



A Caring Community Since 1892

April 6, 2018

Ms. Diana Young, Chair
City of Waltham
610 Main Street
Waltham, MA 02452

Dear Ms. Young,

It is with great pleasure that I am able to submit this WCPA-2 Application on behalf of The Leland Home.

We are respectfully asking for funds to support a low income senior housing rental subsidy program. This program would provide a rental subsidy to senior residents at or below 60% area-wide median income or below \$43,440 annually for a single individual, and would allow them to afford the monthly rent at Leland Home.

We have considered both a restriction and voucher program. After consulting with the Waltham Housing Department, it was recommended that we begin with the voucher program until we find a permanent solution.

As a not-for-profit, Leland's mission has always been to be able to provide affordable senior living to the seniors of Waltham. With a subsidy program from the Waltham Community Preservation Committee, it would help significantly to continue to achieve this mission. We sincerely appreciate your consider of our application, and look forward to hearing from you.

Regards,

Christine Battisti Keane
Executive Director

**City of Waltham Massachusetts
Community Preservation Act
Community Housing
Funding Application WCPA-2**



SECTION I APPLICANT/DEVELOPER INFORMATION

Contact Person/Primary Applicant ⁽¹⁾ Christine Battisti Keane

Organization, if applicable The Leland Home

Co-Applicant, if applicable ⁽¹⁾ _____

Owner of project (if not developer/sponsor) ⁽²⁾ _____

Mailing Address 21 Newton Street, Waltham, MA 02453

Daytime Phone (Contact Person/Primary Applicant) 781-893-2557

Email address cbattisti@lelandhome.org

Fax number 781-7018132

Developer (if different than applicant) _____

Developer mailing address _____

Developer daytime phone _____

Developer email address _____

Developer fax number _____

SECTION II PROJECT INFORMATION

Project Name Low Income Senior Housing

Address of Project 21 Newton Street, Waltham, MA 02453

Assessor's Parcel ID _____

(see <http://waltham.patriotproperties.com/default.asp> to look up parcel ID by address)

Type of CPA-funded project (check all that apply):

☐

Creation

☐

Preservation

☒

Support

☐

Acquisition

☐

Rehabilitation and Restoration

Brief project description Low Income Senior Housing, a rental subsidy program would allow for area-wide median income individuals to afford monthly rent at Leland Home. Subsidy would allow Waltham Seniors at or below 60% AMI or below \$43,440 annually for a single individual, 62 years or older, to rent at Leland Home. Subsidy payment would be made directly to The Leland Home.

PROJECT FUNDING

City Funding Sources	\$	Purpose
CDBG/Housing Development		
Community Preservation Fund	\$820,827	Cost of Vouchers \$781,740; Administration (at 5%) 39,087
Other Waltham City funds		
Total amount of City funding requested		
Estimated total Development Costs		

TYPE OF HOUSING (check all that apply and provide Number of units)

Housing Target Class	Housing Target	Number of Units
Homeownership	<input type="checkbox"/> Single Family	
	<input type="checkbox"/> Condominium	
	<input type="checkbox"/> Cooperative	
	<input type="checkbox"/> Other _____	
Rental	<input checked="" type="checkbox"/> Individual/Family	5
	<input type="checkbox"/> Group home/congregate	
	<input type="checkbox"/> Other _____	
Targeted Population	<input type="checkbox"/> Individual/Family	
	<input type="checkbox"/> Special needs/Identify needs	
	<input checked="" type="checkbox"/> Elderly	5
	<input type="checkbox"/> Homeless	
	<input type="checkbox"/> At risk of homelessness	
	<input type="checkbox"/> Other _____	

UNITS OF HOUSING

Unit style	Total # units	# units <= 30% AMI	# units <= 50% AMI	# units <= 80% AMI	# units <= 80-100% AMI	Market Rent(s)	Market Sale Price(s)
SRO							
1 BR	5			5		\$5,252	
2 BR							
3 BR							
4 BR							
Other							

Key: <= is "less than or equal"

SECTION III SITE INFORMATION

Lot size (ft2) _____

Zoning district(s) _____

Ward _____

Do you have site control (e.g. Purchase and Sales Agreement, option to purchase, deed? Note: Community Preservation Fund applicants are required to submit evidence of site control with the application.)

☐ Yes☐ No**ZONING:** If applicable, explain what zoning relief is required (e.g. a zoning variance, special permit) and why.

ENVIRONMENTAL: Please describe any anticipated environmental issues/concerns with the site. If the site contains known environmental hazards, provide a remediation plan.

How old is the existing building (or buildings), if applicable? 125 Years

Are there (or will there be) children under the age of seven living on the premises?

☐ Yes☒ No**DISLOCATION:** Will the project temporarily or permanently displace or require relocation of existing tenants?

Project Information

Low Income Senior Housing voucher program would provide a rental subsidy to senior residents at or below 60% area-wide median income or below \$43,440 annually for a single individual.

A designated Leland Home administrative would administer the program.

95% of the funds would be used to provide subsidy and 5% of funds to support administrative costs.

100% of the project funding would provide subsidy to eligible applicants at or below the 60% AMI.

