



# COMMUNITY VISIONING WORKSHOP

Housing Production Plan: Westwood 2018

# Welcome

## Housing Partnership

- Michael McCusker, Chair
- Avi Glaser
- John Hickey
- Jill Onderdonk
- Lou Rizoli
- Kate Wynne
- Cheryl Fay
- Brian Gorman
- Michael Jaillet, Ex-officio Member and Fair Housing Officer
- Sarah Bouchard, Ex-officio Member



# What Is A Housing Production Plan?



- A Housing Production Plan is a document defined by the state's Housing Law, Chapter 40B
- Encourages municipalities to meet its 10% at a pace it can control
- Assesses market needs, considers demand for affordable housing of all types and identifies local barriers to housing development
- Identifies strategies for overcoming obstacles and sets goals for production

# Chapter 40B and the SHI

- Comprehensive Permit: a streamlined permitting process that encourages development of affordable housing by removing regulatory barriers
  - ▣ Authority: Zoning Board of Appeals
  - ▣ Sets standards for Fair Housing
  - ▣ Establishes parameters for income eligibility
- 10%: The Subsidized Housing Inventory (SHI)
- Housing Appeals Committee
  - ▣ Obligated to uphold decisions when town has met statutory minima
  - ▣ In absence of statutory minima, ZBA must demonstrate “consistency with local needs” that balances against the regional need for affordable housing

# Defining Affordable Housing

- Comprehensive Permits
- Local Initiative Program
- Group Homes
- Public Housing Authority inventory
- AMI and Income Limits
  - ▣ 80% of Area Median Income for Boston area:

FY2018 Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
	56,800	64,900	73,000	<b>81,100</b>	87,600	94,100	100,600	107,100

