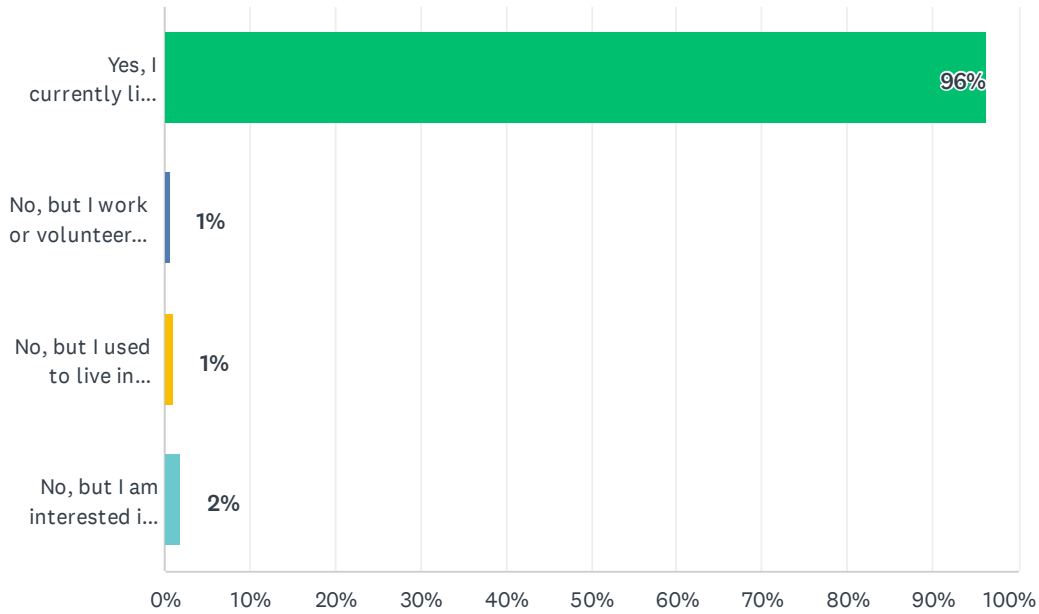


Q1 Do you currently live in Upton?

Answered: 354 Skipped: 2

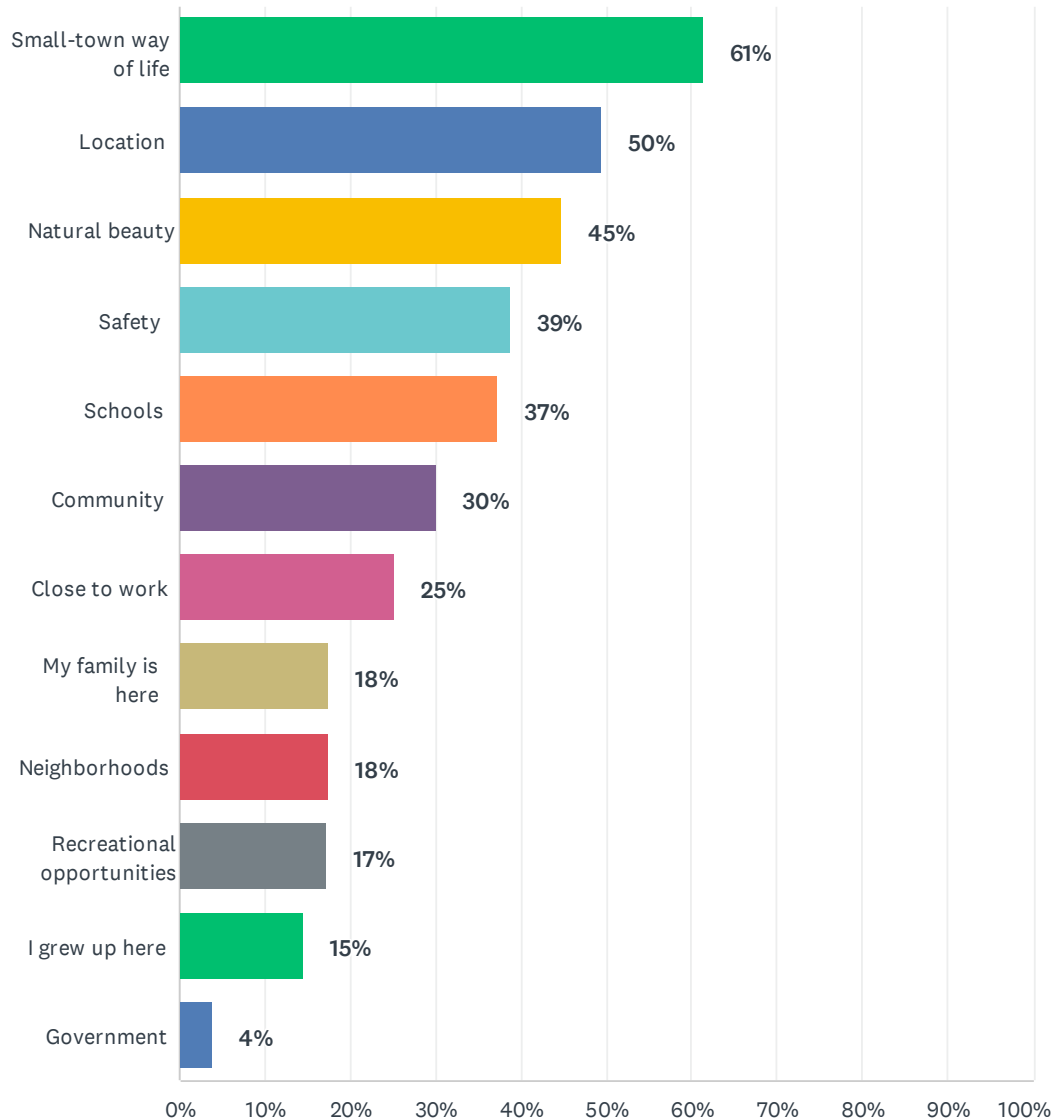


ANSWER CHOICES	RESPONSES	
Yes, I currently live in Upton	96%	341
No, but I work or volunteer in Upton	1%	2
No, but I used to live in Upton	1%	4
No, but I am interested in moving to Upton	2%	7
TOTAL		354

#	OTHER (PLEASE SPECIFY):	DATE
1	Coose not to answer	11/17/2022 5:49 PM
2	Single family home	10/31/2022 4:48 PM
3	Part time resident	10/27/2022 7:59 AM
4	I moved to Upton in 1993	10/25/2022 7:37 PM

Q2 Which of the following attributes were most influential in your decision to reside in Upton? (Select all that apply)

Answered: 337 Skipped: 19



Upton Housing Needs Survey

ANSWER CHOICES	RESPONSES	
Small-town way of life	61%	207
Location	50%	167
Natural beauty	45%	151
Safety	39%	131
Schools	37%	126
Community	30%	101
Close to work	25%	85
My family is here	18%	59
Neighborhoods	18%	59
Recreational opportunities	17%	58
I grew up here	15%	49
Government	4%	13
Total Respondents: 337		

#	OTHER (PLEASE SPECIFY)	DATE
1	Close to family	1/13/2023 12:03 AM
2	I have since changed my mind about schools! I wish we knew more about them before we purchased here	1/10/2023 8:15 PM
3	Liked the development being built	1/10/2023 3:47 PM
4	Rural, horse farms.	1/9/2023 8:48 PM
5	Price in 2010	1/7/2023 3:30 PM
6	affordability	1/6/2023 3:04 PM
7	Housing affordable in 1990	1/5/2023 7:56 AM
8	Close to the barn I ride at and close to my dr.	1/4/2023 10:45 PM
9	It was a central location between my family and my wife's family while Also being a USDA town	1/3/2023 6:47 PM
10	At the time, Upton was significantly more affordable than where we had been living, just two towns east	1/2/2023 2:23 PM
11	Need to change the Old Way of looking at things but Respect it.	1/1/2023 12:40 PM
12	Relocating from NJ and it was affordable	12/16/2022 9:26 AM
13	Husbands family and work is close	12/10/2022 9:25 AM
14	Close to where I grew up	12/8/2022 8:54 PM
15	For # of acres and resident sq ft, more affordable in Central MA vs Boston.	11/23/2022 3:16 PM
16	affordable	11/21/2022 8:55 PM
17	My wife wanted to move back here...	11/18/2022 8:15 AM
18	Affordable	11/11/2022 11:27 PM
19	I grew up in a nearby town and my parents still live there. When my husband and I were	11/5/2022 8:58 AM

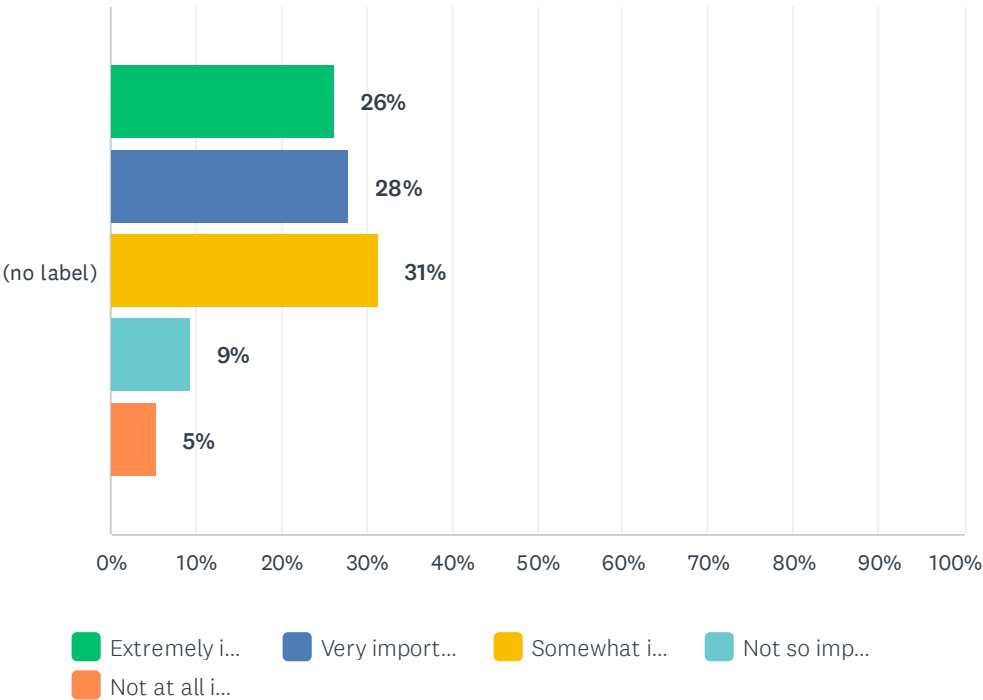
Upton Housing Needs Survey

looking to buy a house (2011) Upton had one of the only houses we could afford while staying close to my parents.

