

## Public Forum #1 Summary

On November 13, 2019, the Town of Foxborough and the Metropolitan Area Planning Council (MAPC) hosted the first public forum of the town's Housing Producing Plan (HPP) at Town Hall. The HPP process kicked off in September and will continue through 2020. Approximately 40 people attended the public forum, and the forum was simultaneously broadcast on Foxboro Cable Access. Furthermore, roughly 200 people engaged with an online version of the forum, which was launched on the day of the forum and remained open for three weeks. Staff from the nonprofit Citizens Housing and Planning Association (CHAPA), which is supporting a resident coalition in Foxborough, also attended the forum.

The forum was divided into three parts:

- **Open House:** The Town and MAPC presented information on posters arranged around the meeting room. Participants reviewed existing conditions information about housing in Foxborough and answered demographic and housing questions about themselves.
- **Presentation:** MAPC then presented to participants on the goals and process of an HPP, technical definitions of key Affordable Housing terms, and existing conditions and projections on demographics and housing in Foxborough.
- **Small Group Discussions:** Participants then broke out into small groups. Town of Foxborough officials facilitated conversations about housing needs and desires, constraints on existing housing stock, populations with distinct housing needs, and priorities for housing goals. MAPC staff listened to pieces of each small group discussion, and key points were recorded by small group facilitators.



MAPC staff presenting to participants at the public forum.

## Open House Poster Responses

Town and MAPC staff put up posters in the Town Hall lobby and around the meeting room. Posters described existing conditions of demographics and housing, defined key terms about Affordable Housing, and described the HPP process. Three of the posters included questions for participants, which they answered by placing stickers next to their response. The results of those questions are below.

Overall, those who responded to the open house poster questions overwhelmingly were owners of single-family homes who had lived in Foxborough for more than two decades. The age of people living in their households skewed toward working age adults (18-64) and adults over 75. Household sizes were mixed. Looking forward ten years, they desired smaller homes with shops nearby that required less maintenance. Desires for future housing tenure were split.

Asked their housing priorities, “housing for seniors” emerged as the highest priority, with a second tier of priorities that focused on smaller homes, more housing options, context-sensitive housing, and Affordable Housing. Respondents did not prioritize housing ownership options, housing for families, housing near businesses/amenities, and housing near jobs. It’s notable that living in walking distance to shops was desirable, but not a priority. This is also demonstrated in the respondents’ housing concerns, as “Cost or Affordability” and “Choices of different sizes and types,” were listed roughly twice as often as the two other options, “Fitting into the neighborhood” and “Proximity to services and amenities.”

Importantly, respondents in this sticker activity were only a subset of participants at the forum. We cannot say definitively that answers here are representative of all forum participants, but qualitatively comparing these results with responses in small group discussions shows lots of overlap. The only shared activity between the open house and small group discussion portions of the event, the prioritization, yielded slightly different priority rankings, but the overall results were similar.

**Response Tables**

Numbers represent the number of sticker responses.

<b>What kind of housing do you live in?</b>	
<i>Single-Family</i>	17
<i>2-6 Multifamily</i>	2
<i>7+ Multifamily</i>	1

<b>Do you currently...</b>	
<i>Rent your home</i>	2
<i>Own your home</i>	19
<i>Other</i>	0

<b>What kind of housing would you like to live in 10 years from now?</b>	
<i>Would like to have less home maintenance</i>	8
<i>Would like to downsize</i>	6
<i>Would like to live within walking distance of shops</i>	6
<i>Would like to own my home</i>	3
<i>Would like to rent my home</i>	2
<i>Would like a larger home</i>	1
<i>Other</i>	2

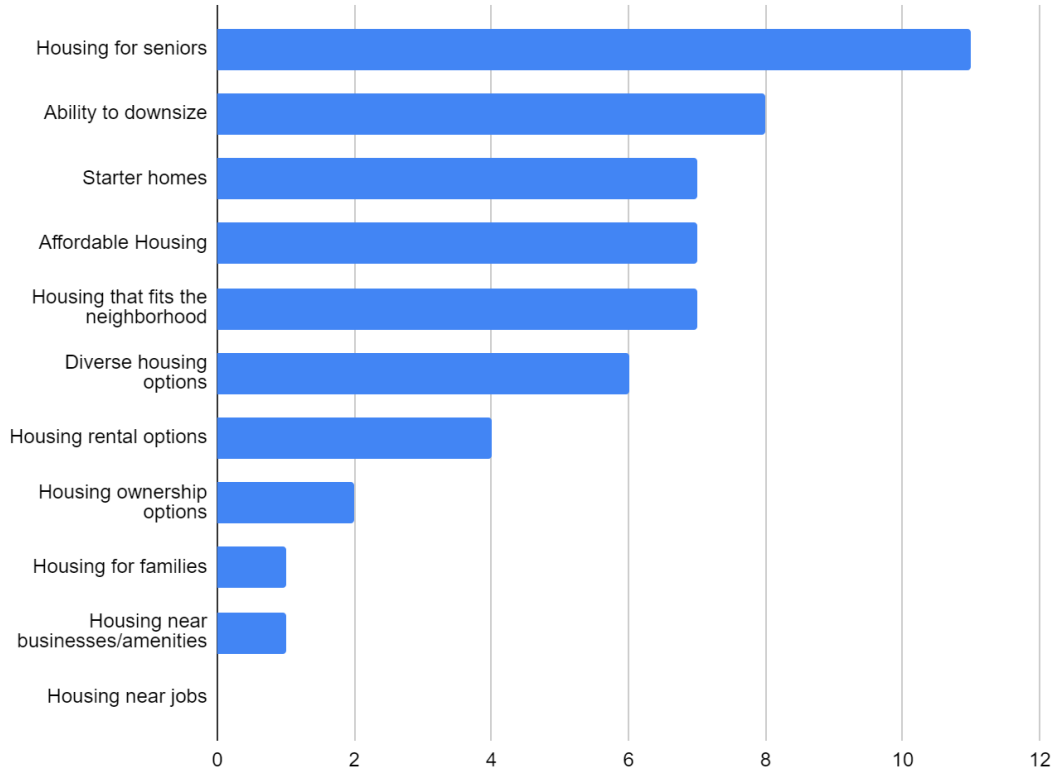
<b>How old are the people in your household?</b>	
<i>0-17</i>	3
<i>18-34</i>	7
<i>35-54</i>	7
<i>55-64</i>	7
<i>65-74</i>	4
<i>75+</i>	7

<b>How many people are in your household?</b>	
<i>1</i>	6
<i>2</i>	8
<i>3</i>	0
<i>4+</i>	7