# Westwood's Affordable Housing



576

Total SHI  
Units



5,389

Census  
2010  
Year Round  
Housing  
Units

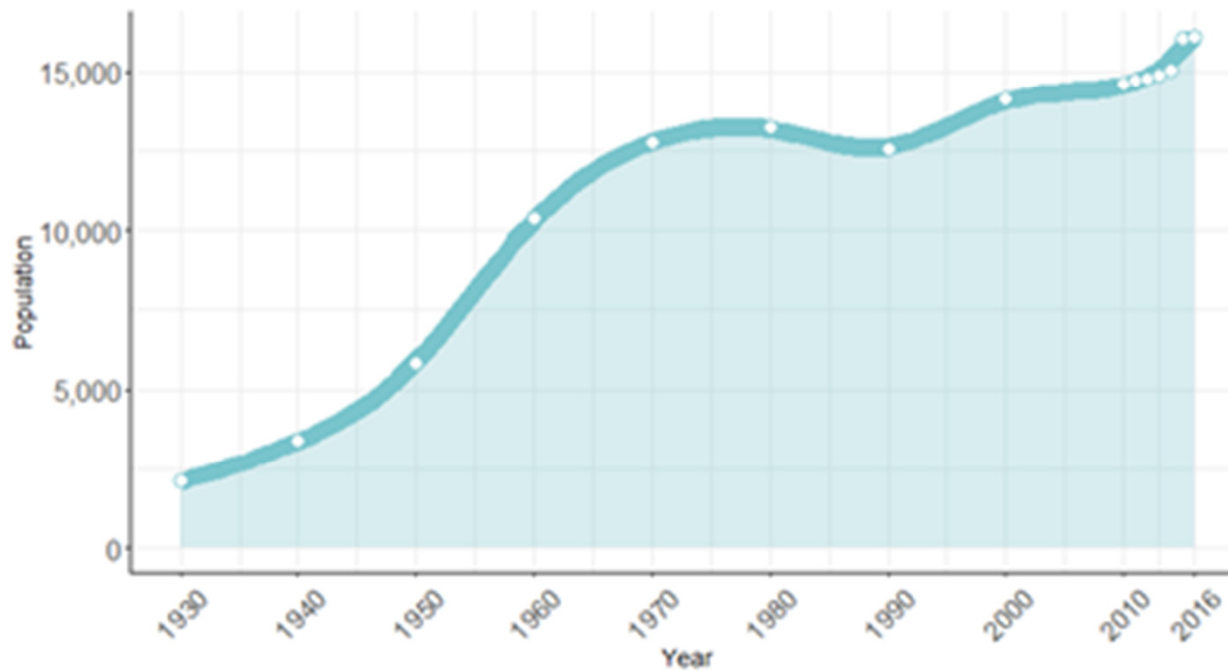


10.6%

# History of Growth

Westwood's population grew between 1930 and 1970

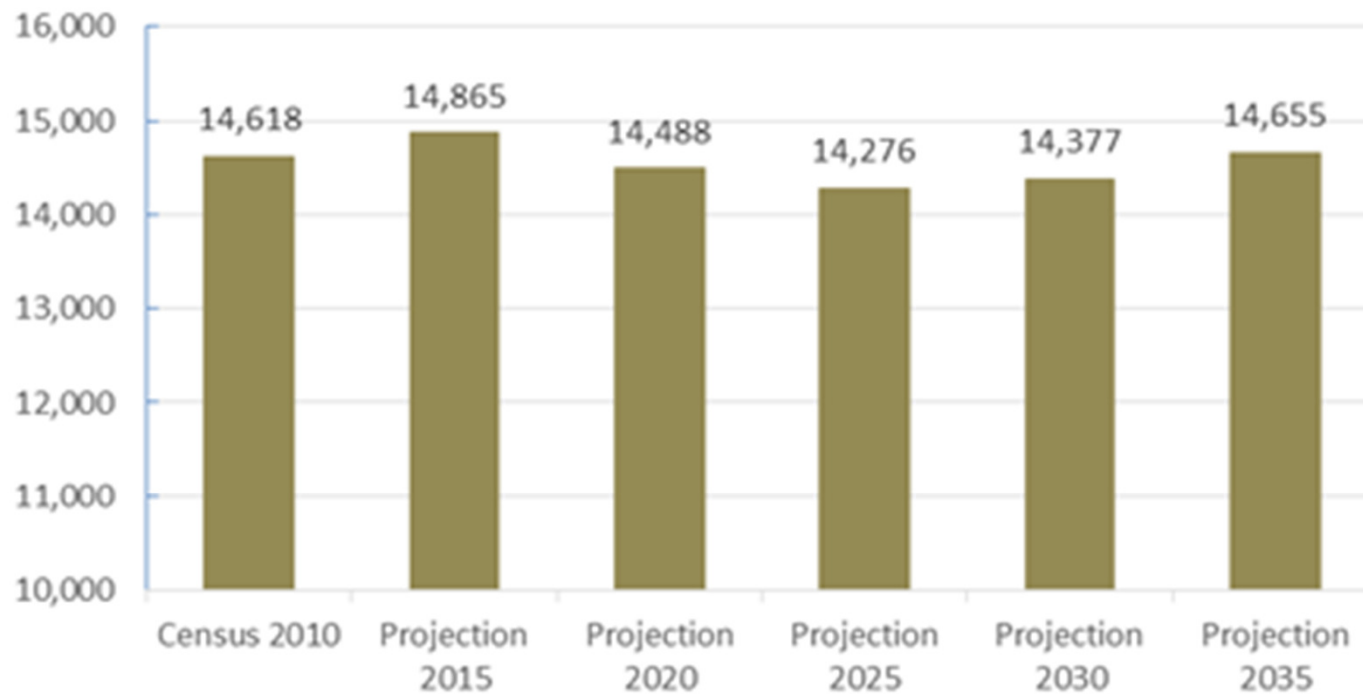
Population change  
Westwood



# Population Projections

**It is not expected to grow in the next 15 years**

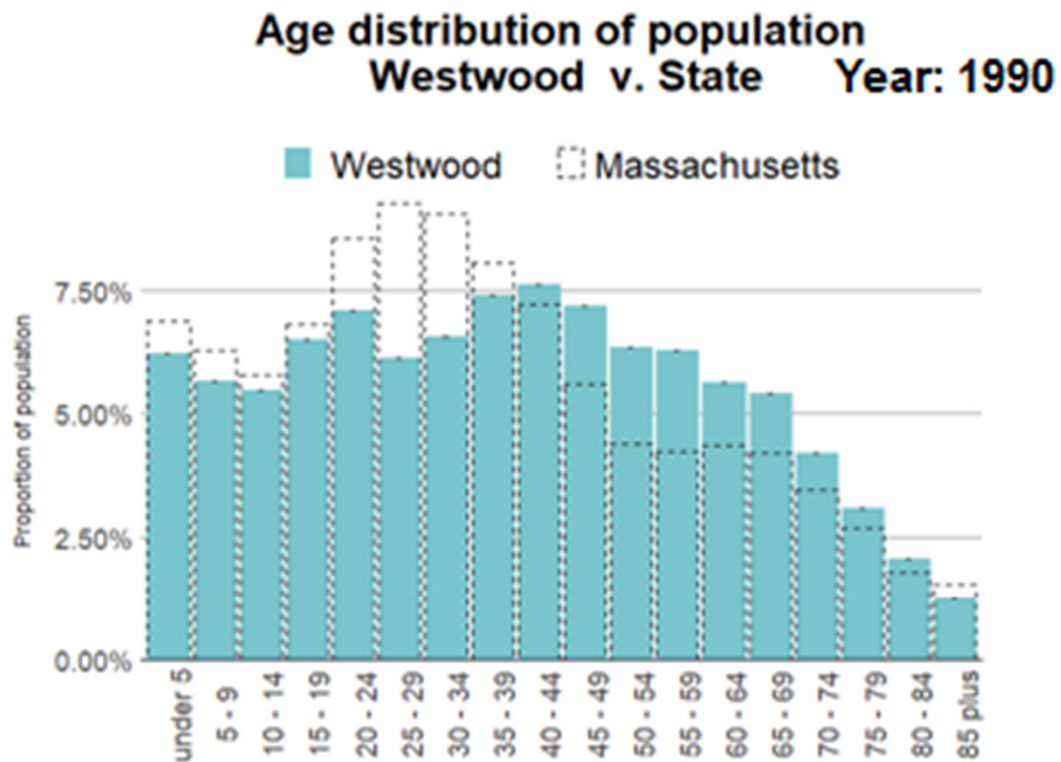
Population projection for Westwood





# Aging of the Population

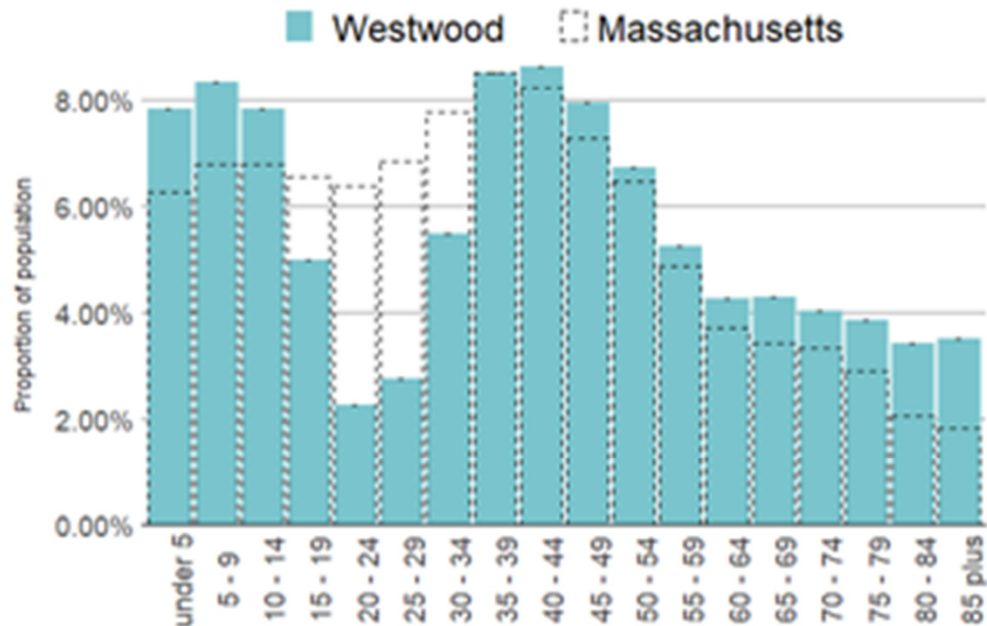
Since 1990, the percent of residents over 45 has increased



# Aging of the Population

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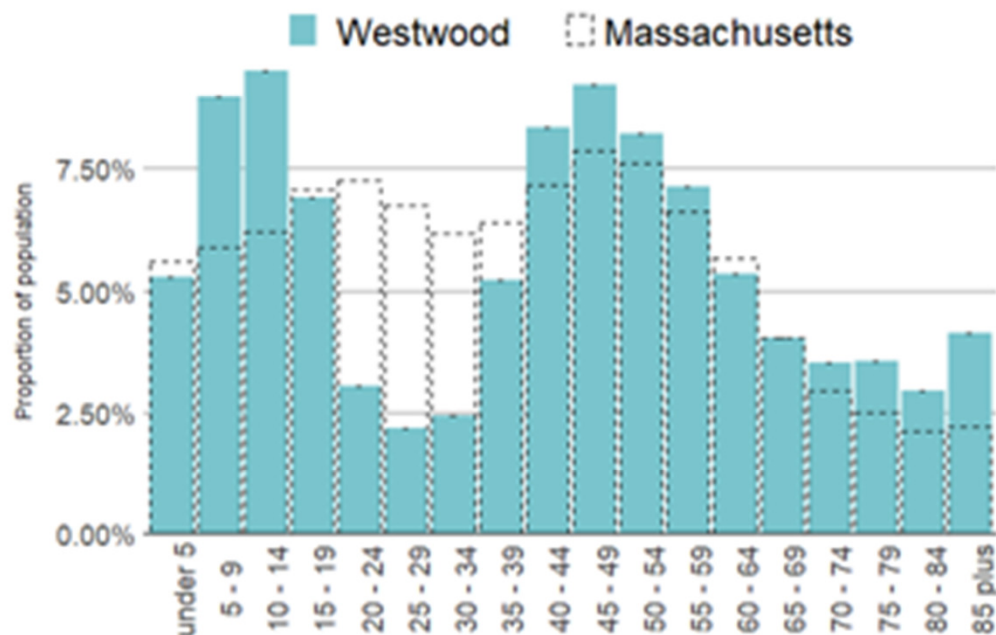
Age distribution of population  
Westwood v. State Year: 2000



# Aging of the Population

Since 1990, the percent of residents over 45 has increased

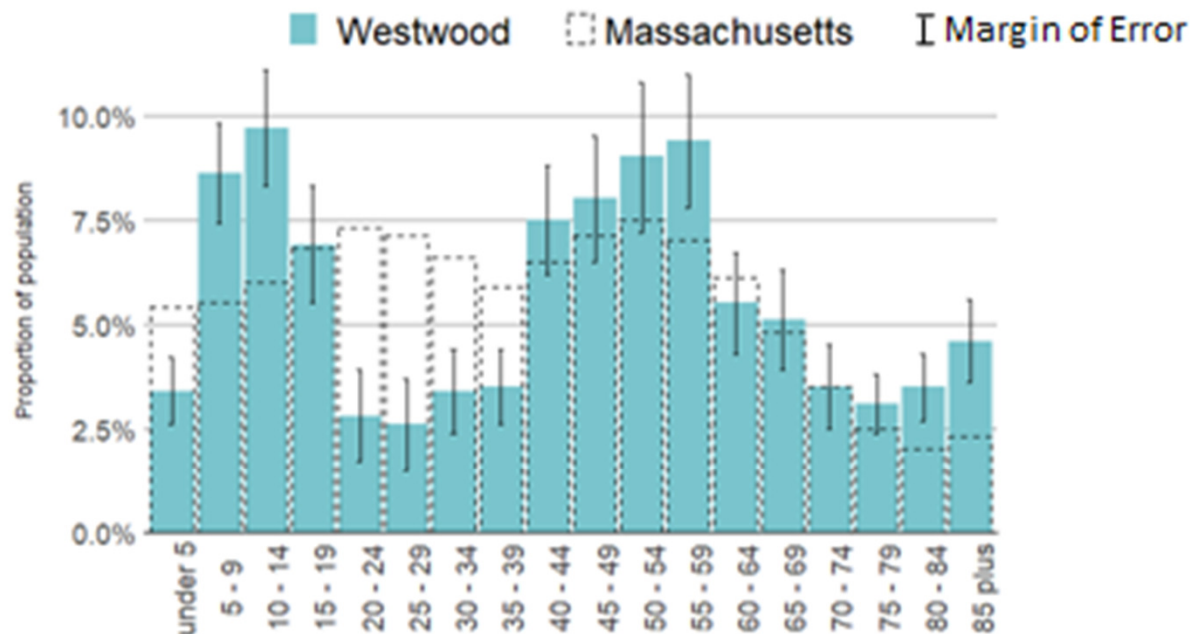
Age distribution of population  
Westwood v. State Year: 2010



