

**TOWN OF WESTPORT**

# Housing Production Plan FY2018-2022

**FUNDING PROVIDED BY THE WESTPORT  
COMMUNITY PRESERVATION ACT FUNDS AND THE  
WESTPORT AFFORDABLE HOUSING TRUST**

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# ACKNOWLEDGEMENTS

This Housing Production Plan was created under the direction of the Westport Affordable Housing Trust Fund Board of Trustees with funding assistance from the Westport Community Preservation Act. The Plan was approved by the Planning Board on June 13, 2017 and the Board of Selectmen on June 26, 2017.

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## Acronyms

<b>ACS</b>	US Census Bureau's American Community Survey
<b>AMI</b>	Area Median Income
<b>DDS</b>	MA Department of Developmental Services
<b>DHCD</b>	MA Department of Housing and Community Development
<b>DMH</b>	MA Department of Mental Health
<b>HH</b>	Household
<b>HUD</b>	U.S. Department of Housing and Urban Development
<b>LMI</b>	Low/Moderate Income
<b>SRPEDD</b>	Southeastern Regional Planning and Economic Development District
<b>MOE</b>	Margins of Error
<b>SHI</b>	Subsidized Housing Inventory

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## Key Definitions

The following definitions are for key terms used throughout the document:

**Area Median Income** – area median household income as defined by the U.S. Department of Housing and Urban Development (HUD) pursuant to section 3 of the 42 U.S.C. 1437 (the Housing Act of 1937), as amended, adjusted for household size.

**Chapter 40B (MGL c.40B)** – Massachusetts General Laws c.40B, §§ 20 through 23. Chapter 40B permits developers of projects that include a sufficient level of subsidized low and moderate income housing units to apply for a Comprehensive Permit from the local zoning board of appeals (the "Board").

**Cost Burdened** – Low/moderate income households who pay more than 30 percent of their income for housing.

**Disability** – The American Community Survey defines disability as including difficulties with hearing, vision, cognition, ambulation, self-care, and independent living.

**Extremely Low Income Household** – a household of one or more persons whose maximum income does not exceed 30 percent of the area median income, adjusted for household size.

**Family** - A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.

**Household** – A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters.

**Housing Unit** - A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied, or, if vacant, is intended for occupancy as separate living quarters.

**Median Age** – The age which divides the population into two numerically equal groups; that is, half the people are younger than this age and half are older.

**Median Income** – Median income is the amount which divides the income distribution into two equal groups, half having incomes above the median, half having incomes below the median. The medians for households, families, and unrelated individuals are based on all households, families, and unrelated individuals, respectively. The medians for people are based on people fifteen years old and over with income.

**Millennials** – The demographic cohort following Generation X. There are no precise dates when the generation starts and ends. Researchers and commentators use birth years ranging from the early 1980s to the early 2000s.

**Low/Moderate Income Household** – a household of one or more persons whose maximum income does not exceed 80 percent of the area median income, adjusted for household size.

**Poverty** – Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If a family's total income is less than that family's threshold, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically, but they are updated annually for inflation with the Consumer Price Index (CPI-U). The official poverty definition counts money income before taxes and excludes capital gains and noncash benefits (such as public housing, Medicaid, and food stamps). Thresholds by year and households size are found at this link: <https://www.census.gov/data/tables/time-series/demo/income-poverty/historical-poverty-thresholds.html>

**Subsidized Housing Inventory** – The list compiled by DHCD containing the count of low/moderate income housing units by city or town.

**Very Low Income Household** – a household of one or more persons whose maximum income does not exceed 50 percent of the area median income, adjusted for household size.

# CHAPTER I

## INTRODUCTION

The Town of Westport, through the Westport Affordable Housing Trust, created this plan as an update to the 2012 Housing Production Plan with the intent of continuing local efforts to promote creation and preservation of affordable housing. The Town has actively foster the creation of affordable housing through its efforts to create Noquochoke Village, improve its Inclusionary Zoning bylaw, enable accessory apartments, as well as through its first-time homebuyer program and rehab program.

The town is a scenic, resort town with important coastal, agricultural, and natural resources. Like so many other scenic towns, the challenge is to balance preservation and development objectives. By engaging community members including the trustees of the Westport Affordable Housing Trust, the planning process identified the goals and strategies incorporated in the plan, which attempt respond to that challenge and offer balance between these objectives. The plan draws from the past Housing Production Plan as well as the current Open Space and Recreation Plan and Master Plan.

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### Background and Purpose

This Housing Production Plan (HPP) is a state-recognized planning tool that, under certain circumstances, permits the town to influence the location, type, and pace of affordable housing development. This HPP establishes a strategic plan for production of affordable housing that is based upon a comprehensive housing needs assessment, and provides a detailed analysis of development constraints due to infrastructure capacity, environmental constraints, protected open space, and regulatory barriers. The HPP describes how the Town plans to produce affordable housing units to obtain certification of compliance by the Massachusetts Department of Housing and Community Development (DHCD) and builds on the Town's 2012 Housing Plan, which identified goals and strategies for the development and preservation of affordable housing in Westport.

The Westport Housing Production Plan (HPP) is a report of the Town of Westport, created under the guidance of the Westport Affordable Housing Fund Board of Trustees (Westport Trust) and approved by the Board of Selectmen on June 26, 2017 and Planning Board on June 13, 2017.

In December 2016, the Westport Trust issued a Request for Proposals (RFP) for professional services to prepare a Housing Production Plan for the Town of Westport. The Town selected the planning firm of JM Goldson community preservation + planning to prepare the Housing Production Plan under the oversight of the Westport Trust.

Under Massachusetts General Laws Chapter 40B Section 20-23 (C.40B), the Commonwealth's goal is for all Massachusetts municipalities is to have 10 percent of housing units affordable to low/moderate income households or affordable housing on at least 1.5 percent of total land area. As of January 2017, the state's Subsidized Housing Inventory (SHI) included 3.54 percent (227

units) of Westport's 2010 year-round housing base (6,417 year-round units). Westport would need an addition 415 SHI-eligible units to achieve the state's 10 percent goal.

**WHEN AN HPP IS CERTIFIED BY DHCD, A ZONING BOARD OF APPEALS' DENIAL OF A COMPREHENSIVE PERMIT WILL BE UPHELD IF SUCH APPLICATION IS NOT CONSISTENT WITH LOCAL NEEDS. BASED ON 2010 U.S. CENSUS FIGURES, THE TOWN OF WESTPORT MUST PRODUCE THIRTY-TWO SHI UNITS FOR A ONE-YEAR CERTIFICATE, OR SIXTY-FOUR SHI UNITS FOR A TWO-YEAR CERTIFICATE.**

### **COMPREHENSIVE PERMIT DENIAL & APPEAL PROCEDURES**

(a) If a Zoning Board of Appeals considers that, in connection with an Application, a denial of the permit or the imposition of conditions or requirements would be consistent with local needs on the grounds that the Statutory Minima defined at 760 CMR 56.03(3)(b or c) have been satisfied or that one or more of the grounds set forth in 760 CMR 56.03(1) have been met, it must do so according to the following procedures. Within 15 days of the opening of the local hearing for the Comprehensive Permit, the Board shall provide written notice to the Applicant, with a copy to the Department, that it considers that a denial of the permit or the imposition of conditions or requirements would be consistent with local needs, the grounds that it believes have been met, and the factual basis for that position, including any necessary supportive documentation. If the Applicant wishes to challenge the Board's assertion, it must do so by providing written notice to the Department, with a copy to the Board, within 15 days of its receipt of the Board's notice, including any documentation to support its position. The Department shall thereupon review the materials provided by both parties and issue a decision within 30 days of its receipt of all materials. The Board shall have the burden of proving satisfaction of the grounds for asserting that a denial or approval with conditions would be consistent with local needs, provided, however, that any failure of the Department to issue a timely decision shall be deemed a determination in favor of the municipality. This procedure shall toll the requirement to terminate the hearing within 180 days.

(b) For purposes of this subsection 760 CMR 56.03(8), the total number of SHI Eligible Housing units in a municipality as of the date of a Project's application shall be deemed to include those in any prior Project for which a Comprehensive Permit had been issued by the Board or by the Committee, and which was at the time of the application for the second Project subject to legal appeal by a party other than the Board, subject however to the time limit for counting such units set forth at 760 CMR 56.03(2)(c).

(c) If either the Board or the Applicant wishes to appeal a decision issued by the Department pursuant to 760 CMR 56.03(8)(a), including one resulting from failure of the Department to issue a timely decision, that party shall file an interlocutory appeal with the Committee on an expedited basis, pursuant to 760 CMR 56.05(9)(c) and 56.06(7)(e)(11), within 20 days of its receipt of the decision, with a copy to the other party and to the Department. The Board's hearing of the Project shall thereupon be stayed until the conclusion of the appeal, at which time the Board's hearing shall proceed in accordance with 760 CMR 56.05. Any appeal to the courts of the Committee's ruling shall not be taken until after the Board has completed its hearing and the Committee has rendered a decision on any subsequent appeal.

### **PLAN METHODOLOGY**

The U.S. Census Bureau's Decennial censuses of 2000 and 2010 and the 2009-2015 American Community Survey (ACS) were the primary sources of data for the needs assessment. The U.S. Census counts every resident in the United States by asking ten questions, whereas the ACS

provides estimates based on a sample of the population for more detailed information. It is important to be aware of the margins of error (MOE) attached to the ACS estimates, because the estimates are based samples and not on complete counts. The Plan also uses data from a variety of available sources including: The Warren Group; Massachusetts Department of Education; DHCD; Westport Affordable Housing Trust; and UMass Donahue Institute.

The housing needs assessment section includes comparison data for a variety of geographies. Many data sets offer comparison of the town to the county and the state, whereas others offer comparison to the four abutting communities: Dartmouth and Fall River in Massachusetts and Little Compton and Tiverton in Rhode Island.

## COMMUNITY OVERVIEW<sup>1</sup>

Westport is a rural, coastal community located in Bristol County, in the southeastern region of the Commonwealth of Massachusetts with a total area of 64.4 square miles. Westport is about eight miles south of Fall River; eight miles west of New Bedford; 54 miles south of Boston; and 26 miles southeast of Providence, Rhode Island. The town includes active farms, scenic landscapes, small businesses, and residential neighborhoods.

Westport has five historic villages: North Westport (known in former times as Westport Factory); Westport Point, where Main Road meets the river; Central Village with town offices, retail stores and businesses; Head of Westport at the head of the east branch of the Westport River; and Acoaxet or Westport Harbor, which is between the west branch of the river and Rhode Island and is reached by driving through Rhode Island.<sup>2</sup>

The Town is mostly residential and has significant farming and fishing activities. Horseneck Beach State Reservation is a popular summer destination and Westport Point Historic District is a Local Historic District which features preserved historic homes dating from the eighteenth century which reflect the important role whaling played in the town's history.<sup>3</sup>

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## Summary of Key Findings

Westport's population is aging at a greater rate than surrounding communities and the region with many seniors living alone. Roughly 21 percent of Westport households have low/moderate incomes (at or below 80 percent of the area median income) and, of those, just under half are estimated spend too much for housing (spending over 30 percent of gross income on housing costs). Many of these cost burdened households with low/moderate incomes are seniors age 62 years and over – more than 60 percent – many of which have extremely low income (at or below 30 percent of the area median income).

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<sup>1</sup> Community Overview is excerpted directly from the 2012 Westport Housing Production Plan.

<sup>2</sup> Town of Westport: <http://www.westport-ma.com/about-westport>, accessed 5/17/17.

<sup>3</sup> Town of Westport: <http://www.westport-ma.com/about-westport/pages/history>, accessed 5/17/17.



Since the housing stock is predominantly single-family houses and the town has a very low inventory of year-round rental housing, particularly lacking multi-family options, there are very limited housing options for seniors to age in the community, especially seniors with physical or cognitive disabilities. Estimates indicate there are roughly 900 Westport residents with ambulatory disabilities, 685 with cognitive disabilities, and 655 who have difficulty with independent living (note, some residents may have more than one reported disability).

Taken together, these factors indicate a need for:

1) More rental housing options, especially to help facilitate choice and independence for seniors to age in community.

- Multi-family rental at all market levels including affordable for extremely low-income households with up to 30 percent of the area median income
- Rental including studio and one-bedroom
- Supportive housing options for disabled individuals including seniors and affordable for extremely low-income households with up to 30 percent of the area median income

2) More accessible housing (all types including single-family) – new construction and modification to existing houses.

In addition to seniors, about 25 percent of cost burdened households with low/moderate incomes are small family households with up to four persons. With limited rental options and ownership options mostly out of reach of low/moderate income households, family households are also particularly need of more affordable, both rental and ownership, housing options.

3) More affordable rental and ownership units with three or more bedrooms for low/moderate income households with up to 80 percent of the area median income.

# CHAPTER 2

## HOUSING GOALS AND STRATEGIES

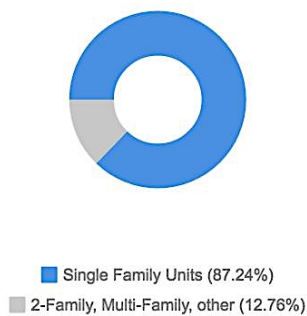
### Five-Year Goals

The following goals are based on the 2016 Westport Master Plan goals for housing, except the numerical production goal (#4, below). The goals are intended to describe the community's intentions to address its housing needs in a way that preserve the environmental, scenic, and historic qualities of Westport.

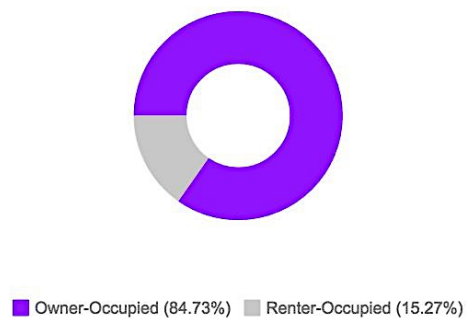
**GOAL I PROVIDE A RANGE OF HOUSING CHOICES, BALANCED IN TERMS OF BUILDING TYPE, OWNERSHIP AND RENTAL, SIZE, LOCATION, AND PRICE, THAT WILL MEET THE HOUSING NEEDS OF ALL SEGMENTS OF THE TOWN'S POPULATION, PARTICULARLY RENTAL UNITS AFFORDABLE TO EXTREMELY LOW-INCOME HOUSEHOLDS, LOW/MODERATE-INCOME HOUSEHOLDS, AND ACCESSIBLE UNITS.**

- a) Increase the supply of smaller housing units, especially rental apartments, suitable for occupancy by one or two persons, including the elderly.
- b) Increase the Town's supply of affordable housing by supporting the mission of the Westport Affordable Housing Trust.
- c) Provide assistance to homebuyers and homeowners.
- d) Provide housing opportunities that will attract a wide range of buyers including families and young professionals.

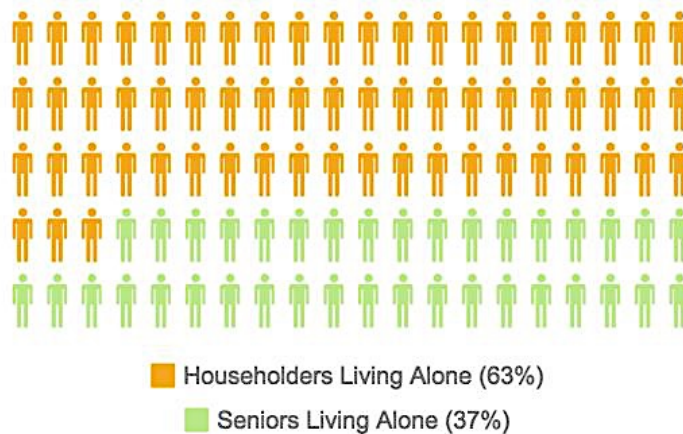
Westport has Little Diversity of Housing Choice



Close to 85% of year-round homes are owner occupied



About 25% of local householders live alone (over 1,500) - many are seniors (over 900)



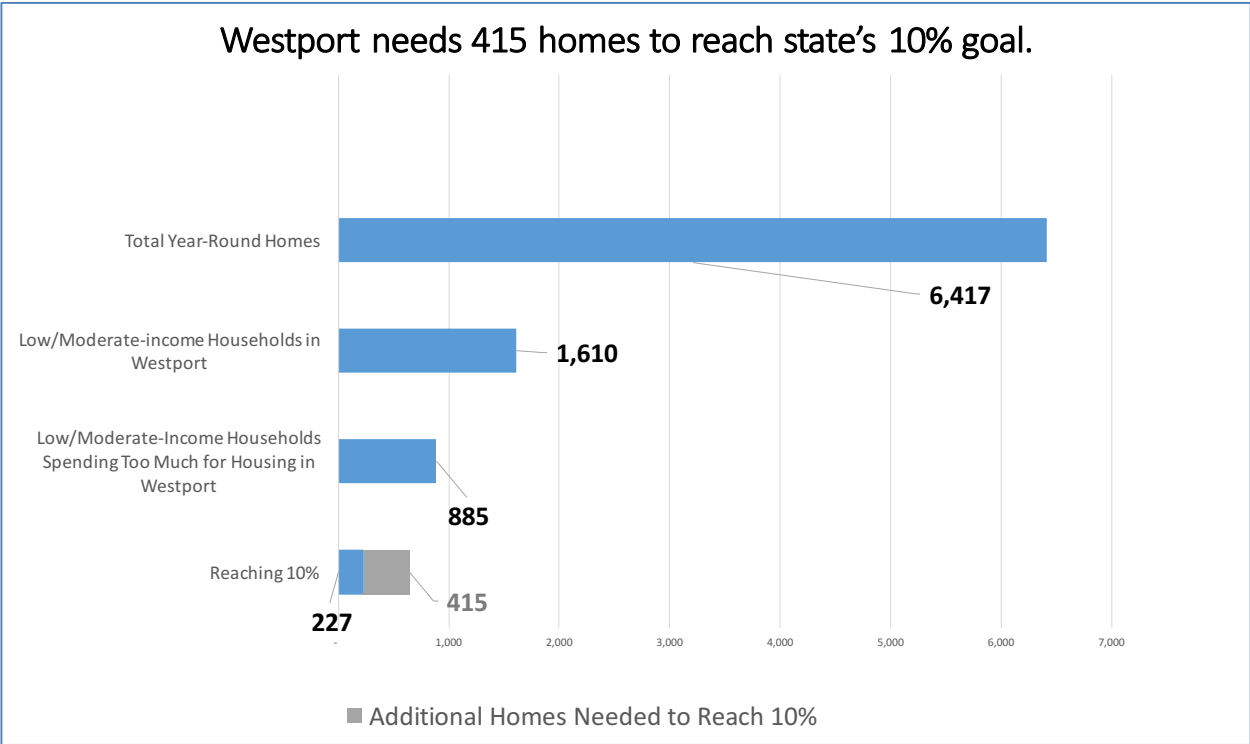
**GOAL 2 ENSURE NEW RESIDENTIAL DEVELOPMENT PLANS THAT PROTECT OPEN SPACE, RECREATION AREAS AND TRAILS, AND ARE LOCATED AND DESIGNED TO MINIMIZE NEGATIVE IMPACTS TO NATURAL RESOURCES**

**GOAL 3 ENSURE THAT NEW RESIDENTIAL DEVELOPMENT PRESERVES THE VISUAL AND FUNCTIONAL CHARACTER OF WESTPORT, PARTICULARLY ITS VILLAGE CENTERS, WATERFRONT, FARMS, AND OTHER HISTORIC AND SCENIC RESOURCES THAT COMPRISE WESTPORT'S HERITAGE.**

- a) Encourage new development that is compatible with the traditional but varied ways in which housing historically interacts with the landscape in Westport.
- b) Support infrastructure improvements to provide alternatives to individual septic systems and private wells as well as installation of sidewalks, bicycle networks, and public transportation, to improve the livability of residents and increase the value of housing.

