

Newtonville Area Council
Public Opinion Survey: Envisioning Washington Street
Preliminary Results – August 2018

The Newtonville Area Council is pleased to present the **preliminary results** of our public opinion survey. We received more than 2,500 responses, including more than 1,600 from Wards 1, 2, and 3 (those closest to the target area). We'll publish a more detailed analysis this fall.

Highlights:

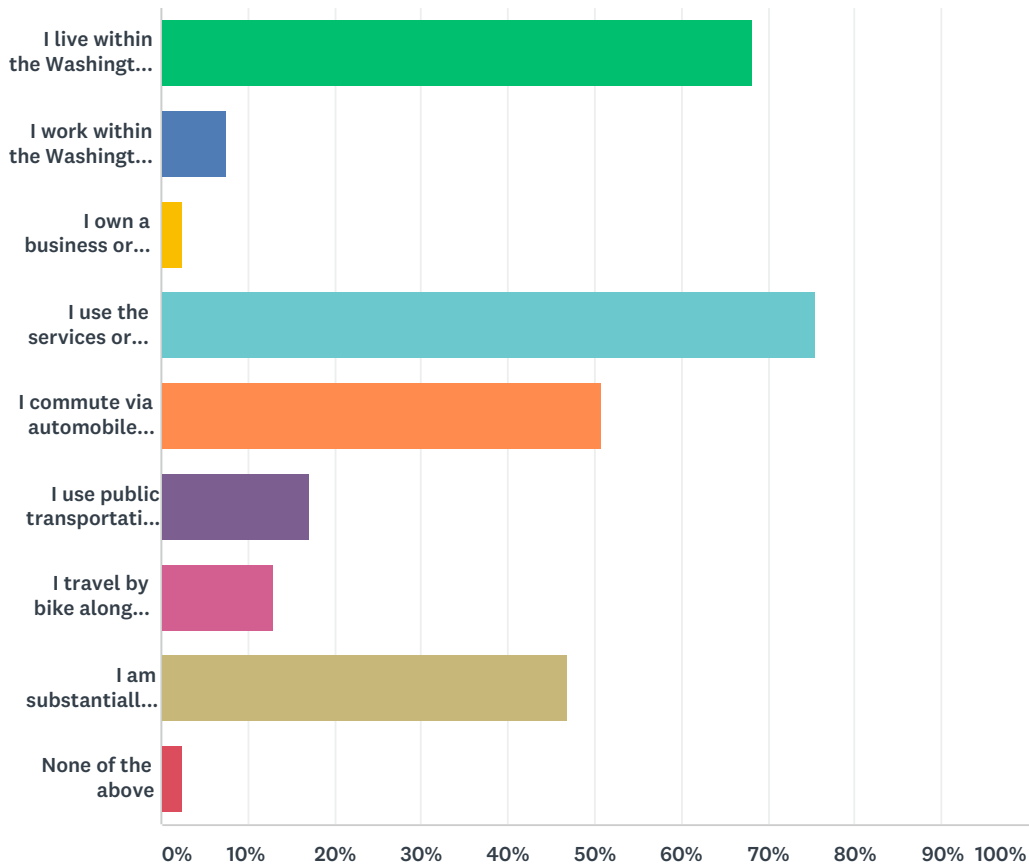
- **Demographics:** Most respondents live near Washington Street (68%) and/or use its services (76%) [Q1]. Ages ranged from 16 to 99, with most in the 50-59 (23%) and 60-69 (25%) groupings [Q2]. Most do not have children in Newton public schools (72%) [Q3].
- **General Opinions:** Most feel it is important to preserve their village characters (70%) [Q11] and a majority indicates that Washington Street is "run down in a few places but mostly thriving" (58%) [Q23].
- **Business Mix:** Most respondents say that "developers should be required to include affordable business rental options for small, locally owned businesses" (87%) [Q14] and prefer new businesses be locally owned (82%) [Q12]. Overall, they want "a mixed-use development ... of commercial and residential use" (79%) [Q40]. The largest response is in favor of a 50-50% mix (46%) [Q13].
- **Community Benefits and Functions of Public Space:** Overwhelmingly, respondents say developers should pay for investments in infrastructure related to new developments (90%) [Q20]. They also want green space, trees, and plantings (82%) [Q5]; sidewalks and walking paths (77%) [Q5]; recreation areas (76%) [Q6]; and park benches (67%) [Q6].
- **Housing and Community Impacts:** Most are concerned about the number and density of new housing units. For example, 19% approve of a 450-unit complex under consideration in The Barn area in West Newton, [Q16], and 54% of respondents said they want 150 or fewer housing units behind Whole Foods [Q18]. Most also agree that developing many market-rate apartments will make it harder for less affluent people to stay in Newton (56%) [Q43]. In addition, 36% prefer to maintain the city's current density and 31% prefer new development to occur equally in higher-density and lower-density areas [Q22].
- **Physical Character:** Nearly three-quarters of respondents specify a preference for building size (72% total, including write-in answers): 3 stories or fewer – 41%; 4 stories – 18%; 5 stories – 8%; more than 5 stories – 4%. The remaining 28% feel architecture and site location are more important than height [Q7].
- **Transportation:** People expect that development along Washington Street will negatively impact their ease of parking (78%) and traffic flow (77%) [Q19]. They also want more public parking in their villages (60%) [Q30] and do not approve of reducing the size and number of parking stalls (65%) [Q31].

Please review the full survey results, attached. Look for our detailed report this fall. Thank you for participating in Newton's most comprehensive public opinion survey about envisioning Washington Street!

Q1 What is your current relationship with the Washington Street area?

For the purposes of this survey, the term “Washington Street area” corresponds to Washington Street from Centre Street in Newton Corner to Chestnut Street in West Newton, as well as the closely adjoining areas (within approximately a 5-minute walk). Select all that apply.

Answered: 2,519 Skipped: 10



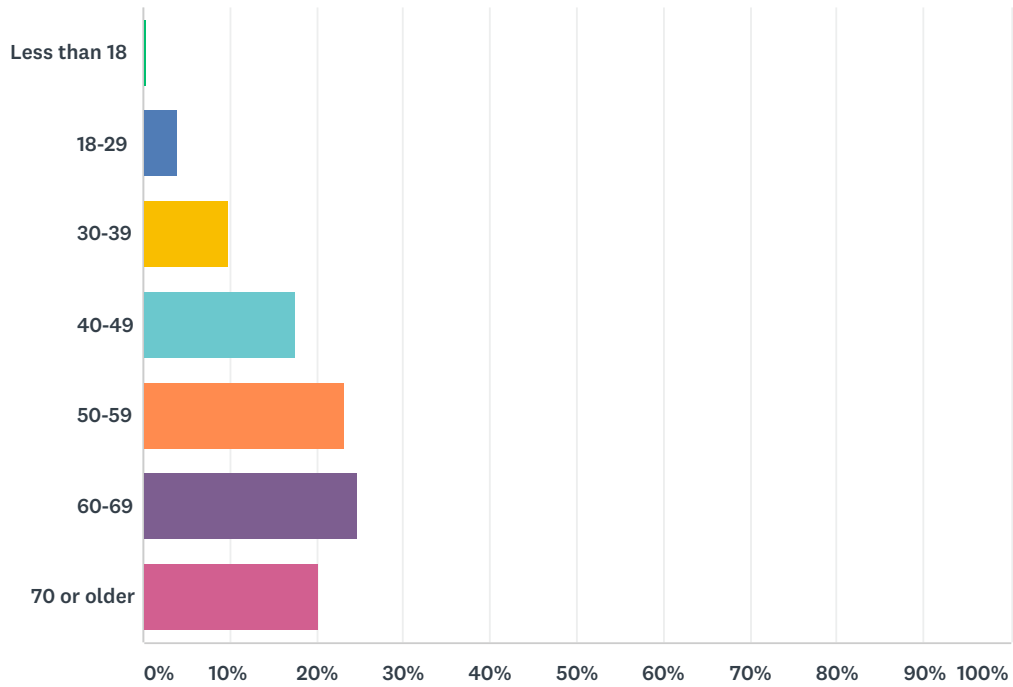
ANSWER CHOICES	RESPONSES	
I live within the Washington Street area	68.16%	1,717
I work within the Washington Street area	7.54%	190
I own a business or commercial property near Washington Street	2.46%	62
I use the services or shop at a business (at least once a week on average) along Washington Street	75.59%	1,904
I commute via automobile along Washington Street	50.89%	1,282
I use public transportation along Washington Street	17.19%	433
I travel by bike along Washington Street	13.02%	328
I am substantially impacted by Washington Street traffic	46.92%	1,182
None of the above	2.54%	64

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Total Respondents: 2,519

Q2 What is your age?

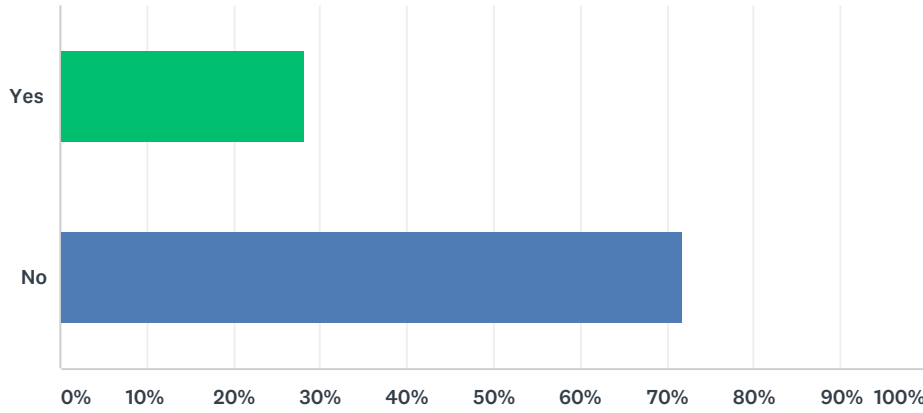
Answered: 2,523 Skipped: 6



ANSWER CHOICES	RESPONSES
Less than 18	0.36% 9
18-29	4.04% 102
30-39	9.87% 249
40-49	17.52% 442
50-59	23.27% 587
60-69	24.69% 623
70 or older	20.25% 511
TOTAL	2,523

Q3 Do you have any children in the Newton Public Schools?

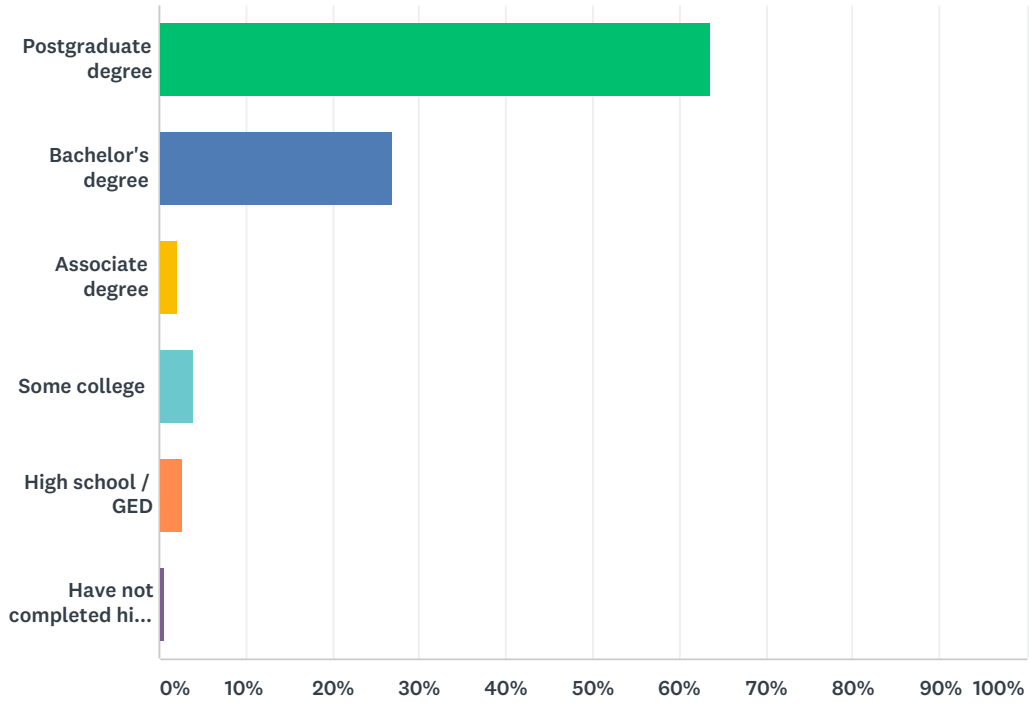
Answered: 2,523 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	28.34%	715
No	71.66%	1,808
TOTAL		2,523

Q4 What is your highest level of education?

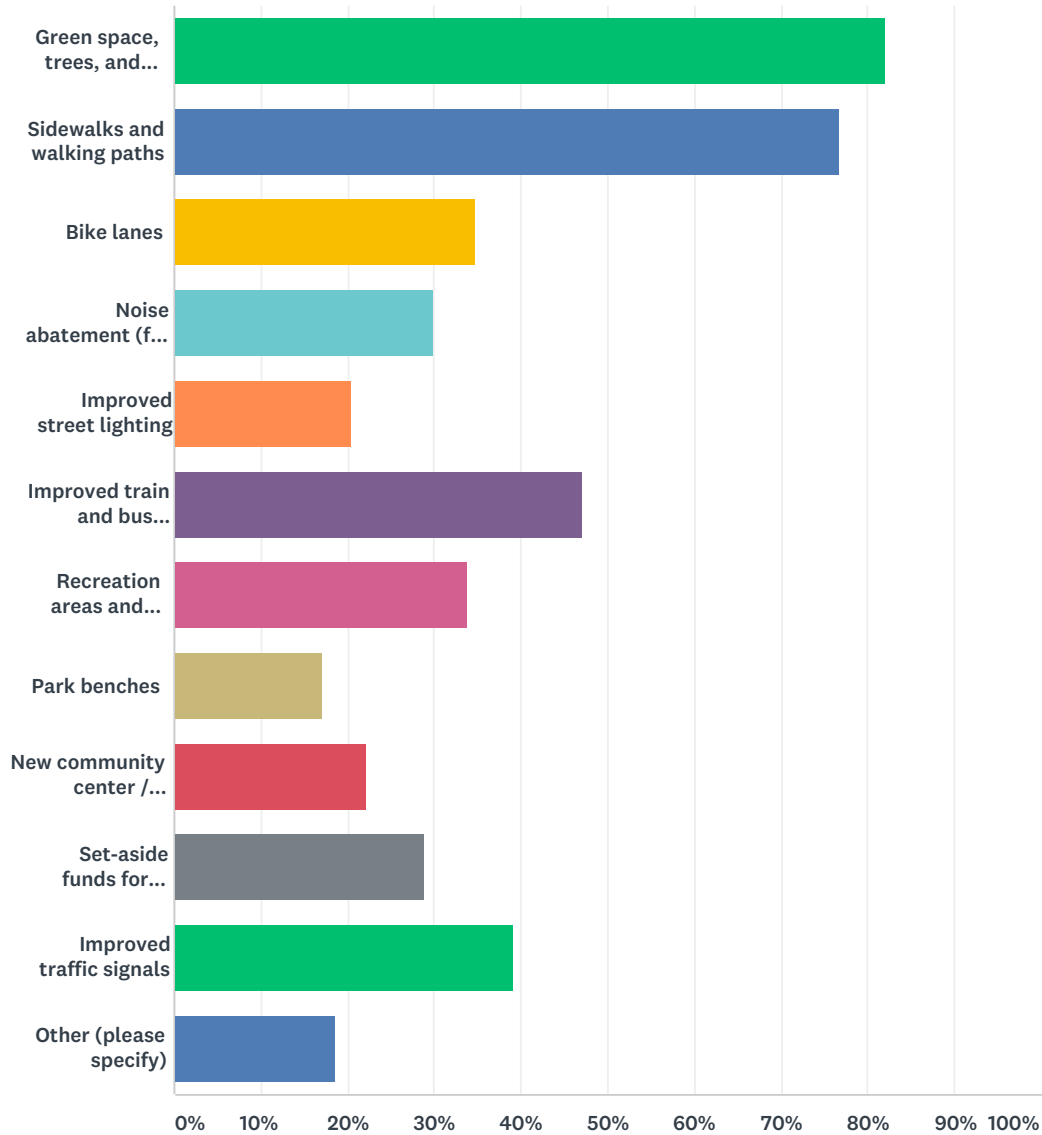
Answered: 2,505 Skipped: 24



ANSWER CHOICES	RESPONSES	
Postgraduate degree	63.55%	1,592
Bachelor's degree	27.07%	678
Associate degree	2.08%	52
Some college	3.99%	100
High school / GED	2.71%	68
Have not completed high school	0.60%	15
TOTAL		2,505

Q5 Community benefits are public benefits funded by a developer. Select up to 5 benefits that are most important to you in the Washington Street area.

