

Town of Westport

2025 Housing Production Plan

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Town of Westport

2025 Housing Production Plan

Endorsed by the Executive Office of Housing & Livable Communities on January 13, 2026.
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Introduction

The Town of Westport is a small coastal community adjacent to Dartmouth and Fall River in Massachusetts and the Rhode Island towns of Tiverton and Little Compton. Westport is home to over 16,000 people as of 2020 and is known for its scenic beaches and agricultural history.

Westport and the **Southeastern Regional Planning and Economic Development District (SRPEDD)** partnered from 2023 to 2025 to update the Town's Housing Production Plan, which was **last updated in 2017**.

About a Housing Production Plan

A Housing Production Plan (HPP) consists of a comprehensive housing needs assessment, a set of affordable housing goals, and accompanying implementation strategies. The comprehensive housing needs assessment is an analysis of the community's demographics, housing stock, future population, and housing needs, as well as identification of development constraints (barriers) and limitations that may hinder the development of affordable housing. This analysis, in conjunction with community engagement, informs the creation of a set of affordable housing goals.

Affordable housing goals address the housing needs of the community and address a range of housing types, including rental and homeownership opportunities for families, individuals, persons with special needs, older adults, and other key populations.

Lastly, a set of implementation strategies describe how the community will achieve its housing production goals, as well as provide a time frame/schedule for achieving the goals identified.

About the Plan

This Plan is separated into five (5) main sections, titled:

- **Housing for Opportunity,** which describes the historic inequities within housing development/policy and will lay the foundation for why we plan for housing;
- **Comprehensive Housing Needs Assessment,** which describes the most current market and demographic data in Westport;
- **Barriers to Development,** which describes what factors may be hindering development opportunities in Westport;
- **Affordable Housing Goals,** which describes the goals Westport should actively pursue over the next five years; and
- **Implementation Strategies,** which describes the pathway Westport should take to achieve its housing goals, including priorities and timelines.

Public Engagement

The project team released a survey to residents intended to gauge their housing needs and preferences. This survey was open from March 2023 to July 2023 and received 195 responses.

Affordable Housing Goals and Strategies

Housing Goals

There are four (4) main housing goals for the Town of Westport, which are to:

- Implement zoning changes that enable the creation of new subsidized and missing middle housing choices;
- Create housing options and pursue programs that help underserved populations continue to live in Westport;
- Ensure new residential developments incorporate, preserve, and highlight Westport's open spaces and natural resources; and
- Continue to produce Subsidized Housing Inventory (SHI) eligible units to achieve the Commonwealth's required amount and support communities in need.

AFFORDABLE HOUSING GOALS - 760 CMR 56.03(C)

"The HPP shall address the matters set out in the [Executive Office of Housing and Livable Communities'] guidelines, including:

1. a mix of types of housing, consistent with local and regional needs and feasible within the housing market in which they will be situated, including rental, homeownership, and other occupancy arrangements, if any, for families, individuals, persons with special needs, and the elderly;
2. a numerical goal for annual housing production, pursuant to which there is an increase in the municipality's number of SHI Eligible Housing units by at least 0.50% of its total units (as determined in accordance with 760 CMR 56.03(3)(a)) during every calendar year included in the HPP, until the overall percentage exceeds the Statutory Minimum set forth in 760 CMR 56.03(3)(a)."

Photo 1. Edgewater Apartments Adult Community.



IMPLEMENTATION STRATEGIES - 760 CMR 56.03(D)

"The HPP shall address the matters set out in the [Executive Office of Housing and Livable Communities'] guidelines, including an explanation of the specific strategies which explain how the municipality will achieve its housing production goal, and a schedule for implementation of the goals and strategies for production of units, including all of the following strategies, to the extent applicable:

1. the identification of zoning districts or geographic areas in which the municipality proposes to modify current regulations for the purposes of creating SHI Eligible Housing developments to meet its housing production goal;
2. the identification of specific sites for which the municipality will encourage the filing of Comprehensive Permit applications;
3. characteristics of proposed residential or mixed-use developments that would be preferred by the municipality (examples might include cluster developments, adaptive re-use, transit-oriented housing, mixed-use development, inclusionary housing, etc.); and/or
4. municipally owned parcels for which the municipality commits to issue requests for proposals to develop SHI Eligible Housing; and/or
5. participation in regional collaborations addressing housing development."

Housing Strategies

The nine (9) accompanying implementation strategies are to:

- Collaborate with proactive housing developers to create SHI-eligible units on town-owned land;
- Implement key zoning amendments to support new housing opportunities (duplex, townhome, cottage cluster, first-time buyers);
- Implement housing preservation and stabilization tactics to prevent further displacement in Westport's environmental justice neighborhood;
- Create an Adult Retirement Community Bylaw;
- Continue to allocate Community Preservation Act (CPA) funding and pursue other funding opportunities to support accessibility modifications for folks who wish to age in place;
- Continue community outreach through the Affordable Housing Trust Fund ("Housing Trust") to promote the need for affordable housing and help dispel myths to solidify local support;
- Investigate opportunities for adaptive reuse to redevelop underutilized municipally owned land and buildings;
- Review the availability of town-owned and tax-title properties to work in tandem with adaptive reuse goals; and
- Explore avenues to allow homeowners to deed-restrict existing units and accessory dwelling units.

We will explain these goals and strategies in greater detail later in the report. To begin, we will give some important contextual information, and define any barriers the Town of Westport may have that could hinder development.

Housing for Opportunity

Housing is one of the most important aspects of an individual's life and livelihood. A residence is more than a physical shelter or consumer choice – it's a home – a place where children grow up, where individuals care for their family, where friends gather, where meals are cooked, where education takes root, where careers begin and are maintained, where pets play, where passions are pursued, and where we store some of our most important possessions. It is also often an individual's primary financial responsibility. The quality, safety, and stability of an individual's home has a significant impact on their life and happiness.

The Unaffordability of Housing

Many families today struggle to find an affordable, safe home with access to nearby necessities, such as quality schools, groceries, hospitals, parks, transportation, and employment. As a result, many households end up "cost-burdened" when trying to balance opportunity and housing affordability, a concept we will explore later in the report. Renters are disproportionately cost-burdened compared to homeowners; however, homeowners are more often severely cost burdened (spending more than 50% of their annual income on housing alone). We'll describe this in more detail within this Plan's Needs Assessment, but for reference, 23% of Westport homeowners and 49% of Westport renters are cost-burdened or severely cost-burdened. More recently, many people, especially low-income individuals, minorities, and seniors, are also struggling to keep up with rent and homeownership costs due to loss of income during the COVID-19 pandemic.

Many factors contribute to the housing affordability issue, but – on a local level – the most common causes are low-density zoning, excessive parking requirements, high demand for certain locations, high land costs, and high costs of development. Additionally, existing barriers to homeownership and

growing racial and income disparities exacerbate these housing inequities and prevent families from accumulating wealth, establishing income security, and experiencing economic choice.

Why Plan for Housing?

Housing insecurity and lack of affordability are structural issues embedded within our social, economic, and political systems. These systemic problems take shape in many ways nationally, but notable manifestations include:

- Displacement via gentrification and/or high housing demand (particularly in communities within commuting distance to major employment centers) that push vulnerable populations, including low-income residents, seniors, and minority families, from their neighborhoods, disrupting social and community connections;
- Intergenerational poverty that forces children into unstable environments, for example, having to frequently move and change schools. These experiences often bleed into adulthood, making it difficult to escape poverty as adults;[1]
- Current racial disparities in homeownership that are built upon the legacy of racist practices (such as redlining[2] and racial restrictive covenants[3]). Furthermore, predatory lending practices, limited access to credit-building opportunities, and barriers to saving for the upfront costs of homeownership only widen the gap;

1 See the National Center for Children in Poverty's report Childhood and Intergenerational Poverty.

2 See the American Planning Association's (APA) **Planning for Equity Policy Guide** and Joseph DeAngelis's, AICP article **Grappling with the Racist Legacy of Zoning**.

3 See the APA's **Planning for Equity Policy Guide** and the **Seattle Civil Rights Labor History Project's article** on racial restrictive covenants throughout history.

- Policies that hinder homeless individuals (especially those with behavioral issues, such as substance abuse disorder and severe mental illness) from obtaining temporary or permanent housing. These policies continue to limit homeless individuals' access to essential supportive services and perpetuate homelessness;[4] and
- Inconsistency between a community's housing needs and the inventory of housing typologies to service those needs. Communities typified by predominately single-family housing development are often unable to meet the needs of families looking to downsize, and accommodate the needs of older adults, low-income community members searching for housing, and young families who need more affordable housing with enough bedrooms for their family size.

These inequities and hardships negatively impact an entire community's well-being and prosperity, not just those experiencing them. Housing-related disparities will only continue to grow as the demand for housing continues to increase while the supply of housing remains limited. So, why plan for housing? Because it is only possible to address housing inequity if municipal, state, and national governments alike recognize that removing these structural barriers begins with sound planning.

4 See the National Alliance to End Homelessness' publication **Housing First** and the American Psychological Association's **Resolution on Ending Homelessness**.

Housing Planning in Massachusetts

In Massachusetts, municipalities are especially well positioned to address these issues in a hands-on manner thanks to their control over local zoning and policy. Moreover, Massachusetts has a suite of State-level policies and programs (such as Chapter 40B, Chapter 40R, the Community Compact Cabinet, and the Housing Choice Initiative) that can help contribute to the production of both subsidized housing and market-rate housing that is available at affordable price points. Finally, the Commonwealth is lucky to have numerous public and private entities and agencies (such as the Executive Office of Housing and Livable Communities (EOHLC) and the Massachusetts Housing Partnership (MHP)) who actively partner with communities to meet housing goals. These resources, coupled with proper planning, allow communities todevelop a set of specific and appropriate strategies to address their unique needs and challenges.

Why Complete a Housing Production Plan?

There are many reasons to complete a Housing Production Plan, but, most importantly, HPPs assist in ensuring housing equity by planning for a future where all community members have safe, healthy, stable, and livable homes to return to. The **Stanford Social Innovation Review** elaborates on some of these reasons, saying, "High-quality, stable housing is central to the health and wellbeing of all families. It helps foster relationships and opportunities in communities, limits chronic stress, and allows families to support positive child development." Additionally, there are other important State-level benefits, which include enabling more local control over Chapter 40B proposals and supporting the Commonwealth's commitment to housing.

Create More Local Control over Chapter 40B Proposals

Having a certified Housing Production Plan gives a community more control over Comprehensive Permits under Chapter 40B. A plan may be certified by EOHLC if, within a 12-month period, a municipality permits SHI-eligible affordable housing units equal to at least 0.5% to 1.0% of its year-round housing stock. "Certification" means that the community's Housing Production Plan has met its regional need for affordable housing for one year (by meeting at least the 0.5% threshold) or two years (by meeting the 1% threshold). During its certification period, a municipality's Zoning Board of Appeals (ZBA) has the right to deny a Comprehensive Permit. All requirements for HPPs are described in state regulations **760 CMR 56.00: Comprehensive permit; low- or moderate-income housing**. The Town of Westport's production goals are described on page 54 of this report.

Support the Commonwealth's Commitment to Housing

The **Housing Choice Initiative (HCI)** provides incentives, technical assistance, and targeted legislative reform to encourage municipalities to plan and build diverse housing stock. Importantly, it supports the administration's commitment to produce 135,000 new housing units statewide by 2025. Benefits of participation in the HCI include:

1. Access to the **Housing Choice Grant Program**, which funds a variety of planning and zoning, site preparation, buildings, and infrastructure projects in those communities that have shown commitment to advancing sustainable housing production; and
2. Access to a variety of benefits through nine participating programs across different agencies listed and described here: **Housing Choice Designation Participating Grant/Benefit Programs | mass.gov**

Furthermore, other Technical Assistance programs offered by regional and state agencies to assist with planning for housing, such as the District Local Technical Assistance (DLTA) program, consider participation in and alignment of planning goals with the Housing Choice Initiative.

Comprehensive Housing Needs Assessment

The Comprehensive Housing Needs Assessment ("Needs Assessment") pulls from a variety of data sources to help tell Westport's housing story. As a required part of a Housing Production Plan, the Needs Assessment examines market trends, affordability, physical housing characteristics, and demographics to inform the Town's final set of goals and strategies. Please see **Appendix A: Glossary** for more information on the data sources and terms referenced throughout this chapter.

COMPREHENSIVE HOUSING NEEDS ASSESSMENT - 760 CMR 56.03(B)

"The HPP must establish a strategic plan for municipal action with regards to housing, based upon a comprehensive housing needs assessment that examines:

1. the most recent available census data of the municipality's demographics and housing stock, together with a projection of future population and housing needs, taking into account regional growth factors, that covers the entire time period of the plan;
2. development constraints and limitations on its current and future needs, and the municipality's plans to mitigate those constraints; and
3. the capacity of the municipality's infrastructure to accommodate the current population and anticipated future growth, including plans for enlargement or expansion of existing infrastructure systems to ensure that both current and future needs are met."

Populations and Demographics

General Population Trends

Westport currently has a population of 16,339 as of 2020, a number which has increased by 5.2% since 2010. Like many communities in Southeastern Massachusetts and throughout the nation, Westport's population is aging – the median age in Town increased from 38 to 43 between 2000 and 2021.

Figure 1. Population change from 1990 to 2020 (Decennial Census 1990, 2000, 2010, and 2020).

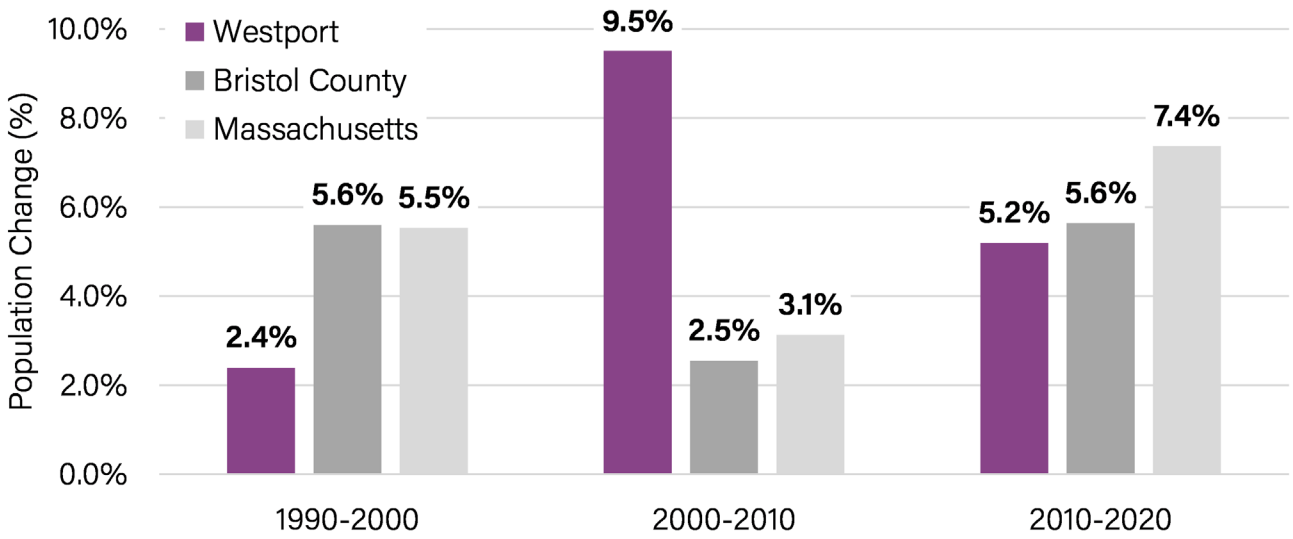


Figure 2. Population by race in Westport (Decennial Census 2020).

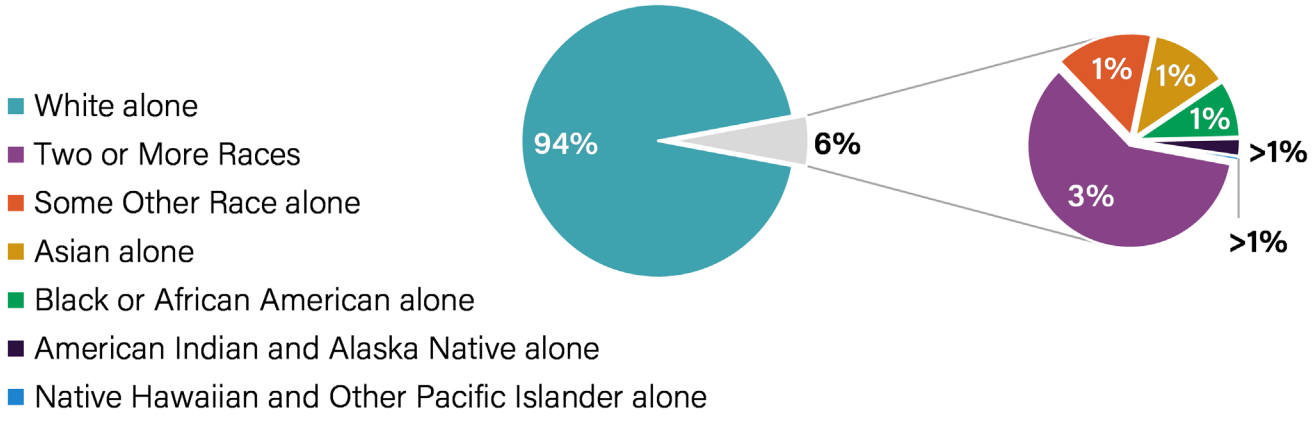
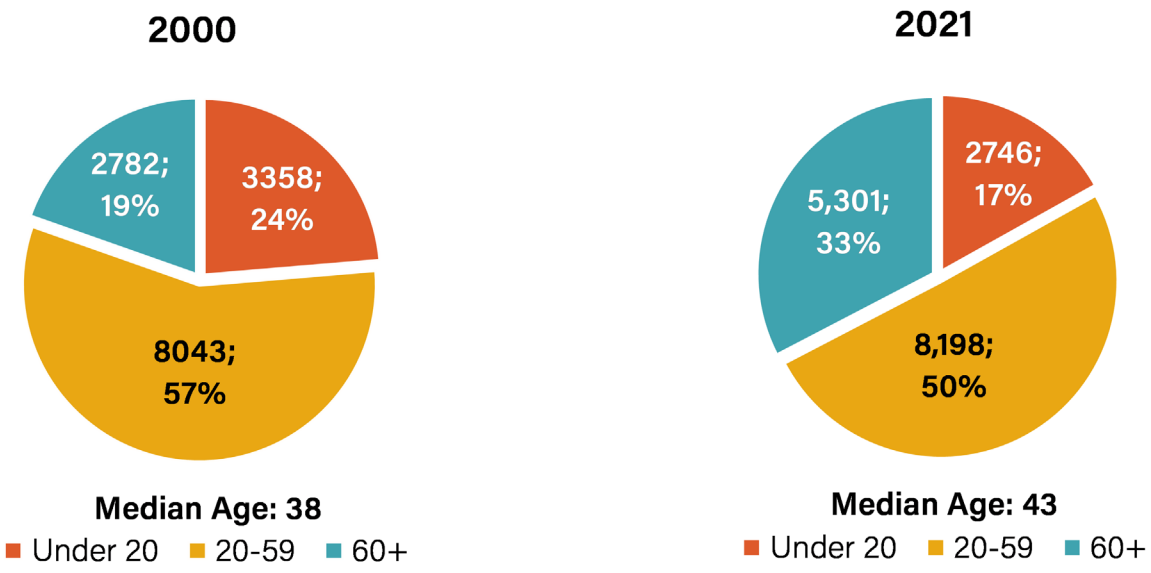


Figure 3. Age group totals and median age in Westport (Decennial Census 2000 and ACS 5-yr Estimates 2021).



Disability Status

Older adults in Westport have more disabilities than their younger counterparts, with nearly 1 in 5 adults aged 65-74 and over 1 in 2 adults aged 75+ experiencing a disability. Hearing difficulty is the most common disability those over the age of 65 are experiencing in Westport (18.6%), followed by ambulatory difficulties (having serious difficulty walking or climbing stairs; 17.0%) and independent living difficulties (having difficulty doing errands alone; 8.3%). The Town may wish to survey its older residents to determine their current living conditions and any needs they may have for accessibility or housing modifications.

Figure 4. Disability status by age bracket in Westport (Census ACS 5-yr Estimates 2021).

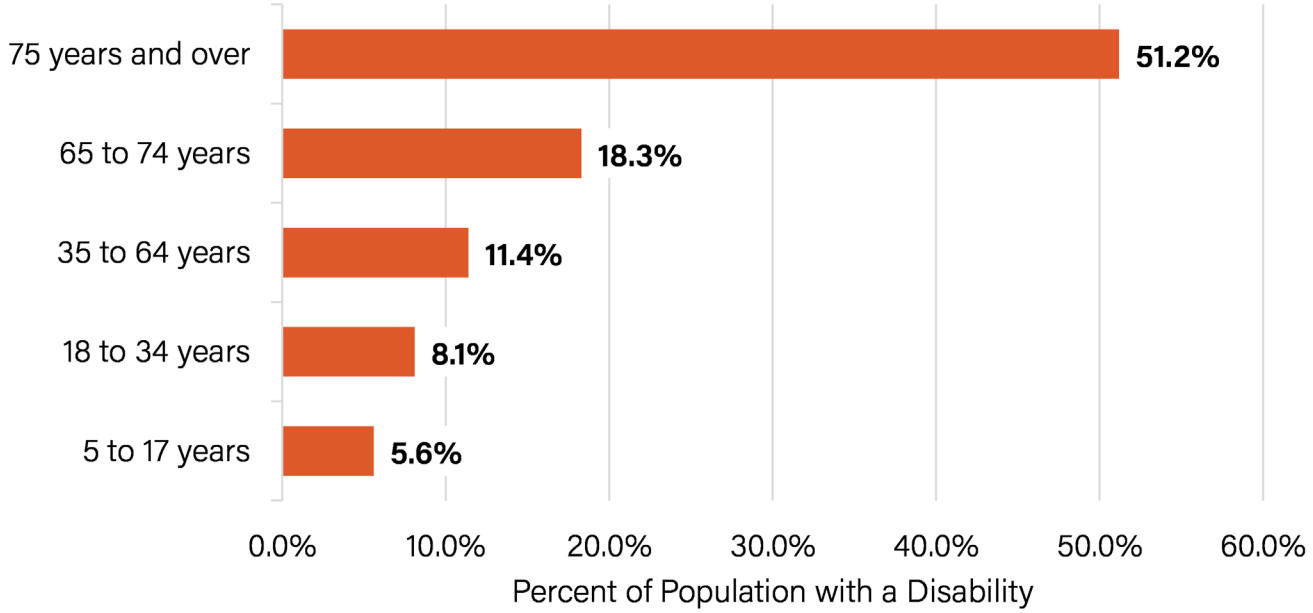
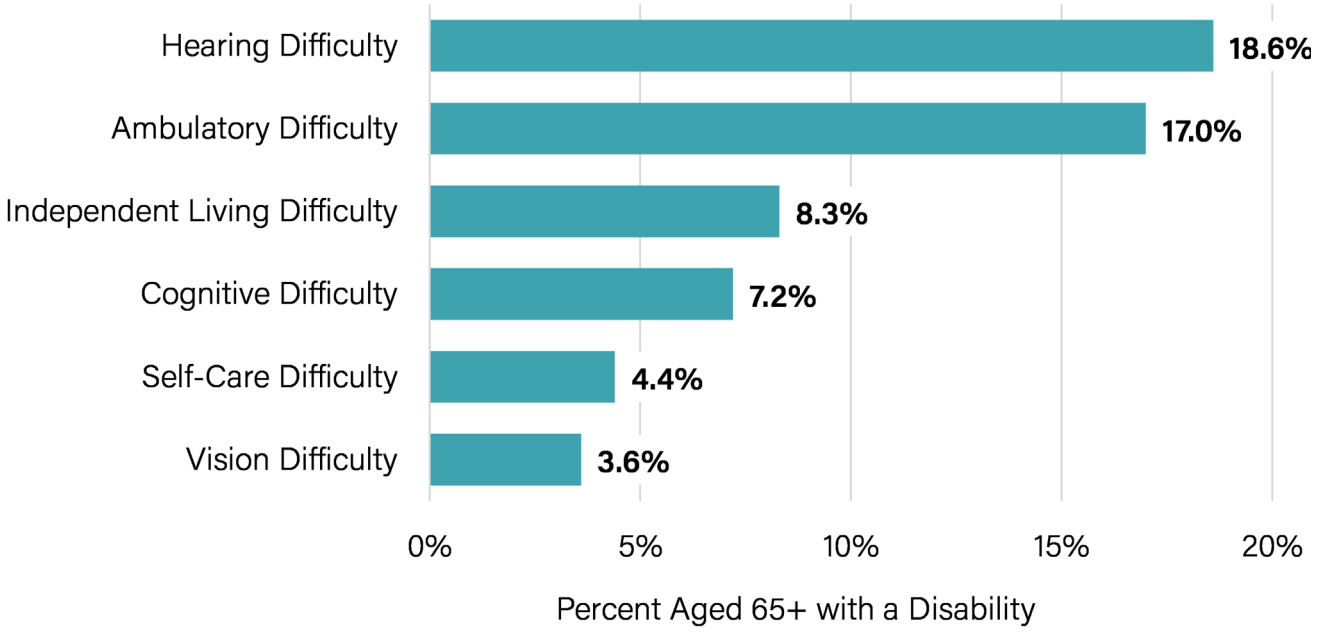


Figure 5. Disability type for those ages 65+ in Westport (Census ACS 5-yr Estimates 2021).



AGING-READY HOUSING

An individual's housing needs are likely to change as they get older, due to changes in their income, mobility, household structure, etc. The Town should be prepared to assist residents who wish to "age in place" by providing new senior housing options or offering mechanisms to retrofit existing homes so that they are "aging-ready." According to the **U.S. Census Bureau's report on the housing needs of older adults**, a home is considered "aging-ready," if it has the following features:

- A step-free entryway;
- A bedroom and full bathroom on the first floor; and
- At least one bathroom accessibility feature

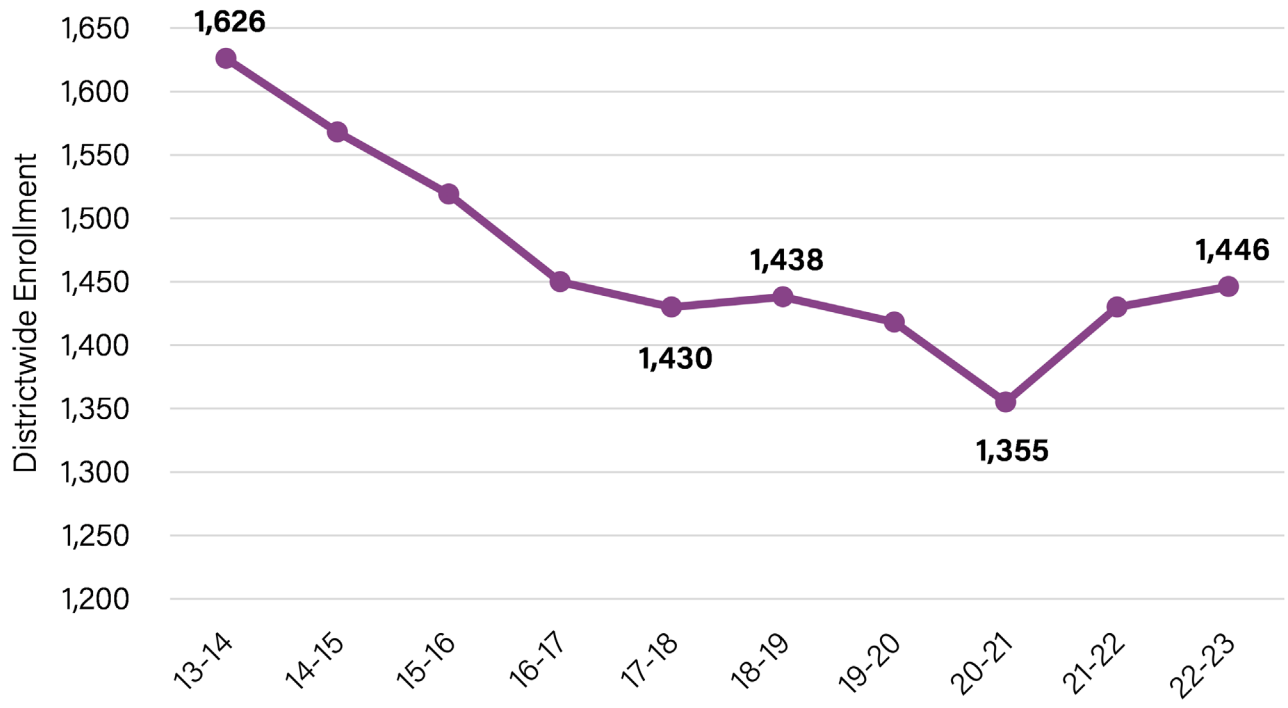
Additional aging-accessible elements that may be useful include:

- Sink handles or levers instead of knobs
- Handrails or grab bars in the bathroom
- Built-in shower seats
- Housing features (such as thermostats, countertops, electrical outlets, etc.) that are at wheelchair accessible heights.

School Enrollment

The number of school age residents (those under 20 years old) has decreased by approximately 18.2% from 2000 to 2021. School enrollment has reflected this trend, with a loss of 271 students from 2013-2021. However, there has been a slight increase over the last 2 school years, up slightly by 6.7%. While in recent years the number of school-aged children enrolled at Westport schools has increased, the proportion of school-aged children of the town's total population has decreased. This suggests that the number is school-aged children in Westport is not increasing overall, but rather the local school district is retaining more students that would otherwise be enrolled at other regional or private schools.

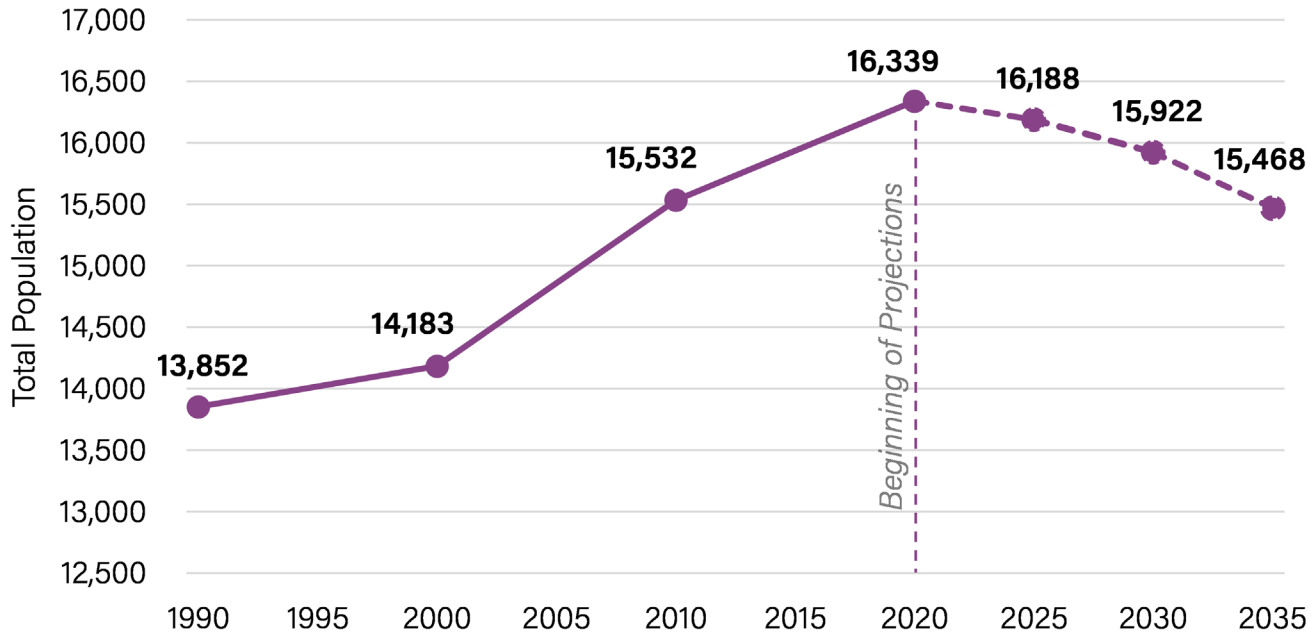
Figure 6. Total school enrollment trends in Westport (Massachusetts Department of Elementary and Secondary Education 2023).



Population Projections

According to the UMass Amherst Donahue Institute, Westport's population is predicted to decline to 15,468 residents by 2035, approximately a 5.3% decrease from 2020. Please note that these population projections do not account for growth due to economic or industry-related factors. The Donahue Institute's population projections are based on births, deaths, and net migration.

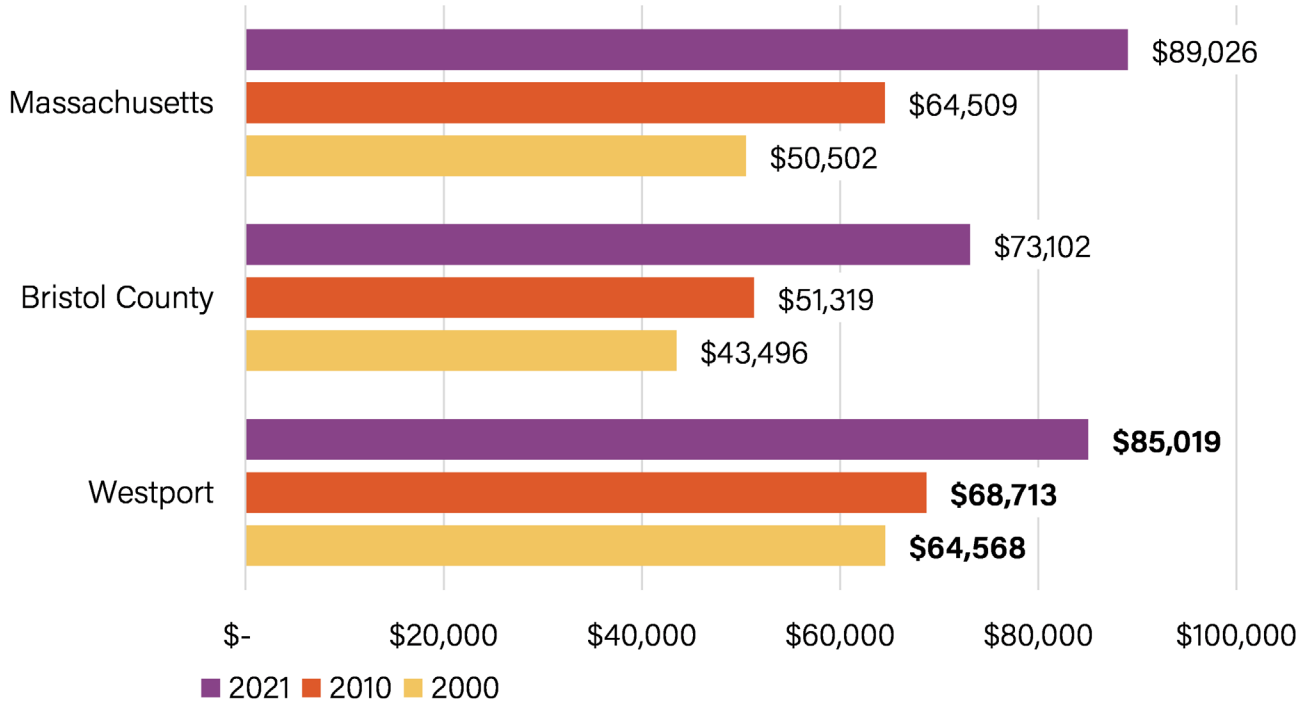
Figure 7. Population projections through 2035 for Westport (Decennial Census 1990, 2000, 2010, and 2020; UMass Amherst Donahue Institute Population Projections 2023).



Income Trends

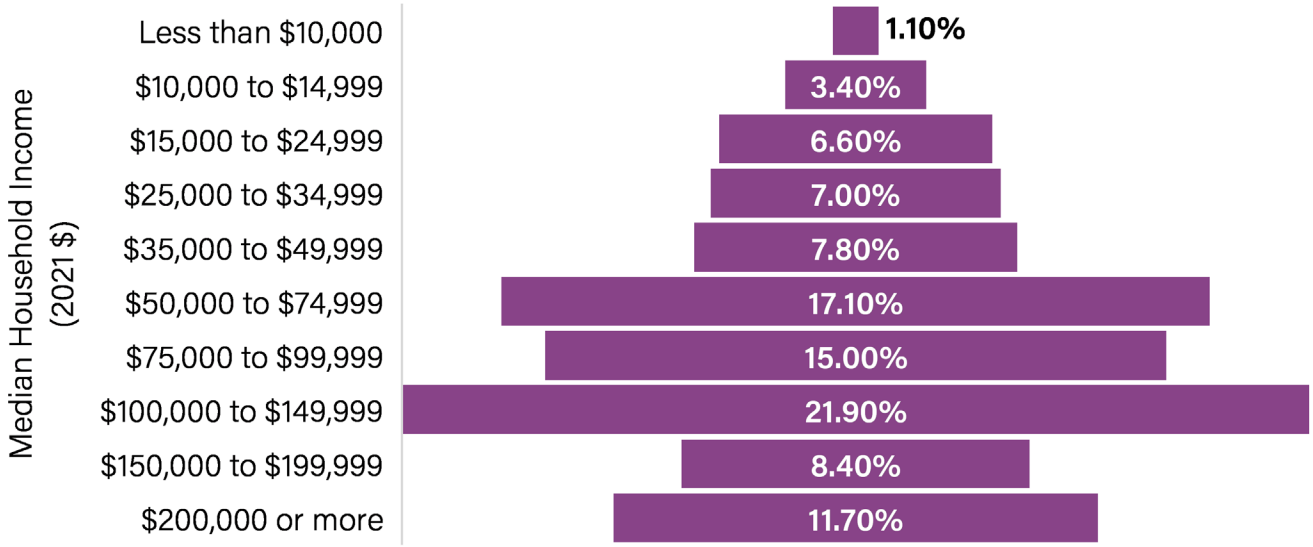
Westport's household income trends higher than the county average but just below the state average. As of 2021, the median household income in Westport was $85,019, 5% lower than the state median income and 14% higher than Bristol County's median income.

Figure 8. Median household income trends (Census ACS 5-yr Estimates 2021).



Of all households in town, 2 in 5 (42%) make $100,000 or more annually. The Town should ensure effort is made to adequately address the housing needs of lower- and moderate-income residents in town, as these issues can often go overlooked in more affluent communities.

Figure 9. Household income breakdown (Census ACS 5-yr Estimates 2021).