**GOAL 4 STRIVE TO SUPPORT THE CREATION OF 160 LOW/MODERATE INCOME (LMI) HOMES, OVER FIVE YEARS THAT WILL QUALIFY AS PART OF THE SUBSIDIZED HOUSING INVENTORY AND BE AFFORDABLE TO A RANGE OF HOUSEHOLD INCOMES.**

This rate of production would create an average of 32 affordable LMI homes per year (0.5 percent of total year-round housing stock, the state’s minimum housing production goal to obtain plan certification).



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## Strategies

To achieve the community's five-year affordable housing goals will require the town and trust's focused efforts to implement a variety of local initiative strategies and regulatory strategies. The strategies are presented as a package of strategies rather than a menu of choices because they are designed to work together to be most effective. They are like pieces of a puzzle that, when assembled and embraced holistically, can help the community accomplish its goals.

This section includes descriptions of local initiative strategies, regulatory strategies, and an action plan. The strategies are listed immediately below and discussed in more detail on the following pages:

### Local Initiative Strategies

1. Westport Affordable Housing Trust (Trust) to foster development of locally-initiated affordable houses and/or duplexes for low/moderate-income (LMI) homebuyers, including accessible housing on four trust properties.
2. Trust to continue first-time homebuyer program (HOPP) for LMI homebuyers.
3. Trust to continue offering housing rehabilitation loans for LMI homeowners, including to make accessibility improvements to support aging in place.
4. Town to consider providing expanded public water as well as public sewer infrastructure in the area around Route 6 to help address severe water quality issues and to encourage a mix of commercial and residential uses including affordable homes.
5. Trust to continue community outreach to promote the need for affordable housing and help dispel myths to solidify local support.
6. Trust to work with Westport Housing Authority to foster rental development on undeveloped portion of Housing Authority property.
7. Explore other options to convert existing housing units to affordable units.

### Regulatory Strategies

8. Town to consider adopting an infill bylaw that permits development of undersized lots for affordable homes by private individuals or organizations.
9. In conjunction with infrastructure improvements in the area around Route 6, consider adopting zoning amendments to promote mixed-use and multi-family development in this area.
10. Town to consider amending zoning provisions to provide incentives to create visitable units in new residential developments.

## LOCAL INITIATIVE STRATEGIES

Local initiative strategies refer to recommendations that the town can undertake to foster the creation of more housing options, especially affordable housing. These initiatives are not regulatory in nature - they deal with allocation of town resources including staff time, funding, and property.

### **I. Westport Affordable Housing Trust (Trust) to foster development of locally-initiated affordable houses and/or duplexes for low/moderate-income (LMI) homebuyers, including accessible housing on four trust properties.**

Per articles 17-20, Westport's May 2, 2017 Annual Town Meeting voted to transferred ownership of four town-owned properties to the Trust to develop affordable housing for LMI households. The Trust envisions a combination of single-family and/or duplex construction on these lots and will issue Requests for Proposals per MGL c.30B municipal property disposition requirements seeking private developer(s) to construct the units.

The Trust could transfer ownership of the properties to such developer or retain ownership and offer a long-term ground lease. With a ground lease arrangement, the developer builds, owns, and manages the building but the town can establish certain criteria for the project that become restrictions and provisions in the ground lease. This ownership structure allows the town to create housing without having to administer the construction or management of the housing itself and provides strong assurances for long-term affordability of the units.

The Trust may also consider funding predevelopment work to identify any environmental and other potential site development constraints prior to issuing the RFP.

#### Definitions of key environmental features

**Prime Forest Land** – Per MassGIS, this data layer is based on work of the Department of Natural Resources Conservation at the University of Massachusetts at Amherst (NRCS). Using primarily NRCS/MassGIS soils data, the basic procedure was to classify potentially forested land based on the potential average timber productivity of white pine and red oak.

**Prime Farmland** – Per MassGIS, this data layer is based on the Web Soil Survey by Natural Resources Conservation Services, United States Agriculture. The layer indicates soils that have potential for productivity of cultivated crops, trees, and grasses.

**Wetlands** – Per MassGIS, this data layer is based on the stereo color-infrared (CIR) photography by UMass Amherst and field checked by the MA Department of Environmental Protection. Wetlands (and buffers) are regulated by the *MA Wetlands Protection Act*, enforced by the local Conservation Commission and the MA Department of Environmental Projection.

**Priority Habitat** – This MassGIS layer includes Priority Habitat and Estimated Habitat of Rare Species as designated by the Massachusetts Natural Heritage and Endangered Species Program (NHESP). The NHESP reviews site work in areas subject to the MA Endangered Species Act (MESA, MGL c.131A).

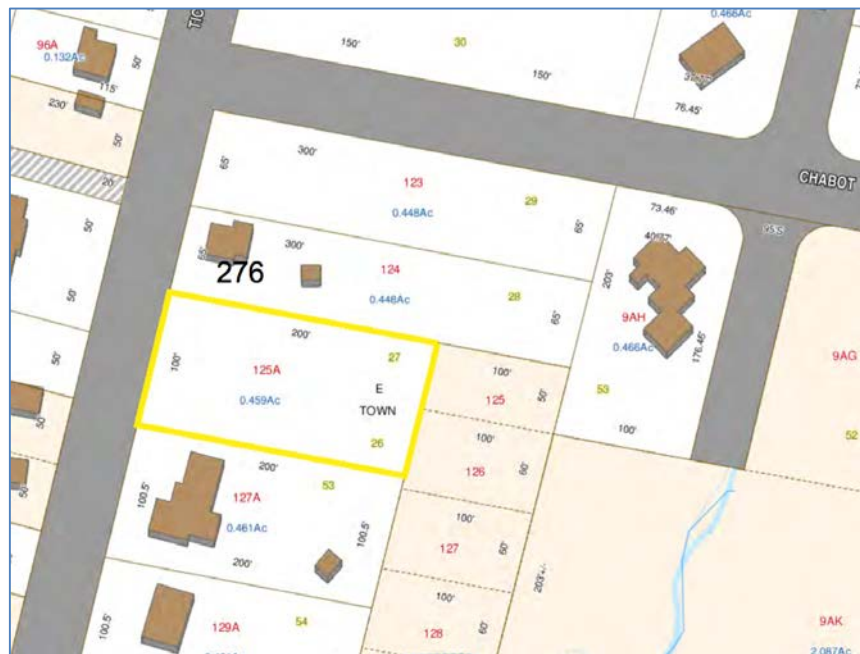
The four properties consist of the following with more detailed descriptions are on the following pages.

- Tickle Road, Parcel ID #20\_125A\_0
- Sanford Road, Parcel ID #23A\_0\_393\_396

- School Street, Parcel ID #25\_0\_55A
- Briggs Road, Parcel ID #29\_0\_6A

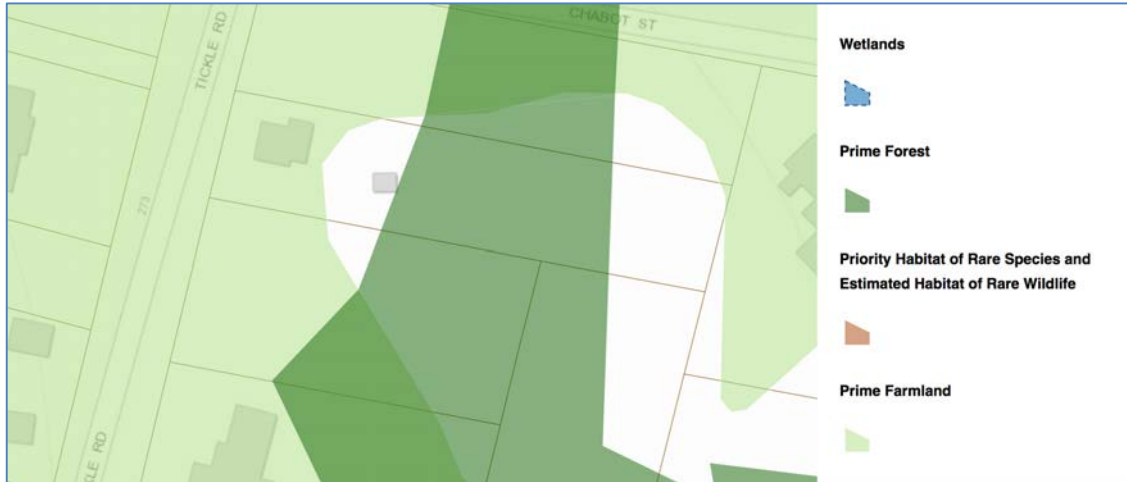
**Tickle Road #20\_125A\_0, +/- 0.46 acres,**

This property is located on the eastern side of Tickle Road, just south of Chabot Street. The neighborhood consists primarily of single family houses. The lot is in the Residence zoning district, which allows single-family and two-family houses by right. Although this lot, with less than ½ acre of land, would not meet the minimum lot requirements for a single-family house, its size is comparable to other developed lots in this neighborhood. However, to develop a single-family or two-family house would require at least 60,000 or 80,000 square feet, respectively, unless that lot size exemption that allow 20,000 square feet applies per Article 7.5 of the zoning bylaws. If the exemption applies and if the property has at least 100 feet of frontage, then this lot may be developed for a single-family house by right. Further research will be required to determine this. If the exemption does not apply then the Trust or selected developer could consider seeking a Comprehensive Permit or, if the infill bylaw is adopted as recommended further below, then could apply the provisions of the infill bylaw to this property.



The property has prime farmland soils as well as prime forest. The prime forest is located on the rear half of the property and the prime farmland soils are primarily located on the front portion of the lot.





This property is located on the northern side of Sanford Road between N Drive and L Drive and is across the street from town property. The neighborhood consists primarily of single family houses. The lot is in the Residence zoning district, which allows single-family and two-family houses by right, however the lot size of this property is less than the required 60,000 s.f. for a single family, unless the exemption for pre-existing lots (per Article 7.5 of the zoning bylaws) applies, which would reduce the minimum lot size to 20,000 square feet. The frontage which is about 285 feet appears to exceed to the minimum 150/100-foot requirement. If the Article 7.5 exemption applies, then the lot could be used for a single-family house by right. If greater density, including duplexes, were indicated, the Trust or selected developer could seek approval as a Comprehensive Permit or, if the infill bylaw is adopted as recommended further below, then could apply the provisions of the infill bylaw to this property.



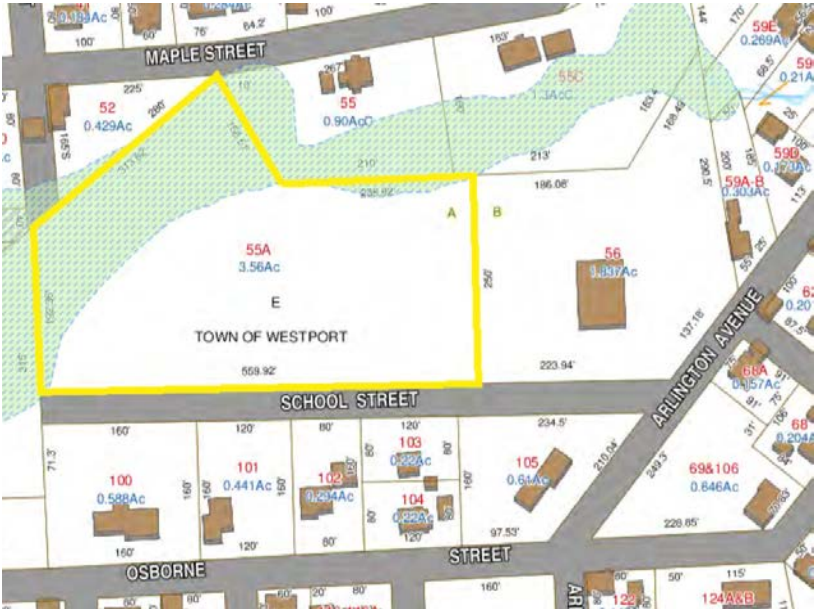


This property has prime forest on the southern area of the lot and an area of wetlands on the eastern side.



**School Street, Parcel ID #25\_0\_55A, +/- 3.5 acres**

This property is located at the northern side of the portion of school street that is a road on paper only (not constructed) – the paved portion of the road extends from Arlington Street and ends just shy of the subject property. The property is close to the Business district that includes properties on and near State Road (Route 6). The parcel is the largest of the four Trust properties under consideration. The immediate neighborhood consists primarily of small single-family houses and a former small school building on the corner of Arlington Street and School Street that is partially located in the Business district and has been converted to “Greenwood Park Motors, Inc.” The property, assuming minimum lot size of 60,000 square feet, appears of adequate size to subdivide into two lots for single-family homes and appears just shy of the 160,000 square feet that would be needed to subdivide into two lots for duplex construction (although the estimated lot size should be confirmed through a property survey to be sure). For greater density, the Trust or selected developer could consider seeking a Comprehensive Permit.



The property has wetlands at the rear (northern and western portions) of the property and prime forest and farmland in the central and southern portions of the property



**Briggs Road (George Street), Parcel ID #29\_6A\_0, +/-2.5 acres**

This property is located at the rear of properties fronting George Street, off Briggs Road, and has no frontage but could be accessed via easement from George Street, at the end of Raymond Street. The property is near Route 88 (Main Highway). The immediate neighborhood consists of small single-family houses with large parcels of privately-owned property located primarily to the rear (south) that appear forested and undeveloped.

The property, assuming minimum lot size of 60,000 square feet, appears to be just shy of adequate size to subdivide into two lots for single-family homes (although the estimated lot size should be confirmed through a property survey to be sure). For greater density, the Trust or selected developer could consider seeking a Comprehensive Permit. It will be important to determine the terms of the access easement.



Most of this property appears to be prime forest.



## **2. Trust to continue first-time homebuyer program (HOPP) for LMI homebuyers.**

The current HOPP program grants up to \$125,000 to income and asset qualified first-time homebuyers with income up to 80 percent of the area median income. The program converts existing market rate homes to permanently restricted affordable units that count on the SHI. As of January 2017, the program has created one unit that is listed on the SHI. At the time of this writing, the program's FY17 deadline has just passed and one application was submitted to the Trust.

## **3. Trust to continue offering housing rehabilitation loans for LMI homeowners, including to make accessibility improvements to support aging in place.**

The Trust's existing housing rehabilitation program for LMI homeowners (CRE-HAB) makes available up to \$25,000 grants to income and asset qualified individuals or households whose property value does not exceed \$250,000 and cannot be subject to an existing affordability restriction. The program requires a 15-year affordable housing restriction that restricts the resale price of the home and these homes are counted on the SHI.

The eligible rehabilitation projects are limited to work seeking to eliminate or correct life and safety code violations, reduce homeowner energy costs, improve accessibility for persons with disabilities, or other necessary building repairs.

This program is a continuation of the program formerly funded with federal Community Development funds. Federal funds that had not been used in the prior program. Trust revenue generated through Inclusionary Zoning payments could replenish the funding for this program with the existing funds are utilized. CPA funds would not be eligible.

#### **4. Town to consider working with neighboring communities to expand public water and provide public sewer infrastructure in the area around Route 6 to help address severe water quality issues and to encourage a mix of commercial and residential uses including affordable homes.**

There is a prevalence of failed septic systems in densely developed areas near Route 6 that are compromising water quality. Per the MA Department of Environmental (DEP) report “Westport River Estuarine System Total Maximum Daily Loads for Total Nitrogen,” the state confirms excess nitrogen levels in the Westport River and targets Total Maximum Daily Loads (TMDLs) for the East and West branches of the river. As a result, the town is required to undertake a comprehensive wastewater management plan and take steps to implement the plan, for which the state will provide guidance and possible funding.<sup>4</sup>

As explained in the 2016 Master Plan, the area along Route 6 that has been receiving potable water from Fall River has experienced problems with water quality. The Master Plan raises the issue as to whether the town should address these problems with a broader expansion of both water supply and wastewater treatment linked to Fall River along Route 6. Per the Master Plan, Fall River has unused water treatment capacity as well as commitment to provide such services to Westport. In addition, Dartmouth already provides municipal sewer services to the areas around Lake Noquochoke and both Dartmouth and Fall River are planning new commercial and residential development in the area around the intersection of Route 6 and 177. All these factors reinforce the need to coordinate planning for infrastructure needs with these neighboring communities.

Not only would sewer infrastructure and improved water infrastructure in this area improve water quality, it could create opportunities for multi-family affordable housing, mixed-income, and/or mixed-used development, including support for new development on the Housing Authority property on Route 6 (discussed in more detail below).

On a related note, the town joined the Community Septic Management Program (MA Energy and Environmental Affairs) in 2012 that provides low interest loans for repairs of failed septic systems. The town should further investigate funding sources to help property owners improve existing on-site wastewater treatment systems (note - would not directly support creation of affordable housing, but could help mitigate environmental constraints). Some possibilities for further investigation include the following:

- EPA’s Clean Water State Revolving Fund
- Water and Waste Disposal Loan Guarantees, US Dept. of Agriculture

#### **5. Trust, working collaboratively with other entities such as the Council on Aging, to continue community outreach to promote the need for affordable housing and help dispel myths to solidify local support.**

Supported with CPA and Trust funds, the town established the Westport Housing Assistance Office (Housing Office) in 2010, which is professionally staffed with a planning consultant as well as a clerk. The Housing Office has been instrumental in supporting the work of the trust and providing technical assistance to residents in need of housing assistance. The Housing Office also

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<sup>4</sup> 2016 Westport Master Plan, p. 10-3.

regularly produces a local housing newsletter with updates about local initiative projects and other housing-related information.

The Housing Office could continue and expand these efforts by initiating a public awareness campaign to build and maintain support for local affordable housing initiatives. Towards that end, the Housing Office could help to clearly articulate the unmet local housing needs, perhaps through creation of infographics to include in brochures, posters, and online. In addition, the Housing Office with the Planning Board could provide information related to the preservation of Westport's character, housing density and design, and other impacts of housing production that must be recognized and addressed.