Answered: 2,463 Skipped: 66



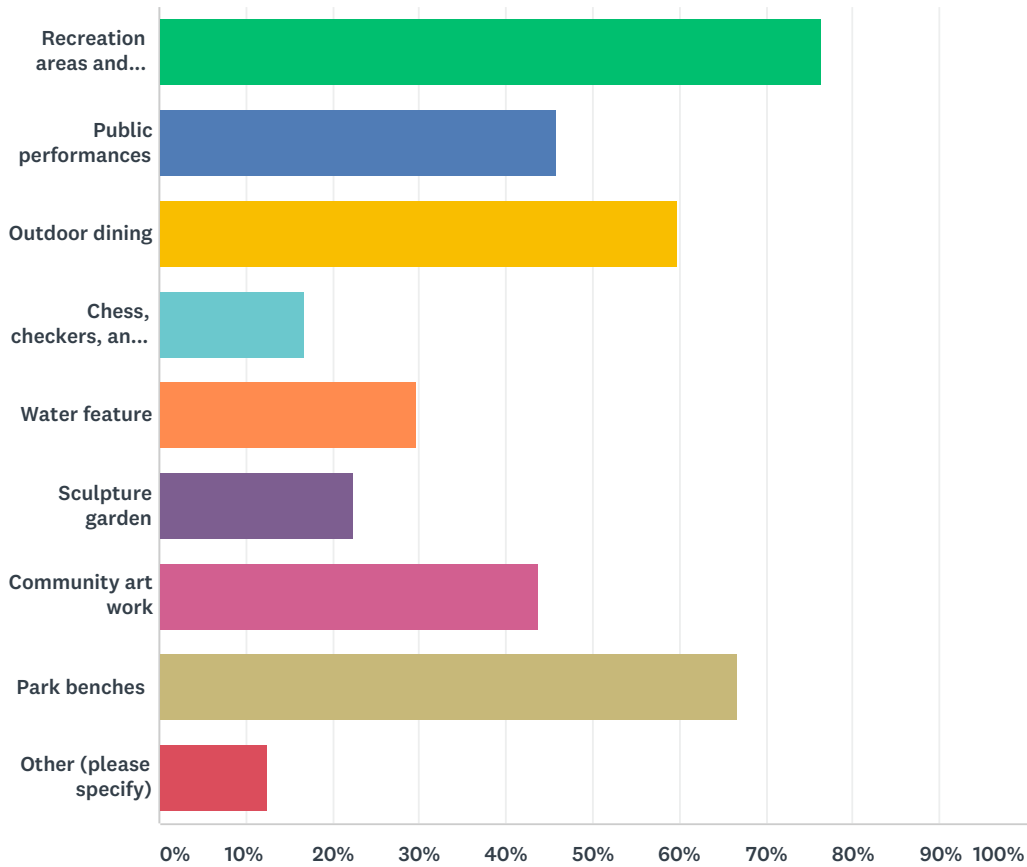
ANSWER CHOICES	RESPONSES	
Green space, trees, and plantings	81.97%	2,019
Sidewalks and walking paths	76.74%	1,890
Bike lanes	34.63%	853
Noise abatement (from the Mass Pike)	29.92%	737
Improved street lighting	20.42%	503
Improved train and bus stations	46.98%	1,157

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Recreation areas and playgrounds	33.98%	837
Park benches	17.09%	421
New community center / facilities	22.13%	545
Set-aside funds for schools	28.83%	710
Improved traffic signals	39.02%	961
Other (please specify)	18.72%	461
Total Respondents: 2,463		

Q6 What kinds of functions should outdoor public space support? Select up to 5 functions that are most important to you.

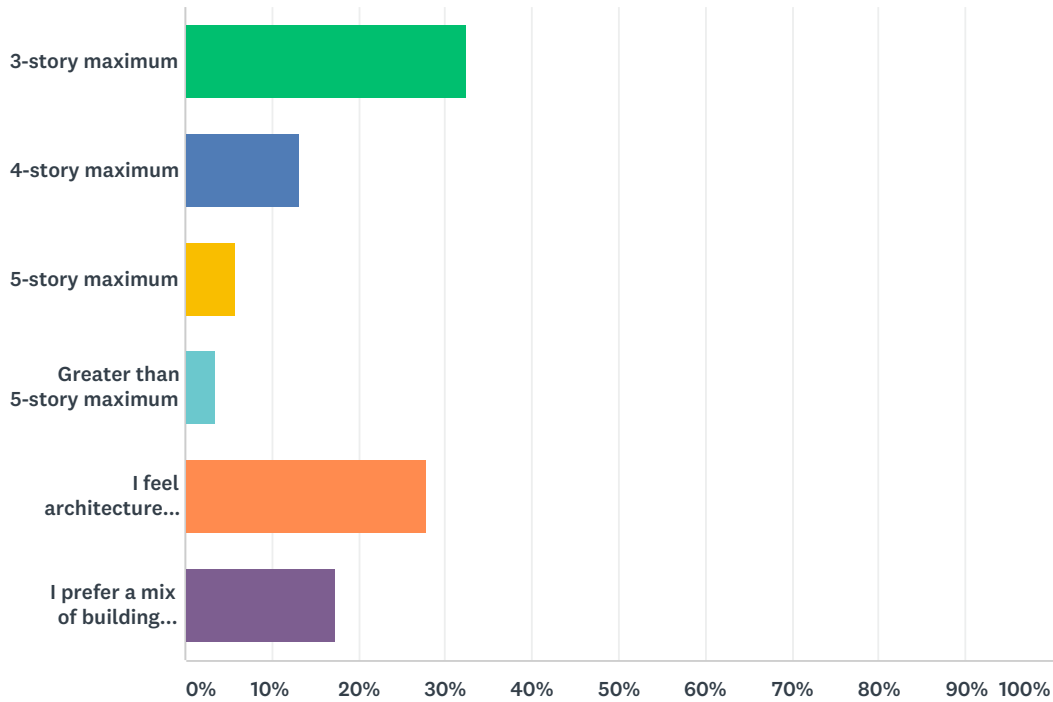
Answered: 2,415 Skipped: 114



ANSWER CHOICES	RESPONSES	
Recreation areas and playgrounds	76.40%	1,845
Public performances	45.88%	1,108
Outdoor dining	59.75%	1,443
Chess, checkers, and other table games	16.69%	403
Water feature	29.73%	718
Sculpture garden	22.48%	543
Community art work	43.81%	1,058
Park benches	66.83%	1,614
Other (please specify)	12.59%	304
Total Respondents: 2,415		

Q7 Provide your preference for maximum building size along Washington Street.

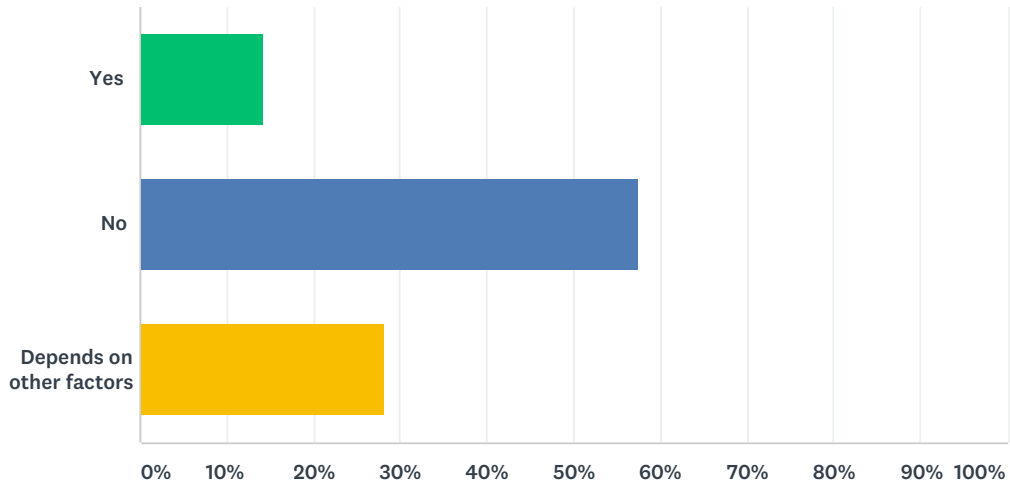
Answered: 2,418 Skipped: 111



ANSWER CHOICES	RESPONSES	
3-story maximum	32.38%	783
4-story maximum	13.15%	318
5-story maximum	5.87%	142
Greater than 5-story maximum	3.47%	84
I feel architecture and site placement are more important than height	27.75%	671
I prefer a mix of building heights ranging from 1 to (enter below) stories tall.	17.37%	420
TOTAL		2,418

Q8 Would you support the construction of four-story and five-story buildings next to single-family and two-family homes?

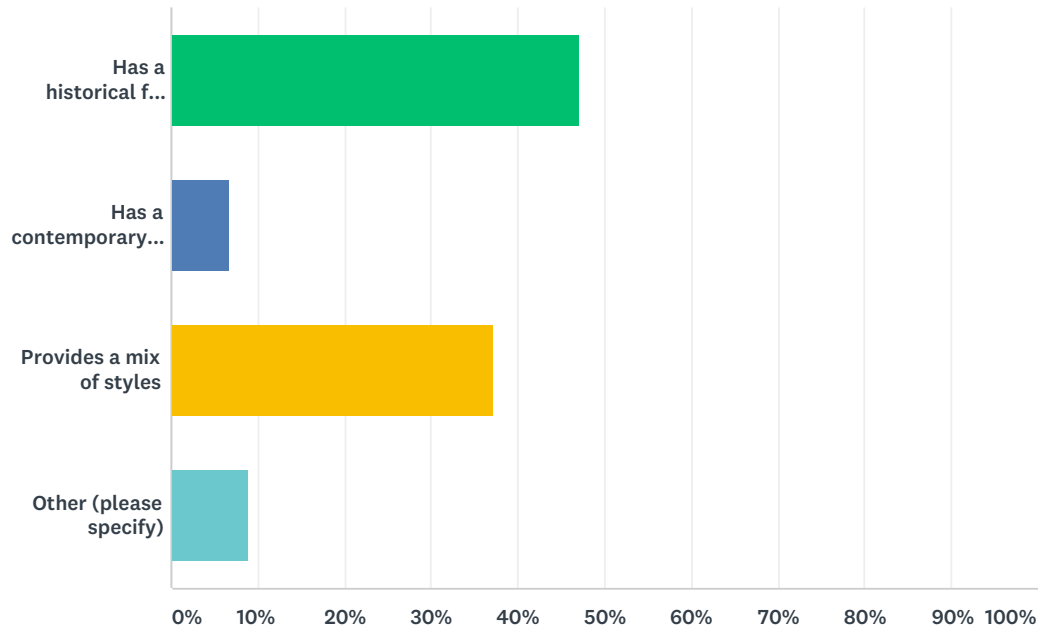
Answered: 2,426 Skipped: 103



ANSWER CHOICES	RESPONSES	
Yes	14.22%	345
No	57.54%	1,396
Depends on other factors	28.24%	685
TOTAL		2,426

Q9 I prefer new construction that:

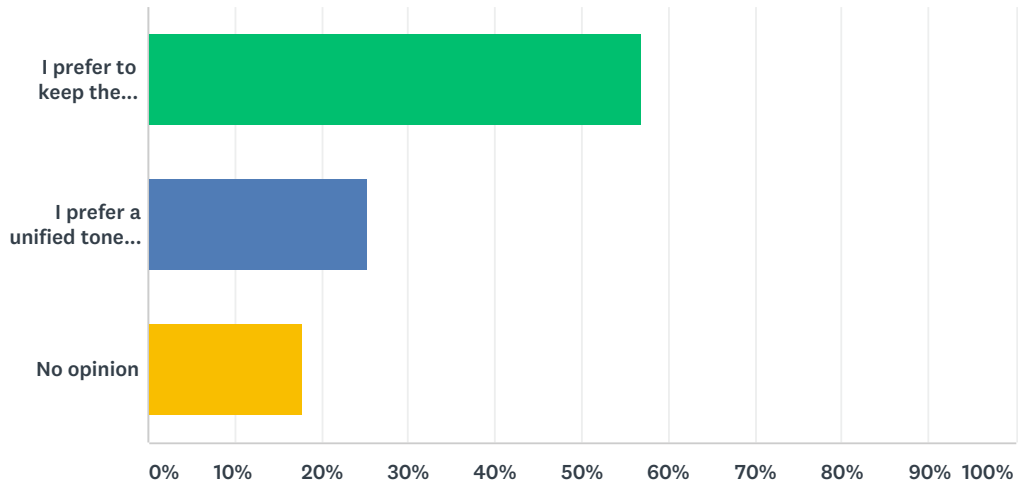
Answered: 2,413 Skipped: 116



ANSWER CHOICES	RESPONSES	
Has a historical feel to the style/architecture	47.04%	1,135
Has a contemporary feel to the style/architecture	6.76%	163
Provides a mix of styles	37.30%	900
Other (please specify)	8.91%	215
TOTAL		2,413

Q10 Which more accurately reflects your view of the three village centers (Newton Corner, Newtonville and West Newton) on Washington Street?

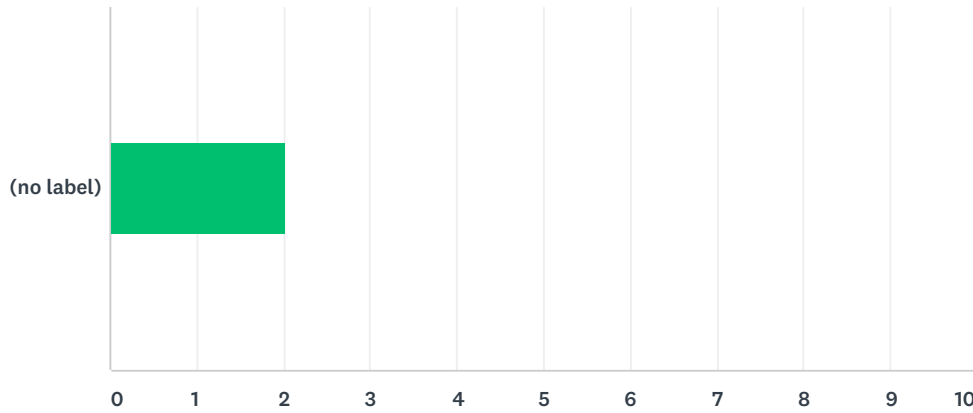
Answered: 2,425 Skipped: 104



ANSWER CHOICES	RESPONSES	
I prefer to keep the village centers distinct	56.82%	1,378
I prefer a unified tone to Washington Street by allowing the village centers to grow toward each other	25.32%	614
No opinion	17.86%	433
TOTAL		2,425

Q11 How important do you feel it is to preserve the character of the village that you live in?

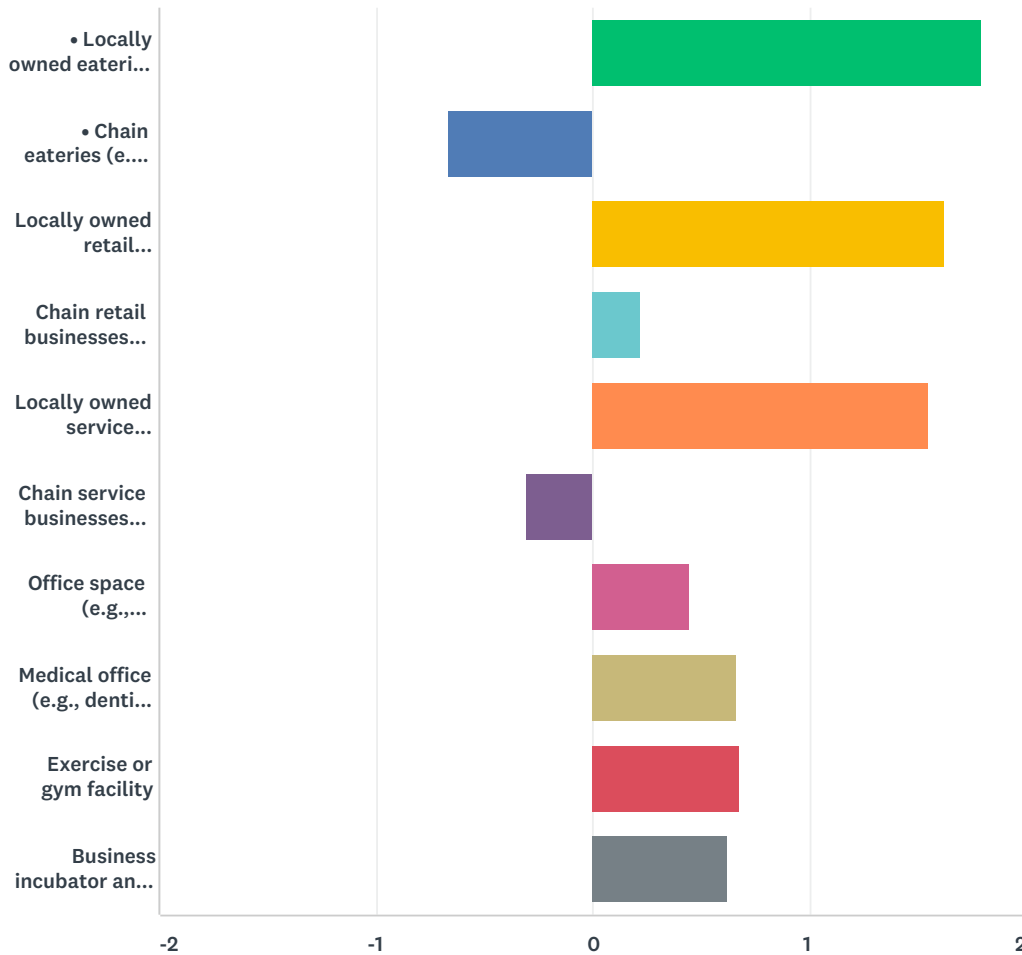
Answered: 2,416 Skipped: 113



	VERY IMPORTANT	IMPORTANT	NEUTRAL	UNIMPORTANT	VERY UNIMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	42.22% 1,020	27.65% 668	19.91% 481	6.58% 159	3.64% 88	2,416	2.02

Q12 New or renovated developments may provide commercial space on Washington Street. How favorable are you to the following kinds of businesses?

