

WELLESLEY HOUSING AUTHORITY

ANNUAL REPORT

PURPOSE

The Wellesley Housing Authority provides housing for income-qualified elders, disabled and families. The Authority administers both State-aided housing programs and Section 8 Vouchers with oversight provided by a five member Board of Commissioners all of whom are residents of Wellesley. Four of the Commissioners are elected by the Town and one Commissioner is appointed by the Governor. Due to the expiration of the term of service for former Commissioner, Stephen G. Murphy, the state appointee position on the board is currently vacant. The Board of Commissioners of the Wellesley Housing Authority is as follows:

Kathy Egan, Chair

Term Ends March 2013

Eric de Lacoste, Vice Chair

Term ends April 2016

Michael Price, Treasurer

Term Ends May 2015

John Schuler, Commissioner

Term ends April 2014

The Wellesley Housing Authority currently owns and manages 246 units of affordable housing which are distributed as follows:

Dev #	Type	Name	# of Units	Unit Type			
				1 BR	2 BR	3 BR	4 BR
200-1	State Family	Barton Road	88	0	40	48	0
667-1	State Elderly	Morton Circle - studio	36	36	0	0	0
667-2	State Elderly	Washington Street-studio	40	40	0	0	0
667-3	State Elderly	Weston Road	32	32			
667-3	State Elderly	River Street	26	26	0	0	0
705-1	State Family	Linden Street	12		12		
MHVP	State Rental Voucher	Scattered site	1	1	0	0	
Subtotal State			235	135	52	48	0
Sec 8	Federal Rental Voucher	Administered by Dedham Housing	11		11		
Total			246	135	63	48	0

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The Wellesley Housing Authority has a Management Agreement with the Needham Housing Authority to provide staffing and management oversight for its daily operations. An on-site Property manager, 2 administrative staff persons, a Resident Services Coordinator, and four maintenance staff employees are all based at the Wellesley Housing Authority 109 Barton Road management offices.

BUDGETARY DATA

The Wellesley Housing Authority receives its funding from both State and Federal resources and maintains separate budgets for each program it administers. The monthly tenant rent collection is the major source of income for the operating and upkeep of the properties. Additional operating and capital subsidies are provided through the State's Department of Housing and Community Development for all State programs. The U.S. Department of Housing and Urban Development provides the funds for the Section 8 Voucher program. The WHA is not funded by the Town of Wellesley's annual budget; however, the Wellesley Board of Health provides an annual subsidy to the Authority to fund the Resident Services Coordinator position.

The Wellesley Housing Authority pays a monthly Management Fee to the Needham Housing Authority for the administration and operation for their programs and properties.

The WHA Annual Budget is public record and is available for review at the Authority's office at 109 Barton Road in Wellesley. The Authority has an annual audit performed to assure that its operations are in compliance with state and federal guidelines and procedures. A copy of the audit is available for public review.

FY 2011-2012 HIGHLIGHTS

BOARD OFFICERS

In 2012, Wellesley resident and active community volunteer, Kathy Egan was elected to serve as chair of the Wellesley Housing Authority Board of Commissioners.

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Chairperson Egan replaced local businessman Michael D. Price who served as chairperson the previous year. Commissioner Eric de Lacoste joined the Wellesley Housing Authority Board of Commissioners during 2011. He now serves as Vice Chair. The Board of Commissioners of the Wellesley Housing Authority meets monthly at various WHA sites. Meetings usually take place at 5:30 pm on the fourth Thursday of every month and are open to the public

WALDO COURT REHABILITATION

The Wellesley Housing Authority total rehabilitation of the 50 Linden Street Waldo Court property has been completed. This project was made possible by a 1.5 million dollar grant from the Massachusetts Department of Housing and Community Development that was awarded to the WHA for the Linden Street family units in 2008. Though this was a substantial amount of funding, by the time the project was to commence, it became clear that a substantial additional amount would be necessary to assure the successful, comprehensive rehabilitation of the Linden Street property. To that end, the Community Preservation Commission of the town of Wellesley committed \$700,000 in 2010 funding to the project.

With the assistance of the Wellesley CPC, the rehabilitation of Waldo Court was completed in 2012 and twelve beautiful, modern, affordable housing units are now fully occupied by qualified families.