As part of this effort, the Housing Office could consult a variety of publications exploring a variety of concerns and debunking myths related to multifamily housing development and density. For example, the Massachusetts Toolbox may provide ideas to help gain support and address fears of new development, specifically around affordable housing initiatives, including strategies for community engagement and dispelling misperceptions: [www.housingpolicy.org/toolbox](http://www.housingpolicy.org/toolbox).


Westport has been active in promoting local housing initiatives - The town and trust should continue to raise public awareness about these initiatives and celebrate milestones for future housing initiatives. Creating an informed public will help build support for the other strategies laid out in this plan.

**TOWN OF WESTPORT**

**Westport Housing Assistance Office**  
The Town of Westport, along with state and other agencies, offers a variety of programs to help income-qualified families and others seeking help in renting, buying and affording a home. We encourage you to make use of these programs and refer family, friends, and neighbors who may be eligible.

**For further information:**

- \* Stop by the Housing Assistance Office, Westport Town Hall, 816 Main Road, Westport or call the office at (774) 264-5126, ext. 2026
- \* Call the Westport Housing Authority at (508) 675-2039
- \* Visit the Town of Westport website: [www.westport-ma.com](http://www.westport-ma.com)

An illustration of a two-story house with a green roof and yellow walls, sitting on a stack of US dollar bills. The house has a chimney and a front porch.

## **6. Trust to work with Westport Housing Authority to foster rental development on undeveloped portion of Housing Authority property.**

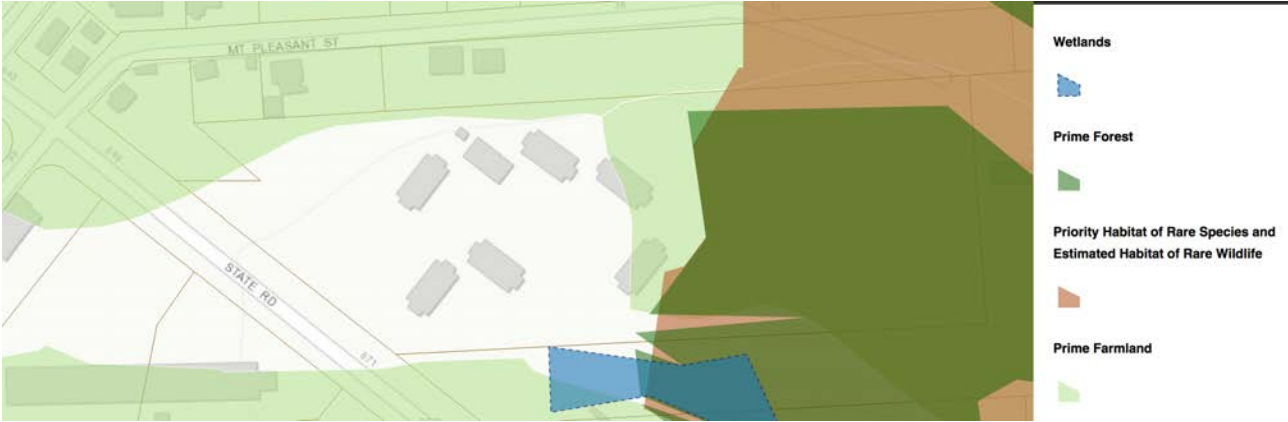
The Westport Housing Authority property, Greenwood Terrace, at 666 State Road (Route 6) has 48 one-bedroom units for seniors or disabled individuals. This property is state public housing (MGL c. 667) funded by DHCD. As of March 1, 2017, there were 10 Westport residents and 32 out-of-town residents on the wait list for these units. The existing development on the property is located toward the front half of the lot and the rear is roughly seven acres of undeveloped land. CPA funds could help support a preliminary feasibility study to determine the feasibility of



developing additional public housing units on this site to expand the existing senior/disabled housing development.



In regard to potential development constraints, the subject portion of the property is a hill, as can be seen from USGS topographic layers. In addition, the subject portion of this site has prime farmland, prime forest, as well as priority habitat.



**7. Explore other options to convert existing housing units to affordable units.**

Explore additional methods to provide incentives to existing homeowners to convert their units to affordable units. Some possibilities to explore could be through tax incentives, reduction in Town fees, or grants to upgrade septic system. The term of affordability should be commensurate with the value of the incentive offered. One mechanism to explore is special legislation to allow tax incentives.

Based on the 2002 Special Act in Provincetown, the town could work with the district’s state senator and representative to sponsor a bill for similar legislation to create a local property tax incentive that waives property tax for rent units if rented year-round to low-income households.

In Provincetown, per information provided by the town's community housing specialist for FY2016, there were 116 affordable year-round rental units created from this tax incentive. The average annual tax exemption per unit was \$858. These are units that otherwise may have been rented seasonally. While the tax incentive doesn't offset the funds that could be gained from weekly seasonal rentals, it does allow for up to 100 percent tax exemption if 100 percent of the property is rented year-round to a household with income up to 80 percent AMI and helps to encourage the public to maintain year-round rentals. Note that property owners still pay property taxes on other units they own (including the unit they live in, if any). Note that these units do not qualify for the Subsidized Housing Inventory.

## REGULATORY STRATEGIES

Regulatory strategies refer to recommendations that entail amendments to the local zoning bylaws or other local development regulations to help encourage development of more housing options including affordable housing.

### **8. Town to consider adopting an infill bylaw that permits development of undersized lots for affordable homes by private individuals or organizations.**

An infill bylaw is a zoning mechanism to encourage development of affordable homes on undersized lots and can provide an attractive option for developers, including non-profit developers, to build affordable single-family units or duplexes on existing lots that are otherwise don't meet the minimum lot size for residential development.

In Westport, the Residence District requires a minimum lot size of 60,000 square feet and 150-foot frontage for a single-family house and 80,000 square feet with the same frontage for a two-family house and allows an exception for pre-existing lots that are at least 20,000 square feet with 100-foot frontage for single-family houses. An infill bylaw could allow development of affordable units that would count on the SHI on lots somewhat smaller than the 20,000-square foot exception. Of course, the lots would still need to meet Board of Health requirements for onsite-septic and wells. Alternative septic systems can be used to provide additional treatment prior to discharge and can enable smaller lot sizes.<sup>5</sup>

In the consideration of this recommendation, the Planning Board and Planning Department should study the practical application of such a bylaw in Westport. Particularly, the study could identify, through GIS or other analysis, the location and amount of undersized lots and general potential for development. The bylaw's application could be limited to properties in certain areas of town as determined by environmental factors and existing density of neighborhood.

The town, through its study, may also benefit from identifying examples of other infill bylaws. For example, the Town of Medway has an infill bylaw (*Section 8, Medway Zoning Bylaw*) that enables the Planning and Economic Development Board to grant a special permit to "construct an infill dwelling on a lot that does not comply with the minimum lot area or frontage requirements of the AR-II district or Village Residential districts including a lot held in common ownership with an

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<sup>5</sup> Per the Massachusetts Smart Growth/Smart Energy Toolkit: *Wastewater Alternatives*, alternative systems can allow for increased wastewater of 660 gallons per day per 40,000 square foot lot, which translates to six bedrooms to the acre, or a three-bedroom house on a half-acre. Two-bedroom houses would require less than half an acre.

adjoining lot.” The infill dwelling must be affordable to a LMI household with an affordable housing deed restriction incorporating a term of not less than 30 years and eligible for inclusion on the SHI. The infill lot must have at least 6,000 square feet of land area and the shape of the lot and setbacks must be similar to lots in the surrounding area. Note that Medway only permits this size lot if the lot is connected to public sewer and water. Westport would want to ensure lots are large enough to safely accommodate on-site septic and well, if no adequate public water/sewer available. In addition, Medway requires that the town’s Design Review Committee review the design of the infill dwelling in accordance with the town’s design guidelines.

**9. In conjunction with infrastructure improvements in the area around Route 6, town to consider adopting zoning amendments to promote mixed-use and multi-family development in this area.**

The Route 6 corridor is primarily zoned as a Business District, with some properties zoned Unrestricted and a portion near the town boundary with Fall River zoned as a Science and Technology district. None of these districts permit multi-family residential development. If infrastructure improvements are successfully installed, the town could consider amending the allowed uses in the Route 6 corridor to permit multi-family and mixed-use development. The town could benefit from an area master plan to identify the community’s vision and goals for this corridor and strategies to implement the vision. The master plan could include zoning amendments, or perhaps a new Route 6 mixed-use business district that encourages higher density residential development to create a vibrant corridor that could serve economic development goals as well as housing goals.

**10. Town to consider amending zoning provisions to provide incentives to create visitable units in new residential developments.**

The town adopted visitability standards as part of the Noquochoke Village Overlay District (Article 19.11 of the zoning bylaws). Dwelling units are deemed Visitable if they meet the following three criteria: zero step entrance, all doorways that are 32 inches clear, and a toilet on the first floor. The Overlay District required that a minimum of 30 percent of the total dwelling units in the development be visitable. This requirement is in addition to any minimum requirements for accessibility per the Massachusetts Architectural Accessibility regulation (CMR 521), Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and the American with Disabilities Act. Such standards could apply to developments of any housing type over a certain threshold (including single-family developments and town houses). The structural barriers that exist in most conventional housing in Westport, the region, and beyond can interfere with aging adults and other individuals with disabilities to live independently. Providing more housing choice for individuals with disabilities can help encourage a more inclusive community. Municipalities have used both mandatory and voluntary, incentive-based zoning provisions. One example, per the Metropolitan Area Planning Council’s *Visitability Housing Toolkit* is the Bolingbrook, Illinois visitability code. For more information: <http://www.mapc.org/VisibilityHousingToolkit>



## Action Plan

The Trust and Housing Office, having spearheaded this planning effort, will be the natural entities to oversee most aspects of this plan's implementation and to provide regular updates on progress to the Board of Selectmen and Planning Board. The matrix below provides more specific assignment of responsible entities, supporting entities, and timeframes to implement the housing strategies.

#	Housing Strategies	FY2018	FY2019	FY2020	FY2021	FY2022	Responsible Entity	Supporting Entities
1	Westport Affordable Housing Trust (Trust) to foster development of locally-initiated affordable houses and/or duplexes for low/moderate-income (LMI) homebuyers, including accessible housing on four trust properties.						Trust	CPC
2	Trust to expand first-time homebuyer program (HOPP) for LMI homebuyers.						Trust	CPC
3	Trust to continue offering housing rehabilitation loans for LMI homeowners, including to make accessibility improvements to support aging in place.						Trust	
4	Town to consider working with neighboring communities to expand public water and provide public sewer infrastructure in the area around Route 6 to help address severe water quality issues and to encourage a mix of commercial and residential uses including affordable homes.						Subcommittee – Water Resources	BOH and Planning Board
5	Trust to continue community outreach to promote the need for affordable housing and help dispel myths to solidify local support.						Trust	Council on Aging
6	Trust to work with Westport Housing Authority to foster rental development on undeveloped portion of Housing Authority property.						Trust	Housing Authority
7	Explore other options to convert existing housing units to affordable units.						Trust	Board of Selectmen and Town Meeting
8	Town to consider adopting an infill bylaw that permits development of undersized lots for affordable homes by private individuals or organizations.							
9	In conjunction with infrastructure improvements in the area around Route 6, town to consider adopting zoning amendments to promote mixed-use and multi-family development in this area.						Planning Board	Trust & Town Meeting
10	Town to consider amending zoning provisions to provide incentives to create visitable units in new residential developments.						Planning Board	Town Meeting

BOH = Board of Health

Note: lighter shade indicates strategies that are ongoing and/or should be implemented as opportunities arise, rather than a specific schedule.

## CHAPTER 3

# DEMOGRAPHIC PROFILE

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### Key Findings

- The population of Westport is expected to grow approximately six percent between 2015 and 2020. However, from 2020 to 2035, population growth is projected to slow and level out, with projected growth of approximately 1.4 percent in this period.
- Residents in Westport are on average older than those in the county and in the state. The median age of 46 is almost seven years higher than that of Massachusetts.
- Based on the 2035 projection of the Westport population, the population over 65 is expected to grow almost 65 percent from 2015-2035, from 3,440 to 5,658.
- Roughly 70 percent of households in Westport are family households, 70 percent of which include related children under the age of eighteen.
- Over 900 residents age 65 years and over are estimated to be living alone in Westport.
- From 2010 to 2015, the estimated percentage of the population identifying as white rose slightly from 97 percent to 98 percent. Meanwhile, the number of people identifying as African American and Asian decreased from 125 to 39 people and from 98 to 36 people, respectively.
- Westport's disability rates are lower than the county and the state, which could indicate a lack of accessible, including service-enriched, housing in the town, which can be increasingly important as the community's population ages.
- Roughly 94 percent of Westport residents lived in the same house in the prior year, and less than one percent of Westport residents in 2015 moved from outside of Massachusetts in that year.
- The median income for those who own their house in Westport is \$73,345, while the median income for those who rent their homes is significantly less at \$26,896.

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### Population & Household Trends

Westport's total population in 2015 was estimated to be 15,814, a modest increase of 282 people since 2010 or 1.8 percent. This modest growth is in line with trends in Bristol County, which increased 1.2 percent from 2010 to 2015. The population of Massachusetts increased 3.5 percent and the United States increased 4.1 percent in the same period. Despite this population increase, the number of households declined about 1 percent in the same period. The number of households in the county, state, and country increased in the same period (2010-2015): 0.6 percent, 1.5 percent, and 2.4 percent respectively.

The number of households in Westport decreased while the population increased because while the population grew, so did the average household size, increasing two percent in the five-year period. The average family size in Westport also increased from 2.97 to 3.10 persons per household. In Massachusetts, average household size is also estimated to have increased about two percent as well, from 2.48 to 2.53 persons per household. In Bristol County, average household size remained virtually the same with 2.52 persons per household in 2010 to an estimated 2.53

persons per household in 2015. Average family size increased from 3.09 in the state and 3.07 in the county in 2010 to an estimated 3.15 and 3.12, respectively, in 2015. Westport household size trends are generally in line with the county and state.

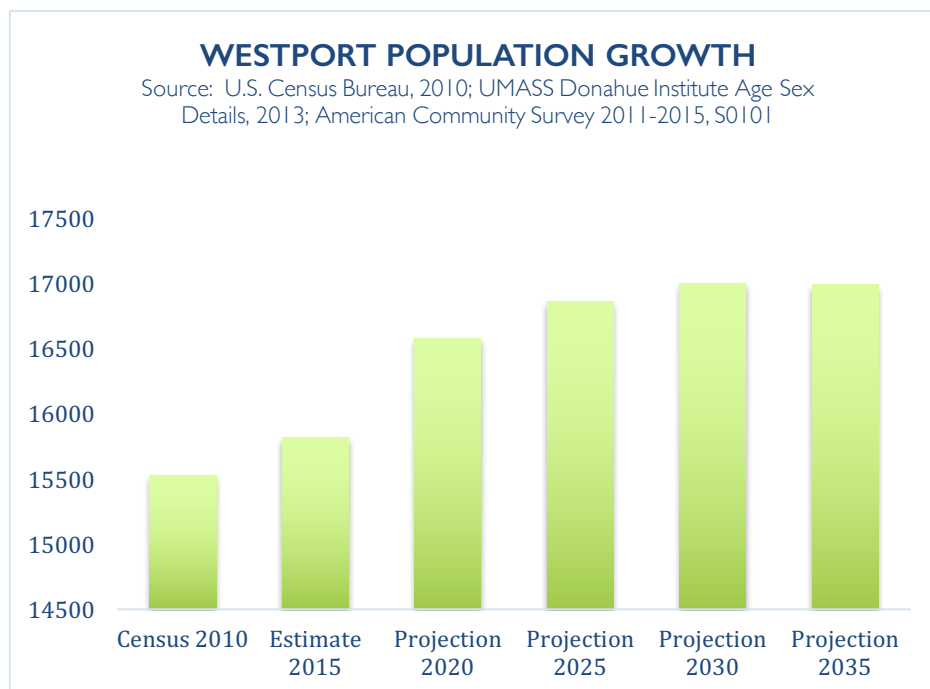
Westport is estimated to have had a significant decrease (over 10 percent) in households with children (under 18 years) and an increase in people living alone (over nine percent) between 2010 and 2015.

TABLE 3.1: WESTPORT POPULATION AND HOUSEHOLD CHANGE

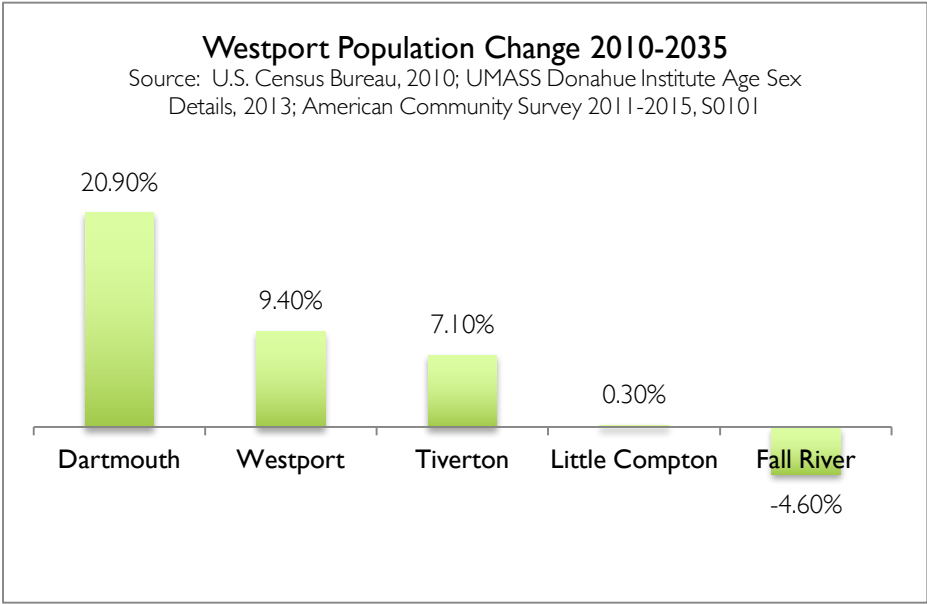
	2000	2010	2015 Estimate	% Change from 2010-2015
Population	14,183	15,532	15,814	1.80%
Households	5,386	6,154	6,096	-0.90%
Households with individuals under 18 years	1,722	1,791	1,603	-10.50%
Single Person Households	1,063	1,404	1,536	9.40%
Average Household Size	2.62	2.52	2.57	2%
Average Family Size	3.01	2.97	3.1	4.40%

*Source: US Census Bureau 2010, American Community Survey 2011-2015, S0101*

Projections by the UMass Donahue Institute anticipate a population growth in Westport between 2010 to 2035 of roughly 1,500 people (9.7 percent). However, from 2020 to 2035, population growth is projected to slow and level out, with projected growth of approximately 1.4 percent in this period.