AREA MEDIAN INCOME

The Area Median Income (AMI), also called 100% AMI. Area Median Income describes the midpoint of a specific region's household income. It is used to determine the income eligibility requirements for State and Federal housing programs. When discussing eligibility, the U.S. Department of Housing and Urban Development (U.S. HUD, HUD) defines Income Limits, ranging from roughly 30% (and below) to roughly 80% of an AMI as eligible for subsidized housing. The two AMI figures referenced in this Plan are:

- 100% AMI, which is $97,600. This is the median household income for a family of four in the HUD region Westport belongs to; and
- 80% AMI, which is $ $77,350. This is approximately 80% of $97,600 and is the income limit at which a family of four becomes eligible for subsidized affordable housing.

WESTPORT'S HUD REGION

Westport is in the Providence-Fall River, RI-MA HUD Metro Fair Market Rents (FMRs) Area. This area includes the following cities and towns:

- **Massachusetts:** Attleboro, Fall River, North Attleborough, Rehoboth, Seekonk, Somerset, Swansea, and Westport;
- **Rhode Island:** Barrington, Bristol, Warren, Coventry, East Greenwich, Warwick, West Greenwich, Cranston, Cumberland, East Providence, Foster, Glocester, Johnston, Lincoln, North Providence, North Smithfield, Pawtucket, Providence, Scituate, Smithfield, Woonsocket, Charlestown, Exeter, Narragansett, North Kingstown, Richmond, and South Kingstown.

Table 1. Area median income by household size for Westport's HUD region (HUD, FY22).

Area Median Income: $97,600 (4 Persons in Family)

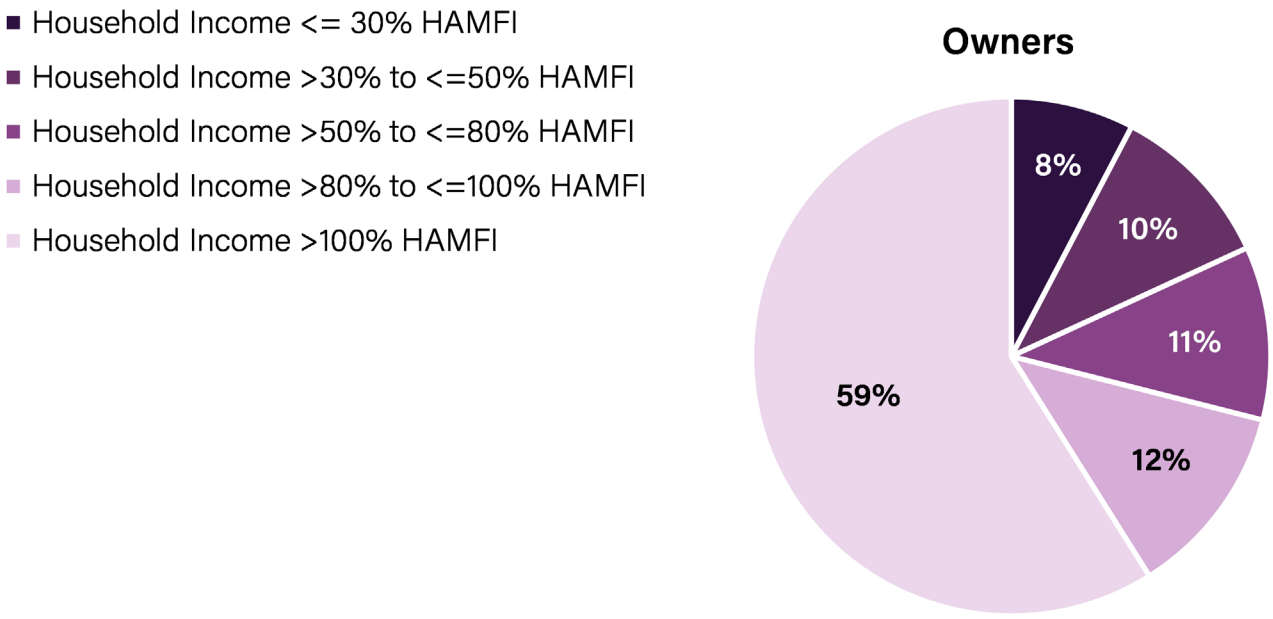
Persons in Family	Extremely Low Income Limits	Very Low (50%) Income Limits	Low (80%) Income Limits
1	$20,300	$33,850	$54,150
2	$23,200	$38,700	$61,900
3	$26,100	$43,550	$69,650
4	$29,000	$48,350	$77,350
5	$32,470	$52,250	$83,550
6	$37,190	$56,100	$89,750
7	$41,910	$60,000	$95,950
8	$46,630	$63,850	$102,150

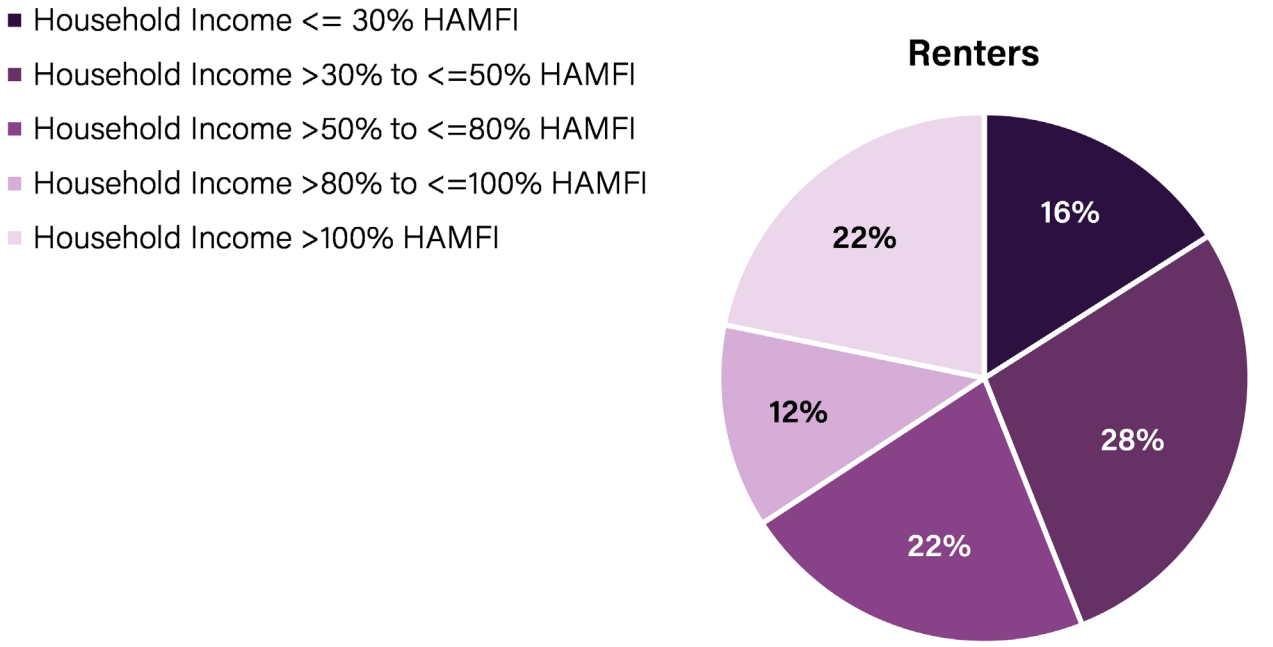
Income Eligibility

According to the U.S. Department of Housing and Urban Development's (U.S. HUD) Comprehensive Housing Affordability Strategy (CHAS) data, the majority of renters and many homeowners in Westport qualify for some form[5] of subsidized and/or income-restricted affordable housing. More specifically, over 2,300 households in town qualify for units restricted at 80% AMI or less. Currently, Westport's Subsidized Housing Inventory is 4.17%, with 293 units listed. The Town should explore the gap in eligible households to subsidized units, given that the total number of available units is likely much lower due to the nature of SHI rental listings,[6] which could leave many eligible households without affordable options.

5 SHI-eligible housing is income restricted at 80% AMI and lower. However, there are various programs that income-restrict housing units at higher income limits.
6 All units in a rental development where at least 25% of the units are designated as subsidized affordable are eligible for listing on the SHI.

Figure 10. HUD Area Median Family Income (HAMFI) by income limit in Westport (U.S. HUD CHAS 2015-2019).





Housing Stock Characteristics

Physical Characteristics

Much of Westport's existing housing stock predates 2000. A majority of the Town's housing units are detached single-family homes and units with 2-3 bedrooms. Older homes may necessitate more rehabilitation and repairs than newer homes, which, depending on the renovation, can be costly and temporarily displace residents. As a result, Westport should work to ensure there are programs to help residents, particularly low/moderate income households and older adults, live safely in their homes, either through accessibility- or safety-related renovations and repairs. The Town may also wish to incentivize the production of studio and 1-bedroom homes to accommodate individuals living alone and those who may not otherwise be able to afford or need a 2-3 bedroom home.

Figure 11. Housing by year built in Westport (Census ACS 5-yr Estimates 2021).

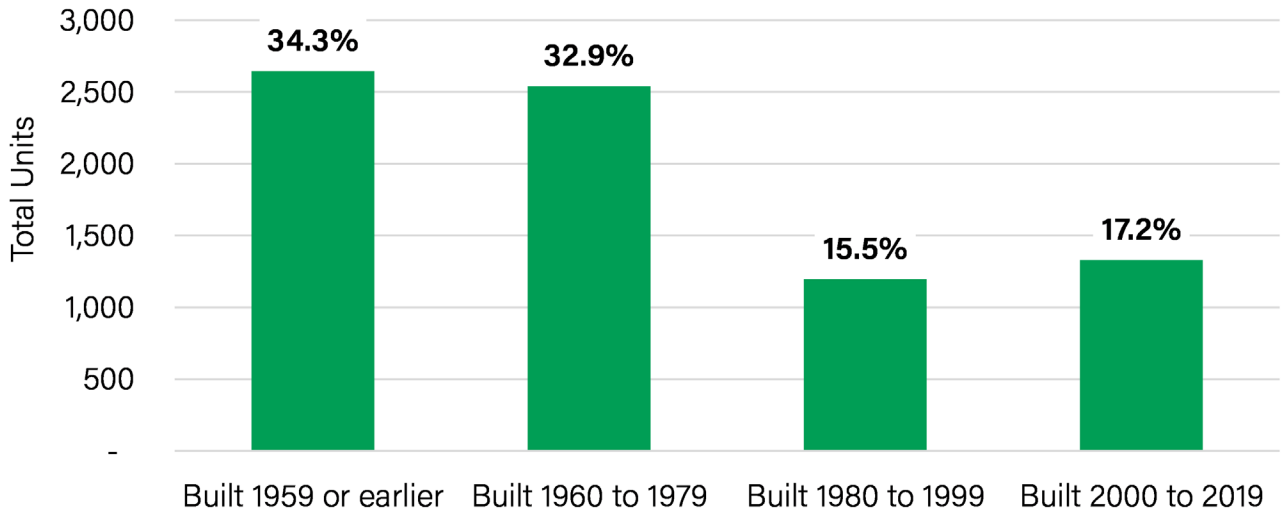


Figure 12. Total units in structure in Westport (Census ACS 5-yr Estimates 2021).

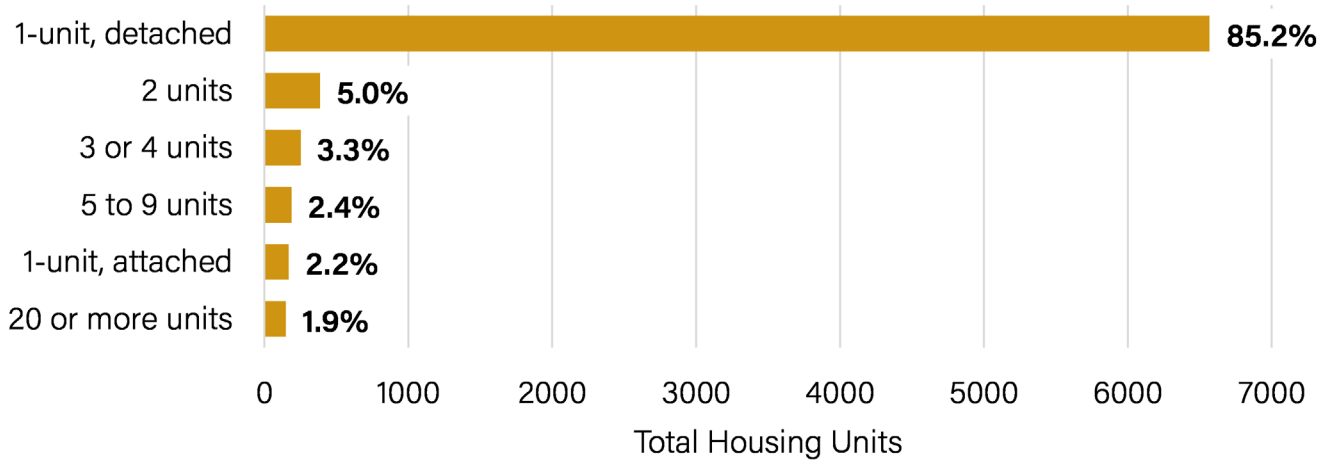
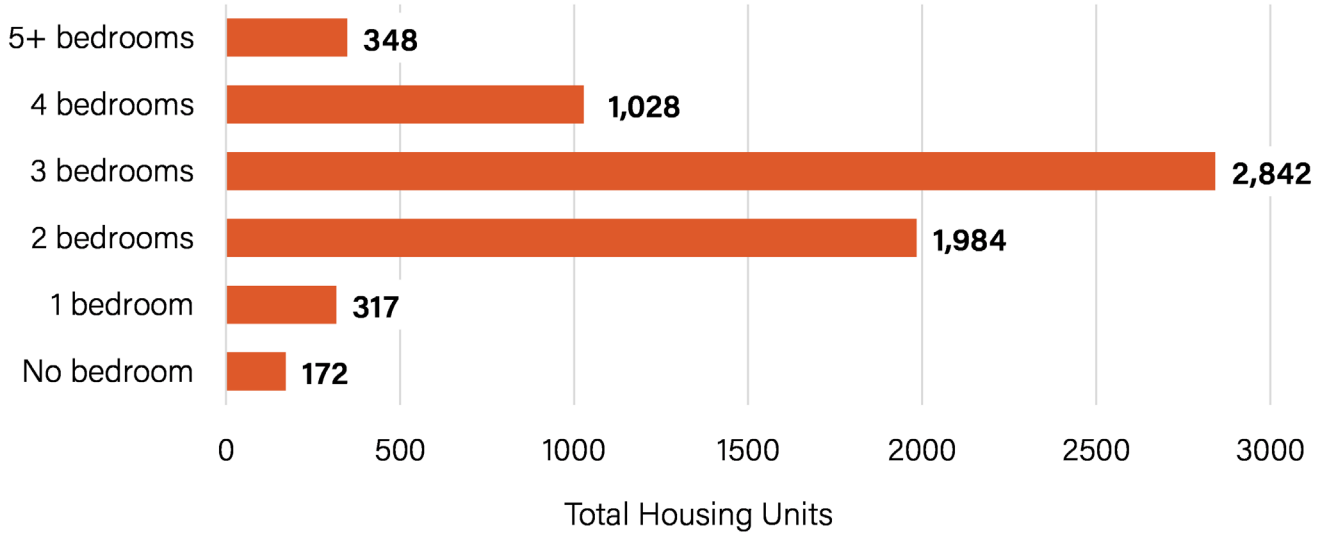


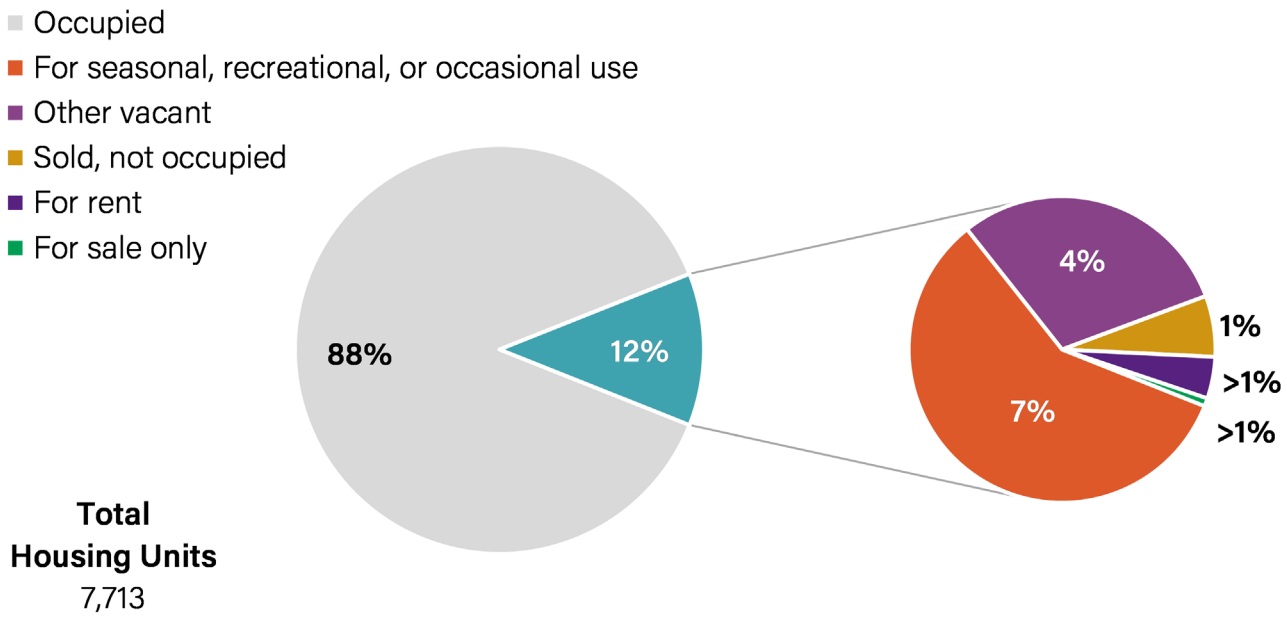
Figure 13. Total bedrooms within a unit in Westport (Census ACS 5-yr Estimates 2021).



Vacancy Rates

Westport, being a coastal community, has a large percentage of vacant units used for seasonal, recreational, or occasional use, making up 7% of the town's total housing stock. The remaining vacancies consist primarily of "other vacant"[7] units and units that have been sold, but are not occupied - both of which may reflect seasonal units that have not been properly captured under the "seasonal, recreational, or occasional use" category. This statistic is discussed in greater detail in the "Barriers to Development" chapter.

Figure 14. Housing vacancy rates by category in Westport (Census ACS 5-yr Estimates 2021).



7 According to the U.S. Census, "other vacant" units are defined as "year-round units which were vacant for reasons other than [the defined categories]." Some examples provided by the Census include units held for settlement of an estate, units held for personal reasons, or units held for repairs.

Affordability and Market Conditions

There are two types of affordable housing we'll be discussing throughout the Plan: "naturally occurring" affordable housing and subsidized affordable housing.

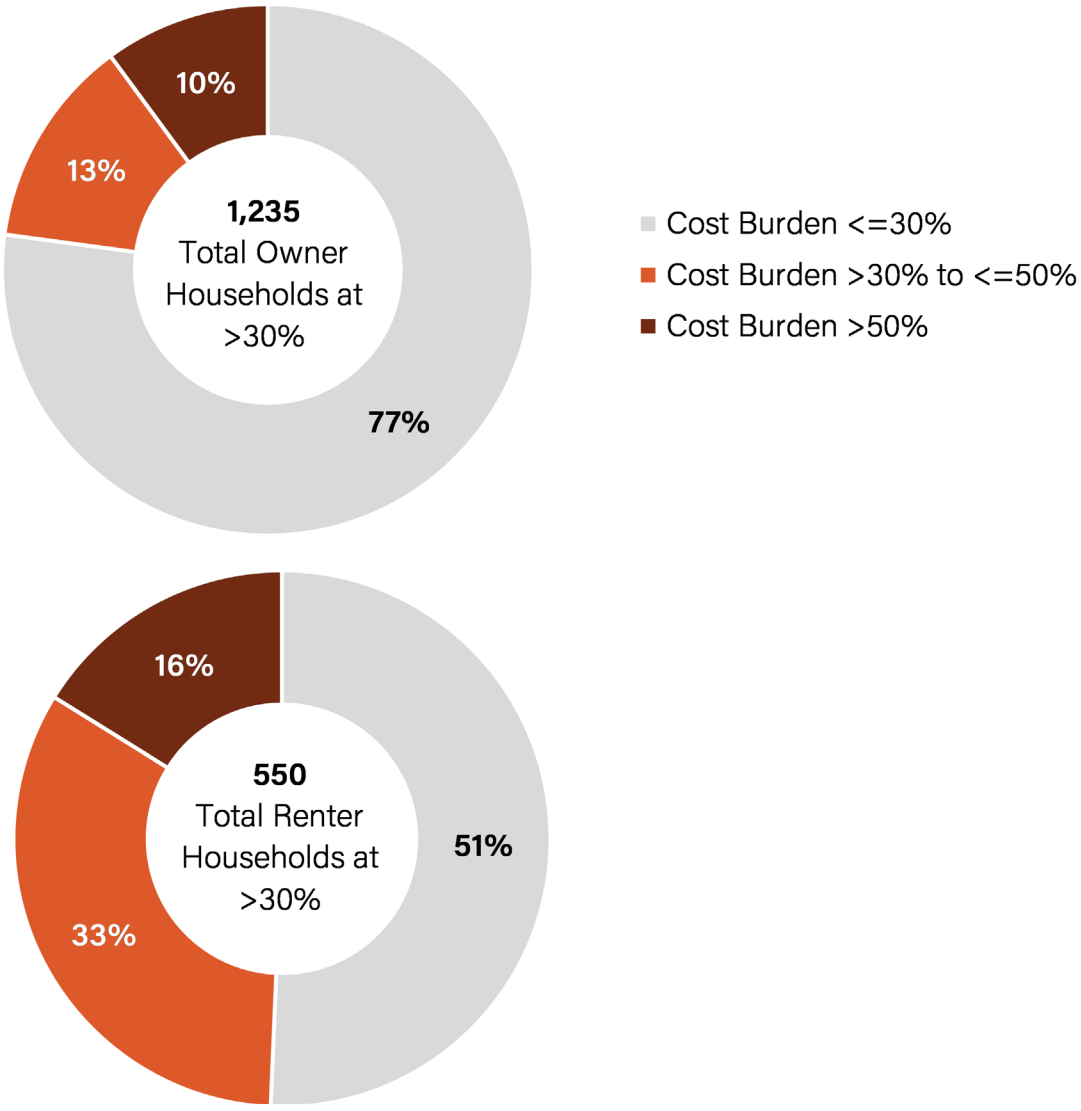
"Naturally Occurring" Affordable Housing

"Naturally occurring" affordable housing is available without subsidies and at lower price points when the right regulatory and market conditions exist for its development. In this case, the word "affordable" doesn't mean "subsidized" - rather, it builds on the idea of not being cost-burdened, which is a term used to describe whether a household is paying 30% or more of their annual income on basic living costs, such as their mortgage or rent plus utilities. When we are discussing naturally occurring affordable housing, we are talking about homes that are affordable enough that they will not cause a young family, older couple, or household with limited/fixed income to become cost-burdened. Think of starter homes, homes for downsizing, and apartments for recent graduates, among other types of housing units.

COST BURDEN

In Westport, 1,060 households are cost-burdened, and 725 households are severely cost-burdened (paying more than 50% of their income on housing), totaling approximately 27% of all households in town. Renters are disproportionately cost-burdened, with nearly half (49%) of renter households spending 30% or more of their annual income on their mortgage or rent plus utilities.

Figure 15. Cost burden by owners and renters (U.S. HUD 2015-2019 CHAS).



Subsidized Affordable Housing

Subsidized affordable housing is subsidized by a public agency, non-profit, or limited dividend company. Subsidized affordable housing is deed restricted, meaning its availability is restricted to households with annual incomes at or below 80% of the area median income (AMI). There are various forms of subsidized housing, most commonly units where the costs are based on the household's income (e.g., Section 8 Housing Vouchers), or where the costs are fixed below market rate (e.g., most 40B developments).

WHAT QUALIFIES ON THE SHI?

In order for a unit to officially contribute to a community's SHI count, several criteria must be met:

- It must be part of a "subsidized" development subject to a regulatory agreement where a Subsidizing Agency and monitoring agent have been identified.
- At least 25% of the units in the development must be income-restricted to households with incomes at or below 80% of the area median income, corresponding to their household size, and have rents or sale prices restricted to affordable levels.
    - Restrictions must run at least 15 years for rehabilitation, 30 years for new rental construction, and in perpetuity for new homeownership construction.
- Resident selection for the Affordable Units must comply with the requirements of a lottery or other fair and equitable procedure, including an Affirmative Fair Housing Marketing and Resident Selection Plan, approved by the Subsidizing Agency and without regard to the amount of their assets.

Market Conditions in Westport

HOME SALE PRICES

In 2022, a total of 229 home sales occurred in Westport, predominantly single-family homes (58.9%). Home costs are generally rising, amid some fluctuations, with an overall percent change in sale price of +23.9% from 2018-2022.

Figure 16. Sale volumes for single-family homes and condominiums in Westport (The Warren Group 2022).

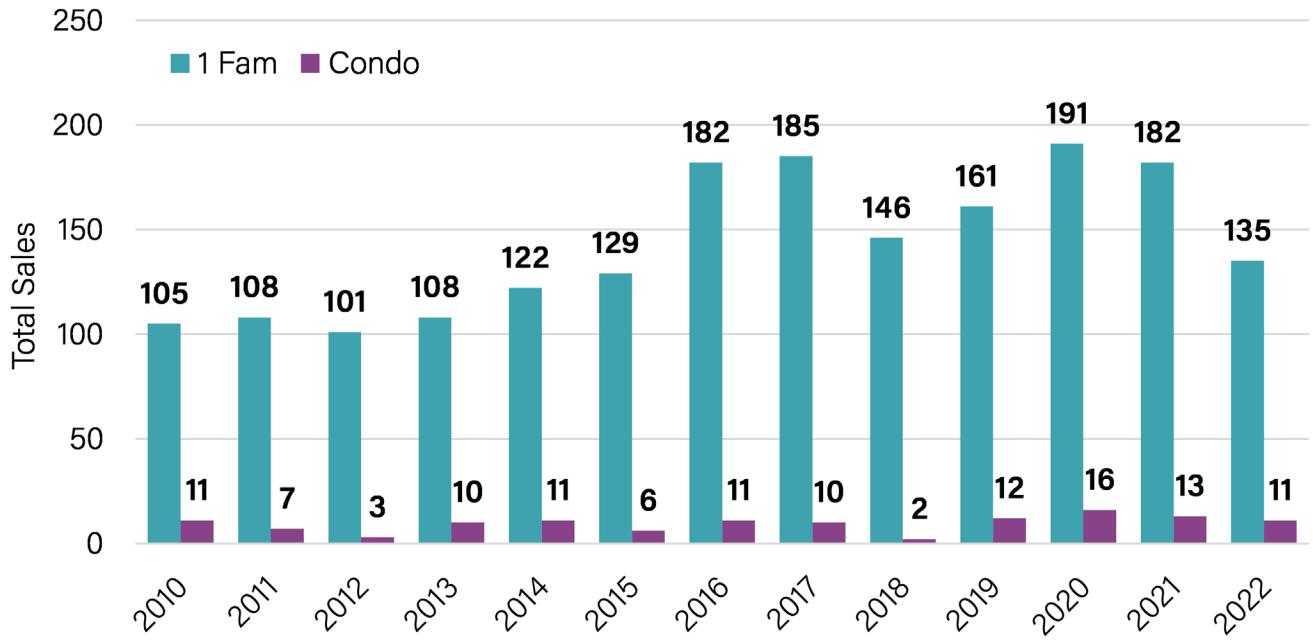
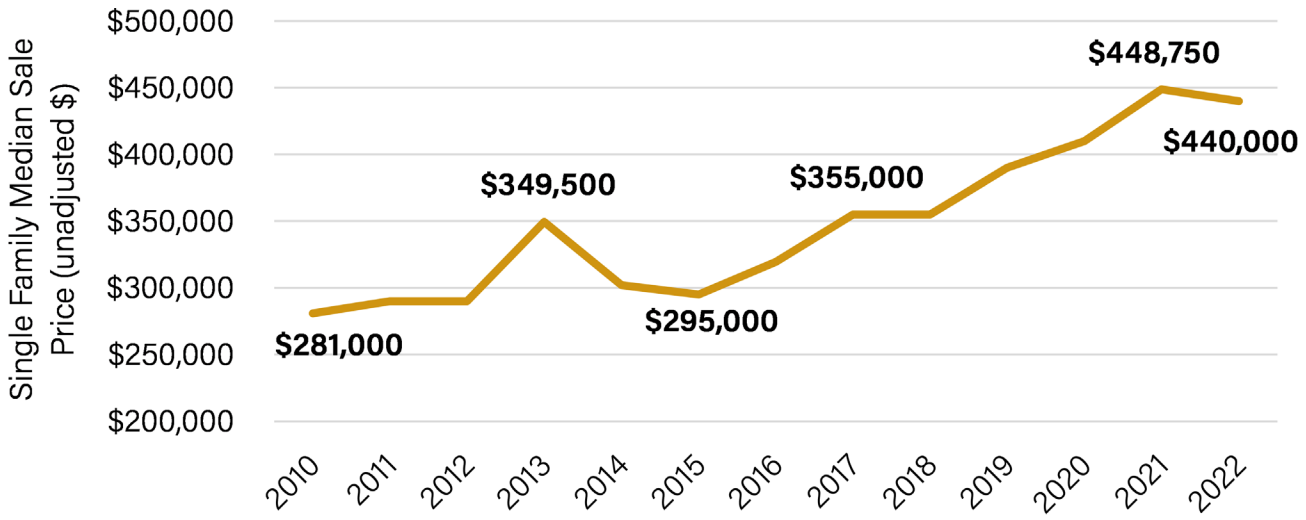


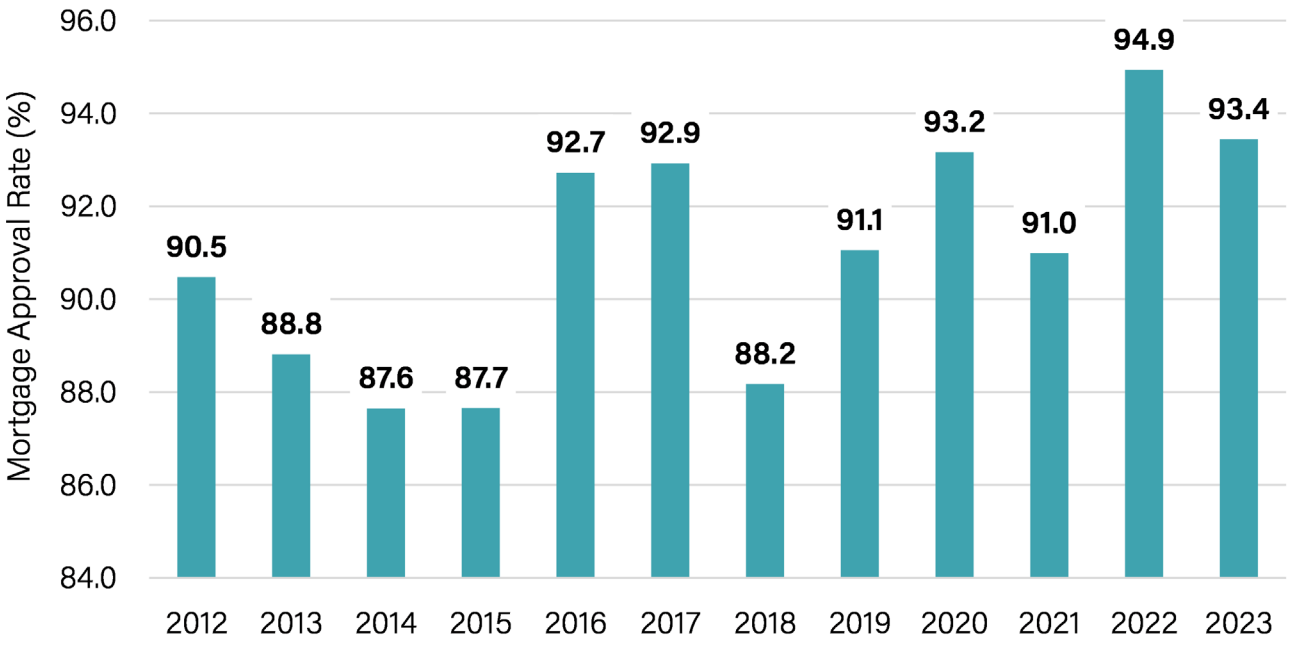
Figure 17. Sale prices for single-family homes in Westport (The Warren Group 2022).



MORTGAGE APPROVALS

Westport's mortgage approval rate is high, with 93.4% of all mortgage applications being approved in 2023. This rate has been fairly stable over the past decade, only dipping to 87% between 2014-2015.

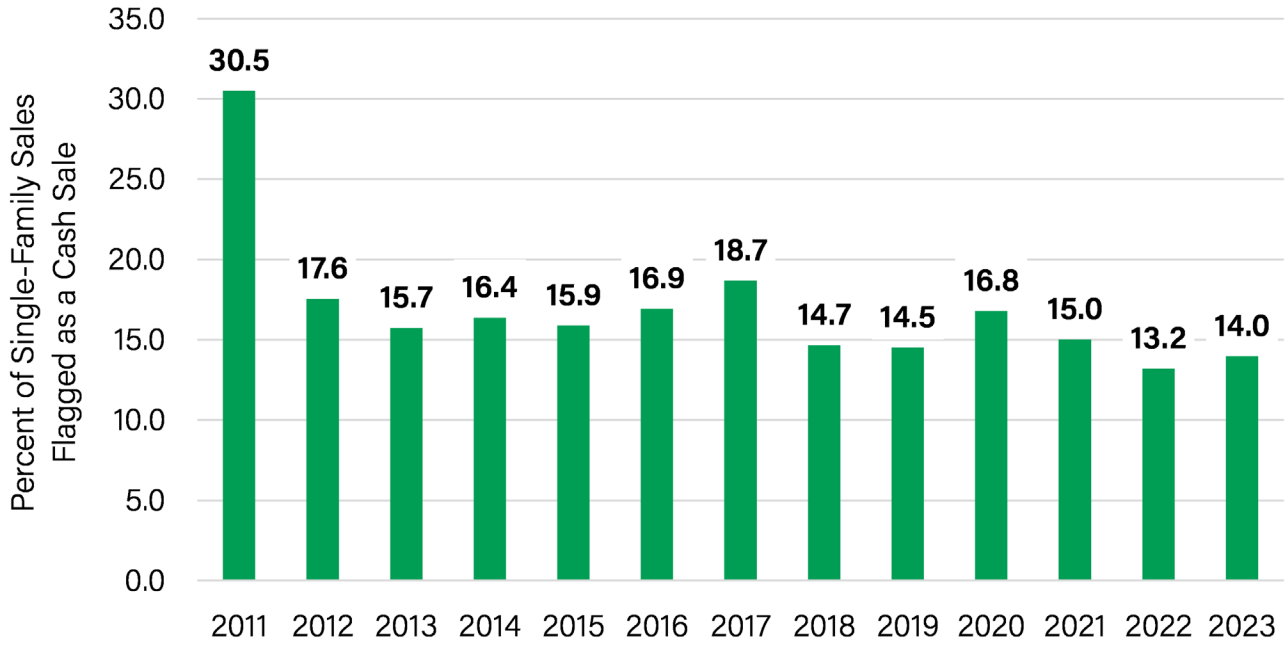
Figure 18. Mortgage approval rates in Westport (Home Mortgage Disclosure Act 2023).



MARKET DISTRESS

According to property sales transactions, approximately 14% of all single-family home sales were purchased with cash in 2023.[8] This percentage has dropped over time, with a notable high point in 2011 of 30.5% of all single-family home sales flagged as a cash sale.

Figure 19. Percent of single-family home sale transactions flagged as a "cash sale" in Westport (The Warren Group 2023).

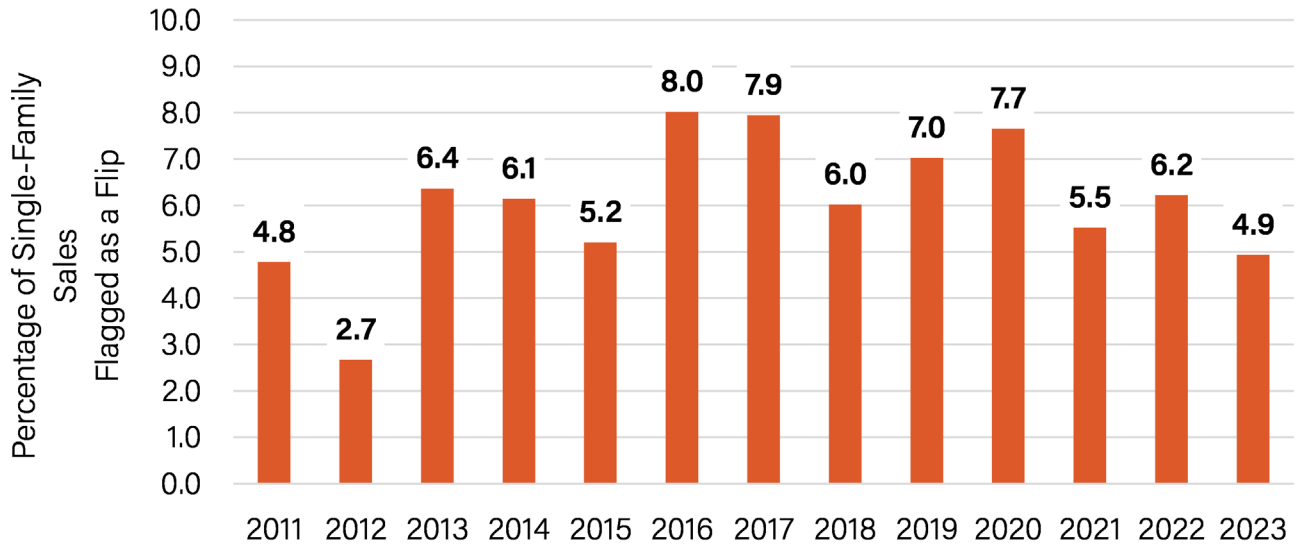


8 We determine "cash sales" by looking at all home sale transactions, excluding refinancing and apparent gift transactions (where the sale price is listed as $1), and flagging transactions with no listed mortgage dollar amount.

Approximately 5% of all single-family home sales were flagged as a "flip" in 2023.[9] Home "flipping" is a practice where an investor purchases a home with the intent to sell the home for a profit over a short period of time, usually within two years. This type of market activity is also known as "speculative investment."

