

GOAL	OBJECTIVES	COMPLETION DATE	RESPONSIBLE ENTITIES	FALL 2024 UPDATE	HPP 2025 RECOMMENDATIONS/NOTES	
Goal 1: Encourage single-family home development/preservation for first time and low/moderate income homebuyers between 80% - 120% AMI	Study feasibility of zoning amendments to discourage teardown of existing "starter homes"; include all zoning districts/overlays in study	May 2021	Planning Board	Per Section 4.5.3.4, any demolished single or two-family nonconforming structure must be reconstructed to the same footprint or volume unless the new structure is conforming.		
			Select Board	See PB response		
	Study feasibility of zoning amendments that reduce lot sizes to encourage construction of modestly priced and sized single-family homes in zoning districts SRB, SRC and SRE	May 2021	Planning Board	Many lots have been divided through ANR approvals in these districts. A reduction in minimum lot sizes would be unlikely to result in the construction of modestly priced single-family homes and is not supported at this time.		
			Select Board	See PB response		
	Study feasibility of zoning amendments to expand by right construction of low rise development; include all zoning districts/overlays in study	May 2021	Planning Board	This was achieved through the establishment of the Mixed Use Multi-Family Residential Overlay District (MUMFROD) in 2022 and expansion in 2024.	Given that there were additional parcels up for consideration for May 2024 Town Meeting, there has been some interest in expanding. We're currently waiting for a determination on whether Westwood's MUMFROD zoning complies with the MBTA Communities Law. If the new district is not determined to be compliant, the Planning Board could propose further amendments for Town Meeting consideration.	
			Select Board	See PB response		
	Study feasibility of zoning amendments to expand by right construction of two-family and three-family home development; include all zoning districts/overlays in study	May 2021	Planning Board	Single-family dwellings constructed prior to 1938 may be converted to two-family dwellings with ZBA approval. Three-family dwellings are only permitted within the designated MUMFROD districts. Accessory apartments are currently permitted by ZBA special permit, with limitations on size and number. The Planning Board will propose amendments to Westwood's Zoning Bylaw to allow accessory apartments as by-right uses in compliance with recent changes in state law.		
			Select Board	See PB response		
			Housing Partnership	Conversion of single-family dwellings to two-family is allowed with ZBA approval in the SRA, SRB, SRC, SRD, SRE, GR, and SR districts.		A by-right option could be further explored. This could be achieved by partnering with a university.
	Advise and study a future Community Preservation Act campaign to grow funds for housing development, historic preservation and open space preservation	May 2025	Select Board	The Select Board asked the Long Range Financial Planning Committee (LRFPC) to explore the possibility of adopting the CPA. The LRFPC determined that it would place significant tax burden on property owners in the CPA was adopted at this time due to recent increases in property tax bills associated with rising residential property values, coupled with debt-exclusion payments for the Pine new Hill School, and anticipated debt-exclusion payments for a proposed new fire station if such is approved by voters in 2025. The LRFPC will reconsidered the potential for adopting the CPA at a later date.		
			Housing Partnership	See SB response		Include revisiting this on the 2025 HPP
			Historical Commission	The Westwood Historical Committee has been unable to meet for more than a year due to a lack of members, however, adoption of the CPA was previously supported by WHC members.		
			Land Trust	See SB response		

	Promote first-time homebuyer resources, including educational opportunities and financial assistance programs for interested buyers. Provide technical assistance for residents in need of assistance/advocacy	Ongoing	Housing Partnership	As part of our effort to expand digital resources for residents, a small section has been dedicated to homebuyer assistance and will continue to be added to.	
	Assess sustainability and maximize energy efficiency of new deed restricted affordable units; whenever possible, encourage installation of energy efficient appliances, high efficiency heating and cooling systems, and rooftop solar PV to support long-term sustainable and affordable properties. Promote state and federal rebates/incentives to control costs.	Ongoing	Westwood Housing Authority		WHA hasn't been involved in deed-restricted homes for many years, instead focusing on their rentals through the private, nonprofit arm WAHA.
			Housing Partnership	The new Stretch Code took effect this summer and requires extensive energy efficiency and green building requirements for both residential and commercial properties. The Climate Action, Resiliency, and Sustainability Plan, which is not quite finished, includes an extensive section on energy efficiency and renewable energy for homeowners. It includes goals for educating the community on affordable or free green improvements that can be made on their	There's significant funding for green improvements in housing, but it is primarily for public housing and single-family homes.
Goal 2: Develop supportive housing for people with disabilities	Partner with DDS providers to secure land and deed restrict for supportive housing and group homes	Ongoing	Housing Partnership	DDS group homes were constructed on Clapboardtree Street and High Street in recent years, bringing the total DDS units to 29 (0.5%) of the housing inventory.	The Forum on Housing for Seniors & Persons with Disabilities revealed DDS providers may not be aware that group homes are permitted anywhere. More effort could be made to partner and show interest in more housing of this type.