Compared with other nearby Massachusetts and Rhode Island communities, Westport is among the three communities anticipated to experience the highest population growth in this timeframe with Dartmouth projected to grow the most at about 21 percent. Fall River is expected to experience population decline of about five percent.



**AGE**

Residents in Westport, on average, are significantly older than residents in Bristol County and older than the population in the state: the 2015 median age in the town was 46 years, 40.6 years in Bristol County, and 39.3 in the state.

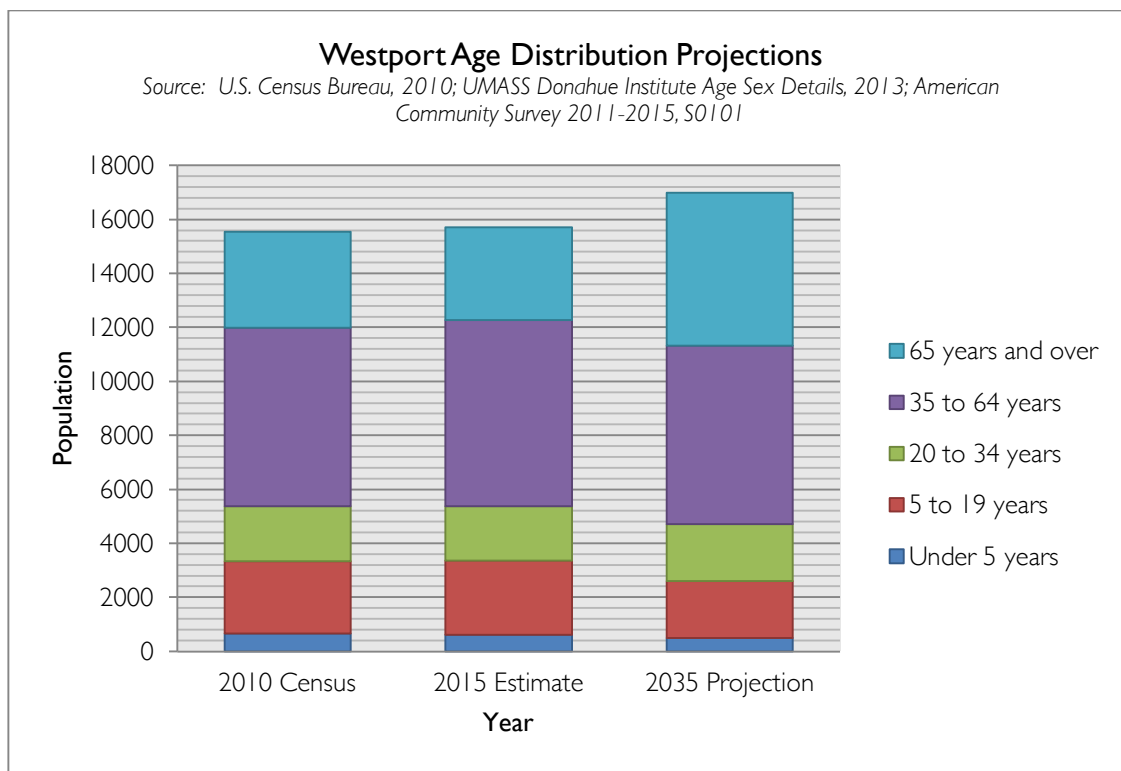
TABLE 3.2: WESTPORT POPULATION CHANGE BY AGE

	2010		2015 Estimate		2035 Projection	
	number	%	number	%	number	%
<b>Total Population</b>	15,532	100%	15,707	100.00%	16,989	100.00%
<b>Under 5 years</b>	661	4.20%	597	3.80%	479	2.80%
<b>5 to 19 years</b>	2,665	17.20%	2,764	17.60%	2,110	12.40%
<b>20 to 34 years</b>	2,046	13.20%	2,010	12.80%	2,123	12.50%
<b>35 to 64 years</b>	6,608	42.50%	6,895	43.90%	6,619	38.90%
<b>65 years and over</b>	3,552	22.90%	3,440	21.90%	5,658	33.30%
<b>Median Age</b>	45	(X)	46	(X)	(X)	(X)

*Source: U.S. Census Bureau, 2010; UMASS Donahue Institute Age Sex Details, 2013; American Community Survey 2011-2015, S0101*

UMASS Donahue Institute’s population projections by age suggest that Westport will continue aging, predicting that the share of residents over 65 years will increase from about 23 percent of the population in 2010 to a third of total population by 2035. In 2010, youth 0-19 years old made up roughly 21.4 percent of total population, whereas projections indicate that youth 0-19 years will make up roughly 15.2 percent of total population in 2035. This is a projected decline from about

3,326 youth 0-19 in 2010 to about 2,589 in 2035 – a 22 percent projected decline in youth living in Westport by 2035.



### RACE

Westport’s population predominantly identified race as white (97 percent of the total population per the 2010 U.S. Census), and the population identifying as white increased from that to 98 percent between 2010 and 2015. This is a higher percentage than the population of Bristol County, which also predominantly identified race as white (87 percent) in 2015. Statewide, 80 percent of the 2015 population identified race as white. Between 2010 and 2015, the number of people identifying as black or African American drastically decreased by 69 percent, starting at 125 people in 2010 and reducing to an estimated 39 in 2015. Those identifying as Asian decreased as well by 64 percent, with 98 people in 2010 and just 36 in 2015. However, people reporting more than one race rose slightly, from 196 people to 210.

TABLE 3.3: RACIAL COMPOSITION IN WESTPORT

	2010 Census	2015 Estimate
Total Population	15,298	15,707
White alone	14,856	15,418
Black or African American alone	125	39
American Indian and Alaska Native alone	0	4
Asian alone	98	36
Two or more races:	196	210
Two races including some other race	0	54
Two races excluding some other race, and three or more races	196	156
Source: 2011-15 American Community Survey; Table B02001. Note: ACS data based on samples and are subject to variability		

Per analysis of 2015 ACS data by census tracts in Westport, there does not appear to be concentration of people identifying as non-white. There are three census tracts in Westport: Tract 25005646101 is the northernmost third of Westport, Tract 25005646103 is the middle third, and Tract 25005646104 is the southernmost part. In all three tracts, those identifying as white alone make up over 88 percent of the population. However, with so few residents estimated to identify as non-white and given the decline in non-white population, it is not surprising that racial concentration is not discernable.

### DISABILITY

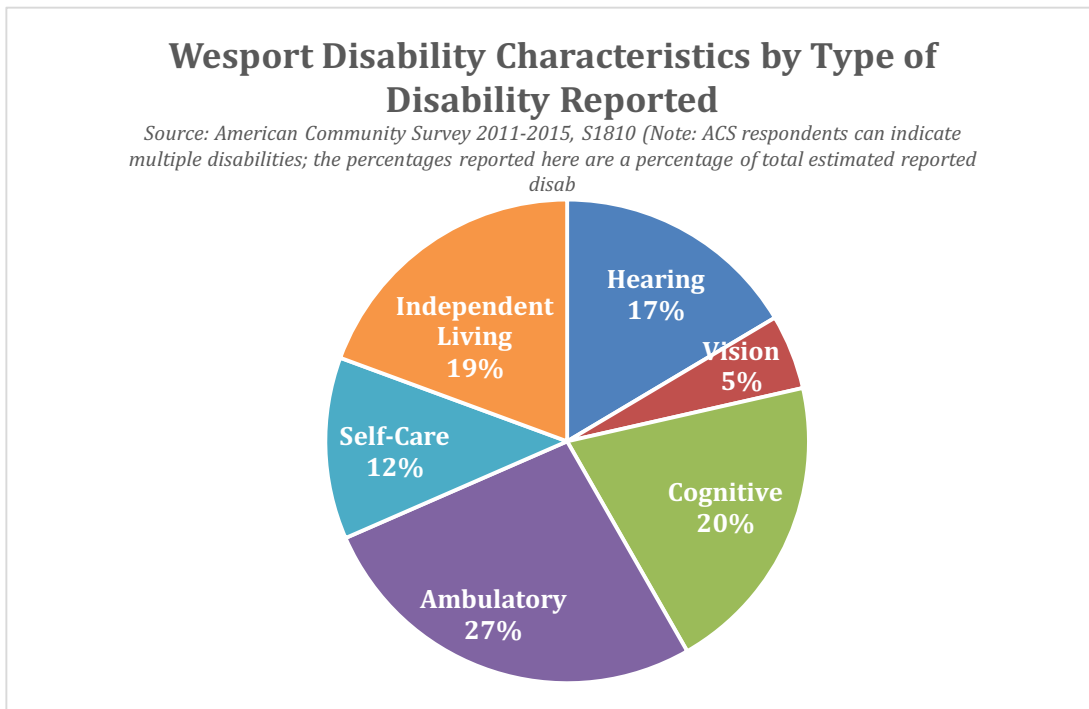
According to ACS 2015 5-year estimates, 11 percent of Westport’s total civilian non-institutionalized population report having one or more disabilities. The estimates indicate that roughly four percent of children under the age of 18 are reported to have disabilities. Of the population age 18 to 64 years, “working age residents,” seven percent reported having one or more disabilities. An estimated 29 percent of residents age 65 or over in Westport reported having one or more disabilities. The U.S. Census Bureau defines a disability as a long-lasting physical, mental, or emotional condition.

Residents with one or more disabilities can face housing challenges due to a lack of housing that is affordable and physically accessible or that provides supportive services. Westport’s disability rates are lower than those of Bristol county and slightly lower than the state, which may indicate a shortage of accessible, including service-enriched, housing for individuals with disabilities. As the community’s population ages, the need for accessible housing will likely grow. Bristol County has disability rates across all age categories that are higher than those of the state.

TABLE 3.4 DISABILITY CHARACTERISTICS OF WESTPORT

	Westport		Bristol County		Massachusetts	
	Estimate	%	Estimate	%	Estimate	%
<b>Total Civilian, (Non-institutionalized Population)</b>	15,707	100%	545,791	100%	6,627,768	100%
<b>With disability</b>	1,765	11%	76,028	13.90%	763,526	11.50%
<b>Under 18 years</b>	2,991	100%	117,963	100%	1,394,267	100%
<b>With disability</b>	118	4%	6,347	5.40%	63,543	4.50%
<b>18-64 years</b>	9,271	100%	347,511	100%	4,286,479	100%
<b>With disability</b>	642	7%	40,488	11.60%	383,623	8.90%
<b>65 years and over</b>	3,445	100%	80,317	100%	947,022	100%
<b>With disability</b>	1,005	29%	29,193	36.30%	316,360	33.40%

Source: 2015 ACS 5-year estimate, S1810. Note: Data are based on a sample and are subject to sampling variability.



In Westport, per the 2015 ACS estimates, the largest percentage of estimated reported disabilities were ambulatory difficulties (about 27 percent; 903 persons), followed by cognitive difficulties (about 20 percent, 685 persons). About 19 percent (roughly 655 persons) reported difficulty with independent living due to physical, mental, or emotional conditions and roughly 12 percent (411 persons) reported difficulty with self-care (dressing or bathing – two activities of daily living). About 556 persons report hearing difficulties (17 percent) and 169 vision difficulties (5 percent).

## RESIDENCE ONE YEAR AGO

Roughly 94 percent of Westport’s total population lived in the same house one-year prior per the 2015 ACS estimate. About 89 percent of the total county population lived in the same house one-year prior to the estimate. In Westport and the county, most of the population that moved to their current home in the past year moved from within Bristol County.

TABLE 3.5: HOUSING MOBILITY IN WESTPORT AND BRISTOL COUNTY, 2015 ACS ESTIMATES

	Westport		Bristol County	
	Population	%	Population	%
<b>Total</b>	15,560	100%	547,018	100%
<b>Same Home</b>	14,891	94%	486,847	89%
<b>Same County</b>	560	4%	38,838	7%
<b>Same State</b>	47	1%	11,487	2%
<b>Different State</b>	62	1%	7,658	1%
<b>Abroad</b>	0	0%	2,188	1%
Source: 2011-15 American Community Survey; Note: ACS data based on samples and are subject to variability				

## HOUSEHOLD TYPES

In 2015, 70 percent of all households in Westport were family households, meaning the household consisted of a householder and one or more other people related to the householder by birth, marriage, or adoption. Roughly 70 percent of family households included related children under 18 years in Westport, which is significantly higher than in the county or state: 39 percent and 44 percent family households with children respectively.

Approximately 25 percent of all households in Westport were single-person households. This was slightly less than the percentage of single-person households in Bristol County, roughly 28 percent in 2015, and less than the statewide percentage of single-person households of approximately 29 percent. A smaller percentage of households are single-person in Westport, which may be due to the size and affordability of housing stock, as well as access to employment.



TABLE 3.6: HOUSEHOLDS IN WESTPORT, 2015

Household Type	# Households	%
Total households	6,096	100%
Family households	4,253	69.7%
Family households with own children under 18 years	1,603	37.7%
Male householder, no wife present with own children	195	4.6%
Female householder, no husband present with own children	379	8.9%
Nonfamily households	1,843	30.20%
Householder living alone	1,536	83.3%
65 years and over	902	58.7%

*Source: American Community Survey 2011-2015, S1101. Note: Data are based on a sample and are subject to sampling variability.*

Householders living alone make up over 80 percent of nonfamily households in Westport, and of this group, almost 60 percent are estimated to be older adults (age 65 years and over) in 2015. Between 2010 and 2015, single-person households in Westport increased, while family households with children stayed stagnant: single-person households increased from roughly 21 percent of households in 2010 to 25 percent of households in 2015, while family households with children made up about 30 percent of households in both 2010 and 2015. However, the population projections by age presented previously indicate that the percentage of youth age 19 years and under is anticipated to decrease.

About 14 percent of all families with children in the town consisted of single-parent households, most of which were single-mother households. Single-parent households often rely on one income to support the family and can experience hardships in affording housing costs. Proportionally, Westport had fewer single-parent households in 2015 than Bristol county and the state.

### HOUSEHOLD INCOME DISTRIBUTION

Per the 2011-2015 ACS, most households in Westport have an income level over \$75,000 per year, with over 38 percent making more than \$100,000 per year.

TABLE 3.7: INCOME DISTRIBUTION IN WESTPORT

Income Level	Westport	
	# of Households	% of Households
Less than \$34,999	1,268	20.80%
\$35,000 to 74,999	1,536	25.20%
\$75,000 to 99,999	963	15.80%
\$100,000 +	2,328	38.20%
Total	6,096	100.00%

*Source: 2011-15 American Community Survey; Note: ACS data based on samples and are subject to variability*

The median income of renter households is often lower than for owner households and this holds true at both the local and state level. The estimated 2015 median homeowner household income in Westport is \$73,435 and in the state is \$83,847; the estimated median income for renter households in Westport is \$26,896 and in the state is \$34,832. Both owner and renter median incomes in Westport are lower than the state median incomes by a significant amount, although the total median income of Westport is \$62,761, which is more comparable to the state total median of \$64,496.

TABLE 3.8: MEDIAN INCOME IN MASSACHUSETTS AND WESTPORT, 2015

Median Income	Massachusetts	Westport
Owner	\$83,847	\$73,435
Renter	\$34,832	\$26,896
Source: 2011-15 American Community Survey; Table B25119. Note: ACS data based on samples and are subject to variability		

## Economic Characteristics

Roughly 40 percent of Westport's total labor force is employed in the industries of management, business, science, and art. About 22 percent are employed in sales or office occupations, and about 17 percent are employed in the service industry. The remaining employed population is employed in the fields of natural resources, construction, maintenance, production, transportation, or material moving.

TABLE 3.9: EMPLOYMENT SECTORS IN WESTPORT, 2015

Industry:	Westport	
Service Occupations	1,310	16.70%
Natural Resources, construction, and maintenance	914	11.60%
Management, business, science, and arts	3,196	40.50%
Sales and office	1,769	22.40%
Production, transportation, and material moving	695	8.80%
Total civilian employed population 16 years and older	7,884	100.00%
Source: 2011-15 American Community Survey; Table S2406. Note: ACS data based on samples and are subject to variability		

The unemployment rate for Westport according to the 2011-2015 ACS estimates was 7.6 percent, which is lower than the county rate of 9 percent. The state of Massachusetts was also estimated to have a 7.6 percent unemployment rate in 2015.

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## Educational Attainment

Per the 2015 ACS estimates, Westport residents have attained lower education levels than residents statewide, but higher education levels than residents countywide. About 31 percent of Westport's population twenty-five years and over has a Bachelor's degree or higher; whereas about 26 percent countywide has a Bachelor's degree or higher. About 41 percent of the statewide population twenty-five years and over has a Bachelor's degree or higher.

# CHAPTER 4

## LOCAL HOUSING CONDITIONS

### Key Findings

- An estimated zero vacant units were for rent in 2015 in Westport, which indicates a significant need for more rental units in Westport.
- Most of Westport's housing units (82 percent) are detached single-family units. About 1,135 (22 percent) of total owner households and 425 (44 percent) of renter households in Westport pay more than 30 percent of their income toward housing, which means that twice the percentage of renters as homeowners are defined as cost-burdened.
- Of the estimated 1,605 households in Westport with income at or below 80 percent AMI, there are 885 households (55 percent) that have housing cost burdens and 555 (35 percent) with severe housing cost burdens.
- Renters tend to be younger in the state and Bristol County, however this is not the case in Westport. About 43 percent of renters in Westport are over age 55 years whereas this age cohort makes up about a third of renters in the county and about 27 percent of renter in the state.
- In Westport, 23 percent of owner-occupied units are valued at over \$500,000, which is significantly higher than the county percentage of just under 8 percent of total owner-occupied units over \$500,000.

### Housing Supply and Vacancy Trends

#### OCCUPANCY & TENURE

The 2011-2015 ACS estimated 7,361 housing units in Westport, with 6,096 year-round occupied units (83 percent) and an estimated 1,265 vacant units (17 percent of total housing units), with 929 of these (77 percent) for seasonal, recreational, or occasional use. In the same period, there were no vacant units for rent and 48 vacant units for sale. The estimated rental vacancy rate in Westport was 0 percent and ownership vacancy rate was 0.9 percent. These vacancy rates indicate a significant need for more rental units in Westport.

Figures for Bristol County were significantly higher in terms of vacant units for rent and for sale, with 21 percent for rent and 9 percent for sale, compared to Westport at no vacant units for rent and four for sale.

#### VACANCY RATES

Vacancies are an essential measure of the state of the housing market. Vacant units represent the supply of homes that exceeds demand, which is related to economic trends. Vacancy rates are measured as a percent of total housing units. A low vacancy rate can result in pressure on housing prices. A 1.5% vacancy rate for ownership and 7% for rental units are considered natural vacancy rates in a healthy market.