Both flips and cash sales can proxy market competition and distress, and may correlate with low vacancy rates and increasing prices and displacement rates. They also make it difficult for vulnerable populations and first-time homebuyers to enter and/or compete within the housing market.

Figure 20. Percent of single-family home sale transactions flagged as a "flip" in Westport (The Warren Group 2023).



9 We determine "flips" by looking at all home sale transactions, excluding refinancing, foreclosures, and apparent gift transactions (where the sale price is listed as $1), and flagging transactions where the previous purchase date is within two years of the sale date.

Conclusion

The main takeaways of this Comprehensive Housing Needs Assessment are summarized below:

- Westport's population is aging, and school enrollment declined slightly over the last 10 years.
- Westport's population over the last 10 years has not seen as much growth as Bristol County and Massachusetts, and its population is projected to slightly decline over the next 5 years.
- Westport has a high median income compared to the County, but slightly below that of the State.
- Westport's home sales have remained steady since 2000 and home sale prices continue to rise, reflecting County and State trends.
- The majority of Westport's housing stock consists of older, detached single-family homes.
- Westport has a high housing vacancy rate due to the presence of seasonal units.
- Many Westport residents are experiencing some form of cost burden, and many qualify for various forms of income-restricted affordable housing.

Barriers to Housing Development

In nearly every community, there are challenging market conditions, policies, land characteristics, historic development patterns, and other factors that can limit development opportunities or a lack of affordable housing options. In this chapter, we inventory these challenges to better craft a set of goals and strategies that are tailored to Westport's specific needs. In Town, there are a few of these "barriers to development" to consider:

Environmental Constraints

Communities with important natural resources, protected conservation lands, and large recreational open spaces may be limited in terms of their ability to locate appropriate sites for affordable housing development that will have minimal impact on the environment around it. Carefully planned zoning changes and redevelopment initiatives in appropriate areas can help alleviate this issue and create affordable housing developments that have reduced impact on these important natural features.

Westport has many important natural areas, conservation land, agricultural land, habitats, and recreational sites that may pose notable limitations when siting new housing. As cited in the 2017 Housing Production Plan, the creation of new housing will need to be balanced with thoughtful zoning changes to ensure harmony between land conservation efforts and smart growth initiatives.

Limited Access to Public Utilities and Nitrogen Loading

The absence of public sewer and water can limit the types of housing options available by adding costs to development (e.g., the installation of wells and septic systems where public utilities are not available). Westport currently has no sewer service and minimal water service throughout Town. This lack of infrastructure limits opportunities for compact development, as the need for septic systems, in particular, increase both the cost and space required for new developments. This financial and space trade-off can lead developers to design larger-scale housing complexes to recoup costs. This factor limits the feasibility of other important housing opportunities (e.g., small, one-story single-family homes; duplexes; townhouses; and small multi-family).

Westport is currently has an Inter-municipal Agreement (IMA) with the City of Fall River for shared wastewater rights to the Fall River Waste Water Treatment Plant. The limited water service connections running through Westport are also supplied by Fall River. While the Town may consider revisiting the terms of the IMA, increased water flow and wastewater disposal capacity will only be effective if accompanied by a thorough expansion of Westport's water and sewer infrastructure.

In 2024, the Town proposed a tax override to fund a $35 million expansion of the water and sewer network along Westport's Route 6 corridor. The project aimed to increase water and wastewater capacity from Fall River and extend service to areas currently lacking public access to these utilities. However, the proposal was ultimately rejected by voters at Town Meeting.

Westport received a $3 million grant to expand water to areas near Route 6 with high concentrations of PFAS contamination in the well water, which is currently under construction. The Town has also committed $2,243,702 in Congressionally Directed Spending, along with Mass Federal Match Funds for water expansion that has not yet been mobilized.

Additionally, the Town should bear in mind the Massachusetts Department of Environmental Protection's (MassDEP, DEP) recent amendments to Title V (**310 CMR 15.000**) regarding Natural Resource Areas and Nitrogen Sensitive Areas, which have been designed to regulate the impact of nitrogen discharge from septic systems on surface water quality. While DEP has not promulgated any new regulations outside of **those affecting Cape Cod**, nitrogen loading is still an issue in Southeastern Massachusetts. The Town has taken steps to address the issue by requiring all new developments to install nitrogen-reducing septic systems, however, the Town should be aware of the cumulative impact nitrogen loading through pre-existing and new septic system installation may have on the local waterways and ecosystems, as well as how infrastructure expansions could mitigate these potential issues.

Low-Density Zoning Regulations

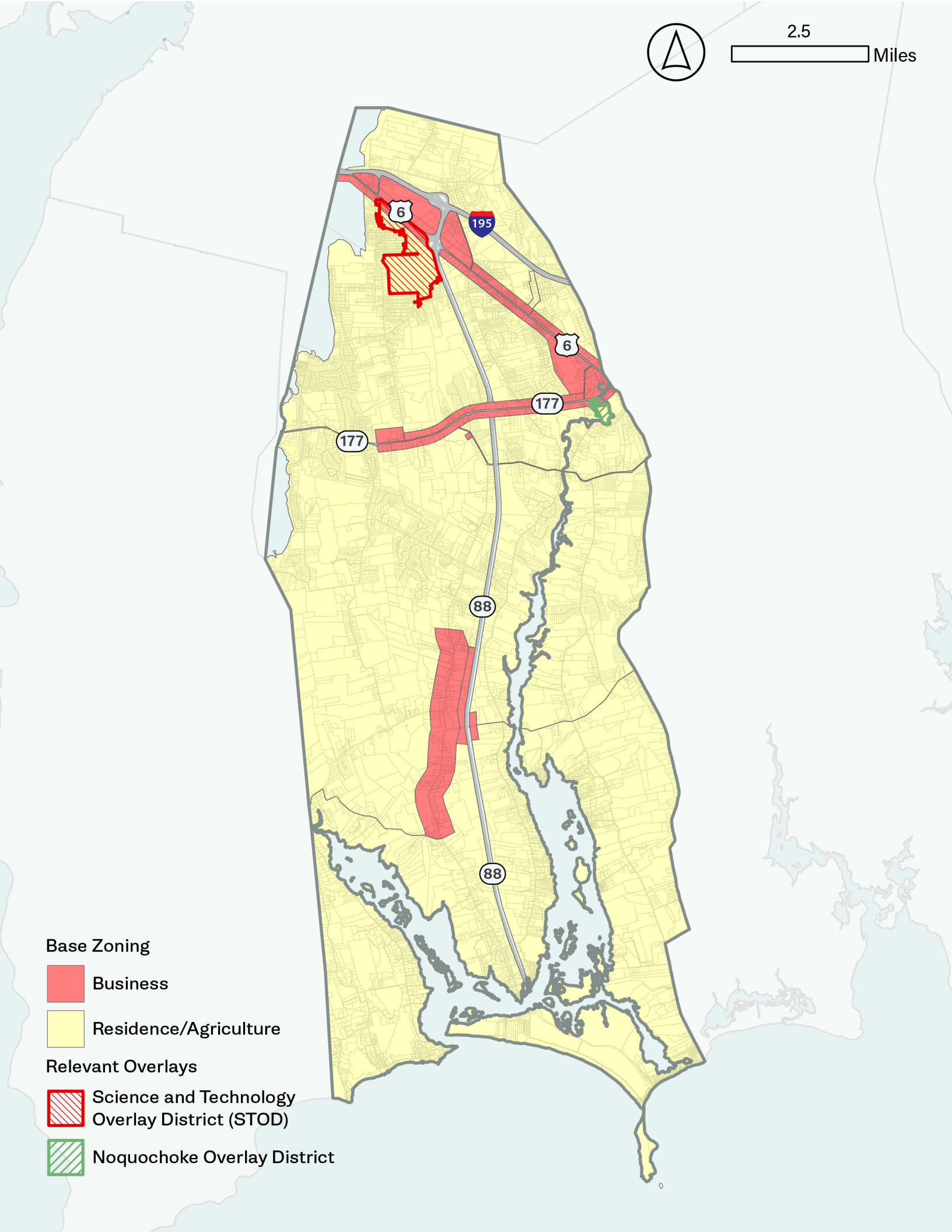
Zoning regulations, intentionally or unintentionally, are one of the most common limiting factors when it comes to the production of affordable housing. Specifically, zoning that prohibits higher density uses, favors large minimum lot sizes, is unclear to developers, and maintains high parking requirements can prohibit the production of moderately priced housing options. This often leads to unsustainable and unaffordable development outcomes.

Most of Westport's land area is zoned for residential uses. However, these zones are largely limited to large-lot single-family uses. Residents can convert a single-family home to a two-family home, however, this conversion requires a special permit from the Zoning Board of Appeals. While these zoning regulations were likely developed to protect Westport's open spaces and conservation lands, limiting the permitted uses and density of new housing can actually intensify development pressures on the fringes of habitats, farmland, and open spaces. These pressures can have unforseen consequences, such as increased deforestation, reduced biodiversity, and habitat fragmentation.

Overview of Westport's Zoning

Westport's zoning contains two base districts (Residential/Agriculture and Business) along with 6 overlay districts (Noquochoke Overlay, Floodplain Overlay, Telecommunications Facilities Overlay, Science & Technology Overlay (STOD), Aquifer Protection Overlay, and Adult Entertainment Overlay). Westport's housing-relevant zoning and the permitted uses within each zone are described below:

- **Residential/Agricultural:** Single-family, two-family, boarding, and Open Space Residential Development (OSRD) by-right; Assisted living, single-family conversions, and inclusionary housing by special permit.
- **Business:** Single-family, two-family, boarding, and OSRD development by-right; Assisted living, single-family conversions, and inclusionary housing by special permit.
- **Overlays:**
    - **Noquochoke Overlay:** All uses allowed in the underlying districts; Single-, two-, and multi-family dwellings with up to 12 dwelling units per building. This overlay has an inclusionary component.
- **Special residential uses:**
    - Assisted and independent living facilities;
    - Converted single family into two-family structure; and
    - Inclusionary housing.


2.5
Miles
6
195
6
177
177
88
88
Base Zoning
Business
Residence/Agriculture
Relevant Overlays
Science and Technology Overlay District (STOD)
Noquochoke Overlay District

Short-Term Rental Properties

Westport has many short-term rental properties in town due to its proximity to the oceanfront as well as popular beaches. As described in the Comprehensive Housing Needs Assessment, 58% (7% of the total housing stock) Westport's vacant units are unoccupied due to seasonal, recreational, or occasional uses. While short-term rentals are an important component of Westport's seasonal tourist economy, these properties can take up available housing stock and limit the number of new housing opportunities available to Westport's year-round residents. More specifically, short term rentals can limit flexibility to move within town and negatively impacts rent prices for long-term rentals. This trend is exacerbated by the lowering of the available supply of potential long-term rental properties.

Negative Community Perceptions

Whether we are conscious of it or not, the phrase "affordable housing" often summons up misguided images of potential neglect, loss of property value, and increased crime. Residents and elected/appointed officials often cite associated costs (e.g., more students in schools) as one of the main reasons to limit the development of new housing within a community. However, it is required by state and federal law that communities provide fair housing opportunities for residents, regardless of their social, economic, cultural, or family make-up. Young professionals, families, and older adults who are not in the position to afford high homeownership costs, but wish to remain in their community, as well as minority and low- to moderate income households, have the right to fair housing opportunities throughout Massachusetts. Educational campaigns and maintaining an active conversation with community members may help to dispel these myths and create authentic, enthusiastic local support for new housing initiatives.

Affordable Housing Goals and Strategies

Affordable Housing Goals

There are four main housing goals the Town of Westport should strive to achieve over the five-year lifespan of this Plan. These goals were developed with help from Town staff and were driven by the feedback the Plan's public engagement efforts and Needs Assessment. The four goals are as follows:

Goal A: Implement zoning changes that enable the creation of new subsidized and missing middle housing choices.

Survey respondents expressed the desire for more diverse, affordable housing options. For example, many older adults wishing to downsize often seek out affordable, one-bedroom rental housing; however, the supply in town is limited. Young families seeking out three-bedroom rental units similarly struggle with limited options throughout town. The limited turnover among rental units only exacerbates these issues.

Additionally, many first-time buyers and older adults are struggling with increasingly high housing costs and the upkeep associated with larger homes. Survey respondents were highly supportive of creating new, smaller housing options that would provide new options for these populations. There are key changes Westport can implement within its zoning code to further diversify the town's housing stock, including permitting a greater variety of residential uses in specific areas of town and creating a Cottage Cluster Bylaw. Additionally, the Town can explore pathways to create programs that increase access to new and existing housing options in town, such as a first-time homebuyers' program.

Goal B: Create housing options and pursue programs that help underserved populations continue to live in Westport.

Older adults and veterans were key populations of concern for Westport residents. As discussed previously, older adults also struggle to find housing options that meet their needs. This includes ADA-accessible, single-floor living and housing that provides immediate access to amenities/supportive services for those who have independent living or self-care difficulties.

In addition to veterans and older adults/seniors, Westport has a large population of low-to-moderate income residents. This unique combination of vulnerable communities (those who may be more likely to experience housing instability or homelessness) means the Town is well justified in seeking funding that at will aid these residents. This funding could support programming and services that provide temporary housing, emergency home repairs, accessibility modifications, and/or low-interest loans for eligible residents. Funding may come from partnerships with neighboring communities such as Fall River, or through local programs such as existing Community Preservation Act (CPA) funds.

Goal C: Ensure new residential developments incorporate, preserve, and highlight Westport's open spaces and natural resources.

Throughout the survey, residents highlighted a desire to protect open spaces and natural resources, as they are an important component of Westport's identity and culture. To protect these vital resources, the Town should focus on encouraging the construction of housing types, such as cottage cluster and housing options that can be developed through the Town's Open Space Residential Design (OSRD) bylaw, in order to minimize parcel sizes and preserve open spaces.

Goal D: Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.

Westport's SHI is currently 4.17%, nearly half of what it should be as defined in Chapter 40B and 760 CMR 56. Given this, the Town should consider instituting changes that promote the development of SHI-eligible housing units.

To encourage municipalities to develop SHI-eligible housing, 760 CMR 56 provides that a municipality may request certification of its approved Housing Production Plan if it has increased its number of SHI-eligible housing units in an amount equal to or greater than its 0.5% (one-year certification) or 1.0% (two-year certification) production goals for that calendar year. Westport's HPP production goals are 35 units for one year of certification and 70 units for two years of certification. The Town should strive to meet these production goals over the 5-year lifespan of this plan.

Figure 21. SHI projections based on 0.5% production annually, 1% production annually, and total necessary to achieve 10% (EOHLC, SRPEDD).

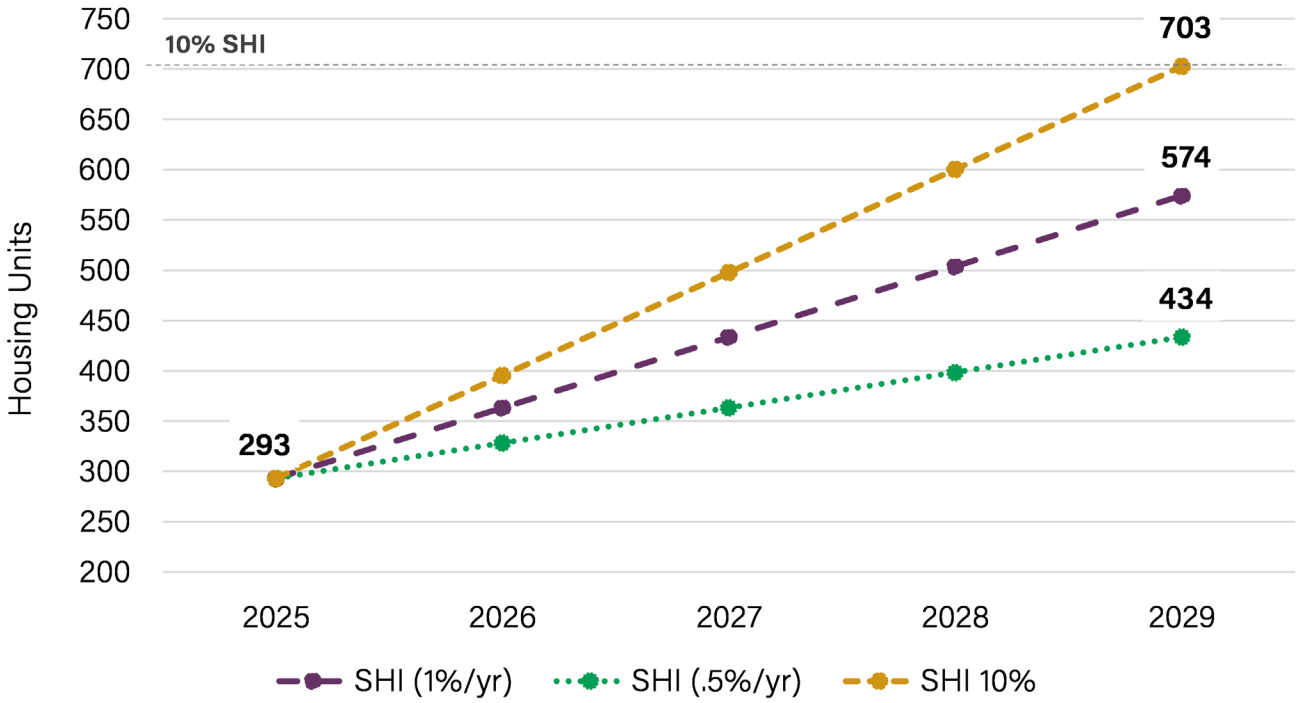


Photo 2. Noquochoke Village Apartments.



Implementation Strategies

There are nine housing strategies that provide a road map to accomplishing the Town's housing goals. These strategies outline both how much attention will be required and the timeline within which they should be completed. It is important to note that HPPs often include numerous strategies that, when applied together, will contribute to improved housing production and outcomes. There are very rarely one or two "silver bullets" that achieve a community's goals.

How to Read the Implementation Strategies

Each Implementation Strategy has a set of associated goals, time frame, and level of impact. Some strategies will also list local success stories, additional reading items that may provide more information, and resources for staff to consume.

IMPLEMENTATION TIME FRAMES

Each strategy has a listed time frame within which it should be pursued and subsequently implemented. The time frames are approximate and based on the level of effort and procedural steps required for each strategy.

IMPACT

Each strategy has a listed impact level, either "direct" or "enabling." These impact levels describe the types of housing outcomes and pathways a given strategy creates when implemented. Direct strategies financially fund, remove restrictions from, or create new housing opportunities. Enabling strategies provide training, form partnerships, or pursue other initiatives that create new or additional capacity to produce housing.

STRATEGY 1

Collaborate with proactive housing developers to create SHI-eligible units on town-owned land.

ASSOCIATED GOALS

B, D

PRIORITY

High

IMPLEMENTATION TIMELINE

Medium (2-5yrs)

IMPACT

Direct

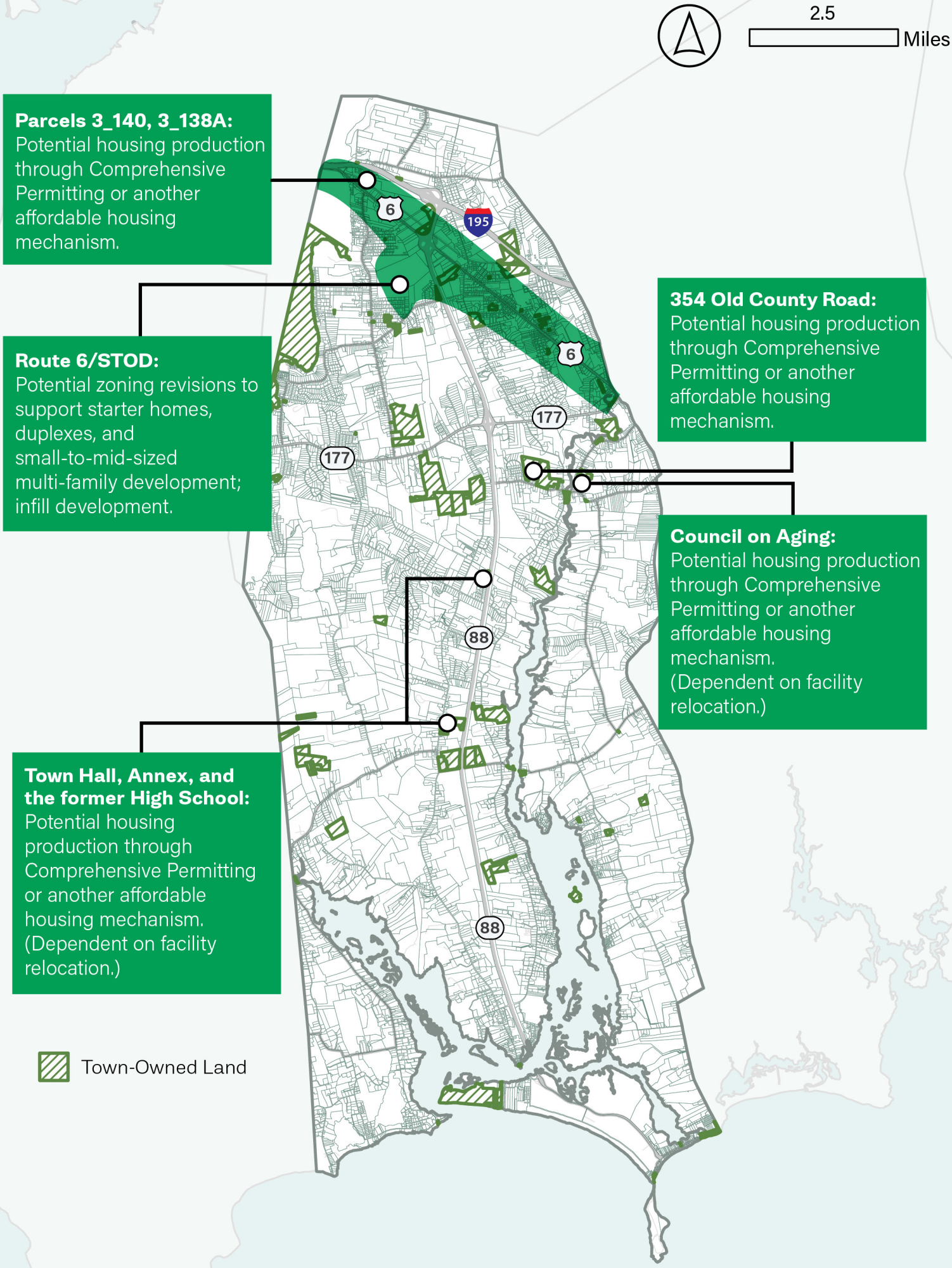
POTENTIAL FUNDING SOURCES

Community One Stop for Growth - MassWorks and HousingWorks Grant Programs, MassHousing Planning for Housing Production Grant Program.

Westport can pursue partnerships with local non-profits or other developers to produce housing options for folks with low, moderate, and fixed incomes outside of the conventional 40B process. This can include working with **Habitat for Humanity**, the Town's Housing Authority, or NeighborWorks to produce smaller-scale housing opportunities that are still affordable to a variety of household incomes. Known as Local Action Units (LAUs; a specific type of housing project under the **Local Initiative Program(LIP)**), these units would be deed-restricted and eligible to be included on the SHI.

In addition, Westport can work to develop a clearly outlined process to review comprehensive permits. Doing so will help Westport foster successful working relationships with 40B/40R developers. Westport should pursue relationships with developers to encourage projects that create new subsidized affordable housing and allow room to negotiate development outcomes that positively impact the built environment and align with the desires (e.g., visual preferences, low-impact development design, or parking requirements) of the Town.

The presence of aging or underutilized public facilities in town, such as the former High School and Town offices, represent an opportunity to pursue affordable housing development. These town-owned parcels can be used to produce housing via a Comprehensive Permit, which would guarantee the creation of new subsidized affordable housing options for current and future residents. In order to guide the process in a clear and open way, the Town should prioritize resident input to make sure these future redevelopments are met with support.


2.5
Miles
Parcels 3_140, 3_138A:
Potential housing production through Comprehensive Permitting or another affordable housing mechanism.
Route 6/STOD:
Potential zoning revisions to support starter homes, duplexes, and small-to-mid-sized multi-family development; infill development.
354 Old County Road:
Potential housing production through Comprehensive Permitting or another affordable housing mechanism.
Council on Aging:
Potential housing production through Comprehensive Permitting or another affordable housing mechanism.
(Dependent on facility relocation.)
Town Hall, Annex, and the former High School:
Potential housing production through Comprehensive Permitting or another affordable housing mechanism.
(Dependent on facility relocation.)
6
195
177
88
Town-Owned Land

Westport could guide this relationship by working with its Select Board and ZBA to review and update the Rules and Regulations for Comprehensive Permits. These guidance documents establish procedures for an application to the ZBA for permits granted under Chapter 40B. Moreover, they are required by Chapter 40B and by 760 CMR 56.00 to facilitate the development of affordable housing. These Rules and Regulations can also serve as a starting point for fostering collaborative municipal/developer relations.

CASE STUDY

The Town of Dartmouth received a Comprehensive Permit application in 2018 for The Preserve, a proposed 288-unit multi-family development off of Route 6. However, the development was not considered feasible due to limitations of the existing sewer infrastructure. Through collaborative efforts with the developer, private consultants, and SRPEDD, Dartmouth was able to successfully apply for a $2.1 million MassWorks Infrastructure grant to fund the upgrade of the existing pump station, allowing the development to proceed after several years on hold.

STRATEGY 2

Implement key zoning amendments to support new housing opportunities (duplex, townhome, cottage cluster, first-time buyers).

ASSOCIATED GOALS

A, B, C, D

PRIORITY

High

IMPLEMENTATION TIMELINE

Short (<2yrs)

IMPACT

Direct

POTENTIAL FUNDING SOURCES

Community One Stop for Growth, District Local Technical Assistance (DLTA), Community Compact Cabinet, EOEEA Planning Assistance Grants.

Zoning is typically one of the first major hurdles for housing development in a municipality. Often, it takes years to realize the faults in the zoning that could be acting as a barrier for more housing diversity. This can come in the form of a lack of development over an extended period of time or the development of only a few housing types.

STATE ZONING PROGRAMS

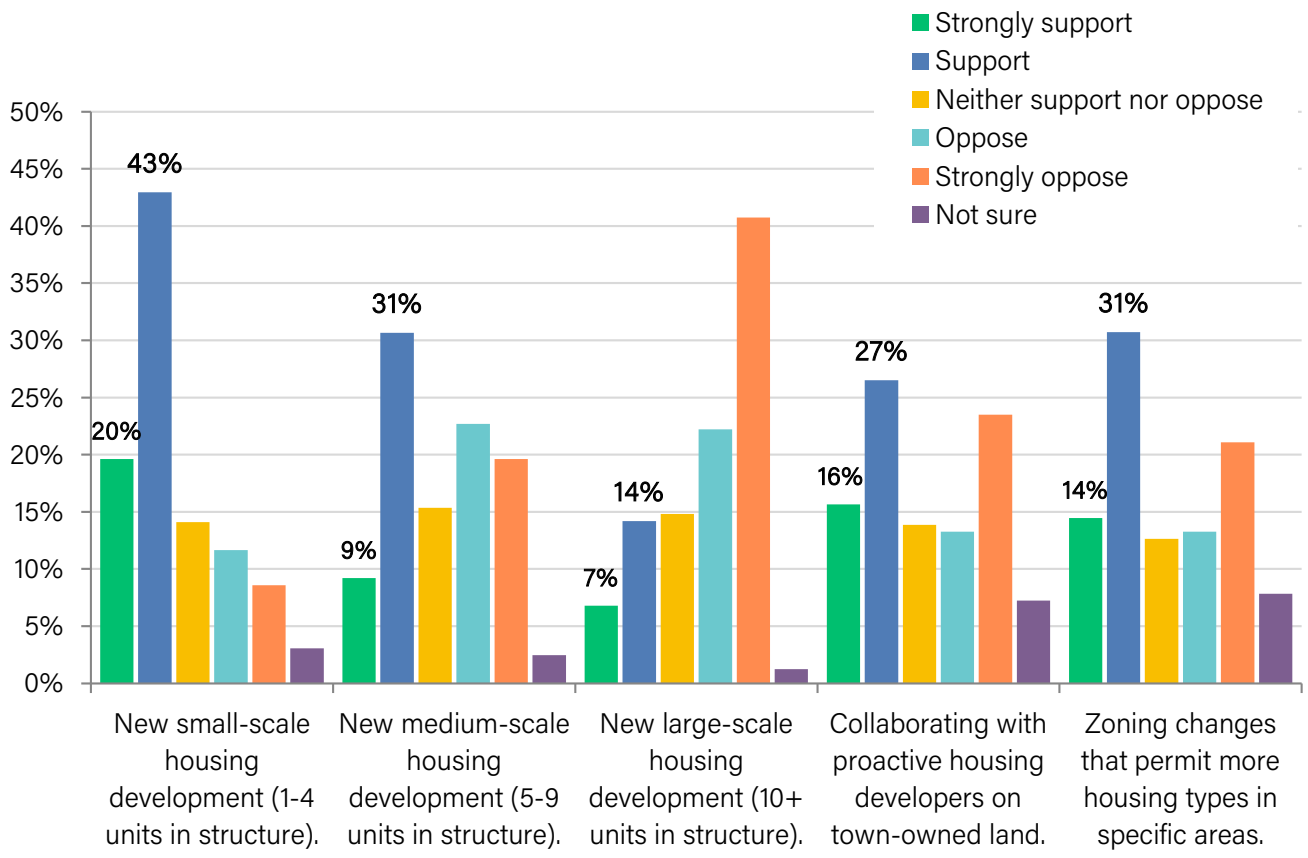
There are many innovative zoning practices designed to alleviate the shrinking supply of "missing middle" housing. These practices including the utilization of 40Y or 40R to create starter homes and affordable rental housing.

Chapter 40Y Starter Home Zoning Districts (SHZDs)[10] promote the development of small single-family homes (up to 1,850sqft of heated living area) and accessory dwelling units (with a default size limit of 600sqft, that can be increased up to 900sqft at the municipality's discretion) on the same lot. SHZDs may not exceed 15% of a city of town's total land area, unless otherwise approved by EOHLC. These districts allow single-family home development by-right at a density of no fewer than 4 units per acre (approximately 10,000sqft lots). These districts have an inclusionary component, where, in developments of more than 12 starter homes, not less than 10% of the starter homes shall be affordable to and occupied by individuals and families whose annual income is less than 110% of the Area Median Income. Pursuing a 40Y Starter Home District would align with survey feedback, where 65% of respondents stated they would support more starter home development in town.

Similarly, **Chapter 40R Smart Growth Zoning Overlay Districts (SGZODs)** encourage the development of dense residential and mixed-use neighborhoods, with an inclusionary component of up to 25%. SGZODs must be in an eligible location as described in **760 CMR 59.00**, and municipalities receive 40R incentive

10 At the time of writing, the regulations associated with Chapter 40Y are in draft format and have yet to be finalized.

Figure 22. Survey responses to the question "What housing-related opportunities would you support?" (Westport HPP Survey).



payments for each eligible unit and **40S payments** for each eligible student enrolled in the municipality's school district.

Generally, these zoning practices could be used in specific areas in town, such as on Route 6, and could be coupled with more specific amendments to certain dimensional standard and permitted uses. Some of these potential amendments could take the form of:

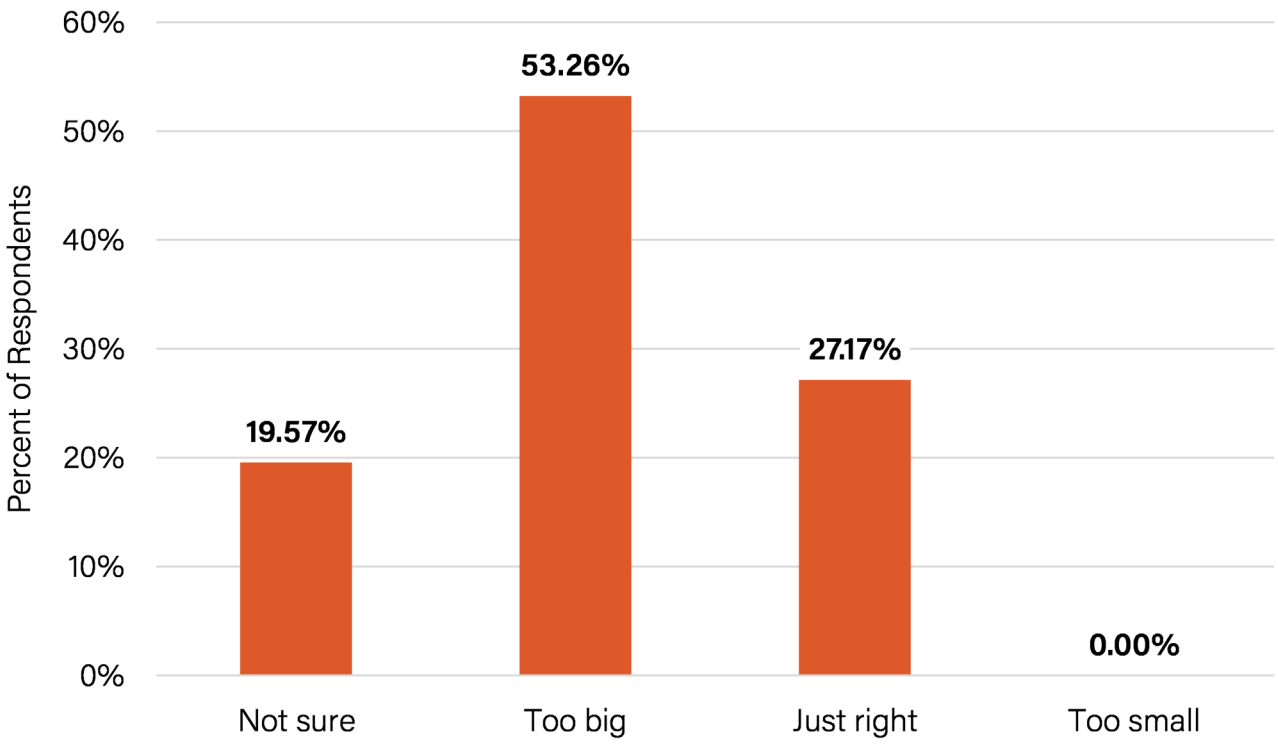
- Reduced lot size requirements;
- Adjusting area requirements in adjacent neighborhoods for consistency with existing units;
- Enabling more housing types in transition areas of specific locations; and
- Adjusting upland requirements.

TOWN-WIDE ZONING INITIATIVES

Westport can also look at town-wide zoning initiatives to promote housing diversity and affordability, while requiring that new development emphasizes the town's natural character that residents value. Given this, there are several town-wide zoning amendments that the Town could pursue, including:

- Incorporate a street tree bylaw for new residential subdivisions;
- Revise the Inclusionary Zoning Bylaw to remove a threshold for affordability and instead incorporate a percentage requirement and ensure new affordable units are going through the Local Action Unit process; and
- Revise the Science and Technology Overlay District per ongoing Town efforts to incorporate housing.
- Incentiveze Open Space Residential Development over the traditional subdivision approach.

Figure 23. Survey responses to the question "What are your thoughts on the size of recently built single-family homes in Westport?" (Westport HPP Survey).



OPEN SPACE RESIDENTIAL DESIGN (OSRD)

Westport should also encourage the preservation of natural resources with the development of new housing. The Town adopted the Open Space Residential Development zoning bylaw at Town Meeting in 2007. The advantage of an OSRD is the proposal decreases development's impact upon farmland and open space fragmentation, improves water quality by decreasing constructed area of impervious surfacing, and reduces infrastructure liabilities. Despite the advantages, the Planning Board has considered only one OSRD proposal since the bylaw's adoption, and the proposal was never constructed. The OSRD allows a significant reduction in the required residential lot area in exchange for clustering housing units and preserving open space. Additionally, the bylaw allows one extra residential lot if the applicant installs a community septic system. Given the OSRD's benefits, the town should consider further incentivizing their development over the traditional subdivision. Zoning incentives can include density bonuses beyond one additional lot and allowing additional housing types like cottage cluster or townhomes.

STRATEGY 3

Implement housing preservation and stabilization tactics to prevent further displacement in Westport's environmental justice neighborhood.

ASSOCIATED GOALS

A, B

PRIORITY

High

IMPLEMENTATION TIMELINE

Long (>5yrs)

IMPACT

Direct

POTENTIAL FUNDING SOURCES

Community Preservation Act (CPA).

With housing costs continuing to rise and Westport's desirable amenities, the Town should pay particular attention to ensuring its most vulnerable residents, particularly those living within the State-designated Environmental Justice community, are not displaced. Stabilization techniques will vary depending on the severity of the situation. In the case of Westport, the Town should focus on regulating short-term rentals and monitoring eviction/foreclosure rates.

SHORT-TERM RENTALS

Most recently, the Town pursued a short-term rental bylaw at 2024 Spring Town meeting, which aimed to establish them as a formal use, requiring annual registration. While short-term rentals are a historic component of Westport's tourist economy, they can potentially impact the availability of local housing stock. To offset this impact, the town can consider levying an impact fee on short-term rentals for use by the Affordable Housing Trust to develop additional housing in Westport. This fee, called the local option community impact fee,[11] can be leveraged up to 3% of the short-term rental rent price for communities like Westport that have adopted the local room occupancy excise. Municipalities have the option to dedicate 100% of the revenue generated from the impact fee to affordable housing or infrastructure, with a minimum required allocation of 35%. The remaining percentage, if applicable, must be directed to the town's general revenue fund.

In addition to impact fees, it is recommended that residential uses receiving zoning incentives (e.g., ADUs, cottage clusters) are used solely for housing, as opposed to commercial ventures. The Town can adopt measures in its zoning bylaw to restrict these types of housing from being used as short-term rentals. Likewise, development benefiting from density bonuses should be restricted from use as short-term rentals.

11 Please see **M.G.L. c. 64G, §3D** for the enabling statute.

Figure 24. Survey responses to the question "Are you concerned that you or someone you know will not be able to live in Westport, now or in the future?" (Westport HPP Survey).

