



MHP housing profile:

How Westport uses CPA funds

The challenge

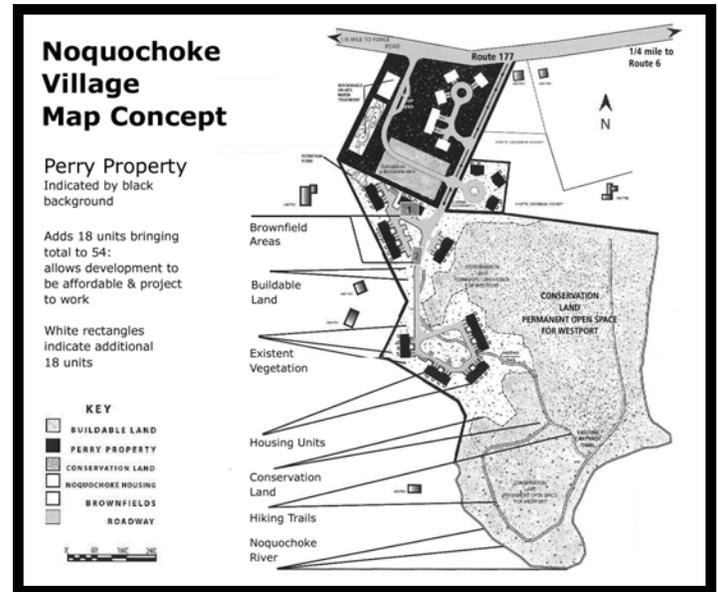
- High prices. The median home price is \$435,000. The median household income is \$65,200.
- With only 4.7 percent of its housing affordable, town leaders have created a Planned Production Plan that stresses multi-family rental housing.

Key local housing resources

- The Westport Housing Partnership Committee is the town's leader in promoting affordable housing.
- The town passed the Community Preservation Act on March 11, 2002. More than two-thirds of the voters approved a 2 percent tax surcharge.
- In 2005, Westport passed an inclusionary zoning bylaw, requiring developers who build more than eight units to make 10 percent of them affordable.

How Westport has used CPA for housing

- In 2005, Westport's CPA funded \$60,000 so the town's housing partnership could determine whether a town-owned parcel, known as the Quinn property, was suitable for affordable housing.
- In 2006, Westport committed \$750,000 in CPA funds to acquire an abutting parcel of land, known as the Perry property. Together, the parcels total 31 acres and are now known as Noquochoke Village. The town plans to dispose of the land through a Request for Proposals (RFP) for a developer to build at least 54 units of affordable rental homes for families and seniors.
- MHP has been overseeing predevelopment work for Noquochoke Village, providing technical assistance to help assess the property and to help the town solicit proposals for a consultant who will prepare and administer the RFP process for the town.



Community snapshot: Westport

- Westport is a town of approximately 15,000 residents and 64 square miles, located in the western part of Buzzard's Bay. It is 30 miles southeast of Providence, RI and 54 miles south of Boston.
- Because of its proximity to water, Westport was home to a large number of water-powered cotton and textile mills during the Industrial Revolution. But a fire in 1842 destroyed many of the mills.
- After the mills burned down, Westport returned to a mostly agrarian-based and seaport economy.
- Horseneck Beach on Buzzard's Bay is a popular summer spot. Franklin Delano Roosevelt spent a lot of time there in 1931-32, getting therapy for polio and meeting with adviser Louis Howe.
- Westport's population nearly tripled after World War II, from 4,900 in 1950 to 13,600 by 1980.

MORE INFORMATION

Community Preservation Coalition: Maintains a web site with information on how communities can adopt CPA and use it for open space and historic preservation, and for affordable housing. www.communitypreservation.org

Westport Community Preservation Committee: Tony Vieira, CPC chair, 508-636-1003.

Massachusetts Housing Partnership: MHP advises communities on how to use local resources like the CPA to increase their supply of affordable housing. Call 617-330-9955 or go to www.mhp.net