

# HES Community Feedback Survey

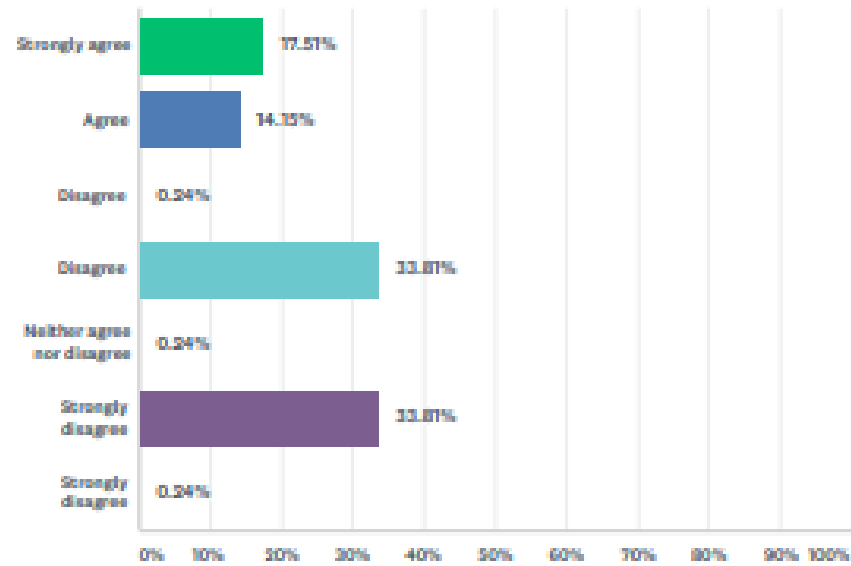
Open June 26th – July 13th 90% of responses in first week.

Posted on

- "You Live in Higganum If" – 3,279 members
- "You Live in Haddam If" – 2,064 members
- "The Real Haddam" – 406 members
- Advertisement in Haddam News; and
- Posted on Haddam web site
- 427 responses
- Not a random sample so not statistically valid, but...

# Q1 Should the town sell HES immediately for the maximum sales price and to avoid operating and future capital costs?

Answered: 417 Skipped: 10

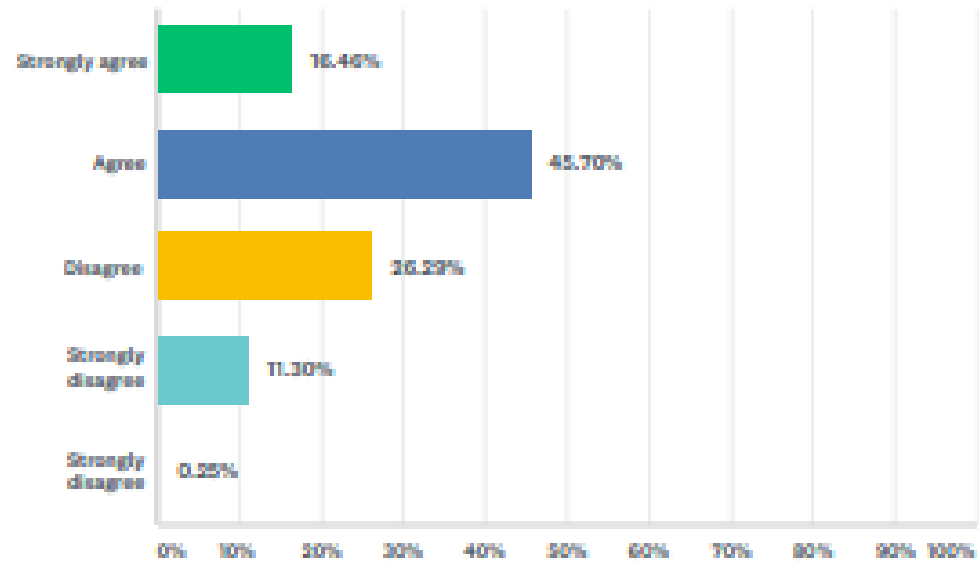


ANSWER CHOICES	RESPONSES	
Strongly agree	17.51%	73
Agree	14.15%	59
Disagree	0.24%	1
Disagree	33.81%	141
Neither agree nor disagree	0.24%	1
Strongly disagree	33.81%	141

