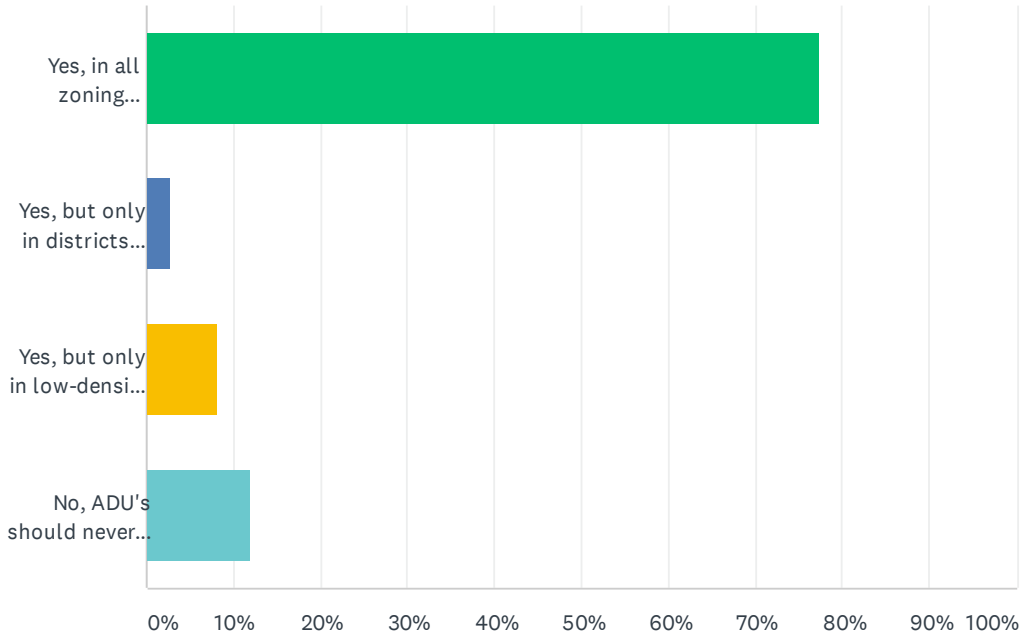


Q1 Should accessory dwelling units (ADU's) be allowed in the City of Framingham?

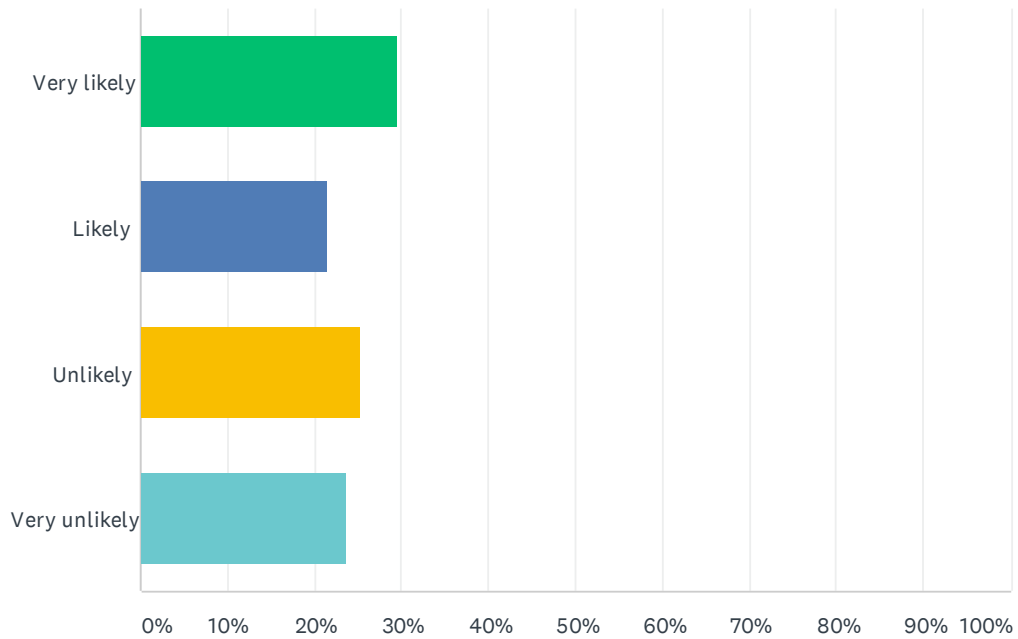
Answered: 186 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes, in all zoning districts where residential properties are allowed.	77.42%	144
Yes, but only in districts with the densest single family neighborhoods where minimum lot size is 12,000 square feet or less (G, R-1, R-2 zoning districts)	2.69%	5
Yes, but only in low-density residential neighborhoods where minimum lot size is 20,000 square feet or more (R-3, R-4 zoning districts)	8.06%	15
No, ADU's should never be allowed.	11.83%	22
TOTAL		186

Q2 If ADU's were available, how likely are you in the next 5 years to pursue living in a property with an ADU?

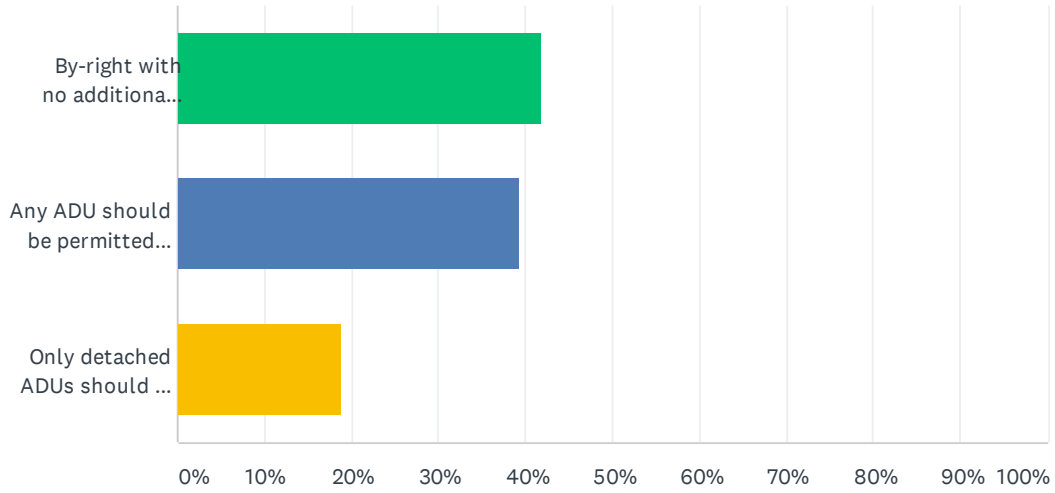
Answered: 186 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very likely	29.57%	55
Likely	21.51%	40
Unlikely	25.27%	47
Very unlikely	23.66%	44
TOTAL		186

Q3 If ADU's were to be allowed, what process should be required for the approval of an ADU?

