

TOWN OF WESTWOOD

Housing Production Plan

WESTWOOD FOR ALL **2025**

COMPREHENSIVE NEEDS ASSESSMENT: DRAFT REVIEW

November 14, 2024
Housing Partnership/Fair Housing Committee Meeting





Purpose of the Comprehensive Needs Assessment

- Understand:
 - the people
 - existing housing stock
 - future housing needs
 - development constraints
 - capacity for growth
- Use census data primarily (or the American Community Survey)



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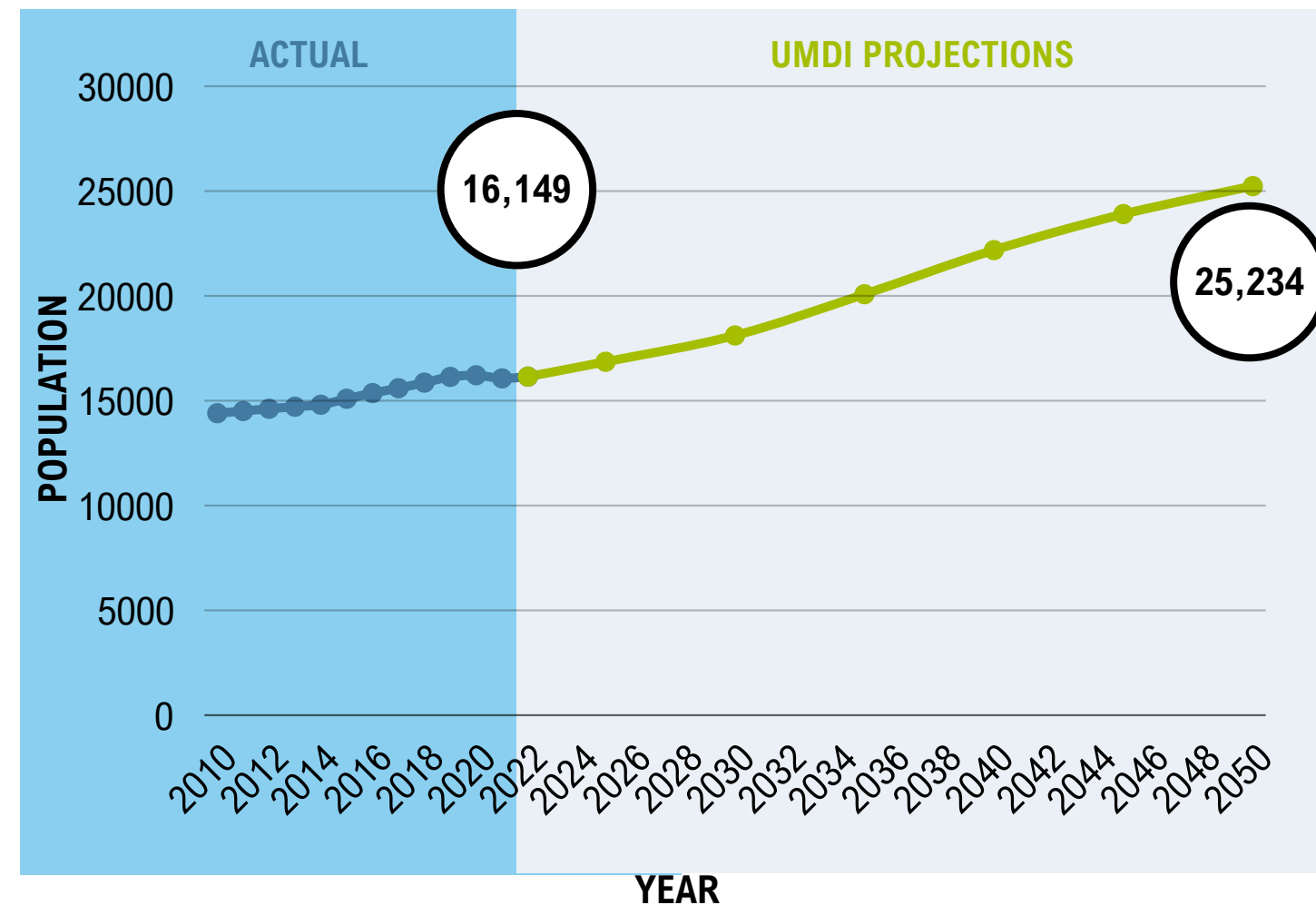


