

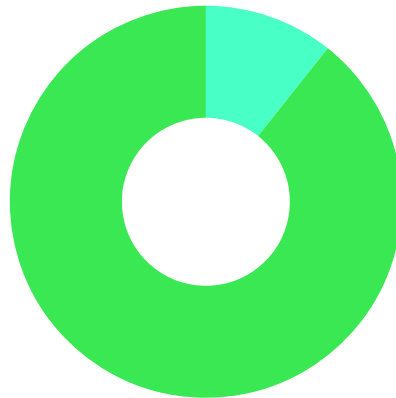
A Survey of Housing Needs in Westwood




The Housing Partnership seeks input on the state of housing in Westwood. Survey results will help create the Housing Production Plan.

PERIOD OVERVIEW BETWEEN
2018-10-07 - 2018-11-06

PRINTED 2018-11-06 BY
Sarah Bouchard

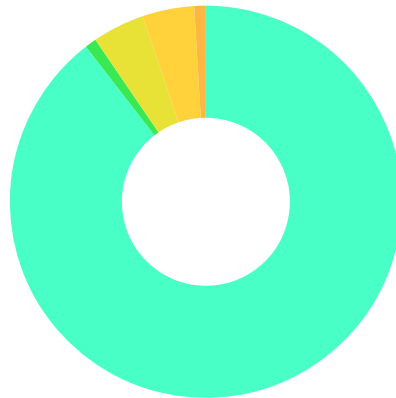
1. Does your household rent or own your home?











	Option	Percentage	Respondents
	Rent	11 %	22
	Own	89 %	184

Total unique respondents: 206

2. What best describes your type of home?



	Option	Respondents
	Single Family House	188
	Duplex/Three Family	2
	Condominium	0
	Apartment	9
	Subsidized & Affordable Housing	9
	Senior Housing	2
	Other	0

Total unique respondents: 210

3. How long have you lived in your current home?











	Option	Percentage	Respondents
	Less than 2 years	12 %	25
	2-5 years	18 %	37
	6-10 years	19 %	39
	11-20 years	17 %	36
	More than 20 years	33 %	69

Total unique respondents: 206

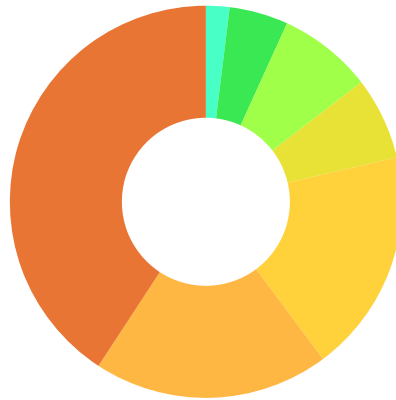
4. How many people live in your household, including you?











	Option	Percentage	Respondents
	1	6 %	13
	2	23 %	48
	3	20 %	41
	4	30 %	61
	5	17 %	36
	6	3 %	7
	7+	0 %	0

Total unique respondents: 206

5. What is your household's annual income?



	Option	Percentage	Respondents
	Less than \$24,999	2 %	4
	\$25,000 - \$49,999	5 %	10
	\$50,000 - \$74,999	8 %	16
	\$75,000 - \$99,999	7 %	14
	\$100,000 - \$149,999	18 %	38
	\$150,000 - \$199,999	19 %	40
	\$200,000 or more	41 %	84

Total unique respondents: 206

6. What are your total housing costs per month?

If you rent your home, this includes rent and utility costs, such as electricity, heat, trash removal, etc. If you own your home, this includes your mortgage payment (if applicable), utility costs, property taxes and homeowners insurance.

Answer	Time
"710"	2018-11-06 13:35
"4250"	2018-11-06 13:12
"2000"	2018-11-06 13:09
"\$1,200.00"	2018-11-05 21:57
"4500"	2018-11-05 21:47
"6,500"	2018-11-05 21:44
"1600"	2018-11-05 21:09
"4000"	2018-11-05 20:10
"9000"	2018-11-05 19:55
"\$4,500"	2018-11-05 19:52
"1500"	2018-11-05 19:08
"3300"	2018-11-05 18:40
"3500"	2018-11-05 18:22
"About \$4,000"	2018-11-05 18:06
"2000"	2018-11-05 17:43
"2000"	2018-11-05 17:08
"4000"	2018-11-05 16:48

"7500"	2018-11-05 16:14
"\$1335"	2018-11-05 15:58
"3000"	2018-11-05 15:52
"2500"	2018-11-05 15:18
"4,000"	2018-11-05 15:15
"Not sure"	2018-11-05 15:00
"4500"	2018-11-05 14:56
"\$6,300"	2018-11-05 14:36
"\$3,000.00"	2018-11-05 14:17
"7000"	2018-11-05 13:09
"\$1,000."	2018-11-04 23:21
"\$4,500.00"	2018-11-04 22:39
"5000"	2018-11-04 17:05
"4500"	2018-11-04 08:43
"2,000"	2018-11-03 22:39
"5700"	2018-11-03 22:29
"2700.00"	2018-11-03 13:35
"2500.00"	2018-11-03 12:41
"2000.00"	2018-11-03 12:17
"3500"	2018-11-03 10:39
"6000"	2018-11-02 20:58

"\$1,500.00"	2018-11-02 16:28
"5000"	2018-11-02 14:54
"\$2000"	2018-11-02 14:18
"4560"	2018-11-02 13:15
"n/a"	2018-11-02 09:22
"\$4750"	2018-11-01 20:08
"4000.00"	2018-11-01 15:22
"4000"	2018-11-01 13:35
"2,200"	2018-11-01 13:27
"750.00"	2018-11-01 13:03
"\$3300"	2018-11-01 12:30
"\$300.00"	2018-11-01 12:23
"4000"	2018-11-01 11:59
"6000"	2018-11-01 11:39
"\$3500"	2018-11-01 11:20
"6,000.00"	2018-11-01 08:38
"About \$800"	2018-10-31 21:09
"2000.00"	2018-10-31 16:40
"30000.00"	2018-10-31 16:00
"I don't know; taxes are \$12,000"	2018-10-31 14:28
"3000.00"	2018-10-31 11:48

"2700"	2018-10-31 10:43
"9,000"	2018-10-31 10:39
"\$3400"	2018-10-31 10:04
"4000"	2018-10-29 19:07
"3,500"	2018-10-29 18:45
"4166"	2018-10-29 15:42
"1200.00"	2018-10-29 13:02
"4000"	2018-10-28 21:15
"\$1500"	2018-10-28 15:43
"\$1600."	2018-10-28 12:19
"4,000"	2018-10-27 12:28
"It varies"	2018-10-27 11:12
"4500"	2018-10-27 06:45
"3000"	2018-10-26 20:30
"3000"	2018-10-26 14:30
"6125.00"	2018-10-26 14:29
"3500"	2018-10-26 09:38
"3000"	2018-10-26 07:45
"\$4300"	2018-10-25 18:02
"1600"	2018-10-25 16:56
"3700"	2018-10-25 15:58

"4000"	2018-10-25 08:08
"3500"	2018-10-24 22:59
"3400"	2018-10-24 14:43
"600"	2018-10-24 12:58
"3,000"	2018-10-24 10:36
"\$4,600.00"	2018-10-24 09:15
"4000"	2018-10-23 21:39
"4900"	2018-10-23 10:30
"\$3,400"	2018-10-23 09:35
"\$1000"	2018-10-23 08:46
"4200"	2018-10-23 07:48
"4200"	2018-10-23 07:15
"2500"	2018-10-22 23:42
"2400"	2018-10-22 23:05
"3000"	2018-10-22 22:04
"3800"	2018-10-22 21:19
"5,000"	2018-10-22 21:00
"\$2,700"	2018-10-22 16:16
"3500"	2018-10-22 13:24
"3500-4000"	2018-10-22 08:00
"NA"	2018-10-22 07:18

"2500"	2018-10-21 18:48
"4600"	2018-10-21 12:39
."	2018-10-20 22:05
"500"	2018-10-20 19:25
"2,500"	2018-10-20 15:26
"3000"	2018-10-20 14:21
"3000"	2018-10-20 12:36
"4500"	2018-10-20 10:16
"5000"	2018-10-20 09:55
"4000"	2018-10-20 08:49
"3000"	2018-10-20 08:40
"4920.00"	2018-10-20 08:24
"\$5,000"	2018-10-20 08:23
"\$2200"	2018-10-20 07:52
"\$4,000"	2018-10-20 07:42
"\$3,400"	2018-10-20 07:32
"4000"	2018-10-20 06:45
"2500"	2018-10-20 06:39
"5000"	2018-10-20 05:11
"5500"	2018-10-19 23:27
"1900"	2018-10-19 23:05

"3500"	2018-10-19 23:01
"\$500"	2018-10-19 22:55
"4500"	2018-10-19 22:40
"3000"	2018-10-19 22:38
"5500"	2018-10-19 22:37
"Don't rebt"	2018-10-19 22:26
"4500"	2018-10-19 22:15
"2700"	2018-10-19 21:59
"3600"	2018-10-19 21:56
"1200.00"	2018-10-19 21:49
"2500"	2018-10-19 21:41
"2500"	2018-10-19 21:27
"4300"	2018-10-19 21:26
"2000"	2018-10-19 21:21
"3200"	2018-10-19 20:53
"not sure"	2018-10-19 20:36
"3500"	2018-10-19 20:01
"2500"	2018-10-19 19:59
"5000"	2018-10-19 19:56
"4200"	2018-10-19 19:47
"3000"	2018-10-19 19:34

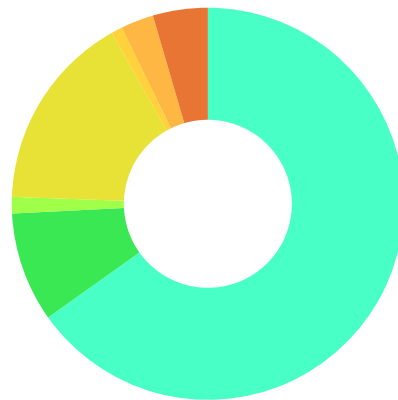
"1600"	2018-10-19 19:27
"\$2500"	2018-10-19 12:02
"2700"	2018-10-19 10:07
"\$5,500 +"	2018-10-19 09:17
"2800"	2018-10-19 08:42
"5000"	2018-10-18 21:01
"3500"	2018-10-18 15:59
"3000"	2018-10-18 15:23
"\$2100"	2018-10-18 11:09
"\$1,320"	2018-10-18 10:59
"2300"	2018-10-18 10:40
"6000"	2018-10-18 10:17
"unknown"	2018-10-18 08:35
"2600"	2018-10-18 08:11
"3700.00"	2018-10-18 07:20
"3800.00"	2018-10-17 23:12
"\$399"	2018-10-17 22:56
"1750.00"	2018-10-17 22:25
"5000"	2018-10-17 21:52
"\$2,300"	2018-10-17 21:49
"\$3400"	2018-10-17 20:27









"7,000"	2018-10-17 20:18
"1700"	2018-10-17 19:30
"4000"	2018-10-17 19:08
"\$5000"	2018-10-17 18:28
"7500"	2018-10-17 17:45
"7000"	2018-10-17 17:30
"1100"	2018-10-17 17:23
"2800"	2018-10-17 15:48
"3000"	2018-10-17 14:49
"About 1,000"	2018-10-17 14:18
"4100"	2018-10-17 14:08
"1775"	2018-10-17 14:04
"3000"	2018-10-17 14:01
"3,000"	2018-10-17 13:48
"1000"	2018-10-17 13:37
"3400"	2018-10-17 13:36
"2100"	2018-10-17 13:06
"3500"	2018-10-17 12:40
"1500"	2018-10-17 12:05
"about 4K"	2018-10-17 11:53
"4200"	2018-10-17 11:33

"2000"	2018-10-17 11:32
"6000"	2018-10-17 11:24
"1850"	2018-10-17 10:42
"4500"	2018-10-17 09:57
"\$5,000.00 +"	2018-10-17 09:51
"13000"	2018-10-17 09:47
"4000."	2018-10-17 09:30
"5000"	2018-10-17 09:21
"3000"	2018-10-17 09:03
"10000"	2018-10-17 09:00
"2300"	2018-10-17 08:49
"\$7000"	2018-10-16 16:17
"2100.00"	2018-10-16 10:52
"1900"	2018-10-16 09:44
"2500.00"	2018-10-16 07:51
"1600"	2018-10-15 22:32
"3000"	2018-10-15 20:41
"4000.00"	2018-10-15 16:19
"1546.00"	2018-10-15 16:05
"3150.00"	2018-10-15 15:41
"3200"	2018-10-15 15:26

Total unique respondents: 206

7. What is your occupation?








	Option	Respondents
	Employed Full-Time	144
	Employed Part-Time	20
	Unemployed and looking for work	3
	Retired/Volunteer	36
	Student	2
	Disabled	6
	Other	10

Total unique respondents: 221

8. Are you concerned about your housing situation?

Select the thumbs up if you are concerned about your household's ability to maintain its current housing.