Strongly disagree	0.24%	1
TOTAL		417

## Q2 Should the town lease the HES property to maintain long term control of the property?

Answered: 407 Skipped: 20



ANSWER CHOICES	RESPONSES	
Strongly agree	16.46%	67
Agree	45.70%	186
Disagree	26.29%	107
Strongly disagree	11.30%	46
Strongly disagree	0.25%	1
<b>TOTAL</b>		<b>407</b>

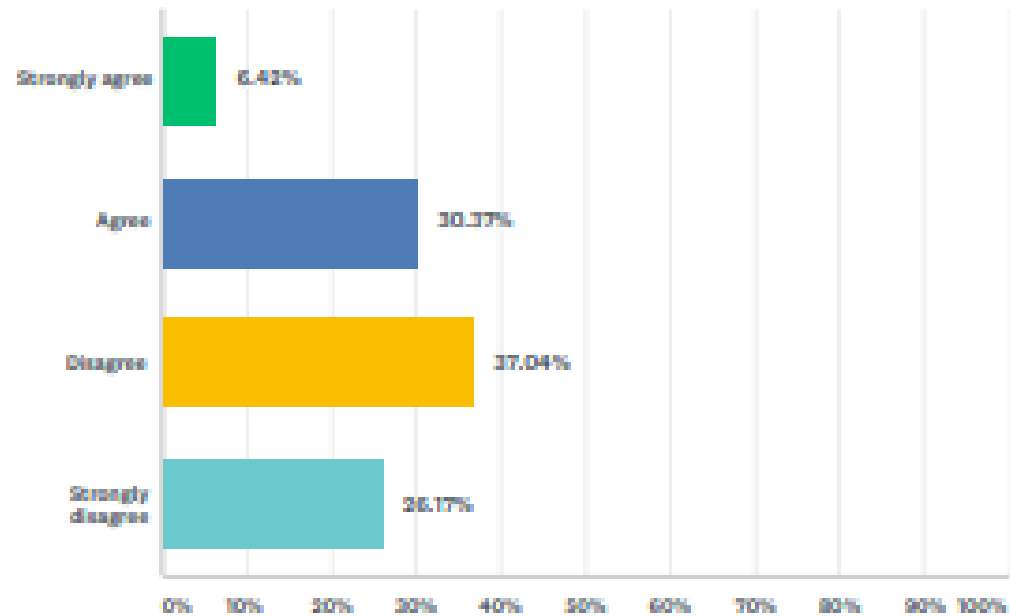
# What we learned

## Questions 1 & 2.

- 62% of those surveyed would rather lease than sell in order to maintain long term control.
- Control what – playground and grounds, parking, gymnasium, soils for community septic, classrooms, kitchen?
- Comments – Users will be very hesitant to make significant renovations without ownership interest. (Jail), The roof will be significant expenditure.
- Can a sale be crafted which retains public/limited public use of grounds, soils, playscape, gymnasium, kitchen??

### Q3 Should the town sell or lease the property for less than market rate to off set necessary renovation costs and to attract activity to the center?

Answered: 405 Skipped: 22



ANSWER CHOICES	RESPONSES	
Strongly agree	6.42%	28
Agree	30.37%	123
Disagree	37.04%	150
Strongly disagree	26.17%	106
TOTAL		405

# What we learned

## Question 3.

- 64 % disagree with reducing sales prices to Off-set renovation costs.