Summary

- Careful consideration should be given to the housing needs of:
 - young professionals (25-39)
 - seniors (60+)
 - low- and moderate-income earners
 - people of color
- High demand & rising income has led to increasingly unaffordable affordable housing
- Potential gaps in housing stock:
 - deeper affordability
 - increased housing supply
 - mid-density housing
 - supportive housing

I-A. DEMOGRAPHICS

POPULATION



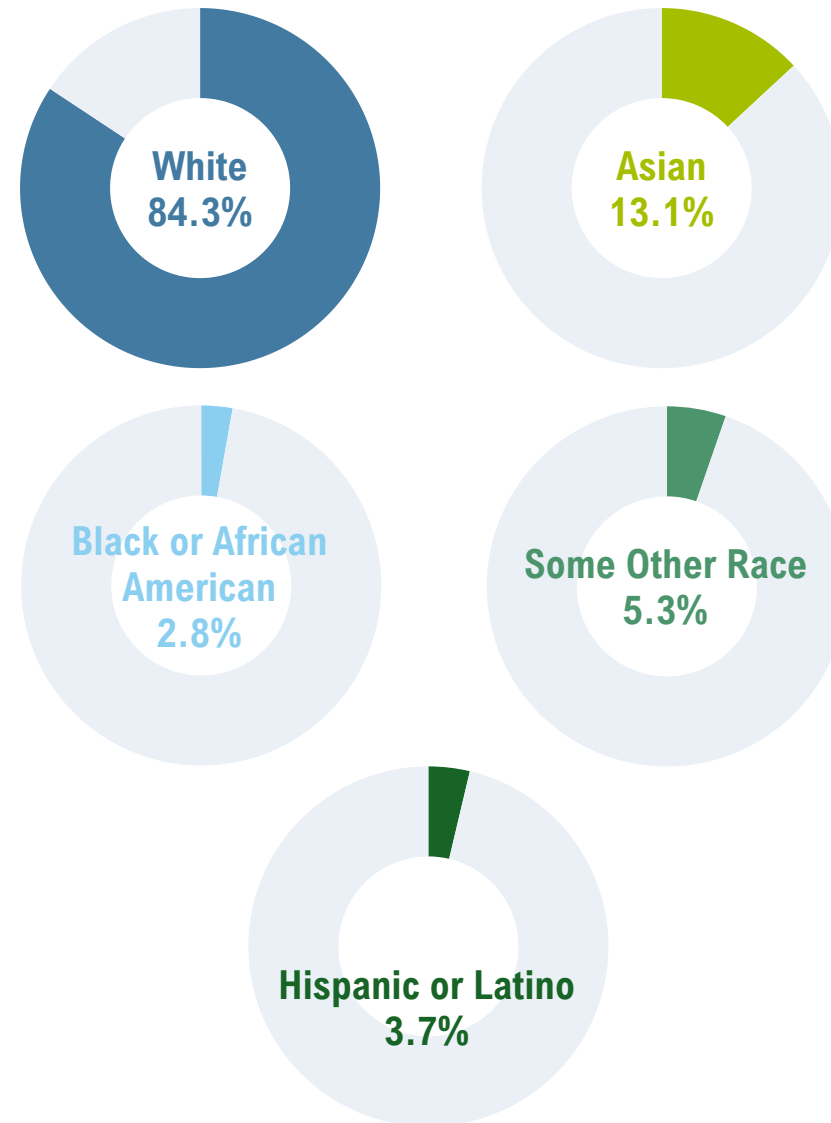
16,149 PEOPLE
5,377 HOUSEHOLDS
2.98 AVG. HOUSEHOLD SIZE

I-A1. Population

- MAPC underestimated population growth
 - Predicted 15,000 people by 2050, but surpassed this in 2015
- UMass Donahue Institute (UMDI) predicts varying levels of growth through 2050
- UMDI predictions don't consider all influencing factors

