

WAYLAND HOUSING AUTHORITY  
ANNUAL REPORT TO THE TOWN OF WAYLAND  
JUNE 30, 2018

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 while its outstanding professional staff runs the housing programs and maintains WHA properties.

The WHA has been operating at full capacity in its 111 subsidized public housing apartments 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. The result is that the waiting list for new tenants is approximately 2 to 3 years for Wayland-preference applicants (i.e., having a recognized connection to Wayland, in town, works in Wayland, kids go to school in Wayland, etc.) and more than 4 years for non-Wayland-preference applicants.

Beyond its own properties, the WHA supports tenants leasing in the private housing market through the Section 8 mobile housing assistance payment vouchers. The WHA also participates in the Family Self-Sufficiency (FSS) program to support tenants' move toward financial independence. This year, we celebrated several participants who obtained and maintained employment, as well as the "FSS graduation" of a Wayland family that used their FSS escrow savings as a down payment to purchase their first home.

Keeping the WHA properties in good condition is a priority that we achieve thanks to excellent ongoing maintenance and a forward-thinking capital improvements plan. This year, the WHA undertook capital projects to replace exterior walkways and common hallway stair treads and paint the hallways at Bent Park; install new carpeting in the CVA hallways; and replace heating systems in scattered sites to convert from oil to gas fuel, to increase heat-energy efficiency.

The WHA works closely with other housing-related committees and WHA members serve on the Housing Partnership, Community Preservation Committee, and Affordable Housing Trust. The Wayland Municipal Affordable Housing Trust Fund (WMAHTF) purchased an existing unit at 11 Hammond Road and requested an arrangement through which that WHA would manage the property. Although the issue was not resolved at the end of the fiscal year, the WHA and WMAHTF hope to reach agreement and lease the unit.

The WHA actively supports Town efforts 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 received money from Community Preservation funds and the Wayland Municipal Affordable Housing Trust Fund to compensate a housing consultant to manage affordable housing in Wayland. As of the end of the fiscal year, the details of the arrangement among the Town, the WHA, and the Regional Housing Services Office have not been finalized.

Individual commissioners received commendations for their work. Mary Antes' longtime commitment to affordable housing was recognized by the National Association of Housing and

Rehabilitation Officials as the Public Housing Commissioner of the Year and by the Commonwealth of Massachusetts as an Unsung Heroine. Susan Weinstein was acknowledged at Annual Town Meeting for 25 years of service to the Town, having served all but one of those years as a member of the WHA Board of Commissioners. We extend appreciation and congratulations,

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  
Miriam Andrews  
Mary Antes  
Russell Ashton  
Kevin Goodwin  
Brian Boggia, Executive Director