



RECEIVED MAR 10 2022  
11:25 Am  
DB

**TOWN OF WESTPORT**  
**Westport Town Hall**  
**Housing Assistance Office**  
**816 Main Road, Westport, MA02790**  
**Westport Affordable Housing Trust Fund**  
Tel: 774.264.5126

March 10, 2022

To: James Hartnett, Town Administrator  
Westport Town Hall. 816 Main Road  
Westport, MA 02790

**Trustees:**

Elizabeth Collins,  
Chairperson

Anne Boxler

Craig Dutra

Henry Lanier

Betty-Ann Mullins

James Sabra

David C. West

**Re: Request for Interest, Ideas & Innovation (RFI)**  
**19 Main Road – Westport High School**

The Westport Affordable Housing Trust Fund (the Trust) is pleased to submit a proposal for the redevelopment of the 19 Main Road property into mixed-income housing. The Trust recognizes the significant importance of preserving the existing playing fields and open space. Therefore, this housing proposal constrains the development to the extent possible within the footprint of the existing buildings and hardscape surfaces. Further study would be needed to determine if the existing buildings, or portion of them, can be reused.

It appears that members of the Long-Term Building Committee (LTBC) believe that housing is a compatible use for this site. While we cannot yet assert what kind of housing development would be possible on this site, this is a proper place in town for creating new housing.

Developing new housing on 19 Main Road will be a regional model in sustainability, inclusion and municipal innovation.

**Housing Specialist:**  
Leonardi Aray, AIA

**Housing  
Assistance Office  
Hours**  
**Wednesdays**  
**10AM - 4PM**

### **Design Concept & Program**

The Trust proposes a compact design development composed of a multifamily section, on two separated buildings, containing a mix of apartment types and sizes, and a group of townhomes. This design approach is prudent for this site.

The multifamily component of the development follows much of the footprint of the existing gym and original school. The ground level of the multifamily building(s) includes a meeting space and community room for the benefit of the residents and the Town at large. The two-level existing structures within

Housing Specialist contact information: 617-270-3912 or [leonardi@larayarchitects.com](mailto:leonardi@larayarchitects.com)

this area are much higher than a typical residential two-story building; a replacement or reuse scenario with three- or four-story buildings would be compatible with the existing building height.

The townhomes, predominantly serving moderate income families, are located on the School's Northern Driveway within the existing footprint of the cafeteria/auditorium and northern portion of the school building. The existing structures within this are one level; the scale of the two-story townhomes are a good fit.

A new green-court on the northern portion of the site and new parking lots are located in proximity to the new buildings. Community gardens in the form of green roofs will be possible along with photovoltaic panels.

**Parking.** The existing parking surfaces remain to serve users of the fields, open space and the new residents. Parking ratio per unit and sharing arrangement as it may apply needs to be further analyzed. In any event, consideration should be given to mitigate the amount of impervious surface area.

**Housing Program:** 55 to 110 Apartments plus 12 to 16 Townhomes

**Other Uses.** This proposal could accommodate other uses, such as recreation or municipal uses. However, funding for affordable housing is typically restricted to that purpose. It would not be viable to incorporate other uses, if direct funding for those uses is not available.

## **Zoning**

In order to ease the permitting process and attract potential developers, the Town should enact an overlay zoning district. The Town successfully created the zoning pathway for Noquochoke Village. There are many models across the state to consider and some elements of zoning legislation like 40R could be emulated as well.

## **Property Conditions**

The Trust has not performed a detailed study on the conditions of the property. Wastewater and drinking water infrastructure is yet to be determined. Nonetheless, water infrastructure for the lower number of units being

proposed may be feasible. Engineering feasibility may not however translate into financial feasibility.

The cost to demolish the existing buildings is unknown. This cost can significantly increase the development cost per housing unit resulting in a financially unfeasible housing scenario. This is likely true for any other scenario.