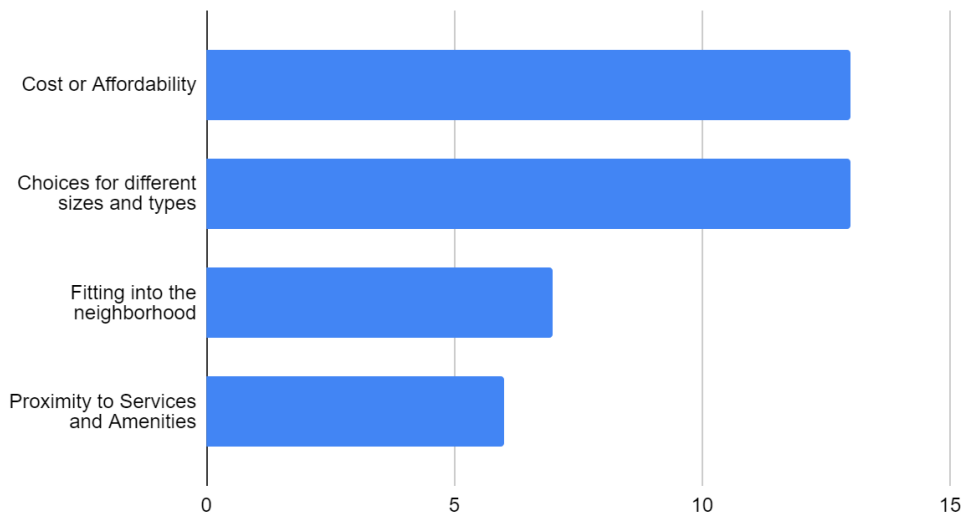
<b>How many years have you lived in Foxborough?</b>	
<i>0 to 2</i>	0
<i>3 to 10</i>	3
<i>11 to 20</i>	2
<i>21+</i>	17

# Foxborough HPP Fall Outreach Summary

## What are your housing priorities?



## What are your housing concerns?



## Small Group Discussions

After the presentation, forum participants broke into five small groups of five to eight participants and one facilitator. Facilitators were Town staff who had previously attended a facilitation training.

The small groups went through four formal discussion topics:

1. **Introductions.** Participants were asked to share what they love about living in Foxborough.
2. **Housing needs.** Participants responded to data from the presentation and posters, noting surprising data points, issues that were missing, and issues they felt were important. Participants were also given a “housing paths” worksheet, that asked participants to consider housing options and needs from the perspective of a handful of common household types in the town.
3. **Goals and priorities.** Participants were given a worksheet of potential housing goals, and they were asked to mark each goal with a priority level: low, medium, or high. They then discussed the priorities that emerged. *Online open house participants prioritized the same list of goals, and quantitative results from that survey are also given below.*
4. **Housing concerns.** Participants were asked to share their concerns about new housing.

In practice, the discussions tended to be more informal than the agenda suggests. Facilitators homed in on important points raised by participants in ways that illuminated needs, priorities, and concerns. Some groups found concerns with new housing were discussed in earlier parts of the discussion and blended the discussion topics in ways that facilitated conversation more naturally.

This section summarizes qualitative discussion content, as well as quantitative data derived from worksheet responses. Quantitative results are also given here for online open house questions that mimicked the small group discussion, as well as results combining in-person and online responses.



### **Qualitative Discussion Summary**

The five groups covered an expansive range of topics during the small group discussions. This summary cannot cover all pieces of the discussion (please see Appendix A for a transcription of all notes taken during the forum itself), but some recurring themes did emerge and are highlighted here:

- Participants agreed on many of the things they liked about Foxborough, including the suburban character and the value for money they felt Foxborough had once offered.
- Participants were concerned with the loss of inexpensive options, the demolition of existing smaller housing and its replacement by expensive larger houses, and the difficulties for existing residents and families to continue to live in town.
- Some found current Affordable Housing solutions to be inadequate
  - Some participants found the current system of Affordable Housing provision doesn't meet their needs. Some found current Affordable Housing unaffordable to them. Others felt they earned too much for Affordable Housing, but not enough for the market-rate housing in town. At least part of the frustration felt by participants was related to the setting of income restrictions using the Area Median Income (AMI) of the metropolitan region (rather than locally). Some of the frustration also related to the way projects advanced under a Comprehensive Permit (40B projects) included market-rate units.
- Some participants also disliked current market-rate development. They felt that new expensive apartments and new single-family houses attracted a more transient population who might leave town within a few years.
- Many participants did not like "McMansion" development and wanted smaller housing options that better matched the character of town.
- Many participants expressed a desire for a "right-sized" home they, especially one they could stay in as they aged. Age-friendly features included single-level design within the house, as well as walkability to grocery stores and other amenities. (Note: walkability was often raised in the discussion but was not prioritized in the quantitative data.)
- Age-restricted senior housing was desired by some participants, but not by others.
- Right-sizing housing production for all age groups was brought up by many. Specific sizes discussed by participants ranged from 800sf tiny homes to 2000 sf homes. Some participants felt square footage was a better guide than the type of housing produced, citing recent large duplex development.
- Multigenerational housing was brought up by several participants. Some participants felt these living arrangements could be facilitated by reforming laws around "in-law" apartments.
- Some participants raised concerns with housing growth, including utility capacity, septic/groundwater capacity, impacts on schools, and impacts on property values. Some participants noted it was a "balancing act."

### Quantitative Response Summary

The tables below summarize responses that could be systemically quantified using worksheets, as well as information from the Online Open House, which mimicked those worksheets. Some clear findings are evident from this analysis.

- Participants at the public forum (or at least those that participated in this activity) are largely focused on housing issues related to seniors. They put less emphasis on housing issues related to families, young people, or specific income groups.
- However, participants in the Online Open House favored housing for families and housing's relationship to existing neighborhoods. Senior housing issues were not disfavored, but merely not ranked as highly.
- Both groups prioritized housing ownership options and deprioritized the proximity of housing options to transit, businesses, and jobs.

### Average Priority Scores: In-Person (at the Forum) and Online Responses

This table shows the average priority score given by participants at the forum and in the online open house. Priority rankings were converted to numeric scores, and averaged. The combined score is weighted by the number of participants in each activity.

Low Priority = 1

Medium Priority = 2

High Priority = 3

Options	In-Person	Online	Combined
Support for seniors to stay in their homes	2.43	2.36	2.37
Housing for families	2.00	2.45	2.36
Housing that fits the neighborhood	2.11	2.39	2.33
Housing ownership choices	2.34	2.25	2.27
Range of different types of housing	2.33	2.23	2.25
Housing affordable to moderate-income households	2.19	2.22	2.21
Age-restricted senior housing	2.37	2.13	2.18
Choices for downsizing	2.46	2.08	2.15
Homes for young people starting out	2.24	2.13	2.15
Housing affordable to low-income households	2.23	1.96	2.01
Housing rental choices	1.79	2.01	1.97
Housing near retail/amenities	1.86	1.91	1.90
Housing near jobs	1.32	1.91	1.80
Response Count	24	97	121



## Foxborough HPP Fall Outreach Summary



### Priority Ranks (according to average score) by venue

This listing shows the list of potential priorities given to participants, ranked according to their average priority score. The ranked lists are shown for participants at the forum, participants in the online open house, and for both groups combined