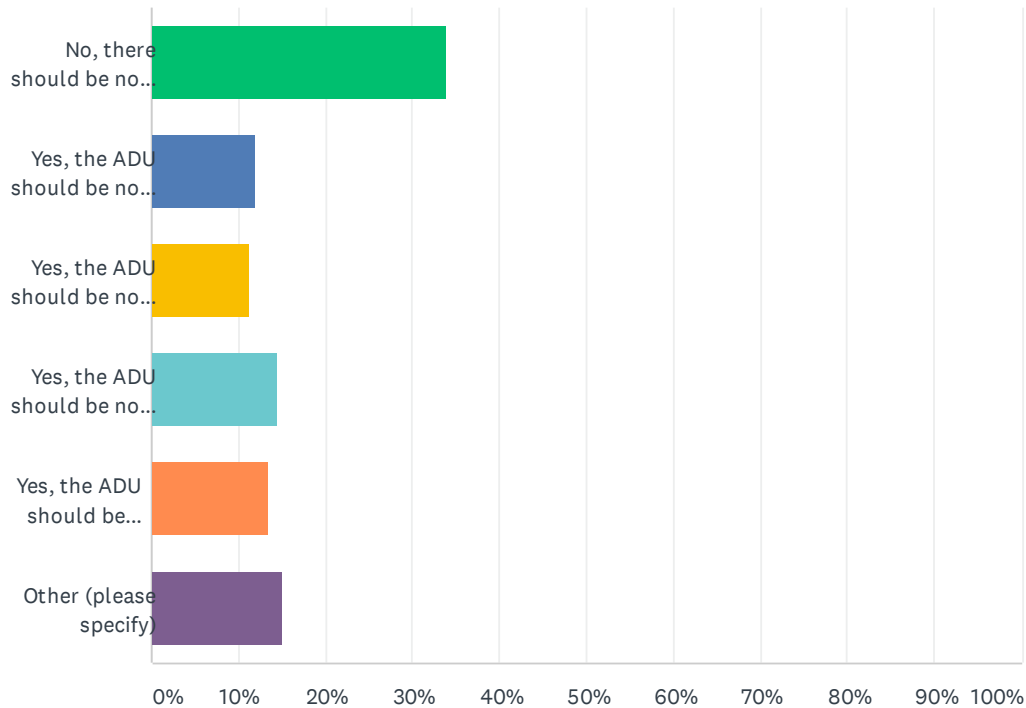
Answered: 186 Skipped: 0



ANSWER CHOICES	RESPONSES	
By-right with no additional board approval.	41.94%	78
Any ADU should be permitted through an additional board approval process where public notice is given (For example, a special permit through the Zoning Board of Appeals or Planning Board)	39.25%	73
Only detached ADUs should be permitted through an additional board approval process where public notice is given (For example, a special permit through the Zoning Board of Appeals or Planning Board)	18.82%	35
TOTAL		186

Q4 Should there be a restriction on the size of an accessory dwelling unit?

Answered: 186 Skipped: 0



ANSWER CHOICES	RESPONSES	
No, there should be no size limitation on the ADU.	33.87%	63
Yes, the ADU should be no greater than 500 square feet in area.	11.83%	22
Yes, the ADU should be no greater than 600 square feet in area.	11.29%	21
Yes, the ADU should be no greater than 750 square feet in area.	14.52%	27
Yes, the ADU should be greater than 850 square feet in area.	13.44%	25
Other (please specify)	15.05%	28
TOTAL		186

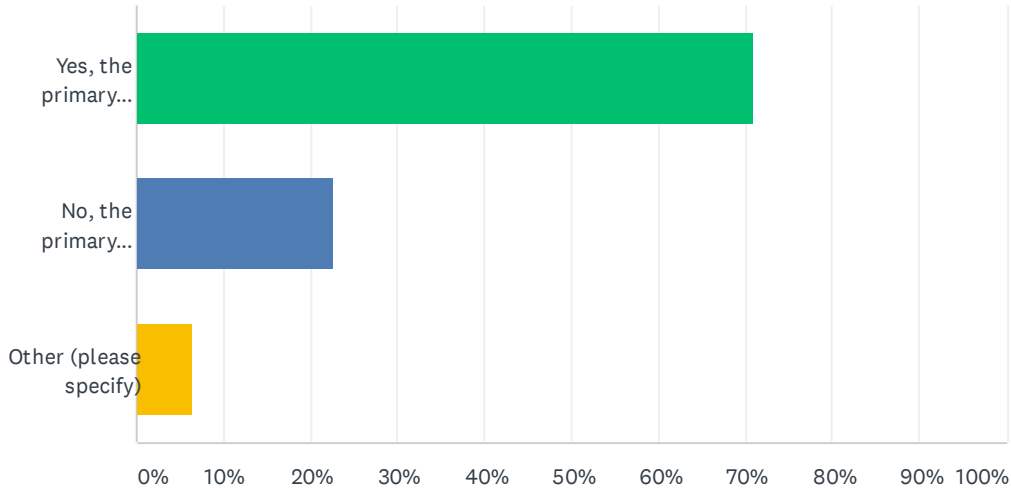
#	OTHER (PLEASE SPECIFY)	DATE
1	You need to do ALL these ADU on an individual basis. You are asking for trouble if you make this available to everybody..The immigrants are going to buy up houses here and apply for these ADU stipulations and put many more occupants in these ADU's against the reason why we wanted these in the first place..They were supposed to be for INLAWS , parents kin, not every Tom Dick or Harry, especcially the illegals who are going to stack these places from attics to cellars who shouldn't be in the Country in the first place..Don't fall for this...EVERY ADU should be for Framingham residents first and CITIZENS of the City who have somekind of history here in Framingham...What you are doing if you allow this in a sweeping decision is hell to pay for these neighborhoods by way of traffic and to many cars on the streets and properties, mark my word...This needs to be nipped in the bud..	6/23/2021 1:46 AM
2	uncertain	6/22/2021 2:56 PM
3	It should be a percentage of the square footage of the main unit, and not to exceed one living	6/18/2021 4:39 PM

