

**Warrant Committee Meeting Minutes
February 11, 2019**

Warrant Committee Members	Present: Michael Pastore (chairperson), Amanda Hall, Jack Wolfe, Joanna Hilvert (arrived at 7:20), Sharon Tatro, Robert Sliney, Jeremy Marsette, Kristine Barton Absent: Newton Thompson
Guests	Kristine Trieweiler – Town Administrator; Barbara Gips
Meeting Location	Public Safety Conference Room:
Meeting Times	Meeting convened: 7:02pm Meeting adjourned: 8:49pm
Approval of Previous Meeting Minutes	<ul style="list-style-type: none"> Meeting minutes of 2/4/19 approved as amended 7-0
Operational Budgets (including votes taken)	<p>Capital Budget</p> <ul style="list-style-type: none"> Overview by Sharon Tatro regarding process to create five-year capital plan Capital Committee held meetings with Departments to discuss their draft versions of departmental 5-year plans The Building Stabilization Fund was discussed and an overview provided. \$782,000 in building related capital items are proposed for FY20, however \$1,000,000 would be appropriated. The additional appropriation will add to available balance in the Building Stabilization Fund The cost of shade structures requested by the Parks and Recreation Department is proposed to be shared 50/50, with town and P&R. The total of capital projects/equipment requested for FY20 funded from the tax levy was planned to stay under \$400,000 Water meter replacements project was discussed. Jack Wolfe inquired if the project could be started as a test/pilot to help gauge effectiveness for reducing unaccounted for water before initiating as a larger project. This will be relayed to Maurice Goulet, Director of Public Works. Subdivision paving was discussed. Funding for this item was removed from capital for FY20. In future years funding will be presented via a townwide Pavement Management Plan -
Warrant Articles (including votes taken)	<ul style="list-style-type: none"> Mike Pastore introduced the draft Town Meeting Warrant as provided by the Board of Selectmen Article 5 Mike Pastore recused himself from any discussions or debate on Article 5 as he serves on the Board of Medfield TV The warrant articles were assigned as follows: Article 2, 3, 4 - consent agenda Article 5 PEG Access and Cable Related Fund - Kristine Braton Article 6 Unpaid Bills - Sharon Tatro Article 7 Fix Salary of Elected Officials - Jeremy Marsette Article 8 Personnel Administration Pay Schedule - Jeremy Marsette

	<p>Article 9 Operating Budge Article 10 Capital Budget - Sharon Tatro Article 11 Municipal Building Stabilization Fund - Newton Thompson Article 12 West Street Bridge Repairs - Sharon Tatro Article 13 Bylaw Disposal of Personal Property - Joanna Hilvert Article 14 Rideshare Funds - Mike Pastore Article 15 Mount Nebo Water Tank Antennae Lease - Joanna Hilvert Article 16 Land Acceptance Indian Hill Road - Kristine Barton Article 17 Danielson/Ritchie Pond Dam - Jeremy Marsette Article 18 - Bob Sliney Article 19 Sewer Betterments Paid in Advance - Joanna Hilvert Article 20 OPEB Trust Fund - Amanda Hall Article 21 Plastic Bag Prohibition - Amanda Hall Article 22 Fire Hydrant Access Bylaw Update - Mike Pastore Article 23 Upper Spring Street Overlay District - Newton Thompson Article 24 Special Permits Zoning Bylaw - Kristine Barton Article 25 Table of Use Zoning Bylaw - Kristine Barton Article 26 Hinkley Land Disposal - Bob Sliney Article 27 Affordable Housing Trust Fund Bylaw Update - Mike Pastore Article 28 Use of Free Cash - Jeremy Marsette</p> <ul style="list-style-type: none"> • Several “placeholder” warrant articles were presented by Town Administrator Kristine Triewailer • Mike Pastore described expectations for Warrant Committe reports on articles
<p>List of all documents and exhibits used</p>	<ul style="list-style-type: none"> • Draft Warrant • FY20 draft capital projects/equipment • 2018 Medfield Senior Housing Topline Results
<p>Other Business</p>	<ul style="list-style-type: none"> • RFT Request for LCB Appeal Legal Expenses (Planning Board and ZBA) for \$21,000 through December 31, 2018 was discussed and affirmatively voted 5-0-1 (Kristine Barton abstained. It was noted that another \$10,000 in legal expenses is likely, an additional RFT may be requested. • The Board of Selectmen process for budget review was discussed – the Warrant Committee requested Town Administrator Kristine Triewailer to request a schedule or other guidance from the Selectmen so that the Warrant Committee may plan future meeting agendas regarding town budget. • Jack Wolfe requested time on a future Warrant Committee meeting agenda to discuss several items. • Barbara Gips provided an overview of the Medfield Senior Housing Survey <ul style="list-style-type: none"> ○ Results of study, much participation by seniors, presenting results a various boards and committees ○ Rate of change in tax rate Medfield not senior friendly ○ It was suggested that an overview of the survey be provided at town meeting. This will be coordinated with the Moderator.

Follow-ups	<ul style="list-style-type: none"> • Research and review of assigned Warrant Articles by Committee members.
Dates for Meetings Other than WC	<ul style="list-style-type: none"> • n/a
Names of people participating remotely and why	n/a
Other	n/a

Respectfully Submitted: Jeremy Marsette

Approved minutes to be sent to: ktrierweiler@medfield.net

**FY20 CAPITAL BUDGET
RECOMMENDATIONS**

DEPARTMENT	PROJECT	Dept Request	Funding Source			
			Building Stabilization	Revolving Funds	Enterprise Funds	Tax Levy
Facilities	Town Hall HVAC Engineering/Immediate Repairs	\$ 15,000.00	\$ 15,000.00			
	Library Elevator Repair	\$ 10,000.00	\$ 10,000.00			
	Library Carpet					
	Council on Aging Design for Repairs at Door Landings/Site Work	\$ 4,000.00	\$ 4,000.00			
	MHS Building Mgmt Software Upgrade/Commissioning	\$ 155,125.00	\$ 155,125.00			
	MHS HVAC Repairs	\$ 56,000.00	\$ 56,000.00			
	Blake MS Domestic WH Design	\$ 12,000.00	\$ 12,000.00			
	Wheelock HVAC Engineering Recommissioning	\$ 15,000.00	\$ 15,000.00			
	District Wide Replace Phone System/Service/Hardware	\$ 200,000.00	\$ 200,000.00			
	District Wide Roof Engineering Design	\$ 300,000.00	\$ 300,000.00			
	Alarm System BMS	\$ 15,000.00	\$ 15,000.00			
	District Wide Ford F350	\$ 42,000.00				\$ 42,000.00
	District Wide Bobcat Tractor	\$ 35,000.00				\$ -
	District Wide Ford Explorer XLT	\$ 33,000.00				\$ -
Police Department	2019 Chevrolet Tahoe 4 Wheel Drive SUV	\$ 50,000.00				\$ 50,000.00
	2019 Chevrolet Tahoe LS 4 Wheel Drive SUV	\$ 52,000.00				\$ 52,000.00
Fire Department	Engine 3 Rescue Pumper	\$ 630,000.00				
	Fire Chief Car	\$ 48,573.00				\$ 48,600.00
	Cardiac Monitor	\$ 40,000.00				\$ 40,000.00
	Portable Radios	\$ 12,500.00				\$ 12,500.00
	SCBA Bottle Replacement	\$ 13,125.00				\$ 13,125.00
	Lucas Cardiac Thumper	\$ 16,000.00				
	4 Gas Meters	\$ 15,240.00				
Conservation Commission	Land Acquisition and Maintenance	\$ 50,000.00				\$ 5,000.00
Board of Selectmen						
	<i>Town HR</i> HRIS System (Workforce Now HR)	\$ 3,000.00				\$ 3,000.00
	<i>School HR</i> HRIS System (Workforce Now HR)	\$ 10,000.00				\$ 10,000.00
	Dept Head Classification Study	\$ 10,000.00				\$ 6,000.00
Public Works						
	<i>Highway</i> 2019 Holder C9.92 Sidewalk Tractor	\$ 204,590.00				
	2019 Ford F550 with Dump Body	\$ 87,604.00				\$ 87,604.00
	2019 Stainless Steel Hydraulic Material Spreader	\$ 8,000.00				\$ 8,000.00
	Resurface Subdivisions	\$ 50,000.00				\$ -
Sewer Department	Replace Sand Filter Air Compressor and Dryer	\$ 100,000.00			\$ 100,000.00	
Water Department	Upgrade Meter Reading to a Fixed Network	\$ 200,000.00			\$ 200,000.00	
	Meter Replacement Program	\$ 500,000.00			\$ 500,000.00	

**FY20 CAPITAL BUDGET
RECOMMENDATIONS**

DEPARTMENT	PROJECT	Dept Request	Funding Source			
			Building Stabilization	Revolving Funds	Enterprise Funds	Tax Levy
Parks and Recreation	Shade structures at Hinkley Swim Pond	\$ 39,200.00		\$ 19,600.00		\$ 19,600.00
	Edge R Rite II Bed Edger	\$ 1,782.00		\$ 1,782.00		
	Wright Stander 72" Mower	\$ 10,784.00		\$ 10,784.00		
	Integrity Stock-Aide Trailer	\$ 4,495.00		\$ 4,495.00		
	Total Requests	\$ 3,049,018.00	\$ 782,125.00	\$ 36,661.00	\$ 800,000.00	\$ 397,429.00
To be funded by:	Tax Levy	\$ 397,429				
	Municipal Building Stabilization Fund	\$ 782,125				
	Revolving Funds					
	<i>Park and Recreation Revolving</i>	\$ 36,661				
	Enterprise Funds	\$ 800,000				
	<i>Water Enterprise Fund</i>	\$ 700,000				
	<i>Sewer Enterprise Fund</i>	\$ 100,000				
	Total	\$ 1,234,090				
	Unexpended Appropriation Funds					



2018 Medfield Senior Housing Topline Results

January 2019

Submitted by:

Barbara Gips

Gus Murby

Dick Scullary

Jack Wolfe

Research Methodology

Mail Survey

- Sent to 2,204 households in town with at least one person 55+ in late April 2018
- Used 2017 Medfield Census as sample
- Reminder post card sent to all
- 695 surveys returned, a 32% response rate
- Only 400 needed for statistical reliability

Communications About Survey

- Posters at Senior Center and ATM
- Printed poster copy as COA newsletter insert
- Several articles in Patch

Professional Research Firm

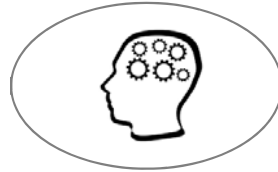
- Audience Research & Analysis of NYC printed, distributed and tabulated survey results
-

Age of Respondents vs. Census Data

Age	% of Census Data	% of Respondents
55-64	55%	42%
65-74	27%	32%
75-84	13%	18%
84+	5%	6%