20	I moved from out of state in a rural area near a major metro in the mid-Atlantic region. Upton was a similar demographic	11/2/2022 8:44 PM
21	regional school system to help keep property tax stable	11/1/2022 12:53 PM
22	Affordable homes	11/1/2022 6:49 AM
23	Large amounts of conserved open space	10/31/2022 4:51 PM
24	Hiking, wild foraging	10/29/2022 6:45 PM
25	Large property sizes for privacy, pets!	10/27/2022 8:52 AM
26	The fact there aren't soulless housing developments like they are putting in every other town in MA.	10/27/2022 6:35 AM
27	We were specifically looking for a 55+ development in a quiet environment	10/26/2022 1:50 PM
28	affordable at the time of our move to upton.	10/26/2022 11:31 AM
29	Affordability	10/26/2022 9:22 AM
30	Affordable at the time	10/26/2022 6:59 AM
31	Ironically, affordability is what brought us here. More home and land for our money compared to where we moved from (Dedham)	10/25/2022 9:33 PM
32	i can't move out of my parents house because everything is too expensive	10/25/2022 8:28 PM
33	In 1993 the house was exactly what we looked for. It was located within a short drive for both my and my husband's work locations.	10/25/2022 7:37 PM
34	Cheap housing compared to hopkinton when we moved here in 1993	10/25/2022 6:44 PM
35	Wife's home town. I took to it right away.	10/25/2022 6:31 PM
36	+Wife grew up here.	10/25/2022 6:24 PM
37	Large lot	10/25/2022 5:56 PM
38	Not so overdeveloped like surrounding towns. Upton still has charm and we wanted a small town for our children.	10/25/2022 5:50 PM
39	road network	10/25/2022 5:31 PM
40	Person, I married lived here.	10/25/2022 5:17 PM
41	Tax rate which use to be low but is no longer low.	10/25/2022 5:11 PM
42	Affordable	10/25/2022 5:09 PM

Q3 How important is it for you to remain in Upton as you age?

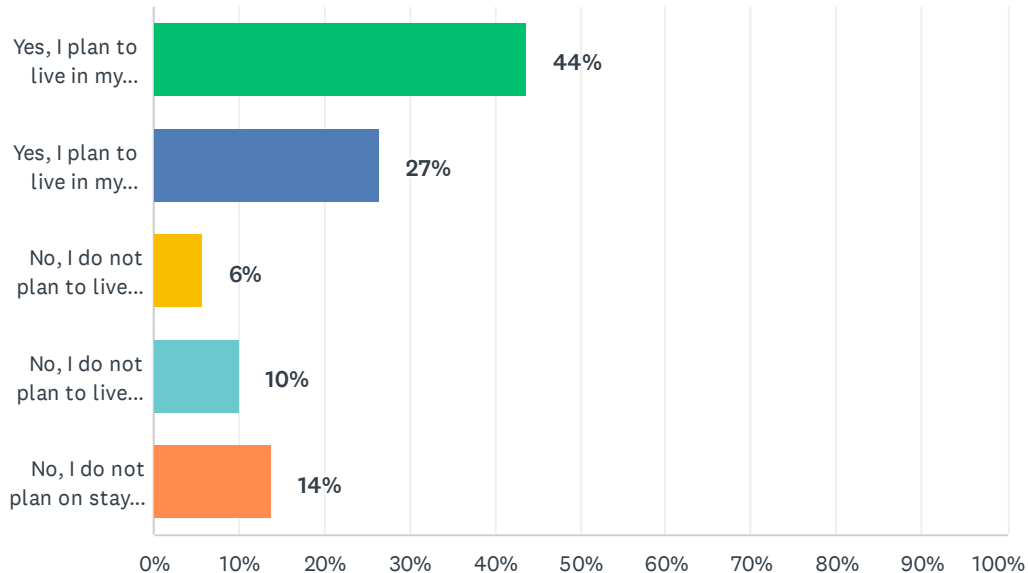
Answered: 355 Skipped: 1



	EXTREMELY IMPORTANT	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT SO IMPORTANT	NOT AT ALL IMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	26% 93	28% 99	31% 111	9% 33	5% 19	355	2.40

Q4 Do you plan to live in your current residence as you age into retirement?

Answered: 347 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes, I plan to live in my current home as I age into retirement, and I anticipate that I will be able to afford my home and associated costs	44%	152
Yes, I plan to live in my current home as I age into retirement, but I am unsure if I will be able to afford my home and associated costs	27%	92
No, I do not plan to live in my current home as I age into retirement because I anticipate that I will not be able to afford my home and associated costs	6%	20
No, I do not plan to live in my current home as I age into retirement, however I would like to remain in Upton if there is housing available that meets my needs	10%	35
No, I do not plan on staying in Upton for reasons unrelated to housing affordability	14%	48
TOTAL		347

#	COMMENTS	DATE
1	Upton needs affordable senior living and special needs Cannot rely on Mill House. No long term for the 90 plus people there	1/10/2023 11:46 AM
2	The taxes will be the other determining factor	1/8/2023 9:16 PM
3	Moving to Upton is possibly the biggest mistake I have made.	1/7/2023 8:25 AM
4	Not sure at this time	1/6/2023 3:30 PM
5	I am concerned that affordable housing is becoming unaffordable. I have an affordable housing apartment but with high rent increases and inflation and a job that doesn't promise an annual raise makes, it very difficult on a single income	1/4/2023 10:45 PM
6	Viewing the new tax bills and trying to understand the tremendous jump. Hope it isn't because	1/4/2023 2:23 PM

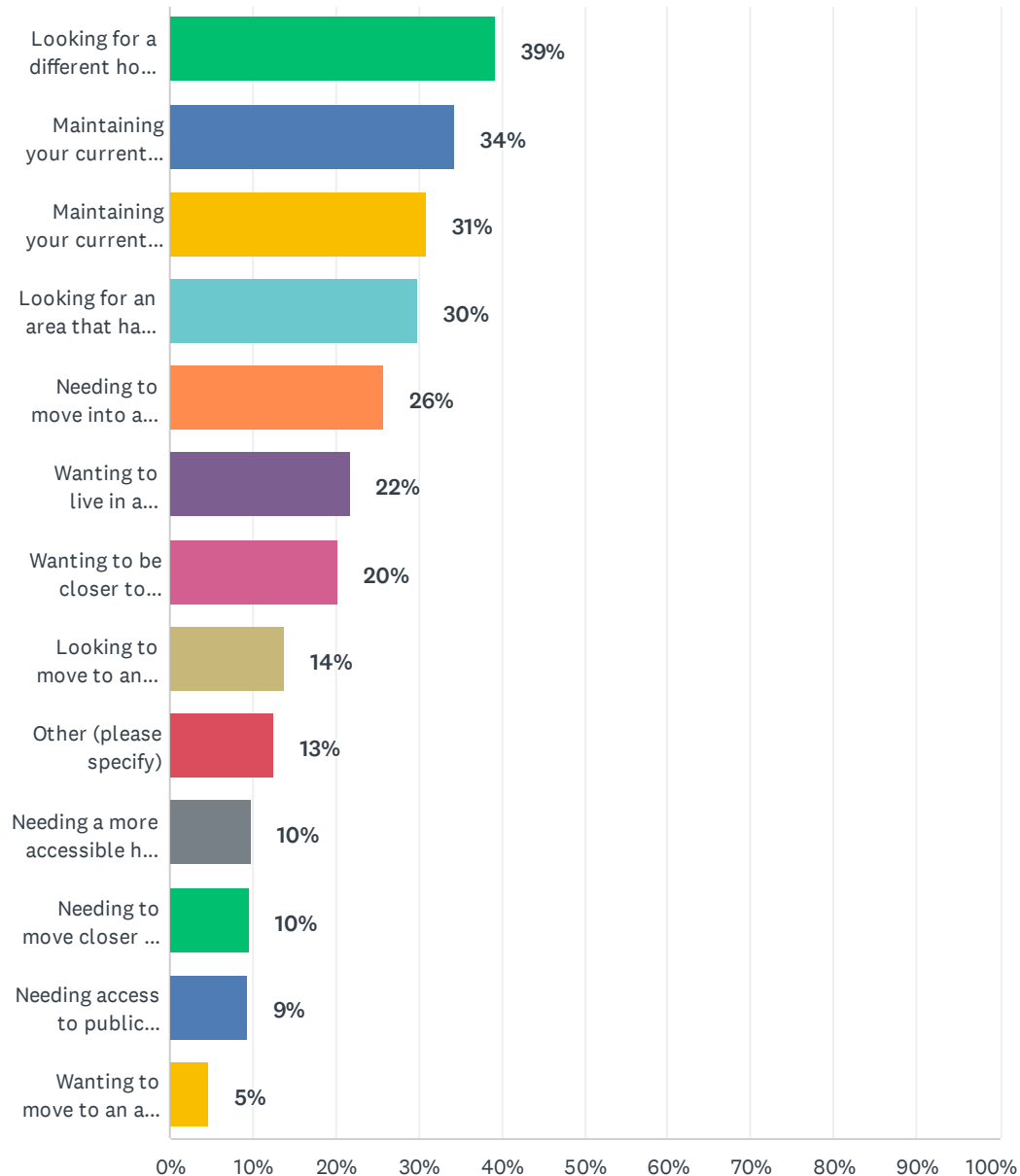
Upton Housing Needs Survey

of that monstrosity Near VFW. Should have been at 149 Main but then selectmen said no we don't want to buy that property.

7	The town has taxed us out of wanting to stay, which is what happens when the residents are responsible for 97% of the tax burden	1/3/2023 6:47 PM
8	I am already retired.	1/3/2023 9:29 AM
9	I would like to move back to Upton since I grew up here. But at age 48 had to move out because I couldnt afford to buy a house as a single parent.	1/3/2023 8:55 AM
10	I am already retired, living in my home, and affording it, but just barely.	12/10/2022 11:02 PM
11	Nowhere near retirement age	12/8/2022 8:40 PM
12	The towns taxes continue to rise and will become unfortunately for us to stay.	11/29/2022 9:39 PM
13	The Municipal Taxes are out of control	11/19/2022 11:39 AM
14	Planning to downsize and move closer to other family when we retire.	11/6/2022 10:20 AM
15	We have at least 20 years until retirement, and many children. We are afraid to make renovations on our home to better accommodate our large family, because we don't know if we would be able to afford the increase in our property taxes if our home value was assessed higher.	11/5/2022 8:58 AM
16	Retirement is 30-40 years away for me, so it is difficult to answer with any certainty.	11/3/2022 9:11 PM
17	The rising property taxes and lack of town plan for elderly be able to afford them. My parents died paupers because they elected to stay in their Upton home dad built.	11/3/2022 9:12 AM
18	The cost of housing and property taxes make Massachusetts a very unfavorable place to remain in retirement. There seems to be no interest in maintaining affordability or housing diversity	11/2/2022 8:44 PM
19	If low cost housing for retired people was TRUE retirement costs. Not \$500-\$600k	10/27/2022 5:15 PM
20	Already retired, so far so good on affordability, but inflation and tax rates may become an issue	10/27/2022 10:46 AM
21	My in-laws will be living with us as THEY age and so it is important for us to be able to be here/afford living here so we can care for them.	10/27/2022 8:52 AM
22	taxes will push me out before anything else!	10/26/2022 8:25 AM
23	But that isn't to say that I wouldn't move if my family members also relocated.	10/25/2022 7:37 PM
24	Upton is boring and stuck in the old ways of doing things. There is nothing attractive about the town or that would keep me here. Get some retail already, at least a pharmacy.	10/25/2022 5:56 PM
25	I am retired	10/25/2022 5:55 PM
26	Strongly desire to remain in the town after downsizing	10/25/2022 5:45 PM

