



Attractive and Attainable Housing Survey Summary August 12, 2020

Introduction

In 2018, the City conducted a visioning process for the Comprehensive Plan Update and the community identified the desire for “*attractive and attainable housing*.” This theme constitutes a section of the City’s updated Comprehensive Plan. The vision states:

“By 2040, Sherwood aims to develop a range of housing choices for a diversity of ages and income levels, providing community members the ability to live in Sherwood throughout all stages of life.”

In an effort to continue community conversations about the future of housing in Sherwood, the City launched a community-wide survey to learn more about residents’ housing preferences and experiences. While the City’s latest Housing Needs Analysis provides Sherwood with a factual basis to support future planning efforts related to housing, this survey was one of several engagement tools for this block and used to inform the update of the City’s Comprehensive Plan housing goals and policies.

Survey Summary

The Housing Survey presented key questions related to residents’ current experience with housing in Sherwood and hopes for how Sherwood housing will change in the future.

The survey was available online between **July 17 and August 8**. The survey was distributed via email to Sherwood utility customers, all city boards and commissions, the Comprehensive Plan interested parties list, and several community organizations. Posted to the City’s Facebook page and the Sherwood 2040 project page, the survey was also accessed through Nextdoor, and Twitter. In this timeframe, the survey received **1,091 responses**. The results of this survey are not statistically representative, meaning the respondent sample is not predictive of the opinions of the Sherwood community. This report summarizes the responses and comments collected from community members using the survey.



Key Takeaways

The following key takeaways were observed from the survey results:

Current Housing Experiences

- Most respondents live in a single-family home (89%) that they own (91%).
- Most respondents feel that their current home is a good fit for their needs.
- A majority (55%) thought a desirable neighborhood was important and some (43%) thought a private yard was important in a home.
- Most respondents have single-family homes (98%) in their neighborhood but not necessarily other housing types.
- Most respondents thought single-family homes met the need of their family (94%) and their community (89%). But saw a greater need for other housing types in their community.

Future Housing Needs

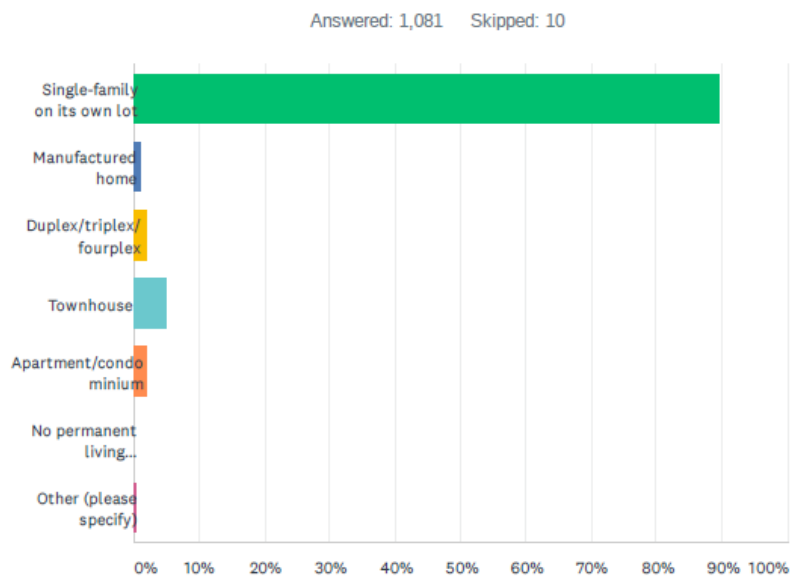
- Most respondents thought single-family homes would be needed by their family (91%) and their community (90%) in the next 10 years. But saw a growing need for other types of housing in their community in the future. Respondents thought the need would be greatest for cottage housing (44%), townhouses (48%) and mother-in-law units (42%).
- Respondents were least concerned about adding single-family homes to their neighborhood and most concerned about adding apartments and manufactured homes to their neighborhood.
- Across housing types, the main concerns about adding housing were increased traffic and increased demand for parking.
- Most respondents (54%) would consider adding a mother-in-law unit to their home but most (75%) would not consider dividing their home into multiple units.