Accessory Dwelling Unit Survey

	level.	
4	Depends on land and abutting land	5/27/2021 9:23 AM
5	Depends on property size and style to confirm with current dwelling	5/24/2021 1:14 PM
6	should be proportional to the size of the primary dwelling	5/24/2021 6:41 AM
7	What ever fits the property.	5/23/2021 11:21 AM
8	Dependant on the size of the lot, set back from abutters; case by case.	5/23/2021 10:10 AM
9	Proportionate to the lot	5/23/2021 9:55 AM
10	I don't know what is a reasonable size for an ADU.	5/14/2021 1:38 AM
11	Size may relate to lot size, may make sense to focus on setbacks and other issues	5/13/2021 1:54 PM
12	it should be evaluated based on existing structure and impact on residents	5/12/2021 11:11 PM
13	either no restrictions or tie them to a % of the size of the main dwelling.	5/12/2021 3:11 PM
14	The ADU should be appropriately sized to the lot on which it will be constructed.	5/12/2021 11:59 AM
15	less than 900 square feet of livable habitable space	5/12/2021 9:40 AM
16	No bigger than 50% of primary dwelling sf	5/11/2021 9:09 PM
17	It should be a percentage of the size of the host property so that appropriate proportion is maintained.	5/11/2021 8:48 PM
18	No greater than 900 square feet restriction is what is used by most towns in Massachusetts	5/11/2021 6:35 PM
19	No larger than the size of the existing dwelling.	5/11/2021 5:50 PM
20	Not relevant against Adus	5/11/2021 5:23 PM
21	The ADU should be no greater than 900 square feet in area.	5/11/2021 5:04 PM
22	1000 SF, within setbacks	5/11/2021 4:55 PM
23	ADU size should be evaluated on a case-by-case basis by the Board, taking into account the lot size and neighboring lot use.	5/11/2021 4:19 PM
24	1000sq ft/25% of primary unit	5/11/2021 3:58 PM
25	Subordinate to house footage	5/11/2021 3:27 PM
26	Restrictions on the existing footprint of the house on the lot. Interior don't care.	5/11/2021 3:21 PM
27	As a percentage of assessed main house floor space. Maybe 30%, also factoring in lot size and setbacks.	5/11/2021 2:46 PM
28	Should be proportionate to size of house	5/11/2021 2:19 PM

Q5 Should the owner of a property with an ADU be required to live in the primary residence?

Answered: 186 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes, the primary residence should be owner-occupied.	70.97%	132
No, the primary residence does not need to be the primary residence of the owner.	22.58%	42
Other (please specify)	6.45%	12
TOTAL		186

#	OTHER (PLEASE SPECIFY)	DATE
1	Depends if residents need to move at some point	5/27/2021 9:23 AM
2	The primary residence or the ADU should be owner-occupied	5/25/2021 8:37 AM
3	Recommended, not required.	5/12/2021 11:59 AM
4	Property owner should occupy the ADU or the main dwelling as their principal domicile	5/12/2021 9:40 AM
5	The primary residence occupant should have a relationship with, or have an agreement to provide supervision or support to the individual living in the ADU house. Parents die or are otherwise unable to live with their adult children. If we make this allowance the child would not be forced to leave when their parents become unable to care for them.	5/12/2021 7:43 AM
6	The owner should live in the property- but maybe they are the one that needs a newer, more accessible dwelling to accommodate aging in place.	5/11/2021 8:18 PM
7	I'm iffy on this one - assuming we are limiting it to one ADU per property I don't think it should be a requirement, but my feelings on this aren't as strong as certain other questions.	5/11/2021 5:48 PM
8	Family member	5/11/2021 5:18 PM
9	Unsure	5/11/2021 4:30 PM
10	Either the main unit or the accessory unit should be owner occupied. (Wish this was one of the set choices)	5/11/2021 3:28 PM
11	Residency should not be a requirement, but there should be limitations on how long properties can be rented -- meaning, long term leases only	5/11/2021 2:36 PM

Accessory Dwelling Unit Survey

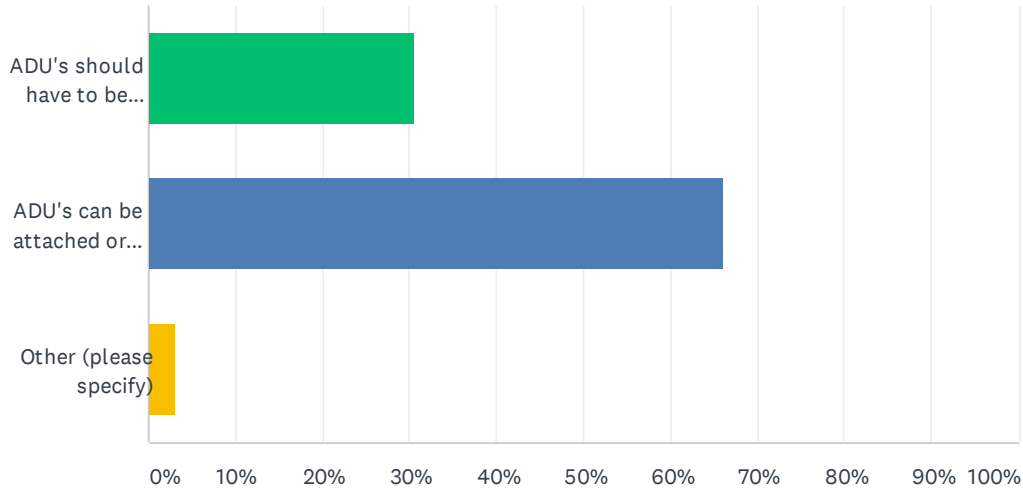
12

I would need more information regarding this issue.

5/11/2021 2:19 PM

Q6 Should there be a restriction on the location of the accessory dwelling unit?