Q5 If you were to consider moving out of your community, which of the following factors would drive your decision to move? (Select all that apply)

Answered: 344 Skipped: 12



Upton Housing Needs Survey

ANSWER CHOICES	RESPONSES	
Looking for a different home size that meets your needs	39%	135
Maintaining your current home will be too expensive	34%	118
Maintaining your current home will be too physically challenging	31%	106
Looking for an area that has a lower cost of living	30%	103
Needing to move into a single-level home	26%	89
Wanting to live in a different climate	22%	75
Wanting to be closer to family	20%	70
Looking to move to an independent living facility for older adults, retirement home, or other senior living community	14%	48
Other (please specify)	13%	43
Needing a more accessible home (i.e. wheelchair ramps, wide doorways, stair lifts, grab bars and rails)	10%	34
Needing to move closer to place of employment	10%	33
Needing access to public transportation	9%	32
Wanting to move to an area that has better health care facilities	5%	16
Total Respondents: 344		

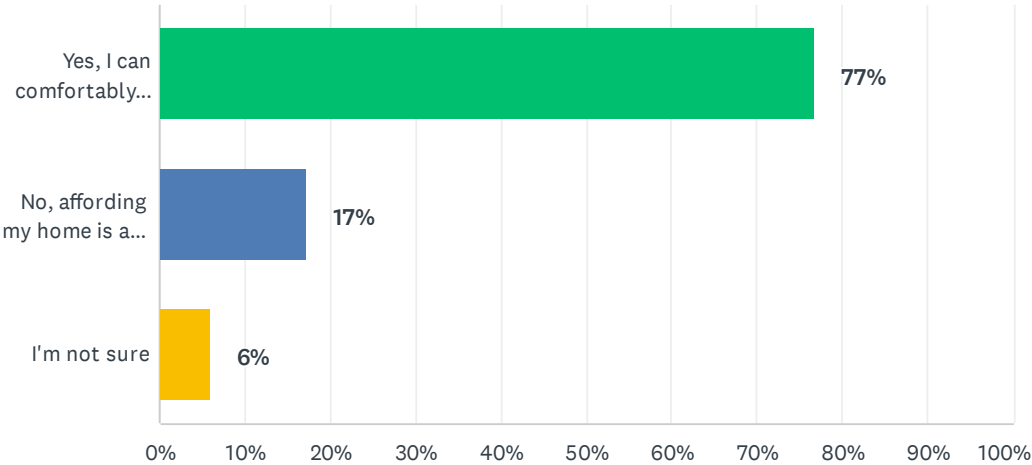
#	OTHER (PLEASE SPECIFY)	DATE
1	Rising property taxes	1/14/2023 11:06 PM
2	Having more land with a home on it	1/10/2023 8:21 PM
3	Upton needs to consider the state mandates coming down relative to affordable. The word so many think is poverty.	1/10/2023 11:46 AM
4	If We as a Town continue to purchase swamp land, fire trucks, and non-essential "New" employees it will drive Us out of Upton	1/8/2023 9:16 PM
5	Les population dense	1/7/2023 10:22 PM
6	That assessment is out of control \$2400 plus Dollars more . Over \$12 thousand dollars no kids in the school system .	1/7/2023 8:03 PM
7	Relocation due to Job	1/6/2023 8:35 PM
8	I anticipate downsizing once we no longer need space for three children that live at home. No need to pay or put time into maintaining a home this size.	1/6/2023 5:28 PM
9	Please see above answer regarding affordable housing rising price concerns	1/4/2023 10:45 PM
10	I would like a more friendly and accepting senior community. If you are not from Upton, you are not welcome!	1/4/2023 10:14 AM
11	LOWER TAXES and less wasteful spending	1/3/2023 6:47 PM
12	Affordable living	1/2/2023 7:32 PM
13	Needing more small businesses and things to do.	12/27/2022 9:13 AM
14	Close to cafe's, shopping and grocery market walking distance community or city.	12/17/2022 9:04 AM
15	Affordability	12/15/2022 12:40 PM
16	We'd eventually like to build a home and that would rely on available land.	12/13/2022 6:05 PM
17	If I needed services, like assisted living, nursing home, even independent living at an	12/10/2022 11:02 PM

Upton Housing Needs Survey

	affordable price, Upton doesn't have those services available.	
18	Expensive taxes and very few businesses, schools are not as great compared to other surrounding towns	12/10/2022 9:25 AM
19	Happy where I am!!	12/9/2022 2:57 PM
20	Not sure. Would like to always stay in my home.	11/17/2022 5:49 PM
21	Looking for a home with more land and/or abutting protected open space	11/16/2022 9:04 AM
22	A town with more amenities	11/7/2022 12:41 PM
23	The costs keep going up in home taxes and sewer charges, it will make it unaffordable for me being disabled and fixed income	11/7/2022 12:14 PM
24	Seeking a more culturally diverse community. Seeking a better school system.	11/1/2022 7:00 PM
25	It gets too built up and loses it's small town character and values. Becomes an ugly place to live.	10/31/2022 8:02 AM
26	If it became too populated	10/30/2022 9:00 PM
27	no plans to move out of upton	10/29/2022 1:08 PM
28	Looking for more farmable land	10/27/2022 8:33 AM
29	seeking a town like Upton from 1980	10/26/2022 4:18 PM
30	not happy with current town government.	10/26/2022 11:31 AM
31	Downsizing after children age to more accessible city	10/26/2022 9:37 AM
32	dont want to move, but at the rate Upton is moving people in with higher incomes, the natives here are forced to move!	10/26/2022 8:25 AM
33	MA confiscatory taxation	10/26/2022 3:42 AM
34	1. High taxes/wasteful spending 2. Over population 3. Increases in crime 4. Sanctuary city status 5. Unreasonable Enviromental and zoning laws. 6. Forced diversity.	10/25/2022 9:14 PM
35	Moving somewhere that better suits my interests. Wanting to live in a more diverse community. Wanting to live somewhere with better walkability. Not wanting to live in a commuter town with nothing going on for young adults.	10/25/2022 8:28 PM
36	Less home maintenance and amenities.	10/25/2022 6:44 PM
37	Moving to a town with more amenities including shops and restaurants	10/25/2022 6:41 PM
38	Would prefer to move to another state.	10/25/2022 6:22 PM
39	Want to be in a community that is not stuck in the past and has a sense of community and downtown area more like Westborough, Hopkinton, Uxbridge, etc.	10/25/2022 5:56 PM
40	Would rather live in a less congested area with more scenic/recreational options (VT/NH/ME)	10/25/2022 5:55 PM
41	dont have them as Im not moving	10/25/2022 5:31 PM
42	Looking for a multi generational property with multiple residence structures.	10/25/2022 5:15 PM
43	Accessibility to necessities such as grocery stores, pharmacy's, doctors. There is no sidewalk except on main street and no public transportation available in town to local amenities that do not require a car or driving ability.	10/25/2022 5:11 PM

Q6 Are you comfortably able to afford your home and associated housing costs?

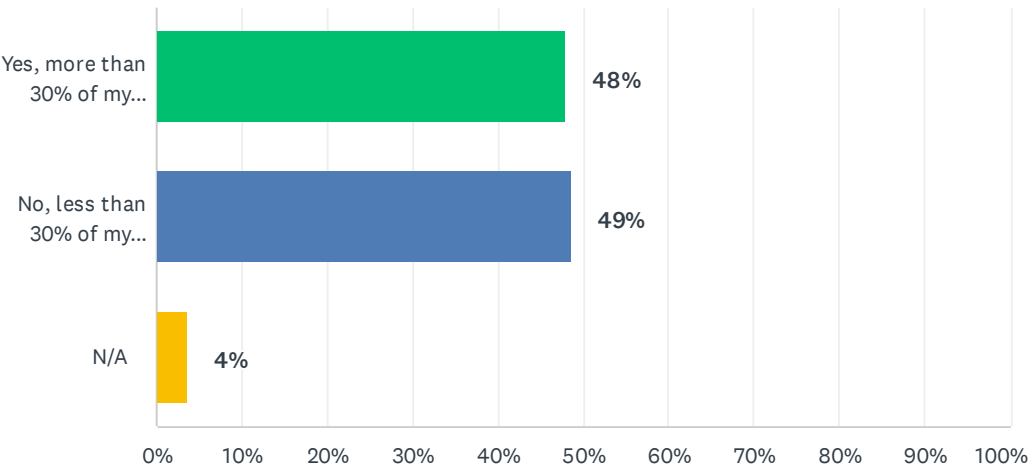
Answered: 341 Skipped: 15



ANSWER CHOICES	RESPONSES	
Yes, I can comfortably afford my home	77%	262
No, affording my home is a challenge	17%	59
I'm not sure	6%	20
TOTAL		341

Q7 Is more than 30% of your monthly income dedicated to paying for housing (including mortgage, rent, property taxes, utilities, insurance) each month?

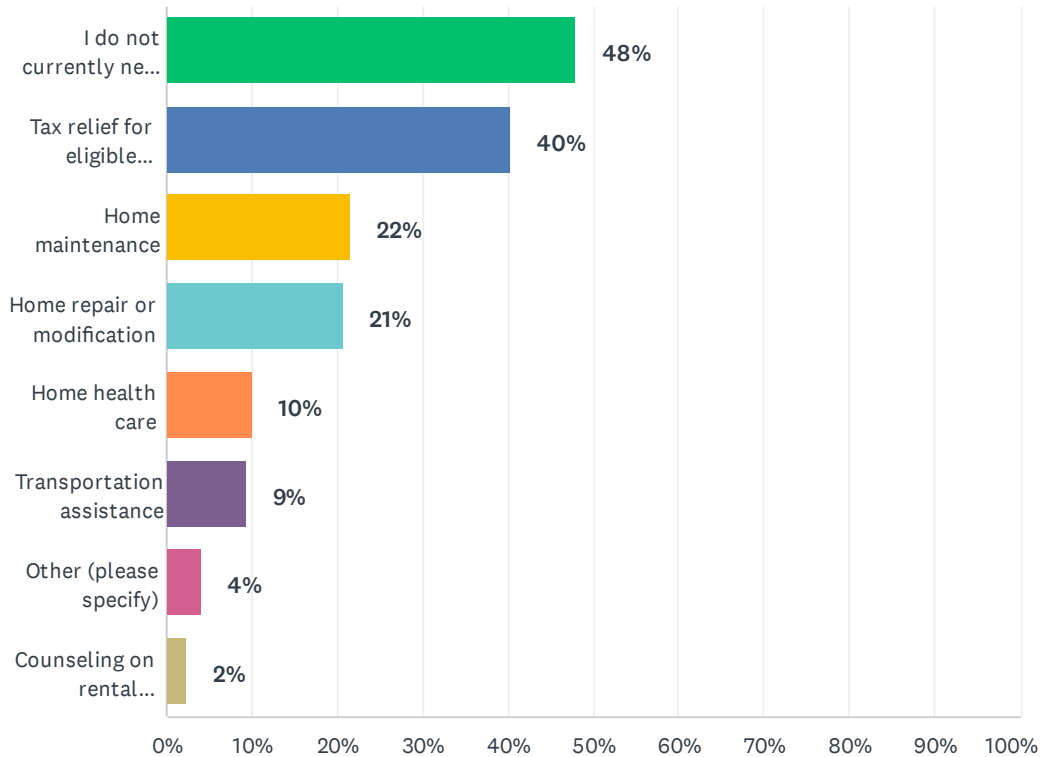
Answered: 340 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes, more than 30% of my monthly income is dedicated to paying for housing	48%	163
No, less than 30% of my monthly income is dedicated to paying for housing	49%	165
N/A	4%	12
TOTAL		340

Q8 Which of the following housing support services would be the biggest factor in helping you stay in your home?