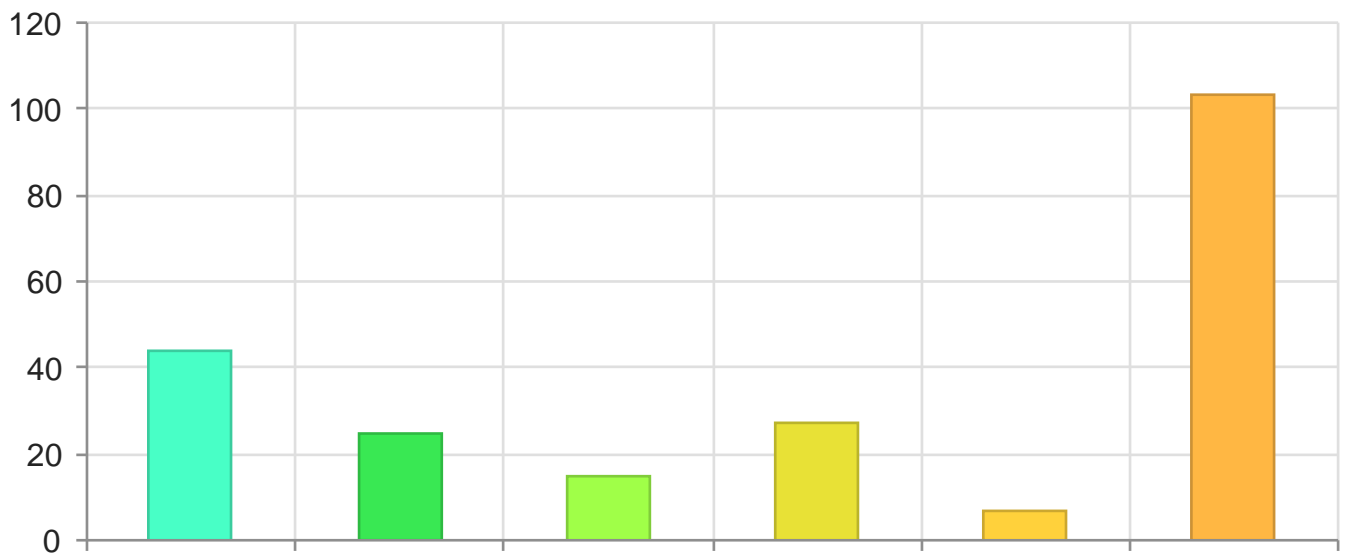









	Option	Percentage	Respondents
		33 %	68
		67 %	138

Satisfactory average: 33 %

Total unique respondents: 206

9. If you selected yes, what concerns do you have?








	Option	Respondents
	Ability to continue to pay for my housing	44
	Ability to find my next housing arrangement	25
	Ability to live independently in my home due to health and/or mobility	15
	Ability to pay for needed maintenance and/or capital improvements	27
	Other	7
	I have no concerns about my housing situation	103

Total unique respondents: 221

10. Are you or someone in your household likely to move in the next 10 years?



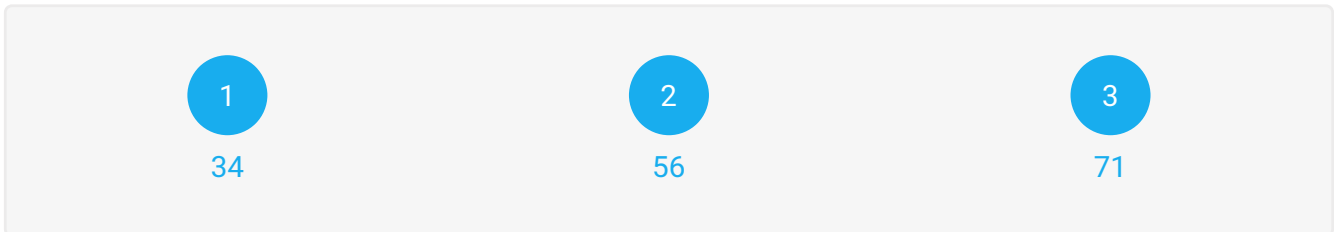
	Option	Percentage	Respondents
	Yes, my entire household is likely to move.	45 %	92
	Yes, one or more children are likely to move.	26 %	53
	Yes, one or more other members of my household (not a child) is likely to move.	2 %	4
	Nobody in my household is likely to move in the next 10 years.	28 %	57

Total unique respondents: 206

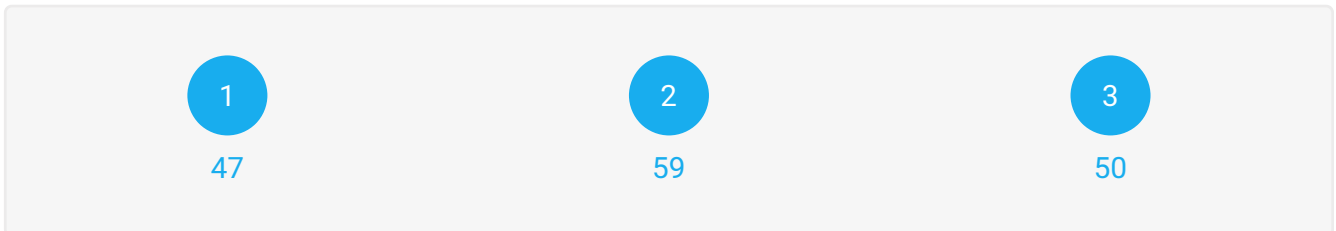
11. If a move is likely, what would be your preferred location?

Skip this question if a move is unlikely for your household. 1 = Do Not Prefer 2 = Would Consider 3 = Prefer

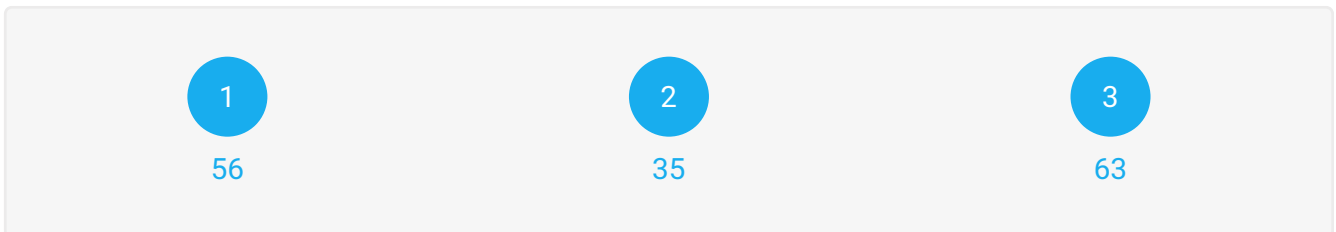
Another home in Westwood



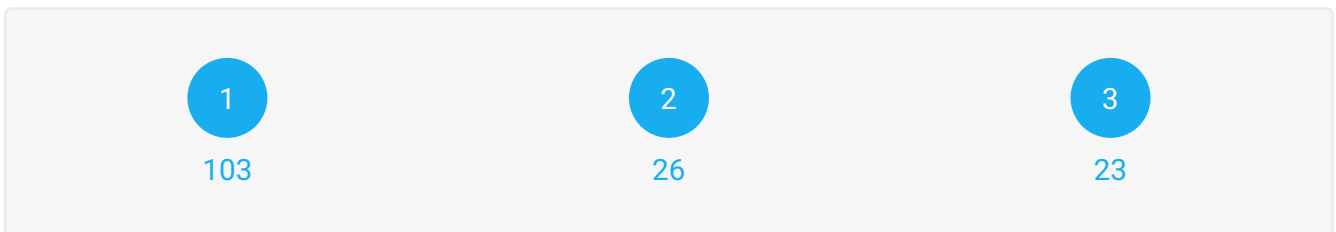
Another home in a nearby town (30 minute drive or less)



Another home in New England



A different area of the country or world



1.94

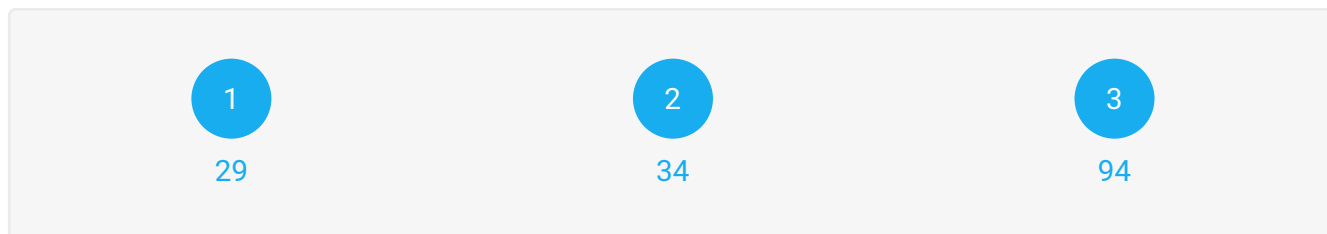
Average rating

Total unique respondents: 161

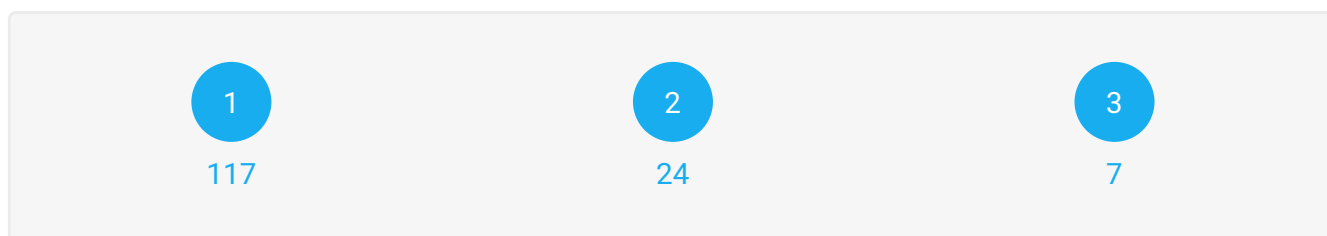
12. If a move is likely, what would be your preferred housing type?