Rank	In-Person	Online	Combined
1	Choices for downsizing	Housing for families	Support for seniors to stay in their homes
2	Support for seniors to stay in their homes	Housing that fits the neighborhood	Housing for families
3	Age-restricted senior housing	Support for seniors to stay in their homes	Housing that fits the neighborhood
4	Housing ownership choices	Housing ownership choices	Housing ownership choices
5	Range of different types of housing	Range of different types of housing	Range of different types of housing
6	Homes for young people starting out	Housing affordable to moderate-income households	Housing affordable to moderate-income households
7	Housing affordable to low-income households	Age-restricted senior housing	Age-restricted senior housing
8	Housing affordable to moderate-income households	Homes for young people starting out	Choices for downsizing
9	Housing that fits the neighborhood	Choices for downsizing	Homes for young people starting out
10	Housing for families	Housing rental choices	Housing affordable to low-income households
11	Housing near retail/amenities	Housing affordable to low-income households	Housing rental choices
12	Housing rental choices	Housing near retail/amenities	Housing near retail/amenities
13	Housing near jobs	Housing near jobs	Housing near jobs



## Online Open House

At the same time as the public forum, MAPC and the Town of Foxborough launched an Online Open House (OOH) using the Qualtrics software. The OOH allowed people at home to digest the same information as those at the public forum and weigh in on most of the same questions. Similar to the forum's presentation (see above for more details), the OOH began with an introduction to the HPP, followed by data on Foxborough's housing, demographics, and affordability. Participants could then answer questions related to their own demographic and housing profile, rank potential housing priorities (the same priorities given at the forum), and offer concerns on specific aspects of housing and development. All questions were optional; participants could answer some questions without answering all of them or they could answer none (rather just reviewing the presented data).

The OOH ran for more than two weeks and was advertised on the Town's local access cable channel, on Town social media accounts, and via email. Between November 13 and Dec 3, 194 people participated in the OOH. Of those, 121 people answered at least one question.

Many themes discussed at the forum were also discussed by participants in the OOH, but the range of issues discussed was broader. Some OOH participants noted rising rental prices, the Affordable Housing waiting list, and access to childcare, which were largely not discussed by participants at the public forum. Concerns about utility capacity were more prevalent online than in-person. The OOH also included more responses given in political or ideological terms than most of those given at the public forum, with some participants emphasizing a right to housing and others saying the free market should determine housing outcomes.

OOH results for prioritizing issues are given above with those from the public forum. Other responses, including quantitative summaries of individual housing stories and text responses are included in Appendix B.

## Appendix A: Small Group Discussion Notes (Transcribed)

Facilitators at the public forum took notes on the discussion on flip-charts. Each facilitator took notes in their own manner, tracking the conversation as they saw fit. Below is a transcription of those notes. These notes are used to gain a qualitative understanding of the issues at hand, rather than offering a quantitative counting of the important issues.

### Group A

- Limited downsizing options
- Limited multigenerational options
- Like concept of smaller homes around common space
- Smaller homes
- Less Maintenance
  
- Create suburban solutions to senior housing
- Value open space, greenery
- Density

### Concerns

- Loss of green space/open space
- Tiny housing for seniors (800-1200sf)
- Not enough smaller, modern (updated) housing
- Smaller homes are older
- Large lot zoning
- Town meeting difficulties (2/3 vote)
- Transportation
- Sewer

### Cannon Forge

- Open Space
- Housing Clustered
- 1600sf
- Different housing
- Choices in housing community

### Group B

#### Q1

- Senior population growth
- Change of cost vs funds to live
- Want to grow old in Foxborough
- 38% senior growth
- # of renters & rental units up

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- Unaffordability of affordable housing
- Pleased: value of town for all included “bang for your buck”
- Change of scale in housing “McMansion” and losing smaller/affordable
- Some areas developed large vs multi-fam
- Missing: Senior couples missing in example
- Missing: multi-fam to own

### Q2: Goals

- Mortgage free: smaller place close to people
- I’m an 82 y/o millennial (same needs)
- Walkability
- Amenities
- Transit-oriented housing
- Shopping
- Variety of housing sizes
- Over 55 affordable housing - taxpayers (town-owned land)
- Maintain or increase value of schools & services

### Q3: Concerns

- Bob/Evie - tiny homes - place of your own, maintainable, affordable
- Right-sized family housing
- Perfect thing
  - Little house
  - Dog
  - Walkability
  - Access to train, bus, Boston
  - Freedom
- Affordable vs. home value (balance)

### Priorities

- Both ends of spectrum
- Age restricted senior housing
- Housing near supermarket
- Range of options, types
- Housing near retail
- Diverse needs
- Neighborhood w/ own community

## Group C

### Topic 1

- Residents that live here that couldn’t afford to buy here now. Where did they bag? Age?
- Surprised 35% renters - how many Affordable
- Confusion “household” income
  - State vs. Foxboro

### Paths

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- Multigenerational - \$ small single family, need larger single family
- Single prof - buy duplex - owner occupied - need extra income
- Single senior - multifamily w/ elevator - healthcare / assisted living

### Goals

- Range of types - multigenerational housing w/ single level
- Housing that fits the neighborhood
- More single level single family housing
- Zoning restrictions on in-law apartments
  - Multifamily
  - R15 allows
  - Being spread out

### Concerns

- 40B Across from Stop & Shop - 7 units 50,000 sf
- # of apartments & large single-family does not = long-term residents
- Downtown Foxboro will become Mansfield
- Could zoning change character of town
- Decrease school age children - young families can't afford to live here - like the makeup of town
- Character of Foxboro

### Group D

- Interesting
  - Median income → Higher
  - Demographics 4% income since 2007
  - Drop in school population

### Housing adventure

- Young family 3
  - Single family
- Senior
  - Small
  - Maintenance
  - Ability to make repairs / not necessarily \$\$
  - Connections for services
  - Physical limitations
- SP/SY/MF
  - Multi 3-4
  - Access to train / transportation
  - Not need Vehicle
  - Multifamily
  - Finances
  
- Similar Situations

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- Adult children looking for housing -- Yes
  - All represented
  - Senior Housing
  - Person With Disabilities

Action	Low	Medium	High
1	1	2	2
2	0	1	5
3		3	5
4		3	3
5		1	4
6		4	1
7		2	4
8	3	3	1
9	1	3	4
10	3	3	0
11	1	3	2
12	4	1	1
13	5	0	0

Concerns

- “Willows” model
- No “term limits” for family units at Foxborough Housing Authority
- Town owned parcels should ~~remain open~~ be used for senior community
- Seniors living longer = less turnover for senior options
- Where is youth involvement !! in decisions that impact their housing

**Group E**

What you like about living in Fx?