Answered: 338 Skipped: 18



ANSWER CHOICES	RESPONSES	
I do not currently need any support services	48%	162
Tax relief for eligible residents	40%	136
Home maintenance	22%	73
Home repair or modification	21%	70
Home health care	10%	34
Transportation assistance	9%	32
Other (please specify)	4%	14
Counseling on rental assistance opportunities	2%	8
Total Respondents: 338		

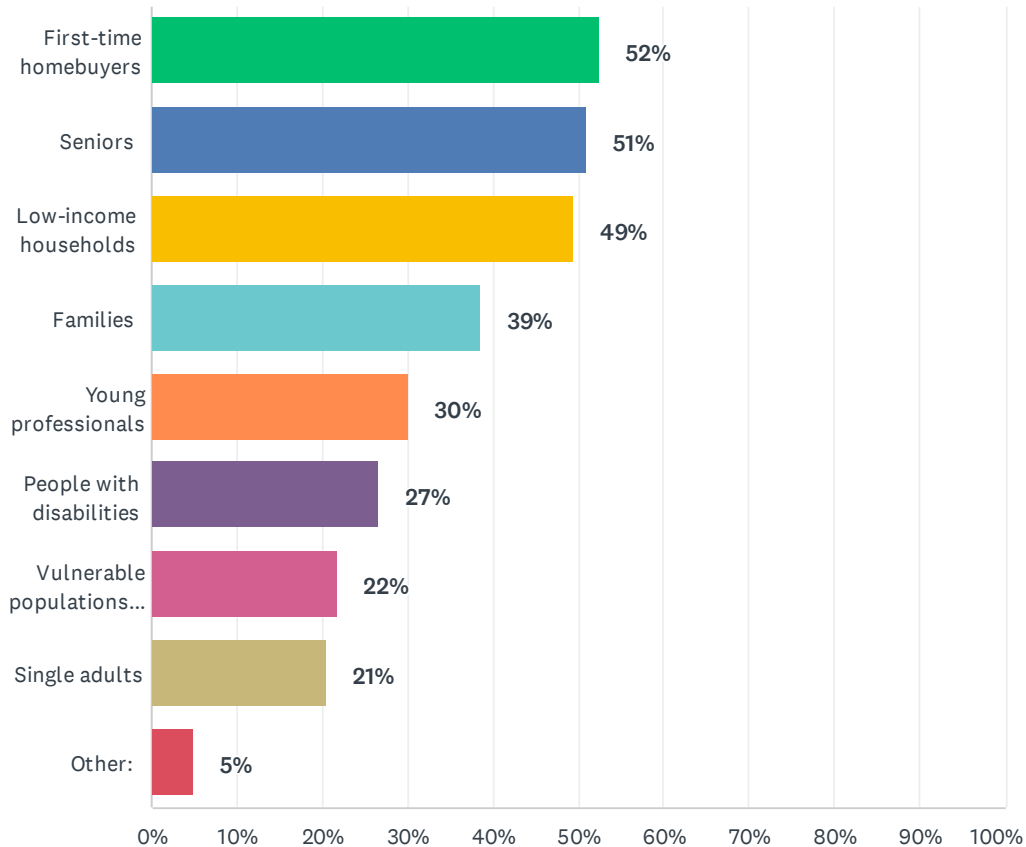
#	OTHER (PLEASE SPECIFY)	DATE
1	Tax breaks for seniors	1/14/2023 11:07 PM
2	We will need a cheaper home with less stairs	1/12/2023 5:12 PM
3	A Senior house is NOT 3,000 sq Ft nor \$500,000 Plus price rage with an AOH fee.	1/10/2023 11:48 AM

Upton Housing Needs Survey

4	But may need in the future	1/8/2023 11:31 PM
5	More voucher availability so the majority of my income doesn't go to my rent. It's a fixed income for affordable housing. It would be better to have more sliding scale option availability based on individual finances.	1/4/2023 10:48 PM
6	Taxes are too high and keep climbing because residents can't say no to large spending amendments. We need to decrease spending and pay down town hall loans, fire station loans, and now ... community center loans to reduce tax burden. The constant increases are insane.	1/1/2023 9:41 PM
7	The constant whining regarding the necessity of more open space, additional School overrides, and additional public safety "Boutique" purchases have greatly weakened the fabric of our Town	11/19/2022 11:44 AM
8	Town went up \$34,500 on my taxes in one year and I'm in an affordable	11/7/2022 12:17 PM
9	I'd like to see property taxes structured to not increase after age 65 for those that have lived in Upton for at least 5 years (and that have properties worth less than a million or some other reasonable cap). I'd also like to see more affordable options for assisted living in Upton. The costs right now are not affordable. I'd like to see new developments regulated so that none are allowed to be built over the median cost for that category of housing in our county. We do not need more luxury developments.	10/31/2022 12:54 PM
10	Property taxes keep going up as my property value rises, but most of my income (pension) is fixed! There will come a time when I'm forced to move if the property taxes get too high.	10/26/2022 10:38 AM
11	lower tax rate for seniors and disabled	10/26/2022 8:26 AM
12	reduce property taxes, way too high	10/26/2022 7:16 AM
13	Bring FIOS to Upton. It is always a challenge to deal with Charter/Spectrum.	10/25/2022 7:38 PM
14	Lower energy costs. Current WH policies make it very difficult to afford.	10/25/2022 5:48 PM

Q9 In your opinion, which of the following populations are most in need of increased housing options in Upton? (Select your top 3 choices)

Answered: 326 Skipped: 30



ANSWER CHOICES	RESPONSES	
First-time homebuyers	52%	171
Seniors	51%	166
Low-income households	49%	161
Families	39%	126
Young professionals	30%	98
People with disabilities	27%	87
Vulnerable populations such as survivors of domestic abuse, veterans, or those in recovery	22%	71
Single adults	21%	67
Other:	5%	16
Total Respondents: 326		

#	OTHER:	DATE
---	--------	------

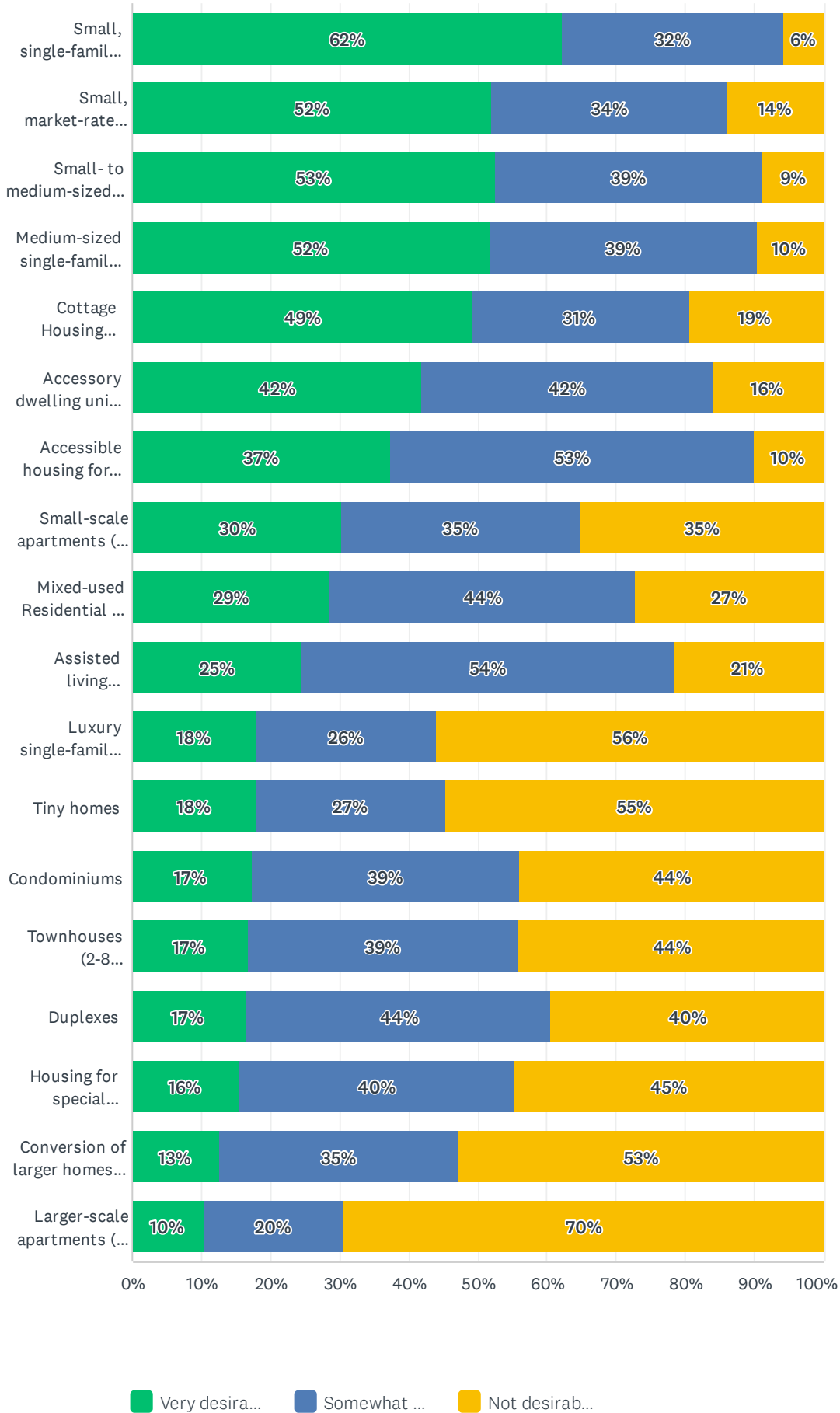
Upton Housing Needs Survey

1	All	1/18/2023 8:39 PM
2	What Olán us in place for TRUE Senior living???	1/10/2023 11:51 AM
3	Families not from the general area. Upton leadership and general population has made it more than clear if your not from here you don't belong here. If fact it has been said outloud from multiple sources if you can't afford what they want to do you should move.	1/7/2023 8:37 AM
4	Seniors or others needing services as they age. Seniors are downsizing and want smaller homes that cost in the 3-400,000 range, not big houses with stairs that cost \$600-700,000	12/10/2022 11:07 PM
5	Single moms	12/8/2022 9:46 PM
6	Those working in Upton schools	12/8/2022 8:31 PM
7	Multi generational households that require in law apartments.	11/1/2022 7:06 PM
8	We seem to thrive on BIG houses with family not our aging population	10/27/2022 5:22 PM
9	We have priced out our seniors who have built this town.no need for additional housing-MORE EXPENSE..just lower their taxes and let the big spenders who are spending our tax money on un needed projects. If they want upton to be westboro MOVE!	10/26/2022 7:47 PM
10	R	10/26/2022 12:25 PM
11	I don't have any idea	10/26/2022 11:04 AM
12	None of the above, Upton should stop all new home construction	10/26/2022 3:49 AM
13	Long term residents that have raised families and contributed to town taxes even without kids in school should get a property tax break do they are not forced to move away.	10/25/2022 9:24 PM
14	By u	10/25/2022 7:47 PM
15	Practically anyone who has a job that does not earn \$75K per year	10/25/2022 7:42 PM
16	Young professionals would NEVER move to Upton. It is a place for townies and older people. But I would not retire here. Not enough services or infrastructure for any population.	10/25/2022 6:03 PM