Skip this question if a move is unlikely for your household

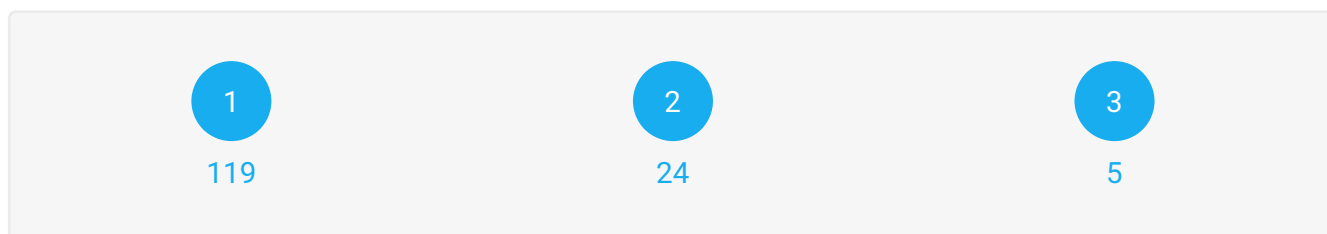
Single family house, ownership



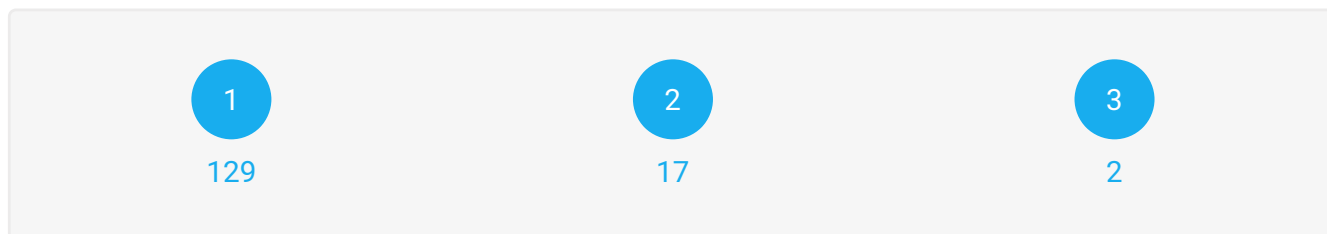
Single family house, rental



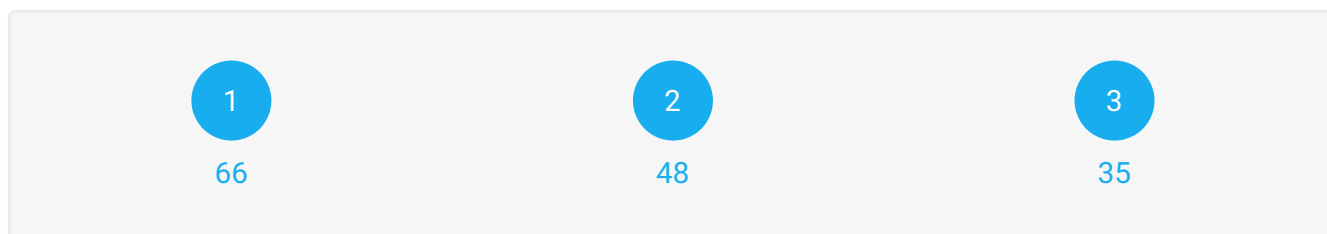
Duplex/3-family, ownership



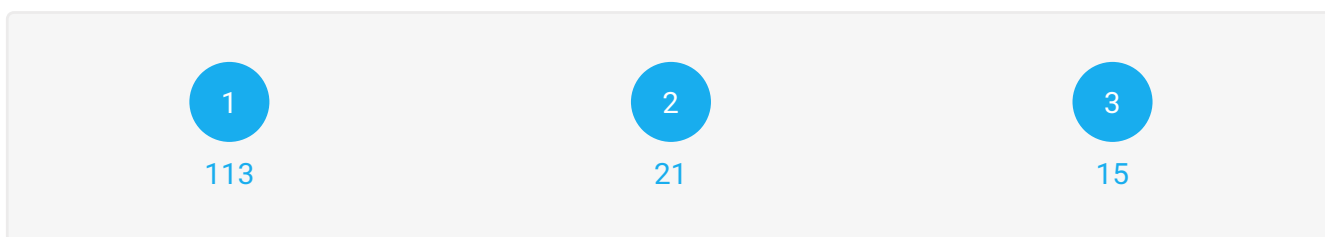
Duplex/3-family, rental



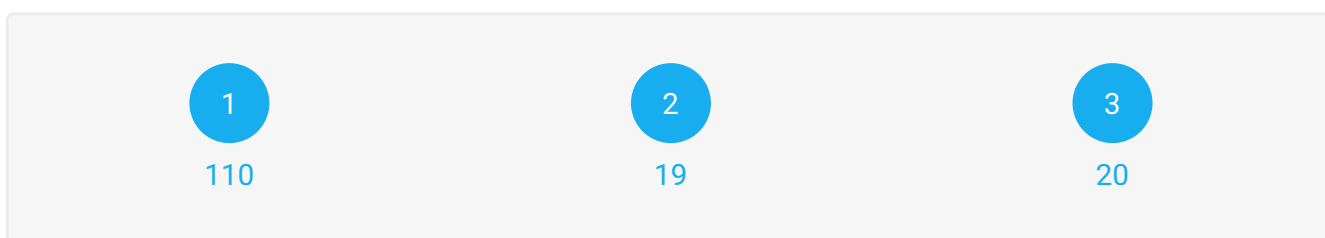
Condominium, ownership



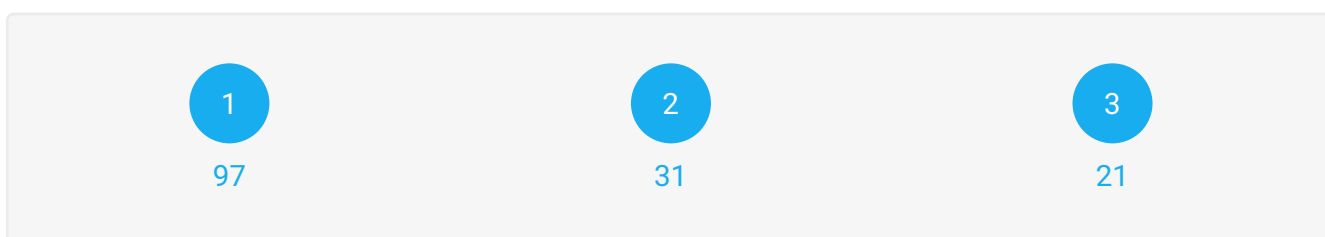
Apartment, rental



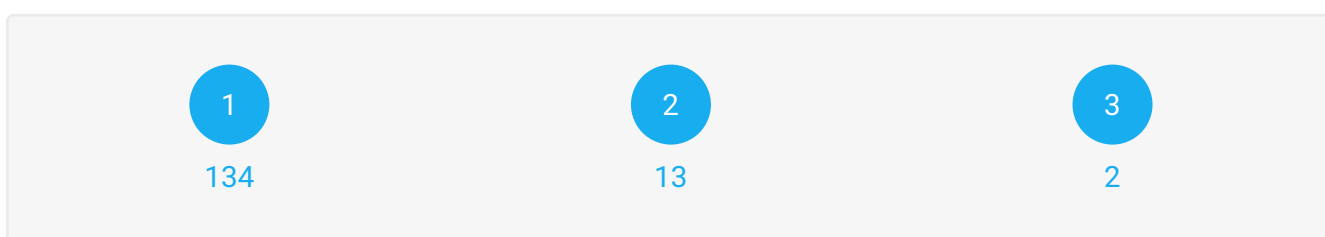
Subsidized & Affordable Housing



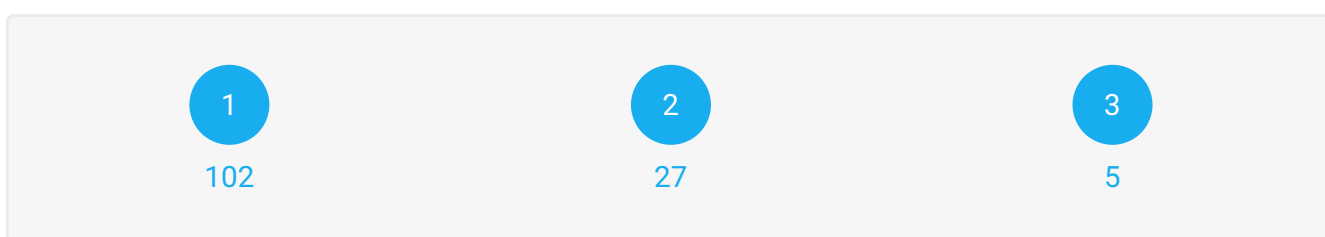
Senior Housing



Moving in with relatives



Other



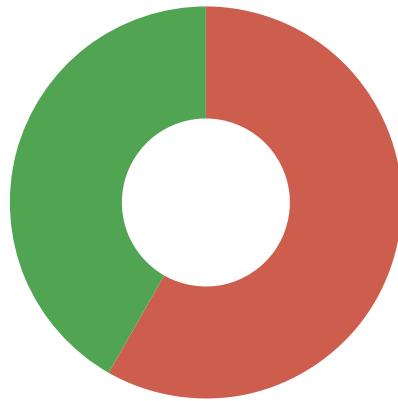
1.44






Average rating

Total unique respondents: 157

13. The median cost of a single family home in Westwood is \$815,000*. If your household were in the market for a single family home in Westwood, would you be able to afford one?

*Banker & Tradesman, Warren Group, September 2018



	Option	Percentage	Respondents
		42 %	86
		58 %	120

Satisfactory average: 41.7 %

Total unique respondents: 206

14. What is the single greatest quality that brought you to Westwood?

Answer	Time
"43 years ago - growing family needs - good schools"	2018-11-06 13:35
"Services"	2018-11-06 13:12
"Schooling, convenient to shopping, etc"	2018-11-06 13:09
"suburb close to downtown boston with mbta nearby"	2018-11-05 21:57
"Location"	2018-11-05 21:44
"Location & Schools"	2018-11-05 21:09
"Education"	2018-11-05 20:10
"Schools"	2018-11-05 19:55
"School system"	2018-11-05 19:52
"School"	2018-11-05 19:08
"Commute"	2018-11-05 18:40
"Schools"	2018-11-05 18:22
"neighborhood and proximity to Boston"	2018-11-05 18:06
"Convenience"	2018-11-05 17:43
"Took over family home, for good schools"	2018-11-05 17:08
"Schools"	2018-11-05 16:48
"Central location, proximity to 95"	2018-11-05 16:14
"schools"	2018-11-05 15:58

"Schools"	2018-11-05 15:52
"schools"	2018-11-05 15:18
"Schools"	2018-11-05 15:15
"Schools"	2018-11-05 15:00
"community"	2018-11-05 14:56
"Location"	2018-11-05 14:36
"school system and community involvement"	2018-11-05 14:17
"Schools"	2018-11-05 13:09
"Schools and community"	2018-11-04 23:21
"abundance of open space and nature; and the bucolic quality of life, i.e., quiet community away from city annoyances such as traffic, noise, and business & commercial areas"	2018-11-04 22:39
"location"	2018-11-04 17:05
"Schools"	2018-11-04 08:43
"Scholls"	2018-11-03 22:39
"schools"	2018-11-03 22:29
"I married someone who already lived here 40 years ago."	2018-11-03 13:35

"I was born here"	2018-11-03 12:41
"Safety"	2018-11-03 12:17
"family roots"	2018-11-03 10:39
"location"	2018-11-02 20:58
"Location"	2018-11-02 16:28
"Small-town feel and the schools"	2018-11-02 14:54
"Education"	2018-11-02 14:18
"schools"	2018-11-02 13:15
"public schools"	2018-11-02 09:22
"School System"	2018-11-01 20:08
"School System"	2018-11-01 15:22
"location"	2018-11-01 13:35
"Grew up here"	2018-11-01 13:27
"Schools"	2018-11-01 13:03
"school system"	2018-11-01 12:30

"I grew up here."	2018-11-01 12:23
"schools"	2018-11-01 11:59
"Schools"	2018-11-01 11:39
"Schools and community feel"	2018-11-01 11:20
"Education location in relation to place of employment"	2018-11-01 08:38
"Schools"	2018-10-31 21:09
"schools"	2018-10-31 16:40
"location, cost"	2018-10-31 16:00
"Affordable house (at the time); would not be affordable now"	2018-10-31 14:28
"location"	2018-10-31 11:48
"country character near conveniences of big city"	2018-10-31 10:43
"good neighbor"	2018-10-31 10:39
"school system and proximity to Boston"	2018-10-31 10:04
"school system"	2018-10-29 19:07
"USED to be an affordable small town; not anymore"	2018-10-29 18:45

"school system"	2018-10-29 15:42
"closeness to work and quality of living here"	2018-10-29 13:02
"school district"	2018-10-28 21:15
"Schools"	2018-10-28 15:43
"Convenient quality"	2018-10-28 12:19
"School system"	2018-10-27 12:28
"Location in Norfolk county"	2018-10-27 11:12
"Convenience"	2018-10-27 06:45
"School"	2018-10-26 20:30
"schools"	2018-10-26 14:30
"Rural character"	2018-10-26 14:29
"Convienance"	2018-10-26 09:38
"Schools"	2018-10-26 07:45
"The ability to set my family up for future success"	2018-10-25 18:02
"Location & Small Town"	2018-10-25 16:56

"Location"	2018-10-25 15:58
"location"	2018-10-25 08:08
"location"	2018-10-24 22:59
"schools"	2018-10-24 14:43
"my job brought us here"	2018-10-24 12:58
"Education for children"	2018-10-24 10:36
"Schools and location"	2018-10-24 09:15
"Schools"	2018-10-23 21:39
"hardworking family looking for a strong education"	2018-10-23 10:30
"Schools and proximity to jobs"	2018-10-23 09:35
"Proximity to Boston."	2018-10-23 08:46
"Bucolic setting, not over commercialized."	2018-10-23 07:48
"Small town, close to everything, and not overbuilt like needham- still feels part country"	2018-10-23 07:15
"School."	2018-10-22 23:42
"School system"	2018-10-22 23:05

"Schools"	2018-10-22 22:04
"Proximity to Boston"	2018-10-22 21:19
"The school system"	2018-10-22 21:00
"Quality of Education"	2018-10-22 16:16
"Small town feel"	2018-10-22 13:24
"Community"	2018-10-22 08:00
"Schools"	2018-10-22 07:18
"schools"	2018-10-21 18:48
"Proximity to work and school"	2018-10-21 12:39
"schools, proximity to Boston/work"	2018-10-20 22:05
"Safe community"	2018-10-20 19:25
"Schools, quality of life"	2018-10-20 15:26
"good values"	2018-10-20 14:21
"Location"	2018-10-20 12:36
"School system"	2018-10-20 10:16