---

## **Pre-development Process**

The Trust submitted a letter of interest to the Board of Selectmen to gain control and custody of this property. The conveyance of the land to the Trust eliminates significant uncertainty and risk to a housing developer seeking funding and negotiating site control. Representatives of the Trust have visited the school and attended initial meetings of the LTBC. Also, the Trust (unsuccessfully) pursued funding from CPC to prepare a comprehensive feasibility study for the development of affordable housing at the High School site on behalf of the Town. The Trust is now submitting a response to the RFI issued by the Town.

The Trust could work with the Town to submit a OneStop application or seek other funding sources that will support this housing proposal or a variation of it. Per statute, the Trust's mission is to preserve and create affordable housing. Funding available to the Trust is restricted for that use.

In the context of this proposal, the Trust will work with the Town to complete the following tasks prior to the issuance of a Request For Proposals (RFP):

- Evaluate findings from previous studies and building reports; expand studies as needed;
- Perform site capacity analysis and evaluation, including performing soil test pits;
- Outline an approach for water infrastructure and management;
- Define development objectives, compatible uses and design considerations;
- Obtain a cost estimate for the demolition of the existing buildings;
- Identify comparable developments;
- Housing Market Analysis;



- Identify funding opportunities;
- Zoning vehicle/ Permitting process;
- Staff meetings with various town boards and committees;
- Community outreach to get residents involved in the planning process, listen to their input, and gain their trust.

---

## **About the Westport Affordable Housing Trust Fund**

The Town of Westport, in order to more effectively undertake locally-initiated affordable housing projects, established the Westport Affordable Housing Trust Fund (The Trust), per Massachusetts General Laws Chapter 44 Section 55C (MGL c.44 s.55C), through a 2/3 vote at the May 2009 Town Meeting. The mission of the Housing Trust is to provide for the creation and preservation of affordable housing in Westport for the benefit of low and moderate income households.

Over a decade ago, Westport's new Master Plan, based on resident input, declared that the need to address the need for affordable housing should be one of the town's priorities in the coming years. As a result, the Westport Affordable Housing Trust was formed by Town Meeting to help bring more affordable housing opportunities to Westport. The Trust's initial mission was to make a proposed housing development off American Legion Highway that came to be named Noquochoke Village become a reality.

Two parcels of town-owned land specifically designated for the development of affordable housing were rezoned as a special overlay district. Years of planning and design work, town funding and state aid and tax credits resulted in the eventual creation of 50 new affordable apartment units clustered into eight buildings, including a community center, by the non-profit Community Builders, Inc. The remaining 22 acres of fields and woodlands at the site, running to the Noquochoke River, are preserved as open space for town residents to enjoy forever.

The Affordable Housing Trust continues to explore new opportunities to bring more affordable housing to Westport, including a new partnership with Buzzards Bay Habitat for Humanity, now building two affordable duplex units here to be sold to income-qualified homebuyers. The Trust continues to offer

grant programs to financially qualified first time home buyers to help purchase an affordable home in Westport through its Housing Opportunity Purchase Program (HOPP). Other Trust initiatives include the CRE-HAB home rehabilitation program, and the SEED grant program to support private development of new affordable housing sites.

Please review the enclosed material for further details on this proposal.