Q10 Please rate the desirability of the following housing types if they were to be developed in Upton:

Answered: 328 Skipped: 28

Upton Housing Needs Survey

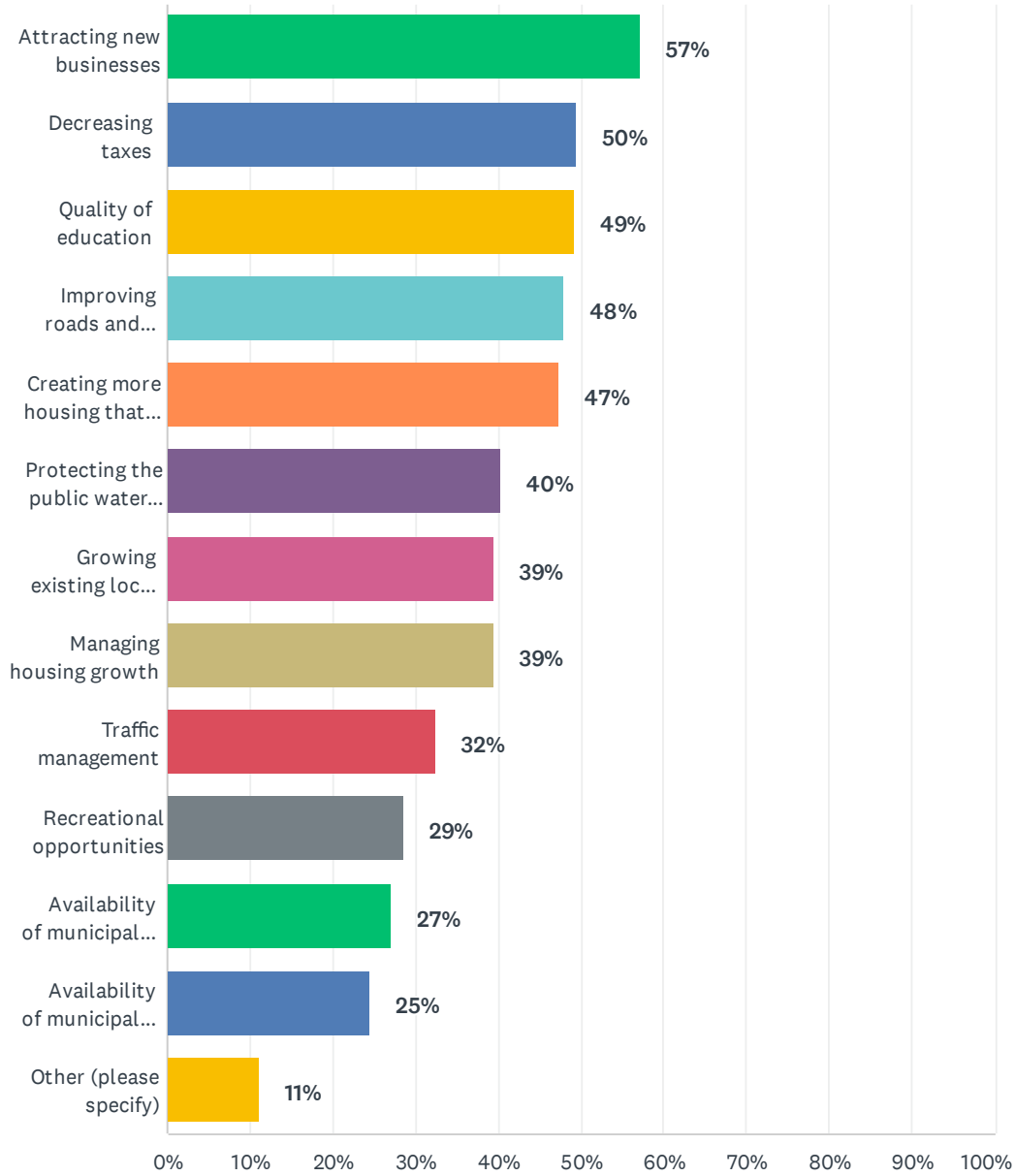


Upton Housing Needs Survey

	VERY DESIRABLE	SOMEWHAT DESIRABLE	NOT DESIRABLE	TOTAL
Small, single-family market-rate homes geared towards first-time homebuyers	62% 197	32% 102	6% 18	317
Small, market-rate homes geared towards seniors	52% 164	34% 108	14% 44	316
Small- to medium-sized single-level homes	53% 163	39% 120	9% 27	310
Medium-sized single-family homes	52% 161	39% 120	10% 30	311
Cottage Housing Community (small, single-family dwelling units (800-1,200 sq. ft.) situated around a common area with a pedestrian-friendly environment)	49% 157	31% 100	19% 62	319
Accessory dwelling units or "in-law apartments"	42% 133	42% 134	16% 51	318
Accessible housing for people with disabilities	37% 119	53% 167	10% 32	318
Small-scale apartments (2-6 units)	30% 94	35% 107	35% 109	310
Mixed-used Residential / Commercial (e.g. retail/office on first floor and residential units above)	29% 89	44% 137	27% 84	310
Assisted living communities	25% 77	54% 169	21% 67	313
Luxury single-family homes	18% 56	26% 81	56% 174	311
Tiny homes	18% 56	27% 85	55% 169	310
Condominiums	17% 54	39% 120	44% 137	311
Townhouses (2-8 multi-story dwelling units placed side-by-side)	17% 52	39% 121	44% 137	310
Duplexes	17% 51	44% 134	40% 121	306
Housing for special populations (e.g. disabled, youth recovery, adult group home, etc.)	16% 48	40% 122	45% 138	308
Conversion of larger homes into apartments	13% 39	35% 107	53% 163	309
Larger-scale apartments (7 or more units)	10% 33	20% 63	70% 219	315

Q11 Which of the following issues related to housing and development do you think the Town of Upton should prioritize in the next 5 years?

Answered: 325 Skipped: 31



Upton Housing Needs Survey

ANSWER CHOICES	RESPONSES	
Attracting new businesses	57%	186
Decreasing taxes	50%	161
Quality of education	49%	160
Improving roads and sidewalks	48%	156
Creating more housing that is affordable	47%	154
Protecting the public water supply	40%	131
Growing existing local businesses	39%	128
Managing housing growth	39%	128
Traffic management	32%	105
Recreational opportunities	29%	93
Availability of municipal sewer	27%	88
Availability of municipal water	25%	80
Other (please specify)	11%	36
Total Respondents: 325		

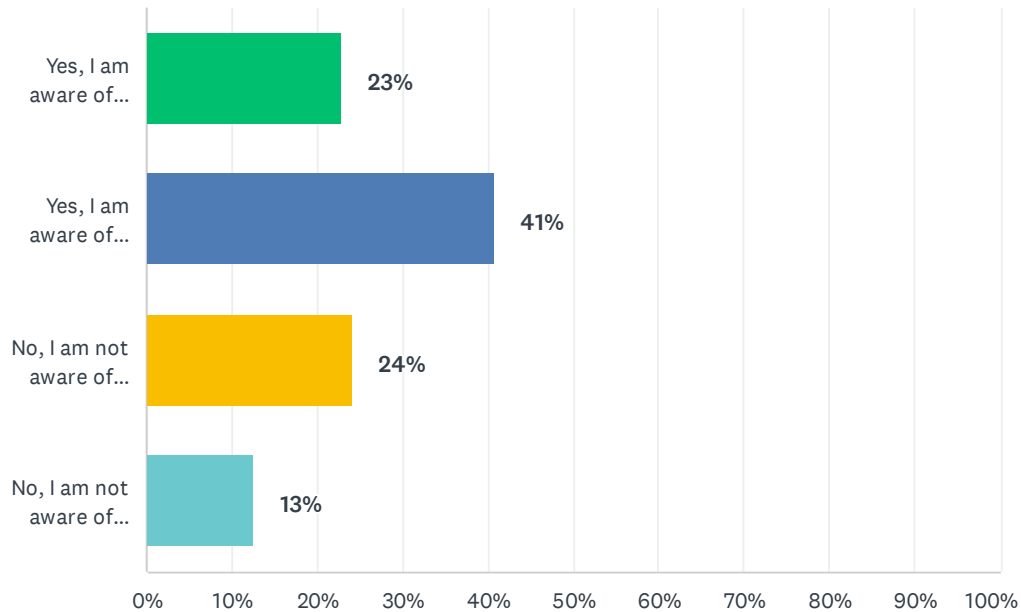
#	OTHER (PLEASE SPECIFY)	DATE
1	No public transportation	1/10/2023 9:23 PM
2	Special Interests sometimes dictate what is done but they are short sighted and looking to the future through a tunnel. Not seeing the peripherals and impact to all	1/10/2023 11:51 AM
3	We need to expand sidewalks around our Town and Stop the nonsense of purchasing more open space/conservation land	1/8/2023 9:17 PM
4	The town is hardly accessible to pedestrians, wheel chairs and strollers have it hard especially in the summer months when pathways are overgrown	1/7/2023 12:35 AM
5	Taxes are too much	1/5/2023 7:36 PM
6	Monitoring high speed through residential areas!	1/4/2023 10:23 AM
7	P	1/4/2023 7:35 AM
8	Negotiate more affordable internet/cable options for seniors and families. Spectrum prices are ridiculous!	1/3/2023 9:36 AM
9	Protecting open space (re-emphasis on managing housing growth - no more McMansion developments)	1/2/2023 2:29 PM
10	Providing water & Sewer services for existing streets Vs funding Developers.	1/1/2023 1:31 PM
11	We need a more robust downtown area. It's currently lackluster.	12/17/2022 9:09 AM
12	Other cable/internet providers that are more reliable and affordable	12/15/2022 10:39 PM
13	Price of utilities	12/13/2022 6:13 PM
14	Municipal Fiber Internet	12/10/2022 12:41 PM
15	Holding meetings with town residents and businesses	12/9/2022 3:02 PM
16	Decrease and enforce speed limits. I.E. Not letting School St or N Main St be cut-thrus for trucks and speeding cars! It's ridiculous ow fast people drive down N Main St.	11/27/2022 1:37 PM