## Comments –

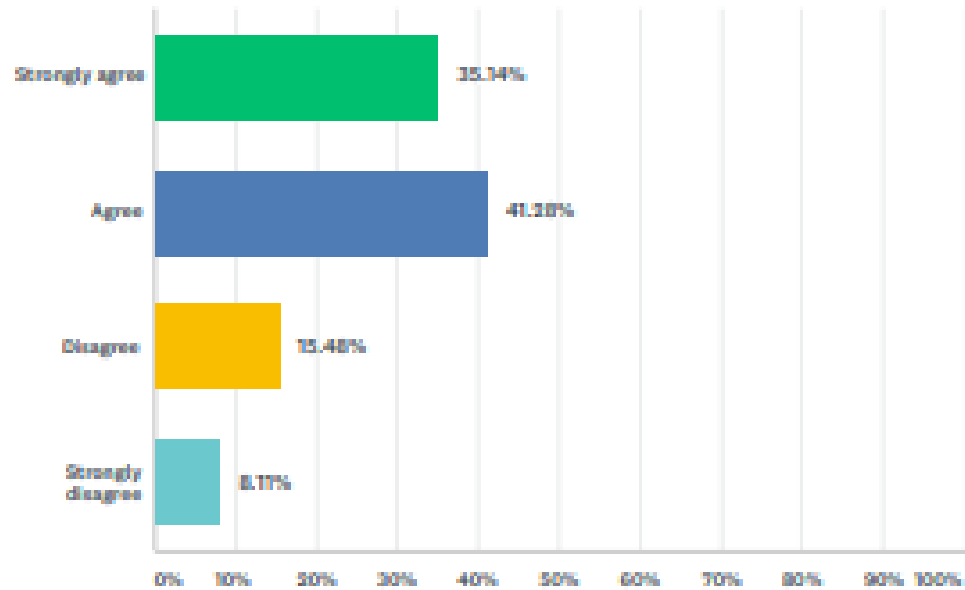
- Any use, other than a school, is a change of use under the CT Building Code and will have to be brought up to 2018 Code.
- Renovations range from \$175-\$225 per square foot.
- Building is 30,000 sq.ft. plus lower level kitchen 9,000 sq.ft.

Example - Conversion to apartments – 30,000 sq.ft. \* \$200 = \$6 Million

- Proposals for change of use will offer a minimal if any purchase price, tax abatements, permit waivers

## Q4 Should the town retain a portion of the HES property for a community septic field to avoid the need for and cost of a public sewer system?

Answered: 407 Skipped: 20



ANSWER CHOICES	RESPONSES	
Strongly agree	35.14%	143
Agree	41.28%	168
Disagree	15.48%	63
Strongly disagree	8.11%	33
<b>TOTAL</b>		<b>407</b>

# What we learned

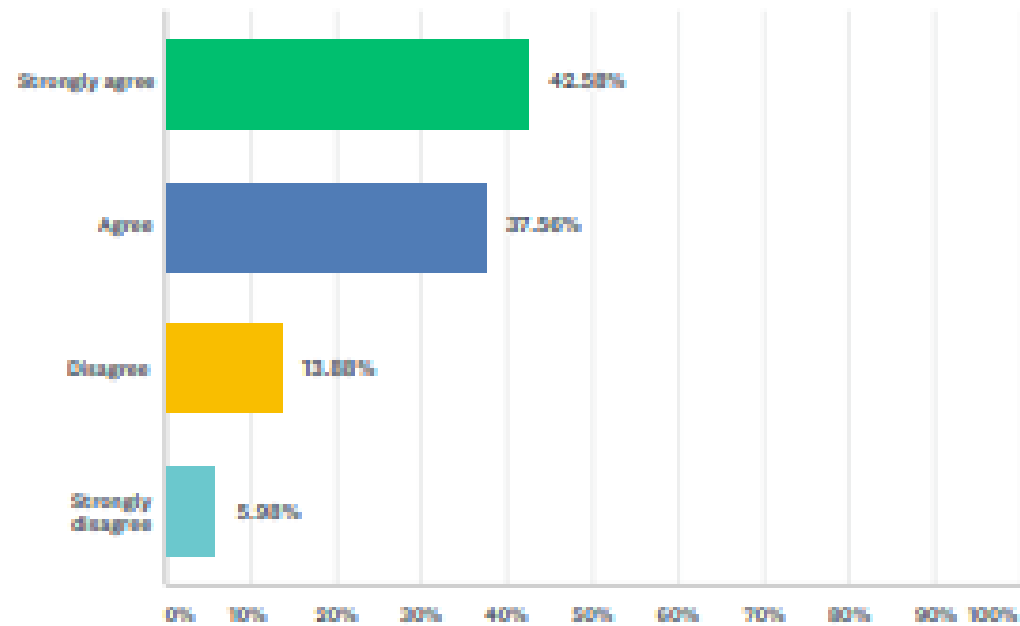
## Question 4.