---

Sincerely,

Leonardi Aray, Housing Specialist  
Westport Affordable Housing Trust Fund

# Westport Affordable Housing High School



Low utilitarian buildings



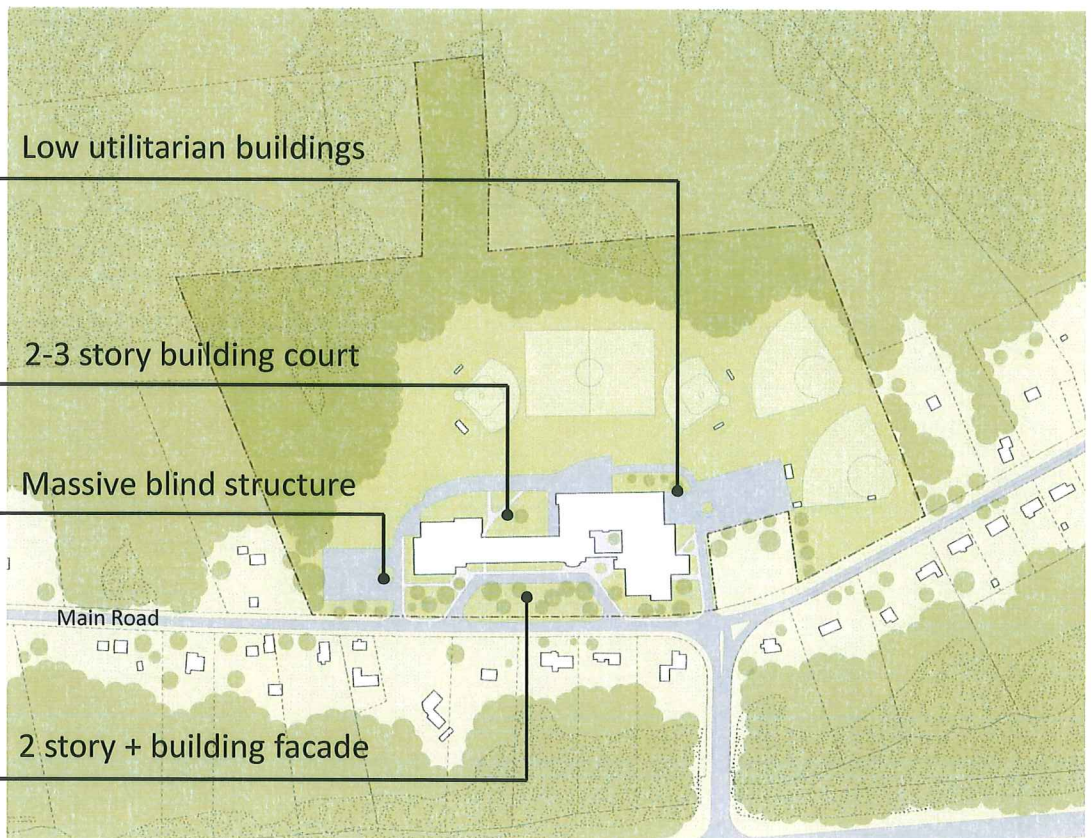
2-3 story building court



Massive blind structure



2 story + building facade

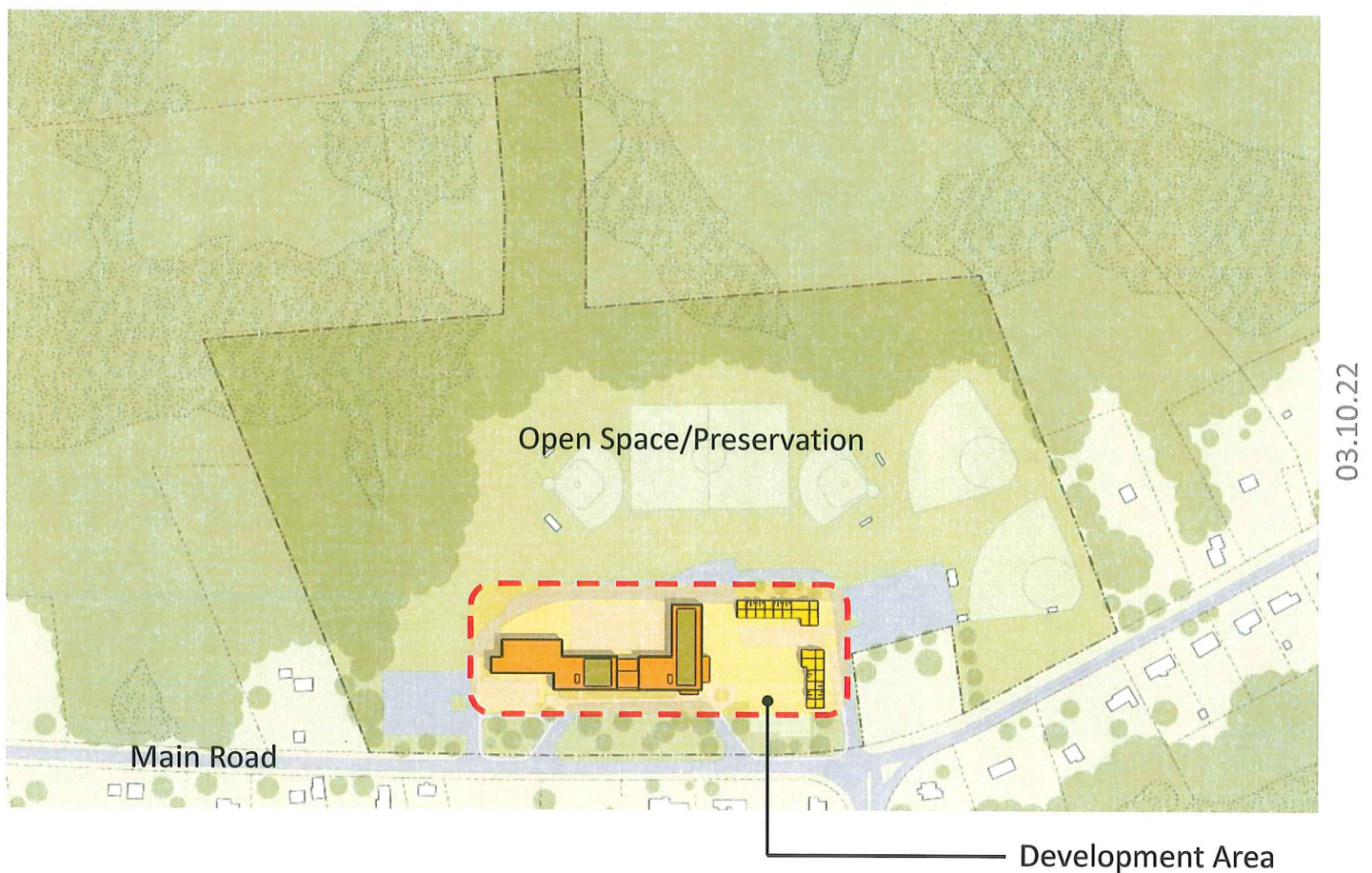


Existing Conditions

03.10.22