Answered: 186 Skipped: 0

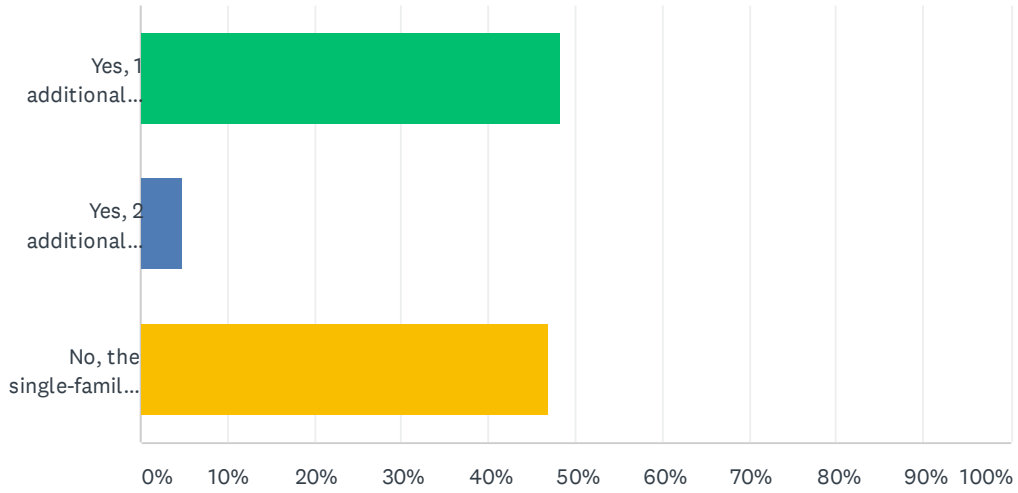


ANSWER CHOICES	RESPONSES	
ADU's should have to be attached to the primary dwelling unit.	30.65%	57
ADU's can be attached or detached (stand-alone) from the primary dwelling unit.	66.13%	123
Other (please specify)	3.23%	6
TOTAL		186

#	OTHER (PLEASE SPECIFY)	DATE
1	It should depend on the lot size; some larger parcels may be able to have a detached unit, however adding utility service could complicate this process.	6/18/2021 4:39 PM
2	Dependent upon the size of the lot.	5/12/2021 11:59 AM
3	If attached, only using existing accessory structures.	5/12/2021 9:40 AM
4	None	5/11/2021 5:15 PM
5	ADU should be a set distance from neighbors property. Currently people behind me are living in a trailer parked adjacent to my chain link fence. It as incredible eyesore and I am forced to invest thousands to take down my fence abs install a privacy fence	5/11/2021 2:31 PM
6	should NOT be allowed	5/11/2021 2:22 PM

Q7 If allowed, should accessory dwelling units be required to provide additional, off-street parking?

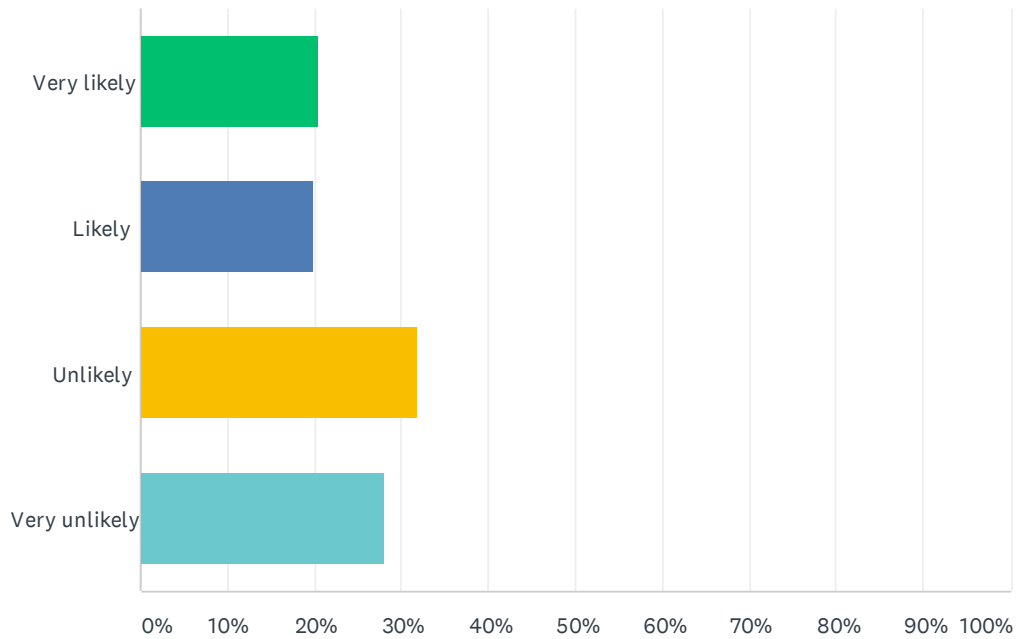
Answered: 186 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes, 1 additional parking spot should be allocated for the ADU.	48.39%	90
Yes, 2 additional parking spots should be allocated for the ADU.	4.84%	9
No, the single-family dwelling minimum requirement of 2 parking spaces is enough, there is no need for additional parking spaces for the ADU.	46.77%	87
TOTAL		186

Q8 If ADU's were allowed in your neighborhood, how likely would you be to pursue constructing one within the next 3 years on your property?

Answered: 186 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very likely	20.43%	38
Likely	19.89%	37
Unlikely	31.72%	59
Very unlikely	27.96%	52
TOTAL		186

Q9 Please provide the Voting District where you reside. The Department will use this information to ensure we have responses from City of Framingham residents.

Answered: 186 Skipped: 0

#	RESPONSES	DATE
1	District 7 I wrote about these ADU's here... https://www.voy.com/241653/933.html	6/23/2021 1:46 AM
2	1242 Concord Street	6/22/2021 4:49 PM
3	Framingham	6/22/2021 2:56 PM
4	6	6/22/2021 6:30 AM
5	5	6/18/2021 4:39 PM
6	1	6/13/2021 9:03 AM
7	precinct 12	6/11/2021 10:30 PM
8	District 1	6/11/2021 7:55 AM
9	5b	6/8/2021 5:14 AM
10	District 2	6/5/2021 6:47 AM
11	Precinct 10	6/3/2021 11:51 AM
12	District 3	6/2/2021 9:59 AM
13	3	6/1/2021 8:03 PM
14	3	6/1/2021 7:46 PM
15	6	6/1/2021 10:16 AM
16	Framingham 01701	6/1/2021 9:28 AM
17	Framingham	6/1/2021 8:42 AM
18	Natick ma	6/1/2021 8:25 AM
19	13	5/31/2021 11:17 AM
20	Precinct 4?	5/27/2021 9:23 AM
21	Singletery Lane	5/26/2021 9:01 AM
22	1	5/25/2021 2:33 PM
23	North Framingham	5/25/2021 1:25 PM
24	D1	5/25/2021 10:49 AM
25	6	5/25/2021 9:15 AM
26	1	5/25/2021 8:37 AM
27	9	5/24/2021 10:50 PM
28	7	5/24/2021 9:42 PM
29	13	5/24/2021 9:25 PM
30	William J Heights	5/24/2021 8:25 PM

