

Housing In Wellesley: Our Past, Our Present, Our Values



January 14, 2021

100+ years of making democracy work!

www.LWVWellesley.org

LWV: 100 years of making democracy work!

Nonpartisan, political organization

- Education
- Advocacy on public policy

Join us! All are welcome!

- Website: LWVWellesley.org
- Facebook: League of Women Voters of Wellesley
- Instagram: [lwww_events](https://www.instagram.com/lwww_events)

www.LWVWellesley.org

LWV Positions on Affordable Housing

LWV (National)

“Access to decent housing and a suitable living environment affordable for all.

LWVMA

“The League supports programs, policies and regulations to address the housing needs of low- and moderate- income families and individuals...”

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Zoom Guidance

Participating in the discussion

- Surveys
- Typing responses in the Chat
- Raise hand feature to be recognized
- We will unmute you when you are recognized
- Apologize to the viewers from home

Be patient with the technology – Zoom meetings have extra complications!

Who is here tonight? A quick survey.

www.LWVWellesley.org

Useful Terminology

- AMI: Area Median Income - Around \$100K for a family of 2 in our region
- “Attainable” Housing

	Income Cap (%)	Income Cap (\$Est)	Typical Residents (Wellesley)
<i>Public Housing</i>	<=60% AMI	<=\$60K (often much less)	Families, Seniors, Disabled Adults
<i>Affordable Housing</i> (Must be 10% of housing stock to avert 40Bs)	<=80% AMI	<=\$80K	Families, Seniors, Single working adults
<i>“Workforce” Housing</i>	80-120% AMI	\$80K-\$120K	Workforce, young families/Profs. Downsizing seniors

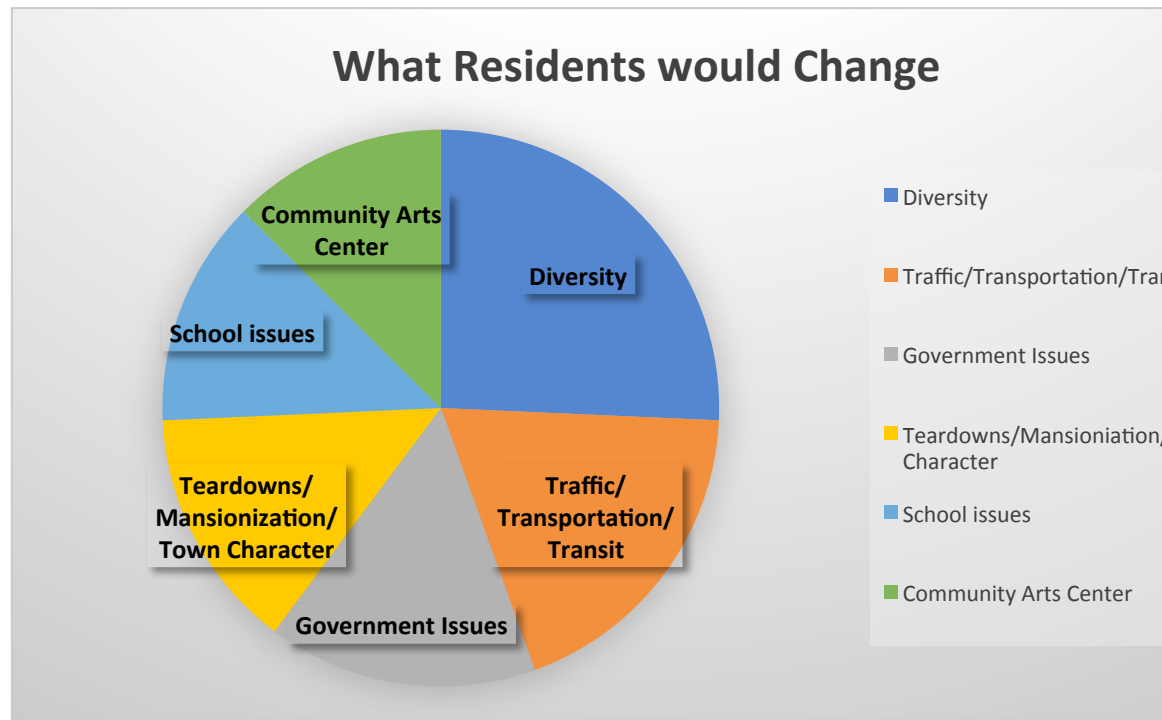


Why are we talking about housing?

- The median value of a home in Wellesley: **\$1.48 million**
 - Median price of a single-family home in Wellesley: **\$1.7 million**
 - Since 2000, housing prices in Wellesley have appreciated by **89.7%**
-
- The Greater Boston area is the 5th wealthiest in the nation and has the **3rd largest number of homeless families.**

What Do We Value?

ity
of Community
Character
tion (schools, library, recreational, COA)
Life Styles
activity with transportation choices
ervation and Sustainability
ess-Friendly
cratic Government/Citizen Participation



My Housing Journey

- Why I chose Wellesley:
 - Lovely suburb, West of Boston.
 - Affordable house in walking distance to the commuter rail to Boston.
- Why I care about affordable housing?
 - The Color of Law, by Richard Rothstein
 - Where will my children live?
 - What if my mother outlives her savings?

What Do You Value?

What do you value about Wellesley?

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This Evening:

Our Past: Jenny Raitt, Director of Planning and Community Development,
Arlington, MA.

Our Present: Donald McCauley, Planning Director, Wellesley, MA.

Q&A with the Speakers: Moderated by Susan Clapham, Co-President, LWVW

Connecting to Our Values: Discussion led by Jenny Raitt

Wrap Up: Deed McCollum, LWVW Member/Co-Chair, Building a Better Wellesley

Please stay for the discussion!

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Wrap Up

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Local Election Information

“We in America do not have government by the majority. We have government by the majority who participate.” - Thomas Jefferson

Election Information

- Voter registration deadline: **February 10**
- Meet the Candidates Night, **February 11**, 7:00pm, on **Zoom**
- Election Guide available online at **Vote411.org** (No printed guide)

March 2: Town Election

- Mail in voting: Request your ballot from the Town Clerk’s office.

www.LWVWellesley.org



Vote Safe

Vote From Home

Find out how at Vote411.org

Mail-in ballots due at Town Hall by Election Day:



Tuesday, March 2, 2020



Paid for by the League of Women Voters of Wellesley

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