Answered: 2,397 Skipped: 132



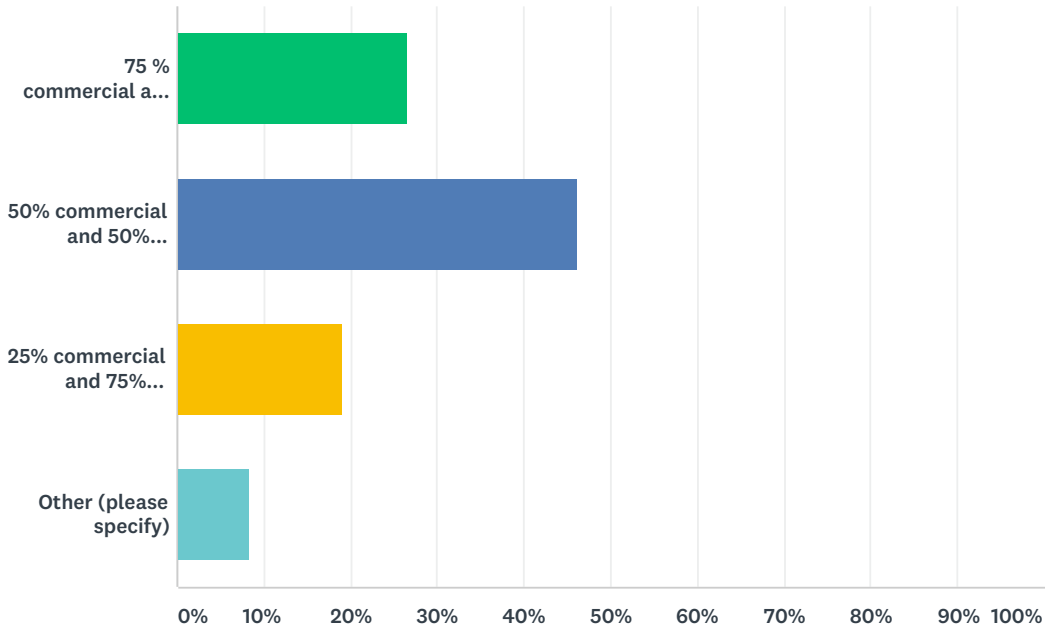
	VERY FAVORABLE	FAVORABLE	NEUTRAL	UNFAVORABLE	VERY UNFAVORABLE	TOTAL	WEIGHTED AVERAGE
• Locally owned eateries (e.g., restaurant, bakery)	81.98% 1,961	15.76% 377	1.55% 37	0.29% 7	0.42% 10	2,392	1.79
• Chain eateries (e.g., Applebee's, Panera)	4.01% 94	12.41% 291	25.80% 605	29.00% 680	28.78% 675	2,345	-0.66
Locally owned retail businesses (e.g., shoe store, hardware store)	69.99% 1,665	23.67% 563	5.17% 123	0.71% 17	0.46% 11	2,379	1.62
Chain retail businesses (e.g., Trader Joe's, CVS)	11.06% 261	32.37% 764	34.53% 815	11.27% 266	10.76% 254	2,360	0.22
Locally owned service businesses (e.g., dry cleaner, barbershop)	64.43% 1,529	27.90% 662	6.24% 148	0.93% 22	0.51% 12	2,373	1.55

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Chain service businesses (e.g., Citizens Bank, Century21)	5.19% 122	18.59% 437	35.43% 833	22.33% 525	18.46% 434	2,351	-0.30
Office space (e.g., accounting, legal, R&D)	15.48% 364	31.97% 752	38.69% 910	9.10% 214	4.76% 112	2,352	0.44
Medical office (e.g., dentist, physical therapy)	18.28% 429	40.26% 945	33.23% 780	5.41% 127	2.81% 66	2,347	0.66
Exercise or gym facility	22.30% 525	37.00% 871	30.29% 713	7.05% 166	3.36% 79	2,354	0.68
Business incubator and co-working space	23.70% 549	31.78% 736	31.82% 737	8.03% 186	4.66% 108	2,316	0.62

Q13 What is your preferred ratio of commercial space to residential space on Washington Street when development is finished?
 Note: commercial property is taxed at twice the tax rate as residential property.

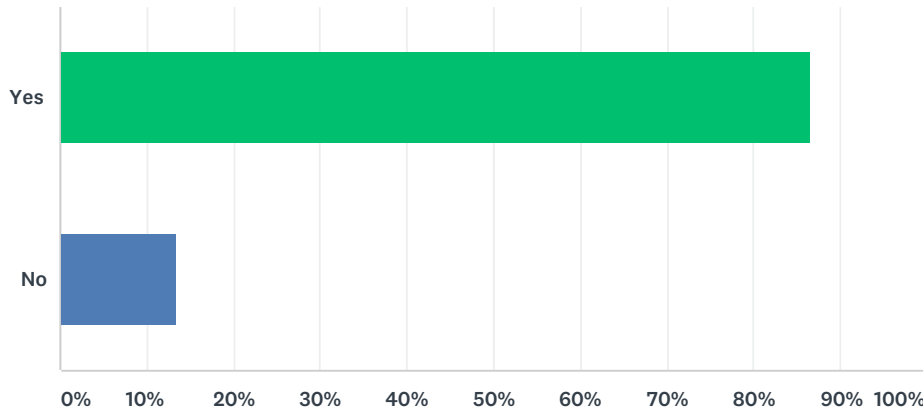
Answered: 2,350 Skipped: 179



ANSWER CHOICES	RESPONSES	
75 % commercial and 25% residential	26.51%	623
50% commercial and 50% residential	46.17%	1,085
25% commercial and 75% residential	18.94%	445
Other (please specify)	8.38%	197
TOTAL		2,350

Q14 Do you think Washington Street developments should be required to include affordable rental spaces for small, locally owned businesses?

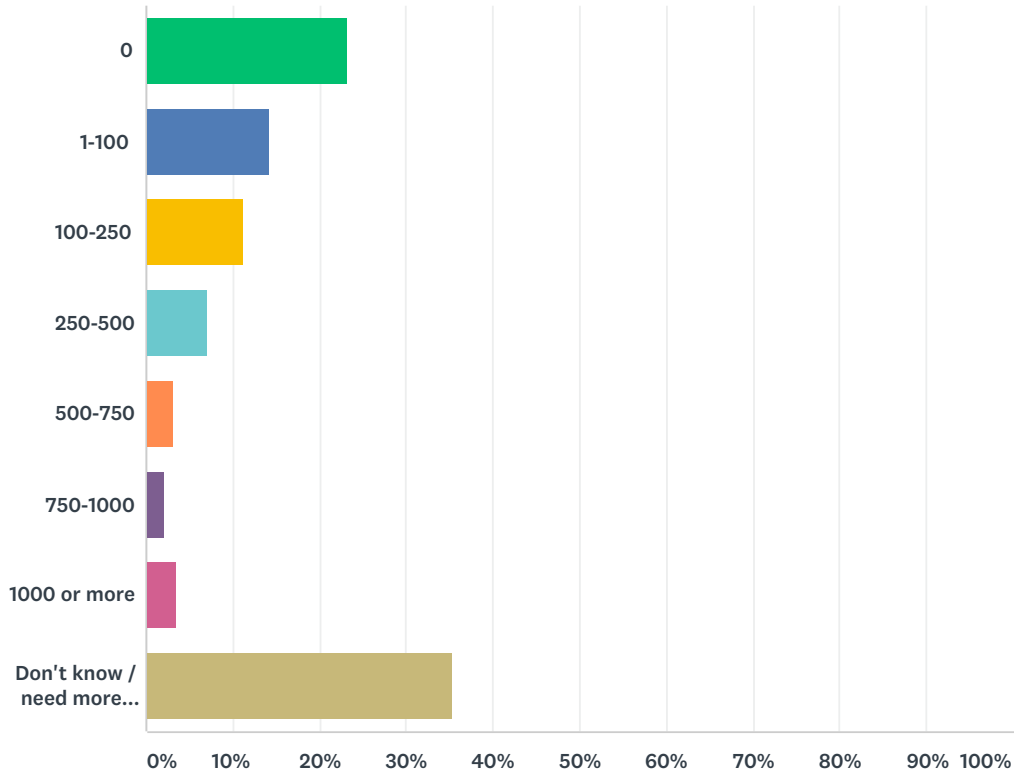
Answered: 2,359 Skipped: 170



ANSWER CHOICES	RESPONSES	
Yes	86.56%	2,042
No	13.44%	317
TOTAL		2,359

Q15 68 new housing units have been approved for Austin Street and 140 for Washington Place. How many additional housing units do you think are appropriate along Washington Street?

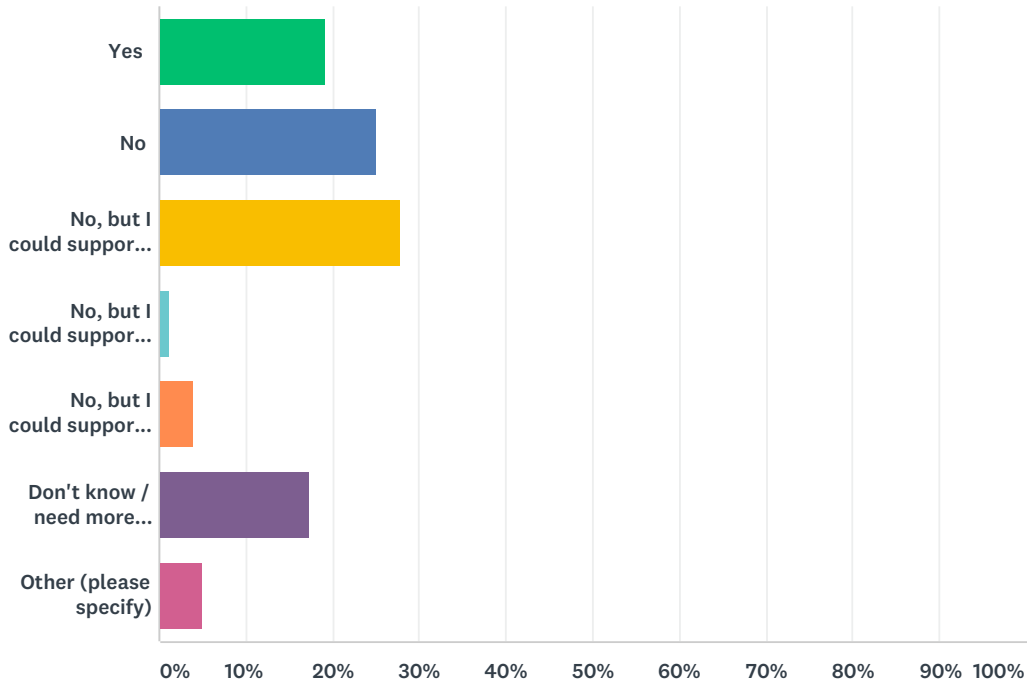
Answered: 2,304 Skipped: 225



ANSWER CHOICES	RESPONSES	
0	23.22%	535
1-100	14.32%	330
100-250	11.20%	258
250-500	7.12%	164
500-750	3.04%	70
750-1000	2.17%	50
1000 or more	3.65%	84
Don't know / need more information	35.29%	813
TOTAL		2,304

Q16 As reported in The Boston Globe, Mark Development, LLC is considering constructing “450 housing units and 60,000 square feet of shops” on the land between Kempton Place (The Barn) through Dunstan Street in West Newton. Would you support this plan?

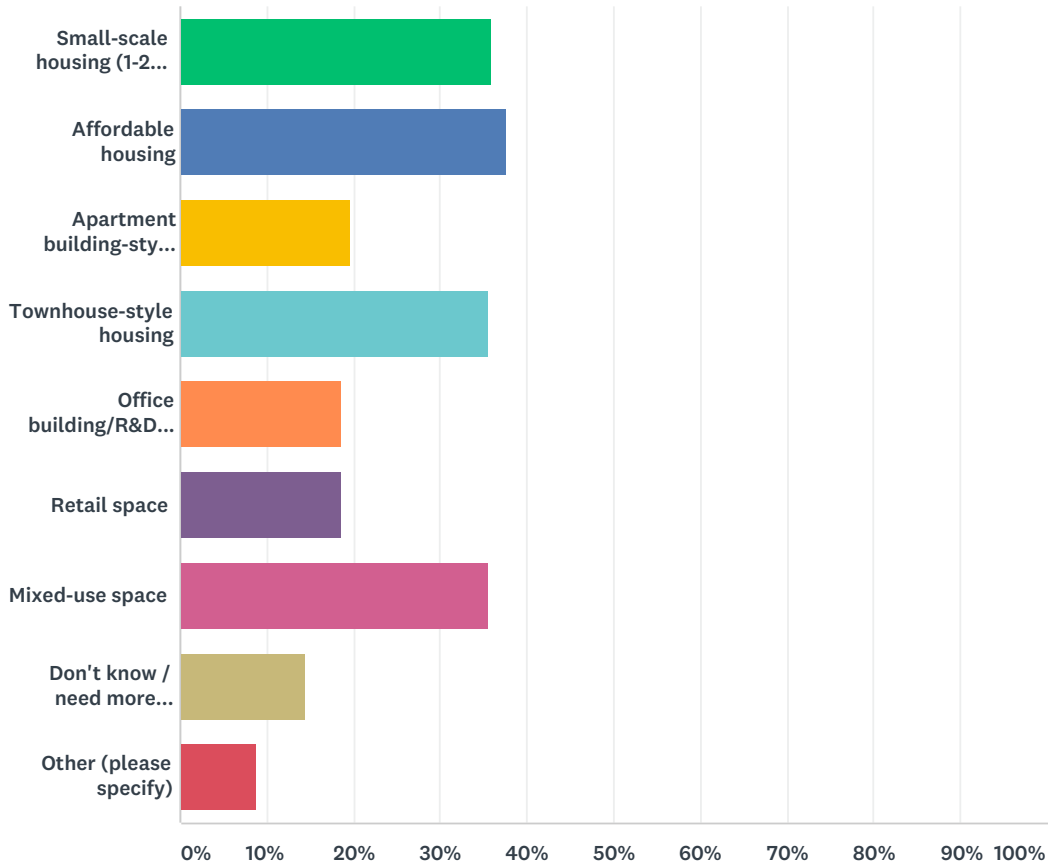
Answered: 2,308 Skipped: 221



ANSWER CHOICES	RESPONSES	
Yes	19.32%	446
No	25.04%	578
No, but I could support a mixed-use development with fewer housing units	27.90%	644
No, but I could support a housing-only development	1.26%	29
No, but I could support a commercial-only development	3.90%	90
Don't know / need more information	17.46%	403
Other (please specify)	5.11%	118
TOTAL		2,308

Q17 The same Globe article mentions that Mark Development intends to build housing on the 7-15-acre tract behind Whole Foods in Newtonville. What types of use do you feel would be best suited for this site? Select all that apply.