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31	District 4	5/24/2021 5:26 PM
32	District 6	5/24/2021 1:14 PM
33	7	5/24/2021 10:34 AM
34	Precinct 7	5/24/2021 9:27 AM
35	Brophy School District	5/24/2021 8:51 AM
36	13	5/24/2021 8:48 AM
37	2	5/24/2021 8:18 AM
38	Indian Head/ Crestwood/ Lockland	5/24/2021 6:41 AM
39	7	5/23/2021 11:55 PM
40	Precinct 8	5/23/2021 10:08 PM
41	6	5/23/2021 9:26 PM
42	12	5/23/2021 9:11 PM
43	3	5/23/2021 8:57 PM
44	12	5/23/2021 8:04 PM
45	01792	5/23/2021 7:36 PM
46	Nobscot area	5/23/2021 3:43 PM
47	Singletery Lane	5/23/2021 2:55 PM
48	3	5/23/2021 2:20 PM
49	11th	5/23/2021 1:40 PM
50	District 2, Precinct 5	5/23/2021 12:08 PM
51	don't know my voting district	5/23/2021 12:05 PM
52	District 2, Precinct 5	5/23/2021 11:41 AM
53	9	5/23/2021 11:21 AM
54	11th	5/23/2021 11:04 AM
55	D8	5/23/2021 10:48 AM
56	9	5/23/2021 10:38 AM
57	62 Guild rd Framingham ma	5/23/2021 10:28 AM
58	precinct 6	5/23/2021 10:28 AM
59	7	5/23/2021 10:16 AM
60	6	5/23/2021 10:10 AM
61	?	5/23/2021 9:55 AM
62	4	5/23/2021 9:54 AM
63	3	5/23/2021 9:49 AM
64	District 8	5/23/2021 9:46 AM
65	8	5/23/2021 9:42 AM
66	7	5/23/2021 9:35 AM
67	71 Indian Head	5/23/2021 9:33 AM
68	8	5/23/2021 9:28 AM

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69	1	5/15/2021 10:45 AM
70	1	5/15/2021 8:39 AM
71	7	5/15/2021 6:56 AM
72	Precinct 5, District 2	5/14/2021 2:57 PM
73	01701	5/14/2021 11:24 AM
74	No thank you	5/14/2021 1:38 AM
75	2	5/13/2021 11:10 PM
76	5	5/13/2021 10:49 PM
77	1	5/13/2021 2:48 PM
78	8	5/13/2021 1:54 PM
79	Precinct 10	5/13/2021 11:13 AM
80	2	5/12/2021 11:11 PM
81	5	5/12/2021 10:41 PM
82	7	5/12/2021 6:57 PM
83	1	5/12/2021 3:50 PM
84	2	5/12/2021 3:11 PM
85	District 3	5/12/2021 2:16 PM
86	2	5/12/2021 1:25 PM
87	Guild Road	5/12/2021 1:20 PM
88	8	5/12/2021 11:59 AM
89	District 3	5/12/2021 11:12 AM
90	District 3	5/12/2021 11:00 AM
91	District 7	5/12/2021 9:40 AM
92	1	5/12/2021 8:31 AM
93	5	5/12/2021 7:55 AM
94	3	5/12/2021 7:43 AM
95	Unknown	5/12/2021 6:00 AM
96	1	5/12/2021 5:58 AM
97	D4	5/12/2021 12:19 AM
98	1	5/11/2021 10:52 PM
99	6	5/11/2021 10:07 PM
100	I live on Hemenway Rd	5/11/2021 9:39 PM
101	Saxonville	5/11/2021 9:36 PM
102	District 4	5/11/2021 9:30 PM
103	2	5/11/2021 9:10 PM
104	4	5/11/2021 9:09 PM
105	2	5/11/2021 9:08 PM
106	Precinct 6	5/11/2021 8:57 PM

Accessory Dwelling Unit Survey

107	10	5/11/2021 8:48 PM
108	197 summer st	5/11/2021 8:43 PM
109	15?? I'm in Tripoli	5/11/2021 8:18 PM
110	7	5/11/2021 8:08 PM
111	2	5/11/2021 8:04 PM
112	Marlboro but many needed in framingham	5/11/2021 8:01 PM
113	5	5/11/2021 7:43 PM
114	Saxonville	5/11/2021 7:34 PM
115	2	5/11/2021 7:28 PM
116	1	5/11/2021 7:21 PM
117	1	5/11/2021 7:15 PM
118	2	5/11/2021 7:00 PM
119	10	5/11/2021 6:48 PM
120	District 4	5/11/2021 6:35 PM
121	District 3	5/11/2021 6:34 PM
122	District 1	5/11/2021 6:28 PM
123	Potter	5/11/2021 6:27 PM
124	6	5/11/2021 6:24 PM
125	1	5/11/2021 6:18 PM
126	2	5/11/2021 6:13 PM
127	Don't know	5/11/2021 6:09 PM
128	4	5/11/2021 6:04 PM
129	Precinct 5	5/11/2021 6:02 PM
130	3	5/11/2021 5:50 PM
131	5	5/11/2021 5:50 PM
132	don't know	5/11/2021 5:48 PM
133	11	5/11/2021 5:48 PM
134	5	5/11/2021 5:41 PM
135	2	5/11/2021 5:36 PM
136	District 12?	5/11/2021 5:31 PM
137	4	5/11/2021 5:26 PM
138	4	5/11/2021 5:23 PM
139	8	5/11/2021 5:22 PM
140	4	5/11/2021 5:18 PM
141	6	5/11/2021 5:18 PM
142	5	5/11/2021 5:15 PM
143	Precinct 7	5/11/2021 5:14 PM
144	District 10	5/11/2021 5:11 PM