- 77% of those surveyed understand and support the idea of a community septic system.
- Physically it works. Many State DPH and DEEP hurdles.
- Meeting scheduled next week. With DPH and DEEP
- Needs to be a separate parcel. Maximum flow 7,500 gallons per property.



## Q5 Should the Town place a high priority on finding a new use at HES which will add activity to the Center on nights and weekends?

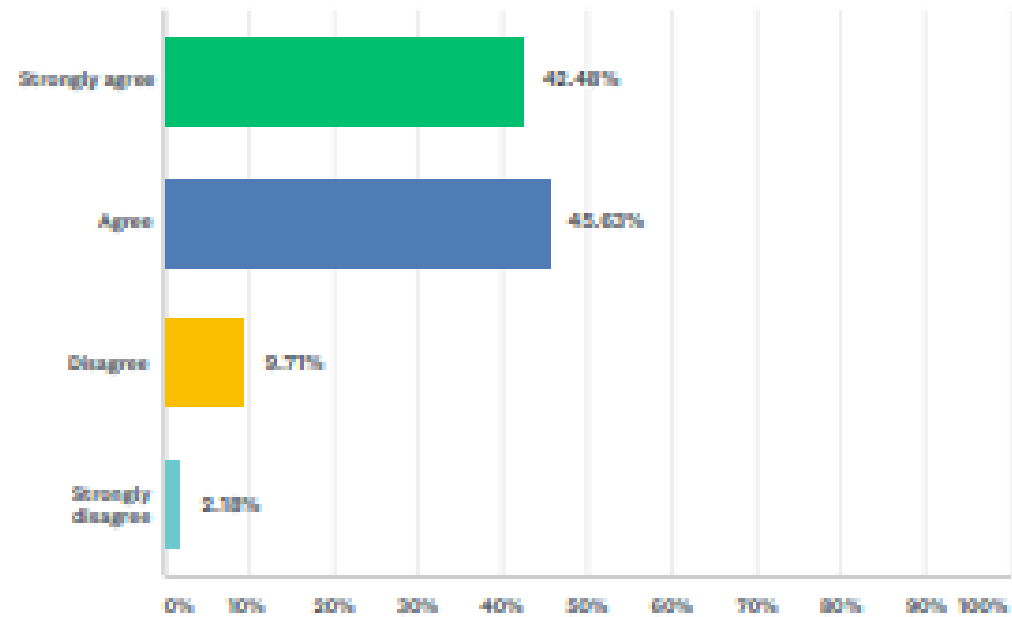
Answered: 418 Skipped: 9



ANSWER CHOICES	RESPONSES	
Strongly agree	42.58%	178
Agree	37.56%	157
Disagree	13.88%	58
Strongly disagree	5.98%	25
TOTAL		418

## Q6 Should the Town place a high priority on future uses which will patronize local businesses for their goods and services?