The state had an estimated 10 percent vacant, 15 percent of these units for rent, and seven percent for sale. Per the 2010 Census, Westport had a 0 percent vacancy rate in rental units as well, though per the 2000 Census the vacancy rate was 2.5 percent.<sup>6</sup>

An estimated 85 percent of Westport’s total occupied housing units are owner occupied while 15 percent are renter occupied per the 2011-2015 ACS data. In comparison, both the county and the state had an estimated 38 percent of renter occupied units.

TABLE 4.1: HOUSING OCCUPANCY AND TENURE, 2015

	Westport		Bristol County		Massachusetts	
	Estimate	%	Estimate	%	Estimate	%
<b>Total Housing Units</b>	7,361	100%	230,986	100%	2,827,820	100%
<b>Occupied</b>	6,096	83%	212,029	92%	2,549,721	90%
<b>Owner occupied</b>	5,155	85%	131,608	62%	1,583,667	62%
<b>Renter occupied</b>	941	15%	80,421	38%	966,054	38%
<b>Vacant</b>	1,265	17%	18,957	8%	278,099	10%
<b>Vacant Seasonal, Recreational, or Occasional Use</b>	929	73%	3,399	18%	123,040	44%
<b>Rental vacancy rate</b>	0	0%	4,048	21%	42,605	15%
<b>Owner vacancy rate</b>	48	0.9%	1,837	9%	19,230	7%

Source: 2011-2015 American Community Survey, Table DP04. Note: Data are based on a sample and are subject to sampling variability.

**RESIDENTIAL PROPERTY CHARACTERISTICS**

Westport’s land is divided into 7,361 parcels with residential units. Most of residential land in Westport consists of single-family properties (approximately 79 percent), followed by multi-family homes at 6 percent.

TABLE 4.2: RESIDENTIAL LAND USE

Use Type	Number of Parcels	% of Land
Single-Family	5,781	79%
Multi-Family	411	6%
Condominium	166	2%
Apartments	29	1%
Other Non-Residential Uses	148	2%
Commercial Parcels	264	10%
<b>Total</b>	<b>7,361</b>	<b>100%</b>

Source: DOR Municipal Databank, Parcel Counts by Usage Code, 2015

<sup>6</sup> Source: US Census 2000, ACS Estimates 2011-2015, Table DP-1

Eighty-two percent of Westport’s housing units are single detached units; Five percent are single attached units, and about 11 percent of Westport’s units are in structures between two and ten units attached. One percent are in structures with between 10 and 49 attached units, and 1 percent of units are either a mobile home, boat, RV, van or other.

TABLE 4.3: UNITS IN STRUCTURE

	Units
Total:	7,361
1, detached	6,057
1, attached	365
2	364
3 or 4	246
5 to 9	174
10 to 19	19
20 to 49	89
50 or more	0
Mobile home	32
Boat, RV, Van, etc.	15

*Source: 2011-2105 American Community Survey, Table B25024*

**Age of Housing**

Housing in Westport is generally somewhat newer than in the county and state. According to the 2011-2015 ACS estimates, roughly 67 percent of Westport homes were built prior to 1979. Roughly 72 percent of the total housing units in Bristol County were constructed in the same period, and 73 percent of housing units statewide were constructed in prior to 1979 as well.

The 2011-2015 ACS estimates 15 percent of homes were built after 2000 in Westport compared to roughly 8 percent in the county and 9 percent in the state. Roughly 18 percent of existing housing units were constructed in Westport before 1940, which is significantly less than the county (35 percent) and less than statewide (34 percent). Note that homes predating 1978 may contain lead paint, which can pose health hazards.

TABLE 4.4: WESTPORT HOUSING BY AGE, 2015

	Westport		Bristol County		Massachusetts	
	Est.	%	Est.	%	Est.	%
Total housing units	7,361	100%	230,986	100%	2,827,820	100%
2010 or later	123	2%	1,737	1%	26,488	1%
2000 to 2009	989	13%	16,205	7%	213,547	8%
1990 to 1999	1,031	14%	21,150	9%	211,209	7%
1980 to 1989	384	5%	25,009	11%	303,738	11%
1970 to 1979	1,280	17%	27,709	12%	328,414	12%
1960 to 1969	861	12%	21,688	9%	292,628	10%
1950 to 1959	937	13%	23,436	10%	324,491	11%
1940 to 1949	445	6%	13,239	6%	165,661	6%
1939 or earlier	1,311	18%	80,993	35%	961,644	34%

*Source: 2011-2015 American Community Survey, Table B25034 Data are based on a sample and are subject to sampling variability.*

## Trends in Residential Property Values

A review of trends in residential property values provides some perspective on what is occurring with housing costs in the local real estate market. Data from the Massachusetts Department of Revenue (DOR) and other sources can offer insights about residential assessed values, average single-family home values, tax rates, and tax bills for each municipality in the Commonwealth.

TABLE 4.5: TAX RATES AND AVERAGE TAX BILLS, REGIONAL COMMUNITIES FY17

Municipality	Residential Assessed Values	Single-Family Parcels	Single-Family Average Value	Residential Tax Rate	Average Single-Family Tax Bill
Westport	\$2,359,565,500	5,852	\$403,207	7.97	\$3,214
Dartmouth	\$3,772,240,800	9,887	\$381,535	9.70	\$3,701
Fall River	\$1,911,202,100	8,979	\$212,852	14.00	\$2,980

*Source: DOR Municipal Databank, FY17*

In FY17, the total assessed value of all residential parcels in Westport was \$2,359,565,500, and the average value of a single-family home was \$403,207, higher than the two Massachusetts communities bordering Westport. The two other communities surrounding Westport are Little Compton and Tiverton, which are in Rhode Island. Westport has the lowest residential tax rate and the average single-family tax bill falls in the middle of the three regional Massachusetts communities. Residential assessed values in Westport fluctuated between 2006-2016 with a decline of 12 percent (2010-2012) and increase of 3 percent (2015-2016). Total values are only slightly higher in 2016 than in 2006.

TABLE 4.6: WESTPORT RESIDENTIAL VALUES BY YEAR

Year	Residential Assessed Values	% Change
2006	\$2,838,302,688	-
2007	\$3,015,892,232	6%
2008	\$2,993,101,378	-1%
2009	\$3,067,817,148	3%
2010	\$2,823,173,785	-8%
2011	\$2,709,210,825	-4%
2012	\$2,767,343,443	2%
2013	\$2,723,333,667	1%
2014	\$2,709,814,290	0%
2015	\$2,721,766,503	-1%
2016	\$2,847,447,717	5%

*Source: DOR Municipal Databank, Property Tax Trend Report*

## Owner-Occupied Housing Characteristics

Westport has a total of 5,155 owner-occupied housing units. The majority (about 54 percent) moved into their current homes between 1990 and 2009. However, more than 25 percent moved into their household before 1979. In Bristol County, about 19 percent moved in before 1979, and, like Westport, about 56 percent moved in between 1990 and 2009.

TABLE 4.7 OWNER-OCCUPIED: YEAR HOUSEHOLDER MOVED INTO UNIT

Year	Westport		Bristol County	
	Estimate	%	Estimate	%
2015 or later	0	0.00%	483	0.30%
2010-2014	589	11.40%	14,061	11.10%
2000-2009	1,458	28.30%	43,792	33.30%
1990-1999	1,312	25.40%	30,660	23.30%
1980-1989	503	9.70%	16,601	12.60%
1979 or earlier	1,293	25.10%	25,011	19.00%
<b>Total</b>	<b>5,155</b>	<b>100.00%</b>	<b>131,608</b>	<b>100.00%</b>

Source: 2011-15 American Community Survey; Note: ACS data based on samples and are subject to variability

### Homeowner Households by Age

The distribution of homeowners by age in Westport is similar to Bristol County, with a key difference being the larger percentage (35 percent) of householders over the age of 65 in Westport, whereas Bristol County has 27 percent.

TABLE 4.8: HOUSEHOLDERS BY AGE IN WESTPORT

	Westport		Bristol County
	Count	Percent	Percent
<b>Owner occupied Units</b>	5,155	85%	62%
Householder 25 to 34 years	291	6%	8%
Householder 35 to 44 years	803	16%	17%
Householder 45 to 54 years	1,176	23%	25%
Householder 55 to 64 years	1,084	21%	23%
Householder 65 to 74 years	1,142	22%	16%
Householder 75 to 84 years	414	8%	8%
Householder 85 years and over	245	5%	3%

Source: ACS 2010-14, Table B25007

### Homeowner Households by Income

The median income for a year-round homeowner in Westport is \$87,555, which is more than the median income for Bristol County of \$80,444. The median household income for a homeowner in both Westport and the county is significantly higher than the median household income for renter occupied units in the town and the county, \$39,926 and \$30,634, respectively. Almost half of Westport's homeowner's (44 percent) earn more than \$100,000 a year, and only 12 percent earn less than \$25,000 a year.



TABLE 4.9: HOMEOWNER HOUSEHOLDS IN WESTPORT BY INCOME, 2015

	Westport		Bristol County	
	Count	Percent	Count	Percent
Less than \$5,000	62	1%	1,905	1%
\$5,000 to \$9,999	94	2%	1,559	1%
\$10,000 to \$14,999	177	3%	3,757	3%
\$15,000 to \$19,999	181	4%	3,925	3%
\$20,000 to \$24,999	84	2%	4,314	3%
\$25,000 to \$34,999	259	5%	8,881	7%
\$35,000 to \$49,999	359	7%	13,420	10%
\$50,000 to \$74,999	838	16%	23,110	18%
\$75,000 to \$99,999	852	17%	21,007	16%
\$100,000 to \$149,999	1,283	25%	28,497	22%
\$150,000 or more	966	19%	21,233	16%

Source: ACS 2010-15, "B25118: Tenure by Household Income in the Past 12 Months (in 2015 Inflation-Adjusted Dollars)".

### Owner-Occupied Housing Values

Home values in Westport are similar to those in the county, with approximately 87 percent of owner-occupied housing units valued at more than \$200,000 and about the same percentage countywide. However, in Westport, 23 percent of owner-occupied units are valued at over \$500,000, which is significantly higher than the countywide percentage of just under 8 percent over \$500,000.

TABLE 4.10: OWNER-OCCUPIED HOME VALUES 2015

Home Value	Westport		Bristol County	
	Estimate	%	Estimate	%
Less than \$50,000	169	3.30%	4,475	3.40%
\$50,000 to \$99,999	100	1.90%	2,885	2.20%
\$100,000 to \$149,999	54	1.00%	5,829	4.40%
\$150,000 to \$199,999	323	6.20%	16,765	12.70%
\$200,000 to \$299,999	1,315	25.50%	49,035	37.20%
\$300,000 to \$499,999	2,029	39.30%	42,283	32.10%
\$500,000 to \$999,999	969	18.80%	9,229	7.00%
\$1,000,000 or more	216	4.20%	1,107	0.80%
<b>Total</b>	<b>5,155</b>	<b>100.00%</b>	<b>131,608</b>	<b>100.00%</b>

Source: 2011-15 American Community Survey, Table B25075; Note: ACS data based on samples and are subject to variability

## For-Sale Market

### Housing Sales

In 2016, the median sales price for a residential property in Westport was \$293,000, according to The Warren Group. The median sale price for a single-family home in 2016 was \$319,000, and the median sale price of a condo was \$308,000.

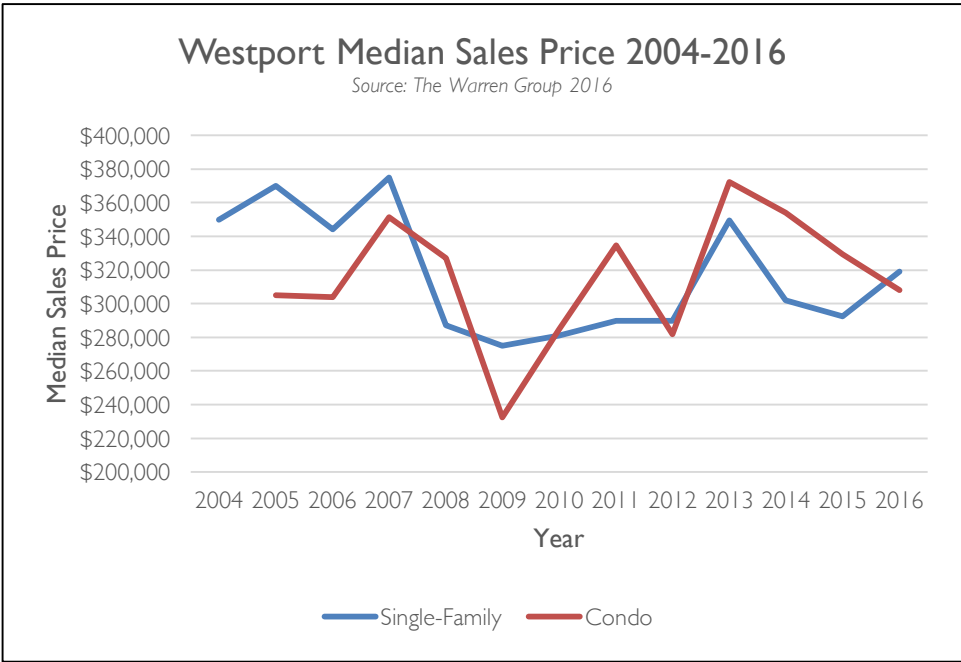
The table below further explores the median sale prices for residential units in Westport between 2010 and 2016. From 2012 to 2013, the median sale price for all residential units increased over

10 percent; though from 2014 to 2015, it increased about nine percent. From 2010 to 2016, the median sale price for all residential units in Westport increased over eight percent.

TABLE 4.11: WESTPORT MEDIAN SALES PRICE BY CALENDAR YEAR, 2004-2016

Year	Single-Family		Condo		All	
	Median Sales Price	% Change	Median Sales Price	% Change	Median Sales Price	% Change
2004	\$350,000	-		-	\$339,250	-
2005	\$370,000	5.7%	\$305,000	-	\$328,000	-3.3%
2006	\$344,000	-7.0%	\$303,750	-0.4%	\$330,000	0.6%
2007	\$375,000	9.0%	\$351,250	15.6%	\$307,000	-13.0%
2008	\$287,000	-23.5%	\$327,000	-6.9%	\$287,000	-6.5%
2009	\$275,000	-4.2%	\$232,450	-28.9%	\$225,000	-21.6%
2010	\$281,000	2.2%	\$285,000	22.6%	\$260,000	15.6%
2011	\$290,000	3.2%	\$334,716	17.4%	\$275,000	5.8%
2012	\$290,000	0.0%	\$282,000	-15.8%	\$285,000	3.6%
2013	\$349,500	20.5%	\$372,500	32.1%	\$315,000	10.5%
2014	\$302,000	-13.6%	\$354,000	-5.0%	\$310,000	-1.6%
2015	\$292,500	-3.2%	\$329,375	-7.0%	\$282,500	-8.9%
2016	\$319,000	9.1%	\$308,000	-6.5%	\$293,000	3.7%

Source: The Warren Group, 2016



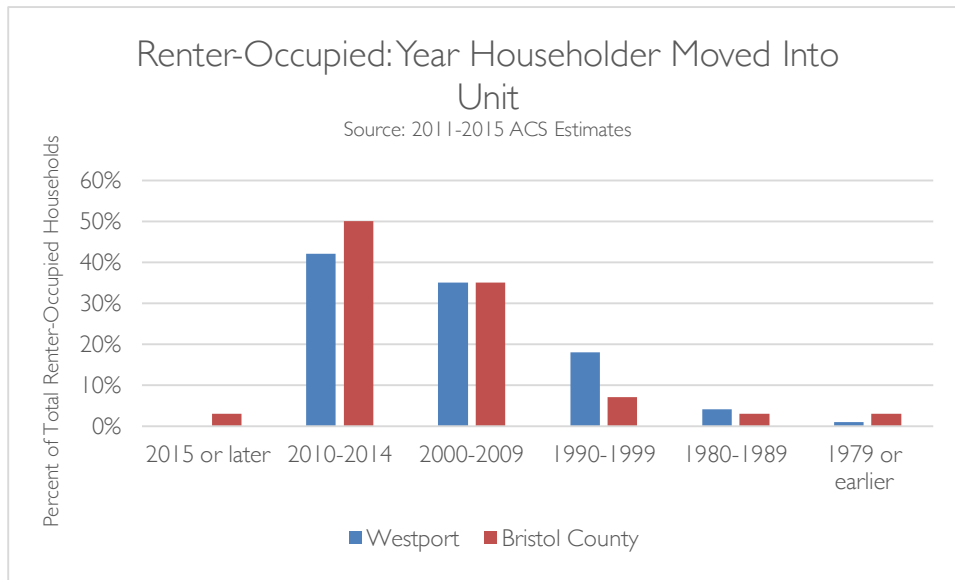
**RENTER-OCCUPIED HOUSING CHARACTERISTICS**

According to the most recent ACS estimates, there are a total of 1,544 renter households in Westport. Approximately 77 percent moved in to their current unit sometime after 2000, slightly less than the 86 percent of renter households countywide that moved into their current unit during this period. Most percentages are comparable between Westport and Bristol County, although while 18 percent of renters in Westport moved into their home between 1990 and 1999, only 7 percent moved in during that period countywide.

TABLE 4.12: RENTER-OCCUPIED: YEAR HOUSEHOLDER MOVED INTO UNIT

Year	Westport		Bristol County	
	Estimate	%	Estimate	%
2015 or later	0	0%	4,555	3%
2010-2014	655	42%	88,122	50%
2000-2009	540	35%	62,739	35%
1990-1999	275	18%	12,033	7%
1980-1989	57	4%	4,613	3%
1979 or earlier	17	1%	4,712	3%
<b>Total</b>	<b>1,544</b>	<b>100%</b>	<b>176,774</b>	<b>100%</b>

*Source: 2011-15 American Community Survey; Table B25026. Note: ACS data based on samples and are subject to variability*



### Renter Households by Age

Renters tend to be younger in the state and Bristol County, however this is not the case in Westport. About 43 percent of renters in Westport are over age 55 years whereas this age cohort makes up about a third of renters in the county and about 27 percent of renter in the state. Dartmouth, a neighboring community, also has an estimated 43 percent renters over age 55 and Fall River has an estimated 33 percent. Only about 12 percent of all renters in Westport are age 25 to 34 years, whereas about 22 percent of the county’s renters and 28 percent of the state’s renters are 25 to 34

TABLE 4.13: RENTERS BY AGE, 2010

Householder Age	Westport		Bristol County
	Count	Percent	Percent
<b>Renter occupied Units</b>	1,158	100%	100%
<b>25 to 34 years</b>	141	12%	22%
<b>35 to 44 years</b>	250	21%	20%
<b>45 to 54 years</b>	219	19%	19%
<b>55 to 64 years</b>	162	14%	13%
<b>65 to 74 years</b>	145	13%	9%
<b>75 to 84 years</b>	119	10%	7%
<b>85 years and over</b>	66	6%	4%

*Source: US Census Bureau 2010, Table QT-H2*

### Renter Households by Income

The median income for renter households in Westport is \$30,634, which is significantly less than the median income for a homeowner in Westport at \$80,444.<sup>7</sup> Approximately 62 percent of renter households in Westport have incomes of less than \$50,000, compared to about 70 percent in the county. About eight percent of Westport’s renter households have incomes greater than \$100,000, similar to the county’s eight percent. About 29 percent of renter households in Westport have incomes between \$50,000 and \$99,999, compared to approximately 22 percent in the county.