Note: Age of respondent is the age of the person completing the survey

EXECUTIVE SUMMARY



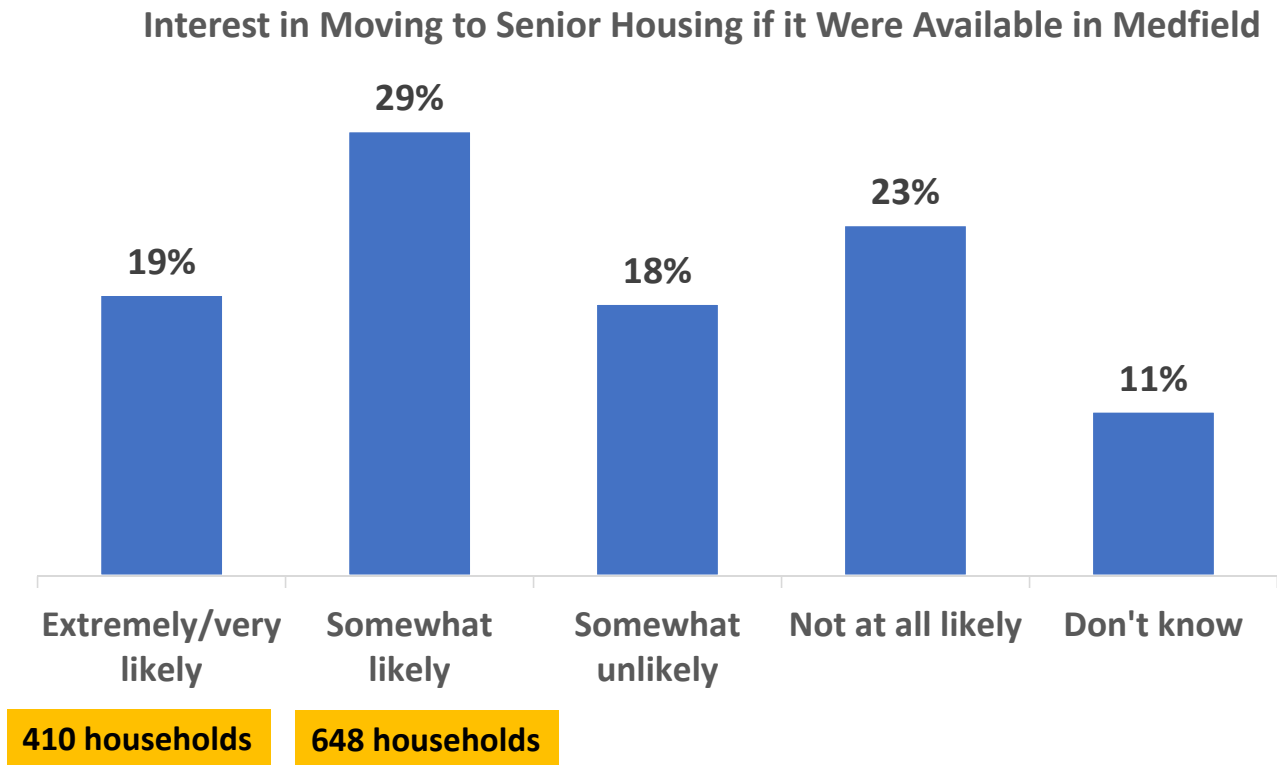
What we wanted to learn

What we learned

**Research Objective 1:
Understanding demand for
senior (55+) housing in
Medfield**

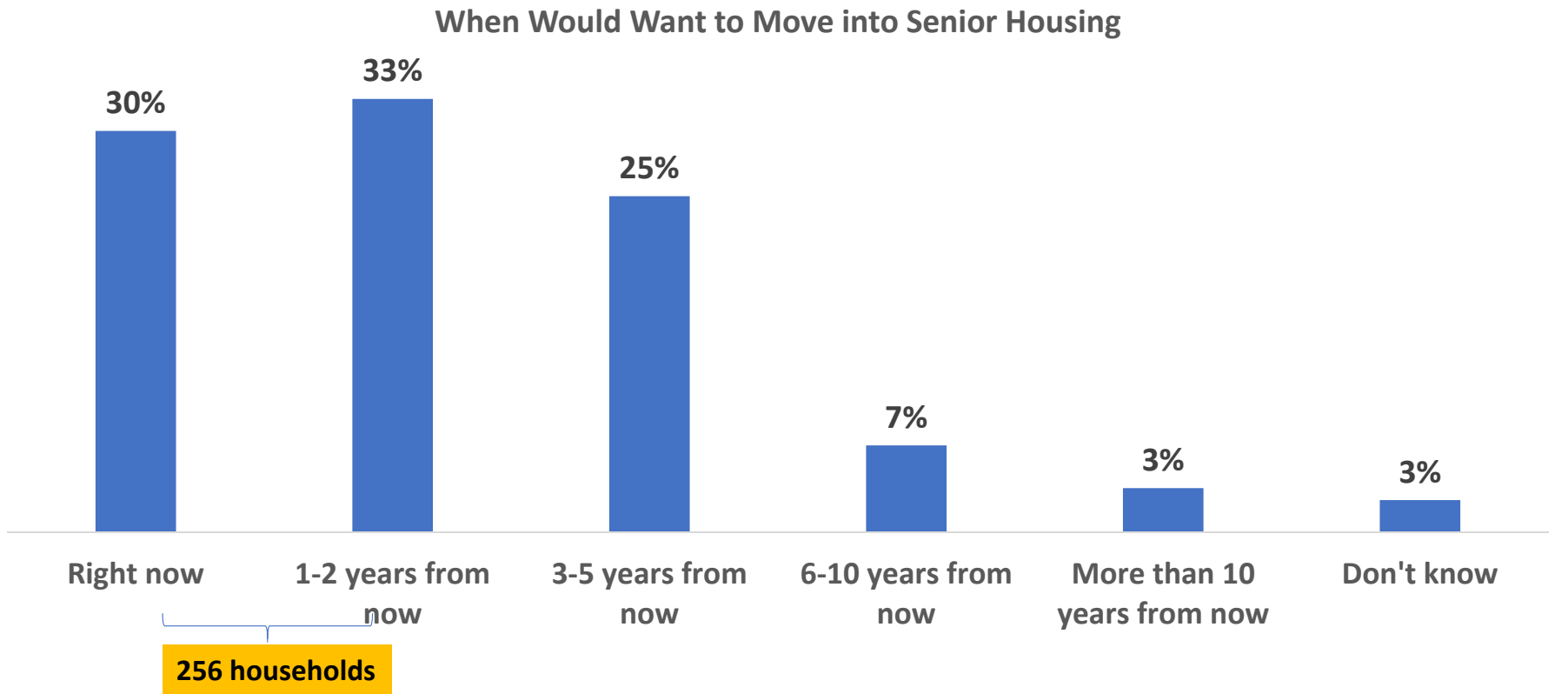
- 19% of households (410 units) are extremely/very likely to move to senior housing if it were available in town
 - An additional 29% (648 units) are somewhat likely to move
 - A total of 63% (256 units) would move within two years if it were available
 - Key reasons for wanting to move: reduce housing expenses and taxes, and less upkeep for house and/or yard
 - Most often mentioned reasons for not wanting to move: can afford not to move, do not want to move, and plan to move out of the area
-

19% of senior household are extremely/very likely to move into senior housing. Extrapolating to the 2,204 senior households in town translates into 410 units.



Q13: How likely would you be to move into new 55+ senior housing if it were available in Medfield? (Base n=690: total sample)

63% (256 units) of those extremely/very likely to move anticipate moving within the next two years.

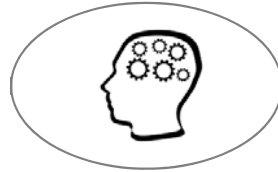


Q20: If senior housing were available in Medfield, how soon would you anticipate moving? (Base n=120: those who were extremely/very likely to move)

EXECUTIVE SUMMARY



What we wanted to learn

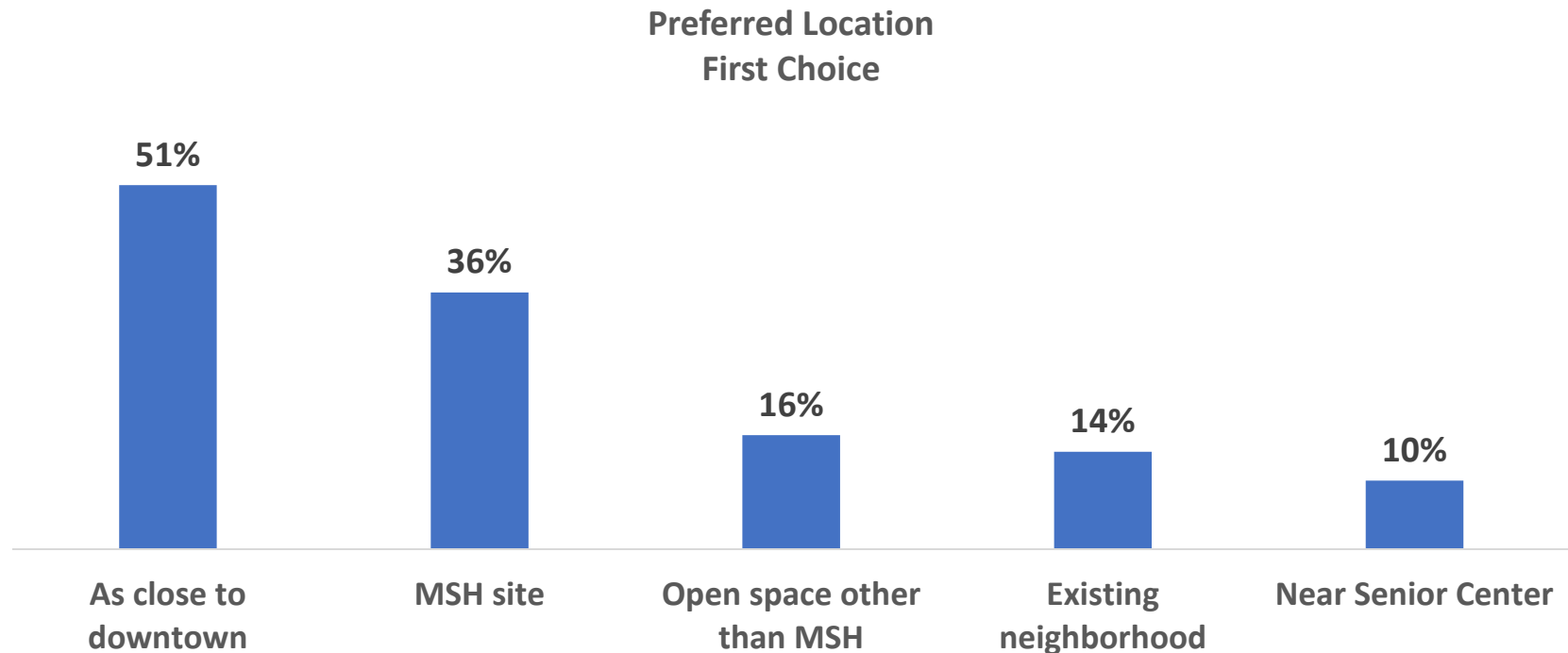


What we learned

**Research Objective 2:
Understand preferred
locations for housing**

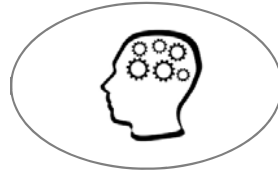
- “As close as possible to downtown” and “MSH site” are the two preferred locations
- Only 10% indicate that near the Senior Center is their first choice

Either “as close to downtown as possible” or the “MSH site” are, by far, the preferred locations, presumably due to amenities there (or proposed being there).



Q21: Below are several potential options for senior housing in Medfield. Please rank order these from 1-5 in terms of your preference. (Base: n=95-105: those who are extremely/very likely to move)

EXECUTIVE SUMMARY



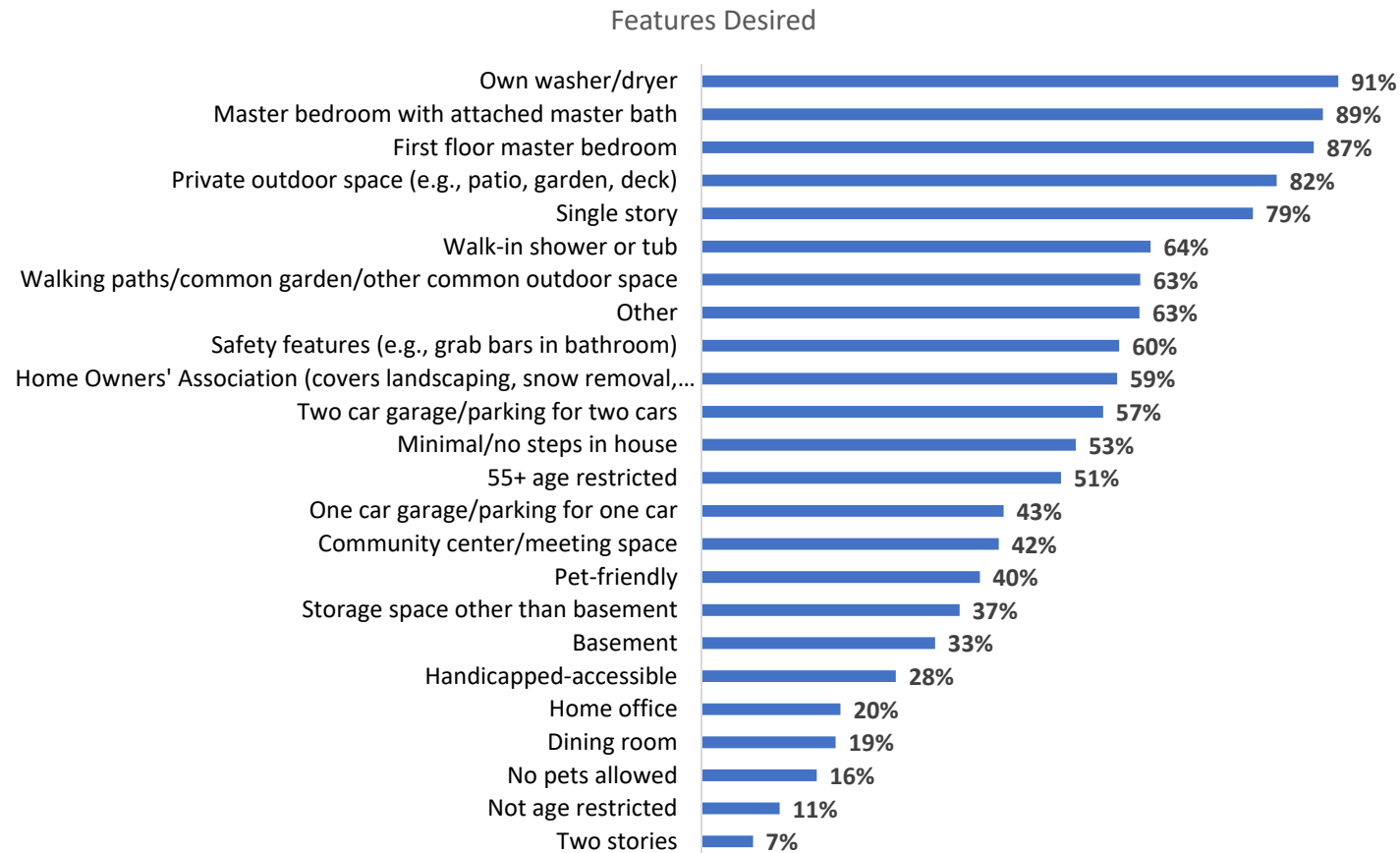
What we wanted to learn

What we learned

Research Objective 3: Learn about specific housing needs

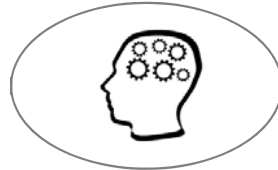
- A single family detached home is the most preferred format (61%). Only 7% prefer apartments, which may be in conflict for a site close to downtown
 - 68% prefer two bedrooms; the majority of the rest want three
 - The ideal number of bathrooms is 1 ½ or 2 bathrooms
 - When asked how desirable certain features are for senior housing in Medfield, own washer/dryer, master bedroom with attached master bath, first floor master, private outdoor space and single story living are desired by at least 3 of 4 seniors
-

When asked how desirable certain features were for senior housing in Medfield, own washer/dryer, master bedroom with attached master bath, first floor master, private outdoor space and single story living were desired by at least 3 of 4 seniors.