# Aging of the Population

Today, there are very few young adults

Age distribution of population  
Westwood v. State Year: 2012 - 2016

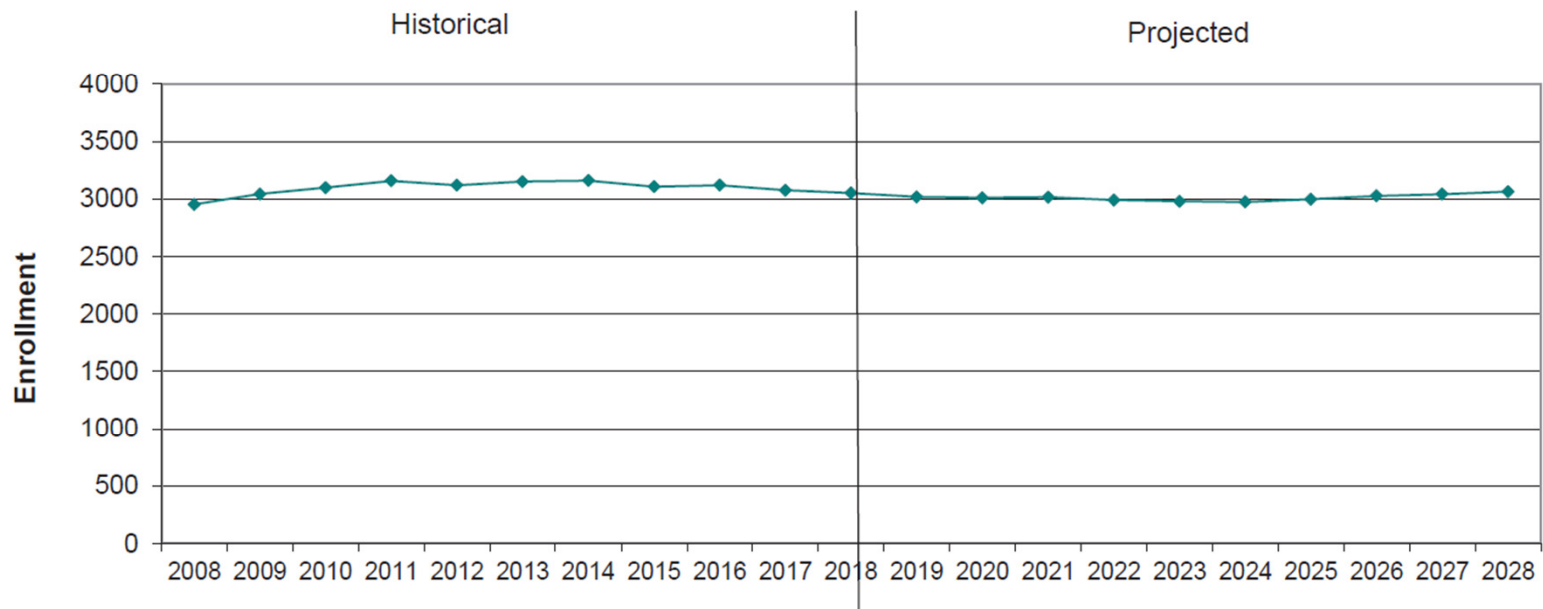


# School Enrollment



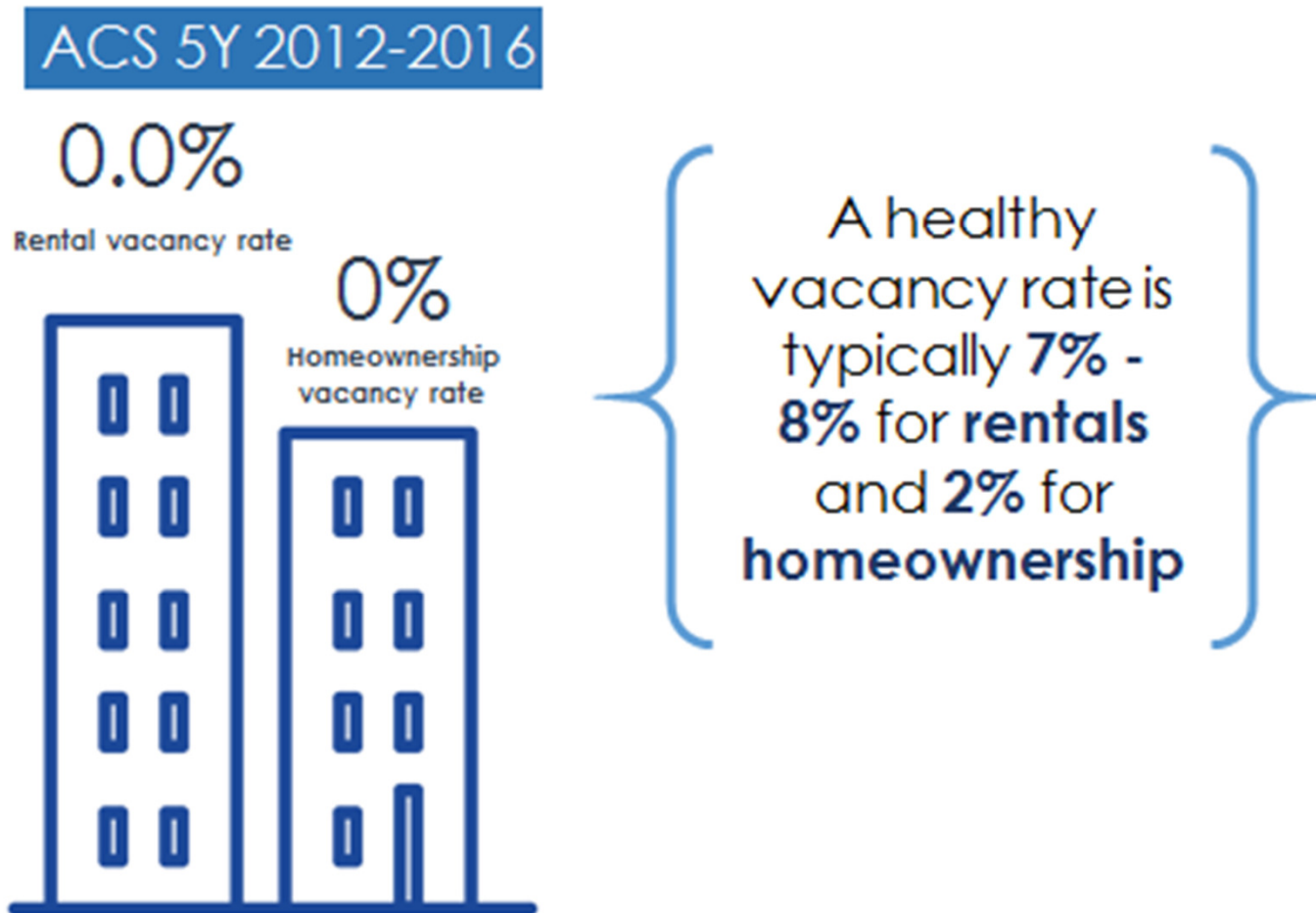
## Westwood, MA Historical & Projected Enrollment