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145	2	5/11/2021 5:09 PM
146	District 1	5/11/2021 5:04 PM
147	5	5/11/2021 5:03 PM
148	District 5	5/11/2021 4:55 PM
149	District 2	5/11/2021 4:41 PM
150	18 Randy Rd, Framingham MA 01701	5/11/2021 4:37 PM
151	7	5/11/2021 4:30 PM
152	2	5/11/2021 4:19 PM
153	District2	5/11/2021 4:09 PM
154	3	5/11/2021 4:09 PM
155	4	5/11/2021 3:58 PM
156	1	5/11/2021 3:58 PM
157	6	5/11/2021 3:54 PM
158	Not sure. Live on Grove Street	5/11/2021 3:54 PM
159	1	5/11/2021 3:42 PM
160	District 4	5/11/2021 3:41 PM
161	1	5/11/2021 3:28 PM
162	2	5/11/2021 3:27 PM
163	3	5/11/2021 3:26 PM
164	Have no idea. Pinefield	5/11/2021 3:26 PM
165	2	5/11/2021 3:25 PM
166	3	5/11/2021 3:25 PM
167	2	5/11/2021 3:21 PM
168	2	5/11/2021 3:19 PM
169	3	5/11/2021 3:15 PM
170	3	5/11/2021 3:12 PM
171	5	5/11/2021 3:08 PM
172	5	5/11/2021 3:05 PM
173	Nobscot	5/11/2021 2:57 PM
174	2	5/11/2021 2:56 PM
175	1009 Edgell Rd.	5/11/2021 2:55 PM
176	District 1	5/11/2021 2:46 PM
177	6	5/11/2021 2:37 PM
178	8	5/11/2021 2:36 PM
179	Precinct 1	5/11/2021 2:34 PM
180	Precinct 2	5/11/2021 2:31 PM
181	D-1	5/11/2021 2:22 PM
182	Precinct 10 District 6	5/11/2021 2:22 PM

Accessory Dwelling Unit Survey

183	District 5	5/11/2021 2:19 PM
184	2	5/11/2021 2:19 PM
185	1	5/11/2021 2:05 PM
186	Not sure	5/11/2021 2:03 PM

Q10 Please provide any additional comments. We appreciate your time and would love to hear your thoughts.

Answered: 100 Skipped: 86

#	RESPONSES	DATE
1	Again my comments about all of this are here... https://www.voy.com/241653/933.html Personally this is going to be a scam in the highest proportions and cause a change in this City for the WORSE...Handle this on a case by case situation NOT in a general ok....Do what the ORIGINAL intent was for this...	6/23/2021 1:46 AM
2	While this proposal sounds progressive, in fact it could turn Framingham neighborhoods upside down, by changing their character, expanding density, increasing traffic and encouraging violations (Airbnb).	6/22/2021 4:49 PM
3	This is important and overdue! Thank you!	6/22/2021 6:30 AM
4	The sale of a property with an ADU needs to be regulated by the City. There must be a provision that the building department shall inspect the premises upon sale or transfer of ownership, perhaps a deed restriction would trigger an attorney to notify the building department. I think the intent of the original applicant would be to allow an aging parent to live on-site, however the intent of a new owner may be to rent the ADU as an AirBNB. They potential buyer may have leverage in a sale to require the owner to dismantle the ADU, or perhaps the new owner may specifically be looking for a home with an ADU because they also have an aging parent. So, the sale should not automatically trigger the dismantling of an ADU, but it must be subject to inspection by the building inspector.	6/18/2021 4:39 PM
5	As housing becomes more and more expensive, the demand for houses that meet the needs of multigenerational families is growing. Our family will need this in the next 5 years because my mother will be moving in with us. She has no other family and I would like to provide for her an ADU to give her privacy and maintain her independence.	6/5/2021 6:47 AM
6	Make sure rules are enforcable. Mandate increased insurance.	6/3/2021 11:51 AM
7	Thanks for considering this. We are interested in adding a small building that could be a work at home office.	6/1/2021 8:03 PM
8	Thanks for considering this!	6/1/2021 7:46 PM
9	N/a	6/1/2021 10:16 AM
10	I'm happy to hear other town abs city had this approved I hope Framingham will follow as well this will be very helpful to have our love one living so close by and can feel good that they are cared for by there family members and they are safe not in some other properties that may be shady and expensive and not live able and safe and far from there families	6/1/2021 9:28 AM
11	People need this so that the elderly loved ones can stay in the home	6/1/2021 8:42 AM
12	I am all for ADU approved that way extended family members can be look after by there love one easier and yet still feel independent and that very important	6/1/2021 8:25 AM
13	As long as building codes are followed in this economy our children especially with disabilities may need to live with us. Having their own apartment is key to learning to be independent. There is not enough affordable housing. In addition as parents age it would be nice to be able to have a small apartment near our children.	5/27/2021 9:23 AM
14	I think it's important to allow other family members to have this ADU approved so they can be close to family and get gave some privacy to be able to cook and feel independent. Any hime owner should be allowed to have this ADU approved as long as it follow the building code and use the property in a correct manner abs not abuse the law	5/25/2021 1:25 PM
15	I indicated in my answers that I would be unlikely to purchase a property with an ADU or construct on in the next 5 or 3 years, respectively. However, in the 10 year time frame I am	5/25/2021 10:49 AM