- People
- Sense of community
- Schools & sense of community
- Family is still here
- My roots are here
- Schools & sense of community
  
- Why are we in the same group as Boston?
- Cambridge & other towns impact us
- AMI is higher - our income is 98 - doesn't match
- All figures are staggering
- [Illegible] No - it was good information. 12.5% is good affordable
- Low income does not mean affordable

Housing Adventure

- Single parent - multifamily 20k rental - everything

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- Single pro - multifamily 25k rental - retail, open space
- Single Senior - multifamily rental 25k - park, healthcare, retail, arts
- Single pro - rental mf 25k - CR, Retail, Arts & Entertainment
- Single pro - Rental mf 25k - parks & open space, arts & entertainment, CR, Retail
- Single parent - multifamily Rental 20k - parks, HC, Educ, All of them
- People are looking for walkable areas

### Goals & Priorities

- High
  - Downsizing
  - Support for seniors
  - Housing low-income
  - Downsizing
  - Senior support
  - Ownership and Rental Choices
  - Low-income households
  - Support for seniors
  - Range of different housing
  - Housing ownership
  - Housing Rental
- Medium
  - Housing for families just starting
  - Retail & jobs “balance”
  - Housing affordable to moderate income
  - Choices for downsizing
  - Rental Choices
  - Fits the neighborhood
- Low
  - Low income households
  - Senior stay in home
  - Housing near jobs
  - Housing for families “ we have plenty”
  - Starting out
  - Affordable to low-income
  - Affordable to moderate income
  - Amenities
  - Jobs - near
  - Rental choices
  - Fits the neighborhood
  - (Two had no low priorities)

### Concerns

- “Other than that I can’t afford it?”
- 30% is acceptable - I’m uncomfortable with that

## Foxborough HPP Fall Outreach Summary

- Not a goal but a reality 0 we have different reasons to want to get into ownership
- People are becoming seniors in a different place, there's a huge difference
- Young seniors are not being considered w/ what's available (young 60s)
- Not a lot of places to downsize & they're expensive
- Single-people
- Infrastructure.
- It'll attract new people
- People want to stay local after travelling for work all week



## Appendix B: Online Open House Responses

What kind of housing do you live in?

What kind of housing do you live in?	
<i>Single-Family House</i>	86
<i>2-6 Unit Multifamily Building</i>	10
<i>6+ Unit Multifamily Building</i>	14
<i>(blank)</i>	11

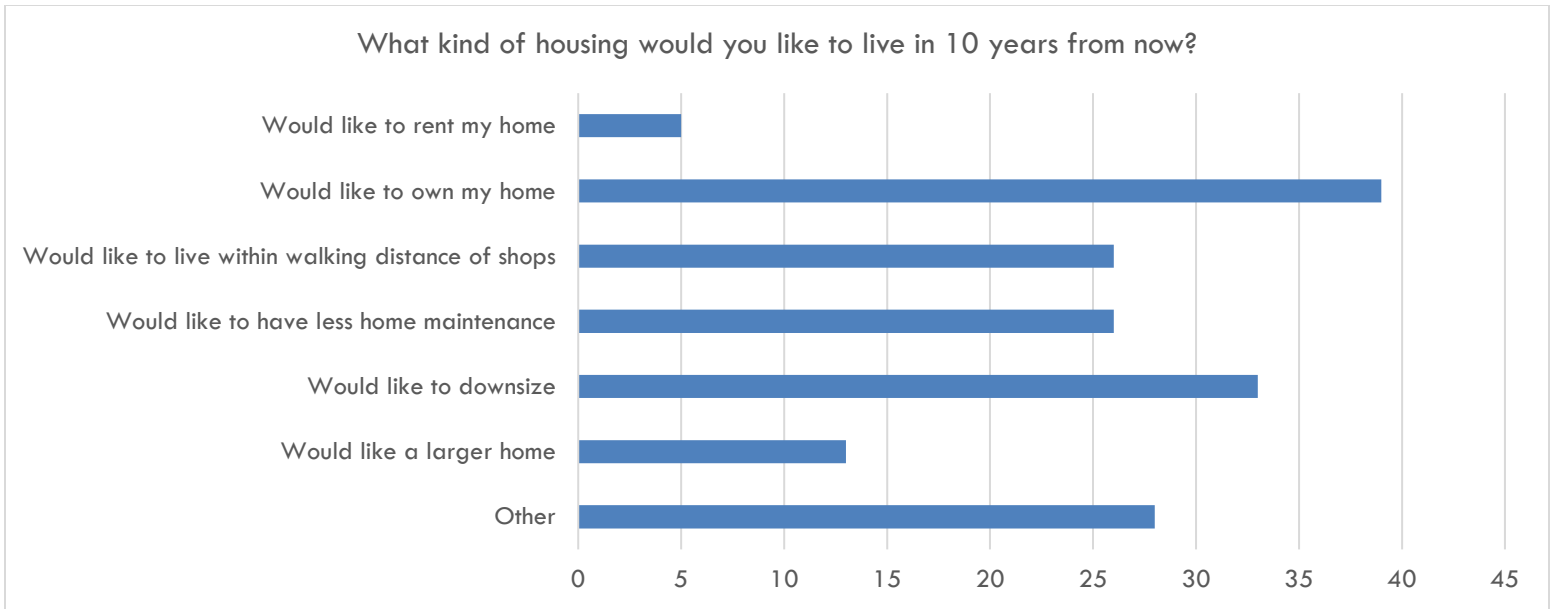
Do you currently...	
<i>Own your home</i>	86
<i>Rent your home</i>	20
<i>Other</i>	5
<i>(blank)</i>	10

How many people in your household?	
<i>1</i>	17
<i>2</i>	23
<i>3</i>	17
<i>4+</i>	54
<i>(blanks)</i>	10

How old are the people in your household?	
<i>0-17</i>	61
<i>18-34</i>	29
<i>35-54</i>	66
<i>55-64</i>	19
<i>65-74</i>	24
<i>75+</i>	10
<i>(blanks)</i>	10

How many years have you lived in Foxborough?	
<i>0-2</i>	8
<i>3-10</i>	33
<i>11-20</i>	20
<i>21+</i>	49
<i>(blank)</i>	11

## Foxborough HPP Fall Outreach Summary



### What kind of housing would you like to live in 10 years from now? – “Other” text responses

- Will still be right here
- Sharing a house
- have good selection of apt rental in private homes not in a complex
- no change
- same
- Would like to continue living in the same house
- same as I have now
- a single family, single level dwelling
- One level without stairs
- Would like gas heating - Highland Circle does not have any gas lines. And would like sewers
- Still be in current home
- Cohousing
- Affordable
- Happy to stay in home.
- Same as now
- Stay in my home
- concerned about escalating rental pricing
- Single story, with all living space on one floor, inc bedrooms...(2)
- same size house
- Stay where I am
- "Home ownership could be a condominium
- continue to live in current home
- Don't plan on moving

## **Comments about potential goals**

### **Housing for families**

- Ranches and cape More affordable for the average person
- Most places are being built with 2 bedrooms which is not feasible for me since I have a male and female child which need their own room as well as myself.
- Our children can not afford to stay in town once they are on their own!

### **Homes for young people starting out**

- I am a newly divorced parent and just starting out.

### **Housing affordable to low-income households**

- Everything is set up for a 2 parent household. I am a 1 parent household with 2 kids struggling to make ends meet.

### **Housing affordable to moderate-income households**

- I am in the moderate income bracket and still struggling.