K-12, 2008-2028



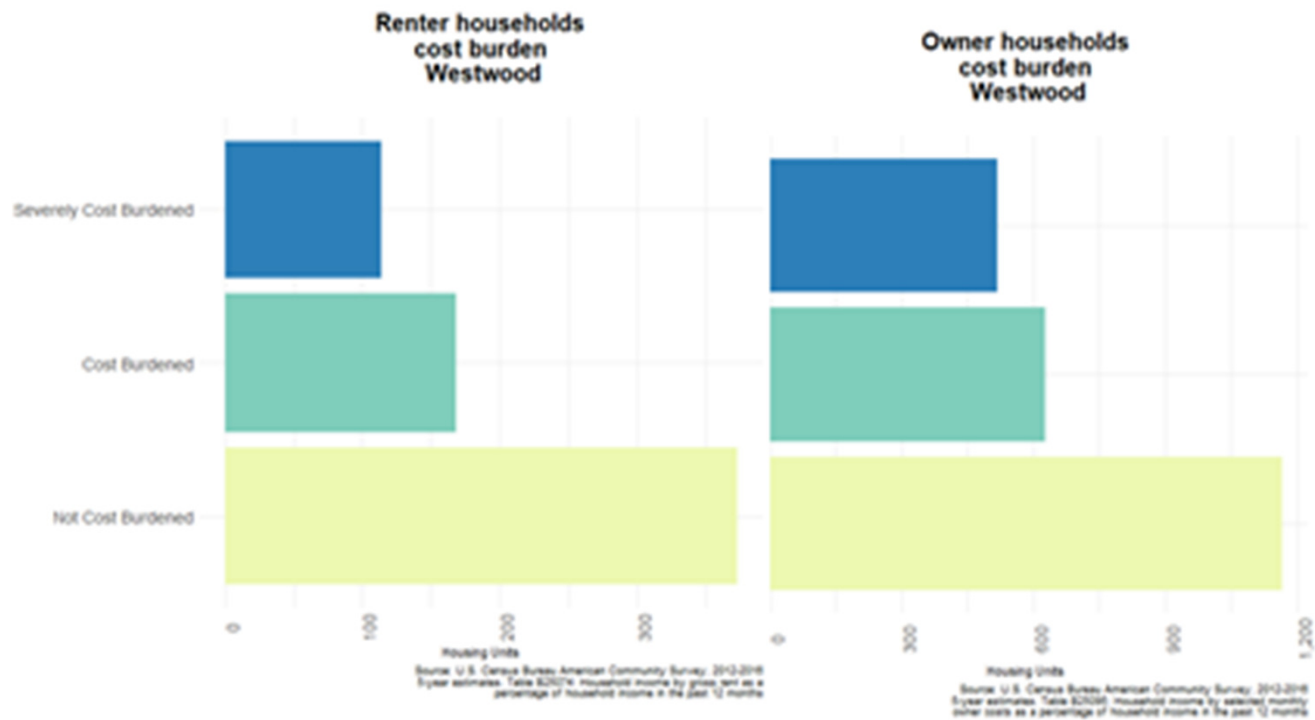
# Health of Westwood's Housing Market

Westwood has no vacancy



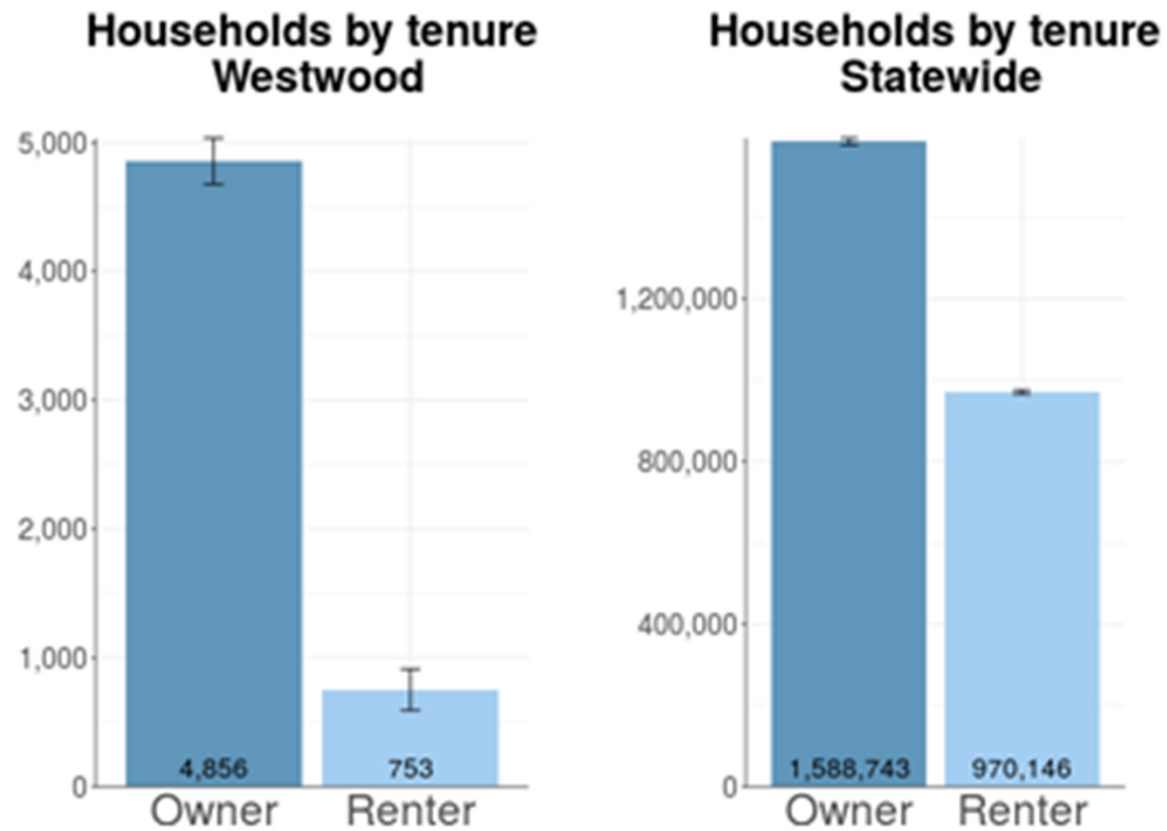
# Health of Westwood's Housing Market

## A greater proportion of owners are cost burdened



# Westwood's Housing Inventory

## Is Westwood's housing stock diverse?

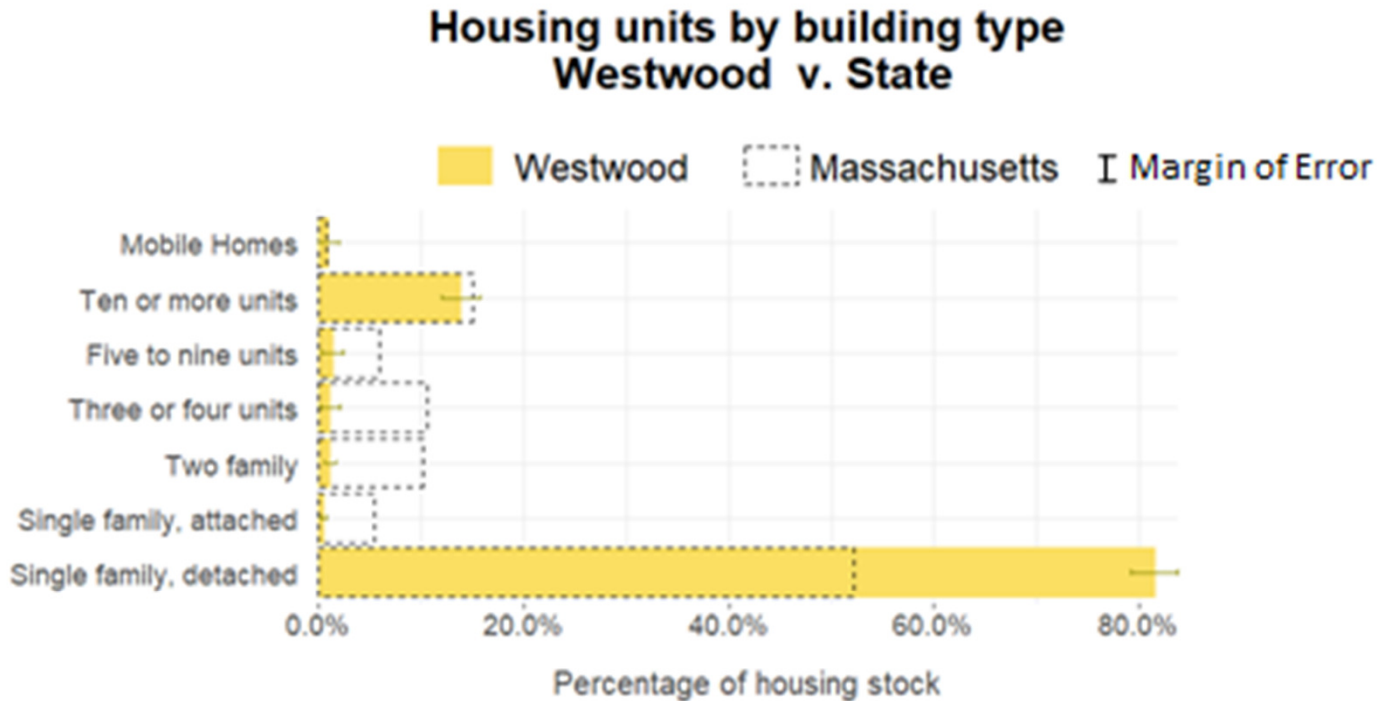


U.S. Census Bureau, American Community Survey 2012-2016, 5-year estimates