TABLE 4.14: RENTER HOUSEHOLDS BY INCOME, 2015

Household Income	Westport		Bristol County	
	Estimate	Percent	Estimate	Percent
<b>Less than \$5,000</b>	0	0.00%	3,856	4.80%
<b>\$5,000-\$9,999</b>	51	5.40%	6,090	7.60%
<b>\$10,000-\$14,999</b>	99	10.50%	11,080	13.80%
<b>\$15,000-\$19,999</b>	56	5.90%	7,389	9.20%
<b>\$20,000-\$24,999</b>	67	7.10%	6,062	7.50%
<b>\$25,000-\$34,999</b>	137	14.60%	9,844	12.20%
<b>\$35,000-\$49,999</b>	180	19.10%	12,424	15.40%
<b>\$50,000-\$74,999</b>	161	17.10%	12,095	15.00%
<b>\$75,000-\$99,999</b>	110	11.70%	5,928	7.40%
<b>\$100,000-\$149,999</b>	46	4.90%	4,048	5.00%
<b>\$150,000 or more</b>	32	3.40%	1,604	2.00%
<b>Total</b>	941	100.00%	80,421	100.00%

*Source: 2011-15 American Community Survey; Table B25118. Note: ACS data based on samples and are subject to variability*

<sup>7</sup> US Bureau of the Census, American Community Survey 2011-15, "B25119: Median Household Income in the Past 12 Months (in 2015 Inflation-Adjusted Dollars) by Tenure".

## Rental Housing Costs

Approximately 78 percent of renter households in Westport pay between \$500 and \$1,499 in monthly gross rent (rent and basic utilities), which almost mirrors the county's percentage of about 76 percent for this monthly gross rent distribution. In Westport, about eight percent of renter households pay less than \$500 in monthly gross rent, which is about half of the 17 percent of the county that pays less than \$500.

### Wages Needed to afford Fair Market Rent in Massachusetts

In Massachusetts, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,347. To afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$53,886 annually. Assuming a 40-hour-work week, 52 weeks per year, this level of income translates into a Housing Wage of \$25.91.

In Massachusetts, a minimum wage worker earns an hourly wage of \$11.00. To afford the FMR for a two-bedroom apartment, a minimum wage earner must work 94 hours per week, 52 weeks per year.

In Massachusetts, the estimated mean (average) wage for a renter is \$18.47. To afford the FMR for a two-bedroom apartment at this wage, a renter must work 56 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.4 workers earning the mean renter wage to make the two-bedroom FMR affordable.

Source: Source: National Low Income Housing Coalition, "Out of Reach 2016: Massachusetts."

The Providence-Fall River HMFA (HUD Metro Fair Market) is made up of 40 percent renters, according to the National Low Income Housing Coalition<sup>8</sup>. Fair Market Rent in the area is less than the Massachusetts fair market rent, at \$972 for a two-bedroom apartment. The estimated mean renter wage in the Providence-Fall River HMFA is \$11.47 - \$7 less than the state mean renter wage. In this area, a person making the mean renter wage would need to work 65 hours a week to afford the Fair Market Rent for a two-bedroom apartment.

In Massachusetts and in the Providence-Fall River HMFA, the Supplemental Security Income (SSI) monthly payment is \$847, which

means that the rent affordable to an SSI recipient, if the recipient's sole income, is just \$254 per month. Rental units in Westport are primarily seasonal due to the resort nature of the town. Therefore, the rental market for year-round use is extremely limited and this is reflected the table below, which provides a snapshot of the one, two, and three-bedroom apartments or houses available to rent on Craigslist as of mid-February, 2017.

TABLE 4.15: MARKET RENTAL RATES FOR WESTPORT (FEBRUARY 2017)

	1 bedroom		2 bedroom		3 bedroom		Total Listings
	#	\$	#	\$	#	\$	
<b>Total</b>	3	\$850-\$1,300	2	\$800-\$1050	1	\$2,500	6
<b>FY 2017 Fair Market Rents in the Providence-Fall River, RI-MA HUD Metro FMR Area</b>	\$827		\$994		\$1,244		
Source: Craigslist South Coast, MA: Accessed February 14, 2017. Fair Market Rents via National Low Income Housing Coalition, "Out of Reach 2016: Massachusetts."							

<sup>8</sup> Source: National Low Income Housing Coalition, Out of Reach 2016.

TABLE 4.16: RENTER HOUSEHOLDS BY GROSS RENT PER MONTH 2015

Gross Rent	Westport		Bristol County	
	Estimate	Percent	Estimate	Percent
Less than \$500	79	8.50%	13,318	17.20%
\$500 to \$999	465	50.40%	41,153	53.10%
\$1,000 to \$1,499	255	27.60%	17,900	23.10%
\$1,500 to \$1,999	115	12.40%	4,009	5.20%
\$2,000 to \$2,499	0	0.00%	841	1.10%
\$2,500 to \$2,999	9	1.00%	149	0.20%
\$3,000 or more	0	0.00%	167	0.20%
<b>Total Occupied Units Paying Rent</b>	<b>923</b>	<b>100.00%</b>	<b>77,537</b>	<b>100.00%</b>

*Source: 2011-15 American Community Survey; Table B25063. Note: ACS data based on samples and are subject to variability*

## Housing Affordability in Westport

### HOUSING COST BURDEN

As defined by the U.S. Department of Housing and Urban Development, “housing cost burden” occurs when low/moderate-income (LMI) households spend more than 30 percent of their gross income on housing costs. When a household is cost burdened, it has less income to spend on other necessities and to circulate into the local economy – this is especially challenging for LMI households.

For homeowners, “housing costs” include the monthly cost of a mortgage payment, property taxes, and insurance. For renters, it includes monthly rent plus basic utilities (heat, electricity, hot water, and cooking fuel). When housing costs exceed 50 percent of a low- or moderate-income household’s monthly income, the household meets the definition of “severely cost burdened.”

The 2009-2013 ACS estimates indicate that about 27 percent (1,610) of Westport’s total households have income at or below 80 percent of the Area Median Income (AMI). About 56 percent (550) of Westport’s renter households have income below 80 percent AMI and 21 percent (1,060) of owners.

TABLE 4.17: HOUSEHOLD INCOME DISTRIBUTION OVERVIEW

Household Income	Homeowners	% Homeowners	Renters	% Renters	Total	% Total
Extremely Income (less than or equal to 30% AMI / ≤30%)	245	5%	255	26%	500	8%
Very Low Income (greater than 30%, but less than or equal to 50% AMI / >30% to ≤50%)	295	6%	90	9%	385	6%
Low/Moderate Income (greater than 50%, but less than or equal to 80% AMI / >50% to ≤80%)	520	10%	205	21%	725	12%
Middle Income (greater than 80%, but less than or equal to 100% AMI / >80% to ≤100%)	390	8%	155	16%	545	9%
Income greater than 100% AMI (>100%)	3,580	71%	275	28%	3,855	64%
<b>Total</b>	<b>5,030</b>	<b>100%</b>	<b>975</b>	<b>100%</b>	<b>6,005</b>	<b>100%</b>

*Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), based on 2009-2013 ACS Estimates*

About 1,135 (22 percent) of total owner households and 425 (44 percent) of renter households in Westport pay more than 30 percent of their income toward housing.

TABLE 4.18: COST BURDENED OWNERS AND RENTERS IN WESTPORT

Housing Cost Burden	Owner	Renter	Total
Cost Burden <=30%	3895	550	4445
Cost Burden >30% to <=50%	685	160	845
Cost Burden >50%	420	265	685
Cost Burden not available	30	0	30
<b>Total</b>	<b>5030</b>	<b>975</b>	<b>6005</b>

*Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), based on 2009-2013 ACS Estimates*

Of the estimated 1,605 households in Westport with income at or below 80 percent AMI, there are 885 households (55 percent) that have housing cost burdens and 555 (35 percent) with severe housing cost burdens.

TABLE 4.19: TOTAL COST BURDENED HOUSEHOLDS BY INCOME

Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	380	345	500
Household Income >30% to <=50% HAMFI	145	85	380
Household Income >50% to <=80% HAMFI	360	125	725
Household Income >80% to <=100% HAMFI	190	40	545
Household Income >100% HAMFI	455	90	3855
<b>Total</b>	<b>1530</b>	<b>685</b>	<b>6005</b>

*Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), based on 2009-2013 ACS Estimates*  
HAMFI refers to the "HUD Area Median Family Income"

Of the 550 renters in Westport with income at or below 80 percent AMI, about 380 households (69 percent) are cost burdened. Of the 1,060 owners in Westport with income at or below 80 percent AMI, about 505 households (48 percent) are cost burdened.

TABLE 4.20: TOTAL COST BURDENED RENTER HOUSEHOLDS BY INCOME

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	180	180	255
Household Income >30% to <=50% HAMFI	80	50	90
Household Income >50% to <=80% HAMFI	120	35	205
Household Income >80% to <=100% HAMFI	45	0	155
Household Income >100% HAMFI	0	0	275
<b>Total</b>	<b>425</b>	<b>265</b>	<b>975</b>

*Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), based on 2009-2013 ACS Estimates*  
HAMFI refers to the "HUD Area Median Family Income"

TABLE 4.21: TOTAL COST BURDENED OWNER HOUSEHOLDS BY INCOME

Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	200	165	245
Household Income >30% to <=50% HAMFI	65	35	295
Household Income >50% to <=80% HAMFI	240	90	520
Household Income >80% to <=100% HAMFI	145	40	390
Household Income >100% HAMFI	455	90	3580
<b>Total</b>	<b>1105</b>	<b>420</b>	<b>5030</b>

*Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), based on 2009-2013 ACS Estimates  
HAMFI refers to the "HUD Area Median Family Income"*

## Affordable Housing Characteristics

For the purposes of this analysis, affordable housing is housing that is restricted to individuals and families with qualifying incomes and asset levels, and receives some manner of assistance to bring down the cost of owning or renting the unit, usually in the form of a government subsidy, or results from zoning relief to a housing developer in exchange for the income-restricted unit(s). Affordable housing can be public or private. Public housing is managed by a public housing authority, established by state law to provide affordable housing for low-income households. Private income-restricted housing is owned and operated by for-profit and non-profit owners who receive subsidies in exchange for renting to low- and moderate-income households.

The Massachusetts Department of Housing and Community Development (DHCD) maintains a Subsidized Housing Inventory (SHI) that lists all affordable housing units that are reserved for households with incomes at or below eighty percent of the area median income (AMI) under long-term legally binding agreements and are subject to affirmative marketing requirements. The SHI also includes group homes, which are residences licensed by or operated by the Department of Mental Health or the Department of Developmental Services for persons with disabilities or mental health issues.

The SHI is the state's official list for tracking a municipality's percentage of affordable housing under M.G.L. Chapter 40B (C.40B). This state law enables developers to request waivers to local regulations, including the zoning bylaw, from the local Zoning Board of Appeals for affordable housing developments if less than 10 percent of year-round housing units in the municipality is counted on the SHI. It was enacted in 1969 to address the shortage of affordable housing statewide by reducing barriers created by local building permit approval processes, local zoning, and other restrictions.



## WESTPORT AFFORDABLE UNITS

As of December 2014, there were 227 units in Westport listed on the SHI.

TABLE 4.22: AFFORDABLE UNITS BY TYPE

	SHI
Rental <sup>9</sup>	178
Ownership	49
Total	227

- Edgewater Apartments on Borden Street and Sanford Road has 72 total SHI units for rental Westport Village on Village Way has 48 SHI units that are rental. Both projects have perpetual affordability restrictions.
- The Westport Housing Authority property, Greenwood Terrace, has 48 rental units for eligible elderly and disabled individuals.
- Ten rental units are in MA Department of Developmental Services group homes.
- One of the ownership units is a result of existing market rate units converted to affordable units through the town's Housing Opportunity Purchase Program, which has a perpetual restriction, and thirty-four are temporarily restricted as affordable through the town's home rehab program – most of the restriction on home rehab units will expire in 2020 or 2021.
- The remainder of the affordable ownership units are on American Legion Highway (2 units), Briggs Landing (7 units), and Oakridge Condominiums (5 units).

## PIPELINE

There is one pending project with units that would count on the SHI: Noquochoke Village applied in 2015 to construct 50 rental units.

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<sup>9</sup> Note: The DHCD's 40B Subsidized Housing Inventory, dated 1/27/17, lists the units for Westport Village as "mixed" type; however, based on the DHCD tracker, Westport Village is listed as having 48 rental units listed on the SHI and 30 ownership (market rate). Therefore, the table 4.21 includes the 48 rental units at Westport Village as "rental" rather than "mixed" units.

# CHAPTER 5

## DEVELOPMENT CONSTRAINTS ANALYSIS

The focus of this chapter is to detail Westport's development constraints and limitations. This also includes analysis of environmental constraints, infrastructure capacity, and regulatory barriers. The information presented in this section is largely based on other planning documents, including the *2016 Westport Master Plan* and Westport's 2006 Open Space Plan.

Westport is loved by its residents for "the rural nature of the community and its natural environment, including the seaside, rivers, farm fields and woodlands." The *2016 Westport Master Plan* was "designed to guide decision-making policies regarding long term development in a manner that preserves the unique rural quality and character of Westport but also meets the pressing needs of the community, particularly in the areas of education, public safety and water quality."

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### Environmental Constraints

Specific environmental elements that impact housing development include landscape character, geology, soils, topography, groundwater, freshwater ponds and lakes, coastal and estuarine resources, plan communities & wetlands, Areas of Critical Environmental Concern (ACEC) designation, rare and endangered species, critical habitat, scenic views, and hazardous waste sites, as further described below. The following sections are excerpted from the 2016 Master Plan or from Westport's 2006 Open Space Plan, unless otherwise noted.

#### LANDSCAPE CHARACTER

Westport lies within the Bristol Lowland/Narragansett Lowland Ecoregion, an area of flat, gently rolling plains. Forests are mostly central hardwoods and some elm-ash-red maple and red and white pine. There are numerous wetlands, some cropland/pasture, and many cranberry bogs. Many rivers drain this area.

Westport's earliest settlers, some 10,000 years ago, were attracted by this area's abundant resources: the river and its estuaries, the ocean front, shellfish beds, wildlife habitats, the intertidal zone of beaches, salt marsh and primary and secondary dunes. These assets, together with the farmland, woods, wetlands, ponds and upland wildlife, provide a wonderful mix of resources for residents and tourists.

Development is putting stress on these resources, and it will only increase. Groundwater, surface water and wetlands have been contaminated in some areas, wildlife habitats are shrinking, and open land is vanishing. On the other hand, climate change is expected to lead to rising sea levels, more frequent and severe storm events and rising temperatures of both air and water that will impact plant and animal life on reduced surface areas and in the waterways.

The most significant natural features in the town are the Westport River and Horseneck Beach. The two branches of the Westport River cover almost 3,300 acres, provide 35 miles of shoreline and drain 85 percent of the town's land area. The river serves as a breeding area and habitat for numerous species of fish, animals and plants. Horseneck Beach is a state recreation area and a

barrier beach with over 4 miles of shoreline on the Atlantic Ocean. It is the Commonwealth's third most popular recreation area.

Over one half of Westport's land area is forested and many of these areas cover hundreds of acres of unbroken forestland. The variation of forest to open fields creates one of the basic landscape patterns that defines Westport.

Along with providing jobs and food, farming creates a unique open landscape wherever it is active. Westport's farms provide views of pastures, corn, vineyards, cows, horses, other livestock and a variety of small fruits and vegetables. The act of farming prevents fields from growing back to trees thus blocking views of the coastline and rivers.

## **GEOLOGY**

The land surface of Westport is hilly, but the elevations are fairly gradual. The southern sector of the town has two large bay areas formed by the East and West branches of the Westport River. Westport is almost completely surfaced with good texture, well-watered loams with marshlands bordering most of the town's many streams. The coast is bordered by a strip of sandy soil to a depth varying from  $\frac{1}{4}$  to  $\frac{1}{2}$  mile. The town has a tidal shore line of 47.4 miles. Total land mass is 53.01 square miles. The town's character is mixed, ranging from extensive suburban development in the north to rural residential and agricultural in the south.

## **SOILS**

Westport is characterized by a variety of soil types which have differing implications for open space and recreation opportunities in the town. Because Westport does not have a municipal sewer system, a large portion of Westport contains soil types which are classified as being difficult to develop. This limitation is primarily related to a high-water table or to an impermeable soil layer (hardpan) that impedes water percolation. Forty-five percent of the soils fall into the category of having severe limitations due to wetness (Whitman, Scituate, Ridgebury, muck, peat, and marsh). Another thirty-one percent have severe limitations due to hardpan (Millis and Paxton). In general, the Millis and Paxton soils have good potential as habitat for open land and woodland wildlife and have value from an open space point of view.

Wet soils with a seasonal high water table, at or near the surface, are clearly a problem in Westport. The areas having these types of soils are generally in the valleys between the ridges and hills in town. Most of the development in Westport has historically occurred along the ridges where wetness is not a problem.

Because these high lands are also important for agricultural use, the town is likely to face more pressure for development in the less desirable wet soils. The consequence of this situation is that efforts to preserve agricultural land will put the town in direct competition with development interests. Most of Westport has been categorized as having prime farmland soils or soils of statewide agricultural significance. "Prime" farmland is defined on a set of Soil Conservation Service (SCS) criteria that identify soils best suited for growing crops.

Despite the presence of important agricultural soils, due to a variety of somewhat contradictory regulations, Westport must recognize that it is planning within a regulatory system that tends to push development toward farmlands. Although other areas of the world allow waste disposal

systems that allow the development of marginal lands, Massachusetts is governed by Title 5, which sets limits for residential properties that use septic systems. These systems need well drained soil conditions and thus are not suitable for high clay, high water table or highly permeable soils. Farmlands tend to have the characteristics most suitable for septic systems.

### **FRESHWATER PONDS**

Several major ponds are also located in or partially in Westport. The City of Fall River's Watuppa Reservoir Company owns the flowage rights to South Watuppa Pond, Sawdy Pond, and Davol Pond. Richmond and Cockeast Ponds, located near the ocean, are tidal ponds associated with the barrier beach system. In 2005 the herring run to Cockeast Pond was restored.