### **Age-restricted senior housing**

- Not enough senior housing in town

### **Choices for downsizing**

n/a

### **Support for seniors to stay in their homes**

n/a

### **Support for seniors to stay in their homes**

n/a

### **Range of different types of housing**

- not all are looking for \$400K+ housing!

### **Housing ownership choices**

- Home ownership is not possible for moderate income families. I am a one parent household. I now have to settle for a place that is not kept well and charges \$100 a month for laundry on top of high rent.

### **Housing rental choices**

- More 3 bedroom apartments and affordable also.
- if so many barely afford rentals, need low cost rental too
- Outside of affordable choices, I don't know what this is asking for

### **Housing that fits the neighborhood**

- squeezing 6 house on a previously 1 house lot -- Who let THAT through?

### **Housing near retail/amenities**

- to assist those that might not be able to drive to retail - or afford car
- Senior housing should be closer to grocery and basic retail shops

### **Housing near jobs**

n/a

### **What other goals would you add to the list of goals above?**

- Although we have lived in Foxborough most/all of our lives, we could not afford Foxborough if we were not currently here.
- My children will not be able to afford Foxborough when they are ready to move out in next 2-6 years.
- Unaffordable - affordable housing. Working for 20+ years, I could not even afford the affordable housing prices.
- Shocking, we're adding on to the Burrell School but the school aged population had decreased 6+%
- Town Population has only increased a very low % in a number of years but the number of town employee has drastically increased making taxes go up and in essence making the town less affordable.
- We have a great industry (Patriots Place) and taxes are high ... both tax rate and housing value increases each year.
- Housing with bike lanes
- not to become "Little Boston" like Mansfield has. just awful.
- population density is moving too high
- Affordable 3 bedroom apartments for moderate 1 parent households that is not in shambles or the same for homeownership. More childcare functions or summer camp options for the working parent. I notice all events happen during the school/work day. Town website should be updated with current job listings. Foreclosed homes should be available for everyone not just someone who can buy with cash.
- "The housing wait list for low income housing has been closed for over a decade. When I called the housing authority three years ago, I was advised to ""call other towns to see what is available"". They didn't even take my name.
- My grandparents moved to Foxborough in 1969. My parents bought the family home from my grandmother in 1980. Like others who grew up here and unfortunately became single parents, we had no other choice but to move back in with our parents. I am a single mother to an Igo elementary student. He went to pre-K at the Burrell and is now in second grade. I was raised in Foxborough and had hoped there would be a chance to allow my son to grow up here as well. I have come to accept that we will have to move to another town which not only breaks my heart but also that of my son. New developments are being built in town and selling for ridiculous amounts of money. You have the same contractor buying up older homes, not even allowing residents a chance, flipping them and selling for big money. I'd wish the town would look at it's long term residents and not at the bigger dollar signs from crammed housing developments, like the ridiculous one being built across from Stop and Shop. Before the Patriots were a dynasty, this small town may have been home to a terrible NFL team but we were closer knit. There weren't a lot of out of towners and housing was reasonable. My hope is that there is some glimmer of hope

and more compassion for hard working Foxborough residents to have a chance at affordable housing. We won't have a dynasty forever. "

- Housing for seniors that includes a developmentally disabled adult child. Senior housing should include a washer/dryer option. We sold our condo 3 years ago because of size and a driveway that had a grade too steep for a plow.
- Need smaller homes -- for those starting out and those wanting to downsize. Seeing quite a few single family 'lots' now being slapped with high priced duplex(condex)es. Less property to take care of but really - if you're going to pay \$400K you want a single family.Yikes. These do not fit in neighborhoods they've been built in - but have somehow 'passed'. And the 6 houses across from Stop & Shop --on what had had ONE house -- really now...room for barely a table and chairs inthe "back yard" -- ridiculous - how'd THAT pass. If these opportunities to MAXIMIZE profit on property continue - will push lower incomes out of town.
- More starter homes for first time buyers or smaller homes for those who wish to downsize. Most new homes in Foxboro seem to be very large and expensive.
- We are a sandwich generation struggling to help senior parents find affordable housing as well as young adult children looking for affordable housing, starting out. Gentrification seems to be occurring. Is that something the town as a whole wants? We can't afford to renovate our outdated home even though we can afford our home; yet not all it needs to keep it up to date. If we sell, we likely could not afford the updated or newer homes. It's a catch 22.
- I would like the town to retain its small town rural characteristics as was laid out in the Towns Master Plan. I do NOT want to see any mixed retail units above three stories in the center of town. Those large multi-use buildings do not meet the criteria of the towns Master Plan. These multi-use project only go to fatten the wallets of greedy developers and do not enhance the character of Foxboro one bit. there are many areas in town where larger building would fit in quite nicely and achieve the demand for housing
- [www.cohousing.org](http://www.cohousing.org)
- Cohousing is community designed to foster connection. Physical spaces allow neighbors to easily interact with others just outside private homes. Common areas including kitchen, dining space, and gardens bring people together. Collaborative decision-making builds relationships.
- My personal interest is communities for over 55, especially townhouses.
- smarter use of existing underutilized property for example, the buildings in the center of town that are single story - eg, comey's cleaners, ss pizza, bay colony - even the new auto parts store, why cant we give tax credits for owners to "build up" so that there could be mixed use. with residential units above? to keep open space and the integrity of the town we need more efficient housing, rather than sprawling huge buildings. Also a way to help homeowners whose homes are in disrepair, low cost rehab loans or credits? We have to be more strategic, and some of the new housing footprints are huge and could home many more people. We need some "smart space" condo's for the aging population sort of like Arlington or somerville (obviously not the huge high rise) but the 2-3 story condo structure.
- Consideration for planning expanded senior center with housing for low-moderate income older adults. Such a growing population!
- Not sure why we are talking housing while current residents can't be managed. Our constant water ban does not help while surrounding towns do just fine

## Foxborough HPP Fall Outreach Summary

- I've rented in foxboro for 9 years and consider it my home. Our children are growing up here. I wish we could afford to buy a house here. I feel like 9 years ago we could of but house prices have sky rocketed since then so its unfortunately out of our reach.
- Less mega mansions, more single floor housing. Tear downs of older ranch style and building a more expensive large house is not something we'd like to see.
- These are all important.
- For economic incentives for contractors to refurbish the stock of 1950s housing that we have as opposed to new builds decrease in the overall amount of open spaces we have as well as limiting the number of new construction homes that Inaccessible to moderate income and low income families. We seem to only be building for the wealthy
- Mixed age affordable housing
- "In a free society, people should work hard and live within their means. The government should not force any community to build homes for any ""class"" of citizen. If we build affordable housing for those who currently can't afford to live in Foxboro, then Dover should build housing for middle income families like mine because I WANT to live in Dover. I don't live in Dover because I can't afford it and I'm fine with that. No one is saying that I can't. And no one is stopping any citizen, no matter what their race, creed, or background from moving to Foxboro.
- I noticed that race was included in the "diversity" slide. We continue to label people by the color of their skin and wonder why there is still division among people. If you're trying to solve an economic problem, then use economic stats - not racial stats. Who cares what color anyone's skin is or their ethnicity????? It should have no bearing on ANY decision. The mere fact that decisions will be made based on race is the definition of RACISM. Social engineering society NEVER works."
- Stop neighborhood creep caused by the planning board not enforcing zoning

