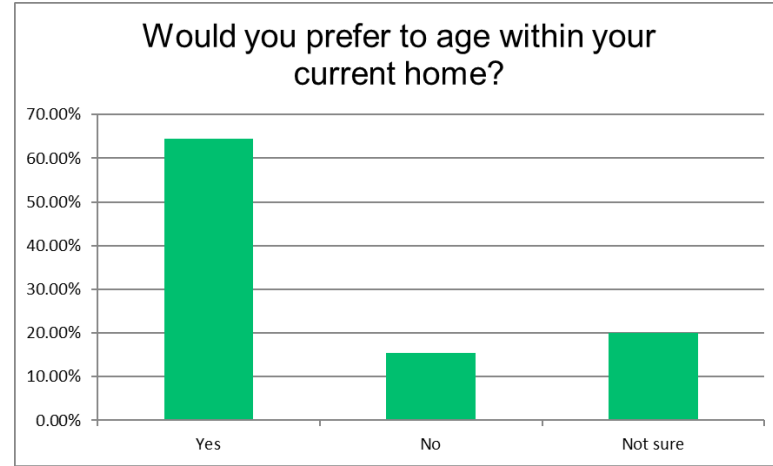
Question 21	
How did you end up living in your current housing? [Write-in comments]	
Answered	335
Skipped	69

Question 22	
Where do you think new housing should be built in Warner? [Write-in comments]	
Answered	305
Skipped	99

Question 23		
Would you prefer to age in place within Warner?		
Answer Choices	Responses	
Yes	73.47%	288
No	4.85%	19
Not sure	16.84%	66
Other (please specify) [Write-in comments]	4.85%	19
	Answered	392
	Skipped	12



Question 24		
Would you prefer to age within your current home?		
Answer Choices	Responses	
Yes	64.38%	253
No	15.52%	61
Not sure	20.10%	79
Are there factors affecting your decision? Please explain. [Write-in comments]		192
	Answered	393
	Skipped	11



Question 25	
What do you think would be the advantages if there was more housing in Warner? [Write-in comments]	
Answered	316
Skipped	88

Question 27	
Many planning documents refer to Warner’s “rural character.” What does “rural character” mean to you? [Write-in comments]	
Answered	326
Skipped	78

Question 26	
What would be the disadvantages if there was more housing in Warner? [Write-in comments]	
Answered	322
Skipped	82

Question 28	
OPTIONAL: Please enter your email address to be kept informed about housing in Warner. [Write-in comments]	
Answered	71
Skipped	333