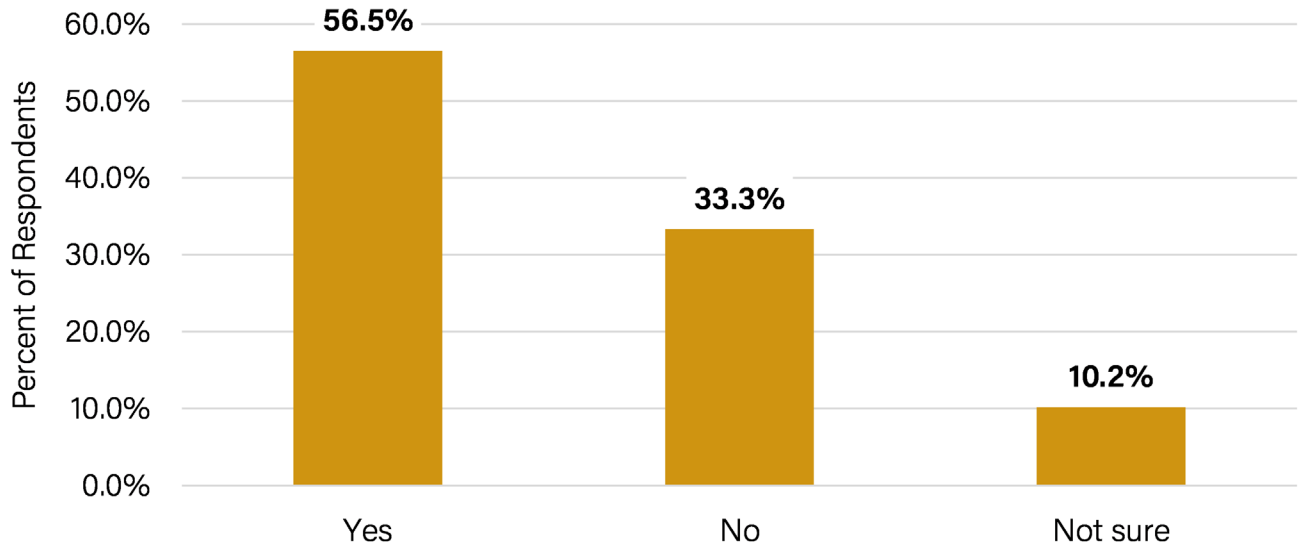
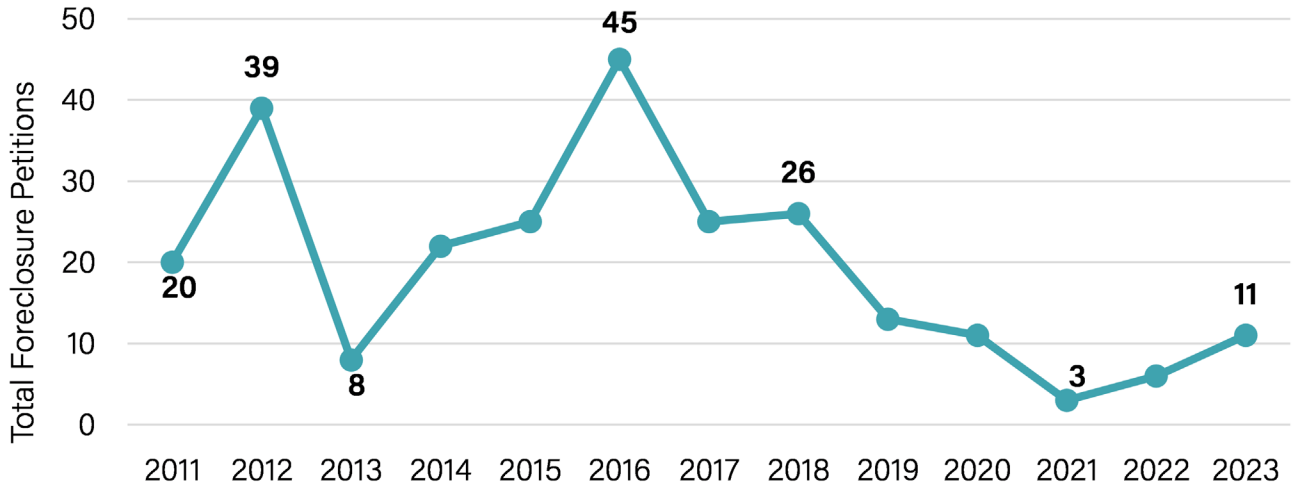


Figure 25. Total number of foreclosure petitions in Westport by year (The Warren Group, 2023).



EVICTIONS AND FORECLOSURES

In order to monitor eviction and foreclosure rates, the Town can leverage existing data sources such as the Massachusetts Housing Partnership's, which is updated by the agency's **Center for Housing Data**.[12] Between September 2023 and February 2024, Westport had 5 foreclosure petitions and 7 eviction filings, notably lower than its neighbors on a per household basis. The data does not specify the locations where these petitions/filings are occurring, though, so staff may wish to explore if these events are occurring in specific areas throughout town. Trends from The Warren Group on a year-by-year basis show similar numbers, with the total number of foreclosure petitions trending downward in recent years from a peak of 45 petitions in 2016.

Should Westport's eviction and/or foreclosure rates begin the rise, the Town could consider implementing a foreclosure/eviction prevention program, either on its own or in partnership with a local housing non-profit. Additionally, the Town may wish to compile foreclosure/eviction prevention resources on its website for easy access.

12 Please see the **Third Edition of the Housing Stability Monitor** for more information.

RESIDENTIAL TAX EXEMPTION

The Town of Westport should also consider use of the residential exemption to offset the cost of living for its low income residents, thereby providing those residents additional resources that can help prevent displacement. The residential exemption is a local-option property tax policy that offsets property tax from lower value, year-round owner-occupied housing with an assessed value lower than Westport's average to vacation homes, high-value homes, and residential properties not occupied by the owner. The residential exemption is used in communities where there are either large numbers of apartment buildings or expensive, seasonally-occupied residences. The purpose of the residential exemption is two-fold: promote owner-occupied housing and provide tax relief for residents living in lower valued homes.

Should the town adopt the residential exemption, the rate is set annually by the Select Board during the town's annual classification hearing for determining the next fiscal year tax levy. The exemption is calculated based upon the current assessed value of the property, multiplied by the percentage reduction determined by the Select Board. The residential tax rate is then applied to the reduced assessed value calculation. It is important to note that the actual assessed value will not change. The maximum exemption is up to 35% of the average assessed value of class one residential properties, which in Westport will typically be single-family homes. As applied, the exemption would affect residential properties valued less than Westport's average of $488,060,[13] lowering the property tax rate from properties below the average.

The residential exemption may lead to an increase in the overall residential tax rate while keeping the commercial, industrial, and personal property class at a lower rate. However, the Select Board can adjust the tax burden between these classes during the classification hearing to offset the residential tax rate.

13 Average total assessed value of all residential uses (use codes beginning with "1"), FY23.

CASE STUDIES

The City of Salem hosts a **resource page** on its website with information on foreclosure prevention. This webpage includes federal and state resources for foreclosure prevention and assistance, including offerings from U.S. HUD and MassHousing. Additionally, the webpage offers information on avoiding scams and predatory lending practices.

The City of Malden has an **Office of Housing Stability** aimed at helping residents maintain their housing situations. The services offered by the Office include rental assistance, eviction prevention, legal assistance, landlord-tenant mediation, housing search, and fuel assistance. The Office is operated by the Malden-based non-profit **Housing Families, Inc**.

STRATEGY 4

Create an Adult Retirement Community Bylaw.

ASSOCIATED GOALS

A, B

PRIORITY

Medium

IMPLEMENTATION TIMELINE

Short (<2yrs)

IMPACT

Direct

POTENTIAL FUNDING SOURCES

Community One Stop for Growth, District Local Technical Assistance (DLTA), Community Compact Cabinet.

Like most municipalities in the region and state, the Town of Westport's population is aging. As discussed throughout this plan, older adults' housing needs may differ from those of their younger counterparts. These needs may include smaller living spaces, accessibility modifications, and/or supportive services. Only 11% of survey respondents felt that there are enough housing options for seniors in town.

To address this, the Town could pursue the adoption of an Adult Retirement Community (ARC) bylaw in order to provide more opportunities for senior residents to downsize. An ARC bylaw is a zoning mechanism that a community can implement to encourage the development of alternative senior housing models that include creative uses for the community's spaces, such as shared gardens and facilities. Westport currently has a similar bylaw, the Assisted and Independent Living Facilities Bylaw (Section 9.1), which encourages the creation of congregate housing for seniors, with or without supportive services. While similar in nature, an ARC bylaw would encourage the development of age-restricted housing for older adults looking to downsize but still able to live independently.

Figure 26. Survey responses to the question "Which of the following-age related housing options would you support?" (Westport HPP Survey).

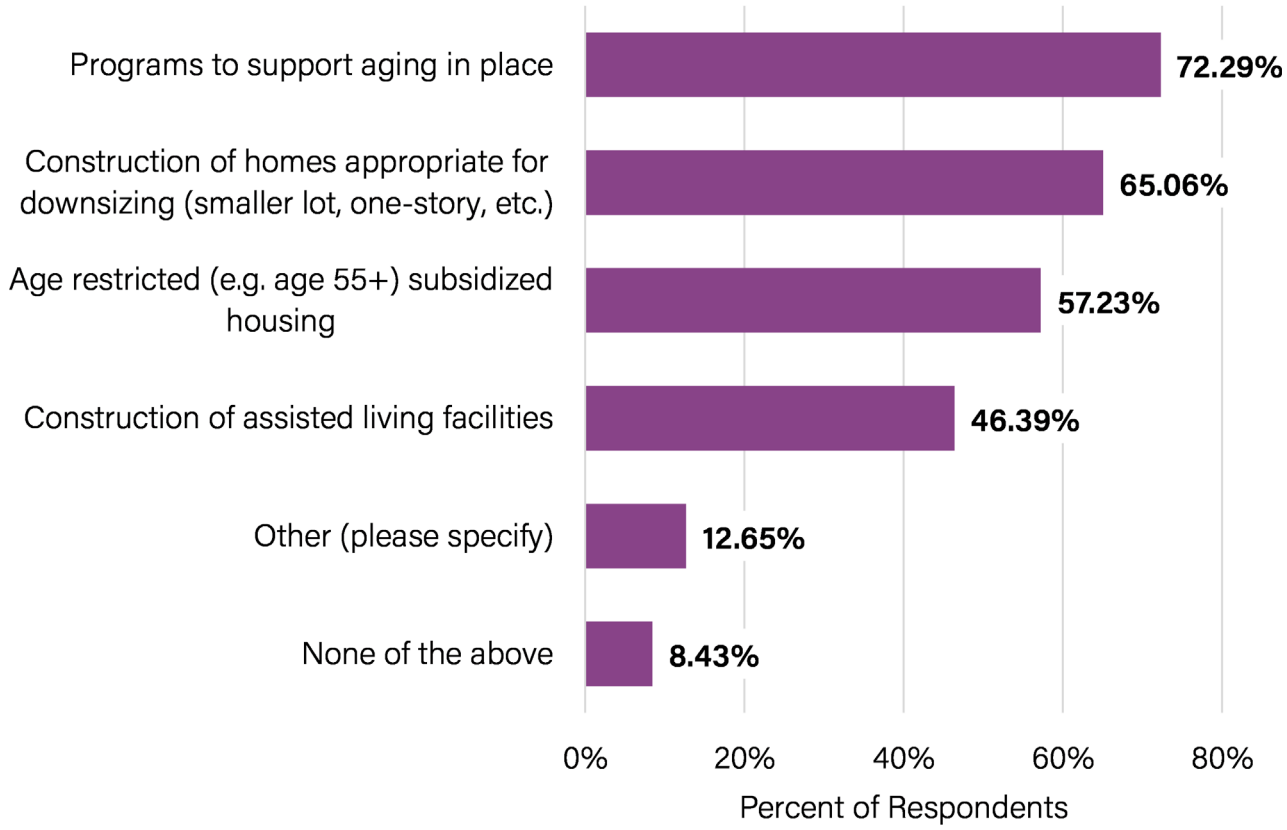


Photo 3. Salt marshes in The Let.



STRATEGY 5

Continue to allocate Community Preservation Act (CPA) funding and pursue other funding opportunities to support accessibility modifications for folks who wish to age in place.

ASSOCIATED GOALS

B, D

PRIORITY

Medium

IMPLEMENTATION TIMELINE

Long (>5yrs)

IMPACT

Direct

Many towns have used CPA funds to support the creation of new housing options and rehabilitation of existing units for low- and moderate-income residents. Westport adopted CPA in 2001 and has been utilizing the tax to make housing improvements in town since 2002. One of the larger projects utilized through CPA included the development of affordable units in Noquochoke Village, at just under $800,000.

CPA allocations are the most common source of Affordable Housing Trust Funds. Many CPA communities appropriate more than the 10% minimum annual expenditure for community housing required by the **CPA statute**.[14] Such trusts can have the power to purchase, sell, lease, manage, and improve real property for the purpose of creating and preserving affordable housing. Allocating CPA and additional funds will allow Westport to continue to produce small-scale housing opportunities for those with very low incomes and other vulnerable populations, including veterans and senior residents.

The Town will need to look beyond CPA funds for financing larger projects to support those with very low incomes and homeless individuals. The **Community Economic Development Assistance Corporation (CEDAC)** serves as EOHLC's underwriting agent for several state loan programs for supportive housing, including the Housing Innovations Fund, Facilities Consolidation Fund, Community Based Housing, and Housing Preservation and Stabilization Trust Fund. Westport can consult with CEDAC to learn more about their services and how the town can produce new supportive housing. Any efforts to produce this type of housing will likely need to be paired with additional state and federal funding to support the necessary rent subsidies for residents.

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14 The CPA law states specifically in Section 5(f) that "A city or town may appropriate money in any year from the Community Preservation Fund to an affordable housing trust fund."

STRATEGY 6

Continue community outreach through the Affordable Housing Trust Fund ("Housing Trust") to promote the need for affordable housing and help dispel myths to solidify local support.

ASSOCIATED GOALS

A, B, C, D

PRIORITY

Medium

IMPLEMENTATION TIMELINE

Medium (2-5yrs)

IMPACT

Enabling

The Town of Westport has an very active Municipal Affordable Housing Trust (MAHT, "Housing Trust"), which was created via Town Meeting vote in 2009. A MAHT is a trust that allows municipalities to collect funds for affordable housing that are separate from the general municipal budget and may be used for local initiatives aimed at creating and preserving affordable housing. These trusts can:

- Provide financial support for the construction of affordable housing by private developers (non- or for-profit);
- Rehabilitate existing homes to convert to affordable housing;
- Increase affordability in new housing development projects;
- Develop surplus municipal-owned land or buildings;
- Preserve expiring affordable units;
- Create programs to assist low- and moderate-income homebuyers;
- Create programs to help low- and moderate-income families make health and safety repairs; and
- Educate and advocate for further affordable housing initiatives.

These housing trusts can use funding under **M.G.L. Chapter 44 § 55C** from CPA and other sources, including:

- Inclusionary zoning payments;
- Negotiated developer fees;
- Tax title sales;
- Payments from special bylaws/ordinances;
- Cell tower lease payments;
- Resale of affordable units as market rate, lottery/resale agent revenue; and
- Private donations.

Westport's MAHT is served by a clerk and a six-member board that meet on the fourth Wednesday of every month. One of the Housing Trust's most recent successes is the continuation of a Housing Rehabilitation Program, originally established during the COVID-19 pandemic.

During stakeholder interviews, a member of Westport's Housing Trust acknowledged the mismatch between the town's residents and housing stock, saying that the Trust would like to continue to develop new affordable housing opportunities. The Town could work to connect the Housing Trust to additional funding resources, including state-distributed federal funding opportunities such as the **Community Development Block Grant (CDBG) fund**, to support new housing development initiatives.

Additionally, the Town could work alongside the Housing Trust to begin and/or further housing coalition building. Non-profits such as **Abundant Housing Massachusetts (AHMA)** and the **Citizens' Housing and Planning Association (CHAPA)** offer programs to support municipal engagement around affordable housing production. Should the Town wish to pursue specific housing development opportunities (similar to Noquochoke Village) or housing-oriented zoning amendments (such as the recently proposed short-term rental bylaw), the Housing Trust could leverage these agencies' programs to establish a supportive voter block.

STRATEGY 7

Investigate opportunities for adaptive reuse to redevelop underutilized municipally-owned land and buildings.

ASSOCIATED GOALS

C, D

PRIORITY

Medium

IMPLEMENTATION TIMELINE

Medium (2-5yrs)

IMPACT

Direct

POTENTIAL FUNDING SOURCES

Community One Stop for Growth - MassWorks and HousingWorks grant programs, Community Development Block Grant (CDBG).

This strategy entails identifying municipal structures that have become abandoned, underutilized, or functionally obsolete and determining if they have potential to be reused for affordable housing. Reusing these properties as housing enables a community to accommodate growth in established locations instead of on green space and at the same time preserve or restore the architectural fabric of the community.

The Town currently owns 129 parcels, most of which are vacant properties. The Town is interested in pursuing housing development, through a Comprehensive Permit or otherwise, at the former high school property. Additionally, the Town will explore housing development at the current Town Hall, Town Hall Annex, and/or Council on Aging in the event these locations move in the near future.

CASE STUDY

The City of Springfield redeveloped its former Fire Station at 145 Pine Street. The site was sold to the Mental Health Association, which converted the property into 15 studio and one-bedroom apartments. The project contributes to the town's goals of providing affordable housing while also bringing an underutilized municipal building back into an active use.

STRATEGY 8

Review the availability of town-owned and tax-title properties to work in tandem with adaptive reuse goals.

ASSOCIATED GOALS

C, D

PRIORITY

Medium

IMPLEMENTATION TIMELINE

Short (<2yrs)

IMPACT

Enabling

A municipality can inventory and examine parcels they own, as well as tax-title properties, in order to determine if they are suitable for affordable housing development. These parcels are more readily available for affordable housing development than their privately-owned counterparts. Communities can declare these properties "excess property" (typically at Town meeting); then, through an Request for Proposal (RFP) process, can partner with affordable housing developers or agencies, such as Habitat for Humanity, to produce housing.

CASE STUDY

The Town of Wellfleet put out an RFP for a municipally-owned property at 95 Lawrence Road and received three bids, one of which was unanimously approved by the Select Board. The project is currently undergoing review to determine if it is eligible to apply for a Comprehensive Permit and would result in up to 46 apartments. The units will be designed to consider net zero energy goals.

STRATEGY 9

Explore avenues to allow homeowners to deed-restrict existing units and accessory apartments.

ASSOCIATED GOALS

A, B, D

PRIORITY

Low

IMPLEMENTATION TIMELINE

Long (>5yrs)

IMPACT

Direct

An avenue that Town officials have expressed interest in is creating a process to allow homeowners to deed-restrict existing units and accessory apartments. As discussed in Strategy 1, municipalities can bolster their affordable housing stock by utilizing the State's Local Initiative Program to create Local Action Units through community-initiated efforts such as inclusionary zoning, RFPs, and CPA funding. These LAUs are eligible for inclusion on the Subsidized Housing Inventory[15], which can offer communities a more hands-on approach to reaching the State's 10% requirement. LAUs must meet certain criteria to be eligible for inclusion on the SHI, namely:

1. They have resulted from municipal action or approval;
2. Except for the requirements related to receiving a comprehensive permit, they otherwise meet the design and construction requirements of the LIP program, including design and construction standards, income and asset limits, and limits on the maximum rents and sales prices; and
3. They meet all the requirements of the SHI as outlined in the most recent version of the Executive Office of Housing and Livable Communities' Guidelines for M.G.L. c. 40B Comprehensive Permit Projects, including:
    a. Must be affordable for households earning less than 80% AMI;
    b. Occupancy restricted to Income Eligible Households;
    c. Subject to an Affirmative Fair Housing Marketing Plan (AFHMP) approved by EOHLC;

15 More information on Subsidized Housing Inventory eligibility can be found online at **mass.gov/info-details/accessory-dwelling-unit-adu-faqs**.

d. Subject to a long-term affordability restriction; and

e. Subject to ongoing monitoring.

EOHLC's LAU Guide provides extensive information on the different ways communities can create Local Action Units, including deed-restricting accessory apartments.[16] While they note that it can be difficult to create LAUs through accessory apartments (due to the effort it takes for smaller property owners to undergo the LAU process), they note some case studies, which are described at the end of this strategy.

In the case of Westport, the Town may wish to start by examining the existing Inclusionary Zoning bylaw and ensuring that there is a set of procedures to track and list LAUs on the SHI. Once this process has been streamlined, the Town could explore more advanced LAU processes (including deed-restricting accessory apartments) in partnership with the Housing Trust, with the goal of outlining what services town staff could provide to smaller property owners interested in creating LAUs.

16 EOHLC encourages municipalities to align their zoning with the Affordable Homes Act, which the Healey-Driscoll administration passed into law on August 6, 2024. This act now permits Accessory Dwelling Units (ADUs) "by-right." Materials relating to the new law are publicly available at **mass.gov/adu**. The Attorney General's Office Municipal Law Unit (MLU) also provides a pre-review service to assist cities and towns with any proposed or updated ADU zoning bylaws, which can be found at **mass.gov/municipal-law-review**. As a note, the regulations (760 CMR 71.00) state that protected use ADUs cannot be subject to a required Use or Occupancy Restriction.

CASE STUDIES

The Towns of Yarmouth and Lincoln have adopted provisions in their zoning to allow accessory apartments to be deed-restricted affordable. Yarmouth's bylaw allows for the creation of "family accessory apartments" or "affordable accessory apartments," the former of which is much more commonly created. The Town provides some of the necessary services for the LAU process, including certifying tenant eligibility and compliance monitoring (at the cost of a small annual fee). Lincoln's bylaw is similar in nature, offering affordable accessory apartments via a special permit from the Zoning Board of Appeals, with incentives including interest free cash loans of up to $25,000.

Conclusion

This Housing Production Plan outlines four goals and nine strategies for the Town of Westport to pursue over the next five years, ranging from working with developers to encouraging new development through targeted zoning amendments. By proactively pursuing these strategies, Westport staff and boards can work to ensure that a diverse set of housing options are available to residents of varying ages, income levels, living configurations, and household sizes.

For more information, please see this Plan's footnotes, links, and Appendices.

Table 2. 2025 Westport Housing Production Plan Housing Goals.

Goal Label	Goal
A	Implement zoning changes that enable the creation of new subsidized and missing middle housing choices.
B	Create housing options and pursue programs that help underserved populations continue to live in Westport.
C	Ensure new residential developments incorporate, preserve, and highlight Westport's open spaces and natural resources.
D	Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.

Table 3. 2025 Westport Housing Production Plan Implementation Strategies.

Strategy	Associated Goals	Priority	Timeline	Impact
Collaborate with proactive housing developers to create SHI-eligible units on town-owned land.	B, D	High	Medium (2-5yrs)	Direct
Implement key zoning amendments to support new housing opportunities (duplex, townhome, cottage cluster, first-time buyers).	A, B, C, D	High	Short (<2yrs)	Direct
Implement housing preservation and stabilization tactics to prevent further displacement in Westport's environmental justice neighborhood.	A, B	High	Long (>5yrs)	Direct
Create an Adult Retirement Community Bylaw.	A, B	Medium	Short (<2yrs)	Direct
Continue to allocate Community Preservation Act (CPA) funding and pursue other funding opportunities to support accessibility modifications for folks who wish to age in place.	B, D	Medium	Long (>5yrs)	Direct
Continue community outreach through the Affordable Housing Trust Fund ("Housing Trust") to promote the need for affordable housing and help dispel myths to solidify local support.	A, B, C, D	Medium	Medium (2-5yrs)	Enabling
Investigate opportunities for adaptive reuse to redevelop underutilized municipally-owned land and buildings.	C, D	Medium	Medium (2-5yrs)	Direct
Review the availability of town-owned and tax-title properties to work in tandem with adaptive reuse goals.	C, D	Medium	Short (<2yrs)	Enabling
Explore avenues to allow homeowners to deed-restrict existing units and accessory apartments.	A, B, D	Low	Long (>5yrs)	Direct

Appendices

Appendix A: Glossary

Accessory Dwelling Unit (ADU): A small residential dwelling unit existing as a secondary structure to a principal residential dwelling unit on the same lot. ADUs can be attached or detached to the principal structure.

Affordable Housing Trust: An affordable housing trust (AHT) is a municipally-created board that collects funds to create and preserve affordable housing and support rent assistance. Funds that go into a trust can include Community Preservation Act funds, inclusionary zoning payments, tax title sales, private donations, developer fees, cell tower lease payments, and as contributed from the community's general fund.

American Community Survey (ACS): The American Community Survey, or ACS, gathers data on a sample of the population through monthly surveys US Census Bureau produces on topics including housing, jobs, education, and more. The Five-Year ACS, used in this HPP, shows data that has been collected and aggregated over a five-year period, in this case from 2016 to 2021.

Chapter 40B: Also known as the Comprehensive Permit Act, Chapter 40B is a state statute part of the Massachusetts General Laws that allows for relief of municipal zoning by-laws in exchange for the development of affordable housing units. The Act enables local Zoning Boards of Appeals to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions.

Chapter 40R: Provides for Smart Growth Zoning Overlay Districts with higher residential density by-right, subject to site plan review, provided at least 20% of the units are affordable housing.

Chapter 40Y: Allows communities to create a starter home zoning district. The zoning district is typified by small, single-family homes that are suitable for first-

time home buyers, those downsizing, smaller households, or people needing a more affordable single-family housing option.

Community Preservation Act (CPA): A smart growth tool that helps Massachusetts communities establish a fund dedicated to open space protection, historic preservation, affordable housing, and outdoor recreation. This state law allows municipalities to conduct a vote on surcharges for local property taxes, which are then matched by the statewide Community Preservation Trust Fund.

Comprehensive Housing Affordability Strategy (CHAS): Created by the U.S. Census Bureau and released by HUD, CHAS data is a set of custom tabulations of American Community Survey data that describe the extent of housing problems and needs in a municipality. These tabulations include data on how many households fall into each AMI bracket (for example, how many families fall within 50-80% of the area median income given their household size) and how many households are cost-burdened (as well as to what extent).

Cost Burden: When more than 30% of a household's monthly gross income is spent on housing.

Cottage Cluster: A housing development of small, detached or attached homes, usually designed around a central greenspace or common area. Parking is typically sited to the side or rear of the housing.

Decennial Census: The Decennial Census is a count of the entire population conducted and released every 10 years. These data sources have some overlap, but also gather information on separate topics.

Department of Housing and Urban Development (HUD): The Department of

Housing and Urban Development (HUD) maintains data on a variety of topics related to housing nationally. Two of the topics described in this document are Area Median Income (AMI or HAMFI) and Cost Burden.

Housing Choice Initiative: A State program that provides incentives, rewards, technical assistance and targeted legislative reform to encourage and empower municipalities to plan and build a diverse housing stock.

Missing Middle Housing: Along the spectrum of housing from single-family homes to large apartment complexes, missing middle housing refers to smaller-scale multi-dwelling unit development like duplexes, townhomes, and cottage clusters.

Open Space Residential Development (OSRD): A residential subdivision of one- and two-family dwellings in which the buildings and accessory uses are grouped together with reduced lot sizes into one or more areas. The land not included in the building lots becomes permanently protected as open space.

Street Tree: A tree that is planted between the road and sidewalk within the road right-of-way.

Subsidized Housing Inventory (SHI): The Massachusetts Subsidized Housing Inventory (SHI) is used to measure each community's stock of deed-restricted affordable housing. The count includes the number of a community's deed-restricted, low- or moderate-income housing plus market-rate units in a 40B rental project.

The Warren Group: The Warren Group is a real estate entity that provides data and information on real estate trends, property transactions, and mortgages. In this HPP it is used to determine housing market trends.

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Appendix B: Westport Town-Owned Land

MAP_PAR_ID	USE_CODE	SITE_ADDR	USE_DESC
1_31C_0	9300	0 ADIRONDACK LANE	Vacant, Selectmen or City Council (Municipal)
13_152-155,_0	9360	0 PINEWOOD AVENUE	Vacant, Tax Title/ Treasurer
13_156-159_0	9460	0 HILLSIDE AVENUE	Vacant (Educational Private)
13_160-163,_0	9360	0 PINEWOOD AVENUE	Vacant, Tax Title/ Treasurer
13_192-195_0	9460	0 PINEWOOD AVENUE	Vacant (Educational Private)
13_204-205_0	9360	0 PINEWOOD AVENUE	Vacant, Tax Title/ Treasurer
13_254-255_0	9360	0 PINEWOOD AVENUE	Vacant, Tax Title/ Treasurer
13_315-317_0	9360	0 BERRYMAN STREET	Vacant, Tax Title/ Treasurer
13_76_0	9460	0 HEMLOCK STREET	Vacant (Educational Private)
13_77_0	9460	0 HEMLOCK STREET	Vacant (Educational Private)
13_87_0	9460	0 OFF STATE ROAD	Vacant (Educational Private)
13_88_0	9460	0 HEMLOCK STREET	Vacant (Educational Private)
17_242_0	9300	0 BANNER AVENUE	Vacant, Selectmen or City Council (Municipal)
18_1_0	9300	0 SOUTH WATUPPA POND	Vacant, Selectmen or City Council (Municipal)

19_1_0	9300	0 SOUTH WATUPPA POND	Vacant, Selectmen or City Council (Municipal)
19_13_0	9310	489 SANFORD ROAD	Improved, Selectmen or City Council (Municipal)
20_125A_0	9360	0 TICKLE ROAD	Vacant, Tax Title/ Treasurer
21_1_0	9300	0 SOUTH WATUPPA POND	Vacant, Selectmen or City Council (Municipal)
22_142_0	9300	0 BRIAN STREET	Vacant, Selectmen or City Council (Municipal)
23_25B_0	9370	567 STATE ROAD	Improved, Tax Title/ Treasurer
23_26_0	9310	85 BRIGGS ROAD	Improved, Selectmen or City Council (Municipal)
23A_223-226_0	9360	0 SANFORD ROAD	Vacant, Tax Title/ Treasurer
23A_276-280_0	9360	0 E DRIVE	Vacant, Tax Title/ Treasurer
23A_291_0	9360	0 N DRIVE	Vacant, Tax Title/ Treasurer
23A_328&329_0	9030	0 N DRIVE	(formerly Municipalities/ Districts. Removed June 2009.)
23A_348_0	9360	0 L DRIVE	Vacant, Tax Title/ Treasurer
23A_393-396_0	9360	0 SANFORD ROAD	Vacant, Tax Title/ Treasurer
24_7_0	9310	154 GIFFORD ROAD	Improved, Selectmen or City Council (Municipal)

25_55A_0	9300	0 SCHOOL STREET	Vacant, Selectmen or City Council (Municipal)
26_82-87_0	9300	0 EDGEMORE PARK	Vacant, Selectmen or City Council (Municipal)
28_35_0	9320	0 AMERICAN LEGION HWY	Vacant, Conservation (Municipal or County)
28_40_0	9320	0 NANCY BOULEVARD	Vacant, Conservation (Municipal or County)
28_41_0	9320	0 NANCY BOULEVARD	Vacant, Conservation (Municipal or County)
28_42_0	9320	0 NANCY BOULEVARD	Vacant, Conservation (Municipal or County)
28_43_0	9320	0 NANCY BOULEVARD	Vacant, Conservation (Municipal or County)
28_44_0	9320	0 NANCY BOULEVARD	Vacant, Conservation (Municipal or County)
28_45_0	9320	0 NANCY BOULEVARD	Vacant, Conservation (Municipal or County)
29_3A_0	9360	0 BRIGGS ROAD	Vacant, Tax Title/ Treasurer
29_3B_0	9360	0 BRIGGS ROAD	Vacant, Tax Title/ Treasurer
29_3C_0	9360	0 BRIGGS ROAD	Vacant, Tax Title/ Treasurer
29_6A_0	9320	0 BRIGGS ROAD	Vacant, Conservation (Municipal or County)
3_134E_0	9030	0 ALBERTO DRIVE	(formerly Municipalities/ Districts. Removed June 2009.)

30_18_0	9320	0 SANFORD ROAD	Vacant, Conservation (Municipal or County)
30_21_0	9300	914 SANFORD ROAD	Vacant, Selectmen or City Council (Municipal)
33_45&47_0	9450	0 AMERICAN LEGION HWY	Affiliated Housing (Educational Private)
33_67_0	9360	0 REED ROAD	Vacant, Tax Title/ Treasurer
34_13_0	9310	0 REED ROAD	Improved, Selectmen or City Council (Municipal)
34_14_0	9310	23 REED ROAD	Improved, Selectmen or City Council (Municipal)
34_15_0	9310	75 REED ROAD	Improved, Selectmen or City Council (Municipal)
35_31B,31E_0	9030	354 OLD COUNTY ROAD	(formerly Municipalities/ Districts. Removed June 2009.)
35_35_0	9340	380-400&8 OLD COUNTY ROAD	Improved, Education (Municipal or County)
39_11_0	9300	0 OLD COUNTY ROAD	Vacant, Selectmen or City Council (Municipal)
39_1-E_0	9300	0 OLD COUNTY ROAD	Vacant, Selectmen or City Council (Municipal)
4_16_0	9360	0 STATE ROAD	Vacant, Tax Title/ Treasurer
4_16A_0	9360	0 STATE ROAD	Vacant, Tax Title/ Treasurer
4_1AA_0	9320	0 DAVIS ROAD	Vacant, Conservation (Municipal or County)

4_6D_0	9360	0 DAVIS ROAD	Vacant, Tax Title/ Treasurer
44_17_0	9360	0 HIX BRIDGE ROAD	Vacant, Tax Title/ Treasurer
45_13_0	9320	0 HORSENECK ROAD	Vacant, Conservation (Municipal or County)
5_17_0	9360	0 RT 195	Vacant, Tax Title/ Treasurer
5_17A,19,_0	9360	0 HIGHLAND AVENUE	Vacant, Tax Title/ Treasurer
5_21_0	9320	0 HIGHLAND AVENUE	Vacant, Conservation (Municipal or County)
50_1_0	9300	0 HIX BRIDGE ROAD	Vacant, Selectmen or City Council (Municipal)
50_2_0	9300	279 HIX BRIDGE ROAD	Vacant, Selectmen or City Council (Municipal)
51_50_0	9300	0 HEAD OF WESTPORT - LANDING	Vacant, Selectmen or City Council (Municipal)
51_51&52_0	9310	0 HEAD OF WESTPORT	Improved, Selectmen or City Council (Municipal)
52_22&22A_0	9300	0 DRIFT ROAD	Vacant, Selectmen or City Council (Municipal)
54_13_0	9310	816-&820 MAIN ROAD	Improved, Selectmen or City Council (Municipal)
54_14_0	9300	0 MAIN ROAD	Vacant, Selectmen or City Council (Municipal)
54_18_0	9360	0 MAIN ROAD	Vacant, Tax Title/ Treasurer

54_22_0	9310	856 MAIN ROAD	Improved, Selectmen or City Council (Municipal)
54_23A_0	9310	0 MAIN ROAD	Improved, Selectmen or City Council (Municipal)
54_39_0	9310	974 MAIN ROAD	Improved, Selectmen or City Council (Municipal)
54_40_0	9350	54-&56 HIX BRIDGE ROAD	Improved, Municipal Public Safety
54_40A_0	9310	72 HIX BRIDGE ROAD	Improved, Selectmen or City Council (Municipal)
54_41A_0	9320	0 HIX BRIDGE ROAD	Vacant, Conservation (Municipal or County)
54_45_0	9310	830 DRIFT ROAD	Improved, Selectmen or City Council (Municipal)
54_56_0	9300	0 HIX BRIDGE ROAD	Vacant, Selectmen or City Council (Municipal)
54_56-55A_0	1090	234-&236 HIX BRIDGE ROAD	Multiple Houses on one parcel
54_57_0	9300	0 HIX BRIDGE ROAD	Vacant, Selectmen or City Council (Municipal)
54_8A_0	9360	0 MAIN ROAD	Vacant, Tax Title/ Treasurer
54_9_0	9300	0 DRIFT ROAD	Vacant, Selectmen or City Council (Municipal)
56A_25_0	9320	0 DRIFT ROAD	Vacant, Conservation (Municipal or County)
56A_26C_0	9320	0 WILLOW WAY	Vacant, Conservation (Municipal or County)

58_1_0	9300	0 MAIN ROAD - LANDING	Vacant, Selectmen or City Council (Municipal)
6_4_0	9320	0 JIGGS STREET	Vacant, Conservation (Municipal or County)
6_4A_0	9320	0 JIGGS STREET	Vacant, Conservation (Municipal or County)
60_7_0	9360	0 NEAR RI LINE	Vacant, Tax Title/ Treasurer
61_3A,59-62_0	9360	0 ROBERT STREET	Vacant, Tax Title/ Treasurer
66_17C_0	9300	567 AMERICAN LEGION HWY	Vacant, Selectmen or City Council (Municipal)
66_1A_0	9300	0 MAIN ROAD	Vacant, Selectmen or City Council (Municipal)
66_22A_0	9300	0 MAIN ROAD	Vacant, Selectmen or City Council (Municipal)
66_4_0	9340	19 MAIN ROAD	Improved, Education (Municipal or County)
67_25A_0	9300	0 MAIN ROAD	Vacant, Selectmen or City Council (Municipal)
69_8_0	9300	0 SODOM ROAD	Vacant, Selectmen or City Council (Municipal)
7_208,209_0	9300	0 ROCK STREET	Vacant, Selectmen or City Council (Municipal)
71_24&32_0	9320	0 FLORENCE STREET	Vacant, Conservation (Municipal or County)
71_92A_0	9360	0 CUMMINGS LANE	Vacant, Tax Title/ Treasurer

73_69_0	9300	0 BIG PINE ISLAND	Vacant, Selectmen or City Council (Municipal)
76_1&69F_0	9030	0 JOHN REED ROAD	(formerly Municipalities/ Districts. Removed June 2009.)
76A_1_0	9300	1 EAST BEACH - TOWN BEACH	Vacant, Selectmen or City Council (Municipal)
76A_132_0	9300	250 EAST BEACH ROAD	Vacant, Selectmen or City Council (Municipal)
76A_3_0	9300	9 EAST BEACH ROAD	Vacant, Selectmen or City Council (Municipal)
76A_4_0	9300	13 EAST BEACH ROAD	Vacant, Selectmen or City Council (Municipal)
76A_40A_0	9300	0 EAST BEACH ROAD	Vacant, Selectmen or City Council (Municipal)
76A_81_0	9300	6 EAST BEACH ROAD	Vacant, Selectmen or City Council (Municipal)
76A_82_0	9300	2 EAST BEACH ROAD	Vacant, Selectmen or City Council (Municipal)
78_13_0	9360	0 SODOM ROAD	Vacant, Tax Title/ Treasurer
79_4_0	9360	0 ADAMSVILLE ROAD	Vacant, Tax Title/ Treasurer
79_5_0	9360	0 ADAMSVILLE ROAD	Vacant, Tax Title/ Treasurer
79_6_0	9300	0 OFF ADAMSVILLE ROAD	Vacant, Selectmen or City Council (Municipal)
79_7_0	9360	0 ADAMSVILLE ROAD	Vacant, Tax Title/ Treasurer

79_8_0	9360	0 ADAMSVILLE ROAD	Vacant, Tax Title/ Treasurer
81_9_0	9360	0 OFF CORNELL ROAD	Vacant, Tax Title/ Treasurer
83_2_0	9310	2061 MAIN ROAD-SHELLFISH OFFICE	Improved, Selectmen or City Council (Municipal)
85_43_0	9300	0 WESTPORT HARBOR - LANDING	Vacant, Selectmen or City Council (Municipal)
89_6_0	9300	0 BEACH AVENUE	Vacant, Selectmen or City Council (Municipal)
9_223-225_0	9360	0 JOHNSON STREET	Vacant, Tax Title/ Treasurer
90_1_0	9300	0 WEST BEACH	Vacant, Selectmen or City Council (Municipal)
90_2_0	9300	0 WEST BEACH	Vacant, Selectmen or City Council (Municipal)
91_19_0	9300	0 WEST BEACH	Vacant, Selectmen or City Council (Municipal)
91_21_0	9300	0 CHERRY & WEBB LANE	Vacant, Selectmen or City Council (Municipal)
91_23_0	9300	0 WEST BEACH	Vacant, Selectmen or City Council (Municipal)
91_26_0	9300	0 WEST BEACH	Vacant, Selectmen or City Council (Municipal)
91_27,28_0	9300	0 WEST BEACH	Vacant, Selectmen or City Council (Municipal)
91_33_0	9300	0 WEST BEACH	Vacant, Selectmen or City Council (Municipal)

91_36,37,38_0	9300	0 WEST BEACH	Vacant, Selectmen or City Council (Municipal)
91_8_0	9300	0 WEST BEACH	Vacant, Selectmen or City Council (Municipal)
	9320	0 CHARLOTTE WHITE ROAD EXT	Vacant, Conservation (Municipal or County)

Appendix C: Westport Housing Survey and Results

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Westport Housing Survey

Thank you for taking the time to tell us about your thoughts and preferences regarding housing in Westport!