Subsidy: A monthly subsidy that would allow for the applicant to afford the monthly rent, keep stipend of \$125 while reserve any assets.

Rent is established by using the budgeted rental cost of room and board as determined by Leland Home expenses. Subsidy payment would be made directly to Leland Home.

Current Leland Home senior living at an affordable price

The Leland Home is a non-profit rest home providing retirement living to seniors since 1892. It has room for 38 residents, is staffed by a responsible person 24 hours a day. Rooms equipped with half bath.

For monthly rent of \$5,252.00, Residents enjoy the following services:

- Three meals each day
- Medication management assistance and pharmacy program
- Assistance with bath or shower and hairdresser (once a week)
- Weekly laundry and linen service (laundry done individually)
- Other minor services

Current subsidized Options for Residential Care (Level IV Rest Home) for those eligible:

1. EAEDC (Emergency Aid to the Elderly, Disabled and Children)

Eligibility:

- Monthly income must be between \$1034.00 and \$3,104.70
- No More than \$249.99 in assets
- .Stipend of \$72.80
- .Subsidized amount of 102.58 a day

2. SSI/SSP (Supplemental Security Income/Supplemental State Program)

Eligibility:

- Monthly income must be less than \$1034.00
- No more than \$2,000.00 in assets
- .Stipend of \$72.80
- .Subsidized amount of \$102.87 a day

Amount paid by EAEDC or SSI is calculated as:

Example for SSI

Resident monthly income 1,015

Less stipend	73
Resident Income	942
Paid by SSI	2,187
Total Paid	3,129

Residents must be at least 62 years of age and must be able to meet the financial requirements necessary for residency or be eligible for state subsidized programs.

SECTION V

Financing and Operating Budget

Low Income Senior Housing Voucher Program

Project Budget:

Cost of vouchers	\$781,740
Administration (at 5%)	<u>\$ 39,087</u>
Total	\$820,827

100% of all CPS funds will be used to provide rental subsidy to Waltham Seniors at or below 60% AMI. The Leland Home would staff administration of the program.

\$820,827 budget would fund annual rent for five rooms for three years and provide Waltham senior residents with a rental subsidy.

The Administrative Assistant would administer the funding:

- Income determinations
- Maintain budget
- Maintain wait list

Proof of Financing

The Senior Based Rental Assistance Program would be funded with CPA funds only. We are applying for \$820,827.

It will be administered by Leland Home administrative designee. Will maintain a waiting list if needed.

SECTION VI

Goals

The goal of the low income senior housing voucher program is to provide assistance to the Waltham Seniors at or below low to moderate income or 60% of AMI. Based on Leland Home census, there are 33 occupied units in Leland Home based 38 units in the Leland Home. The census indicates a need for assistance for Waltham senior residents in the low to moderate income levels or 60% AMI. This includes assistance for seniors only.

COMMUNITY NEED

Community has a need for elderly/disabled housing especially for individuals who fall in the category of low income, 60% AMI. Waltham Housing Authority has three programs: 1) state program funded by DHCD, 2) twenty room congregate house funded by DHCD, and 3) federal public housing elderly/disabled individuals on HUD. The state program housing waitlist is greater than three years. The federal program has a wait list greater than five years.

COMMUNITY SUPPORT

(Obtain letters)

CRFEDENTIALS

Leland Home is a level IV rest home licensed by the department of public health.

SUCCESS FACTORS

The success of this project will be measured by provision of affordable housing to the senior residents of Waltham.

MAINTENANCE

There would be no significant change from the current maintenance.

ADDITIONAL INFORMATION

OTHER CITY AGENCIES

Housing Authority

Leland Home Fact Sheet Monthly charges

Options	Private Pay	Social Security	EAEDC*	Proposed CPC Min. Voucher	Proposed CPC Max. Voucher
Full Price of Services*	\$5,252	\$5,252	\$5,252	\$5,252	\$5,252
Amount Paid by Agency and Resident#	\$5,252	\$3,129	\$3,120	\$3,495	\$909
Shortfall or Proposed CPC Voucher	\$0	\$2,123	\$2,132	\$1,757	\$4,343
Amount of Stipend	0	\$72.80	\$72.80	\$125.00	\$125.00
Qualifying Income Limit	No Limit	< \$1,034	> \$1,034 < \$3,105	Assumption \$3,692	Assumption \$1,034
Asset Limit	No Limit	\$2,000	\$249.99		

* Emergency Aid for Elderly, Disabled and Children

Amount paid by SSI or EAEDC is calculated as:

Example for SSI
 Resident's Monthly income 1,015
 Less Stipend given to Resident (73)
 Resident's net income 942
 Paid by SSI 2,187
 Total Paid 3,129

Note that the maximum amount paid is \$3,129 or \$3,120 per month. If the resident's income is lower, the program pays more to get to the same total.

^ In the CPC columns, the amount received is equal to the Resident's monthly income less the stipend amount.

Example for Proposed CPC voucher
 Resident's monthly income 1,034
 Less stipend given to resident (125)
 Resident's net income 909
 Full Price of Services 5,252
 CPC voucher amount 4,343