Upton Housing Needs Survey

17	Cut out/down the dead trees/branches/limbs along the roads	11/23/2022 3:23 PM
18	Stop buying every piece of open space that is available, and instead invest those dollars to make the conservation parcels more accessible. For instance build small parking lots with kiosks to outline the area	11/19/2022 11:56 AM
19	Having a board of selectmen that appreciates town access for citizens active use	11/7/2022 6:51 PM
20	Public Transportation - there is no service whatsoever for elderly or disabled.	11/7/2022 12:34 PM
21	We need more sidewalks and street lights. Homes here are too pricey fir the average person let alone low income. AMI of 62,000 is amazing where a lot of people here are existing on income half that but there's no tax breaks	11/7/2022 12:25 PM
22	All mentioned!	11/3/2022 9:42 PM
23	I would love to see more Mixed-use Residential building. Simultaneously provide lower cost housing opportunities, and present prospective businesses with nearby customers to build a local, reliable clientele with. Win/win	11/3/2022 9:16 PM
24	Cycling and pedestrian safety; green energy and protecting the environment	10/31/2022 1:03 PM
25	Enforcement of open spaces within developments.	10/30/2022 8:19 PM
26	There needs to be a balance for all above. Requires many diverse people on the team to be successful. Not the same people on different boards that impact these issues as it has been	10/27/2022 5:22 PM
27	Use common sense; build where infrastructure can support expansion	10/27/2022 10:54 AM
28	A focus on improving what is here already (making town pedestrian-friendly, etc.) will be appealing to potential new businesses and residents in the future. We wish there was a safer way to walk into town from Mendon St.! Sidewalk like Mendon has on North Ave.	10/27/2022 9:08 AM
29	Plan in advance to expand school capacity. Escrow tax money to apply to the needs of future low-income residents.	10/26/2022 1:55 PM
30	To discourage development/ growth to keep small town feel.	10/26/2022 10:56 AM
31	taxes being #1! you are taxeing the old right out of upton! Stop building such huge homes. the infrastructure can not handle any more homes.	10/26/2022 8:40 AM
32	Do not encourage special interest groups to represent Upton to the extent that the town is considered a "NIMBY" town. Projects have been turned down because some special interest groups don't want to allow certain types of housing in Upton and they will use scare tactics to sway voters.	10/25/2022 7:42 PM
33	I picked improving roads and sidewalks only if that would include the addition of sidewalks on roads that don't have any like Glen Ave.	10/25/2022 6:25 PM
34	Upton is a very inexpensive town to live in, except for property tax which is out of control for what you get in return compared to other surrounding towns.	10/25/2022 6:03 PM
35	No apartment complexes!	10/25/2022 5:52 PM
36	Protection of Open Space; Town center redevelopment and traffic improvments'.	10/25/2022 5:22 PM

Q12 Are you aware that the Town of Upton has Community Preservation Act (CPA) funds available to be used for affordable housing, and would you be interested in learning more about the ways CPA can be used for affordable housing?

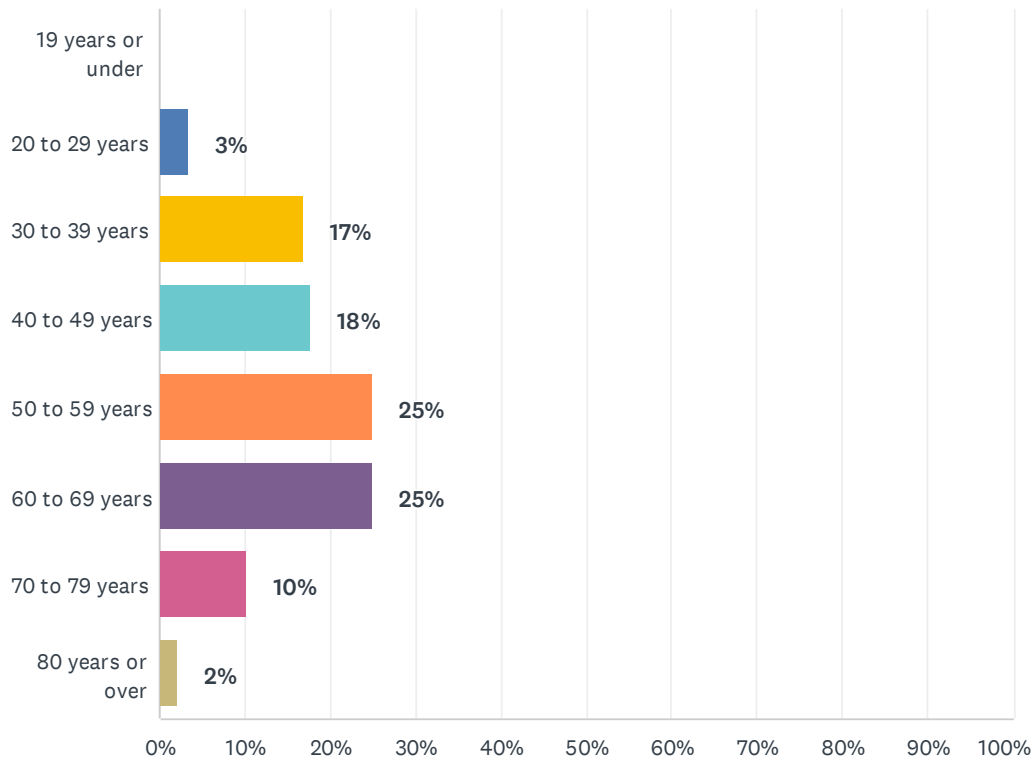
Answered: 319 Skipped: 37



ANSWER CHOICES	RESPONSES	
Yes, I am aware of Upton's CPA funds and I would be interested in learning more	23%	73
Yes, I am aware of Upton's CPA funds but I am not interested in learning more	41%	130
No, I am not aware of Upton's CPA funds but I would be interested in learning more	24%	77
No, I am not aware of Upton's CPA funds and I am not interested in learning more	13%	40
Total Respondents: 319		

Q13 Please indicate the age range you belong to:

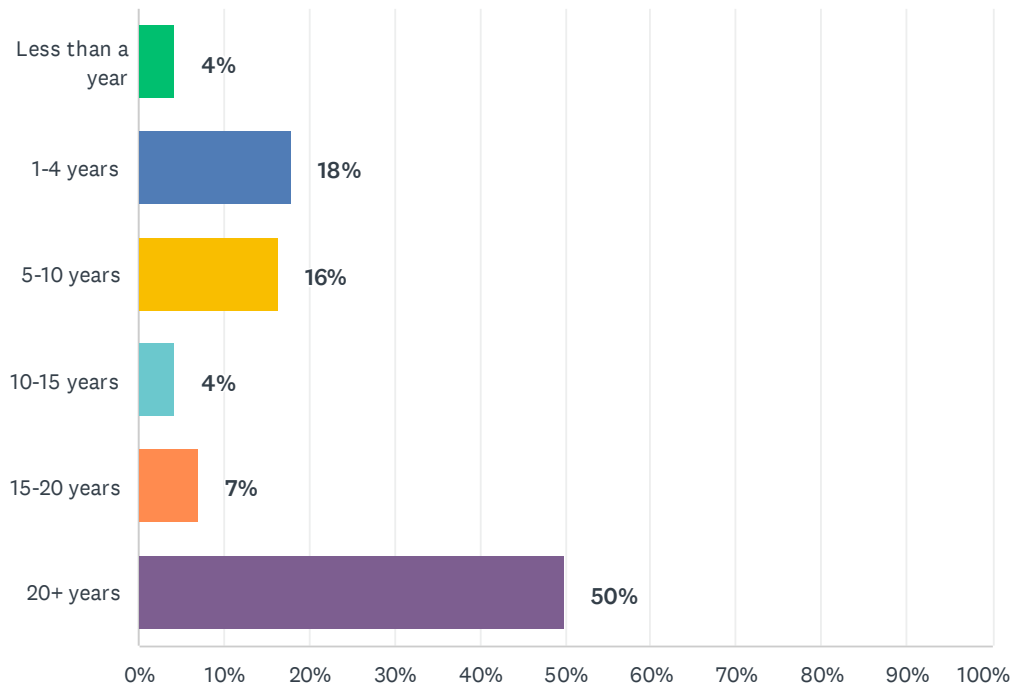
Answered: 322 Skipped: 34



ANSWER CHOICES	RESPONSES	
19 years or under	0%	0
20 to 29 years	3%	11
30 to 39 years	17%	54
40 to 49 years	18%	57
50 to 59 years	25%	80
60 to 69 years	25%	80
70 to 79 years	10%	33
80 years or over	2%	7
TOTAL		322

Q14 How long have you lived in Upton?

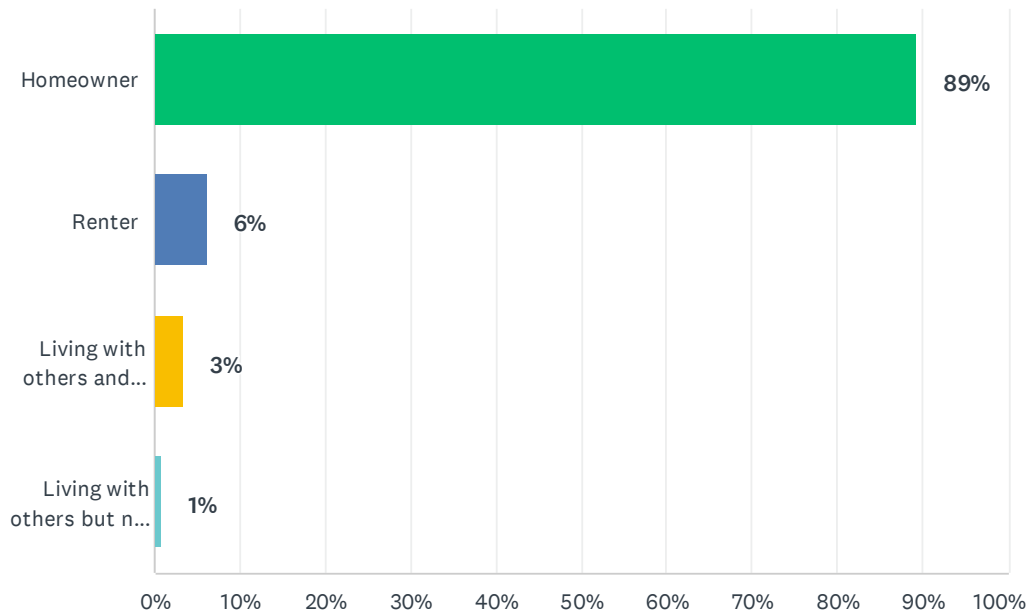
Answered: 323 Skipped: 33



ANSWER CHOICES	RESPONSES	
Less than a year	4%	14
1-4 years	18%	58
5-10 years	16%	53
10-15 years	4%	14
15-20 years	7%	23
20+ years	50%	161
TOTAL		323

Q15 Which of the following best describes your current housing situation?