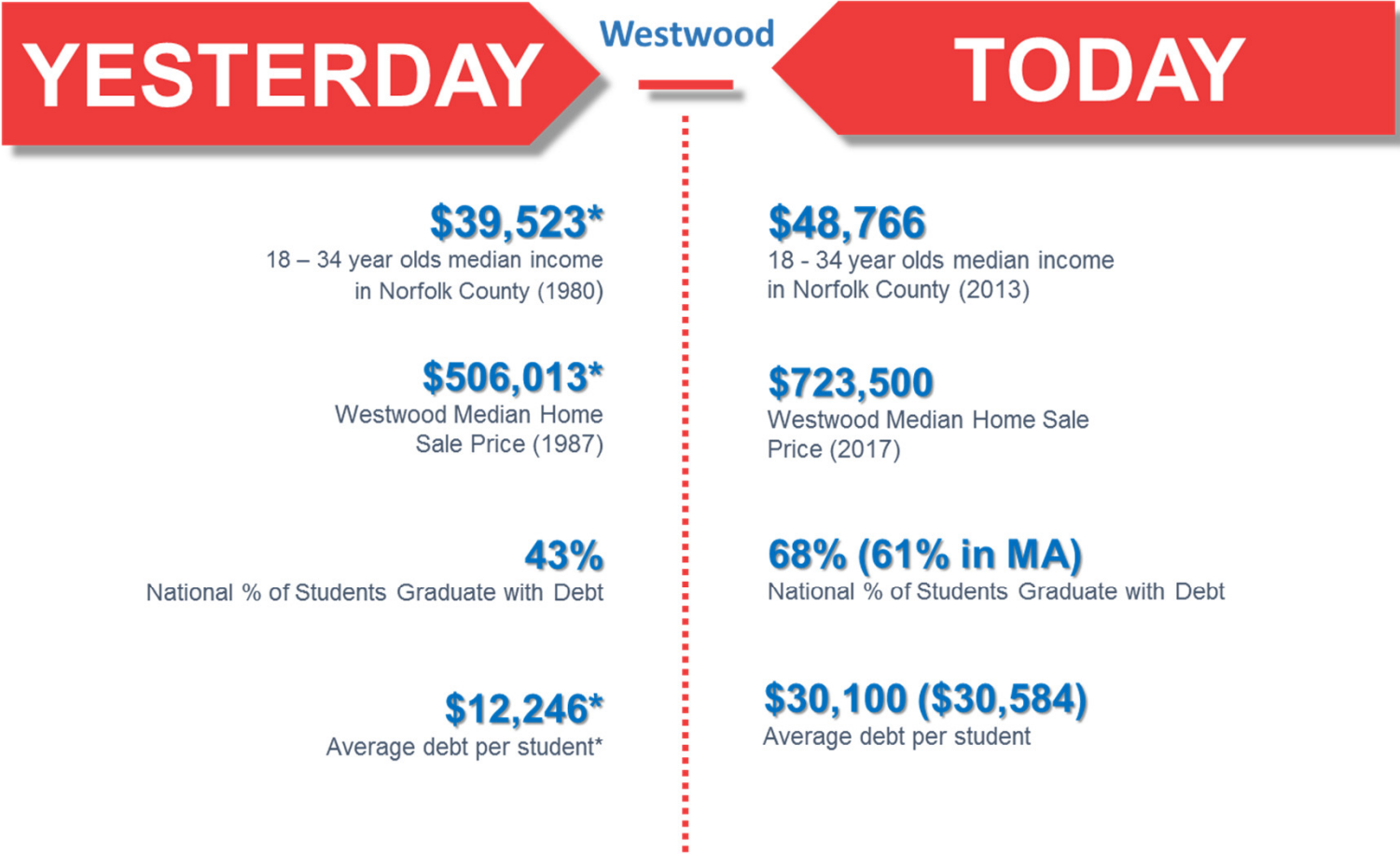
# Westwood's Housing Inventory

Westwood has a high proportion of single family homes



# Barriers to Entry: Westwood's Housing Market

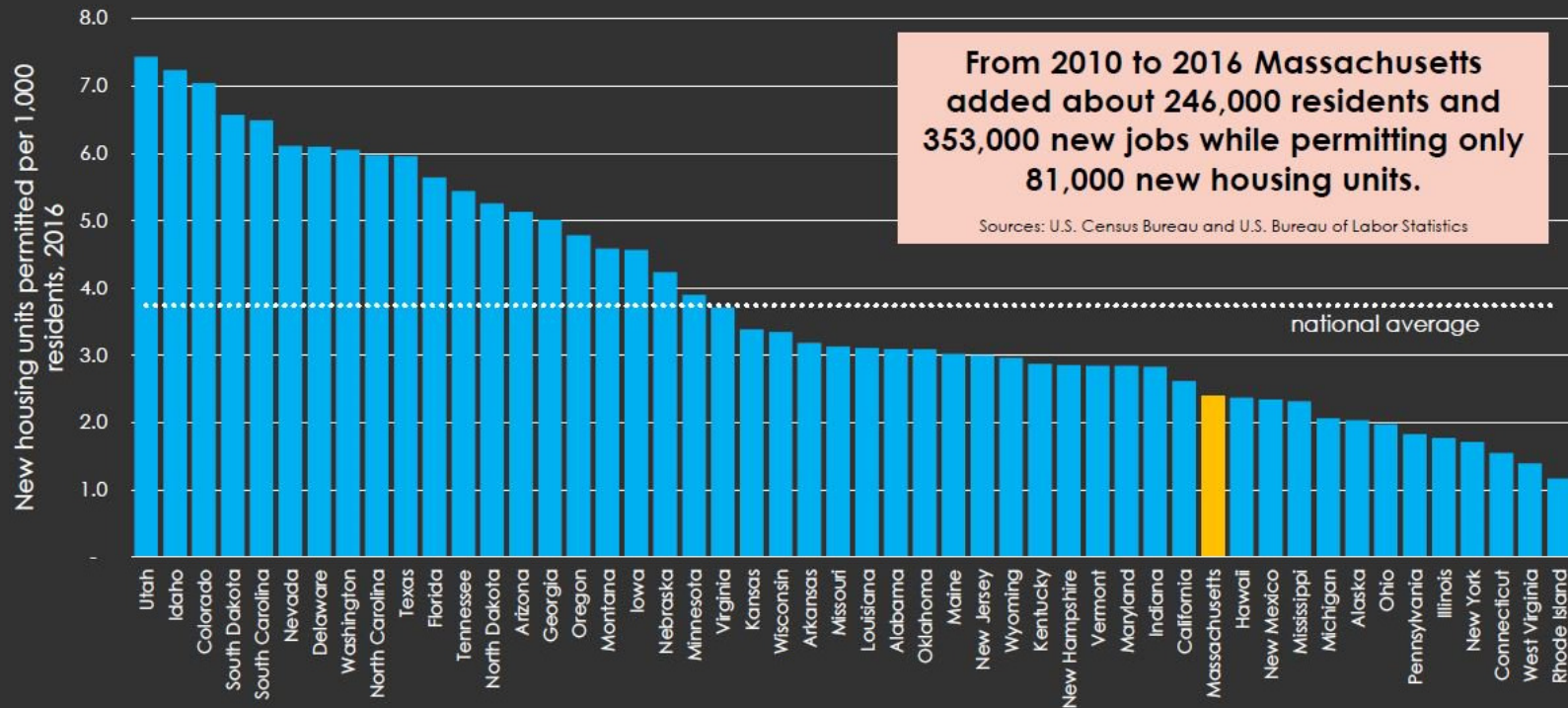
## THE YOUNG HOME BUYER



\*Adjusted for inflation using Bureau of Labor Statistics Inflation calculator

# Statewide Housing Production

Massachusetts now has one of the lowest rates of housing production in the country.