Q24: Listed below are a number of features that might be available in senior housing. How desirable is each of these features to you? (Base n=122: those who are extremely/very likely to move)

EXECUTIVE SUMMARY



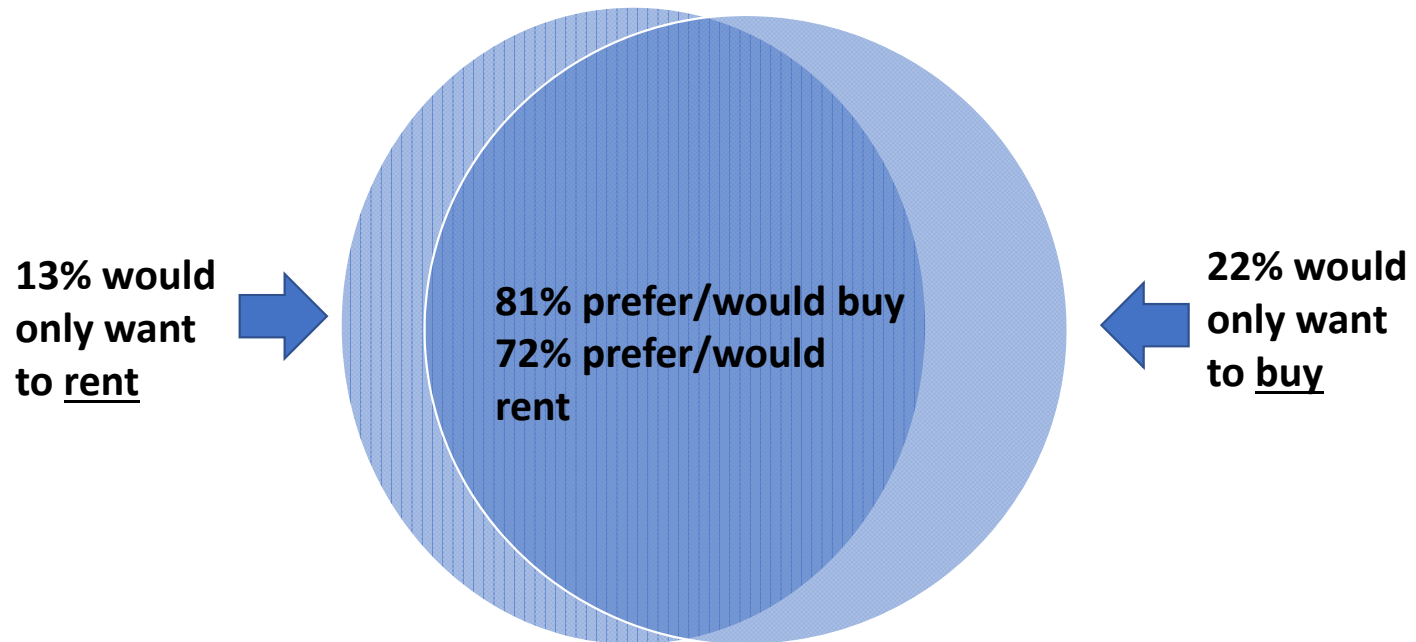
What we wanted to learn

What we learned

Research Objective 4: Rent vs. buy and maximum price points

- 81% (330 units) of seniors would consider buying (definitely want to buy/prefer buy/neutral/prefer renting but would consider buying)
 - 72% (293 units) would consider renting (prefer buying but would consider renting/neutral/prefer renting but would consider buying/definitely want to rent)
 - Slightly over half would prefer a maximum sales price under \$450K, but there is interest in higher priced units
 - Six out of ten want rental prices under \$2,000 per month
-

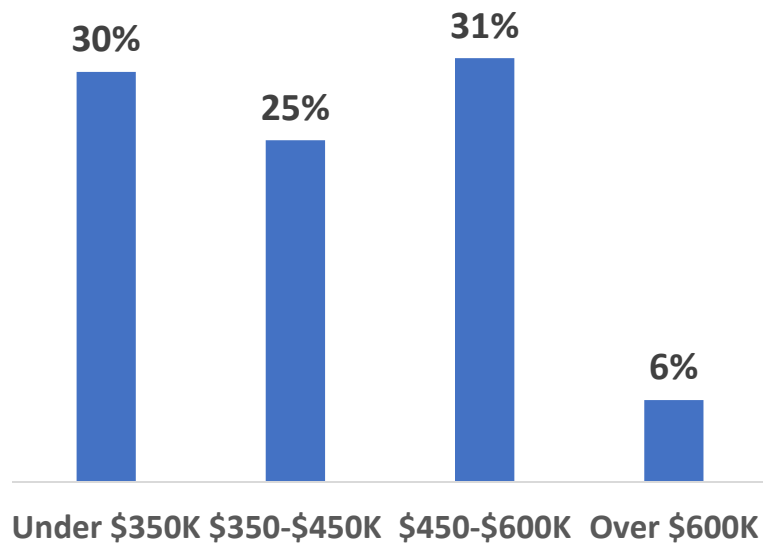
The vast majority of seniors are open to renting or buying.



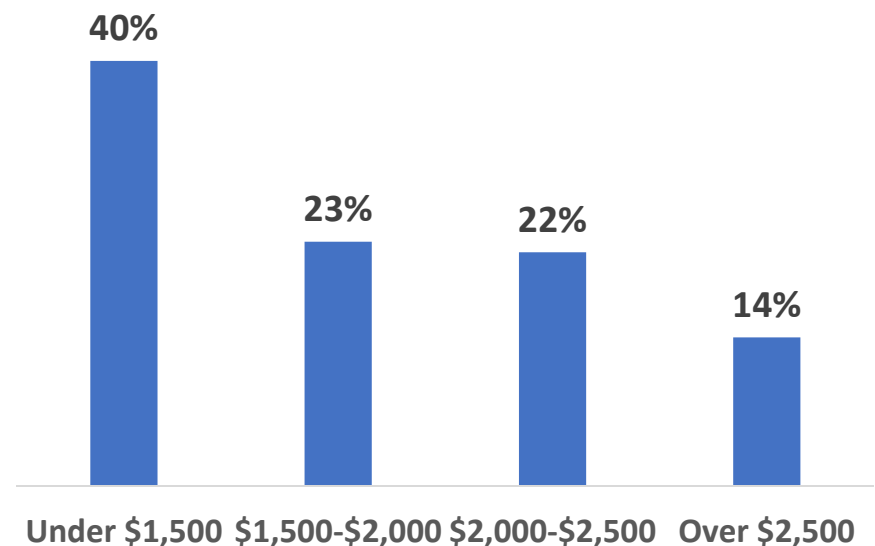
Q18: What would be your preference for owning vs. renting senior housing? Please check one response only. (Base n=123: those who are extremely/very likely to move)

Slightly over half would prefer a maximum sales price under \$450K, but there is interest in higher priced units. Six out of ten want rental prices under \$2,000 per month.

Maximum Purchase Price

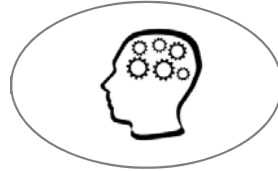


Maximum Rental Price (Per Month)



Q25 and 26: If you were to consider buying/renting instead of renting/buying in a senior housing community with the features and number of rooms/bathrooms you most want, what is the maximum you would pay? (Base: 112 – extremely/very likely to move and would consider buying; and Base: 93 – extremely/very likely to buy and would consider renting)

EXECUTIVE SUMMARY



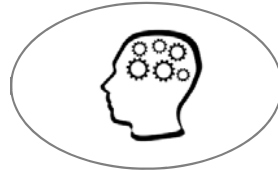
What we wanted to learn

What we learned

**Research Objective 5:
Miscellaneous findings**

- Nineteen percent of seniors indicated that they would qualify for 40B (78 units). Another 18% (74 units) would qualify for “Community Housing”
 - 55% do not have a mortgage
 - 75% have a house value of at least \$500K
 - 49% have lived in Medfield for over 31 years
 - Majority of respondents (74%) are between the ages of 55 and 74
 - 32% work full-time; 16% work part-time. Rest are retired
 - 39% have incomes over \$100K (24% did not respond)
 - 21% are veterans
 - 24% are members of Medfield Senior Center
 - Those who are members are twice as likely to want to move as are non-members
-

EXECUTIVE SUMMARY



What we wanted to learn

What we learned

**Research Objective 6:
Develop a feasible picture
of the path forward**

- Looking forward, the study results suggest:
 - The town should use approximately 400 senior housing units as an overall target
 - Potentially, 160 units of senior housing are currently in the works or under discussion
 - This includes MSH, the Hinkley property,, Rosebay, 96 Adams Street, potentially at Dale Street
 - No units from Medfield Meadows or the Legion site are specifically designated as “senior housing units”, but it’s possible that the units will be suitable for seniors

Plans currently under consideration could make a significant contribution toward fulfilling the town’s overall need for senior housing.

Location	Total # of Units	Affordable Units	Rental Units	Purchase Units	Comments
MSH State Hospital Campus (Mixed housing, including senior housing)	225 (est. units available, but not all specifically designated as “senior housing”)	75 (est.) Affordable Units	75 (est.) Rental Units	75 (est.) Purchase Units	Subject to town approval of the site Master Plan
Hinkley Property (Senior housing/ 40B?)	16 – 20 Total Units	4 – 5 Affordable Units		16 – 20	Development intended to be solely senior housing
American Legion Site (Veteran’s housing)	50 Total Units	? Affordable Units	50 Rental Units		Not specifically designated as senior housing
Tilden Village Expansion (Senior/ 40B housing)	45 (as currently proposed)	45 Affordable Units	45 Rental Units		Proposal is still at a preliminary stage Unit count is likely to be less than this
96 Adams Street (Senior housing)	TBD, probably 12 or fewer	3? Affordable Units		12 or fewer Purchase Units	Proposal failed to obtain BoS approval as proposed
Dale Street School Site (Senior housing)	TBD	? Affordable Units	_____ Rental Units		Dependent upon approved location for replacement of Dale Street School
Medfield Meadows (40B housing)	36 Total Units (None specifically designated as senior housing)	6 Affordable Rental Units, 3 Affordable Purchase Units	24 Total Rental Units (not senior focused)	12 Total Purchase Units in “Village” format (not senior focused)	Project is in final stages of approval

Miscellaneous, verbatim comments

"You are doing great work for the senior community. Keep it up."

"Preference on sign-up for rental units should be given to long-term town-of-Medfield residents looking to downsize."

"This is never going to happen in my lifetime. I've given up."

"We need 55+ housing in Medfield, but not everyone sees the same footprint, so a varied offering of rental/buy – condo/single family is important."

"Based on the result of Town Meeting and the direction the town is heading, I'm not sure seniors will be able to afford living in Medfield."

"I cannot afford any of the choices, my income is so low."

"Thank you for your efforts, but I feel this will not happen as the town is too expensive. You ignore the biggest issue: PROPERTY TAXES. That is what will drive us away."

"Thank you for asking for our input. This is a huge undertaking."

"Need to be near town center or walking distance with sidewalks. Location cannot be isolating; driving, walking to restaurants and shops are key selling points."

"Currently we are both healthy and active...if our health were to change, it would also alter our responses."

"We would like to stay in Medfield in our retirement years, but sadly, we are not sure we can afford it. Not sure Medfield is a senior-friendly town."