Westport is currently updating its Housing Production Plan, which is a 5-year plan that outlines Westport's strategy for producing and maintaining different types of housing in Town. Your feedback will help us write the most authentic and representative plan for Westport and its residents.

This survey should take about 10 minutes to complete.

Please note that every question on this survey is optional, however, we encourage you to answer as many questions as you see fit.

Westport Housing Survey

Please tell us a bit about yourself.

1. Are you a Westport resident?

- ◯ Yes - Full-time resident
- ◯ Yes - Part-time resident
- ◯ No

2. If you are a resident, do you own a home or rent?

- ◯ Homeowner
- ◯ Renter
- ◯ Other
- ◯ Not applicable

3. If you are a resident, how long have you lived in Westport?

- ◯ 0-2 years
- ◯ 3-6 years
- ◯ 6-10 years
- ◯ 10+ years
- ◯ Not applicable

4. How old are you?

◯ Under 18 ◯ 18-24 ◯ 25-34 ◯ 35-44 ◯ 45-54 ◯ 55-64 ◯ 65+

5. What is your race/ethnicity?

Select all that apply.

- ☐ Asian or Pacific Islander
- ☐ Black or African American
- ☐ Hispanic or Latinx
- ☐ Native American or Alaskan Native
- ☐ Other (please specify)
- ☐ White or Caucasian
- ☐ Multiracial
- ☐ Prefer not to answer

6. If you have school-aged children, do they attend public school?

- ◯ Yes
- ◯ No
- ◯ Not applicable

Westport Housing Survey

Please tell us your thoughts about Westport's existing housing options.

What are your thoughts on these new single-family homes in Westport?





7. What are your thoughts on the size of recently built single-family homes in Westport?

- ◯ Too big
- ◯ Just right
- ◯ Too small
- ◯ Not sure

8. What are your thoughts on the price of recently built single-family homes in Westport?

- ◯ Too expensive
- ◯ Just right
- ◯ Too cheap
- ◯ Not sure

What are your thoughts on these new multi-unit homes in Westport?





9. What are your thoughts on the size of recently built multi-unit homes in Westport?

- ◯ Too big
- ◯ Just right
- ◯ Too small
- ◯ Not sure

10. What are your thoughts on the price of recently built multi-unit homes in Westport?

- ◯ Too expensive
- ◯ Just right
- ◯ Too cheap
- ◯ Not sure

11. How important do you feel it is for Westport to have many different housing options at different price points?

- ◯ Extremely important
- ◯ Very important
- ◯ Somewhat important
- ◯ Not so important
- ◯ Not at all important

12. Do you feel Westport's current housing stock is meeting its community's needs?

- ◯ Strongly agree
- ◯ Agree
- ◯ Neither agree nor disagree
- ◯ Disagree
- ◯ Strongly disagree
- ◯ Not sure

13. Do you have any other thoughts on recently built homes in Westport?

14. Do you feel there are enough senior housing options in Town?

- ◯ Yes
- ◯ No
- ◯ Not sure

15. Do you feel there are enough housing options for families in Town?

- ◯ Yes
- ◯ No
- ◯ Not sure

16. Do you feel there are enough housing options for veterans in Town?

- ◯ Yes
- ◯ No
- ◯ Not sure

17. Do you think there are any housing options missing in Westport?

18. Are you concerned that you or someone you know will not be able to live in Westport, now or in the future?

- ◯ Yes
- ◯ No
- ◯ Not sure

19. If you answered yes to Question 14 and are comfortable explaining why, please do so below.

e.g. "Housing is too expensive" or "Lack of supportive care options."

Westport Housing Survey

Please tell us about changes you would support in Westport that create new housing

options for residents.

Starter Homes

A **starter home** is a small house or condominium that is suitable for those who are purchasing their **first home**. These homes are often purchased with a combination of savings and a mortgage.

20. How much do you think a starter home should cost in Westport?

Adjust the slider or enter a whole number without commas or dollar signs (ex. 500000) in the box to the right.

$0 $500,000 $1,000,000+

21. Would you support more starter home development in Town?

Starter homes typically have smaller lot sizes and square footage.

- ◯ Yes
- ◯ No
- ◯ Not sure

New Development & Zoning

We would like to get a sense of what new housing initiatives you would support in Town.

22. What housing-related opportunities would you support?

	Strongly support	Support	Neither support nor oppose	Oppose	Strongly oppose	Not sure
New small-scale housing development (1-4 units in structure).	○	○	○	○	○	○
New medium-scale housing development (5-9 units in structure).	○	○	○	○	○	○
New large-scale housing development (10+ units in structure).	○	○	○	○	○	○
Collaborating with proactive housing developers on town-owned land.	○	○	○	○	○	○
Zoning changes that permit more housing types in specific areas.	○	○	○	○	○	○

23. Which of the following age-related housing options would you support?

Select all that apply.

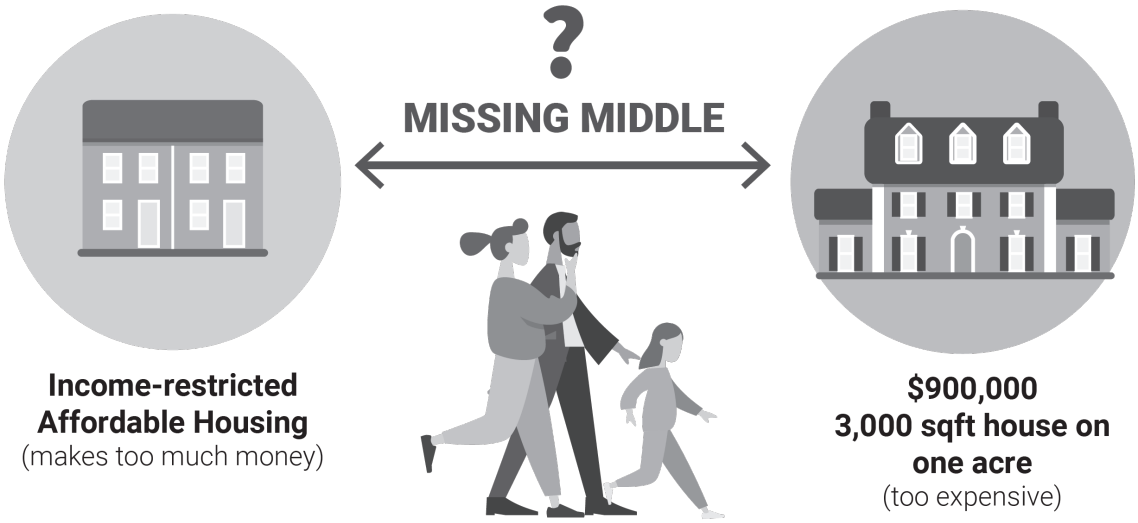
- ☐ Age restricted (e.g. age 55+) subsidized housing
- ☐ Construction of homes appropriate for downsizing (smaller lot, one-story, etc.)
- ☐ Programs to support aging in place (e.g. assistance with accessibility modifications, home renovations and maintenance, etc.)
- ☐ Construction of assisted living facilities
- ☐ Other (please specify)

  _____

- ☐ None of the above

Westport Housing Survey

Please tell us your thoughts on the housing types described below.



"Missing Middle" Housing

When we say **Missing Middle,** we are talking about the gap between **income-restricted (subsidized) affordable homes** and **expensive, newly-built single-family homes or luxury apartments**.

Many young families and downsizing seniors find their housing options are limited, and they make too much to qualify for income-restricted affordable housing. How can we create new opportunities that cater to them?

Do you think these “small houses” fit in Westport?



Bungalow



Cape-ish



Cottage

24. Do you think these "small houses" fit in Westport?

- ◯ Strongly approve
- ◯ Approve
- ◯ Neither approve nor disapprove
- ◯ Disapprove
- ◯ Strongly disapprove

Do you think these “duplexes” fit in Westport?



Side-by-Side Ranch



Side-by-Side Colonial



Side-by-Side, Attached Garage

25. Which of these "duplex" types would fit in Westport?

	Strongly approve	Approve	Neutral	Disapprove	Strongly disapprove	Not sure
Side-by-Side Ranch	◯	◯	◯	◯	◯	◯
Side-by-Side Colonial	◯	◯	◯	◯	◯	◯
Side-by-Side with Attached Garage	◯	◯	◯	◯	◯	◯

Cottage Cluster Housing

A **cottage cluster** is a grouping of smaller, cottage-style homes. The number of homes in the cluster can vary, but usually consists of 4-12 units that share a common green space or courtyard. Cottage clusters help create small, affordable housing options while minimizing the overall impact on the surrounding green spaces and natural resources.

Do you think these “cottage clusters” fit in Westport?



Detached Cottage Cluster



Attached Cottage Cluster



Cottage Cluster Shared Garden

26. Which of these "cottage cluster" types would fit in Westport?

	Strongly approve	Approve	Neutral	Disapprove	Strongly disapprove	Not sure
Detached Cottage Cluster	◯	◯	◯	◯	◯	◯
Attached Cottage Cluster	◯	◯	◯	◯	◯	◯
Cottage Cluster Shared Garden	◯	◯	◯	◯	◯	◯

Do you think these small apartments/condos fit in Westport?



Shared Yard Apartments



Town Houses



Contextual Small Multi-unit

27. Which of these "small apartment" types would fit in Westport?

	Strongly approve	Approve	Neutral	Disapprove	Strongly disapprove	Not sure
Shared Yard Apartments	◯	◯	◯	◯	◯	◯
Town Houses	◯	◯	◯	◯	◯	◯
Contextual Small Multi-unit	◯	◯	◯	◯	◯	◯

Large/Multi-Unit Complexes

When we ask about the following large/multi-unit complexes below, we are only referring to areas in Town that could support this scale of development, now or in the future (e.g. along the Route 6 corridor). When evaluating if these development styles "fit" in Westport, imagine they are located in key areas throughout Town, away from important agricultural and environmental amenities.

Do you think these large/multi-unit complexes fit in Westport?



Redevelopment



Contextual Campus-style



Block-scale

28. Which of these "large/multi-unit complex" types would fit in Westport?

	Strongly approve	Approve	Neutral	Disapprove	Strongly disapprove	Not sure
Redevelopment	◯	◯	◯	◯	◯	◯
Contextual Campus-style	◯	◯	◯	◯	◯	◯
Block-scale	◯	◯	◯	◯	◯	◯

29. Do you have any other thoughts or ideas about how we can create more "Missing Middle" housing? Or where we should allow it in Westport?

Westport Housing Survey

Please tell us your thoughts on adult retirement communities and accessory dwelling units (ADUs, sometimes called accessory apartments).

Do you think these senior housing models fit in Westport?



Cottages



Townhouses + Detached



Apartment-Style/Assisted Living

30. Which of these "adult retirement community" types would fit in Westport?

	Strongly approve	Approve	Neutral	Disapprove	Strongly disapprove	Not sure
Cottages	◯	◯	◯	◯	◯	◯
Mix of Townhouses and Detached homes	◯	◯	◯	◯	◯	◯
Apartment-Style and Assisted Living	◯	◯	◯	◯	◯	◯

Accessory Dwelling Units

An **accessory dwelling unit (ADU)** is a secondary house or apartment that shares a lot with a larger, primary home. It can be attached (a part of the larger structure) with a separate entryway or detached (a separate structure on the lot, such as a garage with a finished above area or a tiny home).

Do you think these ADU arrangements fit in Westport?



Backyard Shed



Over-Garage



Attic/Dormer Addition



Side/Rear Addition

31. Which of these "accessory dwelling unit (ADU)" types would fit in Westport?

	Strongly approve	Approve	Neutral	Disapprove	Strongly disapprove	Not sure
Backyard Shed/Tiny Home	◯	◯	◯	◯	◯	◯
Over-Garage	◯	◯	◯	◯	◯	◯
Attic/Dormer Addition	◯	◯	◯	◯	◯	◯
Attached Side/Rear Addition	◯	◯	◯	◯	◯	◯

32. Do you have any other thoughts on adult retirement communities or ADUs?

Westport Housing Survey

Thanks for spending a few minutes with us to provide your ideas! We'll use your feedback to create tailored recommendations for The Town of Westport.



WESTPORT

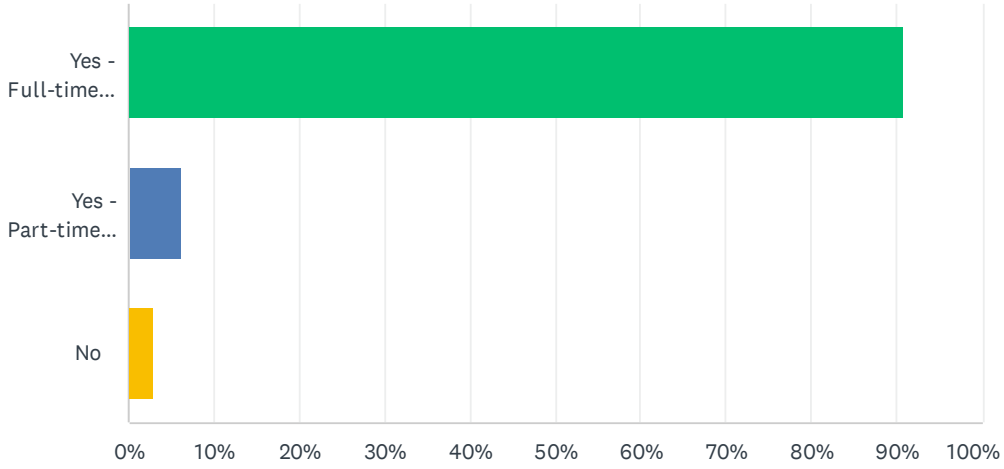
Housing Production Plan

The Town of Westport has partnered with SRPEDD to update the Town's Housing Production Plan and we need to hear from Westport residents. Scan the QR code or visit the link below to take the **Westport Housing Survey**.

www.surveymonkey.com/r/westport-housing

Q1 Are you a Westport resident?

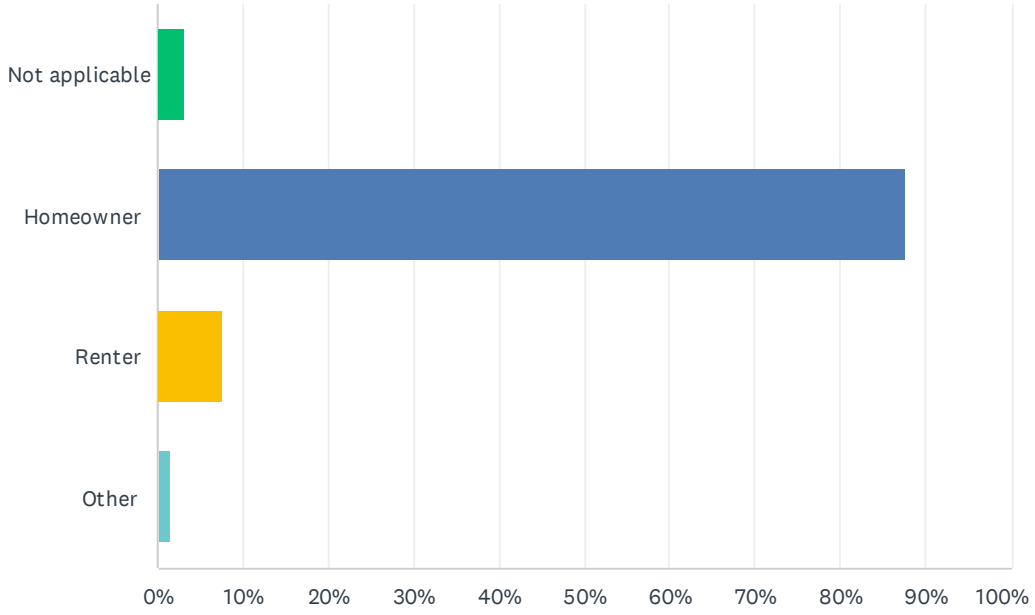
Answered: 195 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes - Full-time resident	90.77%	177
Yes - Part-time resident	6.15%	12
No	3.08%	6
TOTAL		195

Q2 If you are a resident, do you own a home or rent?

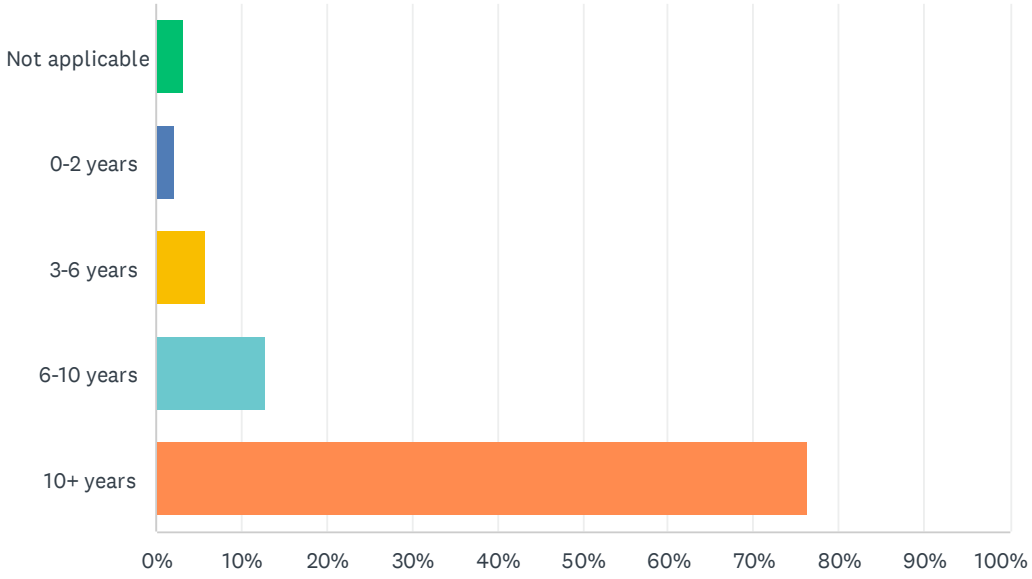
Answered: 193 Skipped: 2



ANSWER CHOICES	RESPONSES	
Not applicable	3.11%	6
Homeowner	87.56%	169
Renter	7.77%	15
Other	1.55%	3
TOTAL		193

Q3 If you are a resident, how long have you lived in Westport?

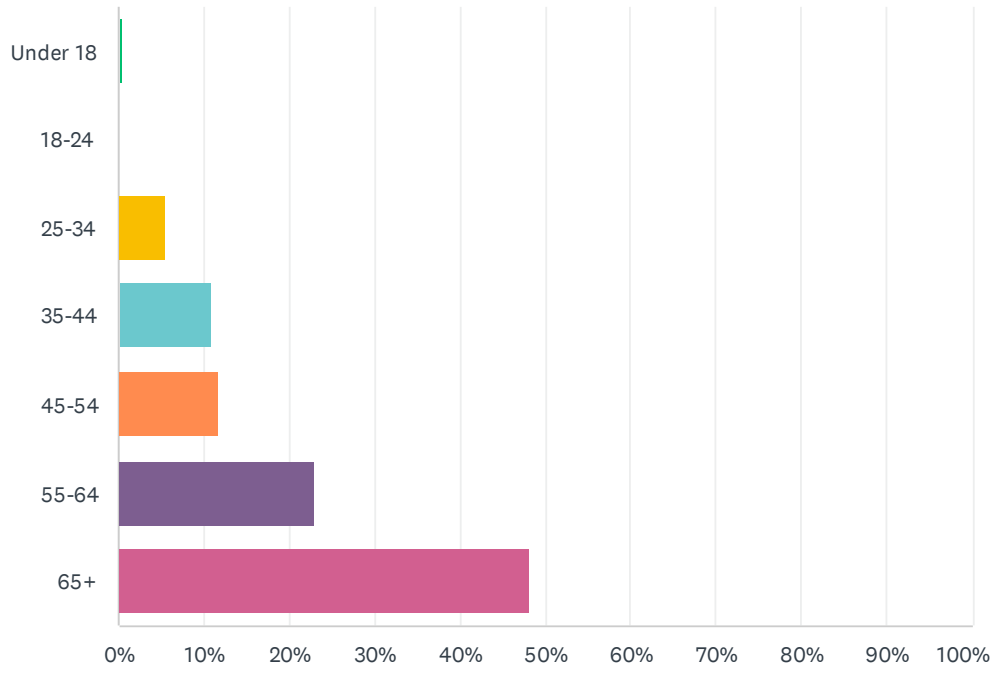
Answered: 194 Skipped: 1



ANSWER CHOICES	RESPONSES	
Not applicable	3.09%	6
0-2 years	2.06%	4
3-6 years	5.67%	11
6-10 years	12.89%	25
10+ years	76.29%	148
TOTAL		194

Q4 How old are you?

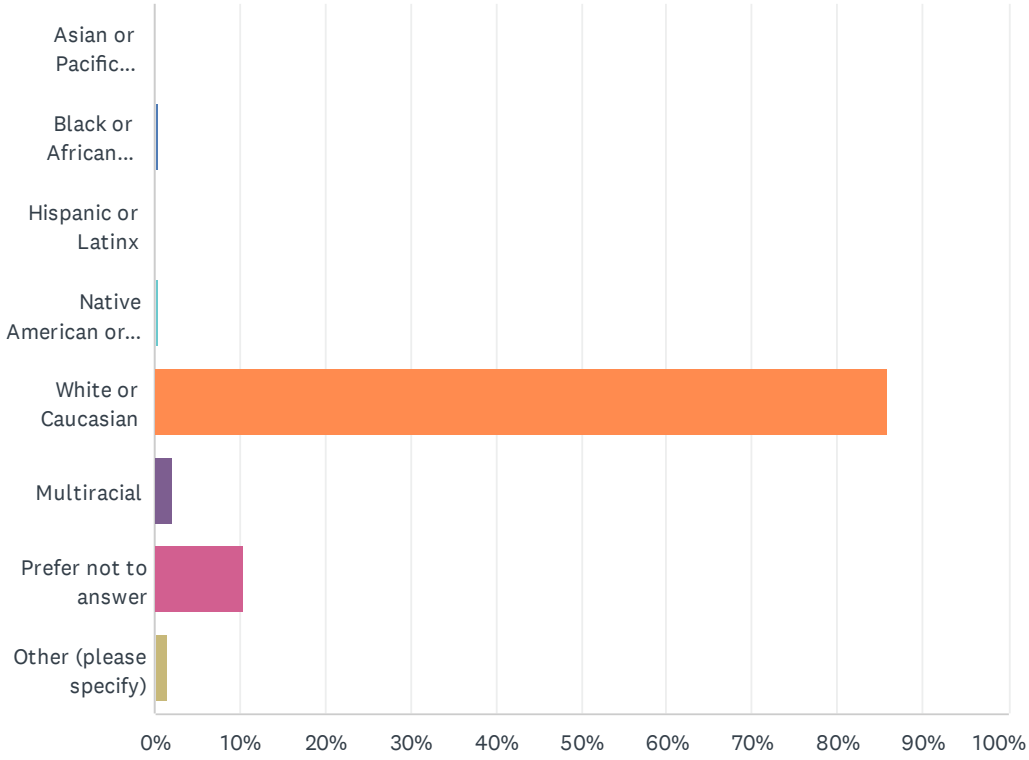
Answered: 195 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.51%	1
18-24	0.00%	0
25-34	5.64%	11
35-44	10.77%	21
45-54	11.79%	23
55-64	23.08%	45
65+	48.21%	94
TOTAL		195

Q5 What is your race/ethnicity?Select all that apply.

Answered: 192 Skipped: 3

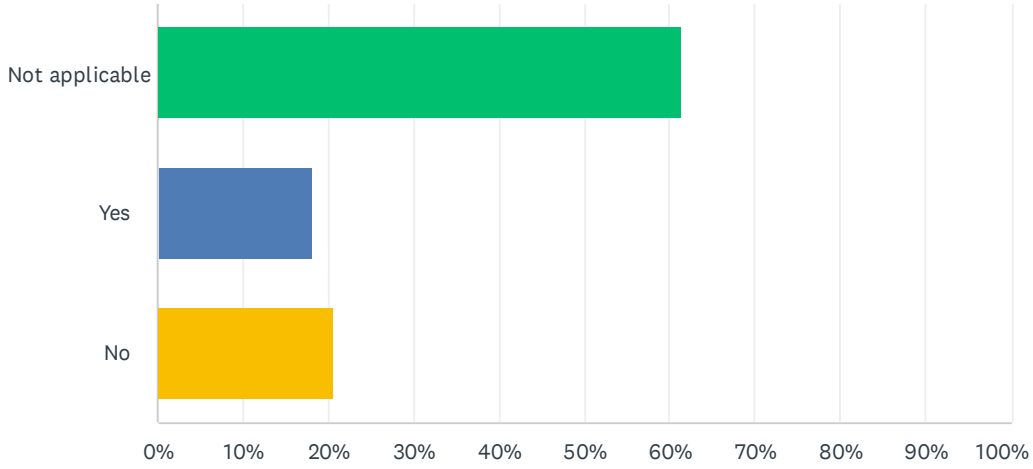


ANSWER CHOICES	RESPONSES	
Asian or Pacific Islander	0.00%	0
Black or African American	0.52%	1
Hispanic or Latinx	0.00%	0
Native American or Alaskan Native	0.52%	1
White or Caucasian	85.94%	165
Multiracial	2.08%	4
Prefer not to answer	10.42%	20
Other (please specify)	1.56%	3
Total Respondents: 192		

#	OTHER (PLEASE SPECIFY)	DATE
1	Portuguese	5/11/2023 9:04 PM
2	Portuguese	5/11/2023 12:52 PM
3	Portuguese	3/16/2023 4:26 PM

Q6 If you have school-aged children, do they attend public school?

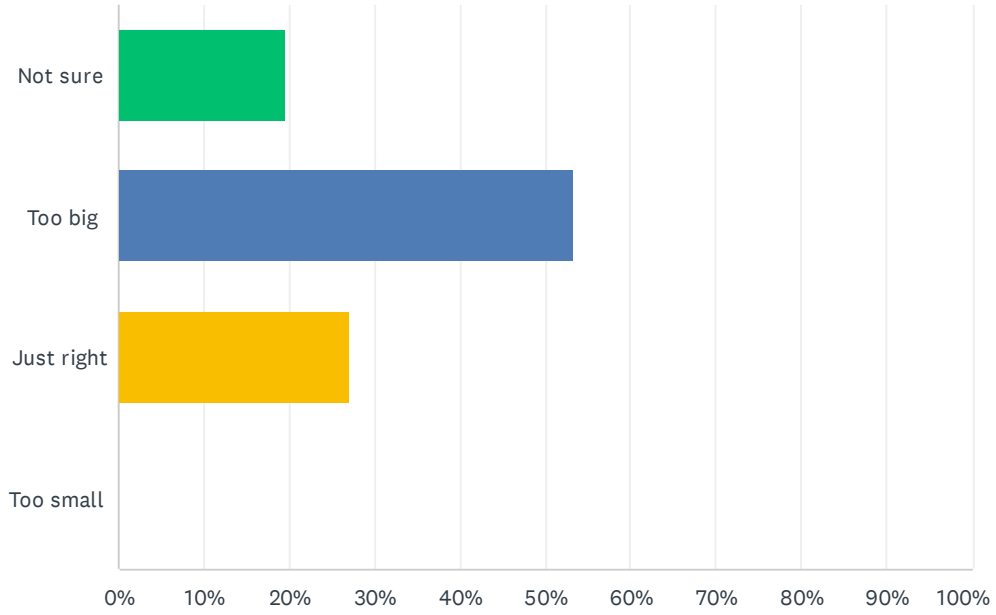
Answered: 194 Skipped: 1



ANSWER CHOICES	RESPONSES	
Not applicable	61.34%	119
Yes	18.04%	35
No	20.62%	40
TOTAL		194

Q7 What are your thoughts on the size of recently built single-family homes in Westport?

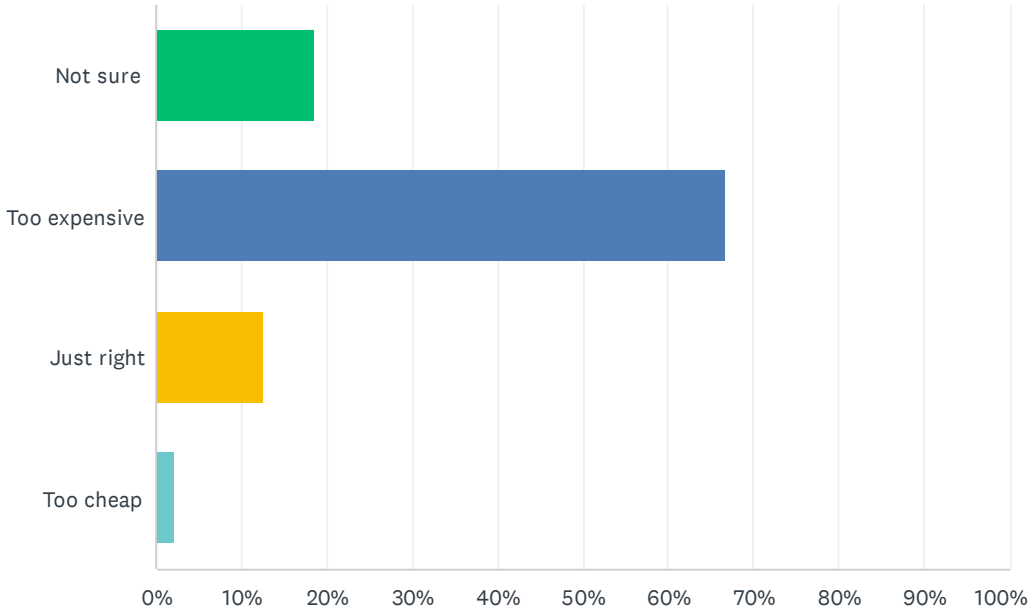
Answered: 184 Skipped: 11



ANSWER CHOICES	RESPONSES	
Not sure	19.57%	36
Too big	53.26%	98
Just right	27.17%	50
Too small	0.00%	0
TOTAL		184

Q8 What are your thoughts on the price of recently built single-family homes in Westport?

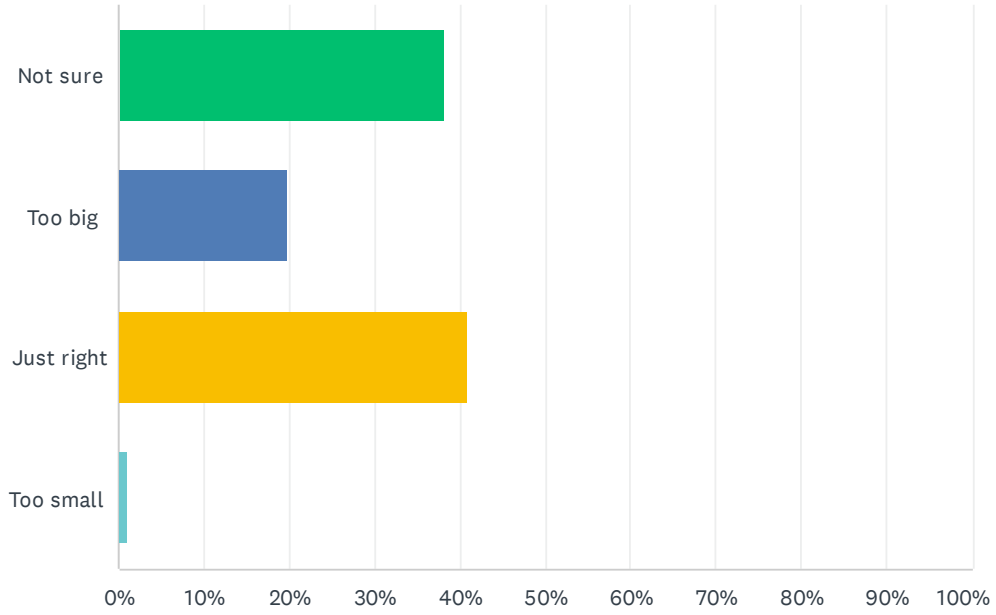
Answered: 183 Skipped: 12



ANSWER CHOICES	RESPONSES	
Not sure	18.58%	34
Too expensive	66.67%	122
Just right	12.57%	23
Too cheap	2.19%	4
TOTAL		183

Q9 What are your thoughts on the size of recently built multi-unit homes in Westport?

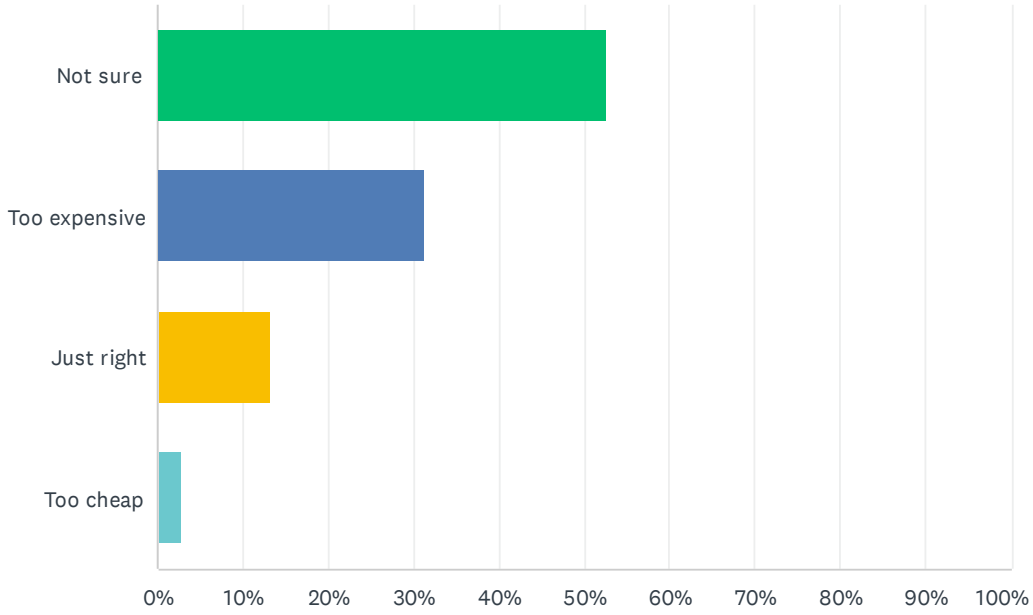
Answered: 181 Skipped: 14



ANSWER CHOICES	RESPONSES	
Not sure	38.12%	69
Too big	19.89%	36
Just right	40.88%	74
Too small	1.10%	2
TOTAL		181

Q10 What are your thoughts on the price of recently built multi-unit homes in Westport?

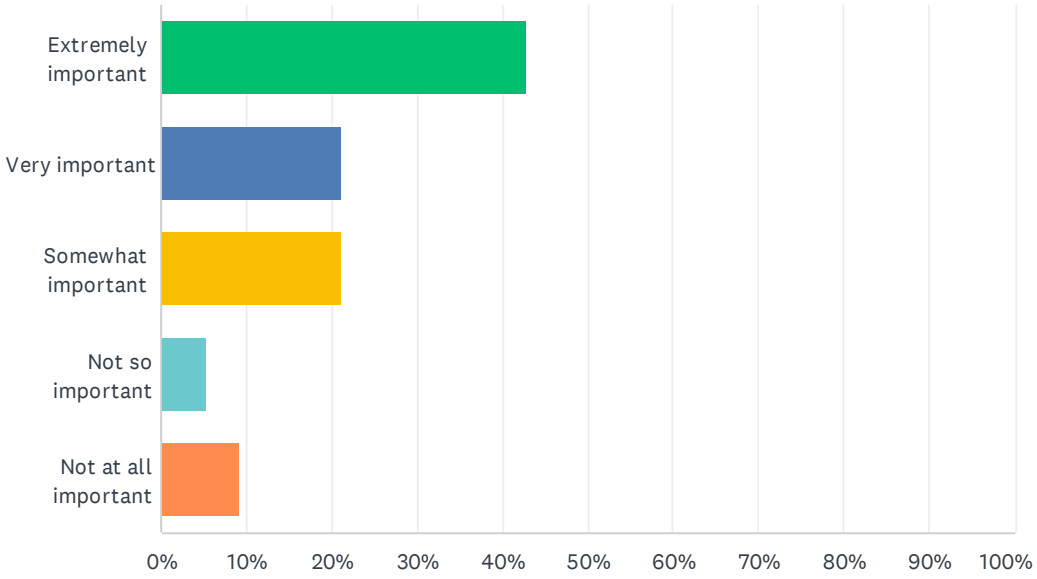
Answered: 182 Skipped: 13



ANSWER CHOICES	RESPONSES	
Not sure	52.75%	96
Too expensive	31.32%	57
Just right	13.19%	24
Too cheap	2.75%	5
TOTAL		182

Q11 How important do you feel it is for Westport to have many different housing options at different price points?