I-A. DEMOGRAPHICS

RACE & ETHNICITY



I-A2. Race & Ethnicity

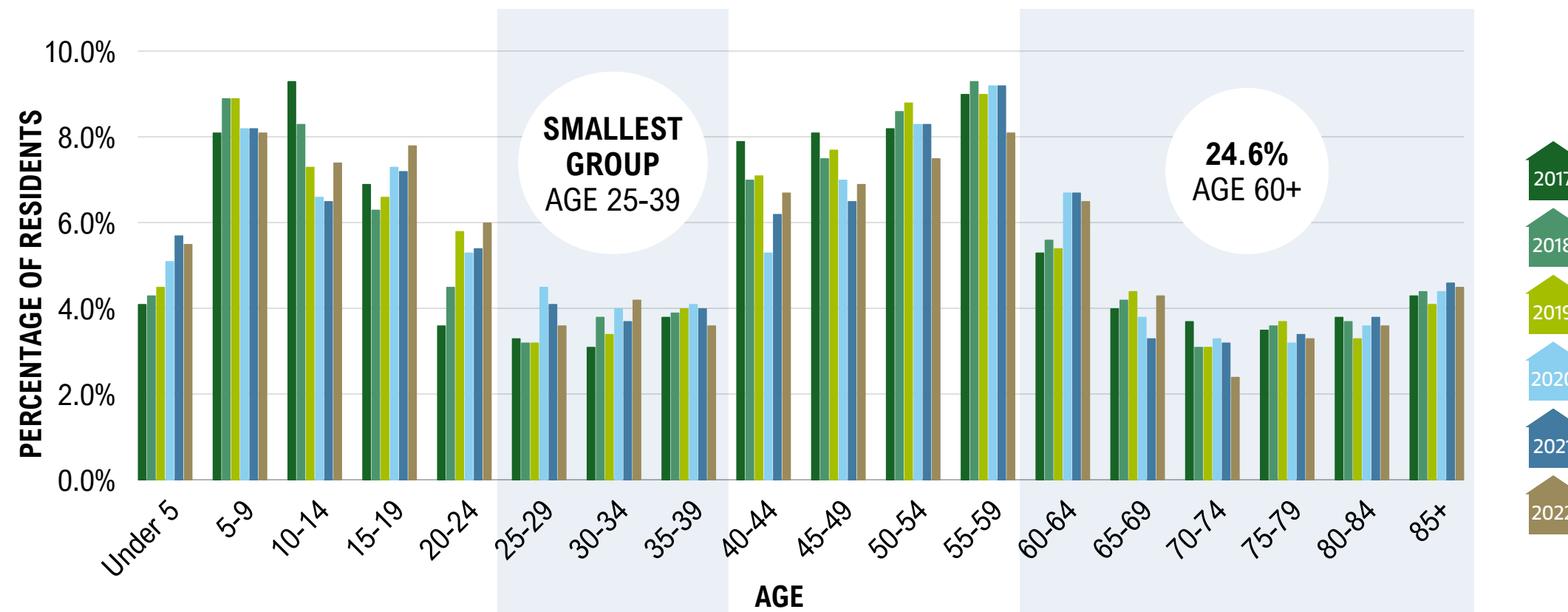
- Predominantly white
- Did not capture anyone that identifies as **American Indian or Alaska Native** or **Native Hawaiian and other Pacific Islander**, but does not necessarily mean no one does
- Hispanic/Latino is measured separately as an ethnicity

I-A3. Language

- Predominantly English-speaking
- 16.2% speak another language

I-A. DEMOGRAPHICS

AGE DISTRIBUTION



50.3% of households have someone aged 60+
10.3% of households include someone aged 65+

