



How Westford uses CPA funds

The challenge

- The median price of a home is nearly \$400,000.
- Most new construction is single-family and targeted toward high-income families.
- Town is not producing moderately-priced housing.

Key local housing resources

- Westford's housing authority and affordable housing committee have been key voices in getting the town to direct its resources toward affordable housing.
- In 2004, the Westford Affordable Housing Committee hired a consultant to help write an affordable housing action plan.
- In 2005, Westford voted to create an affordable housing trust fund, which allows communities to collect funds for housing, segregate them into the trust fund and use them without going to town meeting for approval.

How Westford has used CPA for housing

- In 2003, Westford dedicated \$100,000 to write down the purchase prices of homes for homebuyers who earn less than 80 percent of median income.
- In response to the aforementioned action plan Westford used \$160,000 to help a developer build a four-unit special needs group home.
- In the process of turning a sand pit into a school, recreational fields and housing, the town learned that soil would have to be transported to the site to pave the way for 15 units of rental housing. It funded the infill with \$250,000 in CPA funds.
- In 2007, \$200,000 in CPA funds was put into the town's Affordable Housing Trust Fund. The funds can now be used for a variety of housing activities.



Westford used \$250,000 in CPA funds to prepare this site for development. The end result was the William D. Coakley Residences at Stony Brook, a 15-unit rental housing effort.

Community snapshot: Westford

- Westford is located in Middlesex County, about 11 miles southwest of Lowell and 33 miles northwest of Boston.
- Its population is approximately 22,000 and its land area is 30.6 square miles. Its location near Rt. 495 and Rt. 3 has made it a popular residential community.

Words of Wisdom

- From Chris Pude, housing authority director: "I would strongly suggest that towns create an affordable housing trust fund. It's a good vehicle to put CPA funds to use. It might not be useful right off the bat. At first, go through your CPC and town meeting. But as you get used to using CPA, it's good to have a trust fund to get things going quickly."

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

Westford Community Preservation Committee: Visit www.westfordcpa.org or email info@westfordcpa.org

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