Summary of Responses by Survey Question

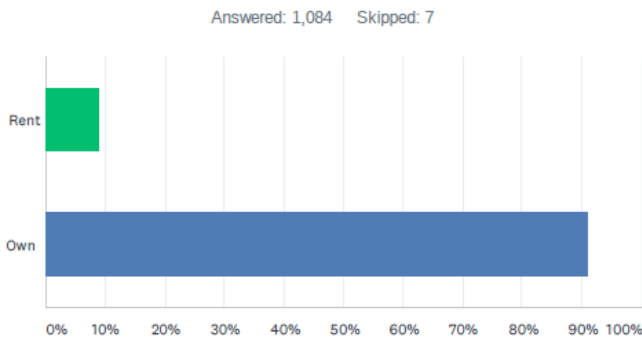
What type of home do you currently live in? (n=1,081)

- Most respondents (89%) live in a single-family home on its own lot and few respondents (5% or fewer) live in other types of homes.



Do you rent or own? (n=1,084)

- Most respondents (91%) own their home and few respondents (9%) rent their home.



Is your current home a good fit for your household? Please rate each feature of your home on a scale of 1 to 5 with 1 being "Very Bad" and 5 being "Very Good." (n=1,081)

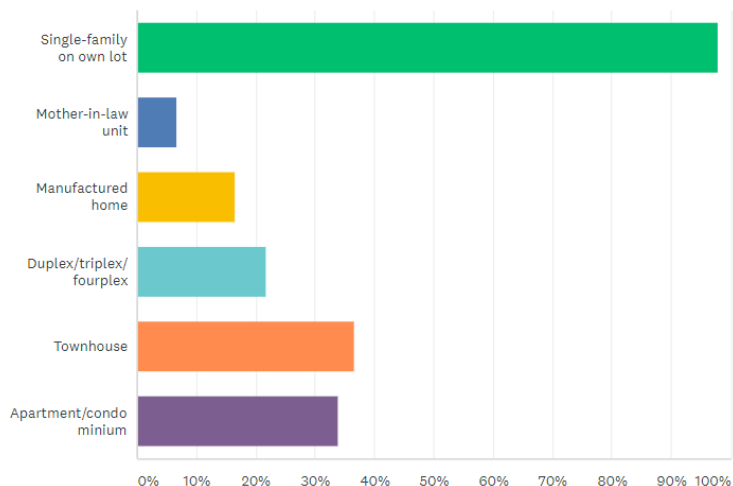
- Respondents ranked size, stability, ownership, connectivity and neighborhood character as an average of good to very good.
- Respondents ranked price and required maintenance lower as an average of neither good nor bad to good.

Category	Very Bad (1)	Bad (2)	Neither Good nor Bad (3)	Good (4)	Very Good (5)	Total Answers	Weighted Average
Size	1%	5%	15%	44%	35%	1,069	4.08
Price	2%	10%	22%	41%	24%	1,066	3.76
Stability (ownership, long-term lease)	1%	1%	7%	32%	59%	1,074	4.47
Required maintenance (home/yard work, remodel, etc.)	1%	5%	20%	48%	26%	1,075	3.94
Ownership (rent or own)	0%	0%	33%	0%	67%	3	4.33
Connectivity (for work, school, shopping, etc.)	1%	4%	12%	38%	46%	1,077	4.26
Neighborhood character	0%	2%	11%	38%	48%	1,076	4.32

What housing types are currently available in your neighborhood (or within a 1/4 mile)? (n=1,074)

- Most respondents (98%) have single family homes on their own lot in their neighborhood.
- Some respondents have duplexes/triplexes/fourplexes (22%), townhouses (37%) and apartments/condominiums (34%) in their neighborhood.
- Few respondents have manufactured homes (17%) or mother-in-law units (7%) in their neighborhood.

