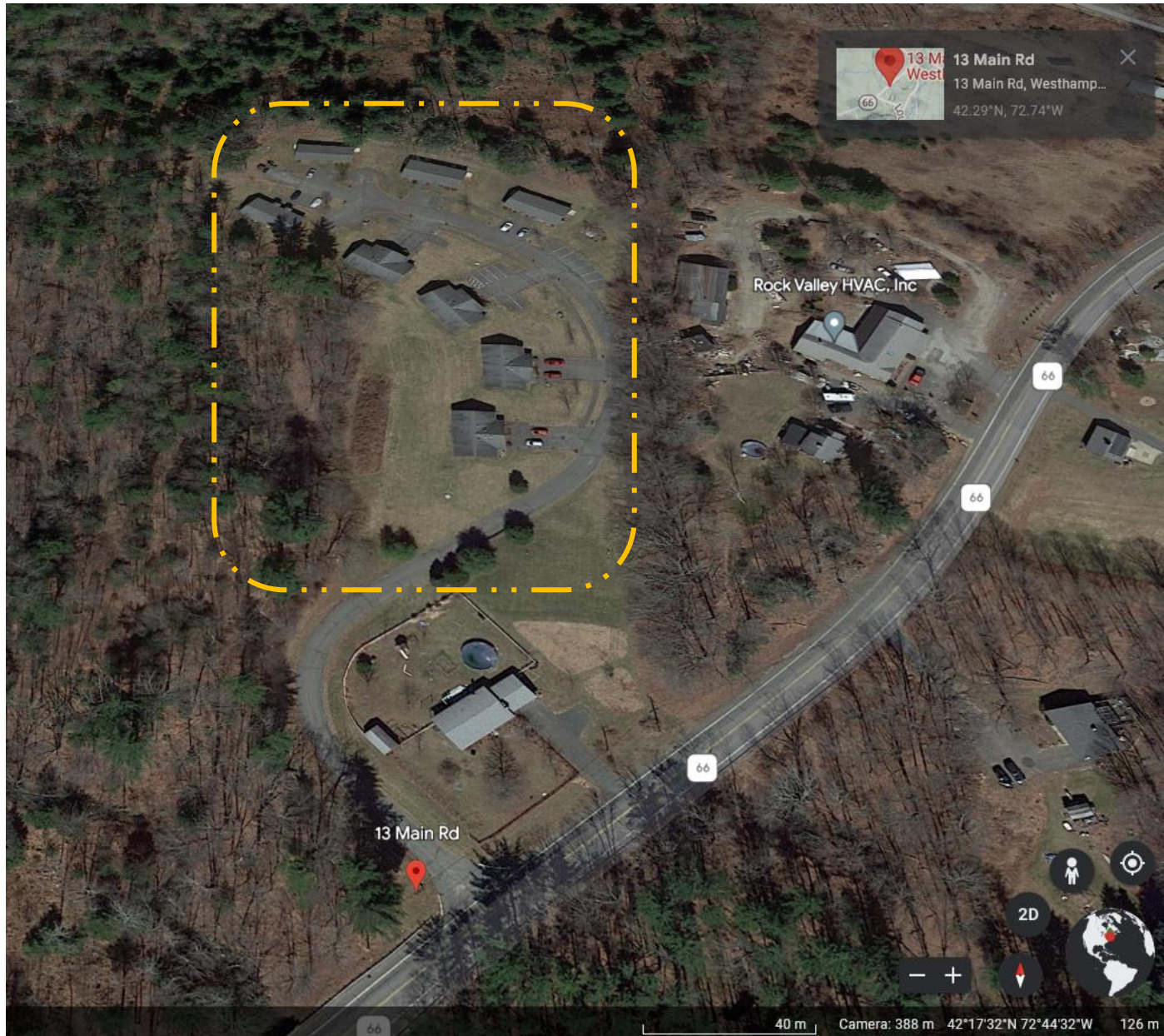


A photograph of a residential development. In the foreground, there is a paved road with a blue SUV parked on the right side. To the left, a dark sedan is parked near a house. The houses are single-story, with some having white siding and others with grey or brown siding. They have gabled roofs and multiple windows. In the background, there is a dense forest of tall, thin trees, likely pines and birches, under a clear blue sky. The overall scene is bright and sunny.

WESTHAMPTON WOODS Phase II

Affordable Senior Housing
Westhampton, MA

Westhampton Woods - Project Overview



Westhampton Woods Phase II

- Senior housing for residents age 62+
- All units are LMI/subsidized
- Local preference for 50% of units at initial lease up lottery
- Affirmative Fair Housing Marketing Plan
- Friendly 40B

Westhampton Woods - Project Overview

Westhampton Woods Phase II

Westhampton Woods Senior Housing Phase II (2013) consists of the new construction of 8 units of senior housing in 4 duplex buildings at the site of an existing affordable senior housing development. The project created an additional 8 one-bedroom apartments to the existing 8 units.



Westhampton Woods – Property Ownership & Management

Hilltown CDC

- Project sponsor and developer.
- Hilltown CDC representatives make up the majority of the Westhampton Senior Housing (WSH), Inc. and the Affordable Senior Housing of Westhampton (ASHW), Inc. board members.
- Hilltown CDC provides staff support for both boards of the WSH, Inc. and the ASHW, Inc.
- Hilltown CDC is the property manager for the existing senior housing, Phase I, and for the new project, Phase II.

Westhampton Senior Housing (WSH), Inc.

- Westhampton Senior Housing, Inc. owns the project site and the existing (Phase I) senior housing on it.

Affordable Senior Housing of Westhampton (ASHW), Inc.

- Affordable Senior Housing of Westhampton, Inc. leases land from WSH, Inc. and owns the new project.



Westhampton Woods – Housing Affordability

Westhampton Woods Phase II		
# Units	Unit Type	Affordability
2	1 Bedroom	Incomes below 30% AMI
3	1 Bedroom	Incomes below 50% AMI
3	1 Bedroom	Incomes below 60% AMI

8 Total Units in 4 Duplexes; AMI – “Area Median Income”



Westhampton Woods - Project Partners



Salomey Construction, Inc.
Westfield, MA



Kraus-Fitch Architects, Inc.
Amherst, MA

Bulkley, Richardson, and Gelinas LLP
Springfield, MA









Westhampton Woods - Project Costs

DHCD/HOME:	\$400,000
AHTF:	\$534,000
MHP permanent loan:	\$340,000
FHLB:	\$140,000
Pro Bono Legal:	\$30,000
Energy Incentive:	\$64,000
Developer Fee Loan:	\$16,000
Total project cost:	\$1,524,000



Westhampton Woods - Project Incentives

What was appealing about this project?

- Local support from residents and the community was essential.
- Site location was existing from a Phase I project.



Westhampton Woods - Project Impact

- Only senior housing in Westhampton
- close to Northampton on RT 66.
- Septic and well.
- Community Room is a furnished unit available to all residents for programming and events.
- Resident Services Coordinator provides tenant services.
- HCDC provides transportation and food delivery.



Westhampton Woods



Hilltown CDC – Highland Village Circle Senior Housing, Goshen

- New development built in the center of Goshen in 2018.
- 10 single-floor 1-bedroom apartments (including one handicap accessible unit).
- Apartments are available for income-eligible seniors aged 62+.



Hilltown CDC – Chester Commons, Chester

- Hilltown CDC purchased Chester Commons in September of 2020.
- The former Chester High School was converted into affordable housing in 1987.
- 15 total units: 14 1-bedroom apartments and 1 studio apartment.
- The Chester Library and Museum are also located in the building.



Thank You!