Accessory Dwelling Unit Survey

	likely to construct one for my parents to live in for reasons to do with elder care costs.	
16	The ADU should not be restricted to only family. The bylaw should not allow short term rentals.	5/25/2021 8:37 AM
17	Though this no longer effects me, it seriously impacted my ability to move my ailing Mother in with me. If she were allowed to have a stove/kitchen downstairs in the in-law apartment we built her we would have been able to retain her aides. They constantly quit because they were always up and down the stairs using my stove/kitchen to cook for my Mom while I was out at work. It was perfectly safe to have it downstairs as there is a full ground floor escape route and ample windows but the inspector (who saw no safety issues) could not approve it because of the zoning bylaws.	5/24/2021 9:25 PM
18	These should be very strictly controlled and allowed in areas that are already used for apartments, if we are to maintain our neighborhood integrity for single family zone residences. They will of course be used for additional rental units by the homeowner, not for "family members" as it is being packaged, and it is naive to believe otherwise. Our neighborhood already has illegal sub tenants and it is in an R-4 district. If the City wants to maintain property values to support its tax revenues, additional rental units on single family residence area homes should not be allowed.	5/24/2021 5:26 PM
19	AUD would be nice since folks may to care for elderly relatives or handicapped folks.	5/24/2021 1:14 PM
20	There should be no restrictions if built fully within the existing home structure ie basement attic etc.	5/24/2021 9:27 AM
21	We wished this was in place six months ago. My Very independent 89 year old mother had to move across country to Nevada to live on the property of another family member. We have absolutely enough room on our property (.5 acre) to build her own in- law suite. Our home is only 1400 square feet inside the 1/2 acre. A Tiny home or Casita would fit perfectly on our property. Paying outside apartment lease is not a financial option for caring for my Mother.	5/23/2021 11:55 PM
22	some in laws apartments have existed for years and were permitted , I hope that you are grandfathering in those apartments.	5/23/2021 10:08 PM
23	We should not hinder families from providing options for their members, especially with the aging demographic.	5/23/2021 8:57 PM
24	ADUs are crucial to creating affordable housing in our community and can lead to an increase in property values of the properties that have ADUs without decreasing neighbors' property values	5/23/2021 8:04 PM
25	Good idea!	5/23/2021 7:36 PM
26	People can not afford nursing homeschool and some are very back this way we could take care of them or get someone to help.	5/23/2021 3:43 PM
27	I think this is a smart and reasonable way to encourage extended family living and support seniors	5/23/2021 2:20 PM
28	I think this would help in providing a safe and reasonable family members to stay in home with their children	5/23/2021 1:40 PM
29	What happens to the ADU when the need ends, the owner dies, or the owner sells the property? Does the ADU have a separate mailing address? My husband and I might be interested in an ADU in the future, but unlikely in the next 5 years. How many people can occupy an ADU? The property (including the ADU) must continue to meet all setback and other current requirements. Owner occupancy of the principal residence is essential. Board approval is essential. I don't want people adding parking in their back yard, with an extended driveway running along my abutting property. How much on-street overnight parking can the neighborhood support? Could I convert my second story to an ADU? Does the ADU have to meet standard requirements for elderly or disabled accommodation? Does the ADU have separate utilities? Can the family member pay rent?	5/23/2021 12:08 PM
30	The intention should be for elders who need family support to avoid the high cost of nursing home costs. There must be a relationship between the home owner and the ADU person. I think the indication must be very clear: to support the elderly and disabled, not a million other scenarios.	5/23/2021 12:05 PM
31	Main unit should owner occupied	5/23/2021 11:41 AM

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32	I think this is very important to the health of our senior citizens, and also to their families.	5/23/2021 11:21 AM
33	I am happy that this conversation is happening since this has been a concern for me. I want to make sure I can have my elderly parent move close to me so I can provide for them. With the current restrictions I can't build accordingly to our needs. If things don't change I will have to consider moving out of Framingham since we can't afford a home near us for my parent to move to. I would like to stay in Framingham.	5/23/2021 11:04 AM
34	If landlords can buy a single-family home and turn it into an apartment for profit with no intention to ever live on the property, families should have the freedom to comfortably move their elderly parents into their homes.	5/23/2021 10:48 AM
35	Given the cost of elderly facility it would give another option for those who want to take care of their parents.	5/23/2021 10:28 AM
36	n/a	5/23/2021 10:28 AM
37	This is a great alternative to have family members closer, than having them in assisted living	5/23/2021 10:16 AM
38	Makes sense to keep ones elders in in-laws apartment and care for them rather than paying for the high cost of many independent living facilities.	5/23/2021 9:54 AM
39	None	5/23/2021 9:49 AM
40	I have seen so many apartment buildings going up in Framingham and don't remember having to vote on these. I think it is silly to have to vote on whether it would be ok to provide a home for your parents	5/23/2021 9:33 AM
41	Na	5/23/2021 9:28 AM
42	We currently have a moratorium on apartments. ADUs should be taxed as separate dwellings.	5/15/2021 8:39 AM
43	Thinking of families that want to help a family member.	5/14/2021 2:57 PM
44	Ok	5/14/2021 11:24 AM
45	I don't think people should have to clear hurdles when they are housing family members. If they add an ADU to their home or on their property they will have to secure building permits. Requiring people to have parking spaces, for example, will create a barrier.	5/14/2021 1:38 AM
46	I am strongly opposes to ADUs in Framingham.	5/13/2021 11:10 PM
47	If allowed enforcement and follow up is important and the resources needed to do that need to be spelled out before Framingham allows these. sufficient parking on the property should be required.	5/13/2021 2:48 PM
48	I would be very concerned about ADUs in already dense areas with small lots. Also, ADUs should not be rental units and should be exclusively for the housing of elderly or disabled/ special needs family members of the people living in the primary residence.	5/13/2021 1:54 PM
49	All for it. Great idea	5/12/2021 6:57 PM
50	ADU's in some form are desperately needed to by those of us who are younger property owners in the city to provide our aging parents with an affordable space to live in retirement close to family. There are many benefits: senior care, companionship, child care for young children, etc. But ultimately... it is your property, you worked hard to buy it and and ADU should be permitted through some progress with some reasonable rules.	5/12/2021 3:11 PM
51	I would not support a detached unit.	5/12/2021 2:16 PM
52	In this hot RE market, my concern is that ADUs will be abused and permanently change the character of single family home neighborhoods. My street has many (illegal/grandfathered) ADUs already and they have damaged the look and feel of the area.	5/12/2021 11:12 AM
53	Framingham is urban enough. I would not want to see any changes that would increase density - particularly in residential neighborhoods.	5/12/2021 11:00 AM
54	Property taxes would need to be reevaluated. I already have several illegal set ups like this in my neighborhood. The housing explosion in Framingham is already a burden, this would only add to it. I'd vote no and implore the city to enforce these issues	5/12/2021 7:55 AM
55	I have a 21 yr old autistic son who will never live indepently. I don't know what his living	5/12/2021 7:43 AM

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situation will look like but it would be nice to have this option so he can use a Section-8 voucher for housing if we go this route.