"School"	2018-10-20 09:55
"School system and low crime rates"	2018-10-20 08:49
"Affordable housing"	2018-10-20 08:40
"Schools"	2018-10-20 08:24
"Schools"	2018-10-20 08:23
"Schools"	2018-10-20 07:52
"Schools"	2018-10-20 07:42
"close to husband's work"	2018-10-20 07:32
"Location to train, walkable to stores"	2018-10-20 06:45
"I love the site my house is on"	2018-10-20 06:39
"Neighborhood schools"	2018-10-20 05:11
"Schools"	2018-10-19 23:27
"School"	2018-10-19 23:05
"Inclusive"	2018-10-19 23:01
"Close to Boston and safe."	2018-10-19 22:55

"Schools"	2018-10-19 22:40
"Location"	2018-10-19 22:38
"Schools"	2018-10-19 22:37
"Schools"	2018-10-19 22:26
"School system"	2018-10-19 22:15
"Schools"	2018-10-19 21:59
"Trains and schools"	2018-10-19 21:56
"Grew up in town"	2018-10-19 21:49
"Schools"	2018-10-19 21:41
"Public schools"	2018-10-19 21:27
"Education"	2018-10-19 21:26
"My job"	2018-10-19 21:21
"School system"	2018-10-19 20:53
"Beautiful!"	2018-10-19 20:36
"Schools"	2018-10-19 20:01

"Schools"	2018-10-19 19:59
"Location on 128 and then schools"	2018-10-19 19:56
"my wife"	2018-10-19 19:47
"schools"	2018-10-19 19:34
"Proximity to Boston"	2018-10-19 19:27
"Closer to work and the public schools."	2018-10-19 12:02
"schools"	2018-10-19 10:07
"school system"	2018-10-19 09:17
"schools"	2018-10-19 08:42
"schools"	2018-10-18 21:01
"Family, all of whom are no longer in Westwood"	2018-10-18 15:59
"education"	2018-10-18 15:23
"Close to work"	2018-10-18 11:09
"Family and schools"	2018-10-18 10:59
"School system, excellent fire & police."	2018-10-18 10:40

"schools"	2018-10-18 10:17
"Emergency Services"	2018-10-18 08:35
"Schools"	2018-10-18 08:11
"Schools"	2018-10-18 07:20
"Schools"	2018-10-17 23:12
"Close to Boston"	2018-10-17 22:56
"Location, quiet and cleanliness"	2018-10-17 22:25
"School"	2018-10-17 21:52
"School system"	2018-10-17 21:49
"Schools"	2018-10-17 20:27
"the school system"	2018-10-17 20:18
"schools"	2018-10-17 19:30
"location"	2018-10-17 19:08
"Location and schools"	2018-10-17 18:28
"Schools"	2018-10-17 17:45

"location"	2018-10-17 17:30
"Property values, schools access to Boston and surrounding communities"	2018-10-17 17:23
"Strong community"	2018-10-17 15:48
"Schools"	2018-10-17 14:49
"Good schools and reasonable price in 1966"	2018-10-17 14:18
"Community and safety"	2018-10-17 14:08
"education/location"	2018-10-17 14:04
"Schools"	2018-10-17 14:01
"Location between my and husband's jobs and school"	2018-10-17 13:48
"Born here"	2018-10-17 13:37
"schools"	2018-10-17 13:36
"Schools"	2018-10-17 13:06
"Commuter location & Schools (can't pick one!)"	2018-10-17 12:40
"Proximity to my job and family"	2018-10-17 12:05
"Schools and affordability when moved"	2018-10-17 11:53

"Affordable home"	2018-10-17 11:33
"location"	2018-10-17 11:32
"the inclusive community"	2018-10-17 11:24
"schools"	2018-10-17 10:42
"It was the schools but that is no longer the case"	2018-10-17 09:57
"schools, small town feel"	2018-10-17 09:51
"I grew up here but my biggest issue is the taxes are so high"	2018-10-17 09:47
"Schools"	2018-10-17 09:30
"good schools"	2018-10-17 09:21
"schools"	2018-10-17 09:03
"Schools and community activities."	2018-10-17 09:00
"school system, location, family in town"	2018-10-17 08:49
"schools"	2018-10-16 16:17
"location"	2018-10-16 10:52
"Child education"	2018-10-16 09:44

"Expensive"	2018-10-16 07:51
"moved here as a child, lack of crime, good schools"	2018-10-15 22:32
"My grandson who is battling cancer and I care for him"	2018-10-15 20:41
"Hale Reservation & Schools"	2018-10-15 16:19
"Love the community, very safe, close proximity to a lot of everyday conveniences, the town is kept very nice"	2018-10-15 16:05
"schools for my special needs child"	2018-10-15 15:41
"The schools"	2018-10-15 15:26

Total unique respondents: 205

15. Are you or someone you know directly impacted by housing choice or affordability in Westwood?

If yes, please consider sharing your story:

Answer	Time
"I am impacted positively by the affordable senior housing in Westwood - saying close to medical needs and healthy living choices. God Bless Westwood!"	2018-11-06 13:35
"No"	2018-11-05 21:47
"No"	2018-11-05 21:09
"No"	2018-11-05 17:43
"No"	2018-11-05 17:08
"No"	2018-11-05 16:48
"Seniors - taxes, not enough affordable housing for folks in need"	2018-11-05 15:00
"No"	2018-11-05 14:36
"No"	2018-11-05 14:17
"Yes, Disabled daughter would not be able to live in a group home"	2018-11-05 13:09
"My children as they grow will not be able to afford Westwood housing."	2018-11-04 23:21
"My children could not afford to buy a house in Westwood. Also Westwood does not have accessible housing available for disabled people and seniors"	2018-11-03 22:29

"Taxes are a big issue as they continue to spire and we have no rights as to what new projects are being paid for, both relatively small but costly, and large projects. If it is a large project such as the library, high school or police station, we are not given a chance to go to the polls and vote on the size and scope of the project. The sewer costs are ridiculous, why should we pay a base when we all use enough to more than cover what we actually use. I had to go without some basic necessities to pay for a new sewer connection though mine showed not to leak at all. The town does not think about seniors or disabled on a fixed income that have lived here for decades. Why not have have RE Tax deferred for those who are over 65 and lived here over 40 years? Since many older people have to move eventually due to the high cost of living here, you would receive the money back in a relatively constant stream. Many seniors have told me they cannot afford the taxes, water and sewer bills, and home improvements. If they need repairs retired homeowners should not have to pay for high permit fees. Many people in less expensive neighborhoods have been living here longer than anyone else in town and they are struggling with the costs."

2018-
11-03
13:35

"I am a young adult who was born in Westwood and I cannot afford to live away from my family due to extremely expensive housing in Westwood."

2018-
11-03
12:41

"no"

2018-
11-03
10:39

"Neither of our children can afford to buy a home in Westwood on a teacher's salary."

2018-
11-02
16:28

"I know many seniors that are suffering as a result of inflated house prices and ever-increasing property taxes. They would love to downsize and stay in Westwood, yet the options for folks on fixed incomes are few. "

2018-
11-02
14:54

"Yes. Individuals with low income are severely impacted by the lack of affordable housing. I have personal knowledge of this."

2018-
11-02
14:18

"My daughter is disabled and would need a housing situation (Possible group home) that she can live when we are not around anymore with 24hr care. My mother in law needs affordable rental apartment(over 62) - she could move to Norwood and save \$400/month or wait 1.5yr for Highland Glen. She wants to be close to grandkids."

2018-
11-02
13:15

"No"

2018-
11-01
15:22

"no"	2018-11-01 13:35
"I plan to retire soon and would like to downsize and decrease the amount of required maintenance inside and outside. There are no newer housing options with fewer rehab/upgrade/maintenance needs and less land needing less outdoor maintenance that are affordable on a fixed income."	2018-11-01 13:27
"No"	2018-11-01 13:03
" no"	2018-11-01 12:23
"no"	2018-11-01 11:59
"no"	2018-11-01 11:39
"Yes. We do not have enough affordable Senior housing. And we need it on the 109 side, not the Islington side. Broken down apartments in Islington should not be considered affordable housing. We need ground level affordable housing for seniors and disabled."	2018-11-01 11:20
"Disabled son who can not live independently.. His need would be for a group home with supports. Full time attendants."	2018-11-01 08:38
"No"	2018-10-31 21:09
"yes"	2018-10-31 16:00
"My kids would not be able to afford living here"	2018-10-31 14:28

"Has not been a problem"	2018-10-31 10:43
"no"	2018-10-31 10:39
"We are considering downsizing in about 6 years; worried that there are not enough medium to small size homes in Westwood that are affordably priced."	2018-10-31 10:04
"No"	2018-10-29 19:07
"Yes; my Autistic Daughter. We are aging. We won't be able to maintain our property ourselves. We will downsize in Westwood IF we can find something "affordable," or we will leave the Town. We first moved here in 1989."	2018-10-29 18:45
"yes, working with veterans I get calls every week looking for affordable housing"	2018-10-29 15:42
"We need more senior housing options such as over 55 condos/villas. What about Westwood Lodge property -- does the town own???"	2018-10-28 12:19
"Many average income friends do not even consider Westwood anymore since they know it is out of there price range."	2018-10-27 12:28
"I have lived here most of my life."	2018-10-27 11:12
"I think when it comes time to downsoor move to senior livjng, there wont ne anything we can afford in Westwood"	2018-10-26 20:30
"Yes, my son and his wife would like to live in Westwood but housing prices are too high."	2018-10-26 09:38

<p>"My parents had to move away due to lack of free-standing senior-friendly townhouses with master on first floor. They love this community but bought a townhouse in Walpole due to the lack of options in Westwood."</p>	<p>2018-10-26 07:45</p>
<p>"No"</p>	<p>2018-10-25 18:02</p>
<p>"We are looking for the right type of retirement living, but it doesn't seem to exist in Westwood."</p>	<p>2018-10-25 16:56</p>
<p>"No"</p>	<p>2018-10-25 15:58</p>
<p>"We are dismayed by the large number of tear-downs, removing affordable sized houses and replacing them with huge unaffordable houses. There is already an inventory problem in Westwood, and tear-downs exacerbates the problem."</p>	<p>2018-10-24 14:43</p>
<p>"In my job (working for a church) I meet many people, especially older folks, who find it very difficult to stay living in Westwood. Even if they have lived here much of their lives, they find it difficult to stay due to rising costs. "</p>	<p>2018-10-24 12:58</p>
<p>"No"</p>	<p>2018-10-23 21:39</p>
<p>"Yes. We've had friends move around because rentals were sold. Very few affordable houses. Condos at Univ Station qualify as "affordable" but are not truly affordable to a family. We've created 2 sides of town because only 1 side has less expensive or affordable housing. It's created a rift in the town - very unfortunate"</p>	<p>2018-10-23 10:30</p>
<p>"I recently sold my house in Westwood. I am renting in Westwood and would love to live in a townhouse type of condo (I want some direct access to an outside space). I am living in an apartment (the Gables) while I consider my choices but will probably need to move out of town to find the type of housing I prefer/need."</p>	<p>2018-10-23 09:35</p>
<p>"Yes. The home prices are too high for most younger people."</p>	<p>2018-10-23 08:46</p>

"Yes. Nearly all families with children we know are having difficulty with housing sizes. e.g. primarily 3bdrm homes available and very low inventory of 4bdrm. Additionally the building department is difficult to deal with and the over regulation drives up costs to build additions or remodel."	2018-10-23 07:48
"Yes and no- we would like our MIL to eventually move here but she is an affordable housing candidate."	2018-10-23 07:15
"My daughter would love to stay in Westwood"	2018-10-22 23:42
"Yes senior neighbors find it very expensive."	2018-10-22 21:19
"Affordability is a deterrent"	2018-10-22 16:16
"yes"	2018-10-21 18:48
."	2018-10-20 22:05
"Yes, our parents"	2018-10-20 15:26
"yes, friends are moving out of town. due to lack of availability of one floor living"	2018-10-20 14:21
"No"	2018-10-20 12:36
"No"	2018-10-20 08:49