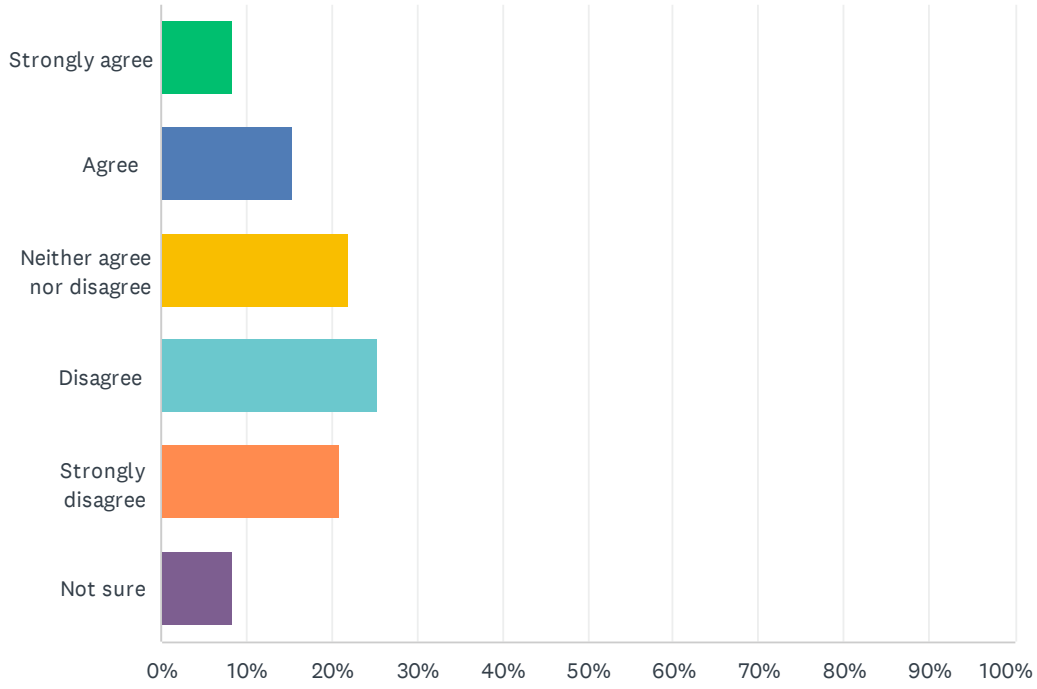
Answered: 184 Skipped: 11



ANSWER CHOICES	RESPONSES	
Extremely important	42.93%	79
Very important	21.20%	39
Somewhat important	21.20%	39
Not so important	5.43%	10
Not at all important	9.24%	17
TOTAL		184

Q12 Do you feel Westport's current housing stock is meeting its community's needs?

Answered: 182 Skipped: 13



ANSWER CHOICES	RESPONSES	
Strongly agree	8.24%	15
Agree	15.38%	28
Neither agree nor disagree	21.98%	40
Disagree	25.27%	46
Strongly disagree	20.88%	38
Not sure	8.24%	15
TOTAL		182

Q13 Do you have any other thoughts on recently built homes in Westport?

Answered: 82 Skipped: 113

#	RESPONSES	DATE
1	Not enough affordable housing being built.	6/28/2023 12:00 PM
2	Developers are packing in too many buildings without leaving enough green space ! Also it is disgusting that the town allows a driveway to multiple houses and does not require the developer and future home owners to pave it with asphalt bituminous pavement. This creates a dust bowl!!!!! Why allow developers to build multiple single family homes with only one driveway access???	6/25/2023 8:54 AM
3	the lot size needs to be increased so houses aren't so close together.	6/21/2023 2:27 PM
4	Size and cost should be distributed equally around the town.	6/18/2023 10:14 PM
5	They appear poorly built and the zoning is such that they end up on low quality construction sites.	6/12/2023 5:21 PM
6	Westport has enough housing. There is no sense in cleaning land or converting farm land to build housing developments	6/9/2023 6:55 PM
7	They are all too large and not affordable. We have been under the mercy of the construction companies like Warren Messier's. Our forests and farmland are being turned into junk home lots that will look horrible in ten years. They do not match the identity of the town and it's historic roots.	6/6/2023 9:54 PM
8	Our thoughts are there is too much new construction. Preserve our open space and ag lands! Our river needs more undeveloped lands and our community was founded on farming. Stop residential development! It does not create tax revenue, it creates tax deficit when you look at how much we have to spend to upkeep our town’s buildings and services.	6/5/2023 6:12 PM
9	I think there should be housing for everyone and zoning that allows for congregate housing	6/3/2023 6:57 PM
10	Need to place a moratorium on building.	5/29/2023 1:05 PM
11	The newer houses in town look like they belong in a suburb outside of Boston. In example, the colonials on Charlotte White Ext and the developments off of that road. They don’t fit our town and it is not a home I’d be interested in owning. Please consider the long time renters here who appreciate the quiet coastal farm town.	5/22/2023 4:18 PM
12	The recently built homes are unappealing, oversized, and attracting the wrong folks to our farm town	5/22/2023 12:53 PM
13	Too Big.	5/18/2023 10:58 AM
14	I would prefer a very traditional style (like Westport Point) or very modern, and not a typical contractor spec design.	5/15/2023 6:13 PM
15	Re: Q7: the house on the right is too large. The house in the middle is the only one that looks good. Most of the new homes being built in Westport are unattractive pre-fabs. Well designed and attractive pre-fab homes exist. For whatever reason, we don't tend to build them in this country. If we are going to build large multi-unit apartments in Westport, we should consider passive home design/green homes. We are so far behind other countries when it comes to sustainable building practices.	5/15/2023 10:43 AM
16	The designs of the new houses are very ugly and generic. WIndows are too small, the footprint is too big, and the houses do not fit with either an historic aesthetic or a contemporary coexistence with the natural surroundings. Very very disappointed with all of the new construction options.	5/12/2023 10:45 AM
17	no	5/12/2023 9:48 AM
18	Big grey houses, all look alike. No duplexes, two family homes, just mansions. Looks like if	5/12/2023 6:30 AM

	you don't have lots of money, you can't live here anymore. As an elderly person, I'm concerned.	
19	No starter homes for young families.	5/12/2023 6:27 AM
20	We need more homes for seniors that are single level.	5/12/2023 5:59 AM
21	Too close to one another	5/11/2023 9:07 PM
22	All things being considered; had my wife and I built our home 50 yrs. ago.....we would not be able to afford to come to Westport, today. I love the town, but the ordinary family cannot afford to come here...It's a shame ! We raised 2 children in a small 1050 sq ft. home. Now, all we see are MEGA mansions being built costing MEGA bucks.	5/11/2023 8:36 PM
23	Need more one level homes for older people to buy	5/11/2023 6:59 PM
24	They should be the appropriate size for the land they are built on so as to not overuse and drain our natural resources such as well water, septic systems/nitrogen pollution, etc.	5/11/2023 3:46 PM
25	Developments of tiny homes interspersed with regular sized single family homes would be useful, to mingle the starter home and senior population with established homeowners.	5/11/2023 3:13 PM
26	More affordable housing	5/11/2023 2:30 PM
27	Our town is becoming a place for mini mansions and people with more money. It's not reflective of the farming fishing town Westport is that can support its middle to low income residents.	5/11/2023 12:54 PM
28	Too big, especially on Cadmans Neck	5/11/2023 12:52 PM
29	I FEEL THE PRICES ARE OUTRAGEOUS FOR HOMES IN WESTPORT. I ALSO FEEL WESTPORT NEEDS MORE LOW INCOMING HOUSING LIKE GREENWOOD TERRACE (WESTPORT HOUSING AUTHORITY) THERE ARE SO MANY RESIDENTS IN WESTPORT ON FIXED INCOMES. THEY CAN BARELY KEEP THEIR HOMES BECAUSE WESTPORT IS SO QUICK TO VOTE YES ON RAISING PROPERTY TAXES WITH PROPOSITION 21/2.	5/11/2023 12:08 PM
30	no	5/11/2023 10:42 AM
31	Wish homes like the grouping on Main Road better fit in with existing landscape and style of local housing. If the septic/water issues limited what could be planted there (i.e., trees and shade-producing shrubs), perhaps fewer homes should’ve been constructed.	5/11/2023 10:26 AM
32	Some don't fit in with the character of the town.	5/11/2023 10:24 AM
33	They look cheap and ugly	5/11/2023 10:19 AM
34	Built or altered? Large and enlarged houses encourage large investors which raise the values (good for taxation) but discourage those who can't afford them (affordable).	5/11/2023 9:53 AM
35	The building of new homes is out of control. Property’s that don’t meet min requirements are still allowed to be built. The planning board needs to follow guidelines that are set and be tougher on these developers and not allow every variance pass. The builders/ developers that are building these homes aren’t building them to last. These developers are destroying the town.	5/11/2023 9:48 AM
36	Please build less homes you’re ruining are wonderful town	5/11/2023 9:42 AM
37	seems to be a greater need for elderly multi housing in south Westport, more 40B in north Westport where there is water resources and sewerage options	5/11/2023 9:17 AM
38	They are too cookie-cutter and unattractive. Not familiar with pricing, but Dennis Talbot’s houses and Pine Hills in Plymouth are examples of smaller but attractive options.	5/11/2023 9:12 AM
39	Too much new growth eating away at our green space and causing more congestion; and changing the character of our town. Prices are out of reach.	5/11/2023 8:55 AM
40	Stop destroying woods and wetlands for more and more building!	5/11/2023 8:52 AM
41	Not to build keep the town farm town to many homes being built	5/10/2023 2:58 PM
42	Keep Westport the way it is no need for change!	4/30/2023 9:26 AM

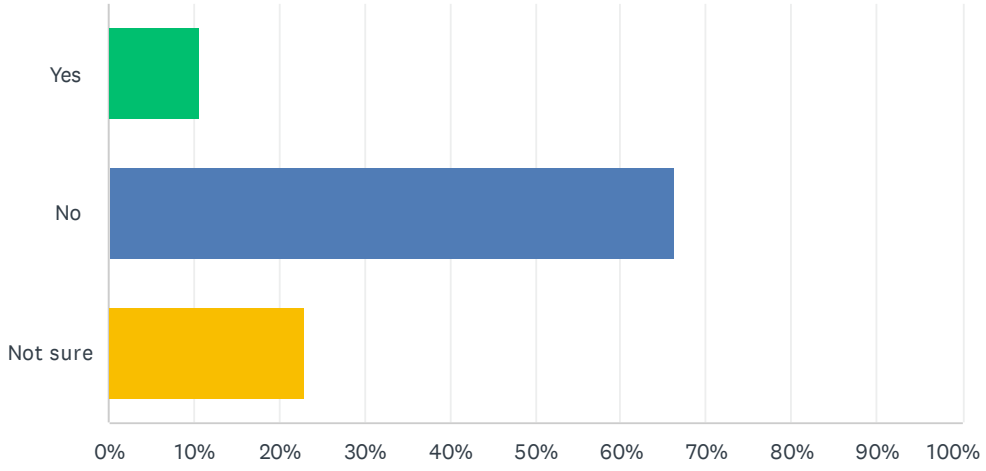
43	Need more multiunit, reasonably priced housing along a repurposed Route 6 corridor	4/28/2023 11:05 PM
44	More farms, less houses! Stop letting developers destroy our town.	4/27/2023 11:47 AM
45	Do not bring sprawl with sewer. Urbanizing the north end will bring detriment to the town in operating costs for infrastructure, more students in units that do not pay enough taxes to cover a student, burdens to public safety and increased traffic so changes in roads. Also, this urnabization will create harm to the environment as the increased in impervious areas will create more stormwater that will impact the river. NITROGEN removal from stormwater just does not happen as ideally as some believe. Current systems are designed to reduce sediment and some metals only. Nitrogen removal from stormwater treatment systems requires biological treatment. That means even a vegetated system will only partially treat due to three months or more of cold weather.Laslty just wait for the 40Bs that will side step the attempt to reign in stormwater andflood schools with students that current buildings cannot fit.	4/15/2023 7:56 AM
46	I really hate the ugly snap together houses that are being built now in Westport. They just built six of them in a cornfield next door to my house on Main Road. Everyone I talk to thinks they are super ugly. They are ruining the look of the historic town. Charlotte White Road and Sanford road are also good examples of how these new houses are destroying the look of the area. I think there needs to be more regulation about landscaping and house styles. They do a great job of this in the Cape, and much of the landscaping is far superior to here. In Westport, developers clear cut a lot of trees, build a house, and have a giant ugly house in the middle of a cleared lot. I think lack of regulation in house building is going to turn us into another North Dartmouth if we are not careful. I think anyone building a new house here needs to be charged more money by the town to preserve wild spaces. A development fee for the town of 30 to 50 thousand dollars for every build. They've done this much better in Little Compton, and charge new builders a chunk of dough that goes into preservation when they buy a lot. I grew up here and Little Compton is doing a much better job of preserving it's historical small town feel, which is a great draw for tourism. I think that Westport is allowing too much development and does not have enough regulation which would preserve the area and keep it beautiful. If there is a need for affordable housing I think we could have some multi units in North Westport close to route 6. There are services along route 6 that would allow lower income folks to access public transportation and access shopping at the Dartmouth Mall. Perhaps similar to the housing at Lincoln Park, but hopefully designed better. Perhaps there could also be a bus that goes from North Westport to Horseneck so people have access to the ocean.	4/13/2023 12:32 PM
47	Please don't over populate Westport with new housing options. Preserve our open spaces.	4/12/2023 4:40 PM
48	I don't know enough about them, and there wasn't enough background in this survey to have an opinion.	4/8/2023 11:57 AM
49	New home construction on agricultural and wooded lands is sad. The price of homes and land is so high that it deems 61A almost irrelevant: back taxes can be paid off with the price earned when lots are sold.	4/4/2023 6:22 AM
50	There is simply not enough housing in Westport. The lack of multi-unit housing as well as affordable housing is an utter embarrassment that has led to a dwindling tax base and decline in the town's perception.	3/29/2023 4:47 PM
51	No one has a right to live in an area. I do not want to see additional low income homes built in Westport.	3/26/2023 2:28 PM
52	need sewer systems starting at north end of town.	3/24/2023 10:57 AM
53	I don’t think they reflect the historic character of the town that drew my family here.	3/24/2023 9:56 AM
54	Would love to see town incentives for more environmentally friendly building practices and encourgement of denser development for newer houses (smaller lot sizes, etc) alongside dedicated open space/preserved spaces to fight habitat loss and maintain more efficient land use.	3/23/2023 10:34 PM
55	Lack of integration into landscape poor traffic flow	3/23/2023 2:08 PM
56	Many of them do not take advantage of the sun. Many have garages or other structures on the south side of the home that prevents natural light inside the homes.	3/22/2023 7:27 AM
57	They are changing the nature of the town.	3/21/2023 9:15 PM
58	Not having town water or sewer will severely limit what Westport can do with development of	3/21/2023 3:54 PM

	affordable housing. Some questions were biased about a home being too big or small. People have the right to build what they want within the zoning and planning regs.	
59	The town needs to focus attention on developing pubic water and sewer along Route 6 and beyond, as well as controlling development. Too much development along the River.	3/19/2023 9:54 AM
60	No	3/18/2023 6:03 PM
61	Zoning needs to be adjusted for small scale developments to occur without the level of restrictions on developers.	3/17/2023 12:16 PM
62	Government should not be involved in housing. The Market should determine what Westport wants and needs, as well as the price for which they should sell.	3/17/2023 10:47 AM
63	Do they all have to be grey?	3/17/2023 10:19 AM
64	No…Other than seeing the price listings, I don't know much about the market for or size of new homes.	3/17/2023 9:44 AM
65	The housing market is forcing residents to move outside of their hometown into neighboring towns and cities. The cost of housing is too high and is bringing new generations into Westport and forcing multi general families out.	3/16/2023 8:40 PM
66	Some are too close to one another and too close to the road.	3/16/2023 7:25 PM
67	If people are able to buy them, then they are not overpriced. I would prefer to see planned development, not haphazard sizes and shapes like the housing on Sodom Rd.	3/16/2023 7:25 PM
68	The community would benefit from more over 55 communities.	3/16/2023 6:33 PM
69	To many homes are being built. The town is losing its small town feel.	3/16/2023 4:57 PM
70	There should not be low income housing in and around established neighborhoods to devalue existing homes. Affordable housing should be put in areas of town that can support community housing and not ruin other existing neighborhoods and devalue them.	3/16/2023 4:29 PM
71	Stop building new homes renovate older ones	3/16/2023 3:44 PM
72	They are for the rich. Not your average person. Locals cannot afford to live here any more.	3/16/2023 3:44 PM
73	We are a young couple starting out. It's unbelievable that young people/couples have to spend over $500K to be homeowners of newly built homes. I know we can't afford it.	3/16/2023 3:32 PM
74	Housing development is outpacing the the infrastructure to sustain existing and future residents like sewers, roads, disposal service etc	3/16/2023 3:28 PM
75	The examples of single family homes are too broad. One too large and the others appear reasonable in size.	3/16/2023 3:27 PM
76	n/a	3/16/2023 3:19 PM
77	It's too bad we can't have aesthetic design standards for new builds— at any price level	3/16/2023 3:11 PM
78	Yes -The Homes seem to be bigger than the Neighborhood has surrounding homes. I.E. Across from Macomber school. I would like to see the flavor of the neighborhood dictate size. Like Meadow brook and Highland neighborhood- they are all McMansions and that looks appropriate. But newer homes in areas like the North end that are bigger than the small capes and ranches sticks out like a sore thumb. Is that the Developer dictating the size of profit they want and not the community?	3/16/2023 2:46 PM
79	Consideration should be taken into maintaining Wesport's rural character. Should not be developed into another town of Somerset.	3/16/2023 2:23 PM
80	Westport needs to focus on affordable houses for Westport residents, we have enough affordable rentals full with non-Westport residents. Our adult aged children have been completely priced out of town.	3/16/2023 2:21 PM
81	I feel it is no longer an area medium income families can afford. I also think single family homes need to slow down because the middle/ senior high can not accommodate more enrollment. The town should consider a senior housing overlay district where the sewer is going to prevent more student enrollment in multi dwelling units. Provide tax benefits to builders building multi families for seniors.	3/16/2023 2:19 PM

82	question #9 pictures are misleading. One picture is of a large multi family apartment complex and the other is of a small 2 family. How can I answer if they are too small or too big. They represent both the smallest and the largest. Recently built complexes are of no value to current Westport residents. No or very few Westport residents live there . All you are doing is importing new residents and the current ones are being driven out by outside factors that control the market.	3/16/2023 1:27 PM

Q14 Do you feel there are enough senior housing options in Town?

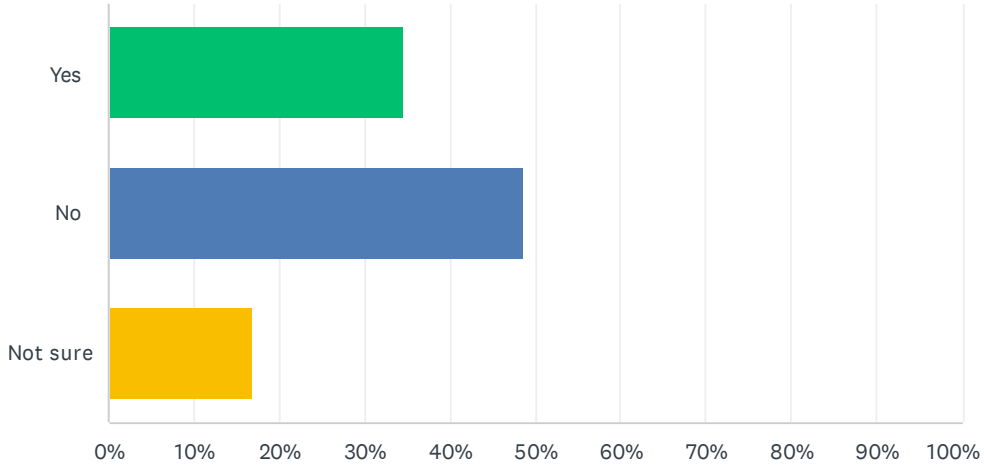
Answered: 178 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	10.67%	19
No	66.29%	118
Not sure	23.03%	41
TOTAL		178

Q15 Do you feel there are enough housing options for families in Town?

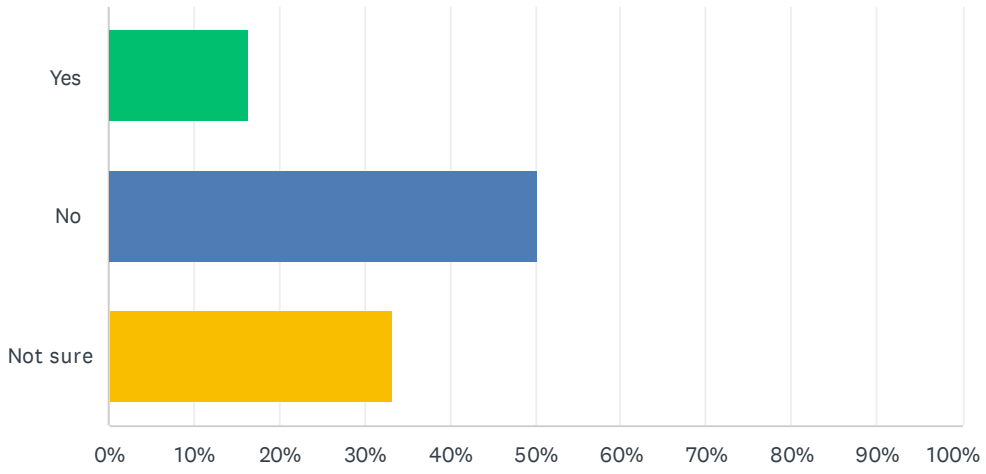
Answered: 179 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	34.64%	62
No	48.60%	87
Not sure	16.76%	30
TOTAL		179

Q16 Do you feel there are enough housing options for veterans in Town?

Answered: 177 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes	16.38%	29
No	50.28%	89
Not sure	33.33%	59
TOTAL		177

Q17 Do you think there are any housing options missing in Westport?

Answered: 95 Skipped: 100

#	RESPONSES	DATE
1	I don’t know all the options	7/18/2023 10:25 PM
2	I think the town needs semi detached bungalow style homes for 55 and over	6/25/2023 9:07 AM
3	Yes. Distribution of size and cost throughout the town. Too much useable land is going into conservation that could be wisely used to help alleviate the high costs of land south of RT 177.	6/18/2023 10:20 PM
4	Housing is far too expensive in Westport and sprawling. Clustered zoning is the only way to protect the environment and save the Town’s remaining agricultural character.	6/12/2023 5:26 PM
5	Way too little senior housing	6/10/2023 8:46 AM
6	No	6/9/2023 6:56 PM
7	Elderly	6/9/2023 9:47 AM
8	Yes, rentals and elderly are not taken into consideration.	6/7/2023 2:33 PM
9	Affordable housing because new construction homes are too large.	6/6/2023 9:57 PM
10	Not necessarily, but if we were to provoke housing options we want farmers with ag restrictions and land stewards with conservation restrictions in perpetuity	6/5/2023 6:15 PM
11	No	5/29/2023 1:06 PM
12	No	5/24/2023 8:10 PM
13	I would be interested in a small house on a land with a agricultural or conservation restriction.	5/22/2023 4:20 PM
14	We would prefer to see less subdivisions and photovoltaic arrays ruining the character of our town	5/22/2023 12:54 PM
15	congregate housing.	5/18/2023 10:59 AM
16	co-ops	5/17/2023 8:18 AM
17	No. There aren’t many apartments but because of septic systems and wells. So if you wanted other options you could go to Dartmouth, New Bedford, or Fall River.	5/16/2023 3:30 PM
18	Lower income housing	5/15/2023 8:28 PM
19	Small homes built around common garden spaces for seniors might be good.	5/15/2023 6:15 PM
20	At this time in the real estate market, there are no affordable homes in town. You need a solid 6-figure income or an inheritance to buy in town. People want to retain the rural aspect of the town - large lots, fewer homes - but it's a simple supply/demand issue.	5/15/2023 10:57 AM
21	affordable	5/15/2023 9:51 AM
22	Affordable housing	5/12/2023 10:12 PM
23	The lack of affordable housing is a problem.	5/12/2023 10:47 AM
24	not sure	5/12/2023 9:49 AM
25	How about building smaller more affordable homes.	5/12/2023 6:33 AM
26	No	5/11/2023 10:59 PM
27	No	5/11/2023 9:08 PM
28	Not enough house single family house fir people over 65	5/11/2023 7:00 PM

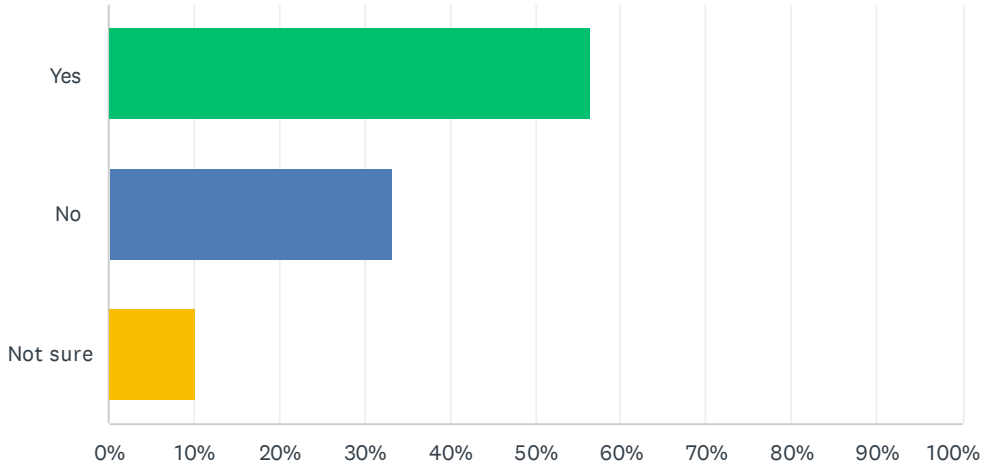
29	No	5/11/2023 5:08 PM
30	yes	5/11/2023 3:48 PM
31	Independent and assisted living facilities are needed.	5/11/2023 3:16 PM
32	Affordable	5/11/2023 2:32 PM
33	subsidized housing	5/11/2023 2:22 PM
34	Yes, use the old high school for senior housing.	5/11/2023 12:59 PM
35	All of the above	5/11/2023 12:55 PM
36	YES!!!!!!!!!!!!!!!!! THERE ARE PEOPLE LIVING IN WESTPORT WHO ARE ALL AGES. SOME ABLE BODIED SOME DISABLED. WHO ARE ON WAITING LISTS FOR LOW INCOMING HOUSING. THEY ARE IN APARTMENTS SUCH AS 177 & THE APARTMENTS BEHIND PORTA CIDADE THAT ARE EXTREMELY TINY. THEY'RE THE SIZE OF A MOTEL ROOM. THE RENT KEEPS GOING UP AND THEY CAN'T AFFORD IT. ALSO WESTPORT DEFINATELY NEEDS LOW INCOME ELDERLY & HANDICAPPED HOUSING. YOUNG OR OLD THERE ARE PEOPLE WHO NEED WALK IN TUBS/SHOWERS. IF ON A 2ND FLOOR THEY NEED ELEVATORS TO GET TO THE 1ST FLOOR SO THEY CAN LEAVE THE BUILDING. THEY ALSO NEED MORE ADAPTABLE HOUSING FOR PEOPLE WHO USE A WHEELCHAIR OR WALKERS. THEY ALSO NEED MORE HOUSING TO BE ON ROUTE 6 SO WHEN THEY HAVE THE WATER PIPES AND STATE ROAD FIXED THERE WILL BE MORE BUSINESSES THAT WILL BE OF ACCESS TO HANDICAPPED OR ELDERLY WHO HAVE MORE HOUSING IN THE NORTH END OF WESTPORT THAT THEY CAN GO SHOPPING MORE INDEPENDENTLY CLOSE TO HOME.	5/11/2023 12:37 PM
37	yes	5/11/2023 10:43 AM
38	Non-vacation rentals (year-round rentals). And starter homes. Instead of building large single families, what about clusters of 2-3 BR cottages with shared green space?	5/11/2023 10:29 AM
39	Housing near services such as markets, pharmacies, dry cleaners, especially for seniors but also for families who want to minimize driving.	5/11/2023 9:56 AM
40	Not sure	5/11/2023 9:50 AM
41	Use existing housing for farmers and land stewards and build less houses and solar fields	5/11/2023 9:43 AM
42	Veterans housing with a nice view for them to enjoy	5/11/2023 9:19 AM
43	Accessibility for people with mobility issues and older folks. We could stay in our homes with a little more help, but Coastal Neighbors is expensive to join and only gives one-time fixes.	5/11/2023 9:18 AM
44	Simple, modestly priced homes and apartments.	5/11/2023 8:57 AM
45	Stop building. We do not have the water and sewage infrastructure to mitigate the environmental damage.	5/11/2023 8:53 AM
46	No	5/10/2023 2:59 PM
47	No we need to keep Westport the way it is!	4/30/2023 9:30 AM
48	Another Noquochoke Village is needed.	4/28/2023 11:07 PM
49	Yes - Need for modest homes (1500 sq ft or less) that are on big acreage with more conservation and agriculture restrictions protecting from the unwanted development we are currently seeing in town.	4/27/2023 11:49 AM
50	Allow for a stand alone or small apartment (not duplex) for families to be able to pass off to kid (adult) and remain on property or allow kids to live on same parcel in a seperate unit.	4/15/2023 8:01 AM
51	I think we have to consider the value of the nature that we have here. If we allow overdevelopment, it will ruin what is beautiful and valuable about this town. The North part of the town is more developed and closer to shopping, and I think that's where we should put affordable multi housing units. I think having public transportation from route six to Horseneck Beach would be a service that should be provided so that people can access the beautiful nature. Building individual houses for people in Westport does not make sense. It will destroy	4/13/2023 12:48 PM

	the beauty of the town. It's also easier for low income folks to live near public transportation which is available along Route 6.	
52	Affordable single family homes.	4/12/2023 4:45 PM
53	More upscale condo units for seniors	3/31/2023 6:59 PM
54	Absolutely. Currently, there is not a single active listing for a full-time rental home (home of ANY type) in Westport. This is not a sign of a healthy housing market or town. The water/sewer project down route 6 should be an absolute priority so that increased-density housing can be built to help alleviate the issue somewhat.	3/29/2023 4:58 PM
55	ADU's for rent to older or younger couples	3/27/2023 9:49 AM
56	Question 18 below. No one has a right to live in Westport or anywhere else for that matter. If you are not able to afford to live in a particular area then you will have to live in an area were it is affordable for your income level.	3/26/2023 2:33 PM
57	Handicap housing in town more single-story houses is needed.	3/26/2023 5:25 AM
58	There should be more cluster zoning of new housing developments to preserve more open space.	3/25/2023 3:49 PM
59	Year round rental units	3/24/2023 2:13 PM
60	affordable mixed units	3/24/2023 10:57 AM
61	Lease	3/23/2023 2:09 PM
62	the above	3/22/2023 7:28 AM
63	More Habitat for Humanity options.	3/21/2023 9:18 PM
64	Yes	3/21/2023 7:33 PM
65	Senior housing	3/21/2023 6:53 PM
66	no	3/21/2023 4:14 PM
67	Retirement clusters	3/21/2023 4:08 PM
68	MULTIFAMILY HOUSING ISN'T WELL DEVELOPED. AGAIN, LACK OF TOWN SEWER, WTAER AND TRRASH COLLECTION (VERY FEW BENEFITS TO TAXES PAID) WILL PROHIBIT THAT, AND MAKE HOUSINF MORE EXPENSIVE OVERALL	3/21/2023 3:56 PM
69	Elder independent living, assisted living, nursing home	3/19/2023 7:37 PM
70	small single- person occupancy and small 'starter' homes for couples and couples with a first child	3/19/2023 5:18 PM
71	Small homes built in clusters with a variety of age groups being able to afford them.	3/19/2023 9:56 AM
72	Yes	3/17/2023 1:44 PM
73	Yes, more developments like Underwood Farms should be allowed	3/17/2023 12:17 PM
74	No. Maybe Government could offer a tax break to Veteran's or Seniors. Government should have nothing to do with housing etc.	3/17/2023 10:50 AM
75	I volunteer for not-for-profit and through that see people living out of their cars. I also see men living in the dunes at the beach, 3 seasons.	3/17/2023 9:46 AM
76	Yes	3/17/2023 9:15 AM
77	A nursing home and or/ assisted living complex	3/16/2023 8:42 PM
78	Not familiar enough with this issue to be able to comment.	3/16/2023 7:29 PM
79	Affordable housing for all - probably impossible.	3/16/2023 7:28 PM
80	No	3/16/2023 5:31 PM
81	Low cost senior housing	3/16/2023 4:37 PM

82	Accessory Dwelling Units	3/16/2023 4:33 PM
83	No	3/16/2023 4:32 PM
84	Yes. Independent living and cluster housing with shared community space.	3/16/2023 4:25 PM
85	If you cannot buy a home here in Westport rent	3/16/2023 3:45 PM
86	No	3/16/2023 3:37 PM
87	Affordable new construction.	3/16/2023 3:34 PM
88	low income seniors and veterans on route 6 with public transportationeasily accessible	3/16/2023 3:21 PM
89	Possibly first time home owners opportunities are missing. I have heard that a lot of concern from older residents worried their children who grew up in Westport are priced out of homes. The other thing will be the MASSEP title 5 water shed mandate can cause a problem for current homeowners faced with a up to 50k bill to comply.	3/16/2023 2:53 PM
90	The former high school should be considered for developement of senior, veterans and low income housing.	3/16/2023 2:29 PM
91	yes, smaller homes that are more modestly priced.	3/16/2023 2:25 PM
92	The town needs more starter homes for young families that are affordable. They also need to balance new housing with future needs of the school population.	3/16/2023 2:22 PM
93	Multi family rentals are missing	3/16/2023 2:05 PM
94	Middle class options are very limited. The percentile rent cost sructure for projects such as noqochoke village favor lower income and are not affordable for middle class or even lower middle class. It is not designed to help Westport it is designed to take residents from the cities that have been displaced.	3/16/2023 1:37 PM
95	no	3/15/2023 10:18 AM

Q18 Are you concerned that you or someone you know will not be able to live in Westport, now or in the future?

Answered: 177 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes	56.50%	100
No	33.33%	59
Not sure	10.17%	18
TOTAL		177

Q19 If you answered yes to Question 18 and are comfortable explaining why, please do so below.e.g. "Housing is too expensive" or "Lack of supportive care options."

