

WAYLAND HOUSING AUTHORITY
ANNUAL REPORT TO THE TOWN OF WAYLAND
JUNE 30, 2017

The Wayland Housing Authority (WHA) provides, maintains, administers, and advocates for housing for low- and moderate-income people in Wayland. The WHA is a municipal corporation apart from the Town but enjoys a collaborative relationship with the Town in pursuit of our shared interest in promoting, creating, and preserving affordable housing in Wayland. The WHA receives policy direction and oversight from a five-member Board of Commissioners and has an able professional staff to run its housing programs and maintain its properties.

In addition to managing the 111 subsidized public housing units at the Cochituate Village Apartments (CVA) and Bent Park for elderly and/or disabled low-income tenants and 25 scattered sites for low-income families, administering the Section 8 mobile housing assistance payment vouchers, and supporting tenants' independence through the Family Self-Sufficiency program, the WHA has been acting to preserve privately-owned affordable housing in Wayland by monitoring for compliance with deed restrictions, such as those requiring owner-occupancy or offering right of first refusal to the Town if the unit is being sold. The Town Administrator requested money from Community Preservation funds and the Wayland Municipal Affordable Housing Trust Fund in order to compensate a housing consultant to manage affordable housing in Wayland, and has approached the WHA for a proposal to provide services related to affordable housing. The arrangement has not been solidified as of the close of the fiscal year.

The WHA works closely with other housing-related committees and WHA members serve on the Housing Partnership, Community Preservation Committee, and Affordable Housing Trust. This work has also been facilitated by occasional joint meetings of the housing and planning boards. The WHA has been considering whether, in collaboration with the Affordable Housing Trust, it can create additional units on WHA properties. This involves agreement from the U.S. Department of Housing and Urban Development (HUD), which has proven difficult to secure.

The WHA's biggest news of FY17 is that we have nearly completed installation of the fire suppression system at the CVA and it appears that we will be able to release more than \$200,000 back to the Town. We gratefully acknowledge the Town's financial support, both through appropriation from Community Preservation funds and the Town's capital budget.

We also began the process for improvements in the stairwells in Bent Park buildings and for exterior improvements to walkways. We are pleased to report that our properties remain in very good condition, thanks to excellent ongoing maintenance and a forward-thinking capital improvements plan. Once again, HUD has designated the WHA as a High Performer, measuring facilities maintenance, financial management, program management, and capital improvements. In addition, WHA received a near-perfect score on the Section 8 Management Assessment Program. Kudos and appreciation to the WHA's extraordinary staff for their commitment to the program and the people we serve.

The Commissioners extend appreciation to Jackie Ducharme, who left the Board this year after serving since 2012.

Visit our pages on the Town website for information about applying for public housing or to understand more about affordable housing in Wayland. Thank you for your support.

Susan Weinstein, Chair

Mary Antes

Russell Ashton

Kevin Goodwin

Brian Boggia, Executive Director