2018 MEDFIELD SENIOR HOUSING SURVEY RESULTS

January, 2019

Submitted by:
Barbara Gips
Gus Murby
Dick Scullary
Jack Wolfe

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BACKGROUND, OBJECTIVES, AND METHODOLOGY

Background

In early 2018, Medfield’s Board of Selectmen commissioned a survey of senior (55+) households in town. The purpose of the survey was to give Medfield a clearer sense of the demand for senior housing and the specifics of such housing – size, configuration, features, quantity, pricing, timing, and preferred locations. This survey was designed to help Medfield plan and act on its senior housing needs.

An earlier survey (completed in 2016-17) was developed by the Senior Housing Committee and formed a solid starting point for this work. As there are 2,204 senior (55+) households in Medfield, statistical validity and proper representation with that population required about 395 responses. The earlier survey had 141 responses, whereas the 2018 survey had 695 responses, insuring a higher reliability of feedback for all segments of Medfield’s senior population.

Research Objectives

The objective of this research was to get a more specific picture of senior housing demand, in terms of the number of units required, when they are required, their layouts, desired pricing, preferred locations, and features.

The Town anticipates using the information from this survey to assist in the development of both short-term and long-term plans for the provision of such senior housing to best meet Medfield’s senior housing demand and the preferences of Medfield’s seniors.

Methodology

In Spring of 2018, mail surveys were sent to all 2,204 Medfield households with at least one person over age 55. These households represented 3,566 individuals (average of 1.6 people per residence). Note that Tilden Village and the Thomas Upham House residents were excluded. The household sample used for the survey was drawn from Medfield’s annual town census.

Six hundred and ninety-five (695) usable responses were received, for a response rate of 32%. The high response rate is likely due to the high and serious level of seniors’ interest in this topic. Survey respondents tended to be older than the census households.

Breakdown of Age Groups

Age	% of Census Households	% of Respondents
55-64	55%	42%
65-74	27%	32%
75-84	13%	18%
85+	5%	6%

The four-page survey (see Appendix 2) was mailed on April 19-20, 2018 to arrive before Medfield’s Annual Town Meeting. A subsequent postcard reminder mailing (Appendix 2) was sent to all households on May 2, reminding seniors to return surveys if they had not already done so and/or to request another questionnaire. Fewer than 30 additional surveys were requested in response to the reminder mailing.

Notification of the survey was communicated to seniors in several ways (materials attached in Appendix 3):

- Posters at the Senior Center and Annual Town Meeting
- A printed copy of the posters was inserted in the Council on Aging's May newsletter
- Several articles were published in the Medfield Patch

Audience Research & Analysis, a professional market research firm based in New York, printed and mailed the surveys and postcards, and tabulated the final survey results. The Survey Committee, led by Barbara Gips, then prepared this final report.

Research Sensitivity

The findings, if extrapolated, would quite likely overestimate the current level of interest across the 2,204 senior households in town, as it's reasonable to assume that those who responded might have a greater interest in senior housing in Medfield than senior households as a whole. Counteracting this potential overestimation, it should also be noted that the survey results ignore interest from seniors currently living outside of Medfield who might be interested in moving into senior housing in Medfield if it were available. It's also quite possible that younger seniors in town might become increasingly interested in senior housing locally as they age. So, future or long-term demand for senior housing in Medfield may be underestimated for these circumstances in this survey.

EXECUTIVE SUMMARY

Housing Demand and Timing

The demand for senior housing in Medfield is high, and the need is now or very soon, as a majority of those who expressed a strong interest in senior housing in Medfield indicated that they would like housing to be available within the next one-two years (63% of households).

Nineteen percent (19%) of respondent households indicate that they were extremely/very likely to move into senior housing if it were available in Medfield. Extrapolated to the full population of current senior households in Medfield, this suggests that there are potentially 410 households that would be extremely/very likely to move if senior housing in Medfield that met their needs were available. Another 29% (648 households) of senior households indicate they are somewhat likely to do so.

Housing Preferences – Buying versus Renting

A small majority lean toward buying, but a sizeable number show at least some interest in renting. Twenty-two percent (22%) of households indicate that buying a home was their sole preference, while 13% only want to rent. All in all, a total of 81% would at least consider buying. In contrast, a total of 72% would at least consider renting.

Housing Preferences – Housing Type and Location

There is a strong preference (61%) for single family detached homes. The most common preference was for two bedrooms (68%). In terms of bathrooms, 1 1 / 2 or two full bathrooms were most desirable.

Some form of cluster/attached homes appeals to 42% of seniors, and only 7% wish multi-floor/family apartments. This last preference presents a notable contrast with the rental consideration numbers. It's unlikely that senior housing rental units would primarily be single family detached homes, especially if those units are going to be located close to the center of town – another strongly held preference of seniors, according to the following survey results.

Eight out of ten seniors want a single-story unit, with a first-floor master bedroom and bath, their own washer and dryer, and their own private outdoor space.

The preferred location (51%) for senior housing is as close to downtown as possible. This suggests that the current Dale St. School area may fit these needs, but this preference may need to be traded off against the stated preference for single floor units. Another 36% prefer the Medfield State Hospital site. Both of these sites have the advantage of being close to amenities (or close to proposed amenities, in the case of the Medfield State property) such as restaurants. Only 10% rank proximity to the Medfield Senior Center as their first choice.

What Causes Seniors to Seek New 55+ Senior Housing?

Reducing housing costs is a key issue causing seniors to want to move - issues such as reducing housing expenses (79%), having less upkeep for yard/house (76%), and lowering taxes (64%) are the most common reasons for seeking senior housing. Not needing a large house and wanting to downsize are also noted by more than 60% of our seniors.

Why Would Seniors Not Want to Move into Senior Housing?

Key reasons that 41% of Medfield seniors do not want move into senior housing in Medfield included that they could afford their current home, that they did not want to move, or that they plan to move out of the area.

40B/"Community Housing"

Nineteen percent of seniors surveyed indicated that they would qualify for "40B housing"(78 units) and another 18% (74 units) would qualify for "community housing".

What Price are Seniors Willing to Pay?

Price points are well distributed - 29% want a price between \$300K-\$400K, 28% want a price between \$400K and \$500K, and 17% are willing to pay a price between \$500K and \$600K, and the balance (26%) were above or below these numbers or did not know. This broad distribution seems to indicate that housing should be available at a wide variety of price points, and that the real issue for many seniors is the availability of housing formats that are friendly to their needs, rather than housing prices that are low. This sentiment probably gives the town greater flexibility in attracting developers to build senior housing in Medfield.

Regarding rental units, 62% indicated that their maximum rental price was \$2,000/month or less.

Population Demographics

- Age of person completing the survey:
 - 44% less than 65 years old
 - 32% between 65 and 75 years old
 - 24% greater than 75 years old
- Household income from all sources:
 - 26% less than \$75,000 per year
 - 22% between \$75,000 and \$125,000 per year
 - 28% over \$125,000 per year
 - 24% preferred not to answer the question
- Mortgage present:
 - 45% have a mortgage
 - 55% do not have a mortgage
- 75% have a house value of at least \$500K
- 77% have lived in Medfield for at least 21 years
- 21% are veterans
- 24% are members of the Medfield Senior Center

Comparison of Those Who Would Move into Senior Housing Versus Those Who Would Not

Those who are more likely to move into senior housing:

- Have smaller households
- Are less likely to have children at home
- Are older
- Are more likely to be retired
- Are less likely to own their homes today
- Are more likely to have a mortgage
- Have lower household incomes

- Are more likely to be an active member of the Senior Center
- Are more likely to be a veteran

A **Detailed Findings Section** follows (starting on Page 11), supporting the above summary, and expanding on it.

LOOKING FORWARD

This survey will help Medfield better understand the specific preferences and desires of seniors in town for senior housing that would best meet their needs. The town now has a much better idea of preferences in regard to housing formats, locations for senior housing, buy versus rent preferences, price points, and key features desired. But the real value of this survey lies in its ability to better inform the town as it works to develop specific plans for senior housing options.

This section is intended to put a “stake in the ground” to provide a general concept for how senior housing might be developed over time to best meet the needs of Medfield’s seniors. This is not intended to serve as a definitive plan, but only to convey a general sense of the extent and nature of what a senior housing development program *might* look like. As the town moves ahead with specific projects, the actual market response by seniors will enable the town to refine the insights gained from this effort to adjust overall plans to better meet the actual demand for senior housing that materializes over time. In the meantime, this provides a starting point for that process.

Of the 690 senior households that answered the question of how likely they would be to move into senior housing in Medfield if it were available, 128 (19%) indicated that they were “extremely likely or very likely” to move into senior housing. A direct extrapolation of this finding to the 2,204 total senior households in town suggests that there could be strong demand for more than 400 senior housing units. **For this look ahead, we suggest using 400 senior housing units as the overall “target” for senior housing in town.**

There are some “mixed messages” in the survey results that need to be considered when formulating a conceptual picture of the future –

- It’s unlikely that senior rental housing can be predominantly single floor, stand-alone housing
- It’s unlikely that single floor, stand-alone senior housing units can be mainly located in the downtown area
- It’s unlikely that senior rental housing can be built with target rents under \$2,000/month and provide the long list of preferred features seniors called for in the survey

Because of these mixed messages, it is probably a good idea for Medfield to proceed in a methodical, but cautious manner as the town moves ahead with development of senior housing. Fortunately, the town already has some possibilities for developing senior housing that could allow for early experimentation and testing of actual senior housing demand. The table at the end of this section provides some preliminary planning projections for the types and locations of senior housing that might be easiest to develop in town.

Considerations that influenced the information displayed in this table include the following key points:

- There is a slight preference for senior housing units that are available to be bought, but there is significant flexibility on the part of many seniors to consider both renting and buying a housing unit. In developing this table, we tried to achieve a 55/45 split between ownership housing and rental housing

- The most likely location for “apartment” type senior housing (i.e., multi-floor, rental units) is close to the center of town. This both represents a tradeoff between the format of senior housing (where most seniors did not prefer multi-floor housing) and the location of senior housing (where there is a lack of suitable land to support single floor, stand-alone housing units)
- Approximately 20% of seniors qualify for “40B housing,” with another 20% qualifying for less restrictive “community housing.” This suggests that it is desirable for the town to pursue qualifying “40B senior housing” projects, but that the town should also be looking at opportunities to develop “community housing” projects that have looser restrictions on the maximum asset level allowed to qualify for this type of housing. The proposed design of the “for purchase” units in the current Medfield Meadows proposal presents a particularly interesting cluster housing” format that might work well for some seniors
- Specific senior housing formats that are most preferred by individual seniors may change over time, as seniors transition from being “younger, active seniors” to older seniors who may need greater levels of assistance with everyday living. The town’s senior housing formats should be varied to accommodate these specific needs of seniors at different stages in their lives

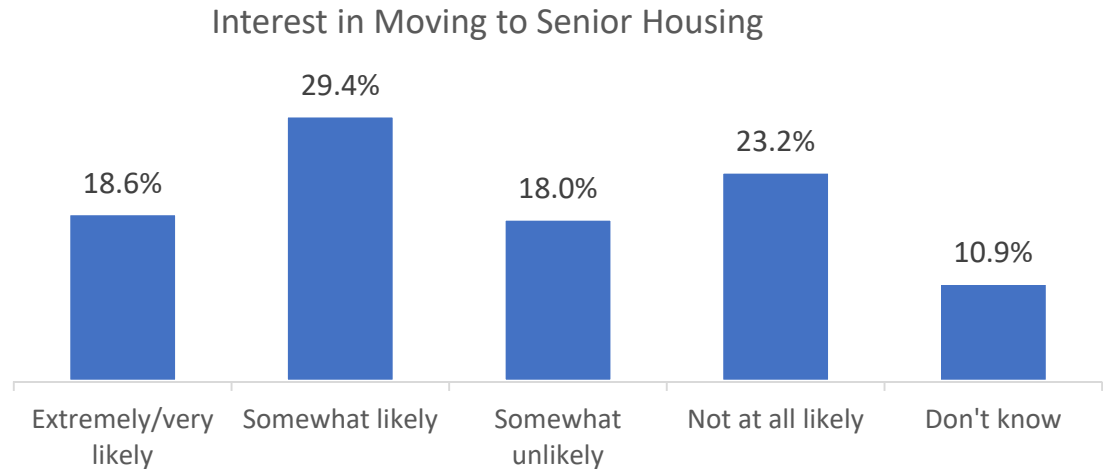
With those considerations in mind, the table on the next page presents a number of identified possibilities that the town could pursue as it works to develop more local senior housing options. The point of this table is not to suggest that all of these possibilities should be fully pursued, but to better account for the full range of possibilities that exist, at this time, in Medfield.