Answered: 85 Skipped: 110

#	RESPONSES	DATE
1	Veteran fiancé and myself I feel will never be able to move from our home. We luckily did get a home in town in 2018, but future plans of building or getting newer.. not looking good.	7/18/2023 10:25 PM
2	Not enough rental apartments for seniors downsizing, or young people seeking rentals	6/28/2023 12:01 PM
3	For the few services that are available in this town, it is expensive to live here. We have only 2 ambulances and 1 is contracted out to the state so it is available to Horseneck beach while the other is inoperable! What is going on??? The town continually cries for more money from all of us but I believe there is far too much mismanagement!	6/25/2023 9:07 AM
4	Housing is too expensive and it's geared toward the very wealthy. My grown child was lucky to be able to purchase my parent's property through special financing with me, but other people's offspring are not always so fortunate and for them to be able to afford to purchase something in Westport is impossible. I think we should do all we can to encourage native Westporters to remain living in town.	6/21/2023 2:30 PM
5	See response to Q 17 above.	6/18/2023 10:20 PM
6	Lack of housing inventory and affordability has prevented me from buying a home in Westport. Limited options for younger residents are available to those working in Town as young professionals. The existing housing stock is dominated by season occupants or the elderly who do not add to the existing workforce and are in fixed incomes.	6/12/2023 5:26 PM
7	Too expensive. Accessibility issues.	6/10/2023 8:46 AM
8	Housing prices are up and not enough smaller housing to downsize into. Taxes continue to rise and most are on fixed incomes. For seniors or others on fixed income taxes should not increase or by the same cola increase ssn gets after Medicare, then when house is sold deferred tax is due.	6/9/2023 4:24 PM
9	Housing is to expensive currently	6/7/2023 5:43 PM
10	Rentals are very pricey	6/7/2023 2:33 PM
11	According to the town website, the average single family home price is over 500k. It is not sustainable for a younger generation that grew up in or nearby Westport will not be able to live and grow in our town. It will be a town of second home owners and landlords renting summer homes.	6/6/2023 9:57 PM
12	Poor siting and construction phasing of public buildings have added millions in unnecessary costs to tax payers and too much tax dollars are tied up in litigation for poor town management	6/5/2023 6:15 PM
13	Other towns in MA have better options and are more affordable	6/1/2023 8:23 PM
14	Housing becoming too expensive for retirees who may want to downsize	5/27/2023 2:25 PM
15	Approaching retirement and the real estate market is so tough for buyers due to low inventory and all cash buyers, plus the lack of year round rentals combined make it difficult to find housing	5/17/2023 8:18 AM
16	Westport is mainly a rural town and the housing reflects that. If you want more options then you can go outside Westport to get those.	5/16/2023 3:30 PM
17	Too expensive, no income, no local jobs for disabled and elderly, no public transportation options. looking forward to homelessness. yeeha	5/15/2023 8:28 PM

18	I think I already explained this in Q17.Westport is an attractive community to live in. It has a lot of natural beauty and is close enough to Providence and Boston to make it attractive to people who work in these areas and can commute or work remotely part of some of the time. The Westport real estate market was undervalued (compared to similar areas) for years and has finally caught up. I think it's VERY important to put some type of restriction on short-term rentals or single-family homes to prevent investors from buying and renting out places in the summer and letting them sit empty in the winter. The town has the power to do that. In terms of affordable housing, we have a few choices: build single family homes on every empty lot and look like every other ugly suburb (we appear to be headed in that direction) or build well-designed multi-family units (apartment complexes) on larger lots. The latter could only be accomplished if there is a sewer system because we can't build a 20-30 unit apartment building with a well/septic.	5/15/2023 10:57 AM
19	lack of affordable housing	5/15/2023 9:51 AM
20	taxes are increasing very quickly for some, the property assessments should be done evenly across the board. Not some gets a 5% increase and others getting a 45 % increase for not other reasons than what appears to be on the length of time you have been here.	5/13/2023 6:16 PM
21	Prices continue to rise, limited job opportunity.	5/12/2023 10:12 PM
22	If something happens and my current rental situation has to change, I will not be able to afford to stay in Westport.	5/12/2023 10:47 AM
23	Small houses way too expensive	5/12/2023 8:11 AM
24	I'm afraid I won't be able to stay here if our taxes continue to rise like they have.	5/12/2023 6:33 AM
25	No rentals	5/12/2023 6:31 AM
26	People who have always lived here may not be able to keep up with the expenses.	5/12/2023 6:00 AM
27	Housing and renting is so expensive. Everything is expensive and and our present national government is destroying the country.	5/11/2023 9:54 PM
28	when we built and moved into our small ranch, they were more cattle than people in the town. I know prices are high for everything, but the average renter is paying a mortgage amount just to live in the city. I wish I had a solution that made sense !	5/11/2023 8:41 PM
29	Housing price are going up	5/11/2023 7:00 PM
30	The housing market is too expensive, interest rates are higher now. My sister decided on buying a house in Somerset instead of Westport because Westport homes were too expensive. My children won't be able to afford living in Westport until they are at the mid career point in their lives,. By that time they may have settled somewhere else.	5/11/2023 3:50 PM
31	Housing is too expensive. Homes with septic and well are more difficult to maintain than homes connected to public water/waste. Supportive care is lacking. Lot sizes are too big for the busy working family or the elder resident to maintain on their own, without hiring landscapers.	5/11/2023 3:16 PM
32	Lack of supportive care, lack of affordable housing	5/11/2023 2:32 PM
33	taxes	5/11/2023 2:22 PM
34	Housing is too expensive	5/11/2023 1:41 PM
35	If you live anywhere near the water you pay thru the nose for real estate taxes. Older residents that are on fixed incomes will be forced to sell because they either need a septic upgrade or they can't afford the taxes on their home.	5/11/2023 12:59 PM
36	My daughter is trying to purchase a home but it's too expensive. Very sad.	5/11/2023 12:55 PM
37	AS YOU GROW OLDER YOU CAN'T DO THE THINGS YOU USED TO DO BEFORE DUE TO MEDICAL ISSUES, ALSO THERE ARE MANY RESIDENTS IN WESTPORT WHO HAVE LOST A SPOUSE AND LIVING IN A HOUSE TO BIG FOR THEM AND THEY CAN'T AFFORD TO LIVE ANYWHERE ELSE. THEIR HOUSE MORTGAGE IS ALL PAID OFF . THEY CAN'T AFFORD TO GO ANYWHERE ELSE. WHAT HAPPENS THEY LIVE IN THEIR HOMES THEY CAN'T AFFORD TO PAY FOR REPAIRS AND DO TO AI THE HOUSING IN WESTPORT DOESN'T HAVE TO MANY OPTIONS. MANY RESIDENTS YOUNG & OLD	5/11/2023 12:37 PM

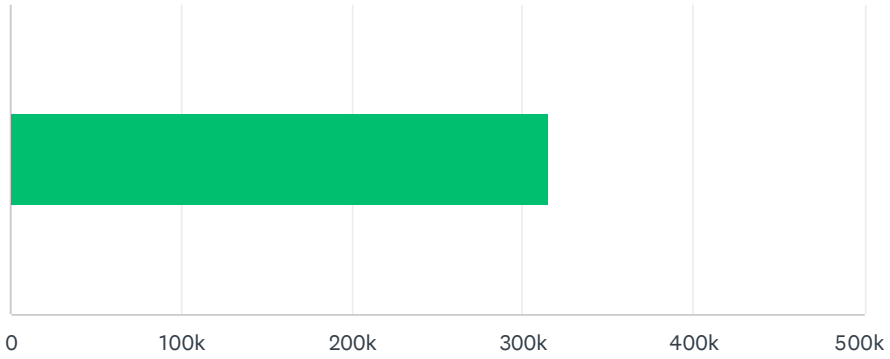
	ABLE BODIED & DISABLED LIVE IN THEIR HOMES THAT THEY CAN'T AFFORD . DUE TO PROPERTY TAX THAT KEEPS GOING UP AND THEY ARE ON FIXED INCOMES. SOME HAVE THEIR MORTGAGE PAID OFF BUT CAN'T DO THE UPKEEP OF REPAIRS AND THEIR BUDGET DOESN'T ALLOW THEM FOR REPAIRS AND THE HOME BECOMES DILAPITATED AND THEY ARE FORCED OUT. THERE ARE PEOPLE WHEELCHAIRS IN THEIR HOMES THEY DON'T HAVE THE PLACE HANDICAPPED ACCESSIBLE . IT'S NOT SAFE FOR THEM TO LIVE AND IT TAKES YEARS OF BEING ON A H OUSING WAITED LIST TO GET INTO LOW INCOME HANDICAPPED ELDERLY HOUSING.	
38	SS is. Ot e ought yo live on Let alone health insurance, property taxes and home owners ins.	5/11/2023 10:51 AM
39	Senior housing not in the best areas	5/11/2023 10:21 AM
40	When time to sell house hope to stay but very expensive to handle	5/11/2023 10:02 AM
41	Children and grandchildren cannot afford to buy housing in Westport.	5/11/2023 9:56 AM
42	Housing is to expensive	5/11/2023 9:51 AM
43	The new homes that are being built are for big profit not for the average family.	5/11/2023 9:50 AM
44	Limited finances and need for more reasonable prices	5/11/2023 9:26 AM
45	Too expensive	5/11/2023 9:21 AM
46	People in their 30's -40's the children of current home owners in Westport are working two jobs, and some have decided not to have a family ! Just tp pay a mortgage.	5/11/2023 9:19 AM
47	Housing doesn’t have enough options and price points; lack of support for folks who need help with maintenance and perhaps things like food preparation but not full assisted living.	5/11/2023 9:18 AM
48	Housing is too expensive	5/11/2023 9:09 AM
49	Too expensive, lack of supportive care options, long waiting lists for subsidized housing for current Westport residents. Seems like residents of other communities are filling in the available slots.	5/11/2023 8:57 AM
50	We need more options that allow seniors to remain at home for as long as possible.	5/2/2023 9:38 AM
51	Could use some more affordable housing for seniors	4/30/2023 9:30 AM
52	There is a need for more affordable housing and moderately priced housing especially light of the new rail service from Boston.	4/28/2023 11:07 PM
53	n/a	4/27/2023 11:49 AM
54	Supply and demand. Goverment believes it can create something that will magically make our town or city cheaper as though labor and materials, that are the driving forces in housing costs will magically be cheaper because government said so. Real estate has always been a cycle of ups and downs. Also, as the overall region trends more costly it does set up for a reality of industry relocation and collapse of housing. No one town or city will prevent mass migration to cheaper states with more realistic expectations on technology improvements for energy. This state is suffering an exodus now and will only increase in years ahead as energy mandates inch closer.	4/15/2023 8:01 AM
55	I am not rich. It was difficult for me and my husband to afford a place in Westport. We bought an old house in poor shape and fixed it up. I grew up around here and loved the beauty and the nature, it's why I returned. If we just keep building here we will erase that beauty and turn the town into North Dartmouth, which was beautiful like Westport until they built the mall in the 70's and put in a sewer system. Then they allowed people to build a lot of tiny houses on small tiny lots, turning it into a suburb. I don't want this to happen to Westport. We should have minimum two acre lots the way they do in Little Compton. Both that and the environmental fees they charge to develop there have kept their property values high and preserved the historical integrity of the town.	4/13/2023 12:48 PM
56	Over 40% of Westport citizens' population is over the age of 55. Many of the home owners in North Westport are facing higher taxes, and in the future upgraded septic systems. We need public water and sewer to make Westport an affordable community for everyone, not just the wealthy or well-off.	4/12/2023 4:45 PM
57	I think Seniors could use more community oriented housing with accessible outdoor spaces,	4/4/2023 6:24 AM

	as large tracts of land with single family homes can be isolating.	
58	This doesn't make sense? Yes means I do think there is sufficient housing options, so why would an example be too expensive … town is in financial and social crisis… our elderly will not be able to survive here… but the economic reality makes this unavoidable. There are very few houses on the market and they are all very expensive. Would be nice to see the old school be made into condos but I can't imagine that as being feasible.	3/31/2023 6:59 PM
59	A little more broad of an answer than you are looking for but the people of Westport continue to vote against their own interests by keeping taxes low and refusing to spend money on projects that are needed for the future. After 50 years of this, the residents are reaping what they have sown. They have created a low-cost option for themselves while neglecting their own children's ability to remain in the area. The problems that many in this town have quite literally voted for are now rearing their heads (ex. there is no water or sewer line, revenue is woefully inadequate to even keep level services, etc.). Only a push to change such a shortsighted way of doing business will allow the town to reverse its decline.	3/29/2023 4:58 PM
60	See question 17 Answer	3/26/2023 2:33 PM
61	Cost of housing is way to high for low income families and fixed income seniors..	3/26/2023 5:25 AM
62	Overly prohibitive board of health regulations adding costs	3/23/2023 2:09 PM
63	Housing is too expensive for those who are fishermen and farmers who have lived here all their lives.	3/21/2023 9:18 PM
64	housing is to expensive	3/20/2023 7:28 AM
65	Housing is too expensive	3/19/2023 8:18 PM
66	housing is too expensive for young people starting out (18 - 25) and retirees that 'need' to downsize	3/19/2023 5:18 PM
67	Public transit around town and to major nearby cities would be helpful.	3/19/2023 9:56 AM
68	Housing is too expensive	3/17/2023 9:32 PM
69	Too expensive!	3/17/2023 9:15 AM
70	Housing is too expensive. Due to this people who have generations of Westport resident family members before them are moving to neighboring towns and cities as they cannot afford to stay in their hometown.	3/16/2023 8:42 PM
71	There are no public transportation options available which doesn't make it viable for the elderly to want to move to Westport. It's quite rural.	3/16/2023 7:29 PM
72	Affordable housing for the elderly, possible with care options, should be explored.	3/16/2023 7:28 PM
73	It's my understanding that there are several places for seniors. I would t be opposed to a few more in a more commercial area of westport so they can be close to amenities and not have to drive in the dark in the more rural areas	3/16/2023 4:32 PM
74	Not enough housing for our residents.	3/16/2023 3:46 PM
75	Young people and couples starting out will only be able to live in Westport if they purchase a home that needs major, major work. Housing prices are getting out of control.	3/16/2023 3:34 PM
76	Yes limited /no public transportation, not enough beach parking for existing residents let alone more people, etc	3/16/2023 3:30 PM
77	Given the rural nature, access to public transportation for basis services is important or housing centrally located.	3/16/2023 3:29 PM
78	aging seniors have minimal options to sell their home and remain in their community	3/16/2023 3:21 PM
79	N/A	3/16/2023 2:53 PM
80	Unfortunately some seniors when they reach retirement are not able to afford housing in Westport. I feel the town should consider making affordable housing for seniors, veterans and low income families.	3/16/2023 2:29 PM
81	Homes are too expensive in town and most residents don't even qualify for the affordable	3/16/2023 2:25 PM

	housing rentals. Find a developer that is willing to build small family homes instead of mansions that sell for 600k+	
82	Housing and land are not affordable for a family of 4 with Union carpenter and teacher both full time.	3/16/2023 2:22 PM
83	In recent years we have built quite a few neighborhoods with small units apartments for over 65 but not many for families with lower incomes	3/16/2023 1:57 PM
84	Investors and interest rates have driven the market out of reach for most people. Wealthy people stay ahead of the curve and invest in markets around the country and as soon as the prices top out they move to the next up and coming community. Houses are just investments and not homes. It is happening all over the country. The Westport residents that are here for the long term suffer. Building more apartment complexes for lower income people is not going to cure the problem it will just increase the population	3/16/2023 1:37 PM
85	I believe that if there were more housing for the elderly, there would be a greater need for care, necessitating higher taxes. Even now, Westport is very pricey, so additional elderly residents would increase the burden on others.	3/15/2023 10:18 AM

Q20 How much do you think a starter home should cost in Westport? Adjust the slider or enter a whole number without commas or dollar signs (ex. 500000) in the box to the right.

Answered: 160 Skipped: 35



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	315,938	50,550,000	160
Total Respondents: 160			

#		DATE
1	300000	7/18/2023 10:27 PM
2	300000	6/28/2023 12:03 PM
3	350000	6/25/2023 9:08 AM
4	400000	6/21/2023 2:33 PM
5	400000	6/18/2023 10:24 PM
6	300000	6/14/2023 8:01 AM
7	250000	6/12/2023 5:28 PM
8	350000	6/10/2023 8:48 AM
9	300000	6/9/2023 4:25 PM
10	250000	6/9/2023 9:49 AM
11	250000	6/9/2023 8:43 AM
12	300000	6/7/2023 5:44 PM
13	350000	6/6/2023 10:00 PM
14	300000	6/5/2023 6:17 PM
15	550000	6/3/2023 6:59 PM
16	300000	6/1/2023 8:23 PM
17	350000	5/29/2023 1:07 PM
18	300000	5/27/2023 2:27 PM

19	300000	5/26/2023 6:21 AM
20	150000	5/24/2023 8:13 PM
21	300000	5/22/2023 4:21 PM
22	300000	5/22/2023 12:55 PM
23	250000	5/21/2023 9:20 PM
24	300000	5/18/2023 11:00 AM
25	400000	5/17/2023 8:21 AM
26	350000	5/16/2023 7:51 PM
27	350000	5/16/2023 3:31 PM
28	50000	5/15/2023 8:29 PM
29	450000	5/15/2023 6:17 PM
30	350000	5/15/2023 11:00 AM
31	350000	5/15/2023 9:52 AM
32	450000	5/13/2023 6:19 PM
33	250000	5/12/2023 10:14 PM
34	250000	5/12/2023 10:47 AM
35	350000	5/12/2023 8:13 AM
36	150000	5/12/2023 6:36 AM
37	350000	5/12/2023 6:33 AM
38	300000	5/12/2023 3:16 AM
39	250000	5/11/2023 11:01 PM
40	350000	5/11/2023 9:56 PM
41	250000	5/11/2023 9:32 PM
42	450000	5/11/2023 9:13 PM
43	300000	5/11/2023 8:43 PM
44	300000	5/11/2023 7:02 PM
45	500000	5/11/2023 5:10 PM
46	300000	5/11/2023 4:07 PM
47	250000	5/11/2023 3:59 PM
48	300000	5/11/2023 3:52 PM
49	300000	5/11/2023 3:16 PM
50	250000	5/11/2023 3:10 PM
51	200000	5/11/2023 2:44 PM
52	350000	5/11/2023 2:35 PM
53	350000	5/11/2023 2:23 PM
54	300000	5/11/2023 1:47 PM
55	300000	5/11/2023 1:44 PM
56	250000	5/11/2023 1:02 PM

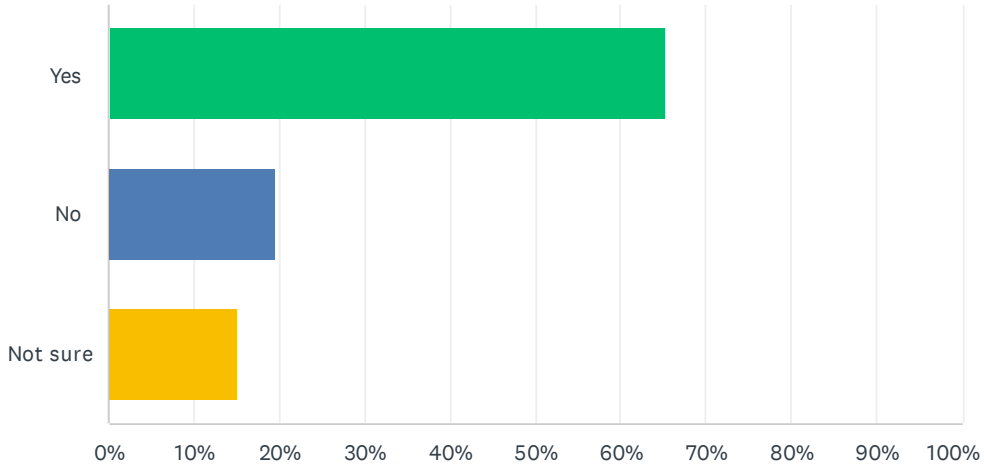
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58	300000	5/11/2023 12:43 PM
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61	250000	5/11/2023 10:49 AM
62	200000	5/11/2023 10:36 AM
63	500000	5/11/2023 10:36 AM
64	200000	5/11/2023 10:33 AM
65	350000	5/11/2023 10:30 AM
66	350000	5/11/2023 10:26 AM
67	300000	5/11/2023 10:12 AM
68	300000	5/11/2023 10:08 AM
69	300000	5/11/2023 10:04 AM
70	250000	5/11/2023 10:01 AM
71	500000	5/11/2023 9:53 AM
72	350000	5/11/2023 9:51 AM
73	250000	5/11/2023 9:37 AM
74	350000	5/11/2023 9:28 AM
75	400000	5/11/2023 9:28 AM
76	300000	5/11/2023 9:23 AM
77	200000	5/11/2023 9:22 AM
78	250000	5/11/2023 9:20 AM
79	300000	5/11/2023 9:20 AM
80	500000	5/11/2023 9:19 AM
81	350000	5/11/2023 9:11 AM
82	250000	5/11/2023 9:09 AM
83	300000	5/11/2023 9:01 AM
84	700000	5/11/2023 8:56 AM
85	250000	5/11/2023 8:52 AM
86	250000	5/10/2023 3:00 PM
87	250000	5/2/2023 9:39 AM
88	400000	4/30/2023 9:35 AM
89	400000	4/28/2023 11:10 PM
90	250000	4/26/2023 1:39 PM
91	0	4/15/2023 8:03 AM
92	500000	4/13/2023 12:50 PM
93	300000	4/12/2023 4:47 PM
94	300000	4/9/2023 8:53 PM

95	300000	4/8/2023 12:00 PM
96	300000	4/4/2023 6:25 AM
97	450000	3/31/2023 7:02 PM
98	250000	3/29/2023 5:00 PM
99	500000	3/28/2023 11:08 AM
100	300000	3/27/2023 9:51 AM
101	400000	3/26/2023 2:35 PM
102	250000	3/26/2023 5:27 AM
103	300000	3/25/2023 3:51 PM
104	350000	3/24/2023 2:14 PM
105	250000	3/24/2023 10:58 AM
106	300000	3/24/2023 9:57 AM
107	450000	3/23/2023 10:42 PM
108	300000	3/23/2023 2:11 PM
109	400000	3/23/2023 12:16 PM
110	300000	3/22/2023 9:55 AM
111	200000	3/22/2023 7:30 AM
112	350000	3/21/2023 9:38 PM
113	150000	3/21/2023 9:26 PM
114	250000	3/21/2023 7:48 PM
115	300000	3/21/2023 6:56 PM
116	550000	3/21/2023 4:11 PM
117	350000	3/21/2023 3:56 PM
118	350000	3/20/2023 7:31 AM
119	300000	3/19/2023 10:25 PM
120	200000	3/19/2023 8:24 PM
121	300000	3/19/2023 7:39 PM
122	200000	3/19/2023 5:21 PM
123	300000	3/19/2023 9:57 AM
124	300000	3/18/2023 6:07 PM
125	150000	3/17/2023 9:35 PM
126	300000	3/17/2023 1:46 PM
127	350000	3/17/2023 12:18 PM
128	400000	3/17/2023 10:52 AM
129	100000	3/17/2023 10:23 AM
130	250000	3/17/2023 9:48 AM
131	350000	3/17/2023 9:17 AM
132	300000	3/16/2023 8:43 PM

133	400000	3/16/2023 7:32 PM
134	300000	3/16/2023 7:30 PM
135	300000	3/16/2023 6:35 PM
136	300000	3/16/2023 5:34 PM
137	350000	3/16/2023 5:00 PM
138	350000	3/16/2023 4:39 PM
139	350000	3/16/2023 4:35 PM
140	450000	3/16/2023 4:35 PM
141	300000	3/16/2023 4:26 PM
142	250000	3/16/2023 4:02 PM
143	150000	3/16/2023 3:49 PM
144	100000	3/16/2023 3:46 PM
145	500000	3/16/2023 3:38 PM
146	400000	3/16/2023 3:36 PM
147	400000	3/16/2023 3:35 PM
148	300000	3/16/2023 3:31 PM
149	200000	3/16/2023 3:25 PM
150	450000	3/16/2023 2:55 PM
151	400000	3/16/2023 2:33 PM
152	250000	3/16/2023 2:27 PM
153	300000	3/16/2023 2:26 PM
154	400000	3/16/2023 2:24 PM
155	300000	3/16/2023 2:06 PM
156	350000	3/16/2023 1:58 PM
157	350000	3/16/2023 1:43 PM
158	300000	3/16/2023 1:39 PM
159	250000	3/16/2023 11:55 AM
160	250000	3/15/2023 10:20 AM

Q21 Would you support more starter home development in Town?Starter homes typically have smaller lot sizes and square footage.

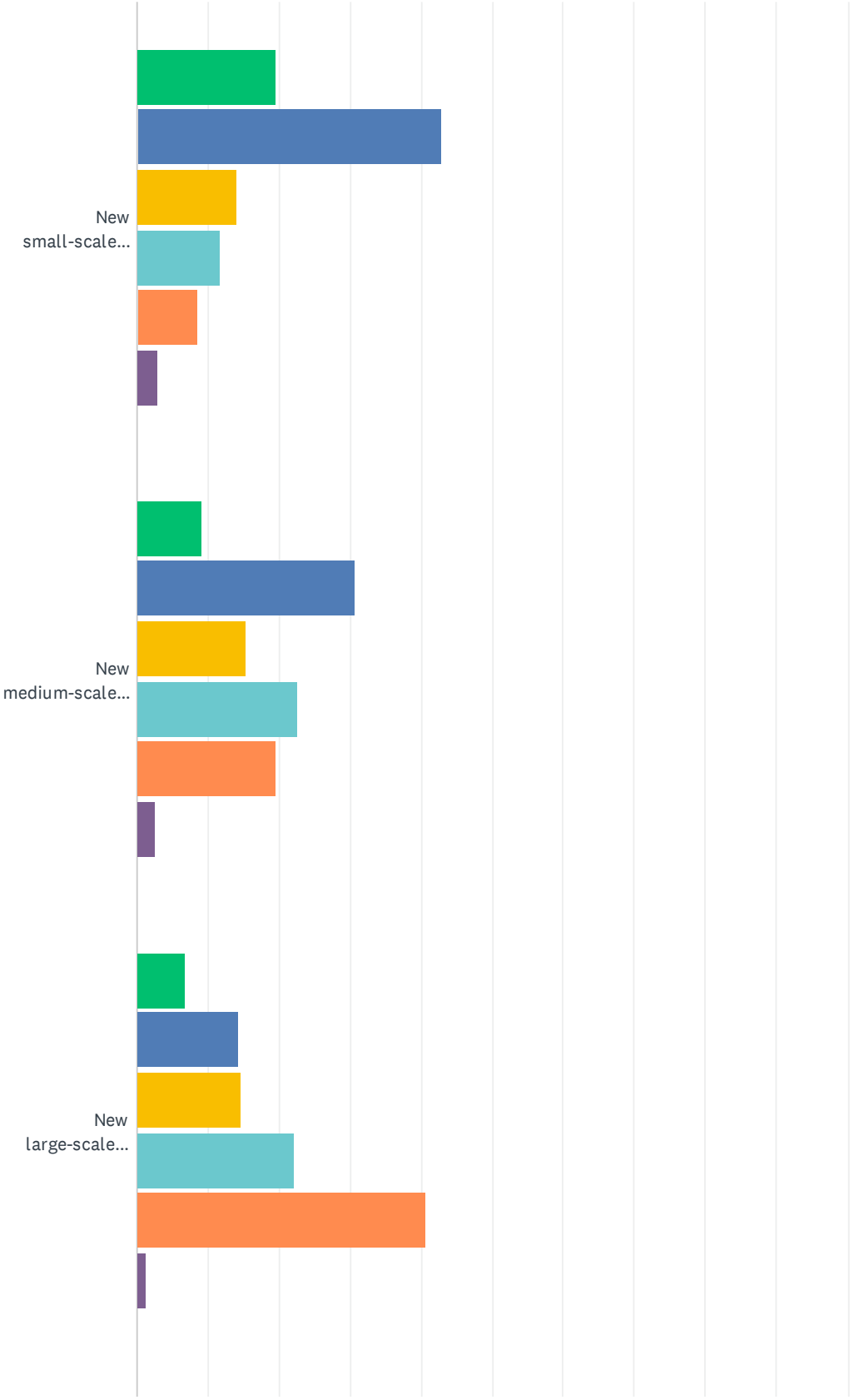
Answered: 164 Skipped: 31

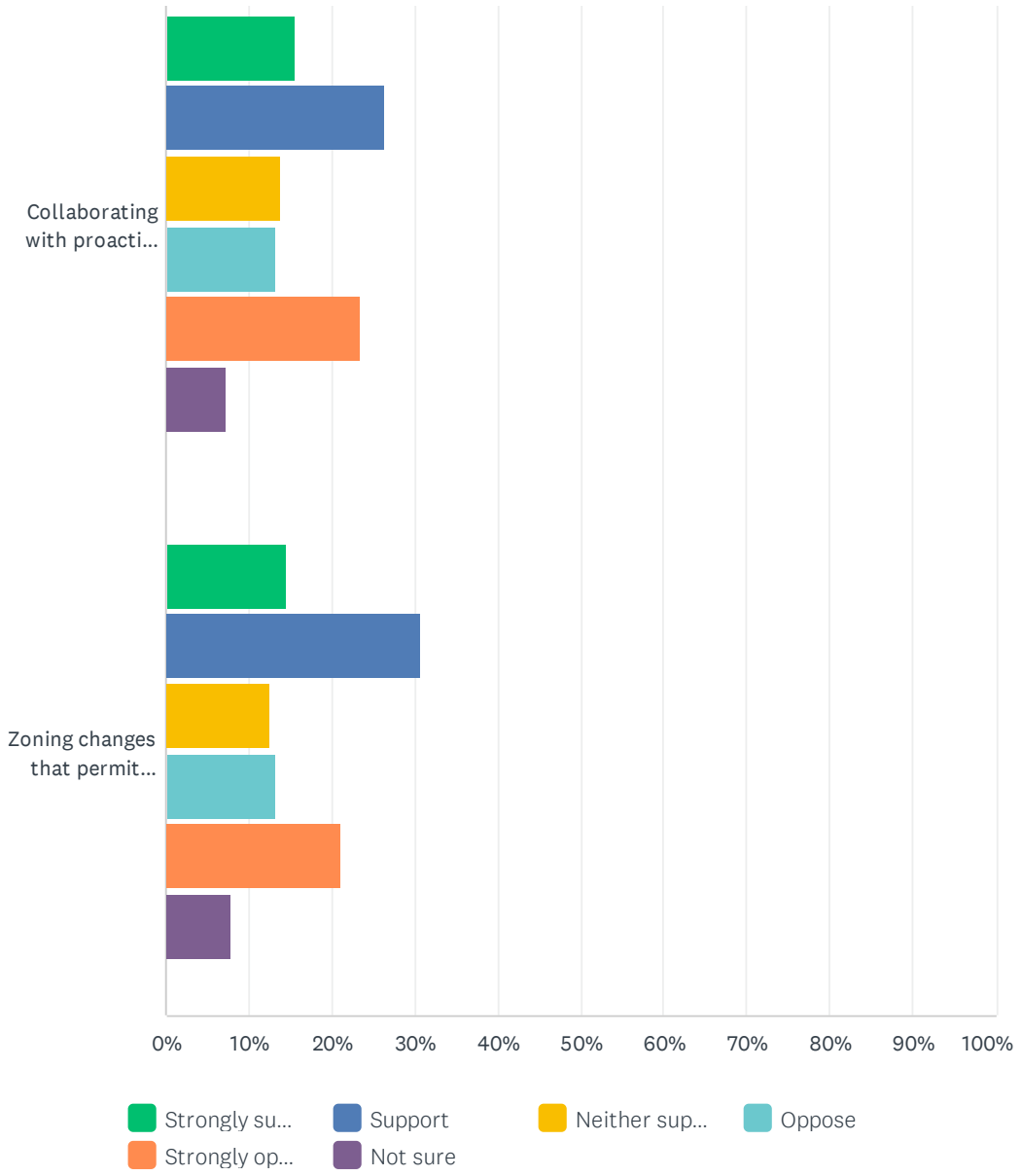


ANSWER CHOICES	RESPONSES	
Yes	65.24%	107
No	19.51%	32
Not sure	15.24%	25
TOTAL		164

Q22 What housing-related opportunities would you support?

Answered: 167 Skipped: 28

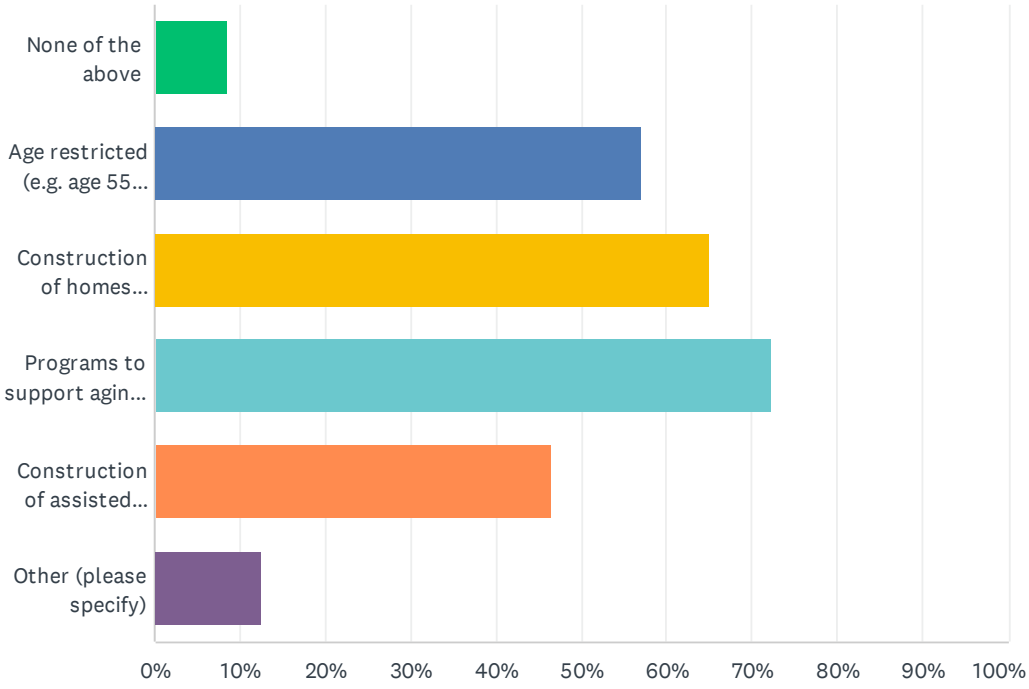




	STRONGLY SUPPORT	SUPPORT	NEITHER SUPPORT NOR OPPOSE	OPPOSE	STRONGLY OPPOSE	NOT SURE	TOTAL
New small-scale housing development (1-4 units in structure).	19.63% 32	42.94% 70	14.11% 23	11.66% 19	8.59% 14	3.07% 5	163
New medium-scale housing development (5-9 units in structure).	9.20% 15	30.67% 50	15.34% 25	22.70% 37	19.63% 32	2.45% 4	163
New large-scale housing development (10+ units in structure).	6.79% 11	14.20% 23	14.81% 24	22.22% 36	40.74% 66	1.23% 2	162
Collaborating with proactive housing developers on town-owned land.	15.66% 26	26.51% 44	13.86% 23	13.25% 22	23.49% 39	7.23% 12	166
Zoning changes that permit more housing types in specific areas.	14.46% 24	30.72% 51	12.65% 21	13.25% 22	21.08% 35	7.83% 13	166

Q23 Which of the following age-related housing options would you support?Select all that apply.

Answered: 166 Skipped: 29



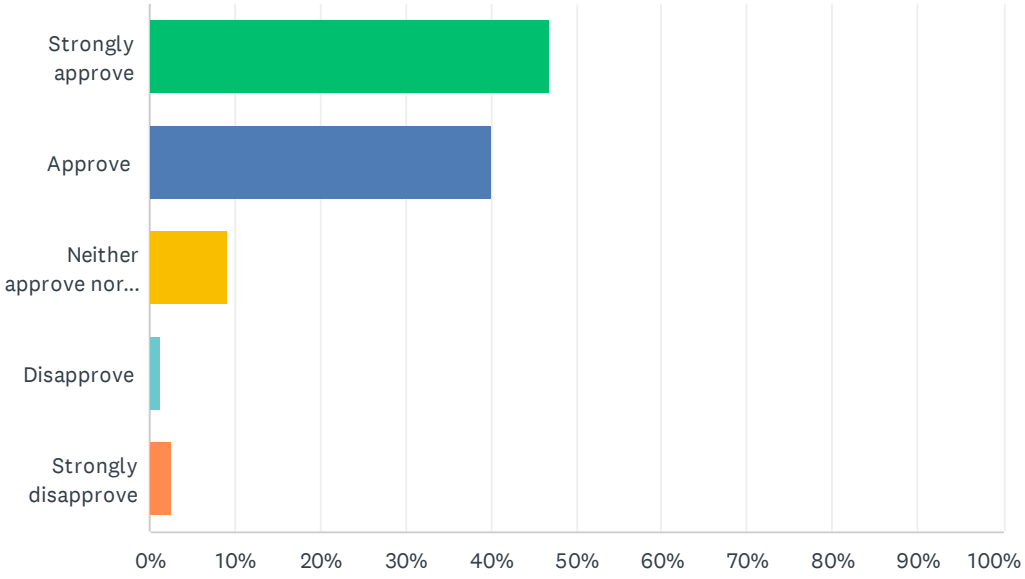
ANSWER CHOICES	RESPONSES	
None of the above	8.43%	14
Age restricted (e.g. age 55+) subsidized housing	57.23%	95
Construction of homes appropriate for downsizing (smaller lot, one-story, etc.)	65.06%	108
Programs to support aging in place (e.g. assistance with accessibility modifications, home renovations and maintenance, etc.)	72.29%	120
Construction of assisted living facilities	46.39%	77
Other (please specify)	12.65%	21
Total Respondents: 166		

#	OTHER (PLEASE SPECIFY)	DATE
1	I oppose any new construction...Westport needs to stop further development.	6/21/2023 2:33 PM
2	Farms, farms, and more farms	5/22/2023 4:21 PM
3	low income	5/15/2023 8:29 PM
4	Any new construction should be sustainable build with green/solar components and nitrogen-free septic.	5/15/2023 11:00 AM
5	more options for first time home buyers	5/12/2023 10:47 AM

6	ALSO MORE LOW INCOME HOUSING	5/11/2023 12:43 PM
7	My plan is better explained in person	5/11/2023 10:49 AM
8	Cluster zoning that would permit more dense housing without requiring multiple septic or water resources or sacrificing open space.or needing	5/11/2023 10:01 AM
9	We don’t need smaller home lots. We need less building of our natural land	5/11/2023 9:51 AM
10	Mixed generation small housing	5/11/2023 9:20 AM
11	For current Westport residents so they don't have to leave their town	5/11/2023 9:01 AM
12	Increase acreage of lot to each house like little Compton ,RI	5/10/2023 3:00 PM
13	A second affordable housing development	4/28/2023 11:10 PM
14	Assisted living is necessary, but not across from Partners, please. Not sure if that's still the plan.	4/8/2023 12:00 PM
15	B	3/31/2023 7:02 PM
16	Student housing	3/29/2023 5:00 PM
17	No! more Oakridge-style scams with irresponsible developers	3/19/2023 10:25 PM
18	nursing home	3/19/2023 7:39 PM
19	Accessory Dwelling Units	3/16/2023 4:35 PM
20	55+ non subsidized housing tastefully designed	3/16/2023 3:35 PM
21	By creating senior housing hopefully the homes owned by seniors can open up to young families	3/16/2023 2:24 PM

Q24 Do you think these "small houses" fit in Westport?

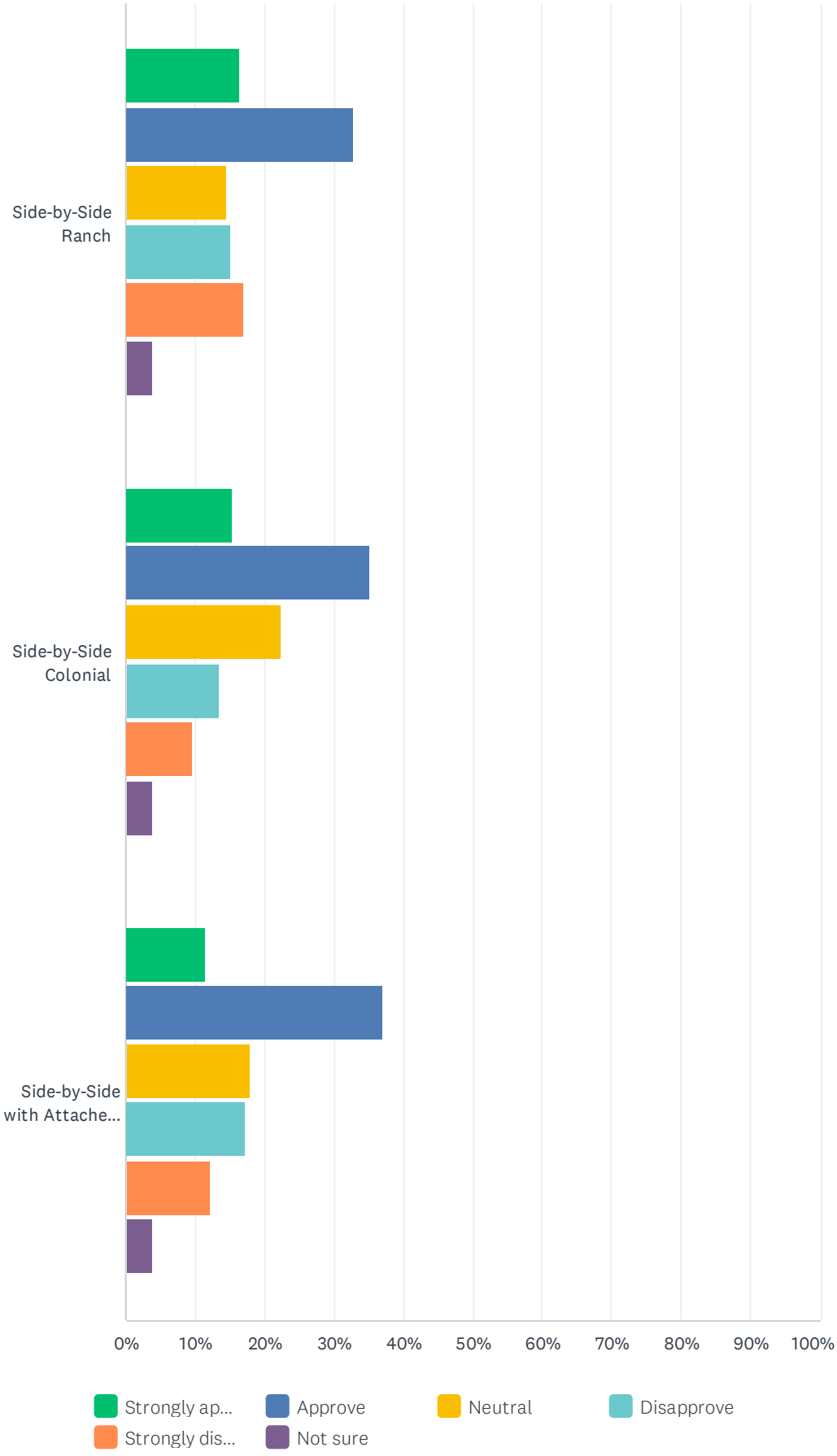
Answered: 162 Skipped: 33



ANSWER CHOICES	RESPONSES	
Strongly approve	46.91%	76
Approve	40.12%	65
Neither approve nor disapprove	9.26%	15
Disapprove	1.23%	2
Strongly disapprove	2.47%	4
TOTAL		162

Q25 Which of these "duplex" types would fit in Westport?