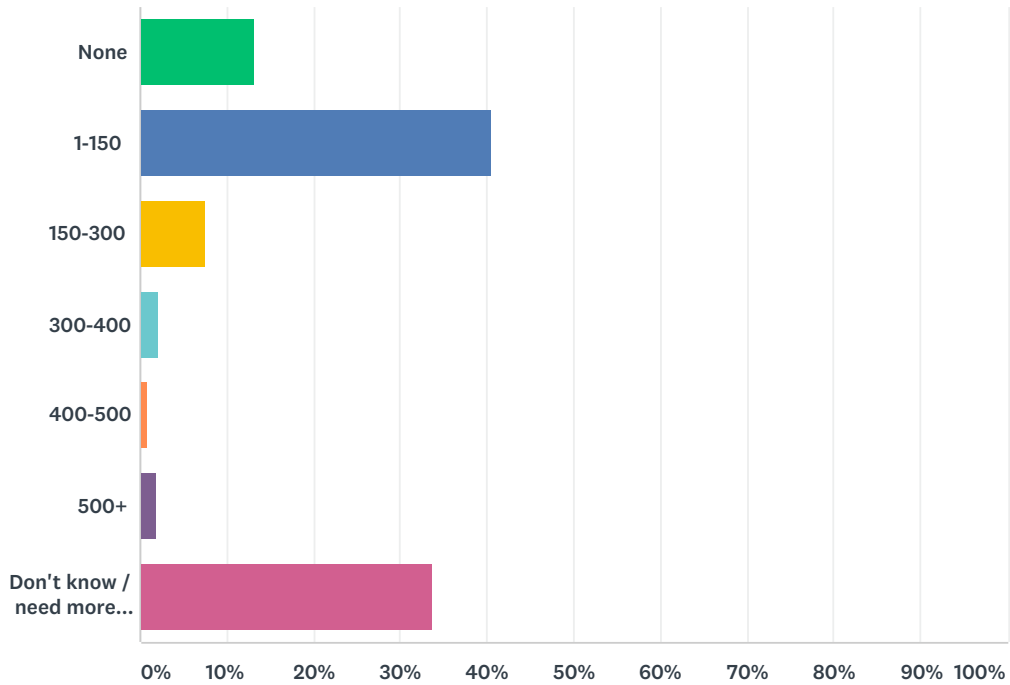
Answered: 2,303 Skipped: 226



ANSWER CHOICES	RESPONSES	
Small-scale housing (1-2 family structures)	36.08%	831
Affordable housing	37.69%	868
Apartment building-style housing	19.76%	455
Townhouse-style housing	35.52%	818
Office building/R&D space	18.63%	429
Retail space	18.58%	428
Mixed-use space	35.61%	820
Don't know / need more information	14.46%	333
Other (please specify)	8.86%	204
Total Respondents: 2,303		

Q18 If housing is approved for the tract behind Whole Foods, how many housing units would be appropriate?

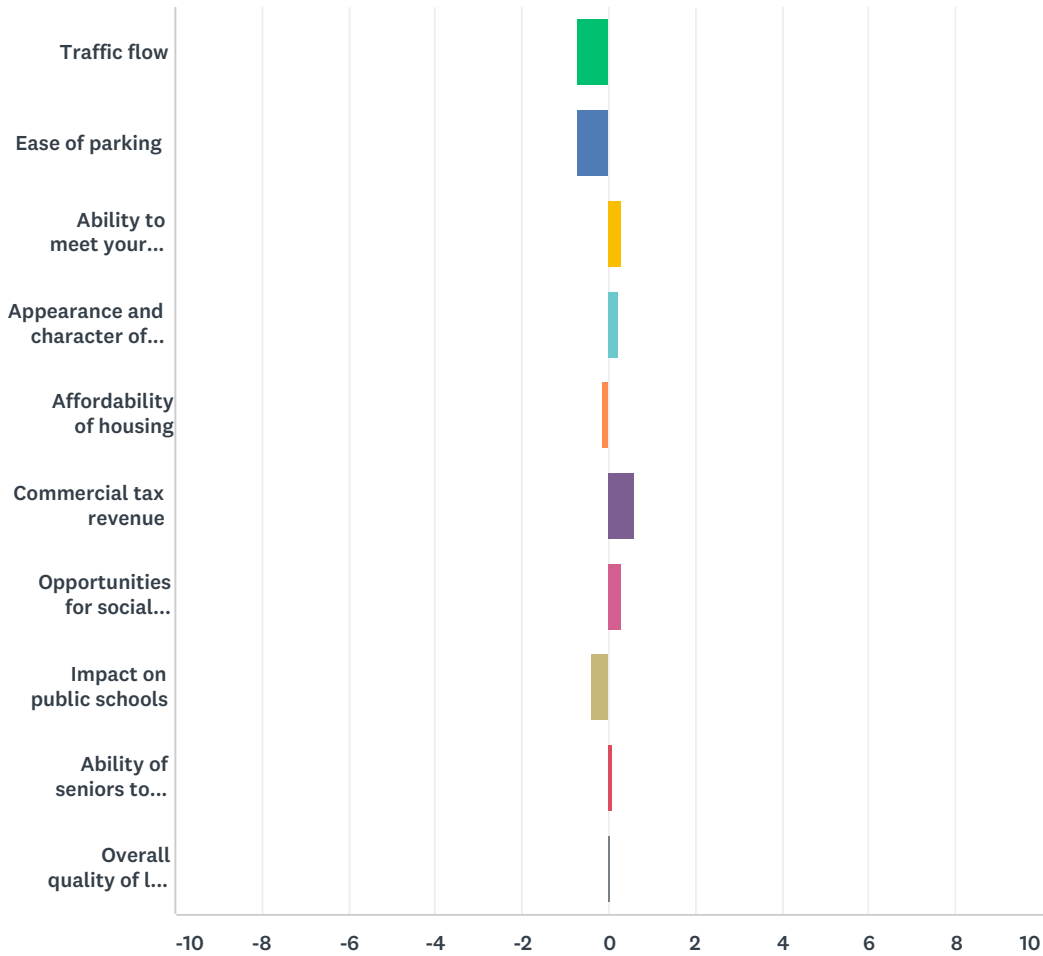
Answered: 2,287 Skipped: 242



ANSWER CHOICES	RESPONSES	
None	13.25%	303
1-150	40.53%	927
150-300	7.61%	174
300-400	2.01%	46
400-500	0.92%	21
500+	1.92%	44
Don't know / need more information	33.76%	772
TOTAL		2,287

Q19 Do you think development on Washington Street will have a positive or negative impact on the following issues?

Answered: 2,309 Skipped: 220



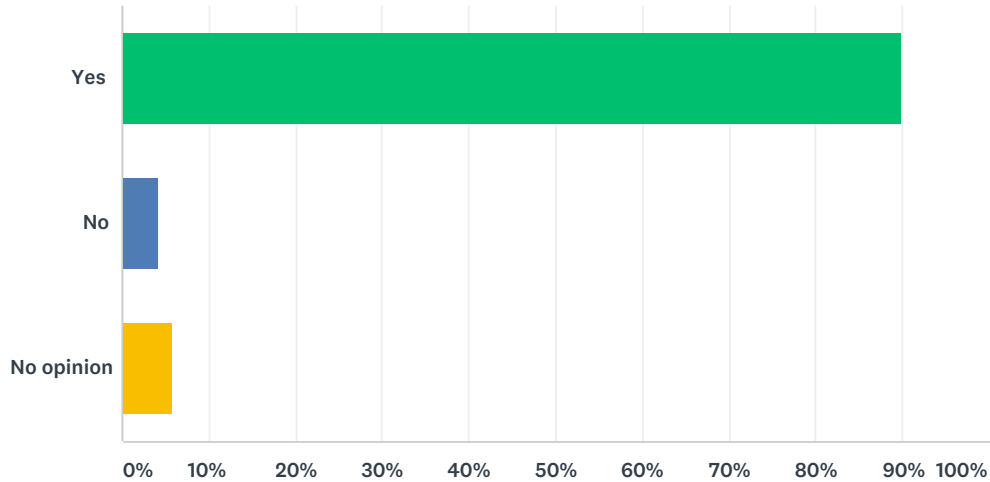
	POSITIVE	NEGATIVE	NEUTRAL OR NOT SURE	TOTAL	WEIGHTED AVERAGE
Traffic flow	6.94% 159	76.96% 1,764	16.10% 369	2,292	-0.70
Ease of parking	6.48% 148	76.22% 1,740	17.30% 395	2,283	-0.70
Ability to meet your consumer needs	48.64% 1,109	19.25% 439	32.11% 732	2,280	0.29
Appearance and character of the street	45.68% 1,048	25.94% 595	28.38% 651	2,294	0.20
Affordability of housing	23.81% 543	37.40% 853	38.80% 885	2,281	-0.14
Commercial tax revenue	67.24% 1,527	8.06% 183	24.70% 561	2,271	0.59
Opportunities for social interaction	43.62% 992	15.57% 354	40.81% 928	2,274	0.28

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Impact on public schools	10.84% 247	50.24% 1,145	38.92% 887	2,279	-0.39
Ability of seniors to downsize	33.80% 772	24.26% 554	41.94% 958	2,284	0.10
Overall quality of life in the area	35.03% 799	31.83% 726	33.14% 756	2,281	0.03

Q20 New developments require investments in infrastructure (e.g., schools, roads, utilities). Do you think Newton should be able to charge developers to help pay for these investments?

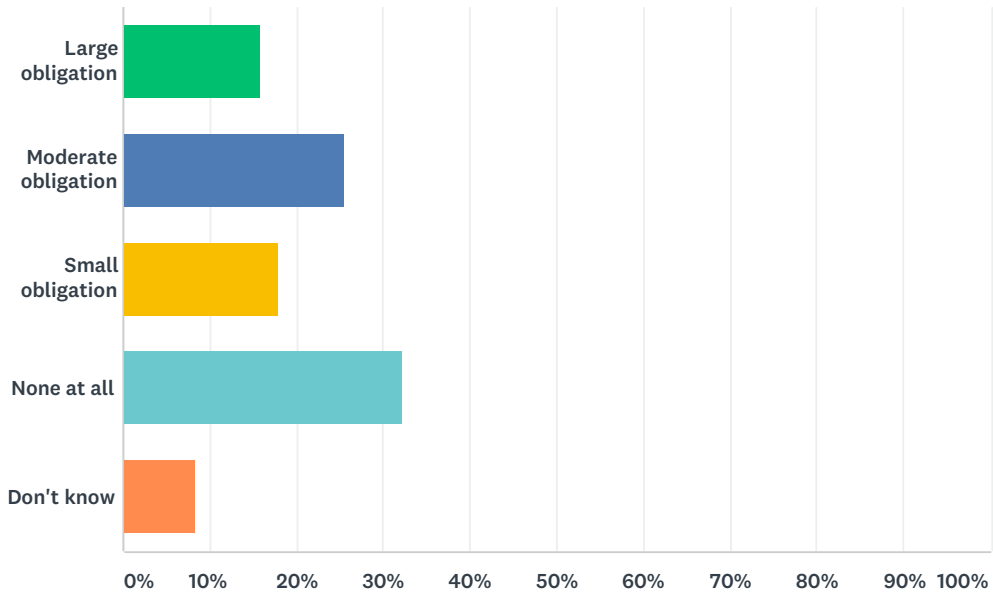
Answered: 2,301 Skipped: 228



ANSWER CHOICES	RESPONSES	
Yes	90.00%	2,071
No	4.13%	95
No opinion	5.87%	135
TOTAL		2,301

Q21 To what extent does our city have an obligation to help the Greater Boston area by creating more housing throughout Newton?

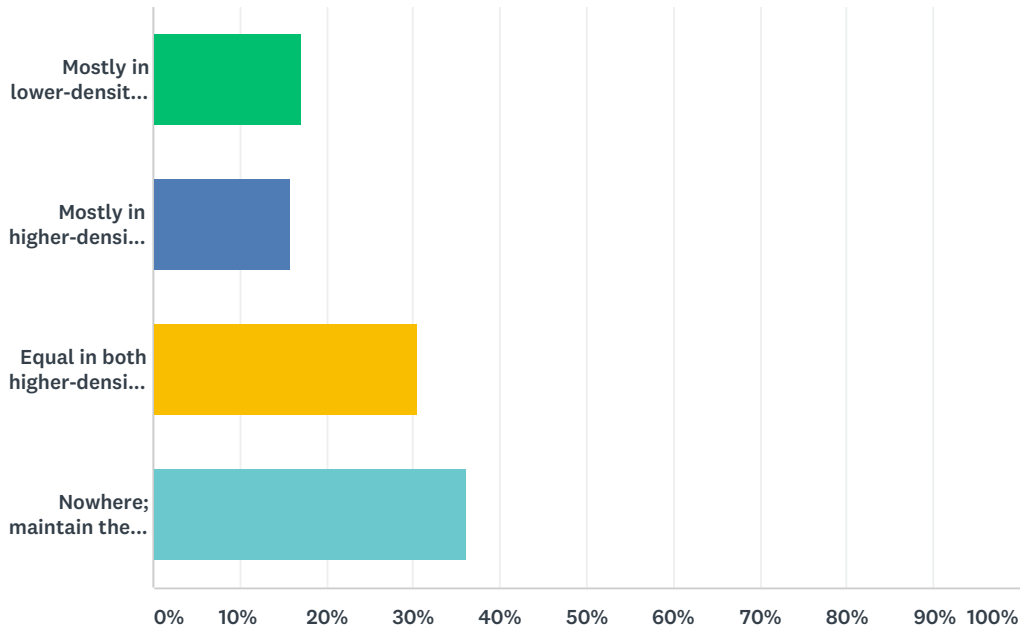
Answered: 2,304 Skipped: 225



ANSWER CHOICES	RESPONSES	
Large obligation	15.93%	367
Moderate obligation	25.52%	588
Small obligation	17.97%	414
None at all	32.20%	742
Don't know	8.38%	193
TOTAL		2,304

Q22 Newton is considering increasing its housing density. Where should such development take place?

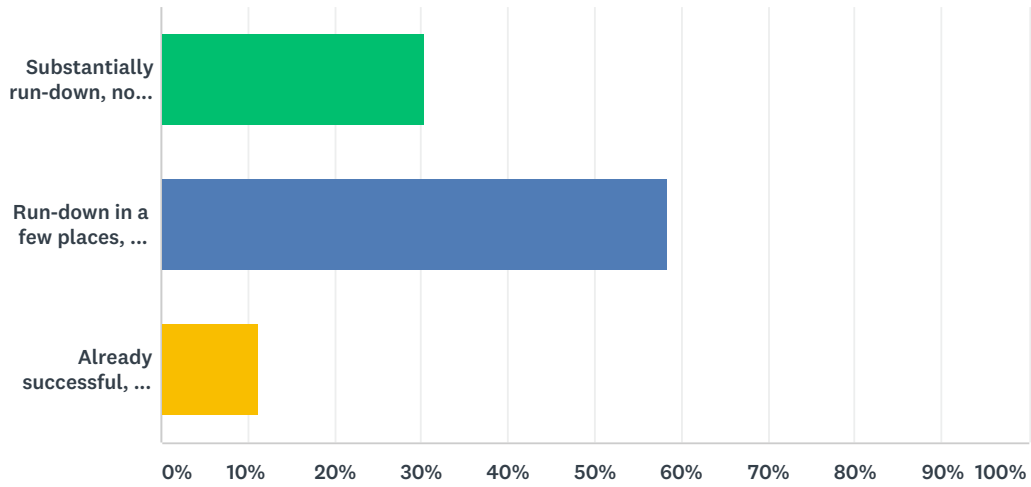
Answered: 2,259 Skipped: 270



ANSWER CHOICES	RESPONSES	
Mostly in lower-density areas throughout the city	17.22%	389
Mostly in higher-density areas throughout the city	15.98%	361
Equal in both higher-density and lower-density areas	30.54%	690
Nowhere; maintain the city's current density	36.25%	819
TOTAL		2,259

Q23 Which of the following statements best describes the condition of Washington Street?