Location	Total # of Units	Affordable Units	Rental Units	Purchase Units	Comments
MSH State Hospital Campus	225 (est. units available for potential senior purchase, but not designated as "senior housing")	75 (est.) Affordable Units	75 (est.) Rental Units	75 (est.) Purchase Units	Subject to town approval of the site Master Plan scheduled for presentation in the Spring of 2019 (NOTE: Numbers reflected in this table are preliminary/ arbitrary estimates, based on site Master Planning information)
Hinkley Property	16 – 20 Total Units	4 – 5 Affordable Units		16 – 20	Development intended to be solely senior housing
American Legion Site	50 Total Units	? Affordable Units	50 Rental Units		Not specifically designated as senior housing
Tilden Village Expansion	TBD	? Affordable Units	? Rental Units		Proposal is still at a preliminary stage
96 Adams Street	TBD, probably 12 or fewer	3? Affordable Units		12 or fewer Purchase Units	Proposal failed to obtain BoS approval as proposed, but project is proposed as a 40B Senior Affordable Housing Project
Dale Street School Site	TBD	? Affordable Units	_____ Rental Units		Dependent upon approved location for replacement of Dale Street School
Medfield Meadows	36 Total Units	6 Affordable Rental Units, 3 Affordable Purchase Units	24 Total Rental Units (not senior focused)	12 Total Purchase Units in "Village" format (not senior focused)	Project is in final stages of approval

DETAILED FINDINGS

1 INTEREST IN MOVING INTO SENIOR HOUSING IN MEDFIELD

19% of households were extremely/very likely to move into senior housing if it were available in Medfield, and an additional 29% were somewhat likely.



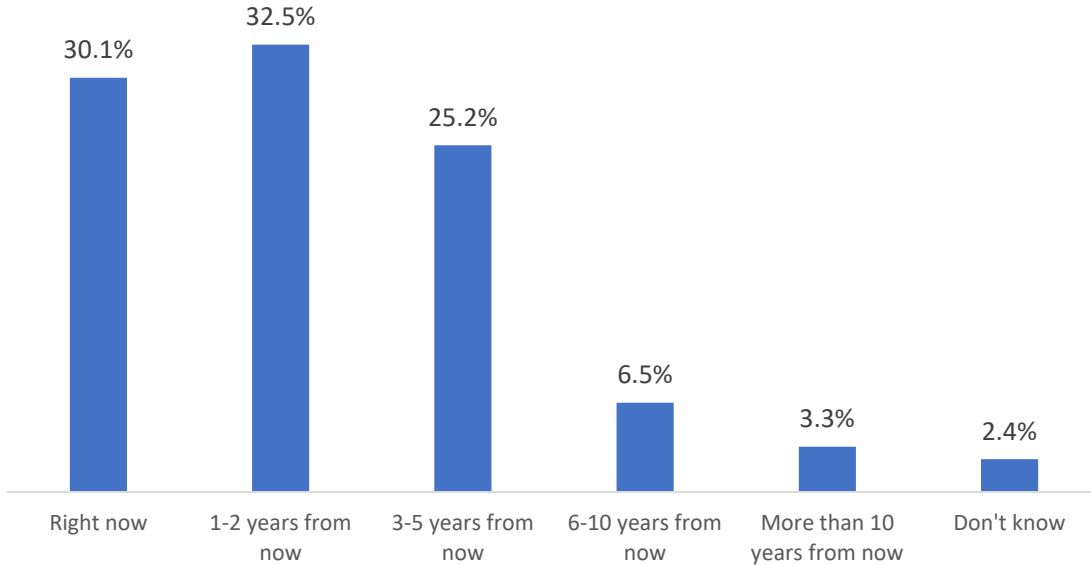
Q13: How likely would you be to move into new 55+ senior housing if it were available in Medfield? (Base n=690: total sample)

Extrapolating these interest levels into the number of Medfield senior households indicates that **410 households in town are extremely/very likely to move into senior housing** if it were available in town, and an additional 648 are somewhat likely.

Number of Units		
	% of Respondents	# of households
Extremely/very likely	18.6%	410
Somewhat likely	29.4%	648
Somewhat unlikely	18.0%	397
Not at all likely	23.2%	511
Don't know	10.9%	240
Total	100%	2,204

Thirty percent of those extremely/very likely to move would move into senior housing “right now” if it were available, and an additional 33% would move within the next 1-2 years, bringing immediate demand to 256 households.

When Would Want to Move into Senior Housing



Q20: If senior housing were available in Medfield, how soon would you anticipate moving? (Base n=120: those who are extremely/very likely to move)

For the 123 households who were extremely/very likely to move, there is an immediate need for senior housing to be available in Medfield. An additional 133 would move within the next 1-2 years.

Timing

(Base: those who are extremely/very likely to move)

	Percent of Respondents	Number of households
Right now	30.1%	123
1-2 years from now	32.5%	133
3-5 years from now	25.2%	103
6-10 years from now	6.5%	27
More than 10 years from now	3.3%	14
Don't know	2.4%	10
Total	100%	410

256 households

Q20: If senior housing were available in Medfield, how soon would you anticipate moving? (Base n=123: those who are extremely/very/likely to move)

Adding in those who are somewhat likely to move, brings total immediate demand to 369 households.

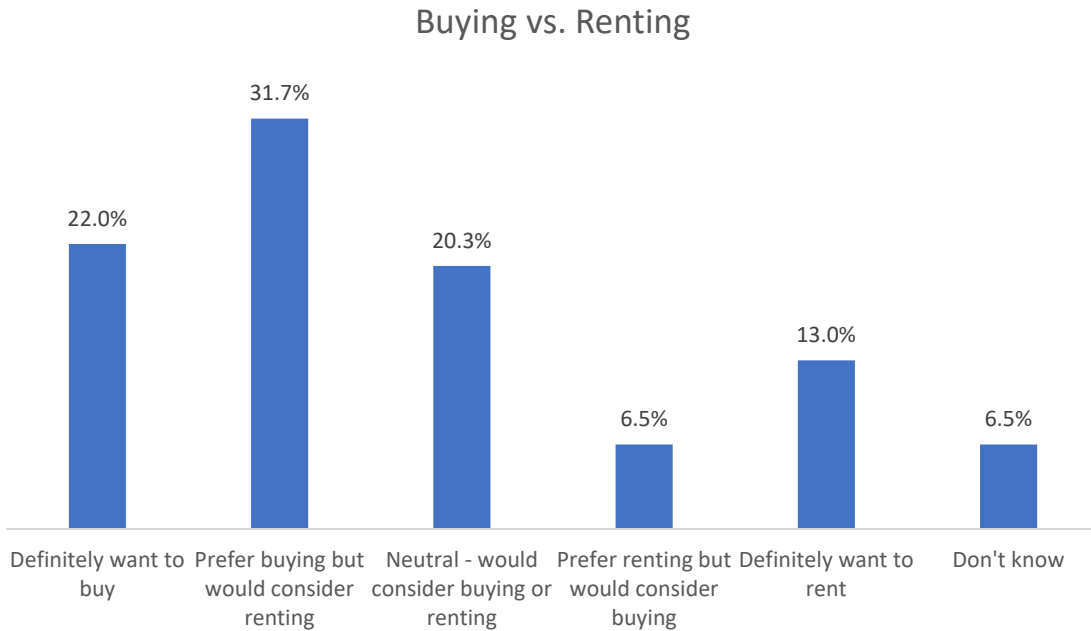
Timing
(Base: those who are extremely/very likely/somewhat likely to move)

	Percent of Respondents	Number of households
Right now	9.3%	98
1-2 years from now	25.6%	271
3-5 years from now	30.0%	317
6-10 years from now	19.8%	209
More than 10 years from now	8.4%	89
Don't know	7.0%	74
Total	100%	1,058

} 369 households

*Q20: If senior housing were available in Medfield, how soon would you anticipate moving?
(Base n=227: those who are extremely/very/somewhat likely to move)*

Eighty-one of these seniors would only buy (vs. renting), prefer buying, would consider buying, are neutral, or would prefer buying but would consider renting. Comparably, 72% would prefer or consider tenting.



Q18: What would be your preference for owning vs. renting senior housing? Please check one response only. (Base n=123: those who are extremely/very likely to move)

Buying vs. Renting

(Base: those who are extremely/very likely to move)

	% of households	# of households
Definitely want to buy	22.0%	90
Prefer buying but would consider renting	31.7%	130
Neutral – would consider either buying or renting	20.3%	83
Prefer renting but would consider buying	6.5%	27
Definitely want to rent	13.0%	53
Don't know	6.5%	27
Total	100%	410

Summary Buying vs. Renting

(Base: Those who are extremely/very likely to move)

	% of households	# of households
Definitely want to buy/prefer buying/neutral/prefer renting but would consider buying	81%	330
Prefer buying but would consider renting/neutral/prefer renting but would consider buying/definitely want to rent	72%	293

Overwhelmingly, Medfield seniors **prefer a single family detached house.**

Type of Housing Desired

	% ranking this option first
Single family detached house	60.9%
Single family attached home (share common garage wall with one other home)	25.0%
Cluster housing (multiple homes attached or built close to one another)	10.5%
Single family attached home (share common wall, but not garage, with one other home)	6.7%
Apartment in multi-story or multi-unit housing	6.7%

Q19: if you were to move to senior housing, what type of housing would you be most interested in? Please rank order these from 1-5 in terms of your preference (e.g., the one you prefer most should be marked as 1; the one you prefer least is marked as 5). Please note that you can use each number only once. (Ed. Note: figures add up to over 100%. Respondents often confuse ranking and ratings, so some may have used the same number more than once) (Base n=110: those extremely/very likely to move)

“As close to downtown as possible” and **“MSH site”** were the most popular locations for senior housing in Medfield. Only 10% ranked the proximity to the Senior Center as their first choice.

Preferred Location for Senior Housing

	% ranking this option first
As close to downtown as possible	50.5%
Medfield State Hospital site	35.6%
Near open space, other than State Hospital site	15.8%
Interspersed into an existing neighborhood	13.5%
Close to Medfield’s Senior Center	9.5%
Other	0

If they checked “other”, respondents were asked to write in the location. Responses included: near open /space land trails (4 mentions), close to Tilden Village (2), any of those (1), close to Millis town line (1), Dale St. school site (1), near gym (1), near conservation land (1), near Dover line on Route 109 (1), away from Route 109 and 27 (1), away from railroad and traffic (1), and woodsy area with well plowed roads (1).

Q21: Below are several potential locations for senior housing in Medfield. Please rank order these from 1 to 5 or 6 in terms of your preference (e.g., the one you prefer most should be marked as 1; the only you prefer least should be marked as 5 or 6, if you’ve answered “other”). Please note that you can use each number only once. (Base: n=95-105: those who are extremely/very likely to move)

For those who are extremely/very likely to move into senior housing, **reducing housing costs, upkeep reducing taxes, wanting to downsize, and not needing a larger home** were the most often mentioned responses. The same were the top three for those somewhat likely to move, except the order was slightly different.

Reasons for Wanting to Move into Senior Housing

	Extremely/very likely to move to senior housing	Somewhat likely to move to senior housing
Reduce housing expenses	78.9%	68.2%
Less upkeep for house and/or yard	76.4%	87.7%
Reduce taxes	64.2%	72.8%
Want to downsize	63.4%	63.6%
Don't need a large home	60.2%	55.9%
Want new friends/social occasions	31.7%	25.1%
Want to be in a community with people my age	30.9%	23.1%
Gain access to equity from home	24.4%	22.1%
Concern about personal safety	20.3%	14.9%
Other	10.6%	9.2%

Q16: If you are likely to move into new 55+ senior housing if it were available in Medfield, for what reason(s) would you want to move from your current home? Please check all that apply. (Base n=123: those extreme/very likely to move) (Base n=195: those who are somewhat likely to move)

Respondents were given the option of writing in additional reasons they would want to move into senior housing. Answers included: single story living/no stairs (8 mentions), more affordable (6), don't want to leave Medfield (4), first floor master (2), newer/nicer home (2), have physical limitations (2), less upkeep (1), better environment (1), closer to town (1), concern about quality of neighborhood (1), could leave town without worry (1), home would be designed for seniors (1), lower/get rid of mortgage (1), most existing homes are too big/expensive (1), more modern residence (1), and ability to rent (1).

Most (68%) wanted **two bedrooms**, but 22% wanted three. In terms of bathrooms, seniors were split between one full and one-half, and two full.