### **South Watuppa Pond**

The worst fresh water quality problem in Westport is South Watuppa Pond, bordered by three communities. This 1,446 acre warm water pond has an average depth of 15 feet and a maximum depth of 22 feet. Transparency is low at three feet and aquatic vegetation scant. The bottom is composed of rubble, rock, and muck and there are numerous rubble-strewn shoals. Parts of the ten-mile shoreline remain wooded but only a small portion is accessible to the public. High nutrient levels causing algae blooms have been attributed to runoff and septic system seepage from Westport, Fall River and Tiverton. In the summer, fecal coliform testing is done by the Board of Health at South Watuppa, Sawdy and Devol Ponds.

### **GROUNDWATER**

Despite plentiful wetlands, Westport does not have plentiful groundwater. This apparent contradiction may be explained by the fact that the predominant soils in town are not sand and gravel types, but rather soils with a very firm substratum (hardpan layer) that restricts the vertical movement of water recharging the aquifer. This results in rainfall running off ridges and hills into valleys where swamps develop because of the poor permeability of the soils.

The town's main aquifer generally follows the east side of the East branch of the Westport River and Bread and Cheese Brook. These aquifer areas were carved out during the glacial period and contain sandy and gravelly soils conducive to groundwater recharge and aquifer formation and are estimated to be capable of producing a flow of 1,400 gallons per minute. The large majority of Westport's land area, however, falls into the category of having a low potential (less than 25 gallons per minute) groundwater yield. This fact severely limits any type of development that would utilize more than a minimal amount of water.

Even in some of these areas that are favorable for finding groundwater, the potential for development of wells is limited because excessive pumping could induce salt water into the aquifer along the river where salt or brackish conditions exist.

### **COASTAL & ESTUARINE RESOURCES**

The Westport River estuary is one of the Commonwealth's greatest coastal treasures in both habitat quality and scenic beauty. During the summer months, boaters and vacationers flock to the river and beaches. The East Branch of the Westport River has significant shellfish resources and more salt marsh acreage than any other embayment. Similarly, the West Branch of the Westport River also has significant shellfish resources. This estuary has the fourth greatest salt marsh acreage.

## PLANT COMMUNITIES & WETLANDS

The Westport coastline and river system is fringed with more than 1,000 acres of saltmarsh providing a wide variety of natural and human benefits. The coastal regulations to the Massachusetts Wetlands Protection Act, MGL Ch. 131, Sec. 40 defines salt marshes as coastal wetlands that extend landward up to the highest high tide line, that is the highest spring tide of the year, and are characterized by plants that are well adapted to, or prefer living in, saline soils. Dominant plants within salt marshes are salt meadow cordgrass (*Spartina patens*) and/or salt marsh hay (*Spartina alterniflora*).

Saltmarshes produce vast quantities of organic matter that wash into adjacent waters when the marsh is flooded. This material, when decomposed becomes a primary food source in the marine food web. Saltmarshes also serve as spawning and nursery grounds for many species of fish. They are habitat for crustaceans, mollusks, and worms and are feeding grounds for migratory and resident waterfowl and a variety of mammals. The marshes also serve as a protective barrier against storm damage and flooding, absorbing flood waters before they reach uplands. Finally, saltmarshes serve as pollutant filters absorbing nitrogen, phosphorus, heavy metals, and hydrocarbons.

## RARE AND ENDANGERED SPECIES

The Massachusetts Natural Heritage and Endangered Species Program cites the following wildlife species as being threatened: the marbled salamander (*Imbystoma opacum*), the piping plover (*Charadrius melodus*) and the persius duskywing (*Erynnis persius persius*). The following species were sighted in Westport and are classified as being of special concern: the spotted turtle (*Clemmys guttata*), the four-toed salamander (*Hemidactylium scutatum*), the spartina borer moth (*Spartiniphaga inops*), the New England bluet (*Enallagma laterale*), the least tern (*Sterna antillarum*), the common tern (*Sterna hirundo*), and the Eastern box turtle (*Terrapene carolina*). There are no endangered mammal or insect species listed for Westport.

The *Westport 2016 Master Plan* says that “Efforts to protect or improve breeding areas for avian and aquatic species that are either endangered or of special concern have had mixed results.”

## CRITICAL HABITATS

Critical habitats in Barnstable have been identified by the NHESP and Core BioMap2.

## NHESP BioMap2<sup>10</sup>

The Massachusetts Natural Heritage and Endangered Species Program (NHESP) developed a BioMap2 to identify the areas that are most in need of protection to protect the native biodiversity of the Commonwealth. Core Habitats represent habitat for the most viable rare plant and animal populations and include exemplary natural communities and aquatic habitats. The BioMap2 produced for Westport indicates six major NHESP Core Habitat areas

Along with the six priority natural community cores, two forest cores, eight wetland cores, eleven aquatic cores, and twenty-six species of conservation concern cores were identified in Westport.

<sup>10</sup> Massachusetts Executive Office of Energy and Environmental Affairs. <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/land-protection-and-management/biomap2/>. accessed February 2017.

## SCENIC VIEWS

The *Massachusetts Landscape Inventory* was created by the Massachusetts Department of Environmental Management and the Nature Conservancy to identify and locate the Commonwealth's important natural features. This Inventory designated the Westport/Dartmouth Area as the major scenic area along the southeastern coast of mainland Massachusetts, and as one of the most important areas for consideration by the Commonwealth and conservation groups. Westport has many major scenic areas; almost all of the East Branch of the Westport River valley and much of the West Branch were classified as either Distinctive or Noteworthy in the Inventory. The predominant landscape features that make Westport distinctive are as follows: active farms with pastures, crops and livestock; views of the river; views of the Buzzards Bay coastline; views of the harbor; and the varied historic villages of the town. The exceptional amount of open land combined with the views of the water gives Westport a very open and expansive character.

## HAZARDOUS WASTE SITES

According to the Massachusetts Department of Environmental Protection, there are three sites in Westport with activity and use limitations due to hazardous materials.

- Old Colony Station 6826 (currently Supreme Gas & Convenience on the corner of Sanford Road and State Road) is a class A2 Response Action Outcome (RAO) site. RAO is defined as "A site/release where a Permanent or Temporary Solution Statement was submitted. This statement asserts that response actions were sufficient to achieve a level of no significant risk or at least ensure that all substantial hazards were eliminated." A permanent solution has been achieved for Old Colony Station 6826, though contamination has not been reduced to background.
- At a second site, Roadway Express, Inc (located at 30 Borden St) is class PA RAO, a permanent solution has been achieved with conditions and no activity and use limitations.
- Lastly, at class A3 RAO Westport Sand and Gravel, located on Old County Road, a permanent solution has been achieved. Contamination has not been reduced to background and an Activity and use Limitation has been implemented.

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# Historic & Cultural Resources

## HERITAGE RESOURCES

The town has numerous historic resources that contribute to the vibrant character of the community. The town's historic resources include landmarks, remnants of ancient villages, and many of buildings that are listed on the State Register of Historic Places as well as the National Register of Historic Places.

Per the Massachusetts Cultural Resource Information System, the town also has two historic districts listed on the National Register of Historic Places: Fall River Waterworks Complex and Westport Point. Westport Point is also a Local Historic District, under MGL Chapter 40, and is under the purview of the Westport Point Historic District Commission. The Local Historic District is discussed in more detail under Regulatory Barriers.

Note, National Register Districts do not restrict private use or changes to properties but do provide rehabilitation tax incentives for owners of income-producing properties and provide limited protection from adverse effects of federal and state projects.

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## Infrastructure Capacity

This section reviews the town's infrastructure capacity including drinking water, wastewater and storm water, transportation, and schools. This section is based on information and direct excerpts from Westport's Master Plan or Open Space Plan unless otherwise noted.

### DRINKING WATER

Westport does not have a public water supply, with the exception of the water line on Route 6 and the extension up Davis Road. Most residents are completely dependent on private wells for their drinking water, making the cleanliness of the groundwater vital to the health and welfare of the town. Yet, Westport has several gasoline contamination sites (see Table 24). Pesticides (Temik and carbofuran) have leaked into the wells of many homes in the North end of town; sodium exceeds the safe limit at an elderly housing complex as well as town hall, and nitrates and bacteria levels are on the rise. Most recently were findings of Perchlorate in the High School well and nearby neighboring wells. MtBE was discovered in several wells in Central Village. Westport residents need to protect their water supplies, as town-wide water is unlikely.

### WASTEWATER AND STORM WATER

There have been several new developments since an agenda for undertaking the design and implementation of a water and wastewater system in the north end of the town, primarily along Route 6, that would have been connected with water and sewer lines from Fall River was proposed in 2004 and was not approved by the required two-thirds majority. These developments have, on the one hand, clarified the severity and the location of the water and wastewater problems in this same area, and, on the other hand, provided some new instruments or mechanisms for addressing these problems.

Within the framework of the Massachusetts Estuaries Project (MEP), the School of Marine Sciences and Technology (SMAST) at the University of Massachusetts, Dartmouth, completed a study of the Westport River in 2012. The report from SMAST identified the Upper East Branch of the Westport River as the part of the river having the highest levels of nitrogen that, if not reduced, could eventually lead to eutrophication, or the death of the river as a source of fish and shellfish.

While the report indicated that one sub-watershed was the principle source of excess nitrogen and that it was apparently due mainly to agricultural operations and failed septic systems, subsequent research by SMAST has narrowed both the location and the dominant source of the problem, namely septic systems in the vicinity of the intersection of Bread and Cheese Brook and State highway 6. These may be either failed systems or systems that do comply with Title V requirements, but still have minimal effect in reducing nitrogen. This pinpointing of the problem area and source can help to focus efforts at finding solutions to the nitrogen problem.

Finally, after a very long wait, the State Department of Environmental Protection has issued a draft report entitled "Westport River Estuarine System Total Maximum Daily Loads for Total Nitrogen."

This report confirms excess nitrogen levels in the Westport River that were earlier estimated in the SMAST report and specifies the target TMDLs for two sentinel stations in the East and West Branches of the River. The new DEP report does not take account of the more recent investigations undertaken by the town that provided more precise information on sources and locus of the nitrogen entering Bread & Cheese Brook. But it does require that the town undertake a comprehensive water management plan and take steps to implement such a plan, for which the State will provide guidance and possible financial support. It also suggests that the State may apply sanctions if the town does not initiate remedial measures to move toward the specified nitrogen targets.

## **TRANSPORTATION**

Westport is divided east to west by Route 88. This highway, built during the 1960s, serves as a direct link to Horseneck Beach State Reservation. In that respect, it serves to separate most of the town from the high influx of park-goers during the summer months (650,000 cars per season). However, the road is also serving as an excellent means to protect the rural roadside character of Westport's streets. Route 88 allows anyone in town to quickly reach the interstates without using the town's local north-south streets. This is very attractive to commuters. The major transportation needs for the town will be providing strong east-west collectors to link drivers with Route 88.

The Master Plan states an objective regarding transportation: Westport needs to develop a framework for a functional and economical town-wide circulation system as part of its planning for future growth. This framework would form a structure for the land use plan; meet the requirements of public safety officials; and integrate the needs of drivers, bicyclists, pedestrians and recreational users. A study of trail development/improvement opportunities by a town-appointed committee working in cooperation with government officials, volunteer groups and non-profit organizations should be undertaken to support the public demand for multi-use trails expressed during public meetings on potential revisions to the Master Plan. Every effort should be made to coordinate development of a local trail system with regional and state trails and open space plans.

To encourage alternative modes of transportation such as walking and cycling, the town should adopt and apply the existing standardized guidelines for bike lanes, crosswalks and handicapped access to public facilities. This plan would include limiting curb cuts, promoting use of shared commercial driveways and frontage roads along business-zoned roads, and encouraging the retrofitting of individual driveways to the shared access circulation system. The extension of the pedestrian/bike path from Fall River into Westport, and connecting with the Dartmouth pedestrian/bike path should be encouraged as part of a town-wide circulation system. An effort should be made to identify, improve, and maintain public access to waterways over public ways and at town landings.

The Open Space Plan states that sixty-six percent of respondents of the Open Space Scientific Survey support the creation of a bike path that would connect with neighboring communities.

## **SCHOOLS**

The Town of Westport's public school system consists of Alice A. Macomber Elementary, Westport Elementary, and Westport Junior/Senior High.



**Enrollment**

Enrollment in the Westport school district has decreased by more than 200 students in just the last five years, according to the Massachusetts Department of Education.

TABLE 5.1: WESTPORT PUBLIC SCHOOL ENROLLMENT

Year	Total District Students (PK-12)	Alice A Macomber	Westport Elem	Westport Junior/Senior High
2012	1,737	236	509	*
2013	1,668	191	521	*
2014	1,626	184	515	*
2015	1,568	292	521	*
2016	1,519	402	513	576
Source: Massachusetts Department of Education. *Data unavailable				

The student/teacher ratio in Westport is 13.7 to 1, which is comparable to the state ratio of 13.2 to 1.

**Special Needs**

The special needs enrollment for the 2015-2016 school year was 236 students in Westport Public Schools. 80 percent of these students are full inclusion (inside the general education classroom for more than 80 percent of the school day). The graduation rate for students with IEPs in 2015 was 72.2 percent, which is lower than the state target of 82 percent but higher than the state rate of 69.9 percent.

Two-and-a-half percent of students in the district have a first language that is not English, and one percent are English language learners. Just over 17 percent are students with disabilities, and about 36 percent are considered High Needs students. Lastly, 23 percent are considered economically disadvantaged.

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## Regulatory Barriers

This section describes land use and environmental regulations that affect residential development including zoning and local historic districts. The Town of Westport does not have a local wetlands bylaw. The town has a soils conservation bylaw but excavation incidental to construction of buildings is exempt.

### ZONING BYLAWS

The Westport Zoning Bylaws promote low-density housing development with some provisions for encouraging diversity of housing options or affordable housing including the following:

- Inclusionary Housing provisions
- Accessory Apartment provisions
- allowance of multi-family with site plan approval in the Unrestricted district
- allowance of two family new construction by right and conversions by special permit
- the overlay zone for Noquochoke Village

The Westport zoning bylaws establish three primary districts: residential/agricultural, business, and unrestricted. The residential/agricultural district covers most of the town's land area. In addition, as pertains to housing development, the bylaws establish the Noquochoke Overlay District, as approved in 2009.

Article 7 of the bylaws established the minimum lot size of 60,000 square feet and 150 feet of frontage per single-family house and at least 80,000 square feet per two-family house. Both uses require at least 30,000 square feet of contiguous upland. Article 7.5 provides an exemption for lots that were not held in common ownership with adjoining land and had less than the current lot size requirement at the time the bylaw was amended so long as the lot has at least 20,000 square feet and 100 feet of frontage.<sup>11</sup>

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<sup>11</sup> Article 7.5 appears to have been amended multiple times, so the date to which the lot size and frontage exemption applies would need further research to clarify.

## Allowed Residential Uses

BA = Board of Appeals

PB = Planning Board

District	Single-family	Accessory Apt.	Two-family	Multi-family
<b>Residential/Agricultural</b>	By right	<ul style="list-style-type: none"> <li>By Right within single-family dwelling</li> <li>Special Permit for detached structure</li> </ul>	<ul style="list-style-type: none"> <li>By right for new construction</li> <li>Special Permit (BA) for conversion of single to two-family</li> </ul>	No
<b>Business</b>	By right	<ul style="list-style-type: none"> <li>By Right within single-family dwelling</li> <li>Special Permit for detached structure</li> </ul>	<ul style="list-style-type: none"> <li>By right for new construction</li> <li>Special Permit (BA) for conversion of single to two-family</li> </ul>	No
<b>Unrestricted</b>	By right	<ul style="list-style-type: none"> <li>By Right within single-family dwelling</li> <li>Special Permit for detached structure</li> </ul>	<ul style="list-style-type: none"> <li>By right for new construction</li> <li>Special Permit (BA) for conversion of single to two-family</li> </ul>	By right with Site Plan Approval (PB)

## Special Permit Granting Authority

The bylaws designate the Board of Appeals as the Special Permit Granting Authority (SPGA) except for five articles that the Planning Board acts as the SPGA including the following three pertaining to housing: Assisted and Independent Living Facilities, Inclusionary Housing, and the Noquochoke Overlay District.

## Accessory Apartment Provisions

The bylaws define an Accessory Apartment as follows:

*An independent dwelling unit of five hundred (500) to nine hundred (900) square feet contained within a single-family residence. The unit shall have a separate exterior entrance, a kitchen/living room, a bathroom and a maximum of one bedroom. Either unit shall be occupied by the owner.*

Note that the maximum floor area for accessory apartments in detached structures are 750 square feet.

The accessory apartment provisions per Section 4.0.1B(5)(j) limit the occupancy to no more than two persons. Such an occupancy limitation may present Fair Housing considerations. While this policy may not have been intended to have a discriminatory effect, it may have a disparate impact on families with children, a protected class as defined by the Fair Housing Act.<sup>12</sup> Occupancy of dwelling units is already regulated through the Massachusetts State Sanitary Code (105 CMR

<sup>12</sup> Disparate Impact - practices or services that appear neutral on the surface, but, in practice, disadvantage protected class members and/or perpetuate segregated housing patterns

410.000) Section 410.400, which requires that every dwelling unit contain at least 150 square feet for the first occupant and at least 100 square feet for each additional occupant and that bedrooms must be at least 70 square feet for first occupant and 50 square feet for additional occupants.

However, the bylaws do allow for flexibility when designing detached accessory apartments to accommodate residents with disabilities per section 4.0.1(D)(13)(j), which is important to provide fair housing choice.

## **Affordable Housing Provisions**

### **Definition of Affordable Unit**

*A housing unit that by deed restriction is and shall remain permanently affordable by being available, upon sale or resale, for purchase or rent to purchasers or renters so that the unit shall count towards the town's Subsidized Housing Inventory as maintained by the Department of Housing and Community Development.*

### **Definition of Visitability**

*Dwelling units are deemed Visitable if they meet the following three criteria: zero step entrance, all doorways that are 32 inches clear, and a toilet on the first floor.*

### **Inclusionary Zoning**

The town adopted Inclusionary Zoning provisions, Article 13, in 2005 with replacement in 2010. The purpose of the provisions is to compensate for any decreases in the town's percentage of affordable housing that are caused by increased in the town's overall housing stock. The provisions apply to creation of ten or more lots or units and require that at least 10 percent of the units be affordable housing. The Planning Board may grant, by special permit, an off-site alternative, cash contribution to the Westport Trust, donations of land to the Westport Trust, or a combination of alternatives. In addition, the Planning Board may grant, by special permit, a density bonus equal to two additional market rate units for each affordable unit.

The bylaws definition of Family appears to comply with fair housing standards:

*One or more persons occupying a dwelling unit and living, sleeping, cooking and eating on the same premises as a single housekeeping unit.*

### **Assisted Living and Independent Living Facilities**

Section 11.5.1 requires that at least fifteen percent of total dwelling units in an independent living facility that proposes more than ten units be affordable in accordance with the bylaws definition of affordable and that the units be marketed and administered through the Westport Housing Authority.

