

While pursuing a Master of Community Planning, Leonardi Aray prepared a Mixed-Income Housing Policy for the “Caracas’ urban core”. The thesis was based on affordable housing case studies in Massachusetts, and research on the housing market in Caracas, Venezuela. This work sparked Leonardi’s interest in the design and development of affordable housing.

As an architect/urban designer, Leonardi has been involved with the design of various affordable housing projects and programs. Tasks for these projects involved zoning analysis, tabulating existing and proposed unit mix by unit type, size and accessibility, as well as ensuring design compliance with local regulations and housing goals. Leonardi is familiar with various affordable housing funding programs. He currently serves as the part-time Housing Consultant for the Westport Affordable Housing Trust Fund as well as for the Towns of Stow and Sudbury.

Leonardi Aray, AIA

Leonardi Aray is a registered Architect in the State of Massachusetts and holds a Master of Community Planning from the University of Rhode Island. He has over ten years of experience in the field of housing.

Professional references available upon request

Leonardi is an active member of the Boston Society of Architects and co-chaired the BSA Housing Committee (<http://www.architects.org/committees/housing-committee>). Leonardi is familiar with universal design principles and had volunteered architectural design services to Home Free Home, an organization dedicated to promoting architectural design solutions to enhance the independence and well being of people with disabilities.

Westport Affordable Housing Trust Fund, Housing Specialist.

The Westport Affordable Housing Trust Fund contracted Leonardi Aray as their Housing Specialist to establish programs, budgets and documents to support the production and preservation of affordable housing in Westport, MA. The Trust's mission is to help people with modest income to afford the cost of housing in Westport.

The Trust issued an RFP for the sale and development of a Town-owned property known as Noquochoke Village. Leonardi has been instrumental in the review, awarding and the negotiation of the proposed development of 50 rental affordable housing units to low and moderate income households. The project will preserve 24 acres of land as open space. The developer is currently seeking LIHTC funding.

Working with architectural students from Roger Williams University, the Trust explored the development of affordable housing on town-owned land. Seeking creative ways to promote affordable housing, Leonardi prepared the proposal that lead to this program with the Community Center Partnerships at Roger Williams University. He was responsible for identifying the parcels for the study and coordinating the program between the school and the trust. One of the parcels is the Westport Housing Authority, a 3.5-acres site with 48 existing housing units.

http://rwu.edu/sites/default/files/downloads/cpc/westport_housing-final-7.28.14-low_res.compressed_for_web.pdf

Leonardi drafted and is managing the Housing Opportunity Purchase Program (HOPP) in Westport. One affordable housing unit has been created through this program. This home is now included in the Town's Subsidized Housing Inventory and a recorded deed rider will permanently restrict the value of the home.

The Seed Housing Funding Program seeks applications for funds from qualified project proponents to create

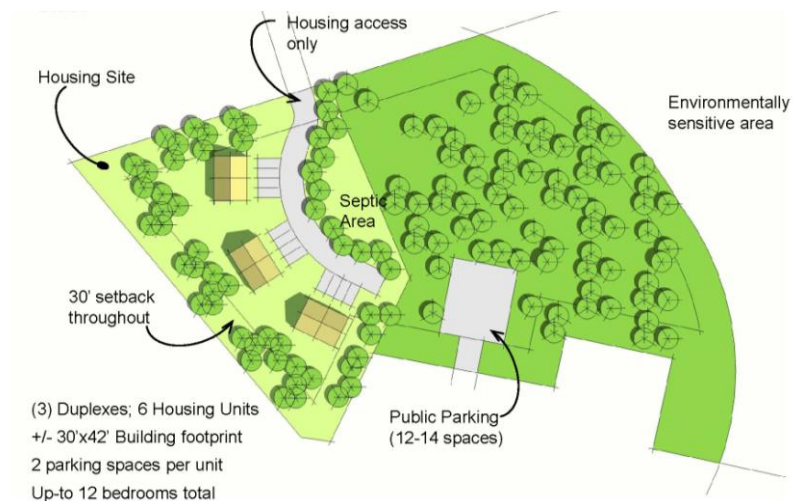
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multiple new affordable housing units in Westport. Funding will be granted per affordable housing unit created. Leonardi is reaching out to housing proponents to implement the program.