"Yes, my elderly mother could not afford housing in westwood"	2018-10-20 08:40
"Yes"	2018-10-20 08:24
"Yes. My aunt and uncle raised their 4 children here and would love to stay and even rent an apartment. They can't find anything less than \$2000 per month"	2018-10-20 08:23
"I don't know"	2018-10-20 07:52
"Yes"	2018-10-20 07:42
"Yes too expensive to buy a first home here"	2018-10-20 06:45
"Our taxes are high enough now that we are retired that I am forced to continue working p-t. We may have to consider selling after 35 years here"	2018-10-20 06:39
"I am a local realtor and am very conscious of the housing options in town. I am seeing a substantial change in school composition in certain districts based on the rental units on University and while I do understand the need for alternative housing options, am concerned that the town is not adequately prepared for the total impact."	2018-10-20 05:11
"We are moving. Can't afford the next size house"	2018-10-19 23:05
"I have friends who would be interested in moving to westwood but are not able due to the cost."	2018-10-19 23:01
"Close friend is looking but is basically priced out of the market. Doesn't want to live in Norwood or Walpole as schools are not as good."	2018-10-19 22:38

"Yes soon to be divorced with 2 children"	2018-10-19 22:26
"No"	2018-10-19 22:15
"Yes"	2018-10-19 21:56
"No"	2018-10-19 21:49
"No"	2018-10-19 21:41
"It will not be possible for me to purchase even a small home in Westwood."	2018-10-19 21:27
"my place right now is OK but I'm scared what will Happen if I lose it. It's so close to my job and I don't think I can afford anything else nearby"	2018-10-19 21:21
"No"	2018-10-19 20:01
"na"	2018-10-19 19:47
"yes. know ppl that would like to move to Westwood, for schools. Simply, can't afford it."	2018-10-19 19:34
"No"	2018-10-19 19:27

"We came to Westwood 21 years ago and still owe on our home. Have enjoyed the community and appreciate the commitment to the schools. We are now retired seniors (and like others we know) may be priced out of our home by taxes, reassessments and possible soc sec cuts with rising health care costs. We would like to see more affordable senior housing options in Westwood. We will be sad to leave and wish for a significant tax discount for seniors with moderate incomes."	2018-10-19 12:02
"Disappointed that there are so few options for residents who want to down-size into smaller home ownership and condominium living."	2018-10-19 09:17
"nter text here"	2018-10-19 08:42
"not that I know of"	2018-10-18 21:01
"No"	2018-10-18 15:59
"no"	2018-10-18 15:23
"Yes. I work with families whose adult children cannot afford to live in the town where they grew up though they wish to, and with seniors who have had to relocate relatively far from family (e.g. to Brockton, or South Shore) to find affordable housing, and with a couple of homeless people who can't afford even an "Affordable" rental in the area."	2018-10-18 11:09
"Children would not be able to live here unless a rental apartment"	2018-10-18 10:59
"I myself looked for an opportunity to move to Westwood as a renter when I was a newly single parent with two small children. Having grown up in Norwood, I wanted to be near to my support system but with better schools. There was no housing market for me, I was turned away by the few available landlords. I was extraordinarily lucky to be able to become a homeowner through the subsidized housing ownership program. It has literally changed the trajectory of my life and the lives of my children. We could not be here otherwise."	2018-10-18 10:40
"no"	2018-10-18 10:17

"no"	2018-10-18 08:35
"Many friends would love to move here but can't Afford to."	2018-10-18 08:11
"Yes, B40 housing continues to increase my rent although my income does not increase. I think the affordable rentals should look at putting a stop to these increases. Long term Residents are being forced out because of these increases. The solution should not Be to move to a more affordable town when we have made Westwood our home for many years and we would like. To age in place."	2018-10-17 22:25
"Yes, this month (October 2018) I was evicted from my apartment by Westwood Affordable Housing Association because they received \$100,000 from the town of Westwood and are using that money to renovate the two family house my apartment was in, on Grafton Ave. I lived there for 9 years and have a 12 year old son, he is in 7th grade at Thurston. They did not give me the option to move back in after renovation. I was told I would have to apply to rent it again, via an affordable housing process which they have not come up with yet. Might be a lottery or it might not. I was also told numerous times by Jane O'Donnell, the administrator of WAHA, that she doesn't think I will be income eligible...for a process that has yet to even be determined yet. How could she know that if there is no process in place? I lived issue free for 9 years in that apartment. The town of Westwood doesn't seem to care about low income tenants. They got a gift of \$100,000 and permanently evicted two long standing families with no regard. Westwood Affordable Housing Association is a non profit and therefor receives no state or federal funding but that also means they can seemingly make up rules as they go. Sometimes they are just a landlord and sometimes they are a housing authority! Depends on what benefits them at the time, no regard for their tenants."	2018-10-17 21:49
"No"	2018-10-17 20:27
"no"	2018-10-17 20:18
"Yes, I know of some recent people renting in the Loop neighborhood with a daughter in Elementary school. The idea of buying seems out of reach at the moment."	2018-10-17 19:08
"Friends' children are trying to buy in Westwood. Can only afford the lowest priced houses which sell very quickly."	2018-10-17 18:28

"No"	2018-10-17 17:45
"yes"	2018-10-17 17:30
"Yes, a good friend owned a home in Westwood when he and his wife retired. They eventually moved because of high property taxes."	2018-10-17 17:23
"Children"	2018-10-17 14:49
"no"	2018-10-17 14:08
"yes-my 28 year old son is getting married and would like to move back to Westwood where he grew up"	2018-10-17 14:04
"Few sets of divorcing parents are struggling to keep their children in district."	2018-10-17 13:48
"yes my neighbors have moved when their kids left the schools because the costs of living here were too high."	2018-10-17 13:06
"I love this town but I am spending nearly half of my income to live here. I don't want to move far from my church, family etc but I'm afraid I can't stay. I wish there were more affordable rental options."	2018-10-17 12:05
"Yes"	2018-10-17 11:33
"no"	2018-10-17 11:32

"yes"	2018-10-17 10:42
"no"	2018-10-17 09:57
"No"	2018-10-17 09:47
"No"	2018-10-17 09:30
"no"	2018-10-17 08:49
"yes, very nice overpriced area"	2018-10-16 10:52
"As an international postdoctoral researcher and a provider for a family of three, it is very difficult to find affordable housing within a reasonable commuting distance from research institutions within the city. Especially since the position is not permanent, it is almost impossible to consider ownership. Also, the annual increase in rent far outpaces the increase in pay, so a unit which once was affordable becomes too expensive."	2018-10-16 09:44
"Yes, housing lottery is limit to types of loans that doesnt protect the buyer but seller..ex(FHA vs Conventional)."	2018-10-16 07:51
"Yes, I am handicapped and aging; I have limited income."	2018-10-15 22:32
"I quit my job and uprooted from Austin Tx to move in with my daughter to help in the care of my grandson who is battling cancer"	2018-10-15 20:41
"NO"	2018-10-15 16:19

"Yes my husband past away and it is difficult to pay for rent on your own"

2018-10-15 16:05

"yes, my special needs child"

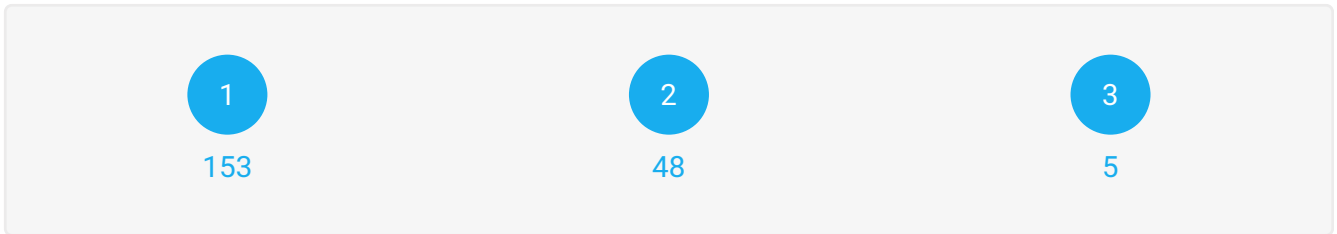
2018-10-15 15:41

Total unique respondents: 127

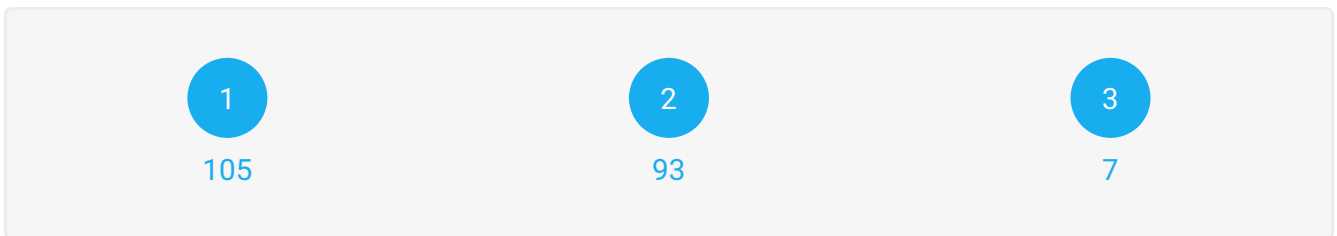
16. How do you feel about the current housing supply in Westwood?

1 = Not Enough 2 = Right Number 3 = Too Many

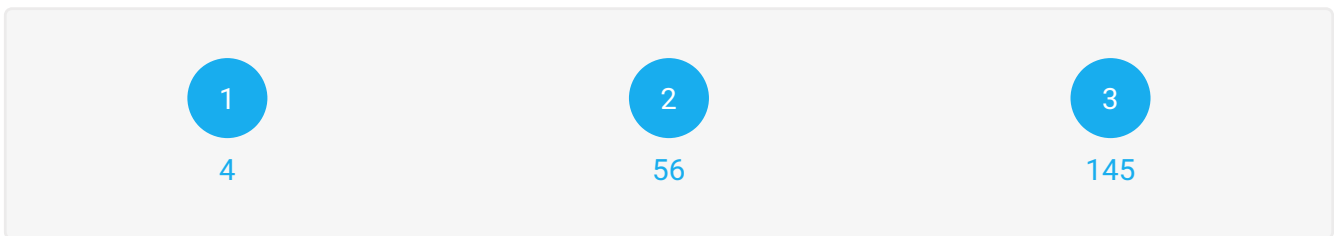
Single family "starter homes"