56	This is such a need for so many families. This would allo for my adult daughter that is not quite ready to live on her own due to mental illness. But still be able to supervise from a far.	5/11/2021 10:52 PM
57	With more people able to work remotely, the options for extended families to live in close proximity would be very advantageous.	5/11/2021 9:10 PM
58	Thank you	5/11/2021 9:09 PM
59	This would give additional options to support aging parents and adult children with special needs	5/11/2021 9:08 PM
60	None	5/11/2021 8:43 PM
61	I see ADUs as an important way to lower the cost of living in Framingham and make it easier for families to afford caring for older adults. Families that provide housing and care usually take a hit in building expenses and time off from work and the ADU can also provide rental income later to fill in that gap. There is very little housing in our city that is affordable to students and young adults. There should be more.	5/11/2021 8:18 PM
62	This is a bad idea. I can see it being misused.	5/11/2021 8:08 PM
63	Thank you	5/11/2021 8:04 PM
64	Please give those who deserve any and every opportunity available to be them♥	5/11/2021 8:01 PM
65	This is a great initiative for the city to embark on	5/11/2021 7:43 PM
66	Building Permits need to be issued to ensure everything is done up to code.	5/11/2021 6:48 PM
67	Please consider this option for those of us who have elderly parents who can not afford apartments in this community. Framingham is too expensive for those who are retired and living on fixed incomes. Living with a family member is a safer option as well.	5/11/2021 6:35 PM
68	Having an adult child that is physically disabled this would be a great option for her. We want our children to be as independent as possible. Some don't need a group home. There are many things they can do in their own but not everything , like activities of daily living . We need to support your special needs children to be independent contributing community members	5/11/2021 6:34 PM
69	ADUs are a strategy to increase needed affordable housing, reduce environmental impact, and is an important tool to mitigate the negative impact of decades of racist, segregationist zoning laws in residential areas. They should be allowed, by right, in every Framingham neighborhood.	5/11/2021 6:28 PM
70	We live here in Framingham and are both working parents of two young kids with no family around. Our parents would like to live with us during the summer months to help and we would like to provide them with a unit so we could help them as they transition into a new phase of their lives. We are proud to be a young family in Framingham but also need some help!	5/11/2021 6:27 PM
71	I would hope that the city consider detached units to convert pre-existing accessory units or garages that could be converted for this purpose. I also hope there would be flexibility on the size of the unit if using a pre-existing structure.	5/11/2021 6:24 PM
72	Many of these were already grandfathered in	5/11/2021 6:18 PM
73	This is a common sense measure and will improve the quality of life of many Framingham residents. Thank you for your consideration!	5/11/2021 6:02 PM
74	Being able to have an ADU on our property means the difference between staying in Framingham and leaving as the costs for elder care are astronomical.	5/11/2021 5:50 PM
75	Keeping families together is important and studies show that there are benefits for everyone when grandparents and grandchildren live together. Hi his allows older family members to have independence, but still provide extra assistance that will hey need without having to move into senior living facilities which are limited and financially not possible for many. ADUs are a matter of safety for older residents and residents with disabilities.	5/11/2021 5:50 PM
76	The main benefit that I see from this is as the Baby Boomer Generation ages, many of them will want to be near their children but not necessarily in the same space. While I don't have any immediate need for an ADU, I see the ability to have one as a significant benefit. Given	5/11/2021 5:48 PM

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that both my husband and I have aging parents, ADU's are a significant positive in our long term real estate plan. I think especially with Covid, issues in assisted living facilities were brought to light, so I would like the ability to live in close proximity to a parent if the need arose, while respecting their need for privacy as well.

77	Thank you	5/11/2021 5:41 PM
78	If you can't enforce laws to stop illegal use and abuse don't bother even offering this as an option. There are other senior housing options we as a city should focus on.	5/11/2021 5:23 PM
79	I think this is needed. Nursing home care can be very isolating especially in these times and being near or with family is better	5/11/2021 5:18 PM
80	We already have violations everywhere that are never addressed. This will 10fold increase it.	5/11/2021 5:15 PM
81	This is fantastic! I have an adult daughter who will not be able to live independently.	5/11/2021 5:14 PM
82	I have wanted this to happen for a few years. I have an adult disabled son who could live in the ADU and have some independence. I will be happy to promote this or come to any meetings.	5/11/2021 5:11 PM
83	By allowing residents to pursue these flexible, financially conscious living options for their families, Framingham will be better able to attract and retain residents. We need to have regs that reflect today's realities, or those tax dollars will go to other, more amenable communities.	5/11/2021 4:55 PM
84	Especially in this time in our country, with an aging population and young adults who find it more and more difficult to find affordable housing, ADUs are a practical solution to family housing challenges. If cities like Newton and Lexington can do it, so can we!	5/11/2021 4:41 PM
85	I think the ADUs should follow similar zoning And permitting as a shed and/or an addition.	5/11/2021 4:37 PM
86	My neighbors on both sides can build ADUs but I can't because my house is newer	5/11/2021 4:30 PM
87	ADU's need to have 2 bedrooms, 1 for caregiver if needed	5/11/2021 4:09 PM
88	Special needs adults benefit from independent living opportunities with parent support	5/11/2021 3:41 PM
89	Owner occupancy should be required, but should not be restricted to only the primary residence. In the lifecycle of families, the smaller unit might be more appropriate, particularly if designed as an accessible unit.	5/11/2021 3:28 PM
90	ADU language can certainly be constructed to avoid most of the NIMBY objections.	5/11/2021 3:27 PM
91	This isn't just for aging parents. A lot of families have kids with special needs who will never be fully independent. An ADU means everyone gets some privacy and independence, while still taking care of daily living needs. It would be an incredible blessing to know our children (or parents) could have their own living space, but still be on the same property. Families need this.	5/11/2021 3:25 PM
92	I am a senior and have no need for this now, however, I believe that this is a wonderful thing. As the need becomes necessary, I would consider this for me at my daughter's home. She lives in a town that allows this.	5/11/2021 3:19 PM
93	This will be out of control and not able to be enforced.	5/11/2021 3:08 PM
94	Terrible idea. These end up being illegal apartments rented. Nightmare for enforcement. We have too many residential units in Framingham	5/11/2021 2:56 PM
95	Legal guardian or owner occupied. At least 6 mos. Of the year.	5/11/2021 2:55 PM
96	Fight sprawl. High density, espec. near transpo), is a good thing! Thanks for making survey.	5/11/2021 2:46 PM
97	I don't understand how a trailer that people have been living in since January 2021 can be permitted in my neighborhood with the current zoning laws. It is parked as close to my property as it can get. People are constantly coming and going. It is lit up at night. I now have to remove my chain link fence to put up a privacy fence which won't even block it completely. This trailer has definitely affected the value of my property and I have reported it several times to the inspection dept at Framingham city hall	5/11/2021 2:31 PM
98	this is an important benefit to homeowners that want to help or assist a family member. Max occupancy for ADU unit should be 2.	5/11/2021 2:22 PM
99	Absolutely should not be allowed in Framingham. Difficult & costly to enforce.	5/11/2021 2:22 PM

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100	N/a	5/11/2021 2:19 PM
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