			Select Board	See HP response	
			Westwood Housing Authority	See HP response	
	Engage with Lifeworks, an existing DDS provider located in Westwood, to secure a parcel associated with the former Westwood Lodge property at 45 Clapboardtree Street to construct supportive housing	May 2020	Select Board	This objective was achieved. The Town partnered with the Green Company in its redevelopment of the former Westwood Lodge property. The Green Company donated land to the Town and the Town granted a long-term lease to Lifeworks for the construction of a 5-bedroom group home. The group home opened in 2020.	
Goal 3: Promote housing stability initiatives for seniors	Pursue CDBG funds for housing stability programs to include accessibility grants/loans for income qualified seniors and similar initiatives	Ongoing	Housing Partnership	The primary challenge with CDBG funds is that they are usually open to or prioritize neighborhoods that are low-income or primarily non-English-speaking. None of Westwood's three census blocks currently qualify for CDBG grant funding.	
Goal 4: Increase number of affordable rental and ownership units for seniors	Create partnerships with nonprofit developers to invest in creatively financed projects that serve households at not more than 50% AMI	Ongoing	Housing Partnership	The Town has previously reached out to nonprofit housing developers, but those developers found the cost of land in Westwood to be too high for successful new development. While Westwood has not worked with nonprofit developers recently, the Planning Board approved a portion of the affordable units at 22 Everett Street to be 60% AMI. While this goal is still important, zoning changes can be an effective method as well in achieving this with for-profit developers.	Identify parcels that would be viable for nonprofit developers, and explore the possibility of land donation.
Goal 5: Encourage housing development in ways that protect open space and conservation land	Consider expanding capacity for accessory apartment production in all zoning districts. Study options such as lifting 2% cap, potential for by right accessory units with conditions, and incentive programs for affordable deed restrictions (grants/loans for construction, reduced/waived permitting fees, reduced dimensional requirements, etc.)	May 2025	Planning Board	The Housing Bond Bill passed in MA in August 2024 requires ADUs by-right up to 900 SF or 1/2 of the total SF of the main dwelling unit, whichever is less, in all single-family zoning districts. The Planning Board will propose amendments to the Accessory Apartment section of the Zoning Bylaw for consideration by voters at the May 2024 Town Meeting.	The revised Accessory Apartment bylaw could examine incentives for affordable deed restrictions
			Select Board	See PB response	

	Consider expanding existing Open Space Residential Development bylaw to encourage increased use, affordable production, and land preservation by considering reducing minimum lot size and land area requirements, etc. Conduct case study of successful bylaw initiatives in other municipalities and review applicability of Best Practices to Westwood's OSRD bylaw.	May 2021	Planning Board	OSRD is permitted in SRB, SRC, and SRE subject to minimum project size requirements. The OSRD section of the Zoning Bylaw allows detached single-family dwelling units by right and attached single-family and bonus dwelling units by Special Permit. It also provides a generous density bonus for the development of age-restricted housing.	Consider allowing single-family attached by-right in these districts due to the lack of mid-density housing and revising the requirement that bonus dwelling units must be age-restricted.
			Select Board	See PB response	
Goal 6: Seek equitable distribution of affordable units throughout Town that seeks to mitigate discriminatory housing development patterns	Consider expanding inclusionary zoning requirements in all zoning districts	May 2021	Planning Board	All special permit residential developments with 8 or more dwelling units are required to restrict a minimum of 15% of the dwelling units as affordable (80% AMI) dwelling units, or obtain Planning Board approval for an equivalent affordability solution (e.g., The Homes @ 45 OSRD Special Permit allowed for the construction of 42 age-restricted town homes, but required two of those town homes to be restricted as affordable homeownership units, and required the donation of land that resulted in a 5-unit Lifeworks group home, thus achieving 16.67% affordability for the development). The Planning Board is currently considering a potential Zoning Bylaw amendment to require some lower affordable levels for special permit housing developments (e.g., 30% AMI, 50% AMI, or 60% AMI) which may be presented for consideration by voters at May 2024 Town Meeting.	
			Select Board	See PB response	
	Establish an incentive program for developing deed-restricted affordable housing for selected parcels (22 Everett St, 21 Westwood Glen Road)	May 2025	Housing Partnership	Petruzzello Properties' redevelopment proposal for 22 Everett Street was granted a MUMFROD special permit in December 2023. Westwood Glen's mortgage-based affordability requirement expired in 2013. Many tenants rely on vouchers to subsidize their housing.	Westwood Glen was strongly considered for inclusion within the Planning Board's proposal for expanding the MUMFROD district, but ultimately not included in the article that was approved by voters in May 2023. Westwood Glen might be considered for a future expansion of the MUMFROD district.