Data from U.S. Census Bureau, 2016 Building Permit Survey.



# Big Picture



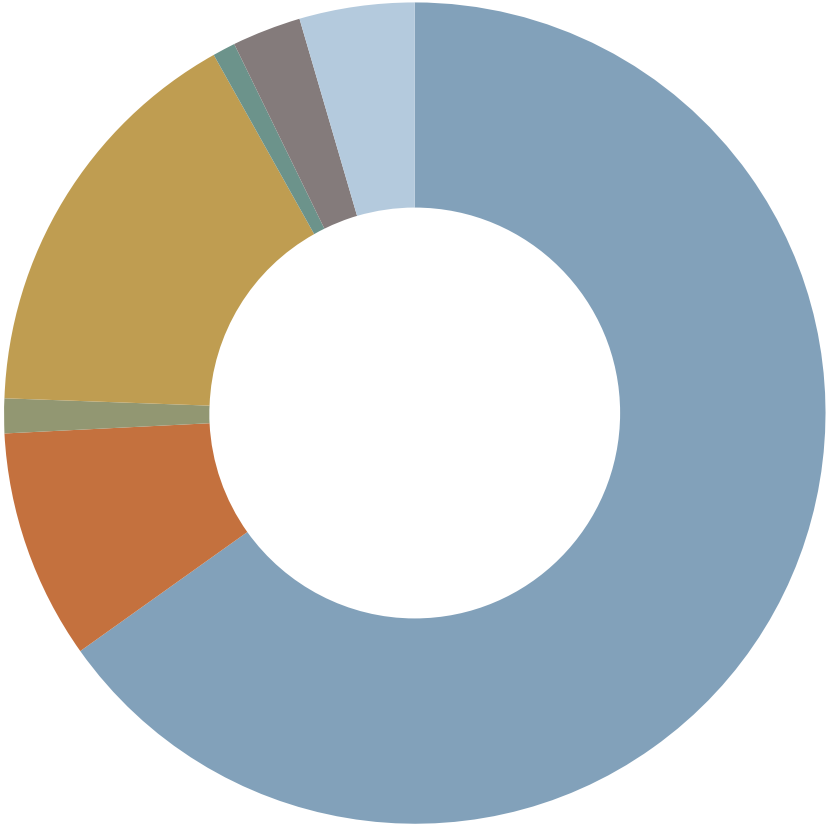
- Housing is a regional crisis
- Affordable housing is a priority in Westwood
- We must be prepared for demographic changes and market trends by planning for housing choice for all

# Public Engagement



- Community participation is a significant part of a Housing Production Plan
- Data identifies problems; people create solutions
- Housing Survey was open for 3 weeks and generated over 200 responses

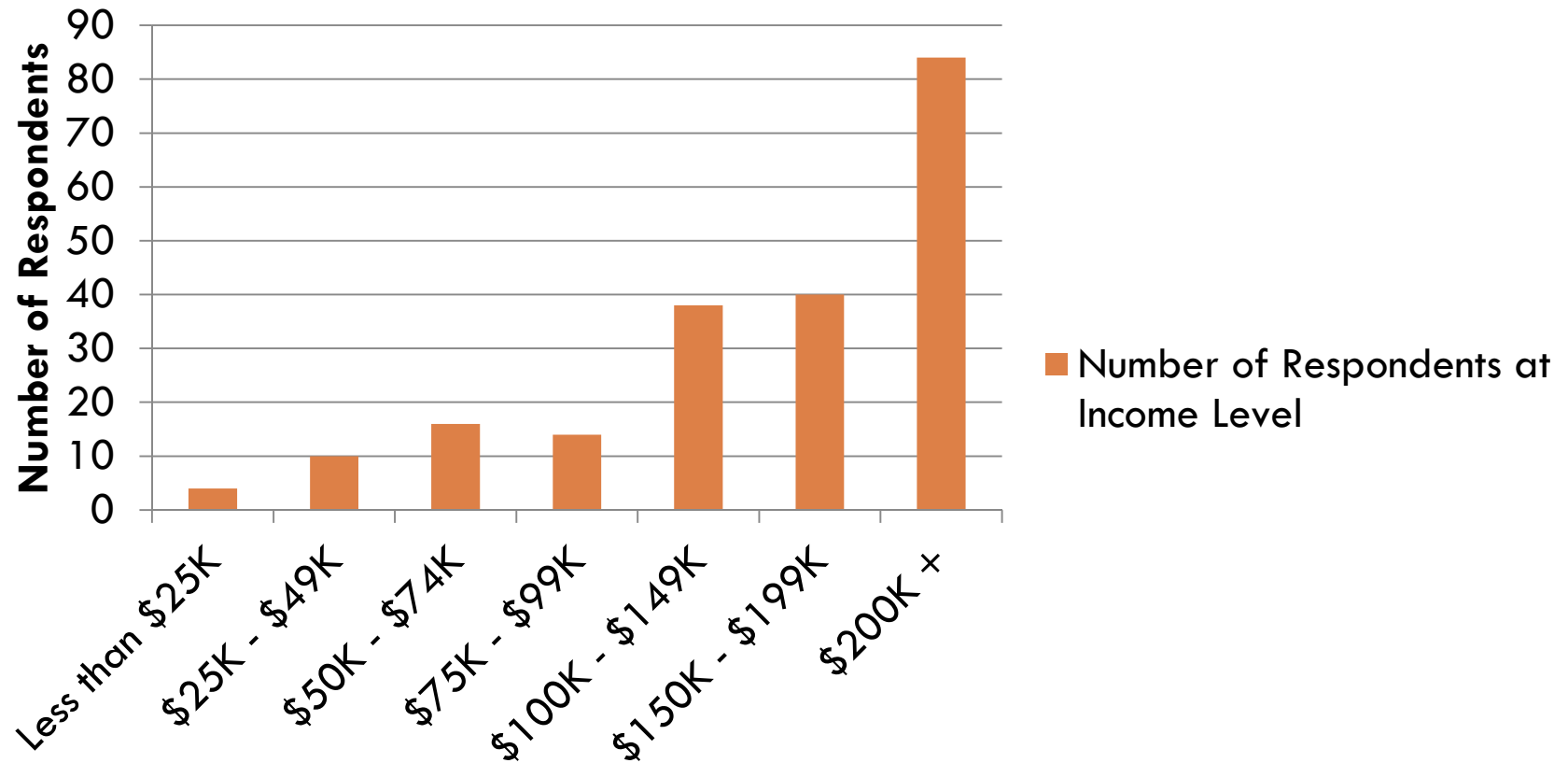
# Who Took The Survey?