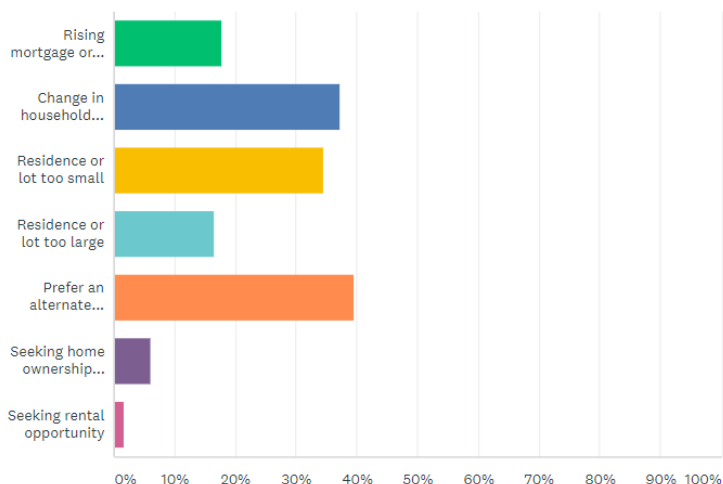
Answered: 1,074 Skipped: 17



What factors might influence your decision to move in the next five or ten years? (n=953)

- The most common factors likely to influence moving for respondents were an alternative location (40%), change in household income (37%) and residence or lot being too small (34%).

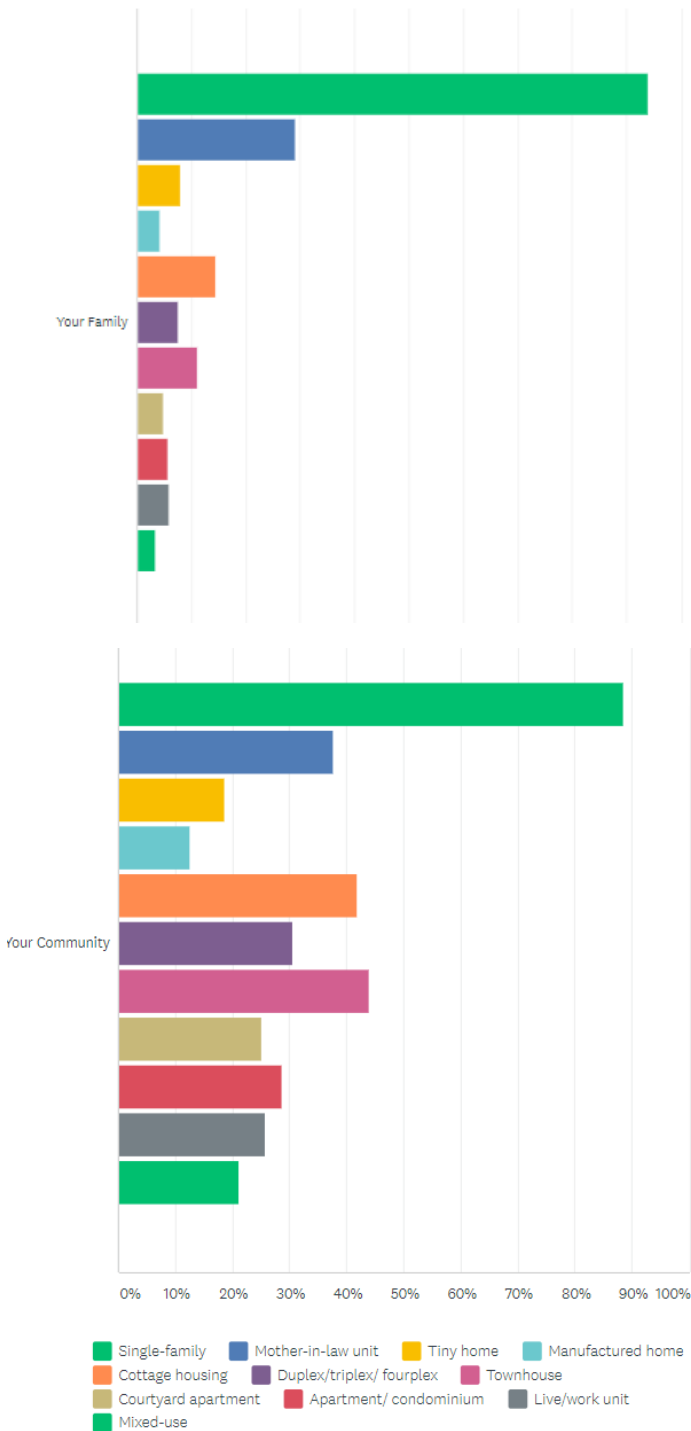
Answered: 953 Skipped: 138



What housing types are needed to meet the needs of your family and community? (n=825)