	Conduct Fair Housing training for Select Board, ZBA, and Planning Board to inform land use decisions that abide by the Fair Housing Act	Ongoing	Housing Partnership	The Housing Partnership received their first Fair Housing/Housing 101 training in July of 2024. While additional training of other boards will commence in the coming year, the Select Board and Planning Board liaisons can apply the knowledge to their boards. The Housing and Land Use Planner has been attending trainings and conferences alongside housing planners and specialists throughout the year. More trainings will be planned in the new year.	Standardize trainings could be scheduled as recurring events when there is a turnover in a board.
	Promote first-time homebuyer resources, including educational opportunities and financial assistance programs for interested buyers. Provide technical assistance for residents in need of assistance/advocacy	Ongoing	Housing Partnership	The Town has limited capacity for this right now. A small section of the Housing Division webpages have been dedicated to moderate income and first-time homebuyers.	More time could be dedicated to developing resources. The establishment of an affordable housing trust could also provide financial assistance.

Goal 7: Maintain and exceed Subsidized Housing Inventory statutory minimum by 1%	Study options for deed restriction of affordable accessory apartments. Research feasibility and conduct cost analysis of incentive programs for affordable deed restrictions (grants/loans for construction, reduced/waived permitting fees, reduced dimensional requirements, etc.).	May 2021	Planning Board	Recent changes to state law require that Accessory Apartments are permitted by-right. The Planning Board is currently drafting proposed amendments to the section of the Zoning Bylaw pertaining to Accessory Apartments. A discussion of potential incentives could take place within the context of the proposed amendments.	Compliance guidelines, which have yet to be released, may clarify whether affordability restrictions will be permitted.
			Select Board	See PB response	
			Housing Partnership	See PB response	
	Partner with WAHA/WHA to develop affordable rentals for family households below 30% AMI and 80% AMI	Ongoing	Housing Partnership	At this point in time, WAHA/WHA has focused efforts on 80% AMI housing.	This might be better achieved through amendments to the affordability requirements in the Zoning Bylaw, as the Town cannot mandate affordability beyond what the Zoning Bylaw requires.
	Work with WHA/WAHA to implement compliant marketing plans that allow for full inclusion of affordable units on the SHI	May 2025	Housing Partnership	All WAHA units are currently listed on the SHI.	As WAHA acquires or develops new units, those units will be submitted for listing on the SHI.
	Study feasibility for residential development and create strategy for issuing RFPs to develop deed restricted affordable housing on two municipally owned parcels, located at Twin Post Road and Wildwood Drive.	Ongoing	Select Board		While there are no proposals for these properties, the Town did apply preference to a current RFP of a single family home for a project that benefits the Town, which would include an affordability component.
Housing Partnership			Both of these parcels remain undeveloped. There are currently no plans for the development of either property.	Habitat for Humanity is interested in building another home in Westwood, but generally look for donated or \$1 properties. One or both of these properties could be a considered for donation to Habitat for Humanity.	
Goal 8: Pursue initiatives that support regional needs and planning collaborations	Continue to participate in regional planning efforts that address housing development, such as Three Rivers Interlocal Council and Metropolitan Area Planning Council	Ongoing	Housing Partnership	This has primarily been a concentration for the Planning Board.	Explore the possibility of a Housing Partnership liaison to MAPC/TRIC where appropriate.
			Planning Board	The Planning Board has liaisons to TRIC and MAPC who attend meetings, in addition to other Town staff and representatives.	
	Partner with neighboring communities to provide training opportunities for land use boards	Ongoing	Housing Partnership	The Housing Partnership received their first Fair Housing/Housing 101 training in July of 2024. While additional training of other boards will commence in the coming year, the Select Board and Planning Board liaisons can apply the knowledge to their boards. The Housing and Land Use Planner has been attending trainings and conferences alongside housing planners and specialists throughout the year. This has been impacted by staffing gaps in recent years.	
			Planning Board	Planning Board members and staff are encouraged to participate in Citizen Planner Training Collaborative (CPTC) and similar programs on an annual basis.	
Goal 9: Preserve and expand existing deed restricted affordable housing units	Work with WHA/WAHA to explore additional funding streams and grants for small housing authority capital projects and operating expenditures	Ongoing	Housing Partnership	The Town has appropriated funds for WHA/WAHA to repair properties. Some of these were appropriated as part of the annual operating and capital budgets, while other funds originated from developers as voluntary contributions associated with development proposals.	Since WHA does not have public housing, they do not qualify for many funding sources. However, they do have opportunities through WAHA to apply for funding for nonprofits.