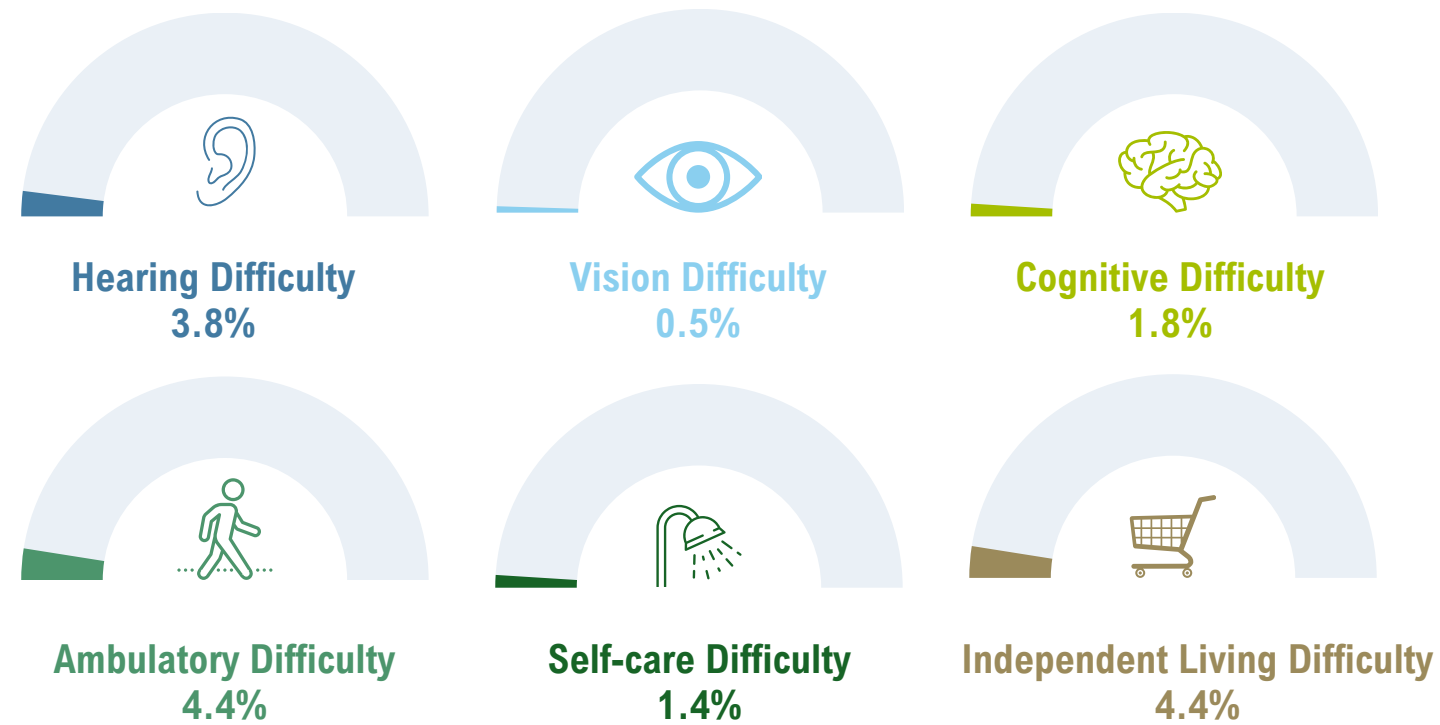
I-A4. Age

- Population continues to age
- Young professionals make up the smallest share
- Only the share of children under 5, teens, college-age adults, and adults in their 40s increased

I-A DEMOGRAPHICS

DISABILITY

OF THE 7.4% OF WESTWOOD RESIDENTS:

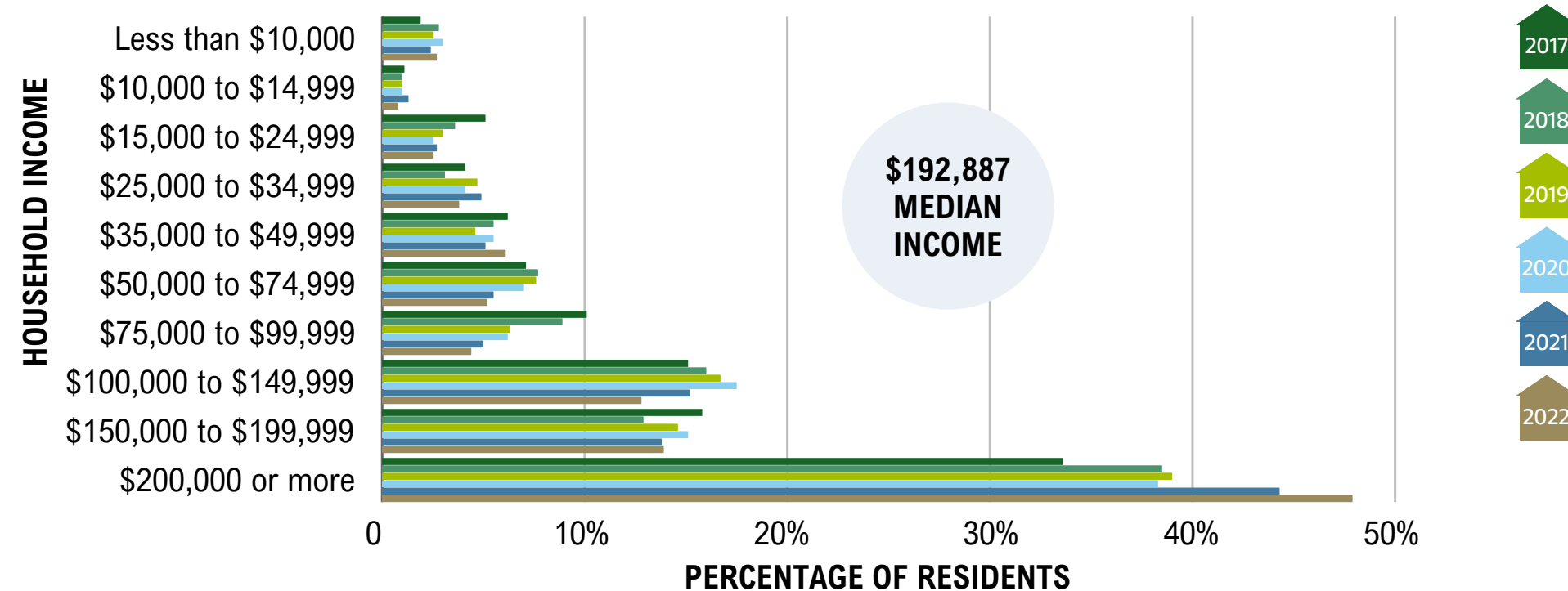


I-A6. Disability

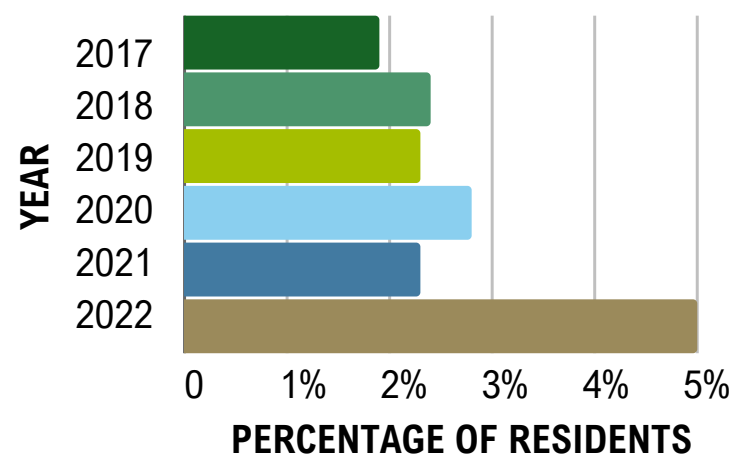
- Likely an underestimation since there are varying definitions of “disability”