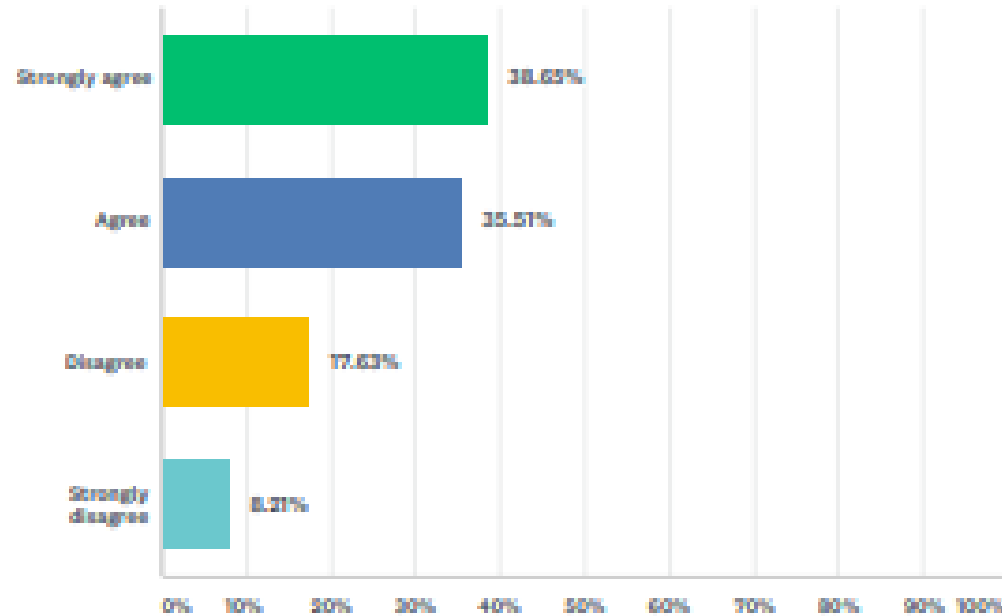
Answered: 412 Skipped: 15



ANSWER CHOICES	RESPONSES	
Strongly agree	42.48%	175
Agree	45.63%	188
Disagree	9.71%	40
Strongly disagree	2.18%	9
<b>TOTAL</b>		<b>412</b>

**Q7 Should the Town place a high priority on a future use at HES which will allow reasonable public use of existing outdoor recreational equipment (playscape & basketball courts) and/or occasional public events in the gymnasium?**

Answered: 414 Skipped: 13



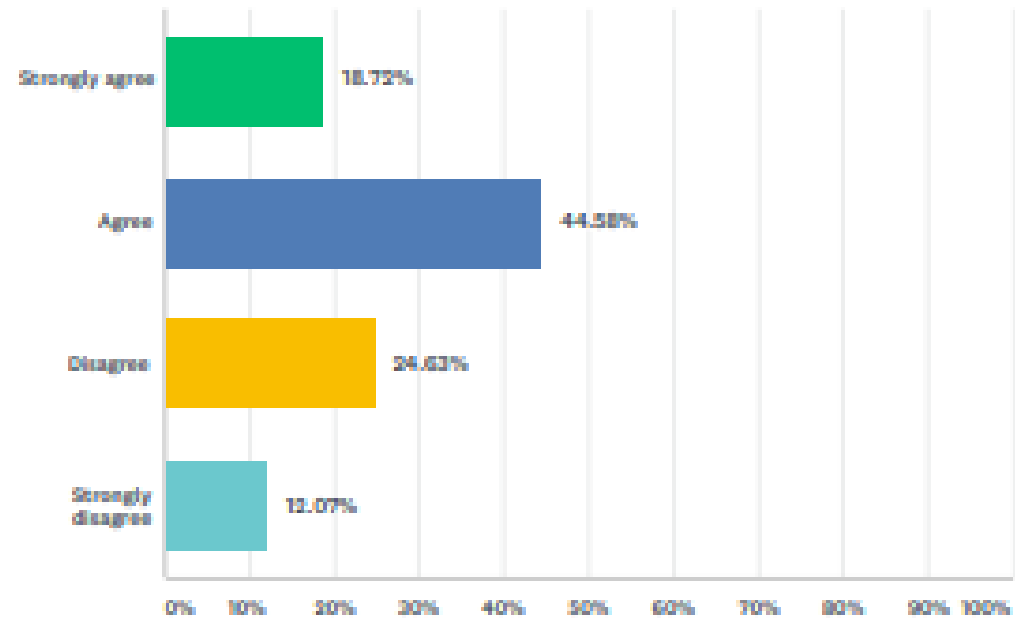
**ANSWER CHOICES**

**RESPONSES**

Strongly agree	38.65%	160
Agree	35.51%	147
Disagree	17.63%	73
Strongly disagree	8.21%	34
<b>TOTAL</b>		<b>414</b>