- Most respondents thought single-family homes met the need of their family (94%) and their community (89%).
- Respondents thought there was a greater need for other types of housing in their community.
- There was not sufficient data to see patterns in what respondents' friends needed for housing.

Answered: 825 Skipped: 266

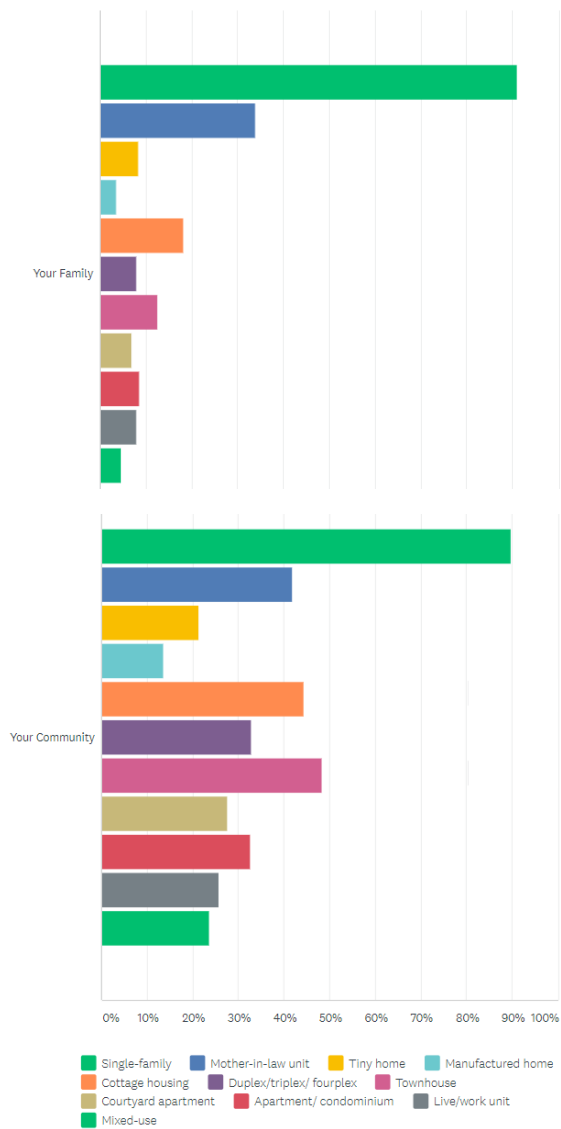


What housing types will be needed in 10 years to meet the needs of your family and community? (n=824)

- Most respondents thought single-family homes would be needed by their family (91%) and their community (90%) in the next 10 years.
- Respondents thought there was a greater need for other types of housing in their community in the future. Respondents thought the need would be greatest for cottage housing (44%), townhouses (48%) and mother-in-law units (42%).

- There was not sufficient data to see patterns in what respondents' friends needed for future housing.