I-A. DEMOGRAPHICS

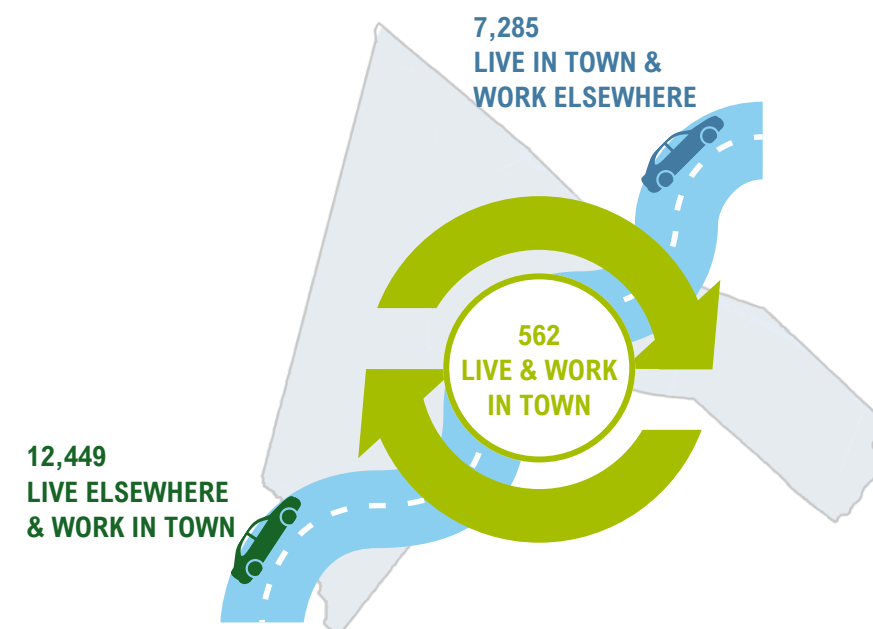
HOUSEHOLD INCOME



INDIVIDUALS LIVING IN POVERTY



EMPLOYMENT PATTERNS OF INDIVIDUALS

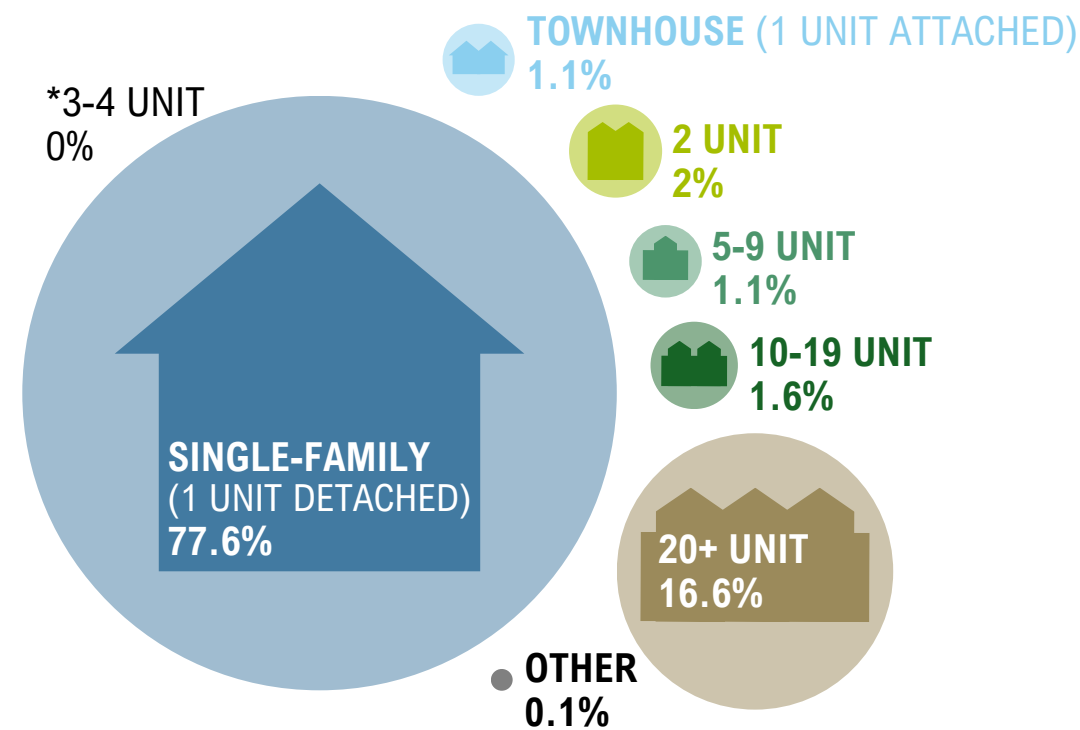


I-A6. Income, Employment, & Education

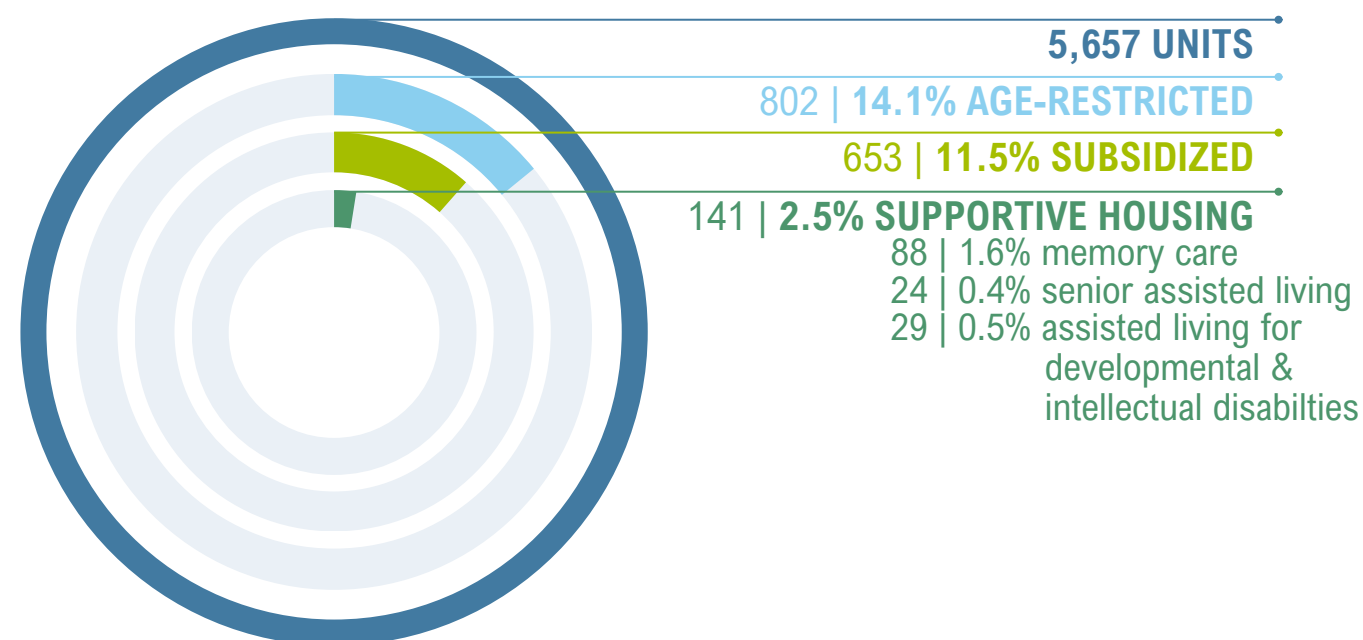
- Largest share of households are earning \$200,000+ and growing
- 2022 (5%) marked the largest increase in poverty since 2012 (3.3%)
- Residents are highly educated, with the largest share having earned a bachelors degree or higher
- More people are employed in Westwood but live elsewhere than there are residents working in Town or elsewhere

I-B. HOUSING INVENTORY

HOUSING DENSITIES



HOUSING TYPES



I-B1. Density

- Predominantly single-family
- Lacking mid-density options

I-B2. Type

- Only 13.7% of the housing stock are rentals
- Growing movement to build housing that is:
 - inclusive
 - accessible to diverse needs
 - affordable
 - intergenerational
 - allows people to live with dignity
- More age-restricted housing than there is subsidized housing
- Long waitlists for supportive & subsidized housing demonstrate the immense demand

I-C. HOME VALUES & AFFORDABILITY

80% AMI INCOME LIMITS

Household Size	1	2	3	4	5
Income Limit	\$91,200	\$104,200	\$117,250	\$130,250	\$140,700