Leonardi worked with the seven Trustees to prepare an action plan and budget for FY 2013, which resulted in securing over half million dollars from CPA funds.

Stow Municipal Affordable Housing Trust (SMAHT), Housing Consultant

Working with the Trustees, the Planning Board, the Board of Health and properties owners, Leonardi has helped SMAHT to identify potential opportunities to develop affordable housing on town-owned and private parcels.



SMAHT

Initial site analysis.

Image extracted from report submitted to the trust.

Leonardi provided SMAHT with an initial feasibility study for the development of affordable housing on five town-owned parcels. Leonardi ultimately guided SMAHT to select two parcels for development. At the May 2013 Stow Town Meeting, SMAHT sought and secured control of two town-owned parcels for the development of affordable housing. Leonardi coordinated an initial engineering study on both parcels, prepared site capacity analysis and engaged a non-profit housing developer as part of the Trust's feasibility analysis.

Stow town boards and committees asked the Board of Selectmen to consider pursuing the purchase of a for sale privately-owned parcel for public use. Working with SMAHT, Leonardi prepared development scenarios and illustrated site challenge and opportunities for the development of affordable housing on said parcel. The May 2013 Stow Town Meeting voted to appropriate the necessary funds to purchase the parcel. Town committees, including SMAHT, have submitted design concepts for said parcel.

Sudbury Affordable Housing Trust, Housing Consultant

The Town of Sudbury engaged Leonardi as a housing consultant primarily to support the development of Maynard Road, a 3 housing-unit development on land owned by the Sudbury Housing Trust. He assisted in the preparation of the RFP, established a time line and reviewed architectural/design goals. Leonardi participated in the review and selection of the developer. He will work with the Trust through the completion of the project.

Sudbury Housing Trust

278 Maynard Road housing

Leonardi presented the design attributes of the project at the Comprehensive Permit Zoning Hearing.

Design by: Transformations, Inc

Illustration by: Leonardi Aray



Dutch Point Homes

Leonardi Aray was the project designer for the schematic architectural and urban design services for the Dutch Point project while at Stull and Lee, Inc. The 200-unit mixed income housing development is a combination of townhouses, duplexes and flats. In addition to his design

Dutch Point Homes

200 Affordable Housing
Units, Connecticut

Leonardi Aray, Project
Designer on behalf of
Stull & Lee, Inc

Developer:

The Community Builders



role, Leonardi interacted with the community to discuss the challenges and opportunities of the project.

The developer utilized Leonardi's bilingual capability to present the resources available, project schedule and the tenants' relocation process to the non-English speaker residents. All documents were presented in English and Spanish.

The project was funded through the HOPE VI program and other public funding sources, including LIHTC. The project was managed and developed by The Community Builders and the land was owned by the Hartford Housing Authority.

Leonardi was involved throughout the submission documents for the planning and zoning commissions.

Kilby/ Hollis St. Duplexes. Worcester, MA

Leonardi performed construction administration and design services while working for DHK, Inc. for twenty-two new affordable housing units in a former industrial area in Worcester. Ten duplexes on five lots, and a 3-story building with twelve dwellings units on another parcel of land.

Kilby/ Hollis Duplexes



The developer, a community development corporation, utilized federal, state, and local support and funding as well as non-for-profit groups and private resources. A strong public/private partnership was key to the success of the project. Environmental site remediation was necessary, and thus funding from the US Environmental Protection Agency was critical. The project received a grant from a State agency to install Photovoltaic Solar panels in ten units, which will alleviate the utility cost for the new low and moderate income residents.