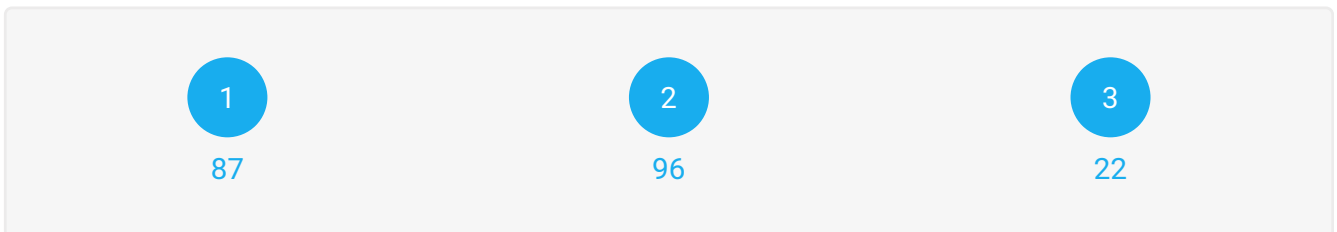
Mid-level single family homes



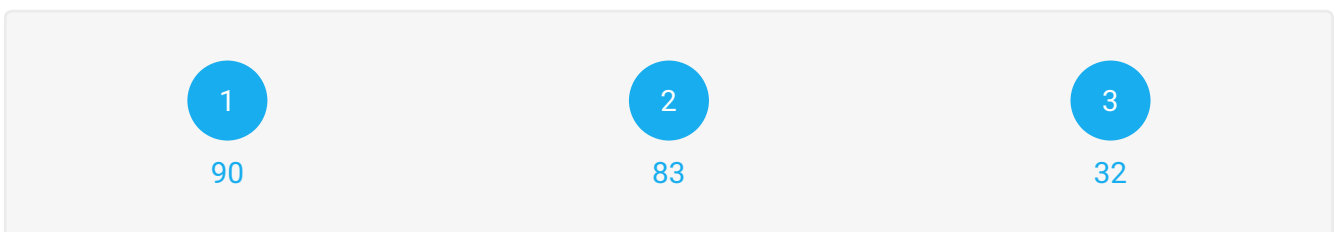
Luxury Single Family Homes



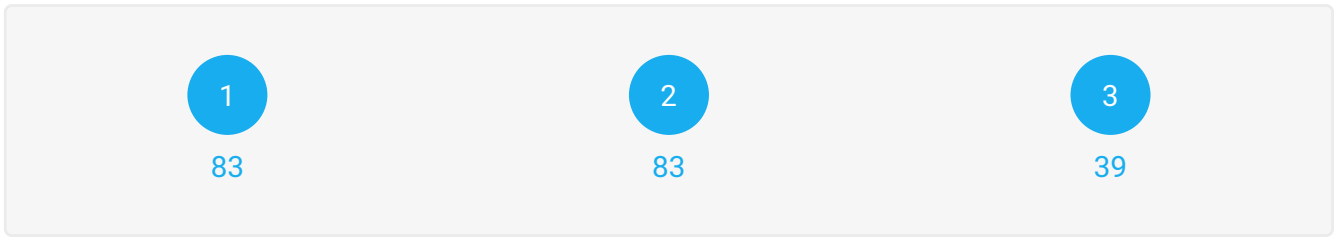
Duplexes & 3-Family Homes



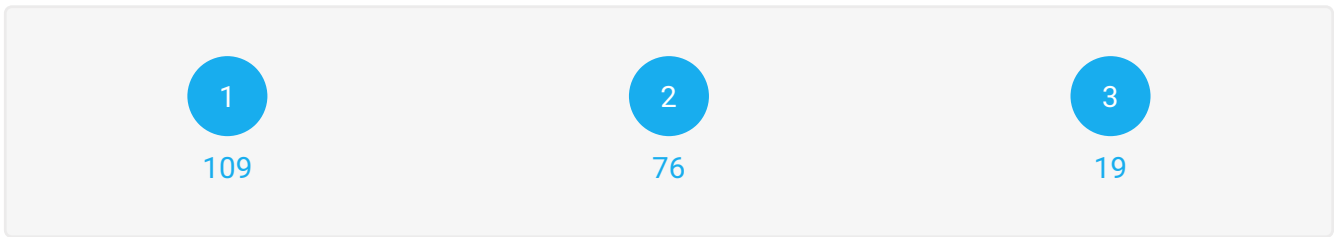
Condominiums



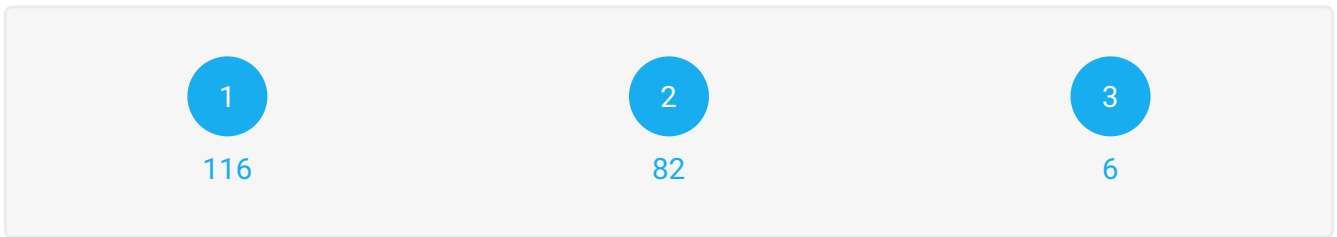
Apartments



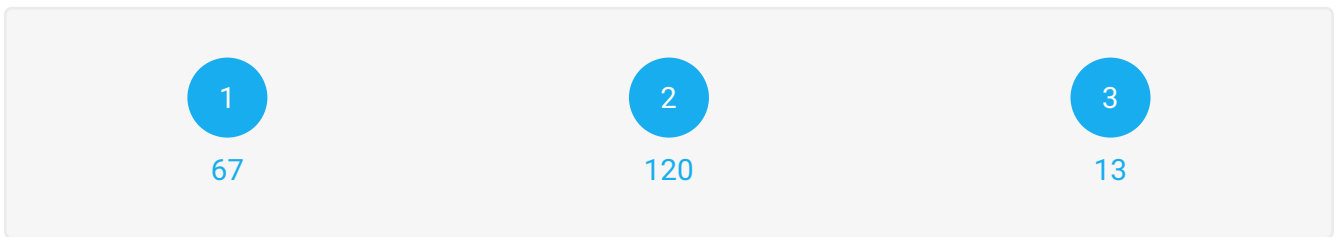
Subsidized & Affordable Housing



Senior Housing



Group Homes & Supportive Housing











1.71
Average rating

Total unique respondents: 206

17. What are the ideal locations for new residential development?

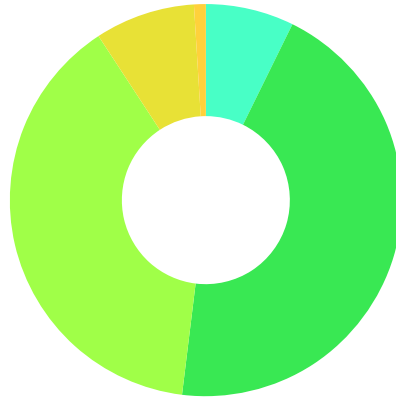


	Option	Respondents
	University Avenue Area	115
	Route 1 Area	56
	Town Centers (Islington, High Street)	74
	Undeveloped Land (Farm and/or Forest)	37
	Vacant or Underused Lots	117
	Adaptive Reuse & Historic Preservation	42
	Mixed Use (Combining Residential & Commercial)	91

Total unique respondents: 532

18. What is the ideal purchase price for a unit of housing?

Assume the unit is a 3 bedroom single family home or condo.



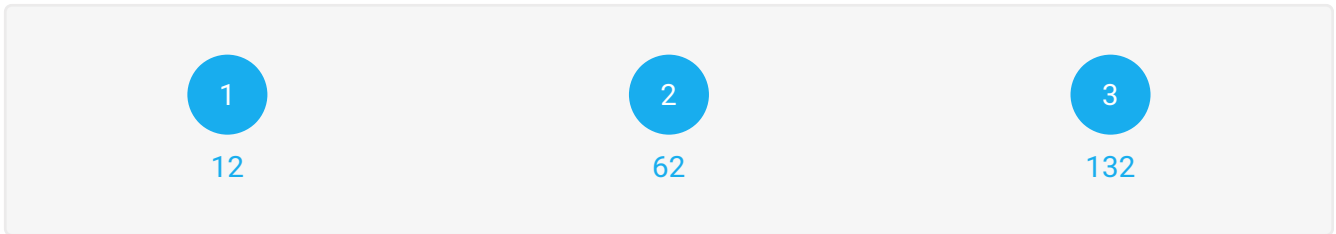
	Option	Percentage	Respondents
	Less than \$250,000	7 %	15
	\$251,000 - \$500,000	45 %	92
	\$501,000 - \$750,000	39 %	80
	\$751,000 - \$1,000,000	8 %	17
	More than \$1,000,000	1 %	2

Total unique respondents: 206

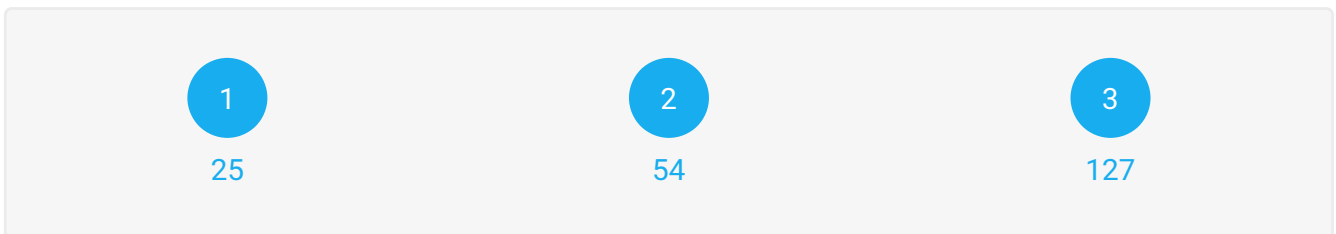
19. What qualities are important for residential development?

1 = Not Important 2 = Sort Of Important 3 = Very Important

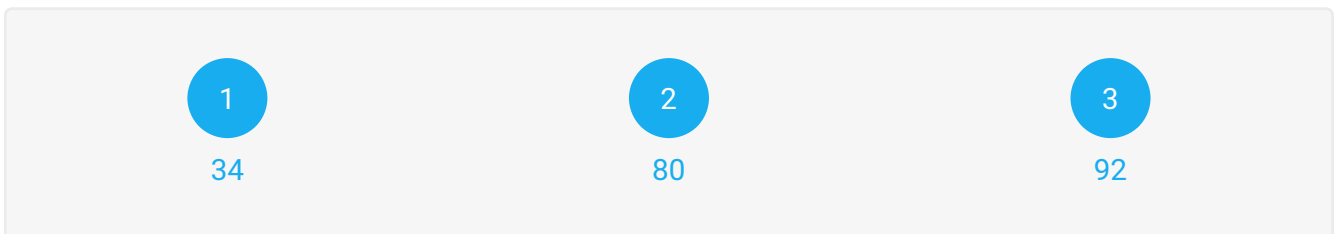
Promoting Preservation of Open Space



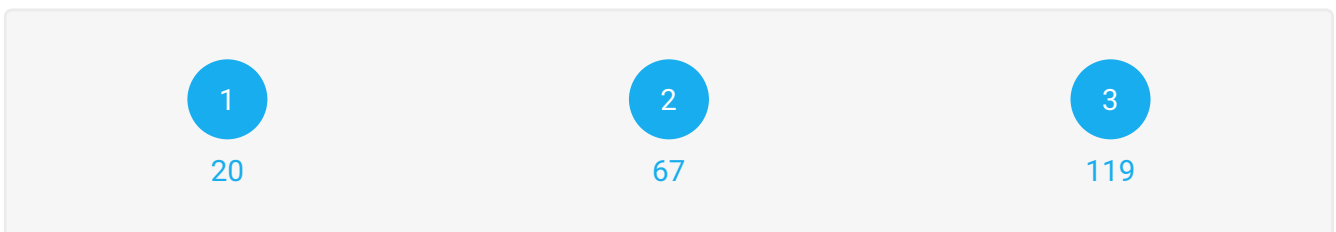
Proximity to Public Transportation



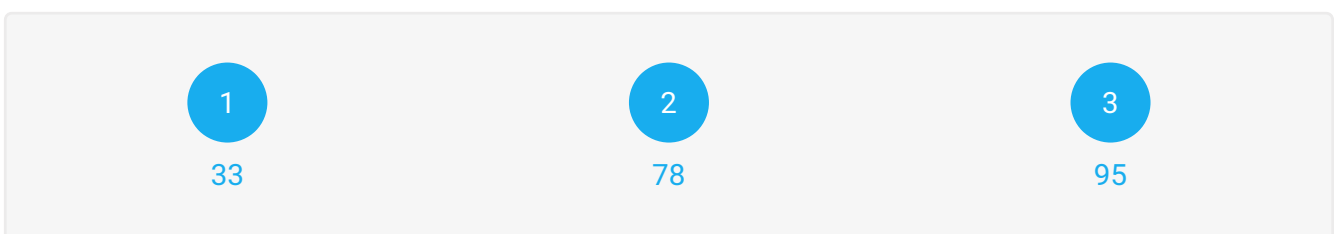
Proximity to Schools, Preschools & Daycare



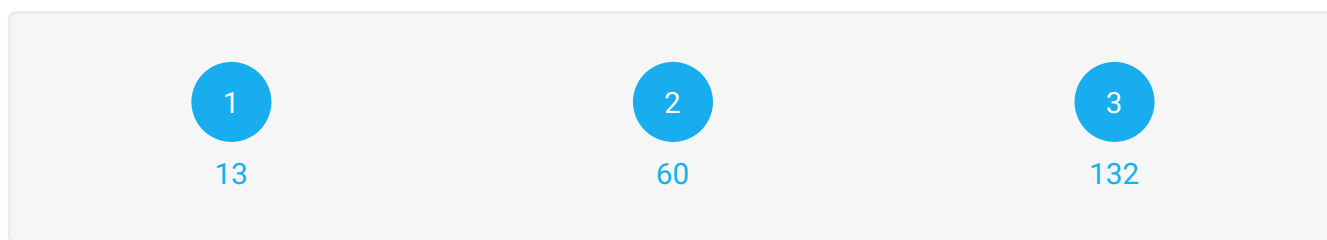
Sustainable & Green Development



Preservation of Historic Resources



Affordability



2.45

Average rating

Total unique respondents: 206

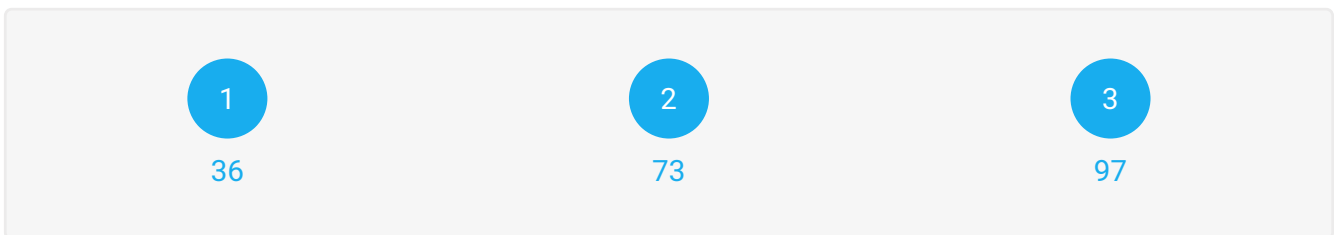
20. Housing Stability Strategies

How should Westwood prioritize potential strategies for helping existing residents stay housed? 1 = Low Priority 2 = Medium Priority 3 = High Priority