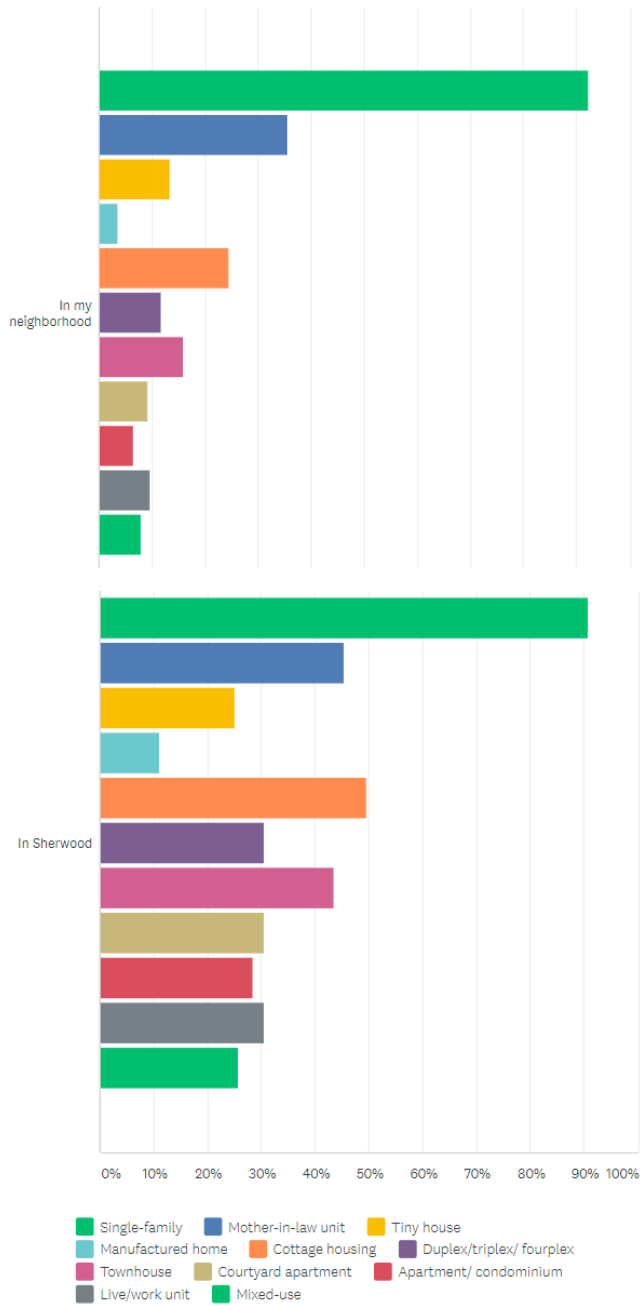
Answered: 824 Skipped: 267



Which of the following types of housing would you like to see in your neighborhood or Sherwood?
(n=822)

- Most respondents want single family homes in their neighborhood (92%) and in Sherwood (91%).
- The least respondents want manufactured homes in their neighborhood (4%) and in Sherwood (11%).

Answered: 822 Skipped: 269



What do you think the following housing types would provide for the community? (n=807)

- Most respondents thought single-family homes ranked highest for attractive housing and property value.
- Most respondents thought housing types other than single-family homes would add a variety of housing city-wide.

Single-family home

- Most respondents thought single-family homes were attractive new housing (79%) and would increase property values (65%).

Mother-in-law unit

- Most respondents thought mother-in-law units would add a variety of housing options city-wide (51%), add more housing options within neighborhoods (58%) and be an efficient use of existing infrastructure (57%).

Tiny house

- Most respondents thought tiny homes would add a variety of housing options city-wide (69%) and add more housing options within neighborhoods (52%).

Manufactured home

- Most respondents thought manufactured homes would add a variety of housing options city-wide (69%).

Cottage housing

- Most respondents thought cottage housing would add attractive new housing (66%), a variety of housing options city-wide (68%) and provide more housing options within neighborhoods (62%).

Duplex/triplex/fourplex

- Most respondents thought duplexes, triplexes, and fourplexes would add a variety of housing options city-wide (70%) and provide more housing options within neighborhoods (58%).

Townhouse

- Most respondents thought townhouses would add a variety of housing options city-wide (69%) and provide more housing options within neighborhoods (60%).

Courtyard apartment

- Most respondents thought courtyard apartments would add a variety of housing options city-wide (69%) and provide more housing options within neighborhoods (56%).

Apartment/condominium

- Most respondents thought apartments/condominiums would add a variety of housing options city-wide (66%) and provide more housing options within neighborhoods (52%).

Live/work unit

- Most respondents thought live/work units would add a variety of housing options city-wide (57%), create an efficient use of existing infrastructure (52%) and support more amenities (64%).

