

Waltham Housing Authority
110 POND STREET
WALTHAM, MASSACHUSETTS 02451-4505
TEL: (781) 894-3357; TDD: (781) 894-3357; FAX: (781) 894-7595

December 16, 2020

Councillor Thomas M. Stanley
Chairman Ad Hoc Housing Committee
Waltham City Council

Re: Waltham Housing Authority Programs

Dear Councillor Stanley:

I would be pleased to appear before your Committee on Monday December 21st to discuss the Waltham Housing Authority's various housing programs. Before the meeting I would like to provide you and the other members with a brief overview of our housing operations in and outside the city.

STATE HOUSING PROGRAMS

The Waltham Housing Authority(WHA) operates various housing programs subsidized by the Commonwealth of Massachusetts through the Department of Housing & Community Development (DHCD). DHCD provides an annual subsidy to the WHA which supplements the annual cost of renting and maintaining the apartments in our State portfolio when annual rental income fails to adequately support this cost. Rents in our State program (as well as our Federal program) are regulated by law and vary from between 28 to 30 percent of gross income depending upon the program and the property in which a person may be residing. Rent calculation is also subject to certain exemptions and deductions. DHCD also provides annual capital funding which is Based upon a formula which among other factors includes number of units and age and condition of units.

Presently our State Portfolio has 297 units of family housing in various locations throughout the City. Some are larger developments such as Prospect Terrace, Chesterbrook and Dana Court which are probably well known to most residents. We also have several smaller residential apartments in various sites throughout the City. They are mostly 2 and 3 bedroom units although we do have a four-bedroom unit at Prospect Terrace and the houses on Marguerite Avenue are four and five bedroom structures. Within the family portfolio we have 15 handicapped accessible units and all are two bedroom units except for 5 Brookway Rd, which is a three-bedroom free standing apartment and the houses on Marguerite Avenue are handicapped accessible.

The WHA also manages 219 elderly/disabled units at various sites throughout the City all of which are one bedroom units. One of those residential buildings is a congregate unit where the

occupants share common areas. There are 20 rooms in the congregate building some of which have shared bathrooms. Additionally, we own and lease to non-profit agencies four multi bedroom single family homes for developmentally disabled adults. There are fifteen barrier free units scattered throughout elderly/disables sites.

The WHA does have a small state voucher program (MRVP) which is populated primarily by DMH. In total we house 580 individuals and families in our State Housing Program.

FEDERAL HOUSING PROGRAMS

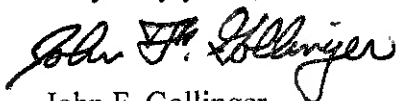
The Federal Public Housing program operated by the WHA consists of 265 one bedroom units at six sites. Among those units we have seventeen barrier free units. The WHA is provided subsidy and capital funding for its properties in much the same fashion as the State program with allocated operating and capital improvement funds.

The WHA also administers the Federal Housing Choice Voucher Program (HCVP) and has the ability to subsidize up to 450 families renting from private landlords. These families reside mostly in Waltham but also in many of the communities around Waltham and several in communities that are a good distance from Waltham.

WALTHAM LOCAL VOUCHER PROGRAM

The Waltham Housing Authority is currently managing a rental voucher program for Waltham residents who meet certain financial requirements. Participants were chosen by lottery and are required to rent in Waltham and to pay a minimum rent of \$300.00. This program guarantees rental assistance for all participants who are in good standing under the WHA Local Voucher Administrative Plan for a period of thirty-six months. The amount of \$1,800,000.00 has been allocated by the City of Waltham for rental assistance

Very truly yours,



John F. Gollinger
Executive Director