### **What are your concerns related to cost or affordability?**

- Affordability is not really affordable
- The average person could not afford to buy in this town. Too busy building larger home in smaller lots without any consideration to middle income, single families, people who don't need, can't afford, or want a huge house
- affordable apartments
- Cost
- I think that instead of working on affordable housing, the town should be concerned with access to high paying jobs and lowering the tax rate. With these two things, any issue with affordable housing will fix itself.
- If I hadn't purchased my home 5 years ago i would not be able to afford to live in Foxboro if purchasing a home present day. I am shocked at the housing and rental prices. I know the town cannot restrict capitalism and has already met their affordable housing goals set by state.
- Somehow, we need to find a way to drive the cost now for developing new single and multifamily homes in a range of prices.
- Foxboro is set up for a 2 income family. It is barely affordable for 1 income families. I feel it is like that to keep only white people living here. I like the education but not the price.

## Foxborough HPP Fall Outreach Summary

- Foxborough is not affordable to low income single families, nor is any housing available for that demographic
- Houses in Foxboro are not affordable for middle income families, let alone low income.
- younger ages are moving out of Foxborough because it's too expensive to rent or own. Taxes continue to increase every year, along with electric & water rates. A lot more than 30% of our household income is paid towards our household. Need more affordable living establishments. Paying over \$2000 a month for RENT is more than a house mortgage and total insanity!
- Yes!
- I am being priced out of my one bedroom apartment. The rent increases \$100 - \$130 per month each year. I am a single female.
- I grew up in Norfolk and cannot afford to live there.
- "This is a high priority for us.
- We are low income but would still would love to own a property in Foxboro."
- Yes, as stated - if prices continue to escalate - modest to low-incomes will not be able to afford to live here.
- Affordability
- Affordability
- Yes. There should be more single family homes priced reasonably.
- Affordability is a big concern for many people in Foxboro. Many people have had to leave Foxboro because they can't afford it anymore. Our taxes were supposed to go down because Kraft/Gillette Stadium was here, but they have steadily gone up each year. Water bills are ridiculous as well.
- Affordability is my top concern
- Affordability. Housing is a necessary need. It should be affordable and available. It's not very affordable and even so, there is nearly zero availability of rentals, and only high prices for ownership here in Foxboro.
- the Market should determine housing costs
- no issues
- Do not want anymore 40B's
- Seniors on a fixed income just can't keep up with today's housing costs.
- It is too expensive!
- "We should go over and above creating affordable and accessible housing for all ages."
- Foxboro has always been on the higher end price-wise, it won't be easy to change that, specially since all of MA is costly.
- very concerned about escalating rental costs
- Affordability especially utilities, tax .
- We've rented for 9 years and seen the house prices sky rocket. We wish we could buy in the town we consider home but it's becoming more out of reach
- We'd favor market based pricing, with the low income housing ratio improved but not unnaturally skewed in either direction.
- The new construction that is being built is way too expensive for moderate income families. Builders are circumventing building affordable housing by putting one or two affordable units into larger developments that are i



## Foxborough HPP Fall Outreach Summary

- Filled with homes costing upwards of \$400-\$800,000
- It's a capitalist market. I have no concerns. If I can't afford a home here, I will look elsewhere.
- Not appropriate for the town to get involved. The market determines affordable stock
- I think, despite the median income of Foxboro, there are not enough affordable condominiums for single people who have worked hard all their lives, but have not had the privilege of a dual-income family. I'm not talking particularly low-income or chronically unemployed, just plain hard-working people whose salaries do not go up commensurately with costs of living.
- Too high for a single person or a couple starting out
- low income affordability

### **What are your concerns related to choices for different sizes and types?**

- Need for single family single level homes for the ever increasing senior population.
- Build houses in all price ranges....
- Yes. There should be different sizes and types to suit needs, tastes, and lifestyles. I think that affordable and luxury apartments will draw more young people to Foxboro as they get priced out of suburbs closer to Boston. This will create a greater demand for jobs.
- Most places that are affordable for a moderate income family are 2 bedrooms. There should be more options.
- Yes
- Every new house built today is a HUGE monstrosity or a HUGE duplex. And then priced anywhere from \$500k and up! Honestly who affords these houses today?? Again, if I'm paying more than 30% of my income to household bills, I do not know how people are affording a HUGE house with a HUGE mortgage! Never mind affording the taxes on the property!
- This would probably include different price ranges.
- Yes
- Homes have only gotten larger. Modest sized homes have been torn down and duplexes or multiple homes have been built on single lots. Need to have smaller homes available. but that is unlikely as builders "need" to maximize profit on the lots purchased.
- Single level without stairs eg. Ranch or elevators for multilevel
- Sizes
- Yes. Most new construction are large, expensive homes.
- There is no public housing bigger than 3 bedrooms, 6 people in a small 3 bedroom is too many.
- Not super important
- I think this is worth exploring further. Veterans, seniors and young people don't have enough options.
- once again the market should be the determining factor. Builders are not in the habit of building units that are not in demand
- no issues
- We have enough Mc Mansions. We need more types of housing for today's needs!
- More 3 bedroom rentals for young families that are not break the bank costly
- definitely an array of choices, one level living, townhouses, are necessary.

## Foxborough HPP Fall Outreach Summary

- moderate concern
- Apartments and single homes
- More options for single story housing.
- There is a need for smaller more affordable new construction.
- I would encourage economic incentives to rebuild the large number of 1950s and 1960s smaller yet affordable homes so that Foxboro continues to be a community for all people and stops the destruction of the small amount of open spaces we still have
- I think Foxboro has a wide variety of home types.
- See above
- Plenty.
- Ranch
- one level living
- 1+ 2 bedroom, with storage, laundry in units/or on premises

### **What are your concerns related to proximity to services and amenities?**

- Parking is an issue as people don't want to walk!
- Not a concern
- There's too much traffic already.
- not concerned
- This is very important. However, I would NOT want to see more new housing developments near Patriot Place/Gillette. It's extremely congested during games and events.
- Not a priority for us.
- services & amenities can change or be moved to a new location, adding properties to town that are close to services & amenities is not favorable.
- Not a high priority for us
- Yes
- Opportunity to walk to services and amenities is limited. Younger folks are 'used to' driving (even to high school) nowadays, may not be interested in walking. Older folks may be, but unless there are sidewalks and s&a are 'close' - unlikely to either - for SAFETY reasons. Last time (a year ago) I walked to library (from Chestnut St)I was nearly hit by a car 3 times. Cars NOT looking/stopping for a person in a crosswalk, or about to step INTO a crosswalk. I have not tried walking this year since. This was around 3 in the afternoon in the spring - no visibility issues.
- Important
- Moderate
- Ability to walk to services/amenities may benefit those without a car.
- No bus or trains available
- Not super important seems selfish
- For seniors and disabled, there should be services and amenities for easy access.
- with ride share programs and the potential for increased bus service, proximity to services is a low priority
- needed. food, hardware, materials, clothing

## Foxborough HPP Fall Outreach Summary

- That's nice but as the train station is at the stadium we don't need a whole lot more of this type. A few uptown would be good.
- Would be nice to have more walk ability
- Very high, both seniors and young families will benefit from walkability in town.
- moderate concern
- Ideally close to services and amenities, particularly Senior Center for older resident housing
- Matters highly especially Transportation
- Close to shops or malls. Everyone can't live near the downtown location. Driving by car is fine.
- More walkable neighborhoods anchored by restaurants/retail would be great.
- Downtown could use some more restaurants. It's dying. But other than that, the town is very well located.
- Yes, Foxboro has plenty of that, too.
- near shops or affordable transportation services provided--buses?