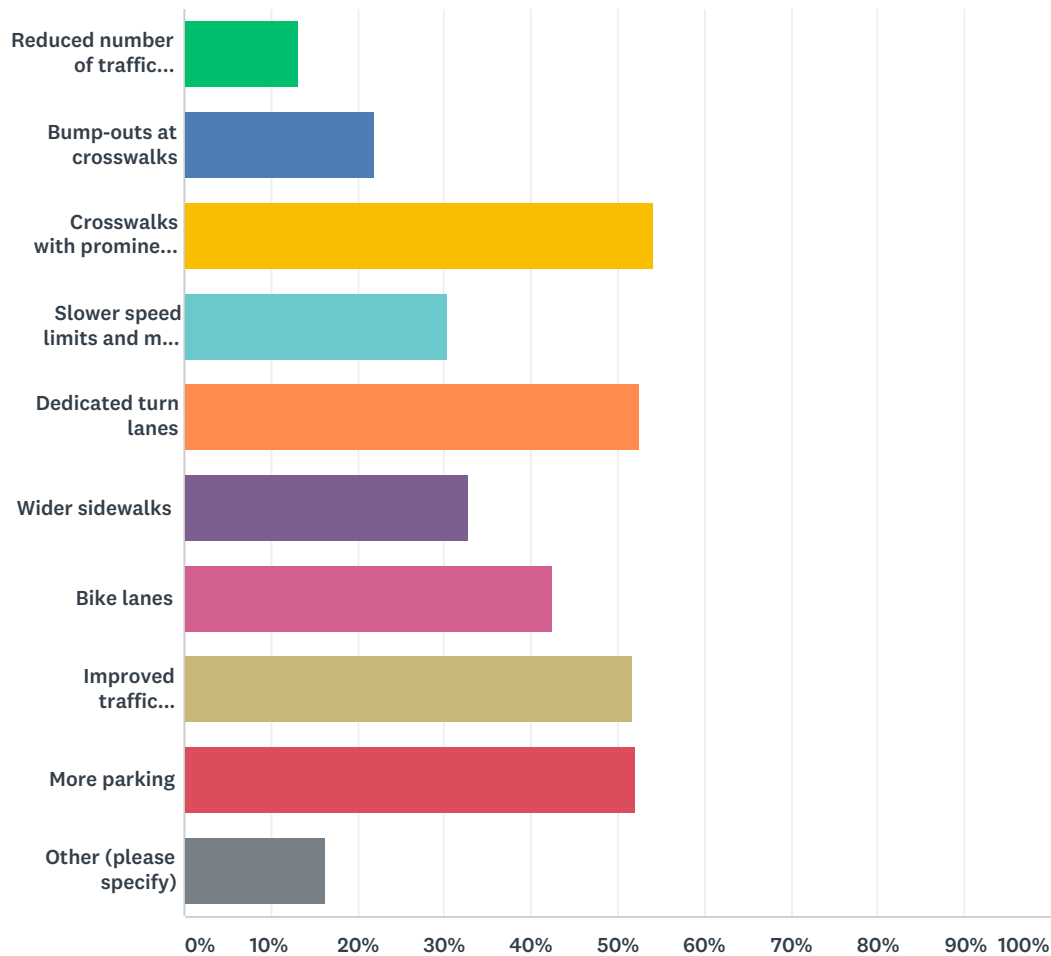
Answered: 2,284 Skipped: 245



ANSWER CHOICES	RESPONSES	
Substantially run-down, not thriving economically, and in need of dramatic change	30.43%	695
Run-down in a few places, but mostly thriving economically	58.27%	1,331
Already successful, and fine the way it is	11.30%	258
TOTAL		2,284

Q24 If the Washington Street roadway were redesigned, what would be your priorities? Select up to 5 items that are most important to you.

Answered: 2,245 Skipped: 284

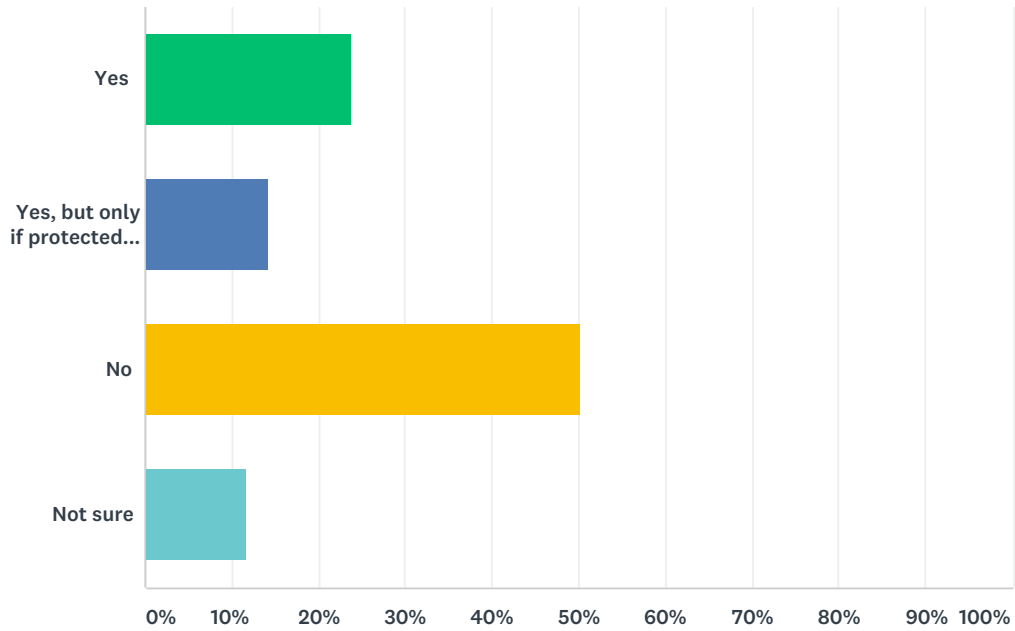


ANSWER CHOICES	RESPONSES	
Reduced number of traffic lanes	13.10%	294
Bump-outs at crosswalks	22.00%	494
Crosswalks with prominent warning lights	54.16%	1,216
Slower speed limits and more cautionary signage	30.33%	681
Dedicated turn lanes	52.61%	1,181
Wider sidewalks	32.78%	736
Bike lanes	42.41%	952
Improved traffic signalization	51.71%	1,161
More parking	52.07%	1,169
Other (please specify)	16.35%	367

Total Respondents: 2,245

Q25 If bike lanes were created on Washington Street, would you use them?

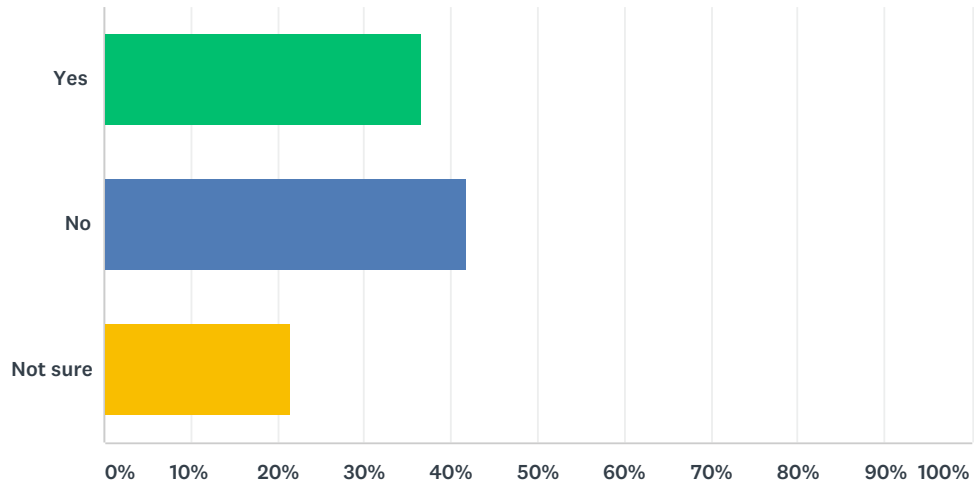
Answered: 2,255 Skipped: 274



ANSWER CHOICES	RESPONSES	
Yes	23.90%	539
Yes, but only if protected by a barrier	14.19%	320
No	50.16%	1,131
Not sure	11.75%	265
TOTAL		2,255

Q26 Would you support reducing the number of through traffic lanes from 4 to 2, with a third lane for turning?

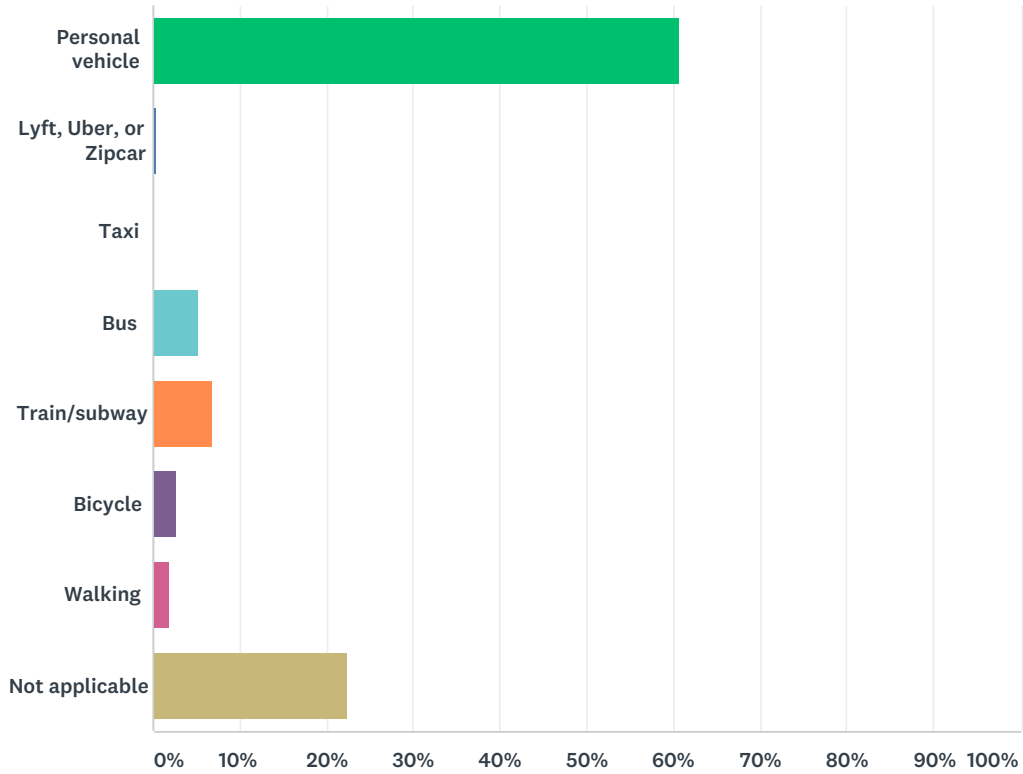
Answered: 2,258 Skipped: 271



ANSWER CHOICES	RESPONSES	
Yes	36.71%	829
No	41.76%	943
Not sure	21.52%	486
TOTAL		2,258

Q27 If you travel to work, what is your usual mode of transportation?

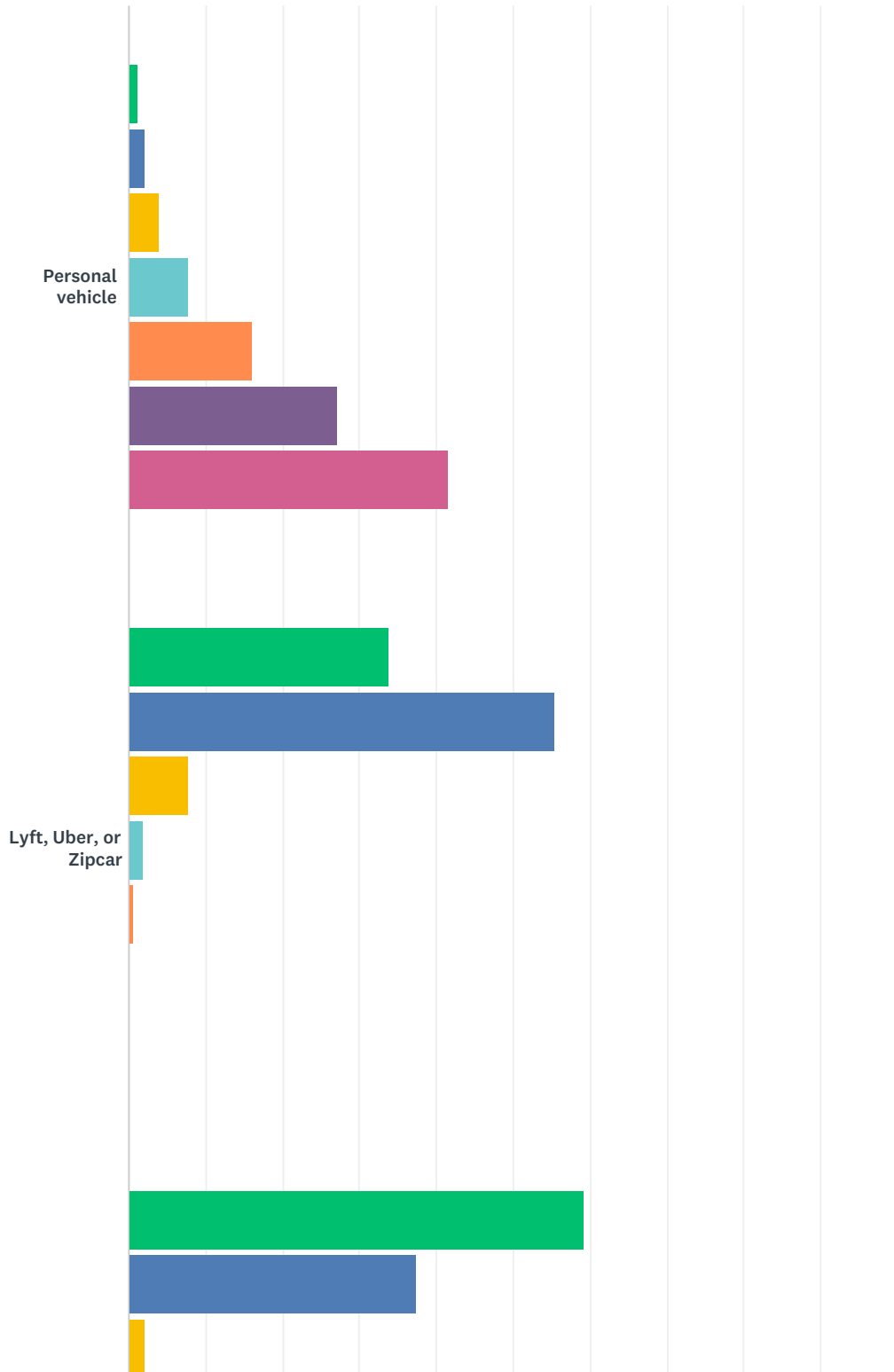
Answered: 2,246 Skipped: 283



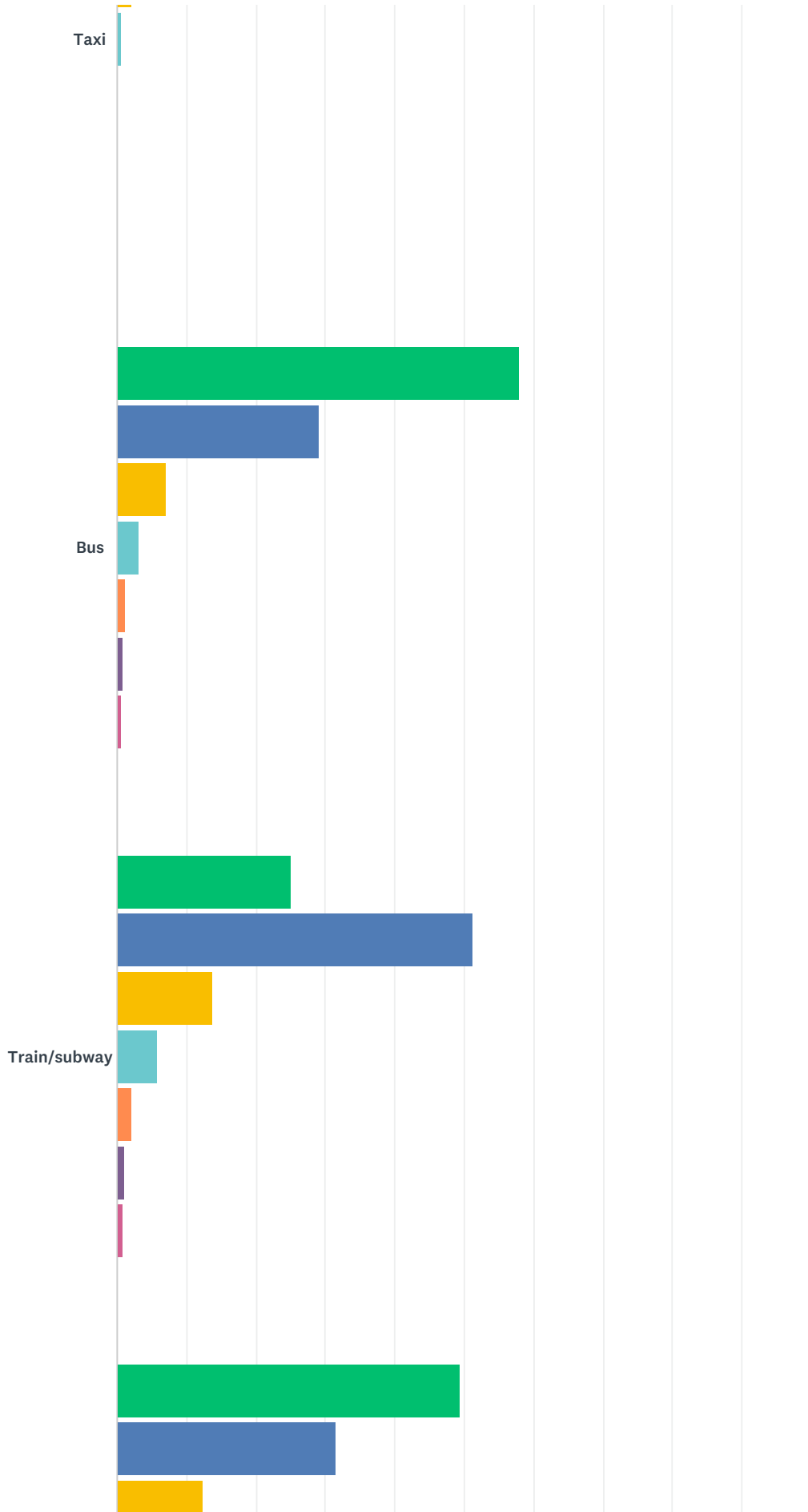
ANSWER CHOICES	RESPONSES	
Personal vehicle	60.60%	1,361
Lyft, Uber, or Zipcar	0.40%	9
Taxi	0.04%	1
Bus	5.21%	117
Train/subway	6.81%	153
Bicycle	2.63%	59
Walking	1.91%	43
Not applicable	22.40%	503
TOTAL		2,246