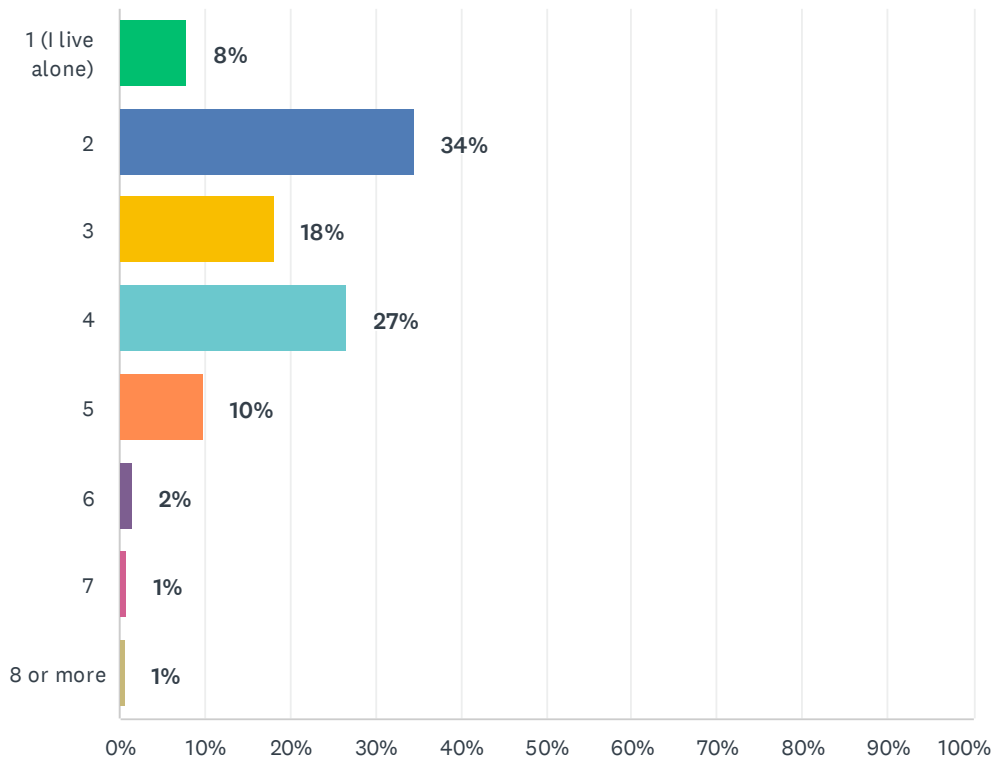
Answered: 322 Skipped: 34



ANSWER CHOICES	RESPONSES	
Homeowner	89%	288
Renter	6%	20
Living with others and assisting with paying rent or mortgage	3%	11
Living with others but not paying rent or mortgage	1%	3
TOTAL		322

Q16 How many people currently live in your household?

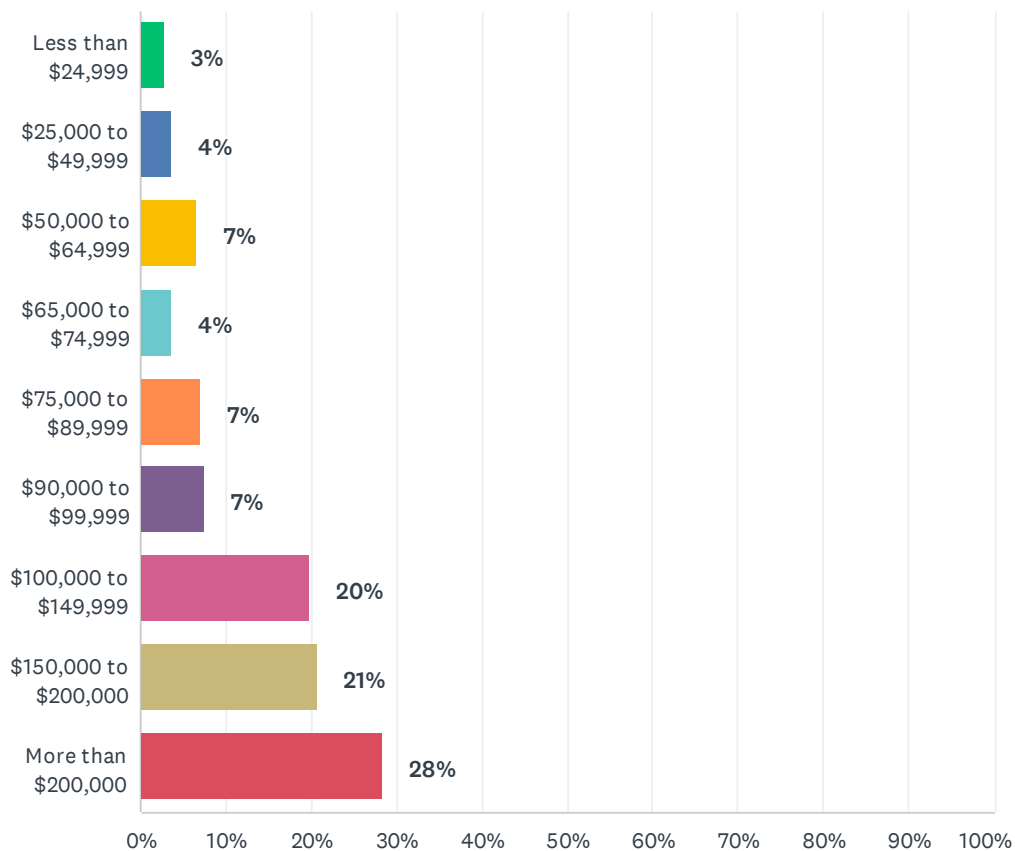
Answered: 319 Skipped: 37



ANSWER CHOICES	RESPONSES	
1 (I live alone)	8%	25
2	34%	110
3	18%	58
4	27%	85
5	10%	31
6	2%	5
7	1%	3
8 or more	1%	2
TOTAL		319

Q17 Please indicate which annual household income range you currently fall under: Note: Household income measures the combined incomes of all people sharing a particular household or place of residence. It includes every form of income, e.g., salaries and wages, retirement income, near cash government transfers like food stamps, and investment gains. It is defined as income received on a regular basis (exclusive of certain money receipts such as capital gains) before payments for personal income taxes, social security, union dues, Medicare deductions, etc.

Answered: 299 Skipped: 57



Upton Housing Needs Survey

ANSWER CHOICES	RESPONSES	
Less than \$24,999	3%	8
\$25,000 to \$49,999	4%	11
\$50,000 to \$64,999	7%	20
\$65,000 to \$74,999	4%	11
\$75,000 to \$89,999	7%	21
\$90,000 to \$99,999	7%	22
\$100,000 to \$149,999	20%	59
\$150,000 to \$200,000	21%	62
More than \$200,000	28%	85
TOTAL		299

Q18 Is there anything else you would like to add regarding residential housing needs in Upton?

Answered: 87 Skipped: 269

#	RESPONSES	DATE
1	Some of the housing on Main St (near post office) looks like a slum. We don't need more run down houses.	2/14/2023 1:36 PM
2	There needs to be more apartments available to single mothers with school age children that would allow them to stay living in the town. There really is no housing for them that would help them get back to work and raise their families here. Milhaus and coach road is mainly geared to the elderly and non elderly handicapped	1/18/2023 8:46 PM
3	Streets need to be safe for all residents.	1/16/2023 4:51 PM
4	Need to keep Upton the small town everyone loves and support seniors with property tax credits	1/14/2023 11:10 PM
5	Some type of incentive program to help encourage sellers to sell to first time buyers instead of cash investors & flippers	1/12/2023 9:13 PM
6	A development for those needing cheaper houses is needed or affordable condos	1/12/2023 5:18 PM
7	Build in the center of town. People need walkable neighborhoods. Ignore complaints about increased traffic, lack of parking and neighborhood character. They whine about this for everything.	1/11/2023 8:16 AM
8	True survey of roads, services needs should be done and shown publicly so everyone really sees true impact to any development Not using Grant funds to assist new developer Vs assisting existing residence	1/10/2023 11:54 AM
9	There is enough space/land on the main roads to be used towards affordable housing, let's try to avoid using land near state forests for housing.	1/9/2023 8:59 PM
10	Large scale condos are NOT what Upton needs. The roads water sewer and schools cannot handle it. Fix these first.	1/9/2023 7:19 AM
11	I would hate to see too much development too quickly that the schools could not handle it. I don't want to build more schools. Would rather see the money go to a recreational area such as a large park or an area where the town can gather for festivals or fairs	1/8/2023 11:42 PM
12	I would like to see affordable housing for seniors.	1/8/2023 6:33 AM
13	Why do we need more housing ?	1/7/2023 8:11 PM
14	I know the math is the math but even the prices of what is being considered "affordable" is ridiculously high.	1/7/2023 8:40 AM
15	Housing affordability and diversity in housing types is vital to sustainable growth of the community. There is a major problem with small scale apartment buildings and smaller to mid-sized homes being missing in the community. The community has only built and encouraged upper middle class single family homes and luxury or upscale over 55 homes. As a business leader and manager in the region I can provide feedback with confidence that we are struggling to recruit and retain young professionals & families because of high housing & energy costs and high taxation making the area, state and region less and less affordable & attractive to stay or relocate too!	1/7/2023 6:51 AM
16	Without more public transport it would be difficult for low income housing. Personal transportation is necessary to live in this town.	1/7/2023 12:39 AM
17	There should be a town bylaw that requires 10% low income housing in all new developments	1/6/2023 4:15 PM
18	would love townhouse with real amenities (pool, tennis, pickleball)	1/6/2023 3:07 PM