Mixed-use

- Most respondents thought mixed-use homes would add a variety of housing options city-wide (57%), create an efficient use of existing infrastructure (50%) and support more amenities (65%).

What concerns might you have about the following housing types in your neighborhood? (n=791)

- Respondents were least concerned about adding single-family homes to their neighborhood and most concerned about adding apartments and manufactured homes to their neighborhood.
- Across housing types, the main concerns were increased traffic and increased demand for parking.

Single-family home

- Most respondents did not have consensus on key concerns for single-family homes.
- Some respondents were concerned about increased traffic (49%), bulk/size of new housing (47%) and increased demand for local amenities (45%).

Mother-in-law unit

- Most respondents were concerned that mother-in-law units would increase demand for parking (56%) and wouldn't be compatible with design (56%).

Tiny house

- Most respondents were concerned that tiny homes would increase demand for parking (59%), wouldn't be compatible with design (53%) and would decrease property values (55%).

Manufactured home

- Most respondents were concerned that manufactured homes would not be compatible with design (52%) and would decrease property values (83%).

Cottage housing

- Most respondents were concerned that cottage housing would increase traffic (56%) and increase demand for parking (67%).

Duplex/triplex/fourplex

- Most respondents were concerned that duplexes, triplexes and fourplexes would increase traffic (70%), increase demand for parking (77%), increase demand for local amenities (55%) and decrease property values (55%).

Townhouse

- Most respondents were concerned that townhouses would increase traffic (72%), increase demand for parking (80%) and increase demand for local amenities (57%).

Courtyard apartment

- Most respondents were concerned that courtyard apartments would increase traffic (72%), increase demand for parking (79%), increase demand for local amenities (59%) and decrease property values (53%).

Apartment/condominium

- Most respondents were concerned that apartments and condominiums would increase traffic (80%), increase demand for parking (80%), increase demand for local amenities (64%), decrease property values (63%) and increase crime (53%).

Live/work unit

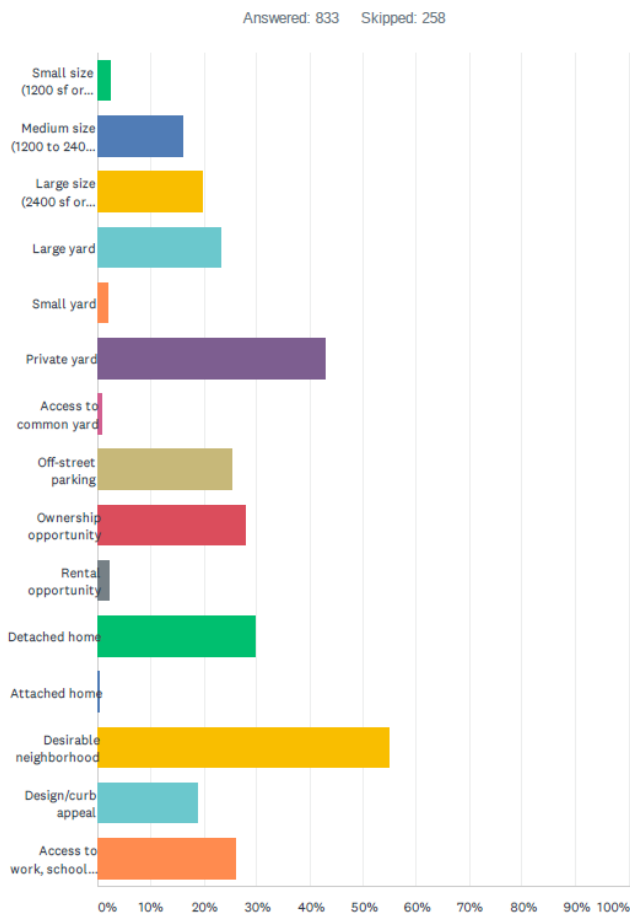
- Most respondents were concerned that live and work units would increase traffic (70%), increase demand for parking (79%) and wouldn't be compatible with design (52%).