- Employed Full Time
- Employed Part Time
- Unemployed & Looking for Work
- Retired/Volunteer
- Student
- Disabled
- Other

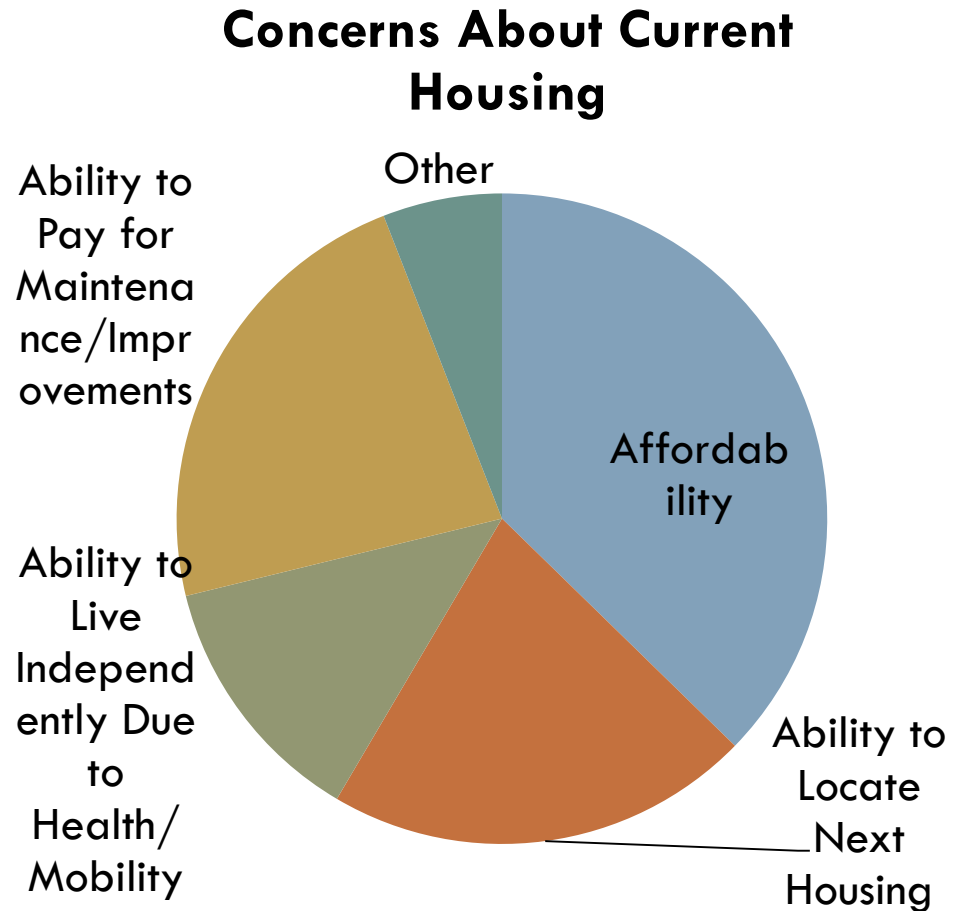
# Who Took The Survey?

Annual Household Income



# Survey Highlights

- 1/3 of respondents are concerned about their household's ability to maintain its current housing, with affordability a leading cause





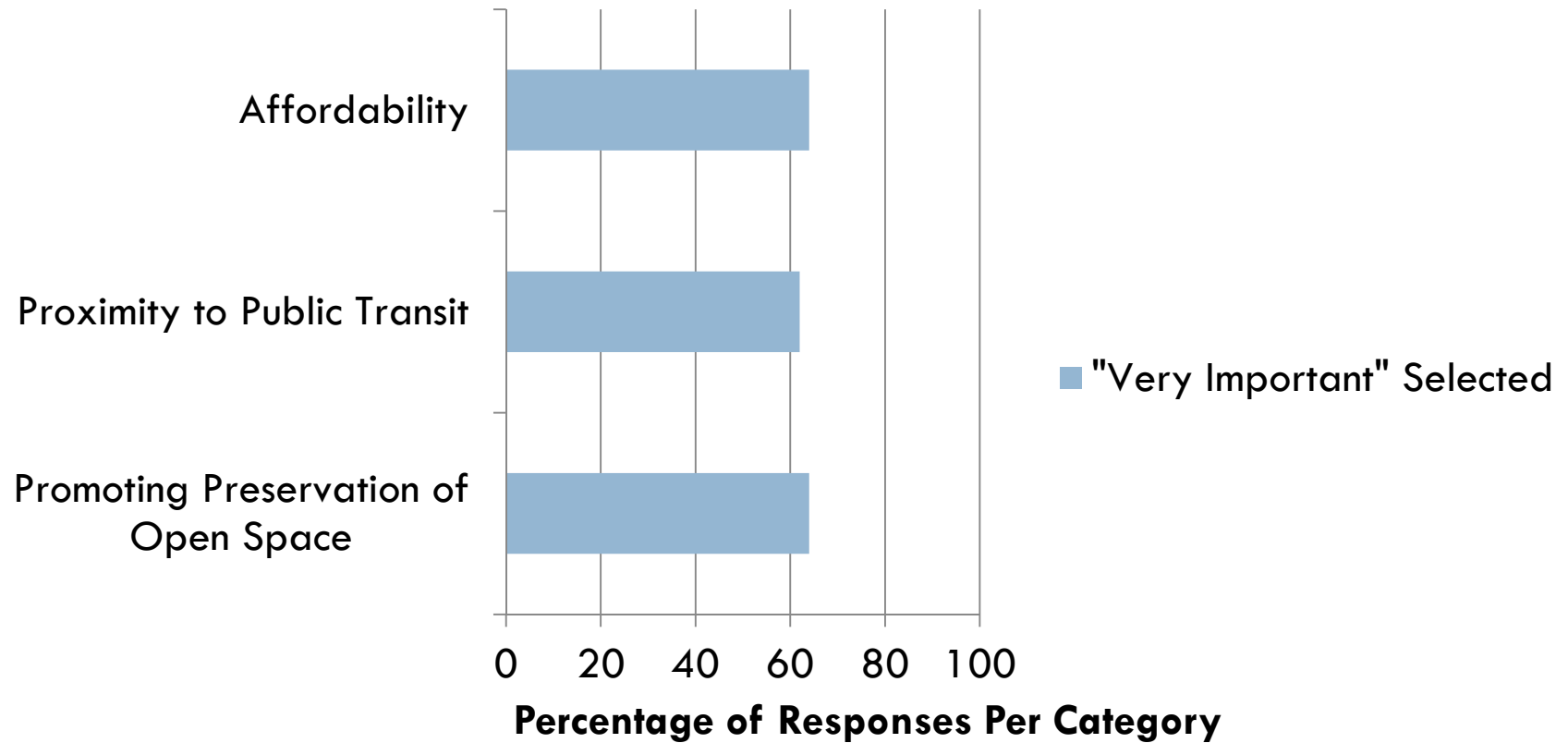
# Survey Highlights



- 74% of respondents felt there are not enough single family starter homes in Westwood today
- 71% felt there are too many luxury single family homes
- 42% felt there are not enough duplex/3 families
- 44% felt there are not enough condos
- 40% felt there are not enough apartments
- 53% felt there are not enough subsidized/affordable units
- 57% felt there is not enough senior housing