### **What are your concerns related to fitting into the neighborhood?**

- high priority.
- I'm not super concerned about this, unless it's in some historic district of Foxboro where houses have a certain architectural aesthetic. It would be great if new developments were not cookie-cutter neighborhoods and had diversity of architecture (e.g. a mix of colonial homes, contemporary homes, and craftsman homes).
- Please don't build any more split-level homes. I know that they're easy to put up because you don't have to dig so deep for the foundation. However, they're fraught with layout issues and will drive many homebuyers away from living in Foxboro, which is a great won.
- You have building an apartment building and gastro pub in my neighborhood. Heavy traffic and the nightmare of living in this section of town is inevitable.
- Building these HUGE houses in a neighborhood full of smaller/older 3 bedroom ranch type dwellings does not fit.
- I am a single professional female living in a large rental community (Lodge) yet I live near low income or retarded people who have very different life styles than I do. These people are disruptive and effect my quality of life.
- Medium priority
- Yes
- Once again, the 6 houses on a previously single house lot (ok a decent size lot) across from Stop & Shop--ridiculous.. HUGE duplexes on a single house lot (modest sized)--ridiculous.
- Not necessary
- I would like to ensure there are measures and requirements to keep property values growing
- Medium
- Yes, it is important that homes fit into the neighborhood. Putting very large homes in a neighborhood with moderately or smaller sized homes leads to less neighbor interaction. The same effect is caused when apartments/multiple renters are put into neighborhoods with all homeowners.

## Foxborough HPP Fall Outreach Summary

- They look run down
- Again frivolous concern
- I think a basic plan is needed to maintain the traditional look of Foxboro. I don't think it should be complicated or difficult to follow.
- Retaining the small town rural characteristic of Foxboro should be a top priority. Large obtrusive buildings should not be build in existing neighborhoods
- n/a
- Stop tearing down old houses
- Older neighborhood s were more diverse, as long as the house is maintained why can't we still have mixed sizes and prices!
- Should conform with the surrounding neighborhoods
- anything that makes people feel at home and feel connected, fits into the neighborhood.
- high concern
- Yes.
- Neighborhood housing can by diverse...they get to be like the houses in Edward Scissorhands otherwise.....all the same style.
- I am very concerned that the face of downtown Foxboro is changing from somewhere i want to live to somewhere i would void or want to move from. Large apartment complexes and lack of green space is not what I consider a New England small town feel.
- I am sick of seeing McMansions built everywhere in this town
- I don't understand the question. But given the inference to low income housing that was mentioned earlier, I think this question means do I think affordable housing architecture should blend into the current style of homes in the town - yes - if I were a proponent of "affordable housing."
- Not really. The character of Elm Street has changed dramatically since I moved here in 1992.
- mix of ages--seniors may not want neighborhood of all families with children
- require larger lot sizes to reduce the number of new homes being built.

### **What other concerns would you want a housing plan to address?**

- To do projects that allow foxboro to be the diverse community it once was
- Sidewalks
- no high rise buildings built on the sidewalks, like city development. only because of train service to Boston. more than aggravating. if I wanted to live in Boston, I'd move there.
- Hopefully there will be more Foxboro homes in the 2K-3K sq. ft range that are under \$750K. That would make me personally happy, as I would like to upgrade to a larger home and stay in Foxboro without having to buy a \$1 MIL home.
- I want the housing plan to think about those of us who work hard, are single parents and want to stay in the town. Allow us a chance. Right now that chance is zero
- Please utilize land already situated with housing. Please do not interrupt any further land/habitat.
- Make living in Foxborough AFFORDABLE!!!! What exactly do residents benefit from Gillette Stadium if our utilities AND taxes continue to go up every single year? Houses are extremely overpriced considering the info that was just presented in this website.....no such thing as buying a house under \$300k today! If you do, it's a total dump and needs

to be completely rehabbed. This town is totally unaffordable for renters and homeowners. Paying RENT for a smaller than a house property yet paying MORE for rent than a mortgage is absolutely disgusting and discouraging to anyone trying to move to town.

- size appropriate housing for seniors and handicapped.
- Cost appropriate for same"
- ? enough here already I think
- Landscaping appearance and property up keep
- Some of the new construction should be smaller or modest homes not just 600k homes
- Sewers and gas lines for older, established neighborhoods
- Help getting out of public housing and buying a family home.
- Would rather see more companies move to the area for job opportunities providing better commute (currently work in Waltham)
- Availability for younger family's to afford to either own or rent a 3+ bedroom without going broke to do it
- The utility needs of water, sewer, electricity, and even cable; then the increased traffic with what is being built currently and what this plan will bring. There is a lot to think about, school space, police and fire dept needs with increases in population. We do need a way to be included in a bus service for residents as traffic is increasing. Patriot Place keeps adding destination attractions increasing visiting traffic.
- It seems that the town really needs to figure out the constant water shortage and the high cost of water before they even consider any additional housing.
- Household bills could use some relief in the form of a tax reduction. Foxboro is in good financial shape and has been for many decades and yet we have "taxed to the max" every year for at least 20 years. Time to tighten the belt on spending and increasing town employees and give some relief to the residents.
- Multigenerational housing, shared utilities, optional meal sharing, shared responsibilities, etc.
- Protected Historic Districts. Add Sherman/leonard/Park/pleasant/ howard/Carpenter st.
- I don't want to see any of those mega condo complexes that seem to be appearing everywhere.
- Impact on schools. Impact on traffic patterns. Environmentally responsible building practices.
- Many young to middle aged families have come out of college with large debt and cannot save for a home while paying astronomical rents. Would like to see more rent to own possibilities in the area
- public transportation? this is probably a lot to ask, but some form of transportation would be great. And more sidewalks and a bike path or two. Thank you
- Accessibility for disabled and aging
- Annual water ban. Why build more while current residents can't use water as needed. Neighboring towns do fine without ban and higher population
- To make sure that the traffic and water resource plans follow the building plans. Franklin, MA has grown so fast that the isn't adequate water and traffic is terrible. A expanded commuter rail service should also be in the works.
- "I would like to consider looking at a bigger picture: Not only making housing fit those who are here , make it attractive to those we want to include. I suggest that the single factor in

making real estate more valuable to those of us who already live here is to focus on education. Foxboro High School is currently ranked 92nd in the state. This is shameful. I propose that a greater concentration in this area will raise house values across the board. Those of us who are over 65 and are paying RE. taxes would benefit by solidly increased home value.