Q28 Other than commuting to work, what kinds of transportation do you use to live your everyday life (e.g., shop, dine, transport kids, attend events)? Please indicate the approximate percentage of trips you use each of the following:

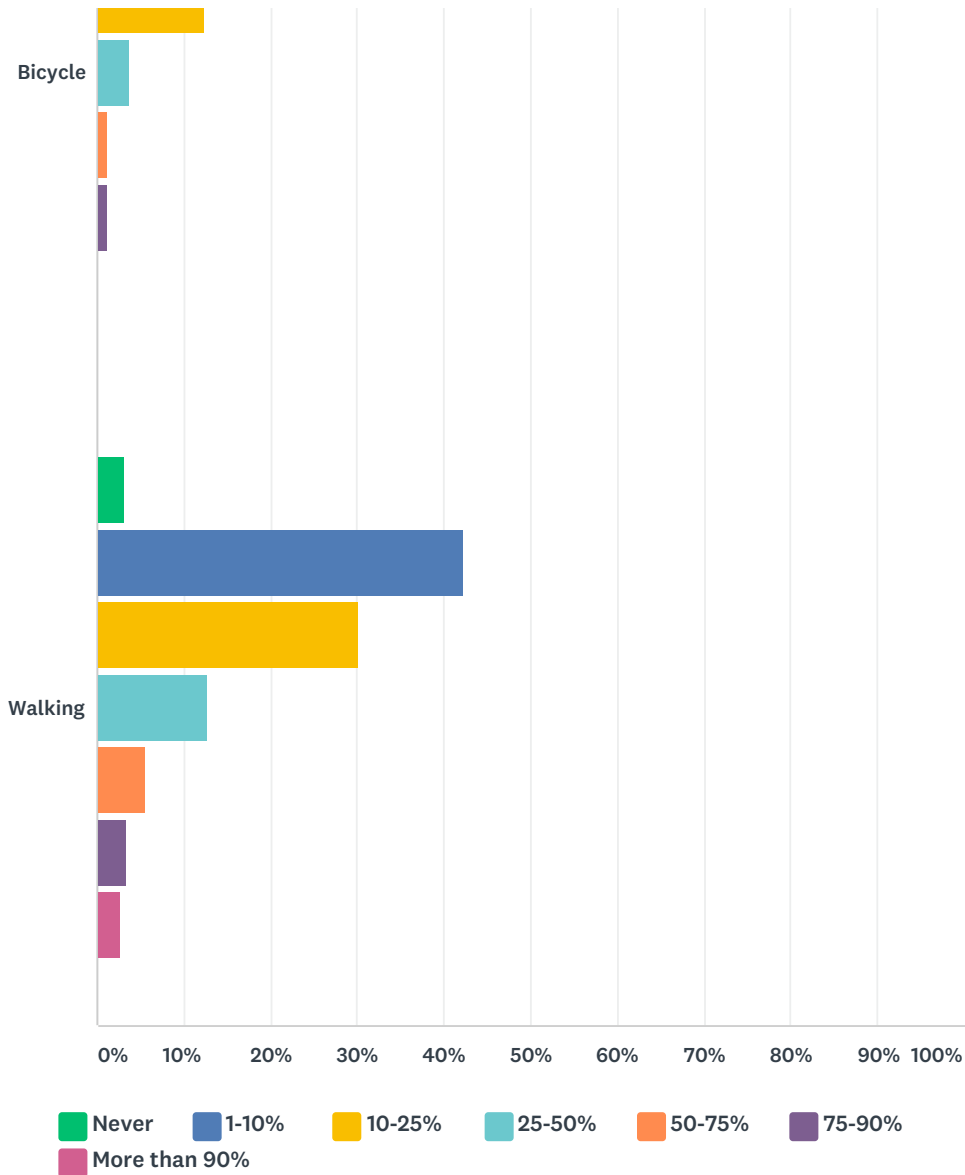
Answered: 2,257 Skipped: 272



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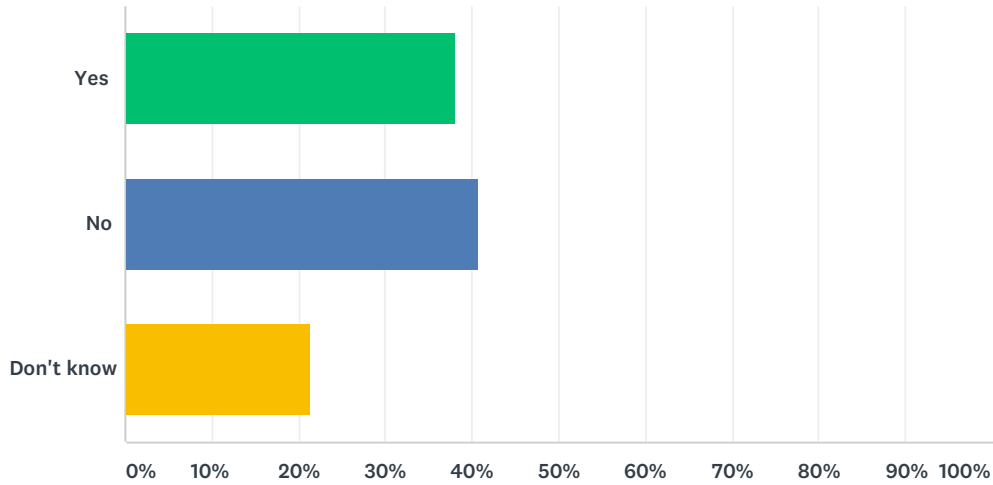
Newtonville Area Council - Washington Street Survey



	NEVER	1-10%	10-25%	25-50%	50-75%	75-90%	MORE THAN 90%	TOTAL
Personal vehicle	1.26% 28	2.11% 47	3.90% 87	7.81% 174	16.11% 359	27.24% 607	41.56% 926	2,228
Lyft, Uber, or Zipcar	33.90% 575	55.54% 942	7.84% 133	1.83% 31	0.59% 10	0.18% 3	0.12% 2	1,696
Taxi	59.11% 902	37.42% 571	2.10% 32	0.72% 11	0.20% 3	0.26% 4	0.20% 3	1,526
Bus	57.89% 899	29.04% 451	7.02% 109	3.16% 49	1.35% 21	0.84% 13	0.71% 11	1,553
Train/subway	25.14% 438	51.32% 894	13.72% 239	5.86% 102	2.07% 36	1.09% 19	0.80% 14	1,742
Bicycle	49.37% 826	31.68% 530	12.43% 208	3.71% 62	1.32% 22	1.20% 20	0.30% 5	1,673
Walking	3.21% 68	42.16% 893	30.08% 637	12.84% 272	5.57% 118	3.35% 71	2.79% 59	2,118

Q29 The City wants to promote reduced car travel. Would you use a shuttle bus that runs along Washington Street, stopping at village centers and other key points, such as Newton-Wellesley Hospital and a Green Line station?

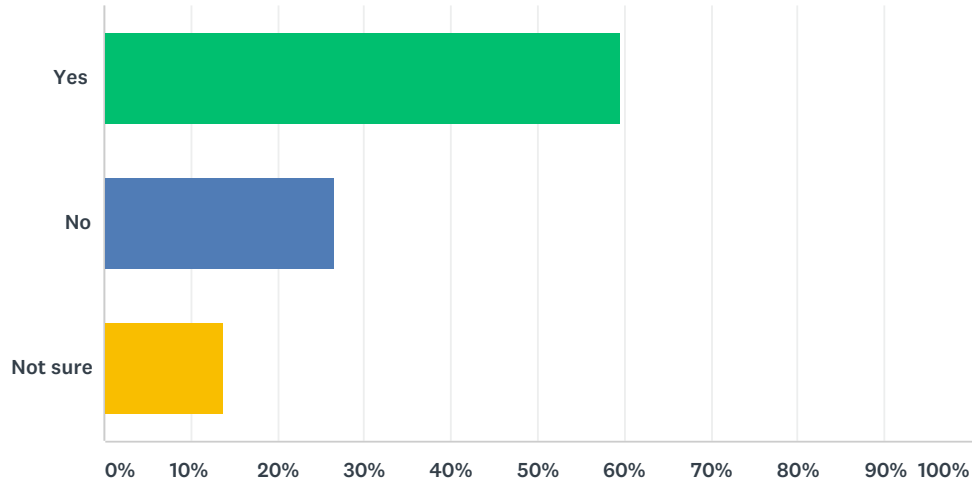
Answered: 2,256 Skipped: 273



ANSWER CHOICES	RESPONSES	
Yes	38.03%	858
No	40.69%	918
Don't know	21.28%	480
TOTAL		2,256

Q30 Is more public parking needed in your village?

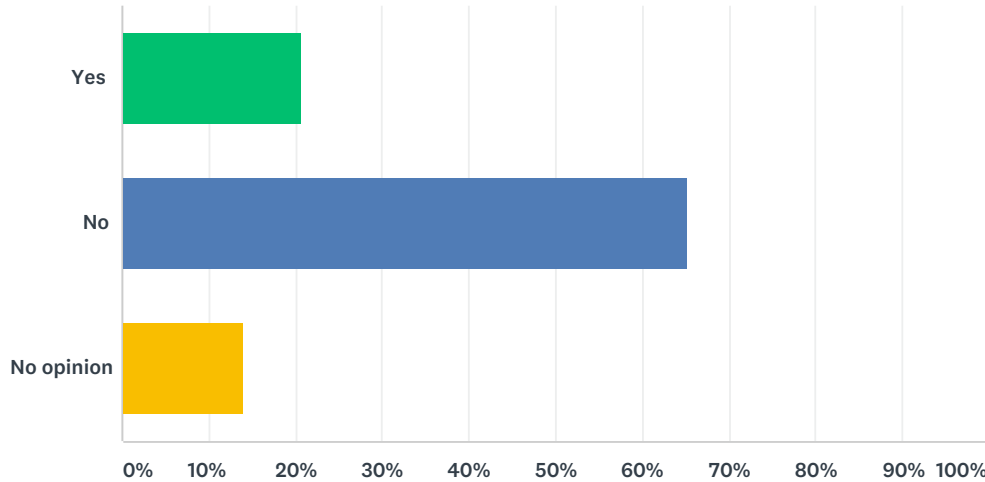
Answered: 2,253 Skipped: 276



ANSWER CHOICES	RESPONSES	
Yes	59.61%	1,343
No	26.63%	600
Not sure	13.76%	310
TOTAL		2,253

Q31 The City has allowed new developments to have fewer and smaller parking spaces compared to older developments. Do you support this change?

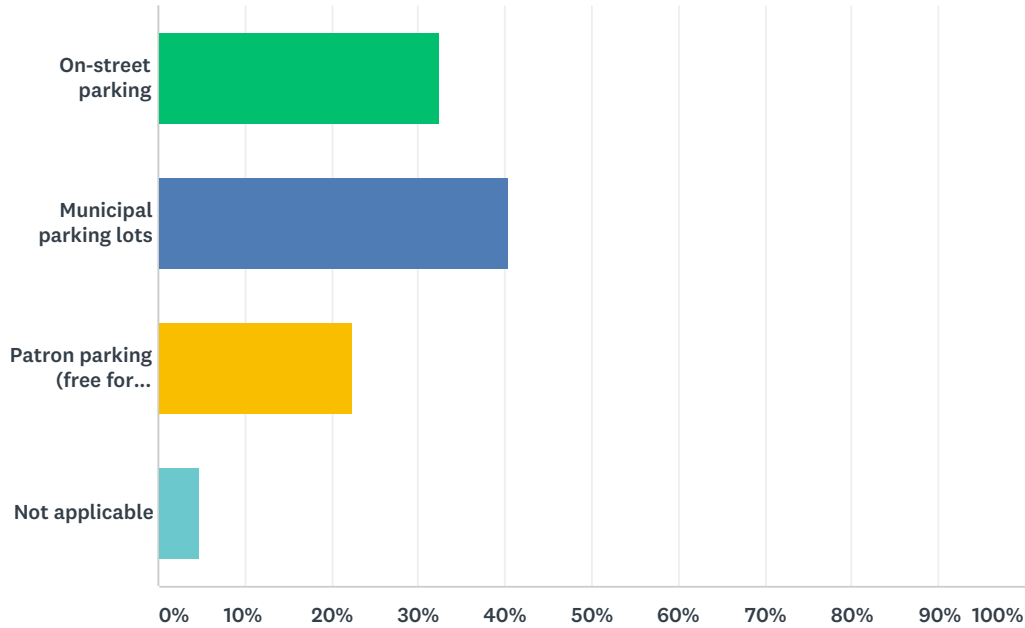
Answered: 2,256 Skipped: 273



ANSWER CHOICES	RESPONSES	
Yes	20.66%	466
No	65.25%	1,472
No opinion	14.10%	318
TOTAL		2,256

Q32 What is your preferred parking option along Washington Street?

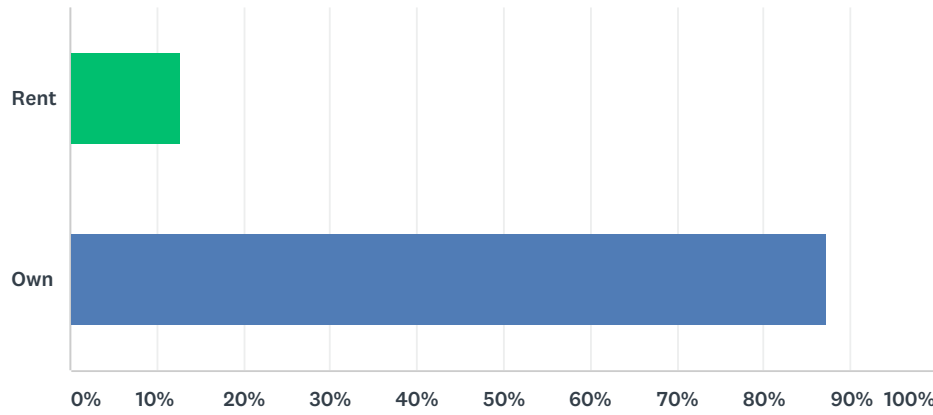
Answered: 2,249 Skipped: 280



ANSWER CHOICES	RESPONSES	
On-street parking	32.37%	728
Municipal parking lots	40.46%	910
Patron parking (free for patrons of specific businesses)	22.37%	503
Not applicable	4.80%	108
TOTAL		2,249

Q33 Do you or your family own or rent your residence?

