

WAYLAND HOUSING AUTHORITY 7/1/2014-6/30/2015

The Wayland Housing Authority (WHA) provides, maintains, administers, and advocates for housing for low- and moderate-income people in Wayland. Our 56 apartments at Bent Park and 55 units at the Cochituate Village Apartments provide safe, affordable housing for low-income elderly and disabled residents and our twenty-five scattered site units are home for low-income families. The WHA also administers the Section 8 Voucher Rental Assistance Program, which pays rent to private landlords for qualified low-income tenants. The WHA's units and vouchers are operated under the jurisdiction of the U.S. Department of Housing and Urban Development (HUD). In addition, the WHA has been acting as the affordable housing monitoring agent – verifying each year that the owners of affordable housing are in compliance with deed restrictions – for much of the affordable housing that has been developed throughout Wayland.

Senior and Family housing waiting lists are now open for applications. The 2015 Moderate-Income Limits are as follows: 1 Person, \$48,800; 2 Persons, \$55,800; 3 Persons, \$62,750; 4 Persons, \$69,700. Applicants who live or work in Wayland or who have a parent or a child residing or going to school in Wayland receive preference on our waiting list. Rent is based on your ability to pay, calculated at 30% of adjusted gross monthly income. The average rent is \$318 per month. Homeowners may be eligible to live in WHA affordable housing as there are no asset limits. Instead, the WHA applies the rate of .81% (“passbook” rate) to the value of real estate and other assets to calculate eligibility and monthly rent.

HUD has continued funding our Family Self-Sufficiency (FSS) program, which helps residents move beyond reliance on public subsidy and, we believe, should be a model for other housing authorities and policy makers. The WHA has helped FSS participants identify and enroll in suitable training and education programs; develop job-search strategies, documents, and skills; become gainfully employed; and become knowledgeable about managing their household finances so they can create a secure future for themselves and their families. Last year, 29 households have participated in the program and five have graduated. Our successful program demonstrates that initiatives such the FSS program can help address systemic issues that inhibit people from gaining independence from government subsidies.

The Federal Sequester of 2013 has been resolved and HUD has resumed full program funding of the Section 8 Rental Assistance Voucher program. HUD also lifted the freeze on issuing new Section 8 Rental Assistance Vouchers and the WHA has resumed issuing Section 8 Vouchers to full capacity.

HUD has once again named the WHA a "High Performer" for 2014 with regard to the Public Housing Assessment System (PHAS). The PHAS has four indicators: building and facility maintenance, financial management, operational management, and management of capital fund improvements. The WHA received an excellent score of 99 out of a possible 100 points!

HUD funding includes operating subsidies as well as grants to cover the cost of capital improvements at our properties, helping us to maintain them and ensure the long-term

availability of safe and sanitary housing for low-income people in Wayland. Although the capital budget is enough to support a careful and deliberate replacement and major repair schedule, it is insufficient to undertake substantial modifications to our properties. This challenge is compounded by federal regulations that restrict housing authorities from implementing a savings plan, which would position the WHA to anticipate and accomplish unusually large projects. Given our constraints, we are grateful to the Town for appropriating \$500,000 in Community Preservation Funds at the 2014 Annual Town Meeting. This money will enable the WHA to install fire sprinklers in the common areas and hallways (Phase I) at the Cochituate Village Apartments, formerly the Cochituate School, built in 1910. The WHA used a portion of the funds to undertake a feasibility study to develop the scope and estimate the total cost of a fire suppression system

The WHA has been working on the design and installation of Phase I of the fire suppression system which includes the installation of a fire sprinkler system in the hallways and common areas. This contract is scheduled to go out to bid in the fall of 2015 with the project to be completed in the spring of 2016. The WHA will be requesting funding for Phase II at the 2016 Annual Town Meeting, which will allow the WHA to accomplish the installation of sprinklers in each apartment. We hope the Town will continue to support this extraordinary project as a way to preserve part of Wayland's history while also improving the safety of residents in this affordable housing apartment building.

The WHA revised the public housing lease to include a primary residency requirement provision. WHA residents must now occupy their units at least 9 out of 12 months each year to ensure that our residents are effectively utilizing the affordable dwelling units.

In other Wayland housing news, Habitat for Humanity MetroWest/Greater Worcester continues its construction of 2 duplexes of affordable housing on land donated by the Town on Stonebridge Road. The new homeowners are expected to move into the first Habitat house before Thanksgiving 2015 and they hope the second duplex will be ready next June 2016. There are opportunities for townspeople to contribute their time and talents (and money, too) to the project's success, including outreach, fundraising, and planning; visit Habitat's website at www.habitatmwgw.org for more information.

Also, the River's Edge project is moving forward, with the prospect of more than 100 rental units, including affordable housing units, to be added to Wayland's housing stock. The Economic Development Committee has more information.

We also encourage you to read the annual reports of other housing entities, including the Housing Partnership, Wayland Municipal Affordable Housing Trust Fund, Community Preservation Committee, and Planning Board to get a better sense of all of the housing activities in Town.

The WHA continues to be engaged in finding ways to encourage and perpetuate the preservation and creation of affordable housing in our community. We look forward to the townspeople's involvement in discussions and planning, and we appreciate your continuing support of both the WHA and affordable housing.

Mary Antes, Chair

Russ Ashton

Jackie Ducharme

Kevin Goodwin

Susan Weinstein

Brian Boggia, Executive Director