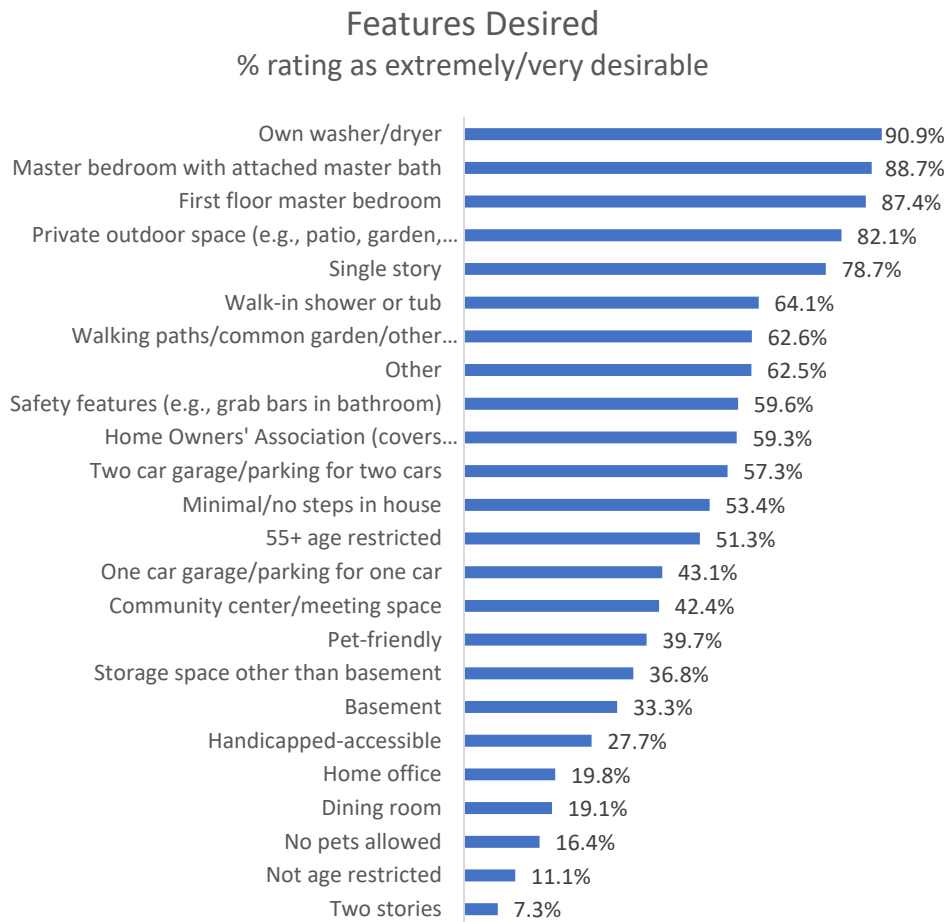
Desired Number of Bedrooms and Bathrooms

	% of households	# of households
Desired number of bedrooms		
One	8.9%	36
Two	67.7%	273
Three	21.8%	89
Four or more	1.6%	7
Desired number of bathrooms		
One full bathroom	12.9%	53
One full bathroom and one-half bathroom	36.3%	149
Two full bathrooms	32.3%	132
Two full bathrooms and one-half bathroom	18.5%	76
More than 2 ½ bathrooms	0%	0

Q22: How many bedrooms, in total, would you like? (Base n=124: those extremely/very likely to move)

Q23: How many bathrooms, in total, would you like? (Base n=124: those extremely/very likely to move)

When asked how desirable certain features were for senior housing in Medfield, **own washer/dryer, master bedroom with attached master bath, first floor master, private outdoor space and single story living** were desired by at least 3 of 4 seniors.



Q24: Listed below are a number of features that might be available in senior housing. How desirable is each of these features to you? (Base n=122: those who are extremely/very likely to move)

Seniors could write in additional responses to this question. These included: pool (8 mentions), gym (6), transportation (2), recreational activities (2), all one price included (1), like Falles Village in Milton (indoor pool, restaurant, etc.) (1), close to trails in woods (1), dance floor (1), dense/3-5 homes per acre (1), electric vehicle charging station (1), fireplace (1), gated access (1), reasonable HOA fees (1), natural light (1), soundproofing (1), no restriction on size of dog (1), non-smoking building (1), onsite convenience store (1), visitor parking (1), refundable buy-in (1), bocce (1), pickle ball (1), space for trailers (1), solar panels (1), and utilities (1).

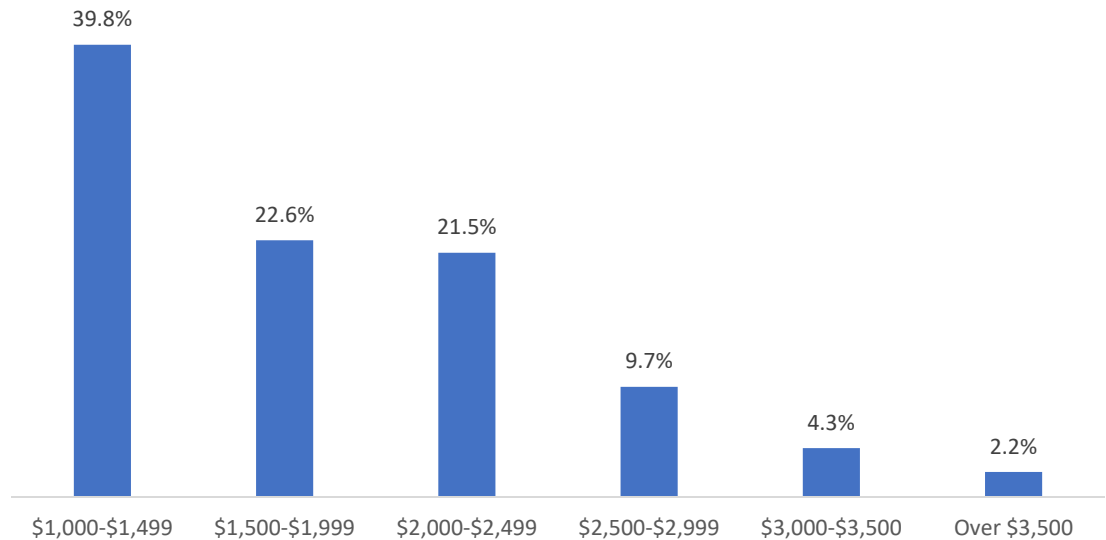
There was no consistent price point for the maximum purchase price, suggesting that a variety in pricing should be considered. However, only a small percent would pay over \$600,000, which suggests that the units be priced under \$600,000.



Q25: If you were to consider buying instead of renting in a senior housing community with the features and number of rooms/bathrooms you most want, what is the maximum you would pay? (Base n=112: those extremely/very likely to move and who would consider buying)

There is a strong preference for **low rental prices**, with 62% wanting to pay under \$2000 per month.

Maximum Monthly Rental Price



Q26: If you were to consider renting instead of buying in a senior housing community with the features and number of rooms/bathrooms that you most want, what is the maximum you would pay per month? (Base n=93: those extremely/very likely to move and who would consider renting)

Six out of ten households do not qualify for either 40B or community housings. 19% qualify for 40B and 18% for community housing.

Financial Status

(Base: those who are extremely/very likely to move)

	% of households	# of households
I/e do not qualify for any form of subsidized housing but want senior housing under \$500,000 that fits my/our budget	43.3%	178
I/we can pay market rate pricing, but want housing that is designed to make it easier for seniors to live in.	20.0%	82
I/we qualify for 40B rental or 40B ownership housing (e.g., household income is less than \$57,900 single/\$66,200 married. Net assets are less than \$275,000.)	19.2%	79
I/we qualify for "community housing" (e.g., household income falls between \$57,900 and \$94,100 single/\$66,200 and \$107,575 married. Net asset criteria not specified at this time.)	17.5%	72
Total	100%	410

Q17. Which of the following describes your household? Please check one response only. (Base n=268: those who are extremely/very/somewhat likely to move into senior housing)

2 WHO WOULD MOVE INTO SENIOR HOUSING...AND WHO WOULD NOT

Appendix 1 contains the data for this section.

Those who are more likely to move into senior housing are:

- Have smaller households
- Are less likely to have children at home
- Are older
- Are more likely to be retired
- Are less likely to own their homes today
- Are more likely to have a mortgage
- Have lower household incomes
- Are more likely to be an active member of the Senior Center
- Veterans are more likely to move than non-veterans

There were no differences between these two groups:

- In the length of time they lived in Medfield
- In the price their current home would list for

3 REASONS FOR NOT WANTING TO MOVE INTO SENIOR HOUSING IN MEDFIELD

Key reasons for not wanting to move were that **seniors could afford their current home, that they did not want to move, or they plan to move out of the area.**

Reasons Seniors do Not Want to Move	
	% of households
Can afford to/want to continue living in current home	40.7%
Do not want to move	39.2%
Plan to move out of area	24.3%
Doesn't make sense financially to move	20.9%
Anticipate senior housing in Medfield will be too expensive	16.8%
Other	14.2%
Need the space (e.g., have children at home, entertaining, etc.)	12.3%
Prestige/live in home that makes me proud	7.5%
Next move is to an assisted living facility	3.7%
Already live in senior housing in Medfield	1.9%
Plan to move in with family/friends	0.7%
Next move is to a nursing home	0.7%

Q14: For what reason or reasons are you unlikely to move into new 55+ senior housing if it were available in Medfield? Please check all that apply. (Base n=268: those who are somewhat/very unlikely to move into senior housing)

4 ABOUT THE RESPONDENTS AND WHO COMPLETED THE SURVEY

Respondents' Demographics

	Total (n=695)
Length of time living in Medfield	
Less than 5 years	6.5%
6-10 years	5.0%
11-20 years	11.2%
21-30 years	28.5%
31-40 years	20.1%
Over 40 years	28.6%
# of people in household	
One	19.6%
Two	52.6%
Three	14.8%
Four or more	13.0%
Who else lives in household (base: those with more than one person in household)	
Spouse/partner	89.4%
Parent(s)	1.8%
Child(ren)	34.3%
Grandchild(ren)	2.5%
Other related adult	3.4%
Other unrelated adult	.7%
Age of respondent	
Under 55	1.3%
55-64	42.2%
65-74	32.1%
75-84	18.0%
Over 84	6.3%
Age of spouse/partner (base: those with spouse/partner)	
Under 55	9.1%
55-64	40.4%
65-74	32.5%
75-84	13.7%
Over 84	4.4%
Respondent's employment	
Working full-time	32.3%
Working part-time	16.4%
Retired/not working	48.1%
Disabled	1.9%
Other	1.3%

	% of households (n=695)
Spouse/partner employment (base: those with spouse/partner)	
Working full-time	37.0%
Working part-time	14.5%
Retired/not working	44.4%
Disabled	2.7%
Other	1.4%
Gender (of person completing survey)	
Female	59.1%
Male	40.9%
Home ownership	
Own home/trust owns home	93.2%
Rent	4.9%
Live with family/friends	1.9%
Price home would list for	
Under \$300,000	2.6%
\$300,000-\$399,999	5.8%
\$400,000-\$499,999	16.0%
\$500,000-\$599,999	22.7%
\$600,000-\$799,999	30.8%
Over \$800,000	22.2%
Currently have mortgage	
Yes	45.2%
No	54.8%
Household income	
Less than \$35,000	6.8%
\$35,000-\$49,999	7.0%
\$50,000-\$74,999	12.6%
\$75,000-\$99,999	10.4%
\$100,000-\$124,999	11.1%
\$125,000-\$150,000	5.3%
Over \$150,000	23.0%
Prefer not to say	23.9%
Member of Senior Center	
Yes	23.9%
No	76.1%
Veteran	
Yes	20.9%
No	79.1%

Four out of ten households with two or more people completed the survey together.

	% of households
Both 55+ partners/spouses completed it jointly	38.0%
One resident of the home in which there is more than one resident over 55	38.1%
Sole resident of the home	21.8%
Other	2.0%

Q15: Who completed or is completing this survey? (Base: 687)

ADDITIONAL WRITTEN-IN COMMENTS

ADDITIONAL COMMENTS

Seniors were asked to write in any additional comments they may have had (Question 27). Comments below are unedited. All comments have been included.