# Westport Affordable Housing High School

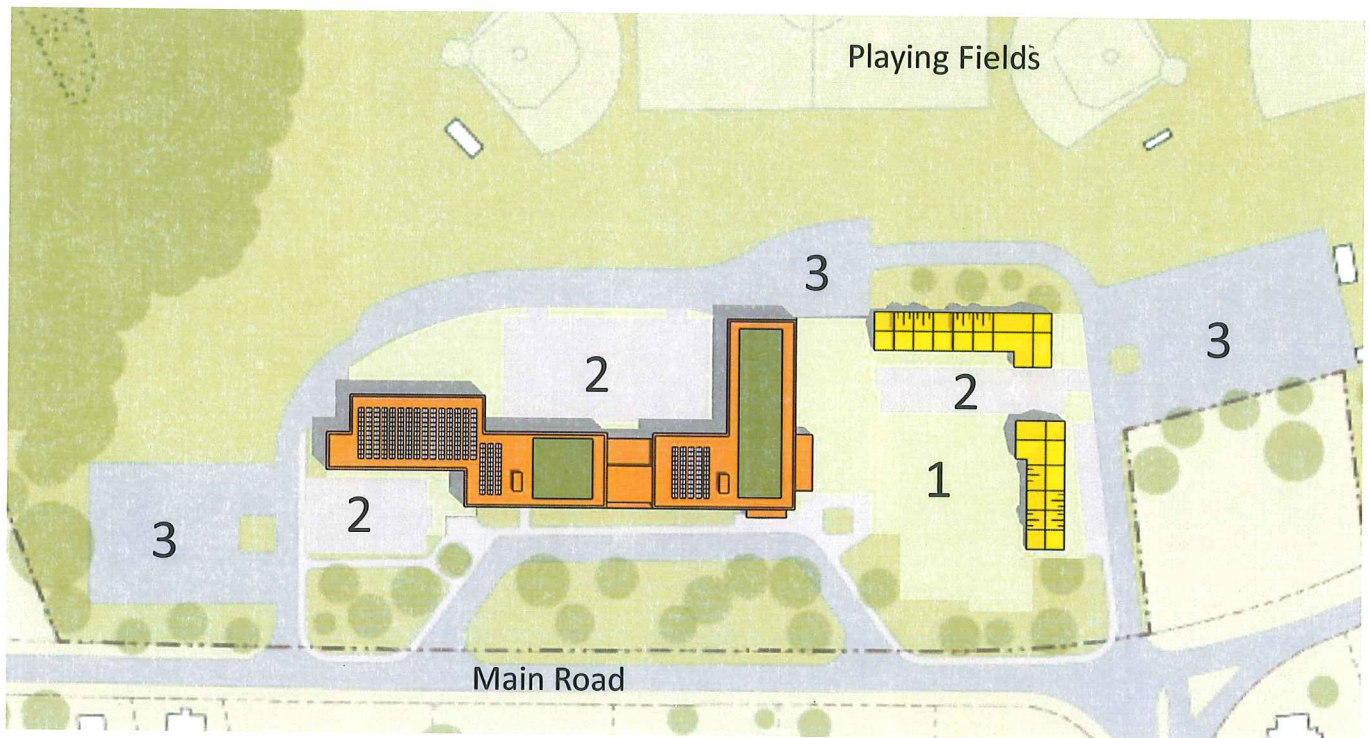


Westport Affordable Housing Trust

Request for Interests, Ideas and Innovation

[leonardi@larayarchitects.com](mailto:leonardi@larayarchitects.com)

# Westport Affordable Housing High School



03.10.22

1. New green court
2. New parking
3. Existing parking



Town homes



Multifamily buildings



# Westport Affordable Housing High School



03.10.22

Existing Aerial

Westport Affordable Housing Trust

Request for Interests, Ideas and Innovation

[leonardi@larayarchitects.com](mailto:leonardi@larayarchitects.com)

# Westport Affordable Housing High School



03.10.22



Green roofs and solar panels.  
Fully electrified Passive House buildings.

