



Community Preservation Committee
55 Main Street
Westford, Massachusetts 01886
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Westford Community Preservation Funding Application

Fiscal Year 2024 Project Submission Form

Basic Project Information:

Submission Date: July 10, 2023

Project Name: The Drew Farmhouse: Preservation & Workforce Housing

CPA funds requested: \$850k - \$1million Workforce Housing; \$450,000 Historical Preservation

Applicant:

Name The Drew Farmhouse, Inc. (incorporation in process)

Address 39 Main Street, PO Box 391, Westford MA 01886

Phone 978-692-2039 (Ellen Harde)

Email 39mainstreet@gmail.com

Sponsoring board/committee(s)
Affordable Housing Trust Committee and Historical Commission

Additional responsible parties – i.e. Property owner, consultant (if applicable)

Contractor: Stephen Gauthier, Westford

Partner: Habitat for Humanity of Greater Lowell

Project manager/contact person: Ellen Harde

Purpose: (please select all that apply)

- ☐ Open Space
- ☒ Affordable Housing – Workforce affordable
- ☒ Historic Preservation
- ☐ Recreation

Project location/address:

Assessor information: (map/block/lot id) as applicable:
Map 022 Parcel 01 18 Lot 0000

Ownership/care and custody information: For sale by Anywhere Real Estate,
Madison NJ. Offer to Purchase made by Mike and Ellen Harde June 2, 2023

Deed restrictions required:

- ☐ Conservation
- ☒ Housing
- ☒ Historic Preservation

Budget:

Complete budget (attach as necessary) \$1.9 million (attached)

Percent of total budget requested from Community Preservation funds:
60%-70%

Other funding sources (committed/applied/planned):

Please see attached budget – charitable foundations, private donors, mortgage,
construction loan if needed

Anticipated annual income/expenses:
\$109,440 from 5 renters

Recurring expenses (i.e. Maintenance):
\$109,683

Taxpayer impact: Dependent on negotiations with the Town for the non-profit to
pay an annual Payment in Lieu of Taxes. Current property taxes \$15,217.

Procurement: Projects over \$10,000

Please explain how you intend to comply with all applicable public procurement
laws for the purchase of supplies/services related to this project funding request.

Town Counsel has advised the Director of Land Use Management that The Drew
Farmhouse Project would not be bound by public procurement laws

Timeline:

Proposed Start Date: Spring 2024 _____

Proposed Completion Date: Early 2025 _____

Endorsement by applicable boards/commissions/community groups:

- X Affordable Housing Committee and/or Housing Authority
- ☐ Cemetery Commission
- N.A. Conservation Commission - no wetlands per Matt Salem 3/3/23
- X Historic Commission
- ☐ Parks and Recreation Commission
- ☐ Planning Board – on their 8/21/23 agenda for Site Plan Review
- ☐ Water Commission
- X Other – Zoning Board of Appeals May 17, 2023
- X League of Women Voters of Westford
- X Habitat for Humanity of Greater Lowell

Project Description and Goals:

Please describe project. In proposal, please include how this project impacts Westford's citizens and addresses Westford's current and/or future needs? How does this project preserve Westford's character and meet its preservation goals? Why should this project be funded this year? (Use as many additional pages as necessary)

The Drew Farmhouse project address two goals set out in the Master Plan: 1) "to preserve and enhance Westford's community character ... that reflect our history - the Town Common and village centers, old homes..." and 2) "building affordable housing to balance the recent trend toward ever bigger and more expensive 'executive homes' ... more rental housing."

The project will preserve all of the existing exterior architectural features of c.1865 building located at the Gateway to Westford. The view from Boston Road will remain as it is now. Removal of more than half of the front parking lot will add green space.

The interior of the farmhouse and ell were essentially gutted in 1994 and a rabbit warren of real estate broker cubicles were built. This space will become five simple apartments - four one-bedroom and one two-bedroom - to be rented at workforce affordable rents to the demographic that can no longer afford to live in the town where they grew up or where they work. To live at the Drew Farmhouse, residents must earn 100% of the area median income or less. This meets Affordable Housing Goal 4. in the September 2022 *Town of Westford Housing Production Plan*, "Housing for Workforce: Create and preserve diverse housing units for households at 80-120% of the AMI..."

Applications will be reviewed by the board of directors of The Drew Farmhouse Inc. comprised of Ellen Harde as president, Cherrce Lattimore and a member of

the Affordable Housing Trust Committee will be invited to serve as the third member of the board.

Complementing the workforce affordable apartments in the farmhouse, Habitat for Humanity of Greater Lowell is partnering with The Drew Farmhouse Inc. to create one or two units in the Drew barn which will be sold to Habitat-eligible owners. The funding for this part of the project will be completely funded by Habitat.

If this application is submitted outside of the usual funding cycle, please explain why.

The viability of The Drew Farmhouse project rests on Town Meeting authorizing CPC Affordable Housing and Historic Preservation dollars. An offer to purchase has been made to Anywhere Real Estate of Madison NJ, owner of the property at 70 Boston Road, and we have been advised by our local broker they Anywhere is not likely to wait until a March 2024 town meeting to know if funding is in hand.

List of Attachments: (including but not limited to photos, plans, maps, quotes, costs, estimates, letters of endorsement)

1. The Drew Farmhouse Budget Summary dated 6/27/2023
2. Zoning Board of Appeals unanimous approval for conversion of the farmhouse to five apartments and the barn to up to two units.
3. Letter of support from the League of Women Voters of Westford

Applicant Signatures/Date:

For Community Preservation Committee Use Only

Date received: _____

Copies distributed on: _____

Is sufficient data/detail provided? _____

Is timeliness an issue? _____

Is additional information required? _____

Project interview date: _____

Public hearing date: _____

Committee vote:

Yes _____

No _____

Abstain _____

Date _____

Recommendation from Committee:

Recommended for Town Meeting consideration:

Spring _____

Fall _____

Special _____

Year _____