Upton Housing Needs Survey

19	Less 55+ communities	1/5/2023 6:59 PM
20	Stop special interest groups Act like true leaders and listen to everyone We all have something to offer Diversity is key to success.	1/4/2023 2:28 PM
21	Active Recycling and care for our environment! Adequate Handicap parking	1/4/2023 10:26 AM
22	Let's not fall victim to predatory building construction companies	1/4/2023 7:38 AM
23	Please fight developers looking to build large apartment complexes in the woods.	1/4/2023 7:37 AM
24	Stop taxing us to death while providing next to nothing in return	1/3/2023 6:55 PM
25	Don't screw up the quaintness of the town.	1/2/2023 8:00 PM
26	I would like to see low income housing in Upton	1/2/2023 7:37 PM
27	We need foresight; to plan such that the next generation can afford to stay in their hometown.	1/2/2023 2:30 PM
28	LISTEN TO THE RESIDENCE. NOT THE INTEREST GROUPS	1/1/2023 1:32 PM
29	No	12/17/2022 9:10 AM
30	Very concerned about the school system becoming overcrowded if apartment complexes or large developments are added.	12/13/2022 7:10 PM
31	Very interested to be involved in the Housing Production Plan. Former Assistant Treasurer and Assistant Assessor for Town of Hopedale for 16 years. Retired in 1993.	12/9/2022 3:05 PM
32	No	12/8/2022 9:47 PM
33	Limit apartment/housing to 2 levels - excluding basement which may be live-in and attic which is non-live in. The proposed 4 level apartment building complex on Mechanic St was not appropriate for Upton. Does this need to be done via Planning Board, Zoning Board? Anything already built would be 'grandfathered' in.	12/6/2022 4:13 PM
34	I would not be able to afford the "affordable housing" rent.	12/6/2022 4:07 PM
35	We DO NOT need any more 55+ communities! We do need to preserve our forests and stop building such huge single family homes.	11/20/2022 8:32 AM
36	I believe the next generation of young professionals prefer to live in condos or apartment buildings and do NOT place importance/demand on 2 acre lots with 2500+ square ft colonial style homes.	11/19/2022 12:01 PM
37	One of the best qualities of Upton is it's woods. I feel this should be protected and we need to stay away from large developments.	11/17/2022 8:32 AM
38	Enable young families/lower income individuals to build equity in affordable homes. Condos/developments with ludicrous HOA fees and apartments are undesirable.	11/12/2022 2:33 PM
39	Do what's best for the majority. Not the loudest	11/10/2022 8:42 PM
40	I know several young adults that are college educated or who have graduated from technical colleges who are still living at home several years after receiving their degrees. They have lived their entire lives here and wish to build their future in this community, however, there is very little hope of them being able to purchase a home here due to the high cost of homes.	11/9/2022 1:04 PM
41	Encourage the development of subdivisions which adhere to traditional zoning (v. Cluster development)... projects like Goss Pond and Riverbend... not like Clafflin Farm or the big development off North Street. Maintain natural beauty around homes versus clear cut.	11/7/2022 3:16 PM
42	More senior housing	11/7/2022 12:47 PM
43	If Millhaus is ever sold, there is no other alternative for the elderly here. Coachroad is falling apart with no upgrades for over 50 years. We need to consider low income and elderly NOW.	11/7/2022 12:35 PM
44	Being accessed for 1/2 the amount of what other homes or condo units are selling for when you live in a low income affordable unit and are disabled, starts to tax and price people out of their homes. The town is not going to be affordable by anyone but the affluent and multi income households. I've lived here a total of 10 years and it just keeps getting more expensive. Tons of money into the schools but for elders, there's nothing.	11/7/2022 12:32 PM

Upton Housing Needs Survey

45	In general, I prefer fewer government interventions. It's more satisfying to live in a community in which you can naturally afford to be, rather than to be able to stay only because you're getting special assistance. I definitely have the feeling of not being able to get ahead while living in Upton and Massachusetts more generally. The increasing costs of everything slowly chips away at any increased quality of life we could hope for as our income increases. On top of that, we could save up for the one-time cost of adding another bedroom or updating our garage, only to be hit with a bigger tax bill every year after. So we could possibly afford the renovations, but not the cumulative effect of higher taxes. We love the community here and our neighbors, but it definitely feels like a town that's only for the rich.	11/5/2022 9:13 AM
46	In regards to sidewalk improvement—the new bike lane addition on Hopkinton Road is disappointing and it would be more advantageous to have a sidewalk as well as crosswalks through the intersection at Westboro/Hopkinton/School	11/4/2022 9:23 PM
47	Control the Cost of property taxes instead of putting all the burden on home owners and elderly.	11/3/2022 9:20 AM
48	Upton has been gentrifying the past two decades. The housing development excludes the working class, minorities and fixed income seniors. There is little diversity in housing types. This lack of housing diversity makes the community less diverse in its citizens and residents resulting in a decline in the overall quality of Town.	11/2/2022 8:55 PM
49	I'd like to see regulations to preserve agricultural land; regulations to prevent developments that include luxury units; a plan to utilize green energies--e.g., the solar panels over the parking lot at Miscoe. I want every new building project to be required to include explicit plans for maximizing energy efficiency.	10/31/2022 1:09 PM
50	Try to keep from destroying our woodlands and open space. Try to keep development along areas such as route 140, Main St. etc.	10/31/2022 8:11 AM
51	Mixed developments with different sized and types of houses which can attract seniors, families and low income together. Cookie cutter McMansions aren't appealing.	10/30/2022 8:22 PM
52	IMHO the town needs a plan for affordable housing so it isn't held hostage to developers that try to jam housing in where they otherwise wouldn't be able to because we don't have a plan.	10/27/2022 3:02 PM
53	We are from East Greenwich RI and are familiar with the Cottages on Greene: walkable, eco-friendly, shared maintenance, front porch community. This type of development would be a good fit for Upton! http://unionstudioarch.com/projects/cottages-on-greene/	10/27/2022 9:16 AM
54	My issue with adding low-income housing/massive apartments is our economy does not support it. We do not have enough local businesses that help employ local people. If we were to do any kind of low-income housing I would like to see it done in a well thought out manner such as tiny(ish) home community that is walkable w/ individual units & maybe opportunity for a a bit of small commercial space. Also, we should be a model for efficiency and require any building built to be net zero energy. The massive units going up all over MA are total garbage. I've been in a few of them for work, they are poorly built, inefficient, and lack things to keep people busy. We previously lived in North Attleboro and they built a 45 unit building, no one could even move in because the developer cut so many corners. I'm not even sure anyone is living there still! Also, when they built it caused many problems for existing houses in the area.	10/27/2022 6:49 AM
55	Harvard, Ma has just built "cottage style" affordable housing that are very attractive. We should look around the state to see what other small town are doing to correct their housing shortages.	10/27/2022 6:17 AM
56	Yes, simply reduce the tax rate for qualifying seniors. Put the money in the pockets of those in need instead of those forming the town for their own businesses.Lets allow seniors to live in their home...no one wants to move as an elder..its traumatic. Lets solve the problem in a simple manner	10/26/2022 7:52 PM
57	Stop using our business districts for housing. If we have more commercial property the taxes would be less for residents and the burden on schools would be less.	10/26/2022 5:16 PM
58	Location of housing matters. Create housing availability closer to MBTA abutting towns and denser housing where it makes sense, like downtown near commercial areas. Please don't plan giant housing developments where there is nothing around. Upton can have plenty of affordable housing with proper planning	10/26/2022 3:56 PM
59	Roads need to be fixed/built/expanded before housing is added!	10/26/2022 3:30 PM

Upton Housing Needs Survey

60	The concerns expressed in my application to join this committee remain the same. In summary, Upton's age profile is titled alarmingly to the 65+ cohort - and I willingly admit to being part of the problem. The rapid addition of 55+ communities may be great for the tax rate, but deprives the town of energetic human capital and a sense of belonging and investment in civic affairs. We must invest in more young families, with all they have to offer for our future, and accept the costs along with the many benefits. -- David Brooks	10/26/2022 2:02 PM
61	We need to maintain open space,NOT build more housing.	10/26/2022 2:01 PM
62	Thanks for the survey! And thanks for thinking through all the areas of inclusion related to housing. It would be great to see Upton still attract young professionals and not have younger home buyers be priced out. I know we can't control all of that, but if we grow static on younger population, that's not healthy for the town.	10/26/2022 12:12 PM
63	thank you for not forcing me to answer every question	10/26/2022 11:06 AM
64	Affordable housing is in any town that you can afford- doesn't have to be Upton.	10/26/2022 10:58 AM
65	no more B.S. fees for things which used to be personal freedoms for a homeowner, e.g. owning cat, dog, horse, dumping trash at transfer station, burning leaves & brush, PLUS no water & sewer fees/taxes for homeowners using well and septic which already have their own maintenance and repair coasts!	10/26/2022 10:46 AM
66	Infrastructure improvement and needs much match the housing development utilization of roads, services, utilities etc,	10/26/2022 10:12 AM
67	We think the most important theme to adhere to would be to manage Upton's growth inline with Upton's historic style and purpose as a suburban small town with great access to the outdoors and community. Efforts to turn Upton into a business center or high density apartment/condo community should be avoided.	10/26/2022 9:44 AM
68	Your does aging in place. Existing houses are constructed so that as a person becomes an empty nester, a floor of the house can be rented as an apartment.	10/26/2022 9:24 AM
69	I am very concerned with how a large influx in population would impact the school system. I hope the matter will be considered carefully and the schools will be given the resources they need to manage more students.	10/26/2022 9:12 AM
70	Lower Property Tax	10/26/2022 7:21 AM
71	Upton and MA do not have an affordable housing problem, it has an overpopulation problem.	10/26/2022 3:52 AM
72	Nice, affordable rental options are needed. I like the idea of converting buildings and large houses.	10/25/2022 10:18 PM
73	I wish we could opt out of this ridiculous state mandated affordable housing law.	10/25/2022 9:26 PM
74	Stop building giant houses on huge plots of land. We're in a huge housing crisis, we need affordable housing and rental units or this town is going to stifle itself. With a variety of housing options we could have a vibrant and diverse community.	10/25/2022 8:38 PM
75	Take a look at 28 Hartford Ave. North. It has been owned by the Affordable Housing Trust since they bought it at auction several years ago. It is uninhabitable, has a red X on the front, must be demolished, there are trees limbs and overgrowth on the structure and property and nothing has been done to improve it. Affordable Housing Trust outbid several others to get this property and then did nothing to improve it. One of the Upton Selectmen explained to me that the AHT didn't have enough members to be able to approve further spending. That was more than 2 years ago. This property is an eyesore that blights adjoining properties. Consider this particular property when looking for a place to start affordable housing options. The neighbors will appreciate it! I plan to view the 2 recent Youtube videos posted on the town website to find out if this property was mentioned by the committee, but as each video is more than 2 hours long, it will take time to go through.	10/25/2022 7:51 PM
76	Would love senior village living, like the one on north st but with pool	10/25/2022 6:48 PM
77	Need to be able to provide adequate school services for an increased population that new housing would bring. Further investment in the school buildings (Miscoe) is necessary	10/25/2022 6:45 PM
78	Although inlaw apartments may be desirable, when they are no longer necessary should the	10/25/2022 6:30 PM

Upton Housing Needs Survey

	homeowner be allowed to rent that apartment to others. I don't want to undermine the zoning.	
79	I really hope we can develop affordable housing for seniors. Those 600K townhouses aren't helping lower income seniors.	10/25/2022 6:27 PM
80	Need more businesses and activities like Grafton, Westborough, etc.	10/25/2022 6:05 PM
81	No apartment complexes	10/25/2022 5:53 PM
82	let the seniors live her affordably, why build affordable housing for any ages to draw to the town, help the resident's here.	10/25/2022 5:49 PM
83	Services to help seniors be able to stay in their homes are very important. This can include things like tax abatements, help with maintenance, and home health aides...	10/25/2022 5:40 PM
84	The down town center should be developed as planned by the consulting firm and the people. NOT another library/senior center public non paying non draw to the down town area	10/25/2022 5:35 PM
85	We need a larger tax base, more diversity in incomes and ethnicity. Many in town seem determined to maintain its "rural character," but this locks the town into the 1950s. I for one have no interest in living the past.	10/25/2022 5:29 PM
86	Need to improve traffic speed enforcement in existing and new housing areas. Too many people driving too fast in the more densely populated areas of town.	10/25/2022 5:21 PM
87	Purchased my home in 2021 at 23. Loved how people stay here and the sense of community. Keeping that appeal to my generation would be great/ making-keeping it affordable is the most important. I feel like I bought the cheapest home in town under \$300k. I found upton on accident - would be great to attract other people ready to leave the city	10/25/2022 5:15 PM