- US News and World report says ""The highest ranked U.S. public schools in U.S. News & World Report's 2019 Best High Schools rankings are those whose attendees demonstrated outstanding outcomes above expectations in math and reading state assessments, passed a diverse array of college-level exams and graduated in high proportions."" So basically, when you invest in helping students perform better on SATs and MCAS, as well as helping a higher percentage of them to graduate and a higher percentage of those who graduate to attend college (which happens when you have more and better college counselors, and you help students understand financing options for college and apply to schools they can afford), your school rankings go up. (Having the college counseling plan in place to help students understand why their tests and grades are worthwhile increases their tests and grades all on its own, so more college counseling and support services such as homework help hours increase these benchmarks.)
- When your schools are ranked higher, families who prioritize education are more likely to move to your town and to pay more for houses there (especially when those schools are good enough to replace private school, replacing that cost as well). Families who prioritize education in looking for a house almost always have children, which indicates a level of involvement in the community as well as investment in long-term, safe, stable community. Families who prioritize education are also likely to have a higher education themselves, which generally means better-paying careers and also indicates more community involvement.
- Investing in improving town schools is the fastest and most direct way to improve property values, increase town economy, and build a stable and long-lasting community. It also has the side effect of, you know, being really good for all the kids involved and overall saving community parents on their higher education costs.
- Money invested in schools pays out almost direct dividends to homeowners and businesses in the community, and directly improves the lives of the children and families who live there. In the long and short term, it pays out more than it costs.
- Please stop focusing on how many apartments we can squeeze into the center and focus on increasing the value of living in this town. Hiring one or two counselors who can get the job done will yield a huge payoff, fairly short-term."
- Environmental Conservation. Foxborough has a desirable amount of green space and I hope a housing plan will include re-developing areas like unused property that has already been cleared rather than clearing wooded areas.
- retain open spaces
- Schools. I've seen nothing about the growth of the town and the amount of pressure it will put on the schools and the school budget.
- I would NOT want a huge amount of affordable housing to permeate the community. This is a pleasant, educated suburb, which is why I moved here. I don't want "diversity" to dominate. Sorry if that's "UnAmerican."

### **What issues did we miss in this Online Open House?**

- Can the information be sent in mailing for those without Internet/computer access
- One issue is that if the population is growing very slowly and the population of students is decreasing, the town should working on reducing the growth of the town government and the school budget. Specifically on the school budget, the number of teachers in increasing while the population is decreasing. This is not a sustainable model.
- water resources
- How will you draw more racial/ethnic diversity to Foxborough?
- ?
- Has there been discussion on maintaining a plan to preserve and protect areas for wildlife and forest?
- sorry I was out of town and could not attend
- Cohousing!
- access to mass transit/near rail/bus stop
- Tax breaks for seniors. Making it easier for homes to add in law apartments.
- Congrats on report and survey!
- See previous answer
- The fact that all of the smaller single family homes that are affordable are being snatched up and turned into duplexes that are selling for over 600 thousand a piece. I live on chestnut street and this is all I see.
- Didn't attend.....sorry.
- Please consider the bigger picture. Housing, of all things, does not exist in isolation. Please respect the link between home values and education.
- As stated before, the economic effect of building more homes/apartments will have on schools, fire, police, etc.
- I don't think, any. Except I'm a bit concerned about why there aren't more young people here. Although, frankly, I can understand that young people don't want to live their younger years in a quiet suburban town. They'd far prefer a more city environment (in my opinion, as I was young, once).

### **What questions do you have about housing in Foxborough?**

- How do we lower the cost of housing?
- Protecting old houses
- Why does the town feel the need to provide more housing if we are already exceeding the state goal? also, there are town owned properties on market street, etc. that are in decay. how will the town upkeep new properties if they haven't done so with previous properties?
- no
- What are your plans to make housing affordable to all ethnic backgrounds and not just caucasians? Will you offer more local programs for students whose parent(s) have to work and are looking for alternatives for summer camps or childcare programs that start earlier than 9am and end later than 2pm?
- Not only are houses not affordable, but apartments are out of reach for fixed income seniors.
- Many are mega priced



## Foxborough HPP Fall Outreach Summary

- Will there be available public housing for me when I retire in ten years?
- No elderly continuum of care ...independent--Assisted--nursing. Only Doolittle, I believe...Mansfield has Willow Crossing, Sharon - Whitney place...and others...Norton, same... ???
- I have concerns about large amounts of low income housing being put in or next to pre-existing neighborhoods of home owners.
- How come public housing seems to be full but there seems to be derelict property that could be purchased for housing.
- Is there a time frame on this plan?
- how can we afford to build any new housing when we have such a water shortage?
- How do you plan to address the water situation?
- Would you pls. consider multigenerational cohousing?
- Are we serious about making it more affordable?
- I feel we have enough rental property in Foxboro at this time.
- More affordable senior housing
- Affordable single family houses. Maybe more starter homes
- All have been addressed. A model for what we'd like is Southport in Mashpee.....single or duplex houses, reasonably priced with common facilities like pool, woodshop, even golf...
- Where does this feeling that apartments in the center of town is a good idea come from?
- Will there be more developments that focus on people who are downsizing such as ranches that the huge homes being built now ?
- none
- What is Foxborough anticipating?
- because of severe water shortages we are experiencing in the past two decades, there should be a restriction on new homes connecting to the water supply

### **What questions do you have about housing in Foxborough?**

- who's idea was this in the first place?
- who decides where new affordable housing/apartment complexes will go? i dont see multi unit housing in affluent foxboro neighborhoods. i see a ton on Chestnut St and this puts pressure on 1 elementary school in particular. not just on the # of students at this school but low income often means minorities so this school has the most non-native english speakers and affects the curriculum for all the students in this district. i think foxboro should spread out the location of new housing units.
- no
- My hope is that there can be some hope for us "low income" single parent families. We want to stay in Foxborough.
- Won't be done before I have to leave the town I graduated high school from, and my children too.
- Nice to have online option to offer input. Thank you very much.
- How did you make this survey? It's great. I work in online training making similar courses/training.
- What resources, state, federal, or other will help with the costs of implementing a plan?

## Foxborough HPP Fall Outreach Summary

- The planning process needs to be more responsive to residents and less responsive to developers.
- Would you pls. consider multigenerational cohousing?
- Will you report any concrete actions you make ?
- It is good to be proactive in the process so this type of information is very useful
- Speed it up. Downtown needs a revitalization.....
- Thanks
- What sort of teeth does this proposed plan brandish? Will it be a list of dos and don'ts or restrictions or merely goals? Is it necessary? Can it be changed? Who has the final word?
- Planning should not reflect the values of people who don't live in the community and are trying to force their vision on our town
- I think it is covering the entire realm.