Answered: 161 Skipped: 34

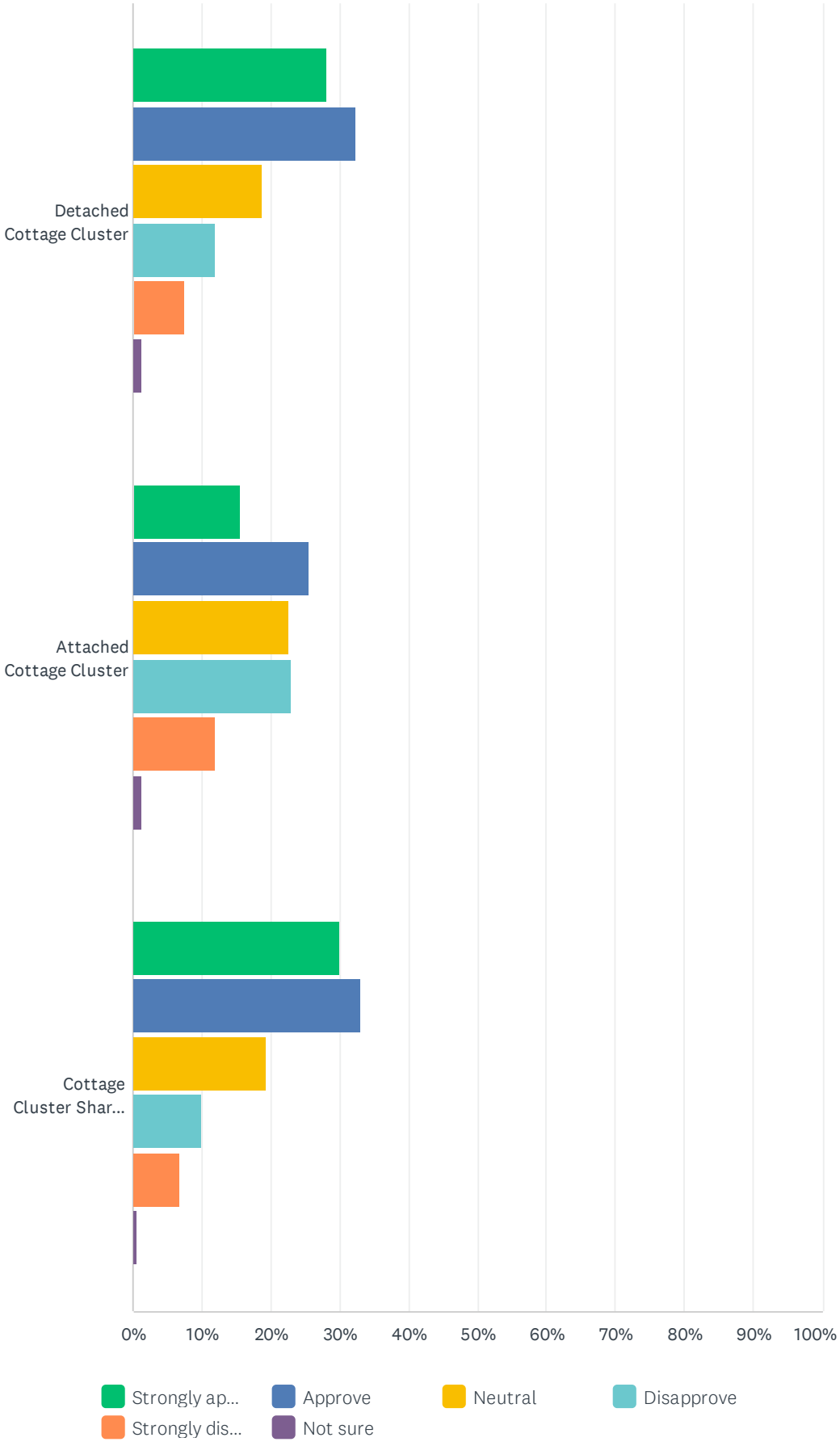

Side-by-Side Ranch
Side-by-Side Colonial
Side-by-Side with Attache...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Strongly ap...
Approve
Neutral
Disapprove
Strongly dis...
Not sure

	STRONGLY APPROVE	APPROVE	NEUTRAL	DISAPPROVE	STRONGLY DISAPPROVE	NOT SURE	TOTAL
Side-by-Side Ranch	16.46% 26	32.91% 52	14.56% 23	15.19% 24	17.09% 27	3.80% 6	158
Side-by-Side Colonial	15.38% 24	35.26% 55	22.44% 35	13.46% 21	9.62% 15	3.85% 6	156
Side-by-Side with Attached Garage	11.54% 18	37.18% 58	17.95% 28	17.31% 27	12.18% 19	3.85% 6	156

Q26 Which of these "cottage cluster" types would fit in Westport?

Answered: 162 Skipped: 33

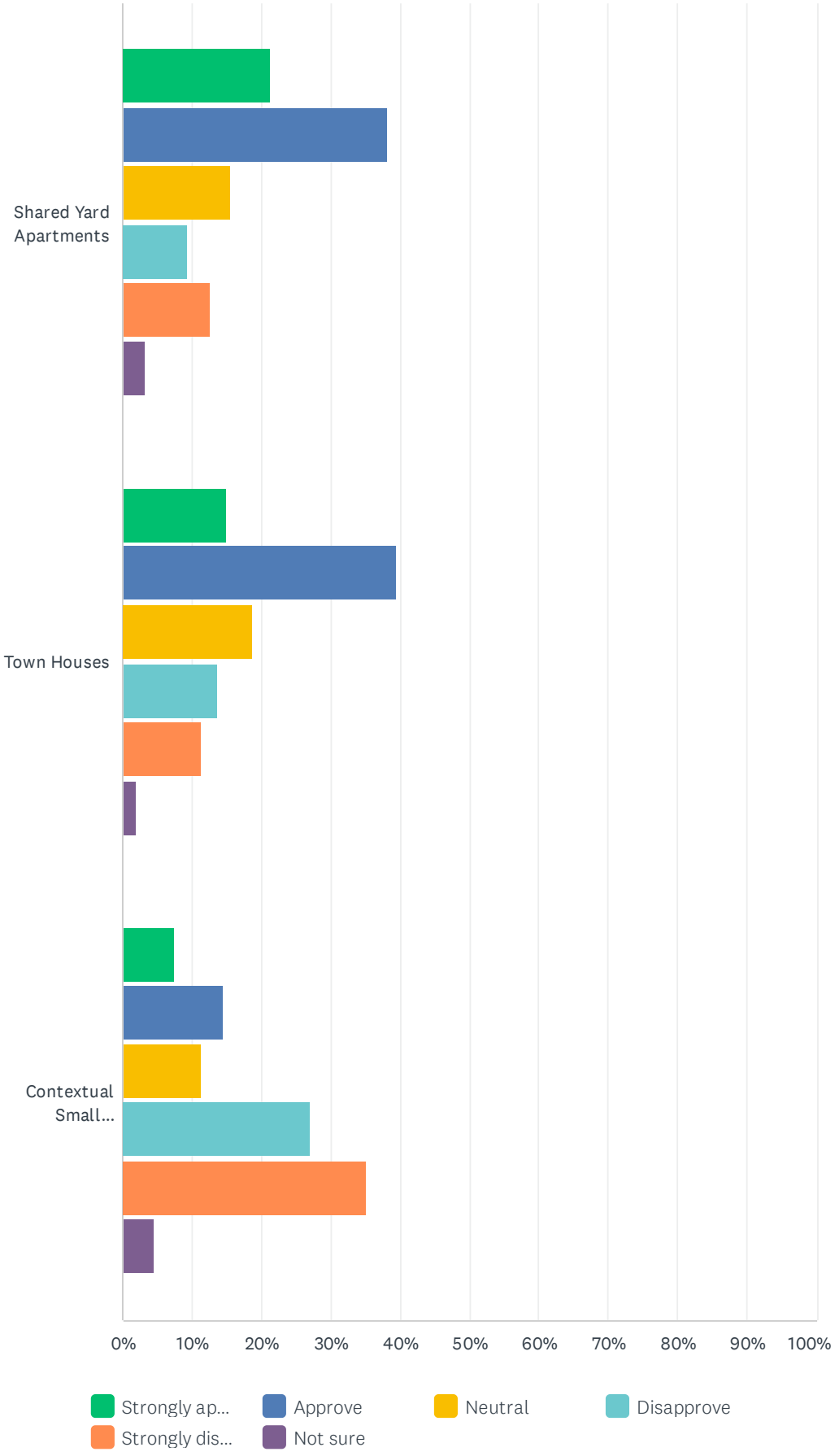
Westport Housing Survey



	STRONGLY APPROVE	APPROVE	NEUTRAL	DISAPPROVE	STRONGLY DISAPPROVE	NOT SURE	TOTAL
Detached Cottage Cluster	28.13% 45	32.50% 52	18.75% 30	11.88% 19	7.50% 12	1.25% 2	160
Attached Cottage Cluster	15.63% 25	25.62% 41	22.50% 36	23.13% 37	11.88% 19	1.25% 2	160
Cottage Cluster Shared Garden	30.00% 48	33.13% 53	19.38% 31	10.00% 16	6.88% 11	0.63% 1	160

Q27 Which of these "small apartment" types would fit in Westport?

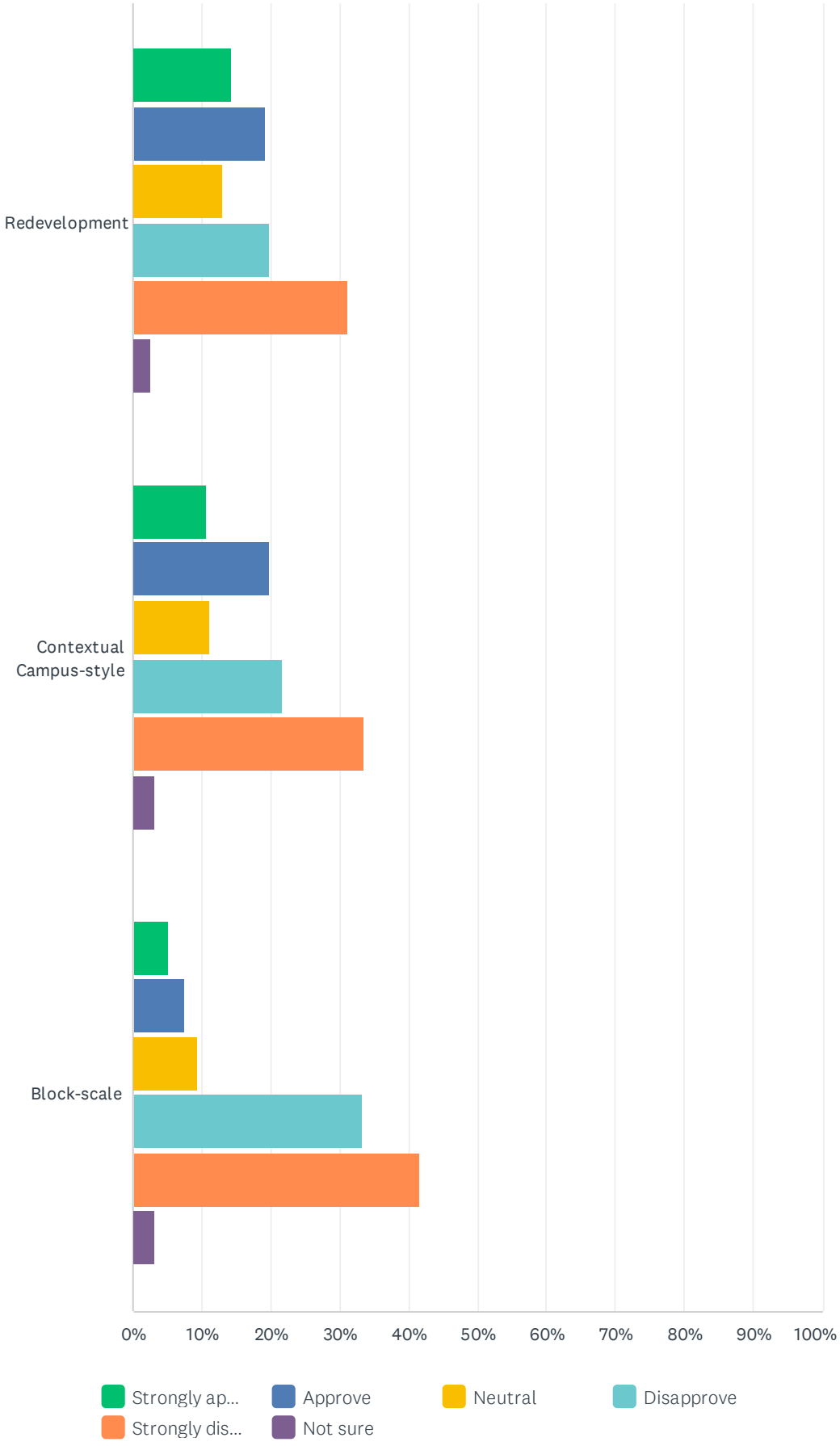
Answered: 162 Skipped: 33


Shared Yard Apartments
Town Houses
Contextual Small...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Strongly ap...
Approve
Neutral
Disapprove
Strongly dis...
Not sure

	STRONGLY APPROVE	APPROVE	NEUTRAL	DISAPPROVE	STRONGLY DISAPPROVE	NOT SURE	TOTAL
Shared Yard Apartments	21.25% 34	38.13% 61	15.63% 25	9.38% 15	12.50% 20	3.13% 5	160
Town Houses	15.00% 24	39.38% 63	18.75% 30	13.75% 22	11.25% 18	1.88% 3	160
Contextual Small Multi-unit	7.55% 12	14.47% 23	11.32% 18	27.04% 43	35.22% 56	4.40% 7	159

Q28 Which of these "large/multi-unit complex" types would fit in Westport?

Answered: 162 Skipped: 33


Redevelopment
Contextual
Campus-style
Block-scale
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Strongly ap...
Approve
Neutral
Disapprove
Strongly dis...
Not sure

	STRONGLY APPROVE	APPROVE	NEUTRAL	DISAPPROVE	STRONGLY DISAPPROVE	NOT SURE	TOTAL
Redevelopment	14.29% 23	19.25% 31	13.04% 21	19.88% 32	31.06% 50	2.48% 4	161
Contextual Campus-style	10.56% 17	19.88% 32	11.18% 18	21.74% 35	33.54% 54	3.11% 5	161
Block-scale	5.03% 8	7.55% 12	9.43% 15	33.33% 53	41.51% 66	3.14% 5	159

Q29 Do you have any other thoughts or ideas about how we can create more "Missing Middle" housing? Or where we should allow it in Westport?

Answered: 55 Skipped: 140

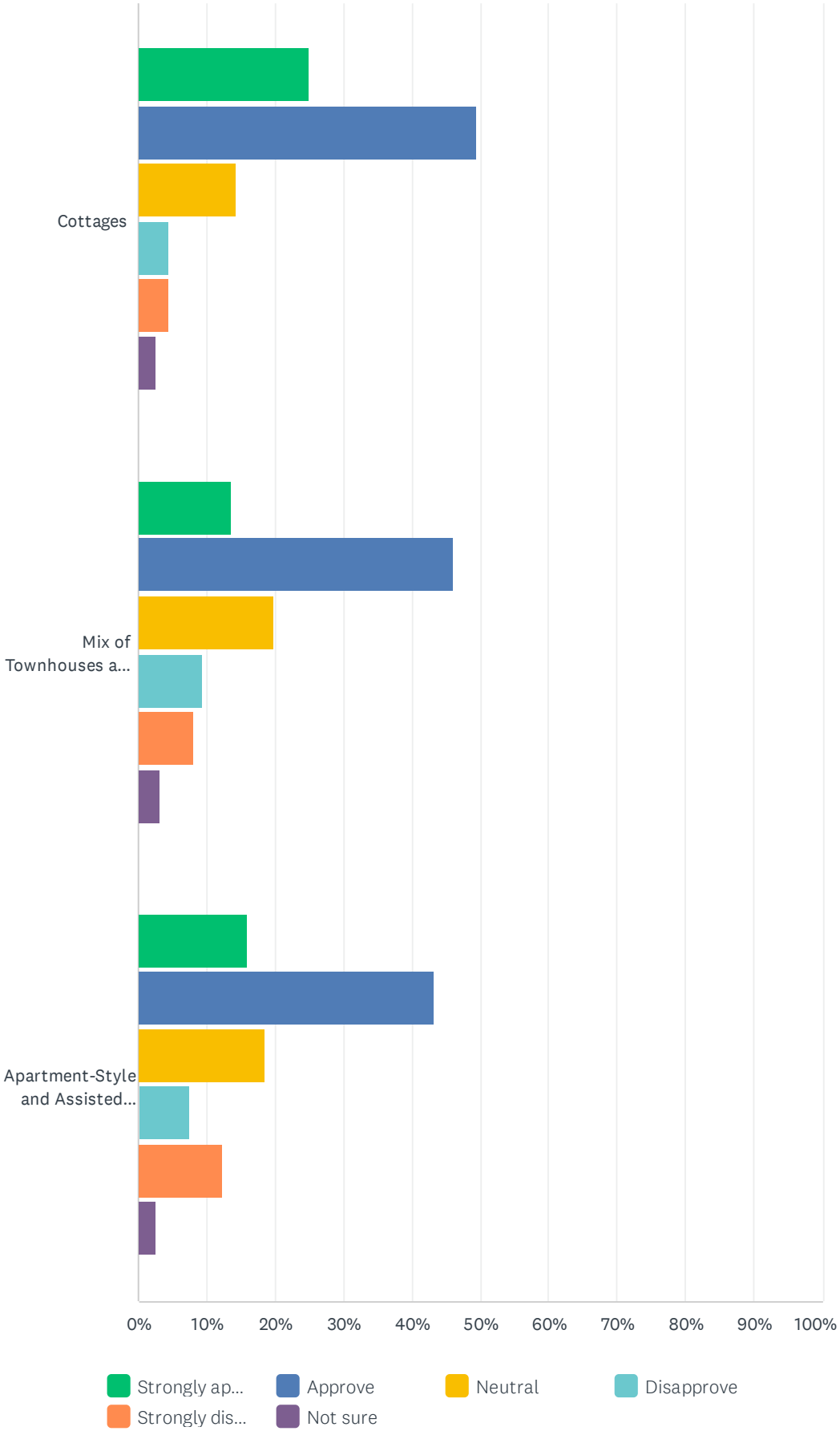
#	RESPONSES	DATE
1	I don’t disapprove, I know the a lot of the town wouldn’t like it but for 28 I think anything that looks more like the town/country	7/18/2023 10:32 PM
2	Accessory apartments by special permit on good-sized residential lots.	6/28/2023 12:05 PM
3	No would depend where they were to be built and whether the developer was required to pave the roadway and driveways	6/25/2023 9:12 AM
4	I am against any new development in Westport. I want to stop building developments like the one on Main Road across from Santo's dairy farm and what they have done to the east side of Sodom Road. These houses are ugly, cookie cutter types that don't belong in Westport.	6/21/2023 2:37 PM
5	Excessive open land / recreational use on Adamsville Road. Plenty of land not being used off RT 117 adjacent to old Perry property. Town should have obtained former Catholic school property on 177.	6/18/2023 10:32 PM
6	Allow for the conversion of existing large single family homes into duplex homes.	6/12/2023 5:31 PM
7	Is your goal to change the nature of Westport???	6/9/2023 7:02 PM
8	We shouldn't be trying to increase the population of Westport, we aren't Dartmouth. Start by fixing up existing homes that are abandoned instead of creating new constructions that require cutting down forest habitats or destroying fertile farmland.	6/6/2023 10:03 PM
9	Whatever grant money we’re chasing here isn’t worth it. If this is SRPDD, you need to wake the f up and back off. This will be far more expensive than whatever grant money you can secure… and if this is a fee for service consultant then we’re already wasting tax dollars… again	6/5/2023 6:20 PM
10	No lg apt complex in westport please	5/24/2023 9:08 PM
11	More farms and support for land stewards	5/22/2023 12:58 PM
12	Why is it always in the north end of town	5/16/2023 7:56 PM
13	North and south Westport are so different so it’s difficult to answer many of these questions.	5/16/2023 3:35 PM
14	Cooperative communities are another good option for Westport. Small homes with shared gardens/farms, shared tools (mowers, snow blowers), access to walking paths. NH and VT have these types of communities and they work well and include people of all ages.	5/15/2023 11:06 AM
15	Middle housing is a great idea.	5/12/2023 10:52 AM
16	Build in the northern section of town.	5/11/2023 9:58 PM
17	Maybe along Route 6. I would hate to see this in neighborhoods that are well established and would be concerned about the crime that happens sometimes with these large-scale units	5/11/2023 9:19 PM
18	I think large complexes will destroy the very nature that has made a great place to raise a family. I also realize that many single family homes are just too expensive for the average family (like mine). However, smaller multi units will allow families to have the individual experience of town, land and environment. They can enjoy the feeling and responsibility of owning your own home.	5/11/2023 8:55 PM
19	Replacing the underused, eye sore properties on Route 6 would be great. Rt. 177 or along Rt. 88 would also work well.	5/11/2023 4:01 PM
20	If we use the old high school for town offices, then the town hall and annex should be affordable housing.	5/11/2023 2:40 PM

21	WHAT I THINK WOULD FIT IN WESTPORT FOR MISSING MIDDLE HOUSING IS LIKE NOQUOCHOKE VILLAGE ON 177 OR A LINCOLN PARK PLACE IN DARTMOUTH	5/11/2023 1:02 PM
22	yes. My plan is explained better in person	5/11/2023 10:54 AM
23	How? Designate land and seek a developer of affordable housing. Where? Away from roadways (hidden?) where larger scale of development doesn't detract from open space.	5/11/2023 10:08 AM
24	Have the same size lots 1.5acres but build smaller homes. Remove developers from the town. Company's like team roso should be banned from the town.	5/11/2023 9:55 AM
25	We absolutely should allow it but it should be tastefully designed. There aren't enough rental options either, not just condos and single family homes.	5/11/2023 9:26 AM
26	North end of Westport, and Central Westport,	5/11/2023 9:22 AM
27	Repurpose the old high school and grounds.	5/11/2023 9:05 AM
28	Stop destroying green areas!	5/11/2023 9:04 AM
29	No none leave as is	5/10/2023 3:01 PM
30	No large "complexes" or developments in town - it would ruin Westport's character! Only acceptable location up on Rt. 6.	4/30/2023 9:50 AM
31	We should focus on the Route 6 Corridor for all types of middle to low income multistory and condominium housing and turn Rt. 6 into a low speed boulevard and desirable residential neighborhood.	4/28/2023 11:14 PM
32	Demolish the colonials on Charlotte White and the new development on Sodom Road and site appropriately. Also, find folks who actually know how to site a project unlike the new middle-high school project team who are clueless.	4/27/2023 11:54 AM
33	40B will side step all of the above if you bring in sewer.	4/15/2023 8:05 AM
34	I think it would be much more cost effective to build larger multiunit apartment buildings. Small individual houses eat up too much real estate and seems like a waste. However, I did think that the small houses around a garden looked like an interesting idea.	4/13/2023 12:57 PM
35	On item 28 these clusters would be too large on the land available for building.	4/12/2023 4:50 PM
36	Converting larger existing homes to multifamily units Pairing agricultural land that is changing hands with affordable housing for farmers, and possibly with additional housing for farm workers…I understand this may need to involve sacrificing some ag land for farmer housing, but this is the only instance where I personally feel that compromise on developing ag lands is acceptable. Farmworker housing may involve multiple units.	4/4/2023 6:31 AM
37	WATER! How can one possibly think that out well water system could support these concepts? Plus sewering.. Town doesn't have the infrastructure to support more population, more school age children, more required services. This seems an exercise in futility.	3/31/2023 7:12 PM
38	There is no option but to complete the Route 6 water and waste project. None of this makes sense to even discuss without the ability for higher-density projects to be placed. This is not possible with title V concerns and waste technology/legislation as they stand today.	3/29/2023 5:04 PM
39	No need to create more "Missing Middle Housing" see answer to question #17.	3/26/2023 2:37 PM
40	All middle housing should be owner occupied expect obviously apt to prevent folks from buying and doing summer rentals	3/24/2023 2:17 PM
41	utilize the old high school for mixed use: housing, recreational, theater, kitchen, etc I don't think adding new structures above is right for Westport.	3/24/2023 11:02 AM
42	Along Rt 6 and other business-zoned areas for access to jobs and transportation. Preserve open space and do not lose farmland for housing. Keep Westport rural, not suburban. It's a special town and it's really easy to lose this character and impossible to get it back.	3/24/2023 10:01 AM
43	Smaller lot sizes and smaller footprint homes better fit the town.	3/23/2023 10:44 PM
44	Housing market is very volatile…middle tomorrow could be more or less tomorrow…ideally should be allowed where there is town water and sewer…to allow for more units..	3/21/2023 7:40 PM

45	Town infrastructure is inadequate for large scale developments. Tax increases will drive out the people that development of affordable options look to serve. It doesn't matter if the extra cost goes to the mortgage or to taxe; people won't be able to pay	3/21/2023 3:59 PM
46	don't isolate - include near existing housing to re-introduce mixed neighborhoods in Westport	3/19/2023 5:24 PM
47	On main road going towards Horseneck on the right in the farm land or right before fish market on right before post office.	3/17/2023 9:42 PM
48	If these were not built in a neighborhood that would devalue everyone else’s property, these could be acceptable; but to place something like this in between two houses on a parcel of land in a rural area and to wind up devaluing those area properties is unacceptable policy	3/16/2023 4:41 PM
49	Allowing smaller lot sizes, higher density for single family homes.	3/16/2023 4:38 PM
50	Missing middle housing should be thruout our entire town. Why should it be restryto a certain area.	3/16/2023 3:55 PM
51	it should be on route 6 so folks can access public transportation	3/16/2023 3:29 PM
52	Anywhere as long as you have a competent engineer review the plans to not repeat Noquochoke Village and cost another resident thousands in litigation.	3/16/2023 2:30 PM
53	With easier access to highway, retail and public transportation, development along Rt 6 makes the most sense.	3/16/2023 2:30 PM
54	Along the route 6 corridor where hopefuls are waiting on sewer	3/16/2023 2:27 PM
55	I think Route 6 would benefit from this type of housing because it would help those who would like to get their kids out of the city schools and it is more affordable.	3/15/2023 10:24 AM

Q30 Which of these "adult retirement community" types would fit in Westport?

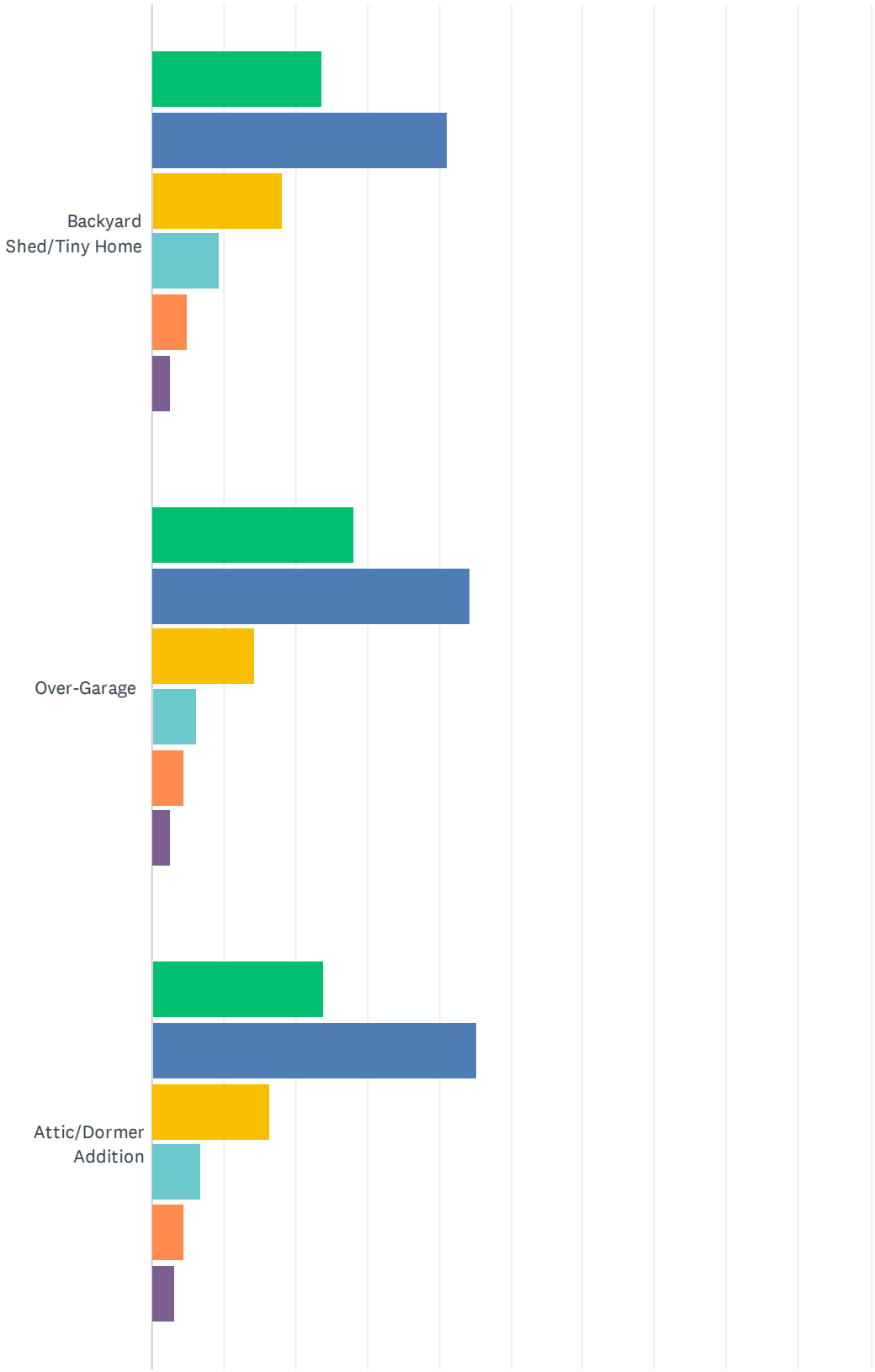
Answered: 162 Skipped: 33

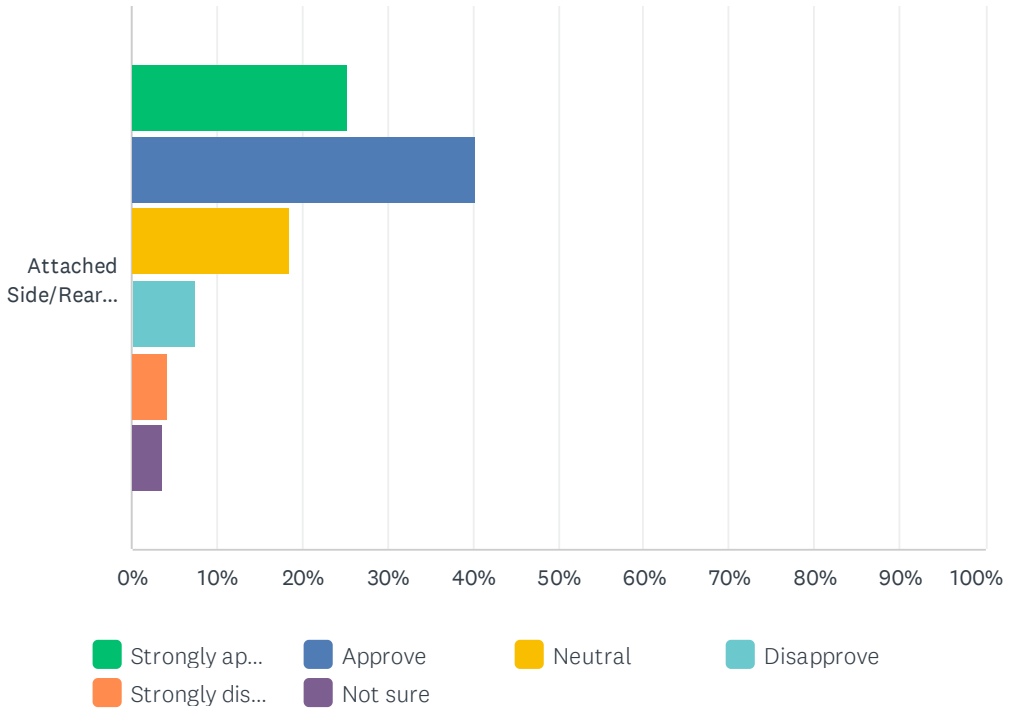

Cottages
Mix of Townhouses a...
Apartment-Style and Assisted...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Strongly ap...
Approve
Neutral
Disapprove
Strongly dis...
Not sure

	STRONGLY APPROVE	APPROVE	NEUTRAL	DISAPPROVE	STRONGLY DISAPPROVE	NOT SURE	TOTAL
Cottages	25.00% 40	49.38% 79	14.37% 23	4.38% 7	4.38% 7	2.50% 4	160
Mix of Townhouses and Detached homes	13.66% 22	45.96% 74	19.88% 32	9.32% 15	8.07% 13	3.11% 5	161
Apartment-Style and Assisted Living	16.05% 26	43.21% 70	18.52% 30	7.41% 12	12.35% 20	2.47% 4	162

Q31 Which of these "accessory dwelling unit (ADU)" types would fit in Westport?

Answered: 161 Skipped: 34





	STRONGLY APPROVE	APPROVE	NEUTRAL	DISAPPROVE	STRONGLY DISAPPROVE	NOT SURE	TOTAL
Backyard Shed/Tiny Home	23.75% 38	41.25% 66	18.13% 29	9.38% 15	5.00% 8	2.50% 4	160
Over-Garage	28.13% 45	44.38% 71	14.37% 23	6.25% 10	4.38% 7	2.50% 4	160
Attic/Dormer Addition	23.90% 38	45.28% 72	16.35% 26	6.92% 11	4.40% 7	3.14% 5	159
Attached Side/Rear Addition	25.47% 41	40.37% 65	18.63% 30	7.45% 12	4.35% 7	3.73% 6	161

Q32 Do you have any other thoughts on adult retirement communities or ADUs?

Answered: 30 Skipped: 165

#	RESPONSES	DATE
1	I'd just love it if my grandparents could of afforded to stay in town	7/18/2023 10:33 PM
2	No	6/25/2023 9:14 AM
3	I think this would help families stay in Westport instead of being priced out of being able to afford a home where they grew up.	6/21/2023 2:40 PM
4	They must be located along bus routes and have PUBLIC open space offsets for elder recreation and to add community benefit.	6/12/2023 5:35 PM
5	Concerned with additional septic requirements and places to park additional cars	6/10/2023 8:53 AM
6	We should build ADU's om existing lots with homes. We do not need to create new neighborhoods like off chabot st.	6/6/2023 10:06 PM
7	Yes. Give tax breaks to the elderly and give them a hand taking care of their property rather than trying to solve the problem with unnecessary development.	6/5/2023 6:21 PM
8	I don't. I would imagine there would be interest because many older people with large homes would want to downsize.	5/15/2023 11:08 AM
9	I personally know people who live in the Tiverton adult retirement units that overlook Mt. Hope Bay and they are very happy because of the friends they have created there. I would suggest researching their details.	5/11/2023 4:06 PM
10	yes	5/11/2023 10:55 AM
11	Question 31: Approval or not would depend on size. Thrusting a home into a mansion that doesn't fit isn't necessarily desirable, and when it's no longer required for an adult / aging family member, it becomes high-priced real estate, further exacerbating the problem. Upon change of ownership, allowance should be revalued.	5/11/2023 10:13 AM
12	They should be allowed in zoning, but reviewed for environmental impact. We don't have much in the way of sewers or public water supply, so that needs consideration, as well as retaining good farmland and special places that are scenic and/or publicly accessible.	5/11/2023 9:31 AM
13	Make the architecture blend in with the "CapeCod" style. Plant trees	5/11/2023 9:24 AM
14	ADU's would provide housing for either the elderly homeowner or their caregiver, and would mitigate large scale destruction of more untouched land	5/11/2023 9:08 AM
15	No	5/10/2023 3:01 PM
16	Need a mix of adult retirement housing as long as it is done on a small scale that fits in with the existing community NO BIG DEVELOPMENTS!	4/30/2023 9:55 AM
17	I think ADU's are a good solution because you are not creating a development on virgin land. There are virtually no non summer rental units in Westport. It also allows middle class people like me to subsidize their income with rentals. Perhaps if you incentivize home owners to build ADU's, there would be a lot more rentals available.	4/13/2023 1:02 PM
18	Not at the moment, thank you.	4/12/2023 4:51 PM
19	ADU have been essential for farmer and farm worker housing in Westport; one of the few reliable housing options.	4/4/2023 6:36 AM
20	Too bad. I do believe our elderly need consideration but in depth studies would be required and I can't imagine anything successful coming out of it. We have a horrible track record for sensible development here.	3/31/2023 7:15 PM

21	The more the merrier.	3/29/2023 5:04 PM
22	Backyard shed is fine but no Tiny Homes.	3/26/2023 2:39 PM
23	ADUs are great for supplementary income and housing flexibility.	3/23/2023 10:44 PM
24	The occupants are older taxpayers who are paying for education but not benefitting..so they should get an opportunity to buy if available..especially if they give up a larger home..so need more inventory...	3/21/2023 7:44 PM
25	Smaller scale is dictated by the lack of Westport infrastructure.	3/21/2023 4:00 PM
26	Again, they should be located as to not devalue their surrounding properties and be as close to as many amenities for the elder as possible	3/16/2023 4:43 PM
27	ADU's would be helpful in keeping multi generational families together.	3/16/2023 4:30 PM
28	I think they are a wonderful way to keep relatives close.	3/16/2023 3:58 PM
29	They would not impact the school enrollment and we can not fit more students in the new school	3/16/2023 2:28 PM
30	These are helpful for children who are taking care of aging parents or extra income to someone who would like to live in Westport.	3/15/2023 10:29 AM