80% AMI RENT LIMITS

Bedrooms	1	2	3	4
Rent Limit	\$2,442	\$2,931	\$3,386	\$3,777

I-C1. Unaffordable Affordable Housing

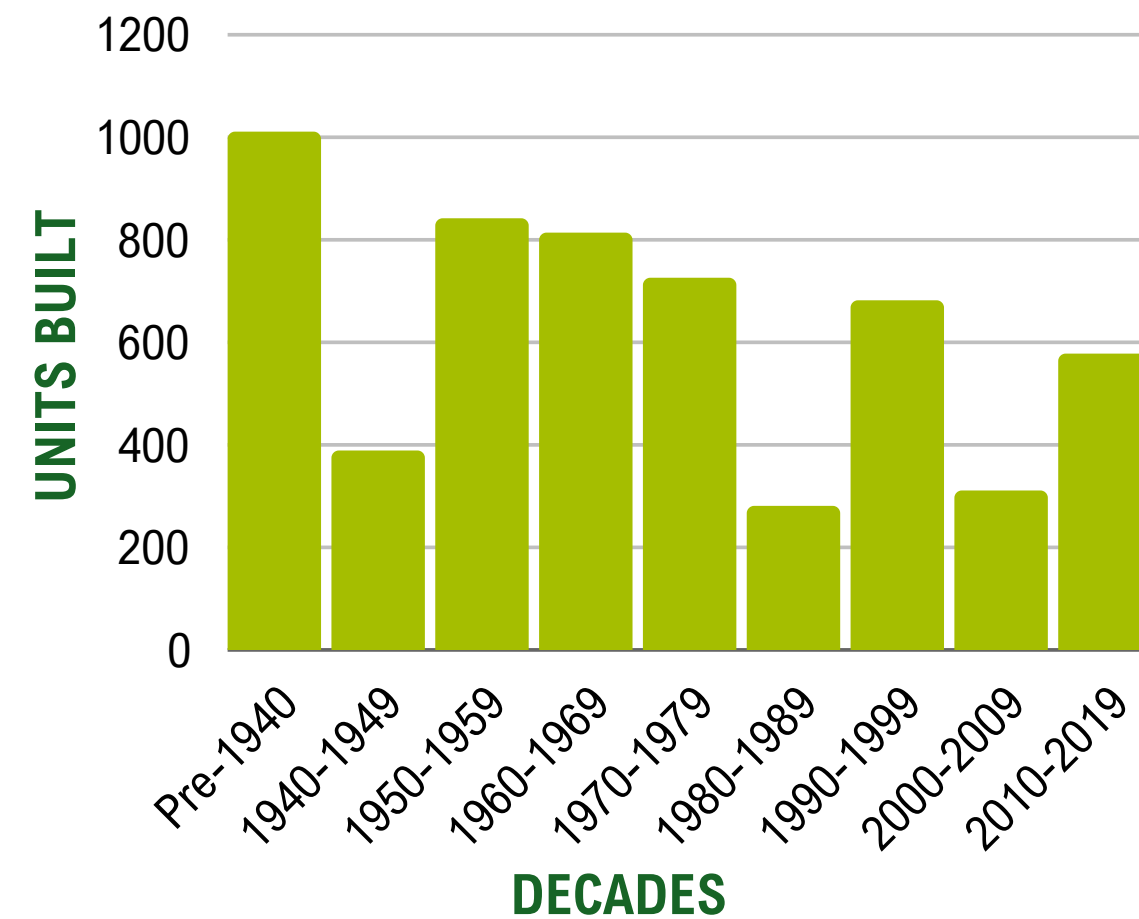
- Rising income of the Boston-Cambridge-Quincy (BCQ) metropolitan statistical area is making affordable housing too expensive

I-C2. Market Conditions

- Median gross rent: \$2,119
- Price-to-income ratio is comparable to pre-2008 housing crash

I-D. HOUSING PRODUCTION & FUTURE NEEDS

HOUSING PRODUCTION



I-D1. Housing Production

- Majority of units were built prior to 1940 and peaked in mid-20th century



I-D. HOUSING PRODUCTION & FUTURE NEEDS

I-D2. Development Capacity

- 80% of land area in Town is dedicated to development or conservation, so housing production often is through the redevelopment of existing properties
- MBTA Communities Act & Affordable Housing Act increased by-right zoning mechanisms for housing production
- Zoning currently requires 80% AMI affordability
- Infrastructure deficiencies are often addressed through the permitting process

I-D3. Potential Development Constraints

- Costs - land, materials, permitting process