

## OTHER HOUSING RELATED SERVICES

### TOWN OF WAYLAND

The following affordable housing programs are administered by the Town of Wayland:

- Chapter 40B is a state program that provides homeownership and rental housing opportunities to moderate-income households. Private developers constructing housing under this program must provide a mix of market and a minimum 25% units of affordable housing i.e. Wayland Commons and 89 Oxbow.
- Wayland's Inclusionary Housing by-law requires that new developments of six or greater homes must provide 16.7% of the units for homeownership and rental to moderate-income households. i.e. Sage Hill.

The Town maintains a mailing list of interested housing applicants. If you would like information on future housing lotteries and affordable housing opportunities, call the Wayland Housing Authority at 508-655-6310.

- Accessory Apartment by-law. This by-law allows a homeowner to create and rent an accessory dwelling unit. It defines an accessory apartment as an "additional set of living facilities with permanent provisions for living, cooking, and sanitation, located in a single residence dwelling or an accessory building."
- Affordable Accessory Apartment by-law. This program relaxes the accessory apartment requirements for homeowners willing to rent an accessory apartment to low- and moderate-income households.

Accessory Apartment require a special permit through the Building Department Zoning Board of Appeals. For more information on accessory apartments, call the Wayland Building Department at 508-358-3600 or visit their website at [www.wayland.ma.us](http://www.wayland.ma.us) under the Departments tab.

- The Town of Wayland is an approved community participant of the state's Soft Second Loan Program. The Soft Second Loan Program (SSLP) is a joint initiative between the public and private sectors to increase homeownership opportunities for low- and moderate-income first-time homebuyers. The program increases the purchasing power of income eligible households by combining a conventional first mortgage with a publicly-subsidized second mortgage. For more information call the Wayland Housing Authority at 508-655-6310 or visit the SSLP website at [www.massresources.org](http://www.massresources.org)

### OTHER HOUSING RESOURCES IN WAYLAND

- Traditions provides fifteen affordable assisted living units. Traditions of Wayland is an Atria community where residents will find a welcoming senior living community with all the comforts of home. Residents enjoy tailored activities and a dedicated staff of caregivers. Traditions of Wayland is located in a restored Massachusetts mansion surrounded by acres of conservation land. For more information call 508-358-0700 or see their website at <http://www.seniorsforliving.com/community/Traditions-of-Wayland/>

### COMONWEALTH OF MASSACHUSETTS

- **Department of Housing and Community Development**  
DHCD makes state and federal funds and technical assistance available to strengthen communities and help them plan new developments, encourage economic development, revitalize older areas, improve local government management, build and manage public housing, stimulate affordable housing through the private sector and respond to the needs of low-income people. The Office administers the state's public housing programs, coordinates its anti-poverty efforts, allocates federal community development programs and provides a variety of services to local government officials.

- **MassHousing**  
MassHousing is the state's affordable housing bank. We lend money at rates below the conventional market to support rental and home ownership opportunities for low- and moderate-income residents of the Commonwealth of Massachusetts.
- **South Middlesex Opportunity Council (SMOC)** provides shelter and affordable housing for individuals and families, provides tenants and program participants education and training for homeownership and job training assisting them in achieving economic self-sufficiency. SMOC also provides weatherization and fuel assistance for homeowners and renters. For more information, call 508-620-2300 see their website [www.SMOC.org](http://www.SMOC.org)

## **UNITED STATES OF AMERICA**

- **Department of Housing and Urban Development**  
HUD is the federal department responsible for:
  - Creating opportunities for homeownership
  - Providing housing assistance for low-income persons
  - Working to create, rehabilitate and maintain the nation's affordable housing
  - Enforcing the nation's fair housing laws
  - Helping the homeless
  - Spurring economic growth in distressed neighborhoods
  - Helping local communities meet their development needs

## **ORGANIZATIONS**

- **MassNAHRO Section 8 Centralized Waiting List**  
The Massachusetts Chapter of NAHRO opened the new Section 8 Housing Choice Voucher Program Centralized Waiting List on January 6, 2003 in accordance with provisions contained in the United States Housing Act of 1937, as amended. Currently, 89 housing authorities participate in the Central Waiting List. Applicants need only apply to one of the participating housing authorities. 1-877-868-0040 <http://massnahro.org/S8>
- **Mass Access**  
The Mass Accessible Housing Registry is a free program that helps people with disabilities find rental housing in Massachusetts, primarily accessible and barrier-free housing. The Mass Access database keeps track of accessible and affordable apartments throughout the state and maintains information about their availability. TEL: 617.854.1000 | TOLL-FREE: 800.882.1154 | FAX: 617.854.1029 [www.masshousing.com](http://www.masshousing.com)
- **Metropolitan Housing Opportunity Clearing Center**  
More popularly known as METROLIST this agency collects and provides information primarily about government subsidized apartments for rent, and homes for sale, in and around Boston. (617) 635-4408
- **Citizen's Housing and Planning Association (CHAPA)**  
Citizens' Housing and Planning Association's mission is to encourage the production and preservation of housing that is affordable to low and moderate income families and individuals and to foster diverse and sustainable communities through planning and community development. CHAPA pursues its goals through advocacy with local, state, and federal officials; research on affordable housing issues; education and training for organizations and individuals; programs to expand rental and homeownership opportunities; and coalition building among a broad array of interests in the housing and community development field. Phone/TTY: 617-742-0820 Fax: 617-742-3953 [www.chapa.org](http://www.chapa.org)