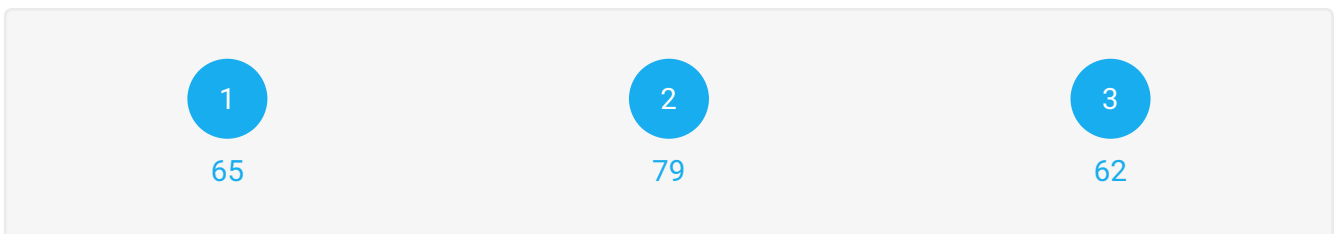
Promote programs and funds to assist with accessibility projects (ramps, grab bars, stair lifts, etc.)



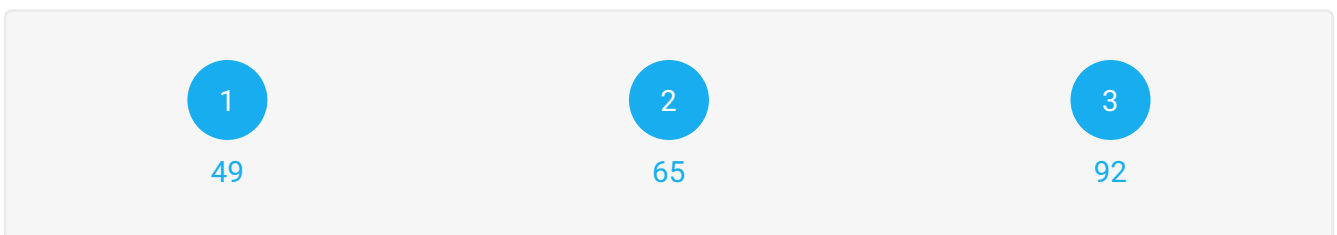
Encourage accessory apartments that allow for family members to live together in a single family home, live-in caretakers, or supplemental income.



Promote programs and funds to assist with lead paint remediation



Encourage production of affordable housing to income-qualified households



2.19

Average rating

Total unique respondents: 206

21. Thoughts?

Use this space to share any additional feedback or comments about housing in Westwood.

Answer	Time
"Thank you for doing a survey"	2018-11-05 21:57
"I worked hard to own a house in Westwood, other people can to ! It not free out there. STOP with the low income housing already ! STOP"	2018-11-05 21:09
"We all came here for the community and the high quality schools (not new municipal buildings or ice rinks). We should support those seniors that have financed the community for decades and keep the town affordable for new residents to start their families. Schools should want for nothing. Their needs should be top priority followed by residences to support a safe and prosperous community (teachers, crossing guards, police/fire, etc)."	2018-11-05 18:22
"Would love to see and have access to more information on what's currently being developed/planning stages."	2018-11-05 17:43
"Less subdivisions more renovation of existing properties into useful housing."	2018-11-05 15:18
"I believe the town would benefit from addition medium to low income housing."	2018-11-05 14:17
"Clearly, there is an abundance of \$1+MM homes, which have been built in recent years, and this disappointing trend has been allowed to continue. The building of new, affordable single-family homes, not apartment/condominium buildings, should be strongly encouraged by town officials and need to be constructed on the many available parcels of land located throughout the entire land area of Westwood. Any larger housing developments that contemplate construction of condominiums and/or apartments should be contained within both the University Avenue and the Route 1 (Providence Highway) business districts, not located in long-standing, existing neighborhoods in residents' back yards."	2018-11-04 22:39

"We have to consider the cost of projects for all citizens of Westwood. The relatively large group of longest-in- Westwood residents cannot afford or want to pay for, lavish building projects for schools that are not essential. If we need a public building it should be modestly outfitted with practical cost and budget in mind. Modest apartments for adults only would not raise taxes and allow grown children from Westwood and disabled or retired residents to stay in the town. If you were building something would you not carefully plan and review your costs and specific needs before you paid an architect to design the plans?"

"I want to be able to vote on any raises in taxes or projects that cause raises in taxes, on election days. This town has many adults, who for many reasons, cannot, or chose not, to go to the multi hour dragged out town meetings. Take it to the polls! Due to taxes my aging parents pay over \$100 per week on their tiny home. This does not count the exorbitant sewer and water costs. We need a town manager who can avoid us from paying tens of millions of dollars for lavishly fitted high schools, libraries with a dozen extra rooms that add millions to the cost, and do we really need lights installed at the tennis courts? How much does that idiotic idea cost? We are not Beverly Hills. There are so many items that cost us millions that we cannot go to the polls and vote for. The people like my parents are still here for now, if they can afford to stay, and they are the ones who made Westwood the safe, friendly town it has been over the past century. If you grew up here, you cannot afford to stay here. Affordable, with over 21 years old residents, apartment housing would allow grown children to live independently in the town they grew up in and not add to the tax burden. "

"There are many retired people who have lived in Westwood for over 40 years. The taxes are raised by things most do not need or are exorbitantly planned public buildings that should have the plans modified, and they should be on the voters ballot. Many seniors did not feel that we had a choice whether millions were spent on items such as multi conference rooms in the library, extremely expensive sinks (I've seen them) and never used technical equipment at the high school. Lights on the tennis courts, a great number of playing fields, all things that many people would NOT vote for. If there are lavish touches on building projects they are whisked by and protests are ignored. There should be at least two versions of any multi million dollar project so that the citizens can go to the polls to vote for the one they want to pay for. There should be low cost housing built near transportation which in our towns case, has to mean trains. This is because we literally have no bus service for the majority of neighborhoods and the once an hour, not on time bus on Washington St. is mostly unused due to the infrequency of availability and it's unreliability, as well as it's extremely limited route. For some unfathomable reason the town has never shown any interest whatsoever in having safe reasonably priced town wide transportation. Also, if a person wants to downsize after decades in Westwood , to a smaller more reasonable home, there are none. Our taxes are raised constantly for items we are not allowed to vote on our official ballots. Surely something that will raise our taxes can be put on the next election ballot, instead of slipping by items that have far more of an impact than most of us are aware of until after it's done. If any housing is built such as in Islington, you must realize children will move in and the builder must be made to pay for additional school services. Do not underestimate how many children will move in and the company who is responsible should have to pay for any more school staff and building additions. The only way any future projects should not need a clause such as that is if there are adults only (over 21 and not needing schooling paid for by the town) house units."

"Development of additional, affordable housing is needed but should be done with strict consideration of building design and aesthetics. Buildings should be shared equally throughout entire town, not congregated in one area or a large development."

2018-11-03 10:39

"I have lived in Westwood a long time, and I am very disappointed in the trends I'm seeing. We are losing our economic diversity; the new model seems to be that when a reasonably-priced home goes on the market, a developer outbids the folks who actually want to move in to town (into a home they can afford) and replaces the modest home with a McMansion. We are losing trees, character, history, and the middle class. We are quickly becoming a town of new-fangled oversized pretentious buildings...and MANY MANY residents object. Yet it seems that the Town continues to encourage this "growth", and feels the appropriate place to put folks of modest means is into apartments. I think we are going in the wrong direction and have really lost our way. I hope this exercise helps to right the ship, if the ship hasn't already sailed."

2018-11-02 14:54

"My greatest concern is the lack of subsidized, affordable housing in Westwood."

2018-11-02 14:18

"Housing development for seniors and disabled needs to be closer to transportation, shopping, entertainment and open green spaces (whatever that means), whereas regular houses do not need that as much, assuming people have transportation, but they probably want to be closer to schools and playgrounds (different set of priorities)."

2018-11-02 13:15

"Some of the questions in this survey did not have enough choices. For example, the types of properties that should be used for new residential development (vacant land, Univ Station, etc) assumed that residents DO want new development. My observations are that the town continues to develop University Station, put in high-end housing developments (Canton Street), and allow accessory apartments without restrictions but is not addressing keeping affordable housing prices for those who need it including senior citizens. With each additional accessory apartment and condo that adds to our housing inventory, the Town of Westwood has higher requirements to meet affordable housing laws. But the residents have not seen any transparent plans for meeting those requirements. The University Station condos and apartments are adding students to the public school system and the town is not adding to the school budget as a result. There does not seem to be transparent and clear plans from the town on the economic development goals (by the selectman) as opposed to the needs and feedback of the residents."

2018-11-02 09:22

"I hope this survey is used to improve transparency on the subject of affordable housing among town officials and its residents. Stop the scare tactics associated with 40B. In addition, the practice of allowing wealthy land owners to protect their neighborhoods from development by donating land to the preservation committee is so obvious and exposes the inequities in the town. Continued backroom deals will eventually backfire. Communicate openly and transparently with the taxpayers of Westwood."

2018-11-01 15:22

"no"

2018-11-01 13:35

"too many 5000+ square feet homes - these are too big"	2018-11-01 12:30
"Town uses scare tactics about housing whenever a project is up for approval at town meeting. This is awful and unnecessary. Why can't we treat each other with respect and speak the truth?"	2018-11-01 11:20
"My home for almost 30 years want to stay in town as a couple . The need to be close to our disabled son as our age will soon be at the point that we will not be able to provide him with home care. We have a responsibility as a community to be inclusionary and let these young people who have lived in this town all their lives remain in their community. They have friends family, religious communities they embrace them. They have a right to stay in their hometown. We do not embrace nor even admit these young people have grown up here are now adults and need us to move to keep them in their familiar surroundings. We as a town should be ashamed that we do not welcome this population in our town. We have the resources and yet, ignore those in need."	2018-11-01 08:38
"There should be more affordable ranch or houses on one floor."	2018-10-31 21:09
"I agree that more apartments/condos need to be built in Westwood; I HATE that we are adding them in Islington on a tiny piece of property! We need a better way to manage all development in Westwood."	2018-10-31 14:28
"New housing should: (1) enhance, not aggravate traffic problems; (2) keep neighborhood schools strong; (3) preserve the big "unique sell" of living in Westwood, which is that compared to all of its surrounding towns, only Westwood has a widespread sense of green, countryside living just outside of Boston that is affordable to the middle and upper middle class. While Westwood can't compete with bustling town centers of Norwood or Needham, none of the other nearby towns has the open, green, country feel of Westwood (except Dover, but much of Dover is unaffordable to middle/upper middle class)."	2018-10-31 10:43
"No other thoughts. Thanks."	2018-10-29 19:07

"When we moved her in 1989, we were newly married. We chose Westwood as I am from Dedham and my Husband is from Dover. Westwood was a small town then with good family values and "grounded" people. Unfortunately, this Town is become more like Newton and Needham. Small houses near the high school are being torn down and HUGE overpriced homes (1.2million and up) are being built on postage size lots. Thank goodness for The Land Preservation Trust and donations from caring citizens like the Lowells, Duncan McFarlan, Sam Perry and others. Westwood has been overwhelmed with builders and the growth of overpriced luxury houses is rampant. I am aware that evolution is part of the process. Unfortunately, the controlled growth was lost long ago. I like Westwood very much, but the small town community is become more an element of the past. I wish that the Town Planners, Selectman and other Officials had implemented better controls for the future. Unfortunately, our current home will no longer be our forever home. June 2019 will mark our 30th year here. We won't stay any longer than necessary. Yes; I do care about this Town and the people who live here."