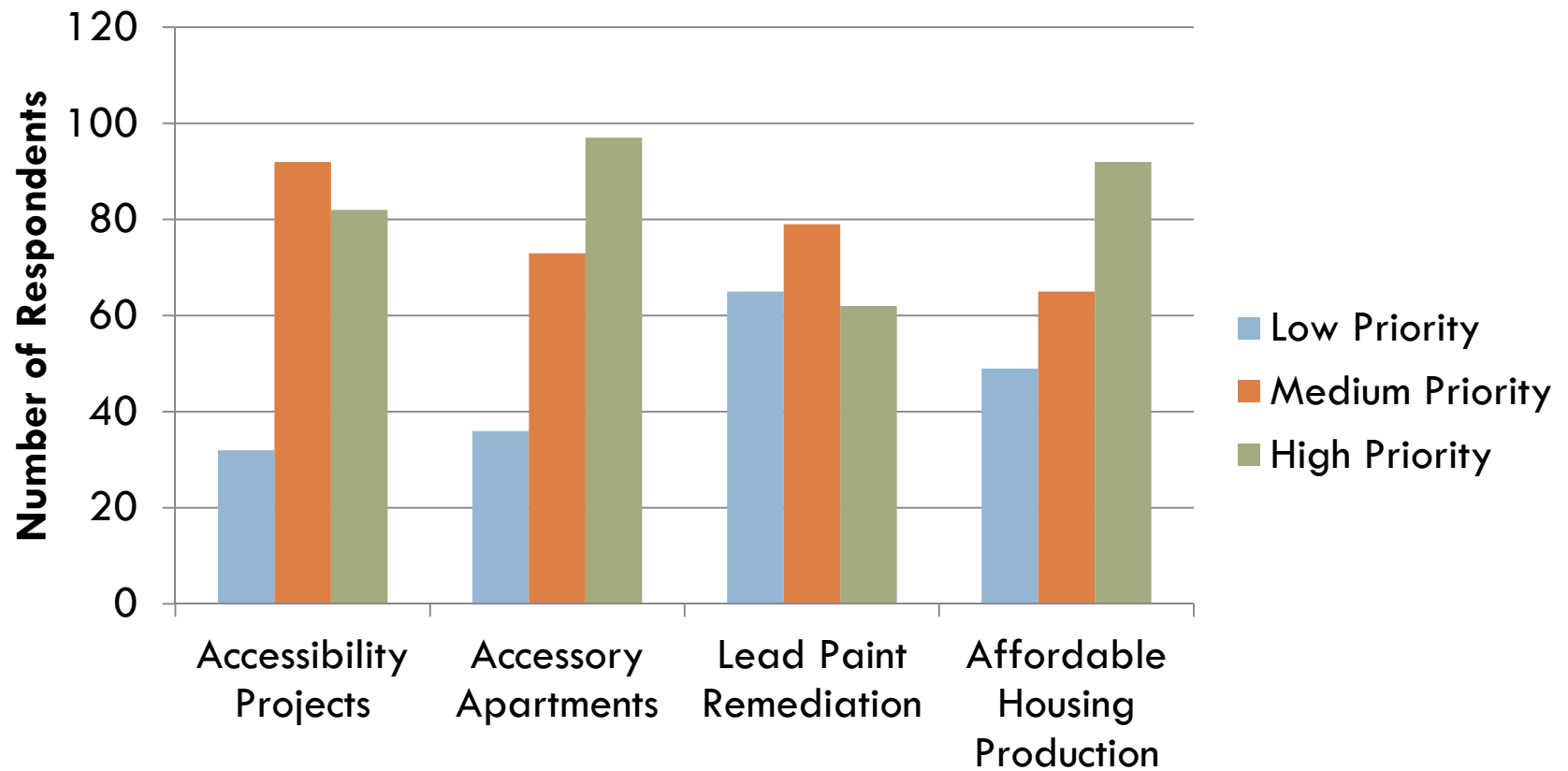
# Survey Highlights

## Top Qualities for Residential Development



# Survey Highlights

## Housing Stability Priorities



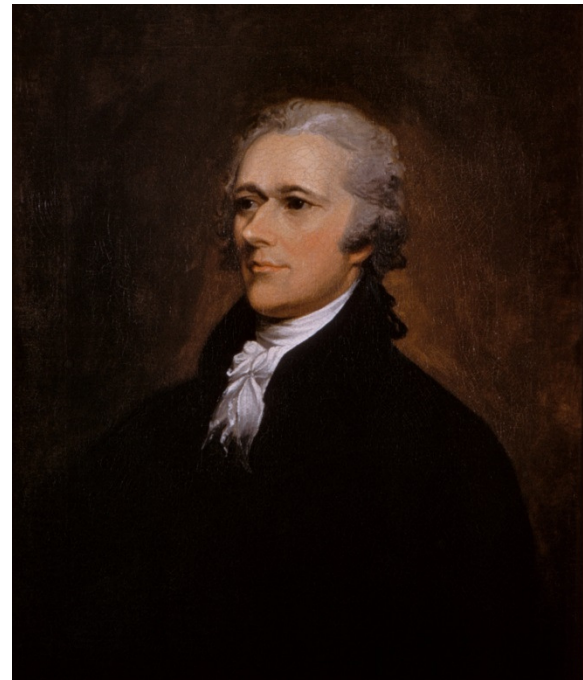
# Thoughts From Survey Respondents



- “My children would not be able to live here”
- “The subsidized ownership program has literally changed the trajectory of my life and the lives of my children”
- “We are retired but I am forced to work part time due to property taxes. We have lived here for 35 years”
- “Divorced parents are struggling to keep their children in-district”
- “I do care about this Town and the people who live here”
- “Dismayed by the large number of tear-downs”

# Let's Get To Work

- “Men often oppose a thing merely because they have had no agency in planning it, or because it may have been planned by those whom they dislike”
  - Alexander Hamilton, Federalist Papers No. 70



# Group Exercise #1: Introductions



- Take turns introducing yourselves to your group.

Share your:

- Name
- What housing types have you lived in during your lifetime?
- What brought me to Westwood?
- Why have I stayed in Westwood?

# Why Westwood?



# Group Exercise #2: Perfect World

- How do we plan for a future that preserves and/or expands what we love, while meeting our housing needs?
- Brainstorm with your group what a successful Westwood housing market in 2035 would look like.
  - ▣ What are its core elements?
  - ▣ What is unique and notable to Westwood?
  - ▣ What does it successfully avoid?





# Group Exercise #3: Obstacles

- What obstacles might stand in the way of your “perfect world”?
- Groups should discuss the difficulties and challenges they foresee in achieving the successful housing market described in the previous exercise.
  - ▣ Challenges may be macro (ex: regional trends)
  - ▣ Challenges may be micro (ex: specific sites, bylaws)



# What's Everyone Else Doing?

- Themes are commonly found in Housing Production Plans statewide

Rezoning	Land Banks
Inclusionary Zoning	Public Private Partnerships
Housing Trust Funds	Preservation
Tax Credit Investing	Zoning Review/Simplification

- The state has identified Best Practices relative to Housing Production in its Housing Choice Initiative

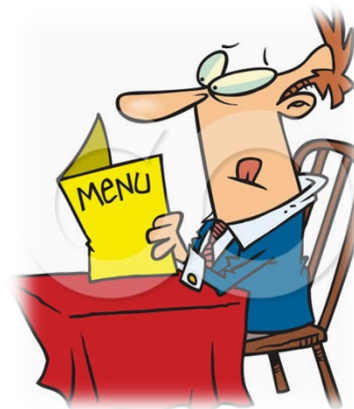


# Housing Choice Initiative Best Practices

- Designated local resources for housing such as established an Affordable Housing Trust, donated land, or appropriated substantial CPC funds for community housing
- Selected a housing best practice as part of its Community Compact
- Have units currently eligible for inclusion in the Subsidized housing Inventory (SHI) that equal or exceed 10% of total year round housing units.
- Have adopted zoning that allows mixed use or cluster development by right (or can demonstrate a consistent pattern over the last 5 years of approving such developments)
- Have zoning that allows for accessory dwelling units (ADUs) by right (or can demonstrate a consistent pattern over the last 5 years of approving ADUs)
- Have inclusionary zoning that provides for reasonable density increases so that housing is not unreasonably precluded.
- Have an approved 40R district, Starter Home District, Housing Development Incentive Program (HDIP) or have adopted an Urban Center Housing Tax Increment Financing District (UCH-TIF)
- Have at least one zoning district that allows multifamily by right with capacity to add units and that allows for family housing (greater than 2 bedrooms)
- Have a CERTIFIED Housing Production Plan which means a DHCD approved Housing Production Plan that resulted in at least 0.5% or 1.0% increase in year-round housing units following its adoption and approval.

# Group Exercise #4: Strategies

- What ideas could serve the unique needs of Westwood?
- Brainstorm with your group a short list of strategies for affordable housing production. What best practices could be added or expanded? How can new ideas be incorporated to meet our housing goals?



# Group Exercise #5: Strategic Zoning



- Many strategies for encouraging affordable housing construction must be incorporated into a zoning bylaw
- Examples include inclusionary zoning, expanding by-right construction of certain types of housing, or reducing lot sizes to increase density
- Using the map provided, work with your group to color “zones” for 2-3 strategic regulatory changes. Describe the strategies in the “Notes” section of the legend.

# Finding A Home for the Comp Permit

- “Comp Permit” developments have only one thing in common: affordability
- Otherwise, they can take many forms:



# Group Exercise #6: Parcel Mapping



- We have brainstormed about the different forms affordable housing may take: single family homes, townhomes, apartment complexes, mixed use development, accessory apartments, and more
- In this exercise, use the map and dots provided to identify specific parcels in town you believe would be best for new affordable housing. Everything is fair game!
- Use different colors to represent various forms of housing. Don't forget to fill in your legend!

# Thank You!



- Please share your questions about affordable housing in Westwood and other feedback with the Housing Partnership!
  - Email Sarah Bouchard, Housing & Zoning Agent at [sbouchard@townhall.westwood.ma.us](mailto:sbouchard@townhall.westwood.ma.us) or call the Housing Division at 781-251-2598
- To sign up for updates on the Housing Production Plan, make sure you enter your email address on the sign-in sheets