### **Science and Technology District**

This district, located in the western portion of the Route 6 corridor near the town boundary with Fall River and the Route 88 interchange, was adopted in 2012 to "assure attractive and efficient arrangement of office and research buildings" and to promote professional and technically skilled

employment and maximum number of jobs. Residential uses are not specifically allowed except as allowed in the underlying zoning district.

### Noquochoke Overlay District

The purpose of this overlay district is to provide a range of housing choices including multi-family dwelling that is suitable for households of varying ages, sizes, and income levels. At least 30 percent of the dwelling units must be affordable units eligible for inclusion on the state's Subsidized Housing Inventory. The district requires a special permit from the Planning Board. The district permits multi-family dwellings of up to 12 units per building and established a maximum density of eight units per net usable land area with a maximum of fifty-four units. Dwelling units in this district are required to have two spaces per unit plus one visitor space for every three units, which is higher than the parking requirements for all other dwelling units in town (1.5 spaces per unit).

### Phased Development

Section 10.0 of the bylaws establish phased development requirements with a purpose to promote the orderly growth in town. The requirements are applicable for land that is the subject of a plan submitted for approval under the subdivision control law or for endorsement for "approval not required." In the first year, permits may be issued for the greater of two lots or 20 percent of lots on the plan; four lots or 40 percent in second year; six lots or 60 percent in third year; and eight lots or 80 percent in fourth year. No limit fifth year and after.

### HISTORIC DISTRICTS

Westport has one Local Historic District per MGL c.40C – Westport Point Historic District. This district, established by the town in 1973, is in the southern portion of town, just north of Horseneck Beach State Reservation.<sup>13</sup> The Westport Point Historic District Commission administers the district. There are 148 properties within the historic district.<sup>14</sup>

Towns may establish local historic districts to protect historic resources. Property owners must submit any exterior changes that are visible from a public way, park, or body of water to a local district commission for approval. A variety of exterior features are often exempt such as air conditioning units, storm doors, storm windows, paint color, and temporary structures. The decision on which features are exempt from review depends on the specifics of the local bylaw. The Westport Point district includes color of paint and stains in its review, but exempts review of color on doors and shutters. The review also includes septic mounds, which are viewed as structures.

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<sup>13</sup> Town of Westport, *Guidelines for the Westport Point Historic District*, page 7: [http://www.westport-ma.com/sites/westportma/files/uploads/whc\\_2013\\_guidelines\\_for\\_point\\_historic\\_district.pdf](http://www.westport-ma.com/sites/westportma/files/uploads/whc_2013_guidelines_for_point_historic_district.pdf)

<sup>14</sup> Town of Westport, Westport Point Historic District Commission: [http://www.westport-ma.com/sites/westportma/files/uploads/point\\_historic\\_district\\_properties\\_list.pdf](http://www.westport-ma.com/sites/westportma/files/uploads/point_historic_district_properties_list.pdf)

## CHAPTER 6

# IMPLEMENTATION CAPACITY

Westport's capacity and resources for implementation of affordable housing initiatives benefits from the Westport Affordable Housing Trust, Housing Office with a professional housing specialist, Community Preservation Act funds, the Planning Board, and a professional town planner. The town has in the past, but does not currently receive any federal Community Development, nor does it participate in a HOME Consortium. In addition, the regional planning agency has provided additional capacity for planning initiatives in general, including preparing the prior Housing Production Plan, and may be an additional resource the town can tap into for help with implementation of housing initiatives.

The Town of Westport's executive body is a five-member elected Board of Selectmen. The Town is managed by a Town Administrator, who is appointed by the Board of Selectmen. The legislative body is a Town Meeting.

### Westport Affordable Housing Trust

The Westport Affordable Housing Trust, created per M.G.L. 44 s.55C, was adopted by Town Meeting in 2009. The Board of Trustees, which oversees the use of Trust funds, has six members appointed by the Board of Selectmen. The Board of Trustees are supported by the Westport Housing Office including the services of a clerk and consulting housing specialist. The Trust's mission is to "help people with modest incomes afford the cost of living in Westport in three primary ways: 1) convert existing buildings to affordable homes; 2) ease home costs for existing residents in need; and 3) construct new affordable homes.

The Trust has been very active – it fostered and oversaw the Noquochoke Village affordable housing development on town-owned property and runs three programs: housing rehab program, first-time homebuyer program, and a new SEED grant program for development.

### Westport Housing Office

The Housing Office, which was created in 2010, is staffed part-time by a professional consulting housing coordinator and a clerk. The Office supports the work of the Trust and provides outreach and ongoing communication regarding housing assistance and resources for income-qualified household seeking help in renting, buying, and affording a home.

### Community Preservation Act

Westport was among the first towns in the state to adopt the Community Preservation Act (CPA) – the town adopted CPA in 2002, allowing the town to adopt a property tax surcharge of 2 percent. The state provides additional funds through an annual distribution from the state's Community Preservation Trust Fund. The state distribution matched 100 percent of local collection for the first five years of the program and has since declined. In 2017, Westport received a 20.58 percent distribution.

A minimum of 10 percent of annual revenue is required to be spend or set aside for the core CPA project areas: affordable housing, historic preservation, and open space/recreation. The CPA funds are overseen by the nine-member Community Preservation Committee.

In the past five years, Westport total annual CPA revenue has ranged from about \$516,000 to \$661,911 (including both the revenue generated from the local surcharge and the state Trust Fund distribution).

The CPA funds are the primary source of revenue for the Westport Affordable Housing Trust. In addition, Westport has allocated CPA funds for projects at the Housing Authority property (Greenwood Terrace), property acquisition, site costs for affordable housing development, as well as planning projects.

### Westport Planning Board

The Planning Board consists of five members who are elected to five-year terms. The Board reviews and approves applications for permits as required by the Town's bylaws, reviews and approves subdivisions and developments, and conducts site plan reviews. From time to time the Planning Board proposes and amends zoning bylaws for Town Meeting approval. The Planning Board led the town's recent effort to prepare a Master Plan, per MGL c.41 s.81D, which was adopted in 2016.

### SRPEDD

The Southeastern Regional Planning and Economic Development District (SRPEDD) is Westport's regional planning agency. SRPEDD serves 27 municipalities in Southeastern Massachusetts and plans for the region's land use, transportation, economy, and environment, as well as assists member communities to operate more efficiently.

SRPEDD provides technical assistance to help promote regional collaboration, economic development, better land use and zoning, and environmental protection.

# APPENDIX A

## DHCD AFFIRMATIVE FAIR HOUSING MARKETING GUIDELINES

The Commonwealth of Massachusetts has a compelling interest in creating fair and open access to affordable housing and promoting compliance with state and federal civil rights obligations. Therefore, all housing with state subsidy or housing for inclusion on the SHI shall have an Affirmative Fair Housing Marketing Plan. To that end, DHCD has prepared and published comprehensive guidelines that all agencies follow in resident selection for affordable housing units.

In particular, the local preference allowable categories are specified:

- *Current Residents.* A household in which one or more members is living in the city or town at the time of application. Documentation of residency should be provided, such as rent receipts, utility bills, street listing, or voter registration listing.
- *Municipal Employees.* Employees of the municipality, such as teachers, janitors, firefighters, police officers, librarians, or town hall employees.
- *Employees of Local Businesses.* Employees of businesses located in the municipality.
- *Households with Children.* Households with children attending the locality's schools.

These were revised on June 25, 2008, removing the formerly listed allowable preference category, "Family of Current Residents."

The full guidelines can be found here: <http://www.mass.gov/hed/docs/dhcd/hd/fair/afhmp.pdf>.



# APPENDIX B

## INTERAGENCY BEDROOM MIX POLICY

### INTERAGENCY AGREEMENT

#### Regarding Housing Opportunities for Families with Children

This Interagency Agreement (this "Agreement") is entered into as of the 17th day of January, 2014 by and between the Commonwealth of Massachusetts, acting by and through its Department of Housing and Community Development ("DHCD"), the Massachusetts Housing Partnership Fund Board ("MHP"), the Massachusetts Housing Finance Agency (in its own right and in its capacity as Project Administrator designated by DHCD under the Guidelines for Housing Programs in Which Funding is Provided By Other Than a State Agency, "MassHousing"), the Massachusetts Development Finance Agency ("MassDevelopment") and the Community Economic Development Assistance Corporation ("CEDAC"). DHCD, MHP, MassHousing, MassDevelopment and CEDAC are each referred to herein as a "State Housing Agency" and collectively as the "State Housing Agencies".

#### Background

A. DHCD's 2013 Analysis of Impediments to Fair Housing Choice ("AI") includes action steps to improve housing opportunities for families, including families with children, the latter being a protected class pursuant to fair housing laws, including the federal Fair Housing Act, as amended (42 U.S.C. §§ 3601 *et seq.*) and Massachusetts General Laws Chapter 151B. In order to respond to development patterns in the Commonwealth that disparately impact and limit housing options for families with children, such steps include requiring a diversity of bedroom sizes in Affordable Production Developments that are not age-restricted and that are funded, assisted or approved by the State Housing Agencies to ensure that families with children are adequately served.

B. The State Housing Agencies have agreed to conduct their activities in accordance with the action steps set forth in the AI.

C. This Agreement sets forth certain agreements and commitments among the State Housing Agencies with respect to this effort.

#### Definitions

1) "Affordable" - For the purposes of this Agreement, the term "Affordable" shall mean that the development will have units that meet the eligibility requirements for inclusion on the Subsidized Housing Inventory ("SHI").

2) "Production Development" - For purposes of this Agreement "Production Development" is defined as new construction or adaptive reuse of a non-residential building and shall include rehabilitation projects if the property has been vacant for two (2) or more years or if the property has been condemned or made uninhabitable by fire or other casualty.



Agreements

NOW, THEREFORE, DHCD, MHP, MassHousing, MassDevelopment and CEDAC agree as follows:

Bedroom Mix Policy

1) Consistent with the AI, it is the intention of the State Housing Agencies that at least ten percent (10%) of the units in Affordable Production Developments funded, assisted or approved by a State Housing Agency shall have three (3) or more bedrooms except as provided herein. To the extent practicable, the three bedroom or larger units shall be distributed proportionately among affordable and market rate units.

2) The Bedroom Mix Policy shall be applied by the State Housing Agency that imposes the affordability restriction that complies with the requirements of the SHI.

3) The Bedroom Mix Policy shall not apply to Affordable Production Developments for age-restricted housing, assisted living, supportive housing for individuals, single room occupancy or other developments in which the policy is not appropriate for the intended residents. In addition, the Bedroom Mix Policy shall not apply to a Production Development where such units:

- (i) are in a location where there is insufficient market demand for such units, as determined in the reasonable discretion of the applicable State Housing Agency; or
- (ii) will render a development infeasible, as determined in the reasonable discretion of the applicable State Housing Agency.

4) Additionally, a State Housing Agency shall have the discretion to waive this policy (a) for small projects that have less than ten (10) units and (b) in limited instances when, in the applicable State Housing Agency's judgment, specific factors applicable to a project and considered in view of the regional need for family housing, make a waiver reasonable.

5) The Bedroom Mix Policy shall be applicable to all Production Developments provided a Subsidy as defined under 760 CMR 56.02 or otherwise subsidized, financed and/or overseen by a State Housing Agency under the M.G.L. Chapter 40B comprehensive permit rules for which a Chapter 40B Project Eligibility letter is issued on or after March 1, 2014. The policy shall be applicable to all other Affordable Production Developments funded, assisted, or approved by a State Housing Agency on or after May 1, 2014.



# APPENDIX C

## COMPREHENSIVE PERMIT DENIAL & APPEAL PROCEDURES

(a) If a Board considers that, in connection with an Application, a denial of the permit or the imposition of conditions or requirements would be consistent with local needs on the grounds that the Statutory Minima defined at 760 CMR 56.03(3)(b or c) have been satisfied or that one or more of the grounds set forth in 760 CMR 56.03(1) have been met, it must do so according to the following procedures. Within 15 days of the opening of the local hearing for the Comprehensive Permit, the Board shall provide written notice to the Applicant, with a copy to the Department, that it considers that a denial of the permit or the imposition of conditions or requirements would be consistent with local needs, the grounds that it believes have been met, and the factual basis for that position, including any necessary supportive documentation. If the Applicant wishes to challenge the Board's assertion, it must do so by providing written notice to the Department, with a copy to the Board, within 15 days of its receipt of the Board's notice, including any documentation to support its position. The Department shall thereupon review the materials provided by both parties and issue a decision within 30 days of its receipt of all materials. The Board shall have the burden of proving satisfaction of the grounds for asserting that a denial or approval with conditions would be consistent with local needs, provided, however, that any failure of the Department to issue a timely decision shall be deemed a determination in favor of the municipality. This procedure shall toll the requirement to terminate the hearing within 180 days.

(b) For purposes of this subsection 760 CMR 56.03(8), the total number of SHI Eligible Housing units in a municipality as of the date of a Project's application shall be deemed to include those in any prior Project for which a Comprehensive Permit had been issued by the Board or by the Committee, and which was at the time of the application for the second Project subject to legal appeal by a party other than the Board, subject however to the time limit for counting such units set forth at 760 CMR 56.03(2)(c).

(c) If either the Board or the Applicant wishes to appeal a decision issued by the Department pursuant to 760 CMR 56.03(8)(a), including one resulting from failure of the Department to issue a timely decision, that party shall file an interlocutory appeal with the Committee on an expedited basis, pursuant to 760 CMR 56.05(9)(c) and 56.06(7)(e)(11), within 20 days of its receipt of the decision, with a copy to the other party and to the Department. The Board's hearing of the Project shall thereupon be stayed until the conclusion of the appeal, at which time the Board's hearing shall proceed in accordance with 760 CMR 56.05. Any appeal to the courts of the Committee's ruling shall not be taken until after the Board has completed its hearing and the Committee has rendered a decision on any subsequent appeal.

Source: DHCD Comprehensive Permit Regulations, 760 CMR 56.03(8).

# APPENDIX D

## SUBSIDIZED HOUSING INVENTORY

### DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

**Westport**

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
3405	n/a	666 State Rd.	Rental	48	Perp	No	DHCD
4161	Brookmeadow Estates	Brookwood Drive	Ownership	0	Perp	Yes	FHLBB
4162	Edgewater Apartments	Borden Street and Sanford Road	Rental	72	Perp	Yes	DHCD DHCD FHLBB MHP
4163	Lincoln Heights	Lincoln Avenue	Ownership	0	Perp	Yes	FHLBB
4164	Westport Village	100 Village Way	Mix	48	Perp	Yes	DHCD FHLBB
4518	DDS Group Homes	Confidential	Rental	10	N/A	No	DDS
5959	Westport HOR Program	Sanford Road	Ownership	1	03/12/17	No	DHCD
5960	Westport HOR Program	R Drive	Ownership	1	04/24/17	No	DHCD
5962	Westport HOR Program	Main Road	Ownership	1	08/19/17	No	DHCD
5963	Westport HOR Program	Christopher Circle	Ownership	1	08/29/17	No	DHCD
5964	Westport HOR Program	Pine Tree Avenue	Ownership	1	08/21/17	No	DHCD
5965	Westport HOR Program	Old Bedford Road	Ownership	1	11/01/17	No	DHCD
5966	Westport HOR Program	Gifford Road	Ownership	1	09/12/17	No	DHCD
5967	Westport HOR Program	Sanford Road	Ownership	1	07/25/17	No	DHCD
5968	Westport HOR Program	Pinewood Avenue	Ownership	1	11/21/17	No	DHCD

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This data is derived from information provided to the Department of Housing and Community Development (DHCD) by individual communities and is subject to change as new information is obtained and use restrictions expire.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Westport

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
5969	Westport HOR Program	Fisher Road	Ownership	1	04/23/18	No	DHCD
5970	Westport HOR Program	Reed Road	Ownership	1	02/21/18	No	DHCD
5971	Westport HOR Program	Cornell Road	Ownership	1	12/09/17	No	DHCD
5972	Westport HOR Program	Chabot Street	Ownership	1	03/07/18	No	DHCD
5976	Westport HOR Program	Davis Road	Ownership	1	04/11/18	No	DHCD
5977	Westport HOR Program	Briggs Road	Ownership	1	11/15/18	No	DHCD
5978	Westport HOR Program	Highland Avenue	Ownership	1	05/15/19	No	DHCD
7094	American Legion Highway	American Legion Highway	Ownership	2	perp	No	Town of Westport
7851	Strawberry Fields	Beeden Rd & Route 177	Ownership	0	perp	YES	MassHousing
7862	Westport Housing Rehab	B Drive	Ownership	1	2021	NO	DHCD
7863	Westport Housing Rehab	Greenfield Rd	Ownership	1	2020	NO	DHCD
7864	Westport Housing Rehab	Old Bedford Rd	Ownership	1	2021	NO	DHCD
7865	Westport Housing Rehab	Sanford Rd	Ownership	2	2020	NO	DHCD
7866	Westport Housing Program	Davis Rd	Ownership	1	2020	NO	DHCD
7867	Westport Housing Rehab	Tickle Rd	Ownership	1	2020	NO	DHCD
7868	Westport Housing Rehab	Deacon Rd	Ownership	1	2021	NO	DHCD
7869	Westport Housing Rehab	Adamsville Rd	Ownership	1	2020	NO	DHCD
7871	Westport Rehab Program Westport Rehab Program	Holly Ln	Ownership	1	2021	NO	DHCD

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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Westport

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
7872	Westport Housing Rehab	B Drive	Ownership	1	2021	NO	DHCD
7873	Westport Housing Rehab	Plymouth Boulevard	Ownership	1	2021	NO	DHCD
7880	Briggs Landing	Tickle Rd/Chabot St	Ownership	7	perp	YES	MassHousing
8646	Westport HOR Program	S Breault St	Ownership	1	2021	NO	DHCD
8647	Westport HOR Program	Gifford Rd	Ownership	1	2021	NO	DHCD
8648	Westport HOR Program	Petty Ln	Ownership	1	2021	NO	DHCD
8649	Westport HOR Program	Holly Lane	Ownership	1	2021	NO	DHCD
8650	Westport HOR Program	Primrose Ln	Ownership	1	2021	NO	DHCD
8651	Westport HOR Program	Osborn St	Ownership	1	2021	NO	DHCD
9802	Housing Opportunity Purchase Program-Reed Road	Reed Road	Ownership	1	Perp	NO	DHCD
9823	Oakridge Condominiums	Chabot Street	Ownership	5	Perp	NO	DHCD
<b>Westport Totals</b>				<b>227</b>	<b>Census 2010 Year Round Housing Units</b>		<b>6,417</b>
					<b>Percent Subsidized</b>		<b>3.54%</b>

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