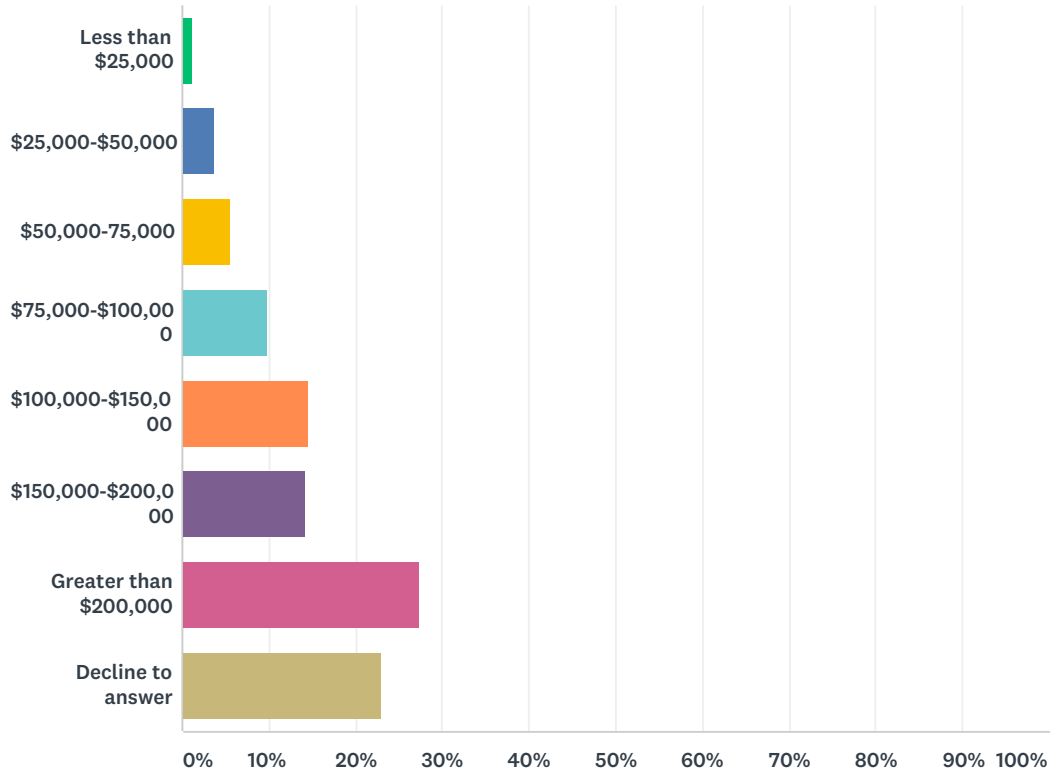
Answered: 2,212 Skipped: 317



ANSWER CHOICES	RESPONSES	
Rent	12.66%	280
Own	87.34%	1,932
TOTAL		2,212

Q34 What is your household income?

Answered: 2,184 Skipped: 345

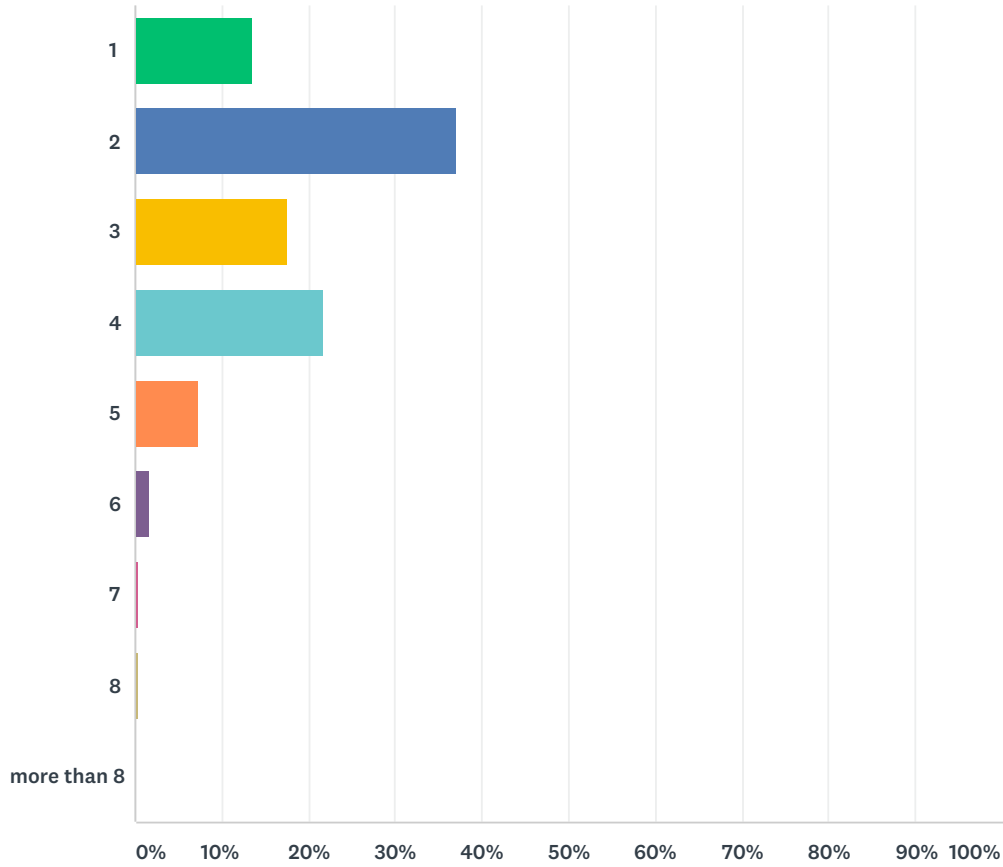


ANSWER CHOICES	RESPONSES
Less than \$25,000 (1)	1.28% 28
\$25,000-\$50,000 (2)	3.85% 84
\$50,000-\$75,000 (3)	5.68% 124
\$75,000-\$100,000 (4)	9.80% 214
\$100,000-\$150,000 (5)	14.65% 320
\$150,000-\$200,000 (6)	14.29% 312
Greater than \$200,000 (7)	27.38% 598
Decline to answer (8)	23.08% 504
TOTAL	2,184

BASIC STATISTICS				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	8.00	7.00	6.00	1.78

Q35 What is your household size? (adults and children)

Answered: 2,182 Skipped: 347

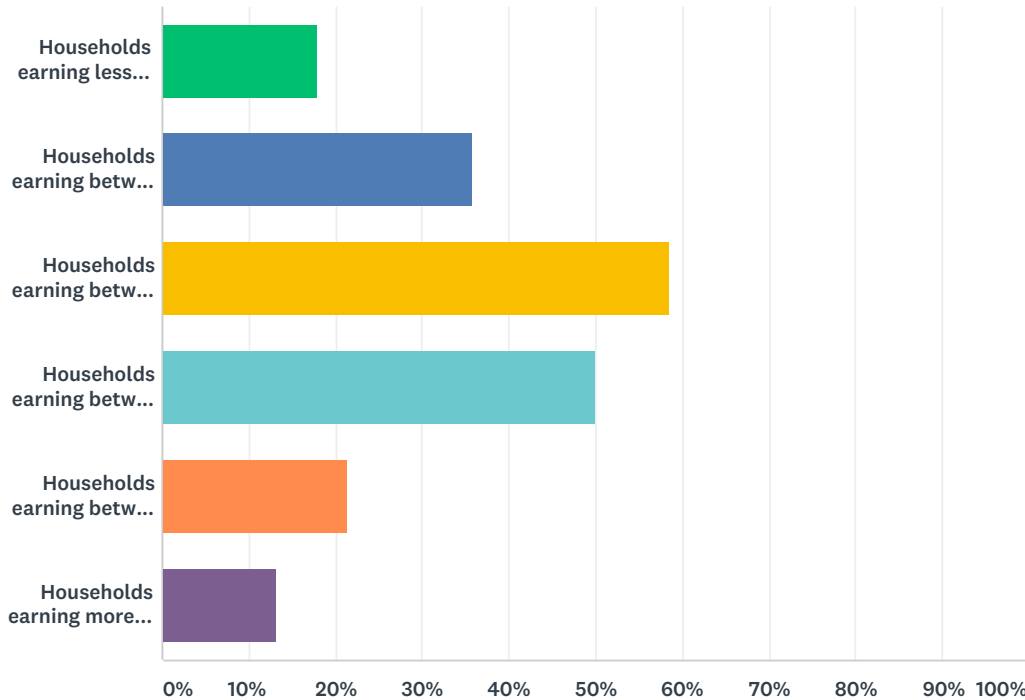


ANSWER CHOICES	RESPONSES	
1 (1)	13.66%	298
2 (2)	36.98%	807
3 (3)	17.55%	383
4 (4)	21.77%	475
5 (5)	7.33%	160
6 (6)	1.60%	35
7 (7)	0.46%	10
8 (8)	0.41%	9
more than 8 (9)	0.23%	5
TOTAL		2,182

BASIC STATISTICS				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	9.00	2.00	2.82	1.34

Q36 Apartments in newer complexes in Newton have median rents of \$2,700/mo. for one-bedroom and \$3,500/mo. for two-bedroom apartments. By government standards, these are affordable to households earning at least \$108,000 and at least \$140,000, respectively. On which income level(s) should Newton place the most emphasis for new housing? Select all that apply.

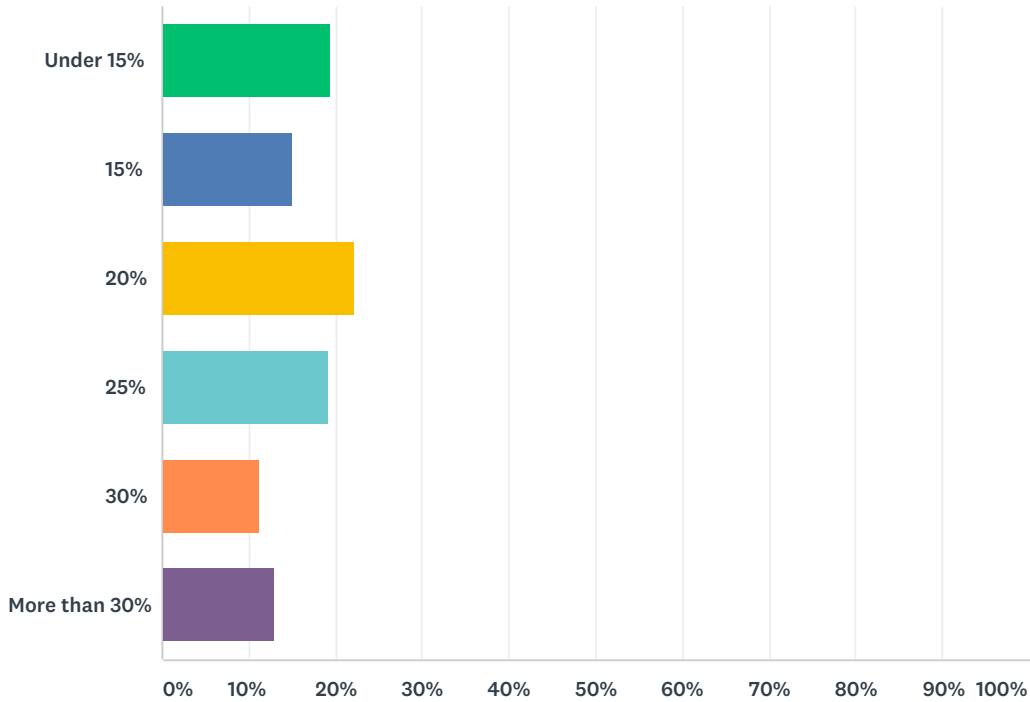
Answered: 2,098 Skipped: 431



ANSWER CHOICES	RESPONSES	
Households earning less than \$20,000 per year	18.06%	379
Households earning between \$20,000-\$50,000 per year	35.80%	751
Households earning between \$50,000-\$80,000 per year	58.67%	1,231
Households earning between \$80,000-\$120,000 per year	50.10%	1,051
Households earning between \$120,000-\$140,000 per year	21.35%	448
Households earning more than \$140,000 per year	13.25%	278
Total Respondents: 2,098		

Q37 Newton requires larger private developments to provide a percentage of the residential units to be subsidized for low- or moderate-income residents. How much subsidized affordable housing would you like to see in any new buildings on Washington Street?

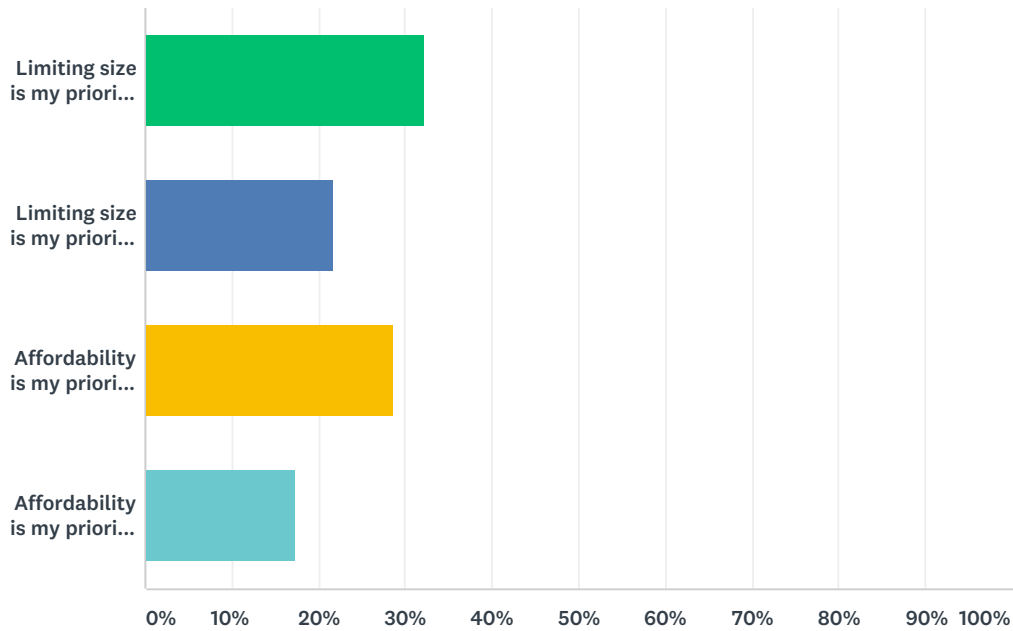
Answered: 2,145 Skipped: 384



ANSWER CHOICES	RESPONSES	
Under 15%	19.39%	416
15%	14.97%	321
20%	22.10%	474
25%	19.16%	411
30%	11.33%	243
More than 30%	13.05%	280
TOTAL		2,145

Q38 The most common way of providing affordable housing in Newton is to use revenue from market-rate units to subsidize the affordable units. A higher percentage of affordable units requires a greater number of total units to offset the cost. Given this relationship, how would you trade off building size against the percentage of affordable units?

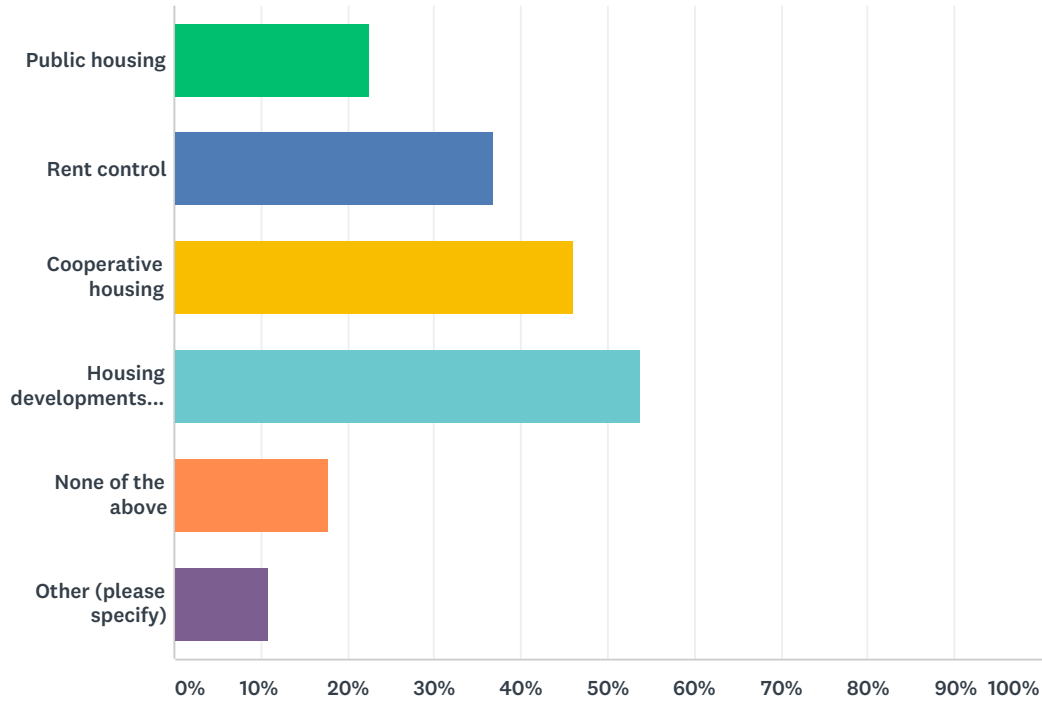
Answered: 2,041 Skipped: 488



ANSWER CHOICES	RESPONSES	
Limiting size is my priority, so I'd reduce the percentage of affordable units	32.14%	656
Limiting size is my priority, but I wouldn't go below (enter below) % affordable units	21.80%	445
Affordability is my priority, so I'd be flexible on building size	28.76%	587
Affordability is my priority, but I wouldn't want to go over (enter below) stories	17.30%	353
TOTAL		2,041

Q39 There are alternative ways of providing affordable housing. Which of the following would you like to see Newton actively explore? Select all that apply.