## Q8 Should the Town dedicate the proceeds, from the sale or lease of HES, directly to improvements in Higganum Center?

Answered: 408 Skipped: 21



ANSWER CHOICES	RESPONSES	
Strongly agree	18.72%	76
Agree	44.58%	181
Disagree	24.63%	100
Strongly disagree	12.07%	49
<b>TOTAL</b>		<b>408</b>

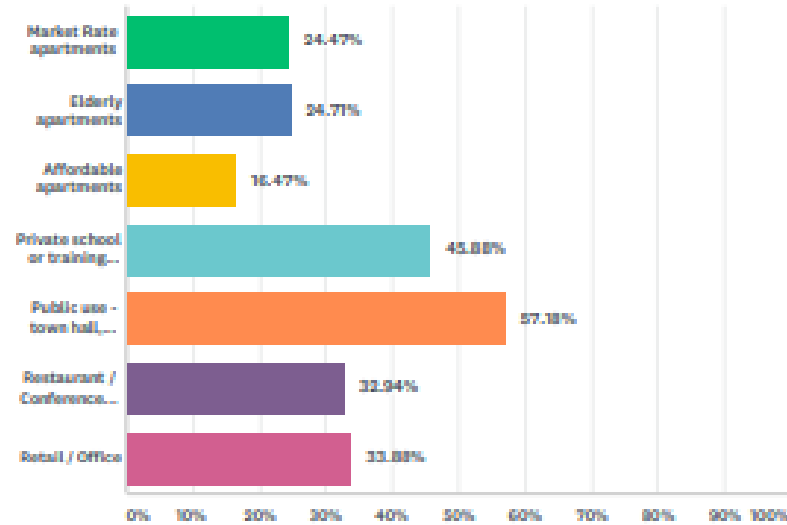
# What We Learned.

## Question 5, 6, 7 & 8.

- Significant majority of respondents support Higganum Center and its businesses.
- 80% support a use that brings activity to the center on nights and weekends!
- 89% support a use that will benefit local businesses!
- 75% support a use that will preserve the playground and basketball courts for public use and occasional public use of the gymnasium!
- 63% support dedicating the sale or lease proceeds to improvements in Higganum Center.

Q9 While there are many financial considerations, if all factors were equal, the most desirable future use of the HES building and grounds would be: (you may choose more than one)

Answered: 425 Skipped: 2



ANSWER CHOICES	RESPONSES	
Market Rate apartments	24.47%	104
Elderly apartments	24.71%	105
Affordable apartments	16.47%	70
Private school or training facility	45.88%	195
Public use - town hall, senior center, community center	57.18%	243

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Restaurant / Conference facility	32.94%	140
Retail / Office	33.88%	144
Total Respondents: 425		

# What We Learned

If all factors equal

Allowed to make multiple selections.

- 57 % of Respondents selected a public use
- 46% selected private school or training facility
- 34 % selected retail/office use
- 33% selected restaurant / conference facility
- 25 % selected elderly housing
- 24% selected market rate housing
- 16% selected affordable apartments

# Thoughts

- Public Use

Change of use – significant renovation cost. Existing town buildings.

Entire property would be available for public use.

- Private school of training facility

Could avoid change of use and the need to bring building up to current code.

Reduces renovation costs. Could result in higher purchase price.

Could maintain grounds, gym, kitchen. Possibly offer for public use.

- Retail / Office

Market very weak – medical contact Middlesex Hospital

Change of use - significant renovations costs.

- Restaurant / Conference facility

Existing commercial kitchen big plus.

Too large for restaurant, what to do with rest of building.

Change of use-significant renovation cost



# Thoughts

All residential – change of use – significant renovation costs

- Elderly Apartments

Camoin Study indicates market exists

Is essentially affordable, would need public subsidy.

With subsidy ADA and Federal Fair housing makes it very difficult to restrict to elderly.

- Market Rate

Camoin Study indicates market exists.

Camoin Study - current rents can not support renovation costs

- Affordable

Myriad of State funding options for affordable housing

Low income tax credits available

Restricted to families at or below 80% of median income. Section 8

Next Step