Need for senior housing
Get going now, please!
Get it done
This is never going to happen in my life time. I've given up.
We believe that it is very important to Medfield to make this happen.
We really need this. North Hills and Foxhill not affordable nor to my liking
You are doing great work for a senior community. Thank you!
If you don't provide senior living, you will soon lose us as taxpayers
Let's build ASAP. Medfield State Hospital Site ideal.
Let's make it happen!
Long overdue!
I am 59 yrs old and living in Medfield 23 yrs and ready for a community with 55 and up.
I am happy that this is getting talked about
Ready to go. Love my home, but too expensive to maintain
If the Board of Selectmen does not understand the need to address this issue in the near future, maybe they need to be replaced. How long will it take to develop a plan?
Desirable features
A cafeteria would be very desirable
A community center would be icing on the cake! A place to entertain my guests/family and a place for community members to gather for activities
A plan for one meal a day
Abundant natural light. Good soundproofing between units and within unit
Attic storage, has to have a tub in master bathroom
Can't be overcrowded space
Consider configuration that encourage social mixing vs. isolation, areas to encourage outside activities
Greatly prefer one-level living, with master bedroom, full bath and washer/dryer on main level
Gym and pool within 2 miles walking distance. Assisted living/life care facility
Preference on sign-up for rental units should be given to long-term town-of-Medfield residents looking to downsize.
Senior housing is one level, no stairs, walk-in showers, wide corridors, no step entry, I filled out a similar survey from Senior Housing Study. How much did this cost?
Somewhere that offers classes, programs, etc.
We have been looking but cannot find a stand-alone one-floor with a 2 car garage
I would like a place to store my canoe and kayak near a put-in because it gets more difficult to transport my canoe/kayak, as I get older, yet still would like to enjoy time on the water

If this does pass the vote, it should be mandated that this housing is for 55 & over with no children EVER. Midfield was 55 and over, now a bus stop.
Limited pet ownership - 1 dog, no more
We need 55+ housing in Medfield, but not everyone sees the same footprint, so a varied offering of rental/buy - condo/single family is important
I would like to rent a space large enough to house my hobbies and current possessions. I don't see why seniors have to get rid of things they have had for years and are from family and friends, just because they have less money. Tilden Village size is not big enough.
IMHO this survey assumes that all the reasons 55+ adults would stay, but doesn't include spiritual/cultural needs for connection, growth and the art: those less practical reasons that people with financial resources seek out. Many want to move to closer to cities or active towns, taking their money with them, as so many empty nesters are doing in Medfield.
Access to transportation would be desirable
Housing cost concerns
Based on the result of Town Meeting and the direction the town is heading, I'm not sure seniors will be able to afford living in Medfield
All rents too high!
Current downsizing options in Medfield for long-time, older residents are not priced to encourage or incent seniors to remain in town. Just look at the number of residents who have left Medfield for attractive housing in Norfolk, Franklin and other communities.
I sold my home 2 years ago. I would have liked to buy something (condo) if affordable. I have been renting at the Parc (handicapped unit). It works.
My subsidized housing keeps going up, there should be a cap on this cost
Prefer \$1,000-\$1,499 range, as most seniors are on a strict budget. It is my hope that Medfield will be able to provide 55+ housing that is affordable
Pricing depends on amenities and buy-in return. Would be nice if it were tied in to assisted living arrangements for future needs. Outdoor covered walkways to community area. Outdoor walking paths.
I cannot afford any of the choices, my income is so low
I couldn't afford even the lowest rent. I'd have to stay in my present housing
Rent too high
Rents keep going up and up, but my paycheck doesn't. Would like a decent place to live that I could afford. I don't need anything fancy.
While survey is a good idea, what we have seen happen with building in Medfield is the ever-growing greediness of builders to put large sq. footage homes on smaller lots and add bells and whistles to raise the price out of range for middle class like ourselves. Current townhouses at hospital hill is perfect example. Don't need high ceilings, huge master suite, crown molding starting at \$800K. This is not affordable house & is not downsizing.
Will be on a fixed income once retired so keeping costs down is important. Love the town but at present cannot afford to stay here. Thank you for asking.
Housing needs to be affordable. The fact is it will be too high priced because the snobs that have moved in and changed this town will dictate it to be so

How much we would be willing to pay depends on the finished project and quality of construction
Would a subsidy like Section 8 voucher be acceptable? Would it be taken into consideration?
Tax concerns
As residents of Medfield for 50 yrs as well as one of us being a town employee at 60 yrs old now, we find it difficult to stay in Medfield and also afford the rising taxes
Give seniors a discount on property taxes so more can stay in their homes or spend more on the price of purchasing a senior condo
Lower RE taxes
Lower taxes for seniors who do not have any children attending schools
Medfield's taxes too costly
Thank you for your efforts, but I feel this will not happen as the town is too expensive. You ignore the biggest issue: PROPERTY TAXES. That is what will drive us away.
Not in favor of raising taxes to build over-50 housing. Medfield taxes (real estate) need to be reduced so those of us who have lived in the town can stay put and not be displaced.
Not interested! Taxes too high. Can't deduct. Love New England. Hate the politicians.
Taxes are a big reason we are considering leaving Medfield when I retire. Recent decisions in town have been fiscally irresponsible. Would you consider half rate taxes to keep seniors in Medfield?
Taxes too high today, so this should be a part of your plan
With the rising cost of property taxes, it is extremely important to provide senior housing in Medfield so parents can stay in town with friends and family that may move back. Bring in the investment business; I am very concerned for others
Survey-related comments
Excellent survey
I would have liked to complete the rest of this survey. I anticipate seniors housing to be taxed as pension, but if it wasn't, I would be interested
Question #19 was poorly worded. Not one applies to the historic buildings at Medfield State Hospital. Last item should have "Apt/Condo"
Thank you for asking for our input. This is a huge undertaking. Good luck with the survey results!
Thank you for asking. This is a good idea for Medfield
Location
Housing should be within walking distance of downtown, as all services are now convenient
Max price would depend a lot on features. I would love it to be a mix of living type spaces at the hospital - high quality
I would like housing where I could "age in place" and ideally be located close to extended family (children/grandchildren). I would like to be walkable to peers and activities geared for seniors, but not isolated from other community members.
Outside space and walkability to town center would be good. Having it fit into the character of the town design would be of significant importance. I would not like a big apartment-like place.

Pets are key for elderly mental health and companionship. Needs to be near town center or walking distance with sidewalks. Location cannot be isolating; driving, walking to restaurants and shops are key selling points
Prefer town owns the land, home buyers just own the home and limit profit when sold. Prefer west side of MSH campus. 6 acres = ~45 homes. Use the MSH campus soon. Use OCAM agricultural land for planting with state assistance. Lease land, reduce cost/mortgages. Apply for solar farm to be built nearby.
Present location near peak house is completely undesirable due to traffic issues and nearness to wetlands and historic sites
Proximity to additional health services would be ideal
Renting is not an option for us. The property behind Clark Tavern is the most undesirable location for a property such as described
Would want to be Downtown, walking distance to shops/restaurants
Needs may change in the future
The whole point of moving out of existing house would be accessibility and community, too young to decide most things right now.
These questions were answered with the current situation of 2 people living in the house. But, that may change to only one person. Thank you
Our answers to Q#19 would change as we get older. We might be more attracted to an apartment if we are much older.
Currently, we are both healthy and active, and our responses are based on our current situation. If our health were to change, it would also alter our responses. However, we cannot predict what our future needs may be.
Every person's situation is very different. When you are 85 and ALONE as to what you can afford. And, one needs friends around.
All things could change of course with health and life situations
Want to stay in Medfield
We believe there is a real shortage of senior housing in Medfield. We would like to stay in Medfield in our retirement years, but sadly, we are not sure we can afford it. Not sure Medfield is a senior friendly town.
We have been living in Medfield for 62 years and would like to remain in this town.
Everyone in the age group 55+ seems to be moving to other communities in search of over 55 housing, ie., Norfolk
We would love to remain in Medfield but there is nothing affordable for over 55
Would love to have the option to stay in town as I age
Miscellaneous
Universal accessibility is the correct term. You don't have to be handicapped to benefit from accessible design. It is critical that expertise in universal accessibility be involved now in this process. It is not just design details, but how we talk about accessibility that matters. The parking question lumps parking space and garage space together. We would prefer 2 car garage, but could tolerate 1 car garage and outside space. Thanks!

<p>Would like a community similar to Southport on the Cape built at the former Medfield State Hospital site. They are well built, excellent options for activities, and reasonable in price.</p>
<p>Check Faller Village in Milton and those in Needham. Excellent models. Huge tax revenues for houses.</p>
<p>Define senior housing - Independent or with assistance/meals - impacts responses. This is a survey on senior housing, doesn't that imply age restricted? Are you looking to include low income data into same survey?</p>
<p>Do not want an assisted living situation or anything close to it. We would do it to downsize and save money.</p>
<p>How about cooperatives?</p>
<p>It might seem like a good idea at 55 to live with others in the same age group, but at 70 there isn't anyone around to check on you and bring you a bowl of soup when you have the flu.</p>
<p>When talking with people who want this, they seem to say "I want exactly what I have, but to pay less taxes and upkeep"...Not likely!. Would these homes be limited to current Medfield residents?</p>
<p>The town must hire a private contractor to build anything!</p>

APPENDICES

APPENDIX 1

Demographic Differences in Likelihood to Move

	Extremely/very likely to move (n=128)	Somewhat unlikely/very unlikely (n=283)
Length of time living in Medfield		
Less than 5 years	5.5%	8.8%
6-10 years	7.8%	5.3%
11-20 years	9.4%	14.4%
21-30 years	28.9%	28.2%
31-40 years	14.1%	15.8%
Over 40 years	34.4%	27.5%
# of people in household		
One	26.6%	18.0%
Two	50.8%	48.8%
Three	11.7%	18.0%
Four or more	10.9%	15.2%
Who else lives in household (base: those with more than one person in household)		
Spouse/partner	88.2%	88.0%
Parent(s)	2.2%	1.7%
Child(ren)	31.2%	39.9%
Grandchild(ren)	2.2%	3.9%
Other related adult	2.2%	5.2%
Other unrelated adult	2.2%	.9%
Age of respondent		
Under 55	.8%	1.1%
55-64	40.6%	45.6%
65-74	33.6%	29.3%
75-84	20.3%	17.3%
Over 84	4.7%	6.7%
Age of spouse/partner (base: those with spouse/partner)		
Under 55	6.0%	13.5%
55-64	34.5%	40.6%
65-74	36.9%	29.5%
75-84	14.3%	12.1%
Over 84	8.3%	4.3%

Continued on next page

	Extremely/very likely to move (n=128)	Somewhat unlikely/very unlikely (n=283)
Respondent's employment		
Working full-time	30.5%	35.7%
Working part-time	14.8%	15.9%
Retired/not working	50.8%	44.9%
Disabled	3.1%	2.1%
Other	.8%	1.4%
Spouse/partner employment (base: those with spouse/partner)		
Working full-time	30.6%	38.7%
Working part-time	14.1%	13.7%
Retired/not working	50.6%	42.9%
Disabled	4.7%	3.3%
Other	0%	1.4%
Gender (of person completing survey)		
Female	62.4%	54.7%
Male	37.6%	45.3%
Home ownership		
Own home/trust owns home	86.4%	94.7%
Rent	12.8%	2.1%
Live with family/friends	.8%	3.2%
Price home would list for		
Under \$300,000	3.8%	3.1%
\$300,000-\$399,999	6.6%	6.2%
\$400,000-\$499,999	15.1%	18.3%
\$500,000-\$599,999	23.6%	21.4%
\$600,000-\$799,999	28.3%	25.7%
Over \$800,000	22.6%	25.3%
Currently have mortgage		
Yes	50.5%	45.7%
No	46.5%	54.3%
Household income		
Less than \$35,000	9.8%	5.5%
\$35,000-\$49,999	13.0%	6.2%
\$50,000-\$74,999	13.8%	12.8%
\$75,000-\$99,999	11.4%	8.4%
\$100,000-\$124,999	10.6%	9.9%
\$125,000-\$150,000	7.3%	4.7%
Over \$150,000	17.1%	24.1%
Prefer not to say	17.1%	28.5%

Continued next page

	Extremely/very likely to move (n=128)	Somewhat unlikely/very unlikely (n=283)
Member of Senior Center		
Yes	34.9%	17.4
No	65.1%	80.6
Veteran		
Yes	25.6%	19.5%
No	74.4%	80.5%

APPENDIX 2 – QUESTIONNAIRE AND REMINDER POSTCARD

NOTE: Survey was formatted to fit on 4 pages.

Medfield Senior 55+ Housing Questionnaire

A | R | A |
Audience
Research &
Analysis

Introduction

A key issue facing Medfield today is the lack of reasonably priced senior (55+) housing in town. With current and anticipated new land in town on which to build senior housing, it is vitally important that the Town understand what seniors want in senior housing in Medfield. This survey, sponsored by the Board of Selectmen, is designed to answer specific questions related to senior housing needs. Building on the previous survey on this topic which was administered last year, this survey is being mailed to households with at least one member over the age of 55. The results will be used to develop a specific plan for the town to more fully address senior housing needs. Please complete this survey as a **household**, not as an individual, unless you are a single person household. **Even if your household completed the previous survey, please complete this survey as it has additional questions. Make your voice heard!**

We are using an outside survey research firm to send out the questionnaires and tabulate the responses. As such, your responses will be kept entirely confidential. The survey should take no more than 15 minutes to complete. When you are finished, please return it by May 11th, using the enclosed postage-paid envelope.