1. New green court



Town homes



Multifamily buildings

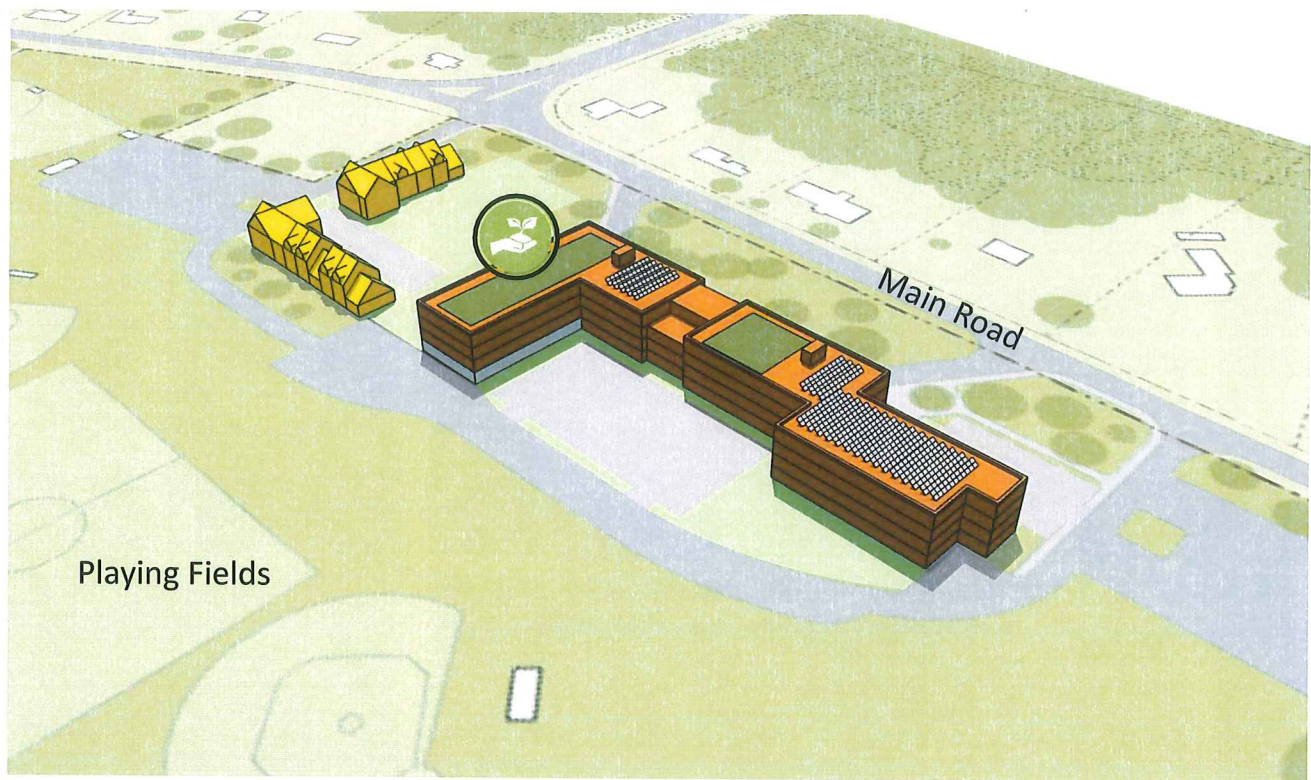
Westport Affordable Housing Trust

Request for Interests, Ideas and Innovation

[leonardi@larayarchitects.com](mailto:leonardi@larayarchitects.com)



# Westport Affordable Housing High School



03.10.22



Green roofs and solar panels.  
Fully electrified Passive House buildings.



Community Room



Town homes



Multifamily buildings

Westport Affordable Housing Trust

Request for Interests, Ideas and Innovation

[leonardi@larayarchitects.com](mailto:leonardi@larayarchitects.com)



# Westport Affordable Housing High School



Watertown School Housing Conversion

## Precedents: Building Type, Scale and Uses



New Westport Middle High School



New Green Court by Northern Driveway

Norman Joshua Photography



Community Room facing fields and Green Court

Norman Joshua Photography

03.10.22

Westport Affordable Housing Trust

Request for Interests, Ideas and Innovation

leonardi@larayarchitects.com

# WAHHS Apartments & Townhomes

## 03.10.2022

80 Housing Units, Mixed-Income  
Number of units for illustration purposes

### ILLUSTRATIVE ESTIMATES OF COSTS

#### DEVELOPMENT COSTS

\$37,070,000.00

#### WAHT FUNDS

\$500,000.00

#### ADDITIONAL FUNDING\*

\$36,570,000.00

Item	Details	Illustrative Estimates
SITE ACQUISITION	\$0 in exchange for development of public uses, demolition/reuse of building and preserving open space	\$0.00
HARD COSTS		\$30,030,000.00
	Site Work, inc. landscape, demolition/reuse of existing	\$6,500,000.00
	Construction	\$20,800,000.00
	Construction Contingency	\$2,730,000.00
SOFT COSTS		\$3,040,000.00
TOTAL DEVELOPMENT COSTS		\$33,070,000.00
DEVELOPER PROFIT/FEE	12.1%	\$4,000,000
TOTAL (a)	\$463,375 per housing unit	\$37,070,000.00

#### \*Potential Funding Sources for illustration purposes

Community Preservation Committee/ CPA	Up-to 100% AMI
Low Income Housing Tax Credits (LIHTC)	Up-to 60% AMI. State & Federal funding
Community Based Housing (CBH)	Housing for people with disabilities
HOME	60% & 50% AMI; up to \$1,000,000 per project
Housing Innovations Fund (HIF)	Special needs population: veterans, elders, housing for survivors of domestic violence, others
Housing Stabilization Fund (HSF)	Up-to 80% AMI
Passive House Design Challenge	\$4,000/unit for multi-family developments that meet Passive House standards
MassDevelopment, Mass Housing Partnership, others	
Private funding	Moderate-Income Housing & Market rate unites