Mixed-use

- Most respondents were concerned that mixed-use housing would increase traffic (77%), increase demand for parking (80%) and wouldn't be compatible with design (52%).

What characteristics are important to you in a home? Select your top three characteristics. (n=833)

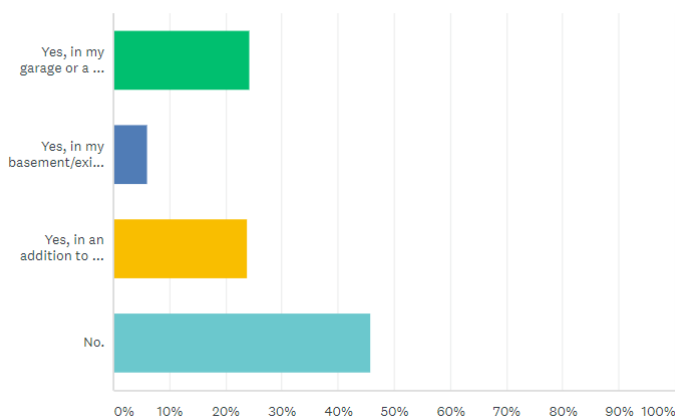
- The top two characteristics reported were (55%) thought a desirable neighborhood was important and some (43%) thought a private yard was important.



If you owned a single-family detached home, would you consider developing a mother-in-law unit (if allowed by your HOA)? (n=822)

- Many respondents (54%) would consider building a mother-in-law unit. Garages and detached structures (24%) and home additions (24%) were both considered potential options for location.
- Some respondents (46%) would not consider it.

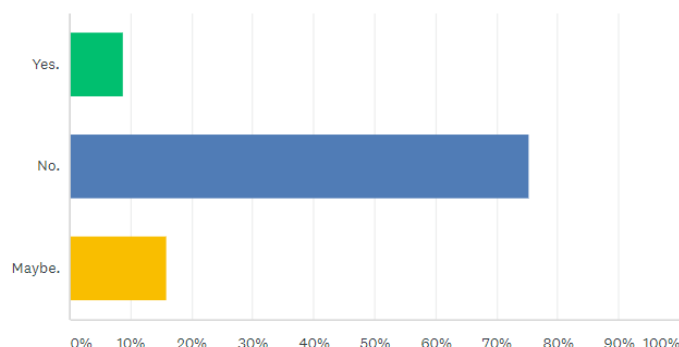
Answered: 822 Skipped: 269



If you owned a single-family detached home built before 1990, would you consider dividing it into two or more smaller units? (1990 is considered the natural break between new housing and older housing development in Sherwood). (n=803)

- Most respondents would not consider dividing their home (75%).
- About a quarter of respondents would consider it (25%).

Answered: 803 Skipped: 288



Summary of Open-ended Question

Is there anything else you would like to tell us about your preferred housing types? (n = 236)

- The most frequently expressed opinion was that Sherwood should only build single-family housing and should oppose additional density. Commenters that expressed these opinions generally noted a preference for homes with large lot sizes and large yards and were concerned with the trend of building homes with smaller yards. Common opinions that commenters cited for their preferences for single-family homes and large yards were that:
 - This housing type provides the most privacy.
 - Additional density, rentals or multifamily housing would decrease property values.
 - Single-family homes with large yards were the most in-line with Sherwood's small-town character and additional density would change that character.
- Slightly fewer commenters wanted to see more affordability and variety in home types in Sherwood including smaller housing options like multifamily housing, accessory dwelling units (ADUs), cottage houses, and tiny houses. These commenters wanted this affordability and variety:
 - To provide housing options so children of Sherwood residents can move out of their parents' homes when they grow up but not leave Sherwood.
 - So older adults can downsize without leaving Sherwood. These commenters specifically noted the need for housing for adults 55 and older that is not assisted living.
 - To provide more affordable single-family homes for first-time buyers.
- There were commenters who opposed building more affordable housing largely because of concern of a decrease in property values.
- Many commenters thought Sherwood needs to improve its infrastructure (specifically schools and transportation infrastructure) before adding more housing.