"Thank-you for putting this together"

2018-
10-29
15:42

"Help those of us seniors who would like to remain in the town but need to downsize. Thank you."

2018-
10-28
12:19

"I have lived in Westwood since 1977, only because my parents bought the house I live in. If I wanted to buy now I certainly could not even consider Westwood, do to the high cost of Housing. I know the town is working on alternatives but the overall reputation of Westwood is that it is out of reach to first time homeowners."

2018-
10-27
12:28

"I was at the town meeting. Since Westwood added 40B at university station 5 or so years ago, I felt that should have carried us through. Now, we need more in Islington to meet the 10%. I feel that this isn't a sustainable way to keep these numbers in line with each other while maintaining the character of the town (to have a 40B building project every 5 years). As the numbers increase, the demand for more infrastructure is needed as well (more police, fire, school expansion, traffic etc.)."

2018-
10-26
14:30

"NIMBYism is a hurdle we face in Westwood—we need more housing that young professionals/families can afford (condos, starter homes) and more housing to allow seniors to downsize and stay in Westwood and the community they love."

2018-
10-26
07:45

"We are dismayed by the large number of tear-downs, removing affordable sized houses and replacing them with huge unaffordable houses. There is already an inventory problem in Westwood, and tear-downs exacerbates the problem. If there is a way to provide low-interest loans for remodeling or incentives for builders to remodel without expanding it may curb the glut of tear downs."

2018-
10-24
14:43

"we need more affordable housing and we need improved public transportation. There is no sidewalk connecting High Street to Washington Street (where there is a bus). Please consider putting a sidewalk in on either Clapboardtree Street or Gay Street (or ideally, on both!) This lack of safe access to what little public transportation that is available also limits people who have scare access to cars."

2018-
10-24
10:36

"I made a comment about developing on only one side of town creating a rift across town is illustrated in the choices. Not one of the options for developing housing option was close to the center of town or near the Deerfield, Sheehan or MJ schools. There's definitely an issue of space, but it's created a "we should build it, but not on my side of town" mentality. It's such a shame to create a line in such a small town"

2018-
10-23
10:30

"While I probably am not able to find the right kind of housing in Westwood for my current situation, I do not feel we need to have the solution for everybody."

2018-
10-23
09:35

"There is a lot of fraud in affordable housing. Many move in and then have the money to finish the upstairs or add on to the house in some way. Often one parent doesn't work. That isn't fair to the rest of us who work hard but subsidize other who don't. Plus many of the affordable homes are bigger and nicer than the people's homes who are subsidizing the affordable homes. There needs to be some oversight."

2018-
10-23
08:46

"My understanding was that the newly approved development in Islington addressed our low income unit density for many years. Enough with the condos and apartments and stop trying to make Westwood another Needham. Soon the next problem that will be created is additional stress on our school system. If there must be more affordable housing or density built, keep it all over near Rt. 1 area which is ideal for commercial type building. Definitely no density projects should be permitted around Rt. 109 area and no additional density to Islington."

2018-
10-23
07:48

"Please don't disrupt the culture of this town- it's already changed so much in the 7 years we have been here . Leave the green space/ conservation and preserve historical content and put affordable housing in a more developed area of town (route 1/ university) "

2018-
10-23
07:15

"The town should continue to work on housing for all"

2018-
10-22
21:00

". "

2018-
10-20
22:05

"Please be cognizant of the ever increasing traffic problems in town. We don't need multi unit dwellings."

2018-
10-20
19:25

"No more high density housing or commercial development is desired. We moved to Westwood for it's rural feel, open space tight-knit community and quality school district. We value homes that have larger lots with a big backyard for our children to play safely in. We don't want to see the town become more urban like some other surrounding towns have become." 2018-10-20 12:36

"The current housing situation and the apartments at University are affecting the schools and enrollments. I would be interested in hearing how the schools are going to adapt going forward. Many families with 3 kids are renting the 2 bed apartments and all are enrolling in the schools. The town was trying to avoid this with the bedroom limit but it hasn't worked. Are we moving to one central elementary or staying with neighborhood schools? But what's the point if Downey is too full and the university kids are sent to other schools like Hanlon and Deerfield. Im really interested how the schools are going to handle the new pulte development at University." 2018-10-20 09:55

"None" 2018-10-20 08:49

"More elderly AFFORDABLE housing is necessary..." 2018-10-20 08:40

"The spirit of the 40b is to provide housing to people who need it. The fact that the town manipulated the math to make 2 apartments count as 12 in the last transaction is an indication of what the leadership really wants. We should have more affordable options for seniors and for civil servants to this town. 500k condos don't help. We have to focus on the quality of the schools, and less on huge retail. There's a balance and it's been tipped." 2018-10-20 08:24

"No more apartments on islington side of town" 2018-10-20 08:23

"tax discounts for seniors over 65 making under \$125000. a year, not just a few over 85 making \$20,000. It is high taxes that force many of us to leave or to struggle with other things. I understand the reason for taxes, but some seniors need a discount." 2018-10-20 06:39

"It's great for people who can afford to live in Westwood but sad for those that currently do or want to that just can't afford the next size house. We are forced to stay in houses that don't work for our families or leave the town" 2018-10-19 23:05

"Affordable housing is bigger and better than the average home. This isn't fair as others have to subsidize these homes. The affordable units shouldn't be bigger and better than the average home. Income should be checked yearly. It doesn't seem as if the housing is allocated fairly. There is too much room for fraud with affordable housing. Having people with less subsidize those who get bigger nicer houses is not right." 2018-10-19 22:55

"None"	2018-10-19 22:26
"House prices are extremely high compared to neighboring towns. I understand we have good schools which increases demand allowing higher market prices, but it makes the town exclusive and void of diversity."	2018-10-19 21:56
"Traffic coming through Westwood is negatively impacting home values and quality of life. Needs to be addressed before adding additional housing."	2018-10-19 21:41
"I am a highly educated professional single parent in a public service job. I have been renting but would love to buy a small home. Absolutely unaffordable in Westwood. Anything on the market in decent condition is around 500-600K. I don't need granite countertops and a spa tub. Just a basic home. I would like to see this town encourage people like myself to stay in town. not everyone is a highly paid physician or corporate executive."	2018-10-19 21:27
"More apartment buildings, duplexes would be nice not just fancy expensive buildings but something normal people can afford"	2018-10-19 21:21
"na"	2018-10-19 19:47
"Workshops for seniors in reverse mortgages to benefit from the equity in their home. Protecting Home equity for heirs should not be bolstered by tax breaks."	2018-10-19 19:27
"It is important to keep the character of Westwood intact in new housing choices. High rise complexes would be detrimental, one or two level condos more appropriate. Preserving or planting trees also important along with open space. It is challenging for Westwood to provide affordable housing but keeping elders in their homes or offering an affordable alternative should be included in housing plans. Planning for a number of small starter homes under \$300,000 could serve both seniors and new families. Thanks for asking and I hope to be here to see the results of your efforts."	2018-10-19 12:02
"the bar of 25% affordability for new dense projects is too low. Utmost care should be taken to minimize impervious surfaces and wetlands encroachment to avoid catastrophic flooding. Water needs during droughts should be considered before approving large scale projects. New affordable (or any) housing should incorporate low carbon energy systems such as solar panels, maximum insulation, and heat pumps."	2018-10-19 21:01

"The survey assumes that the cost of housing is the problem. The survey fails to explore other factors such as taxes and services and their relationship to housing."	2018-10-18 15:23
"Align housing policies with future demographic trends, school planning, and community character."	2018-10-18 10:59
"I wish that our elder population had better connection to Town Centers and that our sidewalks were continuous, so that those able to stay in their homes are also able to walk wherever they like. I am not familiar with our entire housing portfolio."	2018-10-18 10:40
"I thought the suggested locations were quite interesting. University Ave ISLINGTON Route 1 ISLINGTON Town Centers ISLINGTON (50%) Hasn't Islington seen enough. How about Nahatan St, North Street, Hartford St, Summer St, High St on Dedham line? Why not 45 Clapboardtree St? Try driving through Islington between 5-6 pm."	2018-10-18 08:35
"We have such great resources and low levels of school enrollment. We could really help families stuck in underperforming districts while also (hopefully) diversifying our population."	2018-10-18 08:11
"Too many McMansion-type luxury homes and/or additions showing up. Would like to promote more diversity (socioeconomic, racial, ethnic, etc.) in Westwood and the current housing available is not conducive to increasing our diversity."	2018-10-17 23:12
"I am grateful for affordable housing and b40 especially. Please take care of this program it is necessary and helps keep the town available to a great mix of people who would otherwise be left out ."	2018-10-17 22:25
"Westwood's Housing authority needs to operate at state level. Stop letting a non profit run the affordable housing market with made up as they go rules."	2018-10-17 21:49
"I would like to know how the affordable homes work especially in Chase estates. Do families stay there forever and pass it along to their kids? What happens if the income of an affordable unit occupant rises above the required level to be in affordable housing?"	2018-10-17 19:30
"Thank you for taking the time to ask about this information."	2018-10-17 19:08
"Instead of using the Bankers and Tradesman for the median housing price, the assessors' office should be the reliable resource. The median value supplied by B&T appears to be too high."	2018-10-17 18:28

"I think that the low apartment inventory keeps the community spirit in Westwood, as homeowners are more likely to get involved with the town"	2018-10-17 14:08
"Moved to an apartment recently after 28 years in a single family home. Didn't want to leave Westwood!"	2018-10-17 14:04
"Required lot sizes should be a lot smaller, and more mid-level/"starter" single family homes should be encouraged instead of large luxury homes on large lots."	2018-10-17 14:01
"We don't need more low income housing nor luxury developments (masion streets; i.e far reach, seens farm, and morgan farm. We need more midrange housing (regular 4 bedroom houses) on a reasonably sized lot."	2018-10-17 13:36
"Westwood needs more affordable choices. It is losing long time residents. People who work here can't afford to live here. It's not right!"	2018-10-17 12:05
"while its important to create new housing especially for seniors, it is unjust to ask tax payers to subsidize assistance to seniors to help them stay in their homes so that they can then gift those homes at top dollar to beneficiaries. it would be beneficial to create a program that allows for assistance now for seniors but a payback once they are no longer able to live in their home. this ensures that seniors stay in their home as long as possible, helps to replenish funds for new seniors needing assistance and helps residents feel more comfortable that the funds are not helping to sustain a home that would later be sold for profit by the beneficiaries."	2018-10-17 09:57
"Seems like the town is more concerned about mixed use buildings and apartments than it is about helping Seniors stay in town. Also doesn't seem to recognize families want to move here for schools and live in houses, not apartments/condos. Trying to turn this quite town into something it is not."	2018-10-17 09:51
"Its the real estate taxes that are insane. My house in any other town would be worth \$600k but because of more expensive houses in my neighborhood its valued over a million and I literally have to use most husbands entire paycheck for taxes and water sewer. How can you ever retire in your same house. Westwood makes you have to leave because you cant work forever and the taxes go up and up"	2018-10-17 09:47
"The town needs much more new starter houses for families with younger children."	2018-10-16 09:44
"Islington is a great area for subsidized housing since it is on the bus line."	2018-10-15 22:32

"It's impossible to get a housing voucher and I have entered so many lotteries but local residents always get priority. The waitlist for Highland is 2 years I'm 64 taking care of my grandson and will be depleting my savings to remain here There is no affordable living for me in Westwood and I will be forced to look at neighborhoods outside of Westwood to continue in the care and treatment of my grandson"

2018-10-15
20:41

"I was involved in the development of Univ Station. The apartments represented Armageddon to many - crime, flooding our schools, decreasing real estate values. I (and many others) knew it was nonsense that the time. Now it's been proven. WW should leverage that proof and create as much affordable and senior housing as they can."

2018-10-15
16:19

"There should be some priority given to current Westwood residents in need of affordable housing (preferable single family homes). I have a special needs child and have lived in the community for the last 10 years. Year after year it has been harder and harder to live in Westwood with the cost of housing increasing every year. Also, the median income limit should also increase accordingly like other towns to 100% instead of 85%. Current middle income Westwood residents usually are right above the 85% income limit and don't qualify for the limited affordable housing options. As a Westwood resident for the last decade and a community member, I would like the 2 issues brought forward to be discussed and addressed. I think it's really important for the Town to remember that it has current community members that have had life changes (loss of spouse, divorce, etc..) leaving them in difficult situations and should prioritize them so they can keep stability in their children's lives. These community members should get some assistance with housing before others."

2018-10-15
15:41

Total unique respondents: 82