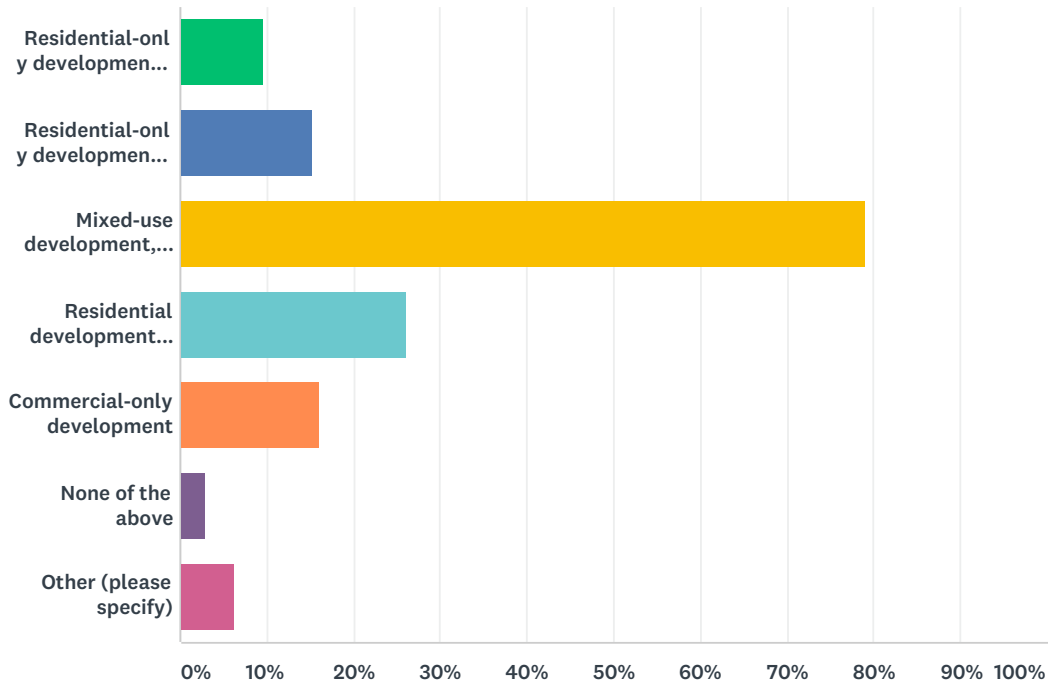
Answered: 2,099 Skipped: 430



ANSWER CHOICES	RESPONSES	
Public housing	22.68%	476
Rent control	36.83%	773
Cooperative housing	46.02%	966
Housing developments by non-profit organizations	53.79%	1,129
None of the above	17.77%	373
Other (please specify)	10.91%	229
Total Respondents: 2,099		

Q40 If areas along Washington Street are redeveloped, what would you prefer? Select all that apply.

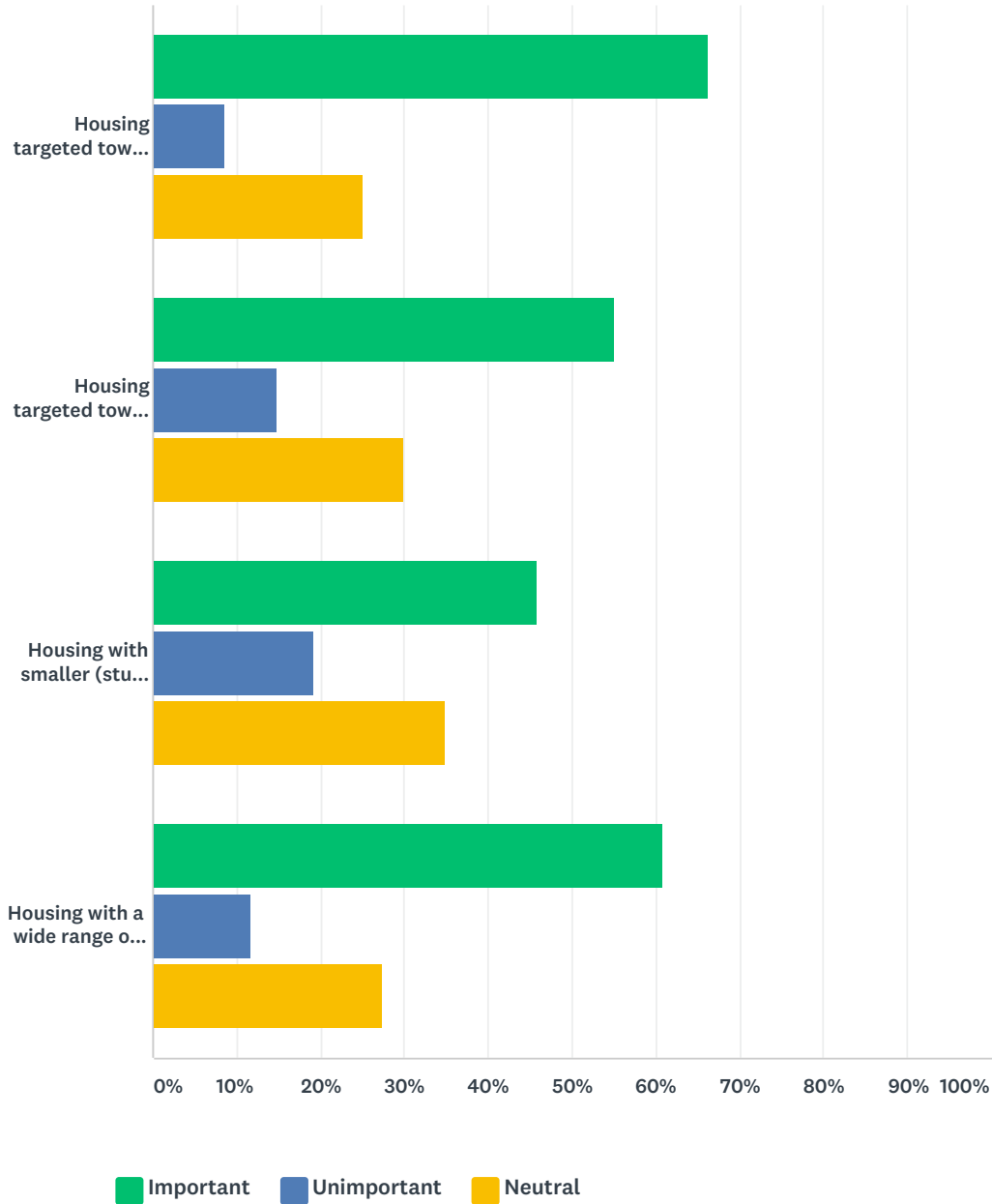
Answered: 2,168 Skipped: 361



ANSWER CHOICES	RESPONSES	
Residential-only development, such as an apartment building	9.69%	210
Residential-only development, such as a townhouse development	15.36%	333
Mixed-use development, with a mixture of commercial and residential use	79.01%	1,713
Residential development with individually owned (condominium) units	26.11%	566
Commercial-only development	16.05%	348
None of the above	2.86%	62
Other (please specify)	6.37%	138
Total Respondents: 2,168		

Q41 How important to you is each of the following housing options?

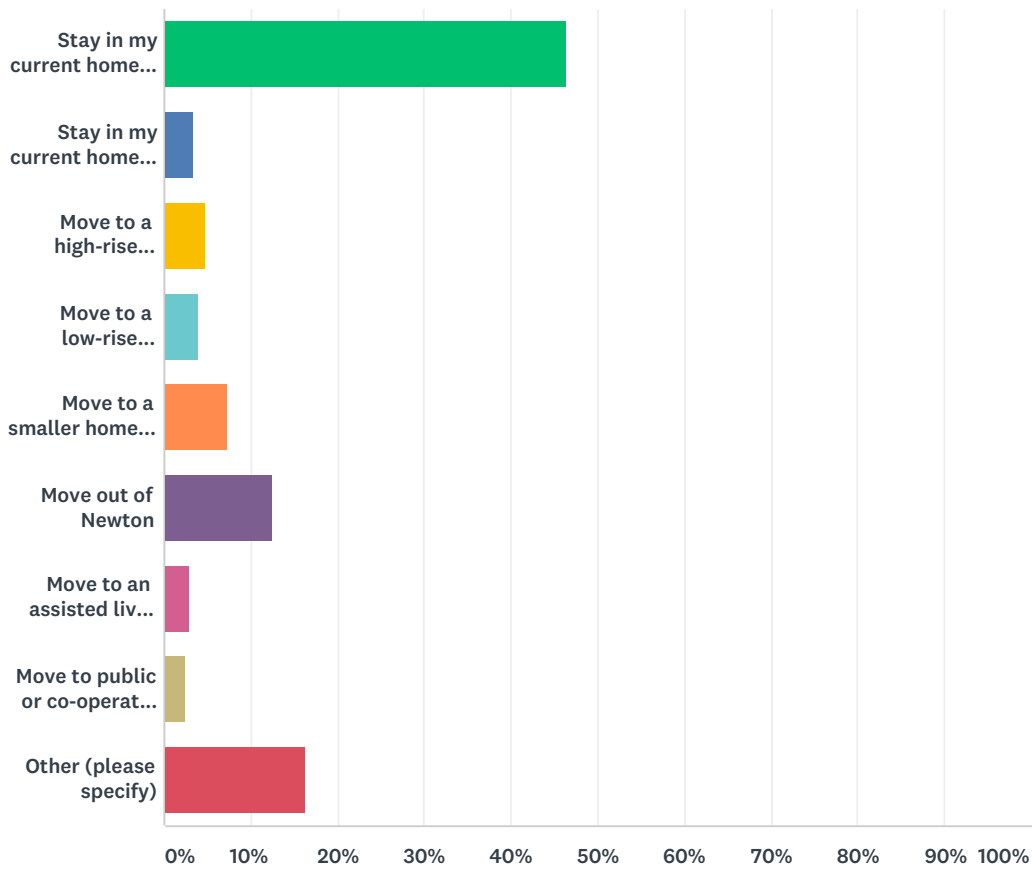
Answered: 2,180 Skipped: 349



	IMPORTANT	UNIMPORTANT	NEUTRAL	TOTAL
Housing targeted toward seniors	66.40% 1,407	8.49% 180	25.11% 532	2,119
Housing targeted toward families with children	55.07% 1,136	14.93% 308	30.00% 619	2,063
Housing with smaller (studio and one-bedroom) units	45.80% 927	19.22% 389	34.98% 708	2,024
Housing with a wide range of unit sizes	60.90% 1,279	11.71% 246	27.38% 575	2,100

Q42 If you are over 60 years of age, what do you eventually hope to do about your housing?

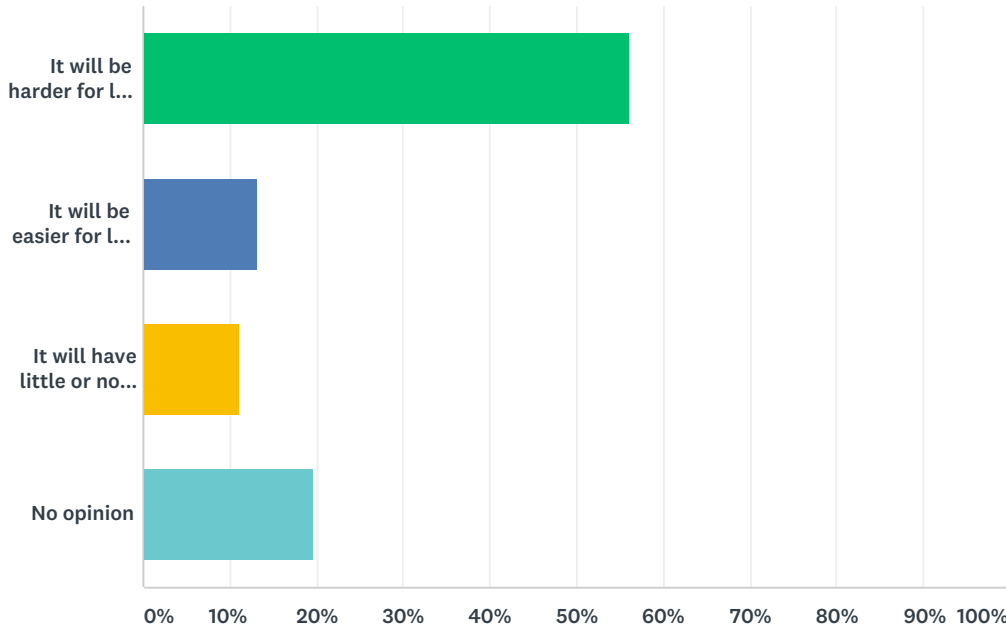
Answered: 1,609 Skipped: 920



ANSWER CHOICES	RESPONSES	
Stay in my current home (with possible modifications)	46.36%	746
Stay in my current home, but add an accessory apartment	3.29%	53
Move to a high-rise building with elevators	4.85%	78
Move to a low-rise building	3.98%	64
Move to a smaller home in Newton	7.33%	118
Move out of Newton	12.49%	201
Move to an assisted living facility	2.92%	47
Move to public or co-operative housing	2.49%	40
Other (please specify)	16.28%	262
TOTAL		1,609

Q43 75% to 85% of apartments in new, large developments will rent at market rate. What impact will large numbers of market-rate apartments have on rents and property taxes and the ability of less affluent people to stay in the neighborhood?

Answered: 2,159 Skipped: 370



ANSWER CHOICES	RESPONSES
It will be harder for less affluent people to stay, because rents, property values, and property taxes will rise	56.04% 1,210
It will be easier for less affluent people to stay, because more housing and more taxpayers will create downward pressure on rents and tax increases	13.20% 285
It will have little or no effect on whether less affluent people can stay	11.02% 238
No opinion	19.73% 426
TOTAL	2,159

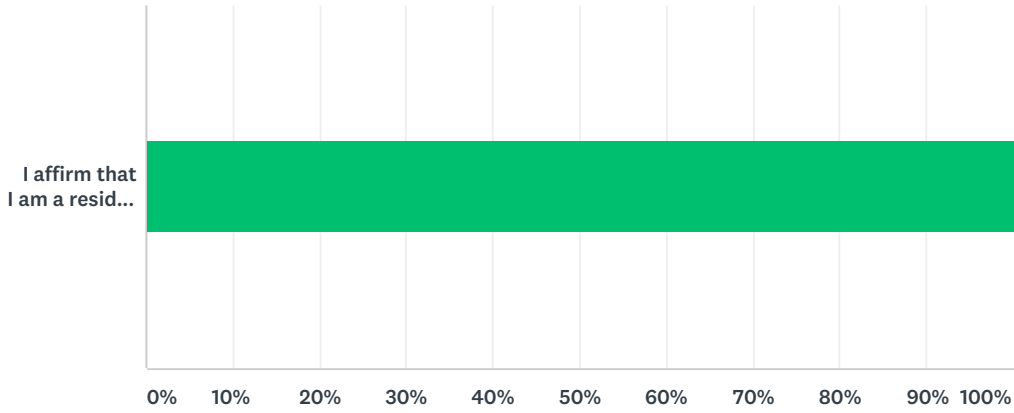
Q44 Please enter your ward, precinct and ZIP Code so we can evaluate results based on where you live. If you don't know your ward and precinct, click here to open a new window on the Newton Elections Commission site to look up your address. If you received a postcard, your ward and precinct are shown above your address.

Answered: 2,030 Skipped: 499

ANSWER CHOICES	RESPONSES	
Ward	100.00%	2,030
Precinct	100.00%	2,030
ZIP Code	99.90%	2,028

Q45 Please read and affirm the statement below.

Answered: 2,029 Skipped: 500



ANSWER CHOICES	RESPONSES
I affirm that I am a resident of Newton, age 16 or greater, and that I have taken this survey only once.	100.00% 2,029
Total Respondents: 2,029	

Q46 If you would like to receive a copy of the survey report, and to receive other emails from the Newtonville Area Council, you may enter your email address here. Please note that the email addresses will be decoupled from survey responses, and are not considered part of the response database.

Answered: 1,021 Skipped: 1,508

Q47 Optional. Please comment on this survey or any development topics not covered by this survey. If there is a development in a nearby community that you think was particularly well done, please let us know.

Answered: 697 Skipped: 1,832