About You and Your Current Living Situation

1. How long have you, and, if relevant, your spouse/partner lived in Medfield?

- | | | |
|--|--|--|
| <input type="checkbox"/> Less than 5 years | <input type="checkbox"/> 11 – 20 years | <input type="checkbox"/> 31 – 40 years |
| <input type="checkbox"/> 6 – 10 years | <input type="checkbox"/> 21 – 30 years | <input type="checkbox"/> Over 40 years |

2. How many people live in your household?

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> One (Skip to Question 4) | <input type="checkbox"/> Three |
| <input type="checkbox"/> Two | <input type="checkbox"/> Four or more |

3. Who lives in your household, besides yourself? Please check **all** that apply.

- | | | |
|---|--|--|
| <input type="checkbox"/> Spouse/partner | <input type="checkbox"/> Child(ren) | <input type="checkbox"/> Other related adult |
| <input type="checkbox"/> Parent(s) | <input type="checkbox"/> Grandchild(ren) | <input type="checkbox"/> Other unrelated adult |

4. How old are you and, if relevant, your spouse/partner?

- | <u>You</u> | | <u>Spouse/Partner</u> | |
|-----------------------------------|----------------------------------|-----------------------------------|----------------------------------|
| <input type="checkbox"/> Under 55 | <input type="checkbox"/> 75-84 | <input type="checkbox"/> Under 55 | <input type="checkbox"/> 75-84 |
| <input type="checkbox"/> 55-64 | <input type="checkbox"/> Over 84 | <input type="checkbox"/> 55-64 | <input type="checkbox"/> Over 84 |
| <input type="checkbox"/> 65-74 | | <input type="checkbox"/> 65-74 | |

5. Which of the following describes your working situation, and, if relevant, that of your spouse/partner?

<u>You</u>		<u>Spouse/Partner</u>	
<input type="checkbox"/> Working full-time	<input type="checkbox"/> Disabled	<input type="checkbox"/> Working full-time	<input type="checkbox"/> Disabled
<input type="checkbox"/> Working part-time	<input type="checkbox"/> Other – please specify: _____	<input type="checkbox"/> Working part-time	<input type="checkbox"/> Other – please specify: _____
<input type="checkbox"/> Retired/not working	_____	<input type="checkbox"/> Retired/not working	_____

6. Your gender: Female Male

7. Do you...

- Own your home or is your home owned by a trust?
- Rent your home? (Skip to Question 10)
- Live with family/friends? (Skip to Question 10)

8. If you were to sell your home today, approximately how much would it list for?

- Under \$300,000
- \$300,000-\$399,999
- \$400,000-\$499,999
- \$500,000-\$599,999
- \$600,000-\$799,999
- Over \$800,000

9. Do you currently have a mortgage on your home? Yes No

10. What is your **annual household income** from **all** sources (e.g., Social Security, disbursements from retirement accounts, work, other income)?

- Less than \$35,000
- \$35,000-\$49,999
- \$50,000-\$74,999
- \$75,000-\$99,999
- \$100,000-\$124,999
- \$125,000-\$150,000
- Over \$150,000
- I prefer not to answer

11. Is anyone in your household an active member of the Medfield Senior Center? Yes No

12. Are you and/or your spouse/partner a veteran? Yes No

Future Housing Needs/Interest in Senior Housing

13. How **likely** would you be to move into **new 55+ senior housing** if it were available in **Medfield**?

- Extremely/very likely (Skip to Question 15)
- Somewhat likely (Skip to Question 15)
- Somewhat unlikely
- Not at all likely
- Don't know (Skip to Question 15)

14. For what reason(s) are you **unlikely** to move into **new 55+ senior housing** if it were available in **Medfield**? Please check **all** that apply. (NOTE: This question is only for people who are **unlikely** to move into senior housing in Medfield.)

- Already live in senior housing in Medfield
- Anticipate senior housing in Medfield will be too expensive
- Doesn't make sense financially to move
- Do not want to move
- Prestige/live in home that makes me proud
- Plan to move out of area
- Plan to move in with family/friends
- Next move is to an assisted living facility

- Can afford to/want to continue living in current home
- Need the space (e.g., have children at home, entertaining, etc.)

- Next move is to a nursing home
- Other – please specify: _____

15. Who completed or is completing this survey?

- Both 55+ partners/spouses completed it jointly
- One resident of the home in which there is more than one resident over 55 completed it
- Sole resident of home completed it
- Other – please specify: _____

If you are unlikely to move into senior housing in Medfield, these are all the questions we have for you!

Thank you for completing this survey. Please return your completed survey in the enclosed envelope.

16. If you are **likely** to move into **new 55+ senior** housing if it were available in **Medfield**, for what reason(s) would you want to move from your current home? Please check **all** that apply.

- Reduce housing expenses
- Reduce taxes
- Less upkeep for house and/or yard
- Gain access to equity from home
- Concern about personal safety
- Want to be in a community of people my age
- Want new friends/social occasions
- Don't need a large home
- Want to downsize
- Other – please specify: _____

17. Which of the following describes your household? Please check **one** response only.

- I/we qualify for **40B rental housing** or **40B ownership housing** (e.g., household income is less than \$57,900 single/\$66,200 married. Net assets are less than \$275,000.)
- I/we qualify for "community housing" (e.g., household income falls between \$57,900 and \$94,100 single/\$66,200 and \$107,575 married. Net asset criteria not specified at this time.)
- I/we do not qualify for any form of subsidized housing, but want senior housing under \$500,000 that fits my/our budget.
- I/we can pay market rate pricing, but want housing that is designed to make it easier for seniors to live in.

18. What would be your most likely preference for owning vs. renting senior housing? Please check **one** response only.

- Definitely want to buy
- Prefer buying but would consider renting
- Neutral – would consider either buying or renting
- Prefer renting but would consider buying
- Definitely want to rent
- Don't know

19. If you were to move to senior housing, what type of housing would you be most interested in? Please **rank order** these from 1 to 5 in terms of your preference (e.g., the one you prefer most should be marked as 1; the one you prefer least is marked as 5). Please note you can use each number **only once**.

- ① ② ③ ④ | Single family detached home
⑤
- ① ② ③ ④ | Single family attached home (share common garage wall with one other home)
⑤
- ① ② ③ ④ | Single family attached home (share common wall, but not garage, with one

- ⑤ | other home)
- ① ② ③ ④ | Cluster housing (multiple homes attached or built close to one another)
- ⑤ |
- ① ② ③ ④ | Apartment in multi-story or multi-unit building
- ⑤ |

20. If senior housing were available in Medfield, how soon would you anticipate moving?
 Right now 3 – 5 years from now More than 10 years from now
 1 – 2 years from now 6 – 10 years from now Don't know

21. Below are several potential locations for senior housing in Medfield. Please **rank order** these from 1 to 5 or 6 in terms of your preference (e.g., the one you prefer most should be marked as 1; the one you prefer least is marked as 5 or 6, if you've answered "other"). Please note you can use each number **only once**.

- ① ② ③ ④ ⑤ | As close to downtown as possible
- ⑥ |
- ① ② ③ ④ ⑤ | Close to Medfield's Senior Center
- ⑥ |
- ① ② ③ ④ ⑤ | Medfield State Hospital site
- ⑥ |
- ① ② ③ ④ ⑤ | Near open space, other than State Hospital site
- ⑥ |
- ① ② ③ ④ ⑤ | Interspersed into an existing neighborhood
- ⑥ |
- ① ② ③ ④ ⑤ | Other – please specify: _____
- ⑥ |

22. How many bedrooms, in total, would you like?
 One Two Three Four or more

23. How many bathrooms, in total, would you like?
 One full bathroom
 One full bathroom and one-half bathroom
 Two full bathrooms
 Two full bathrooms and one-half bathroom
 More than 2 ½ bathrooms

24. Listed below are a number of features that might be available in senior housing. How desirable are each of these features to you?

	Extremely/ very desirable	Somewhat desirable	Neutral	Not at all desirable	Don't know
Single story	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two stories	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
First floor master bedroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Master bedroom with attached master bath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Own washer/dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimal/no steps in house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safety features (e.g., grab bars in bathrooms)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walk-in shower or tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Handicapped-accessible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storage space other than basement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One car garage/parking for one car	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two car garage/parking for two cars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private outdoor space (e.g., patio, garden, deck)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walking paths/common garden/other common outdoor space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community center/meeting space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
55+ age restricted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Not age restricted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pet-friendly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No pets allowed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home Owners' Association (covers landscaping, snow removal, etc. for a monthly fee)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – please specify: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

25. If you were to **consider buying instead of renting** in a senior housing community with the features and number of rooms/bathrooms you most want, what is the **maximum** you would pay?

- Under \$300,000
 \$350,000-\$399,999
 \$450,000-\$499,999
 Over \$600,000
 \$300,000-\$349,999
 \$400,000-\$449,999
 \$500,000-\$599,999
 Don't know

26. If you were to **consider renting instead of buying** in a senior housing community with the features and number of rooms/bathrooms you most want, what is the **maximum** you would pay per month?

- \$1,000-\$1,499
 \$1,500-\$1,999
 \$2,000-\$2,499
 \$2,500-\$2,999
 \$3,000 - \$3,500
 Over \$3,500

27. Do you have any additional comments?

***Thank you for taking the time to answer these questions for Medfield!
Please return your survey in the enclosed postage-paid envelope.***

REMINDER POSTCARD

Postcard front

Audience Research & Analysis

Address.....



XXXXX
25 Boyden Road
Medfield, MA 02052

REMINDER – PLEASE RESPOND TO THE MEDFIELD SENIOR 55+ HOUSING QUESTIONNAIRE

Postcard Back

Don't forget! Your Medfield Senior 55+ Housing Questionnaire response is due back by May 11th!

Make sure your opinion on Medfield's senior housing needs is heard!

Email seniorsurvey@audienceresearch.com if you can't find, or never received, a survey. A replacement survey will be mailed to you.

Thank you for your help with this survey!

Medfield Board of Selectmen

APPENDIX 3 - COMMUNICATIONS ABOUT THE SURVEY

THREE ARTICLES APPEARED IN THE PATCH

DID YOU RECEIVE YOUR SENIOR HOUSING SURVEY?

THE CLOCK IS TICKING! -- IT'S TIME TO COMPLETE YOUR MEDFIELD 55+ SENIOR HOUSING SURVEY!

By [Colleen M. Sullivan](#), Patch Mayor | Apr 29, 2018 2:00 pm ET | Updated Apr 29, 2018 2:00 pm ET



The following submitted by Selectman, Gus Murby.

The Clock is ticking...time to complete the Medfield 55+ Housing survey!

After last December's Board of Selectmen meeting held at the Center on Ice House Road to discuss senior housing needs, the Selectmen commissioned a follow-up Senior Housing Survey to further develop the findings from last year's study conducted by the Senior Housing Committee.

The primary purpose of this follow-up survey is to get a more specific picture of senior housing needs, in terms of living unit formats, locations, price points, features, and timing. The town anticipates using the information from this survey to develop both near term and long term plans for the development of senior housing to best meet the housing needs and preferences of Medfield's seniors.

The follow-up survey was mailed at the end of last week to Medfield households with at least one resident who is 55 or over. If you live in a 55+ household and are not already living in senior housing in Medfield, you should receive a survey in the mail this week. **Please take a few minutes to fill out and return the survey in the return envelope provided with the survey, even if you haven't yet thought much about senior housing options that might be of interest to you.** Only one survey should be returned for each household. To maintain confidentiality, Medfield is using a professional survey company, Audience Research & Analysis, to conduct this survey. Be sure to return your survey in the pre-addressed envelope provided with the survey.

You have until May 11th to mail back your completed survey. Make sure your voice is heard on this important issue!

HAVE YOU RETURNED YOUR SENIOR HOUSING SURVEY?

THE CLOCK IS TICKING! -- IT'S TIME TO COMPLETE YOUR MEDFIELD 55+ SENIOR HOUSING SURVEY.

By [Colleen M. Sullivan](#), Patch Mayor, | May 7, 2018 10:03 pm ET
This post was contributed by a community member.



Deadline to return Senior Survey is May 11th!

After last December's Board of Selectmen's meeting held at The Center at Medfield to discuss senior housing needs, the Selectmen commissioned a follow-up Senior Housing Survey to further develop the findings from last year's study conducted by the Senior Housing Committee. The primary purpose of this follow-up survey is to get a more specific picture of senior housing needs, in terms of living unit formats, locations, price points, features, and timing. **The town anticipates using the information from this survey to develop both near term and long term plans for the development of senior housing to best meet the housing needs and preferences of Medfield's seniors.**

The follow-up survey was mailed out two weeks ago to Medfield households with at least one resident who is 55 or over. **If you live in a 55+ household, you should have received a survey.** If you haven't already done so, please take a few minutes to fill out and return the survey in the return envelope provided with the survey, even if you haven't yet thought much about senior housing options that might be of interest to you. To maintain confidentiality, Medfield is using a professional survey company, Audience Research & Analysis, to conduct this survey. Be sure to return your survey in the pre-addressed envelope provided with the survey. **You have until May 11th to mail back your completed survey. Make sure your voice is heard on this important issue!**

55+ SENIOR SURVEY...DID YOU GET YOURS?

4.1 INFORMATION FOR ANYONE WHO DIDN'T RECEIVE A SENIOR SURVEY AND SHOULD HAVE...

By [Colleen M. Sullivan](#), Patch Mayor, | May 8, 2018 8:51 pm ET

This post was contributed by a community member.



Did you get a 55+ Housing Survey?

Surveys are due back May 11th, but if you didn't receive a survey or misplaced it, email seniorsurvey@audienceresearch.com and another survey will be sent out.

POSTER COPY FOR ATM AND SENIOR CENTER, COPY FOR INSERT IN COA'S
MONTHLY NEWSLETTER

Medfield 55+ Seniors

Check your home mailbox...
**For a copy of your Medfield 55+ Senior Housing
Questionnaire!**

Look for this envelope the week of April 23rd!



**This survey, which will complement a study done last year, is
designed to answer specific questions related to Medfield's
Senior Housing needs.**

Make your voice heard!

Sponsored by: Medfield Board of Selectmen