WELLESLEY FRIENDLY AID SOCIETY PARTNERSHIP

The Wellesley Friendly Aid Society has been a dedicated partner with the WHA for many years. In 2011, Wellesley Friendly Aid completed the refurbishment of the Community Room at the WHA's Washington Street senior and disabled property. The Washington Street residents were treated to a newly painted facility as well as new carpeting, new wall art, and a new television set. The facility was transformed into a warmer, friendlier place to be.

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MASS RELEAF MINISTRIES TREE PLANTING PROGRAM

In August of 2011, representatives of Mass ReLeaf Ministries, which is coordinated through the Environmental Ministry of the Wellesley Congregational Village Church, approached the WHA about conducting a tree planting project at the WHA Barton Road property. In May of 2012, after many months of planning, Mass ReLeaf and 40 volunteers planted 15 trees, installed mulch along tree beds, trimmed branches and removed numerous dead trees during an all-day Earth Day springtime event. Their efforts made a wonderful difference in the look and feel of the Barton Road community.

ROCHE BROTHERS/VETERANS TAXI GROCERY ASSISTANCE PROGRAM

Roche Brothers continues to provide food cards for qualified WHA residents who suffer from emergency food shortages. Residents may receive Roche debit cards that allow them acquire groceries during periods when they are experiencing an income shortfall. Veterans Taxi provides taxi vouchers for residents who lack transportation. These vouchers allow them to shop at and Roche Bros. supermarkets and other local stores.

CAPITAL IMPROVEMENTS

In addition to the completion of the Waldo Court rehab project, the Wellesley Housing Authority replaced 7 roofs and numerous sidewalks at its Morton Circle senior and disabled property. Plans are underway to replace additional roofs at the same site.

RESIDENT SERVICES

The Wellesley Housing Authority provides a Resident Services Coordinator who has regular, scheduled, weekly hours at each development. Family and elderly residents may meet with him to discuss issues and get referrals to area resources for assistance with various family and financial matters. Gary Canavan, the WHA resident services coordinator distributes a monthly newsletter to all residents to keep them abreast of local events and opportunities.

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Highlights of both recent and ongoing WHA resident activities include the following:

- The School Backpack program sponsored by Backpacks for Kids Foundation run by Dover-Sherborn High School students and Wellesley Vineyard Church is a great success with an average of 70 backpacks delivered to WHA students.
- Babson College, the Boys and Girls Club and Mass Bay Community College provide after-school tutoring at the Barton Road community room.
- Fiske and Scofield Elementary Schools regularly provide teachers for home work assistance at the Barton Road complex.
- Fiske Elementary School's "Let's Read" Program meets periodically throughout the year at the Barton Road Community Center for a pizza dinner with families of K-2nd grade students.
- The annual Coats for Kids Program sponsored by Anton's Cleaners delivers dozens of coats annually to WHA families
- Annual Toy Shop Event hosted by the Wellesley Service League.
- Wellesley Police Department Toys for Tots program. This program provides toys for children aged 0-10 years of age. In 2012, Wellesley Friendly Aid solicited a donation from Prudential Town and Country Real Estate which resulted in gift cards for children aged 11-18 as well.
- Weekly English as a Second Language (ESL) classes are held at Barton Road.

The economy has had a major impact on our residents and our Resident Services Coordinator continues to seek additional sources of support to assist the families and elderly residents of the Wellesley Housing Authority.

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FY 2013 FORECAST

The Wellesley Housing Authority has made tremendous strides implementing new and improved management practices, enhanced maintenance procedures and much needed modernization at many of the developments. In 2011, the state Department of Housing and Community Development initiated a Formula Funding program designed to finance necessary capital improvements for local housing authorities. Because of the WHA's formula funding awards, the following capital improvements are scheduled for 2013:

The replacement of gas fired boilers at several WHA properties; portico and gutter replacements for Washington Street buildings; the installation of automatic door hardware at the Washington Street community room; stairwell flooring replacement at various WHA buildings; additional roofing and trim work at Morton Circle and ongoing Continued appliance replacements authority wide.

APPLICATIONS

It is the mission of the Wellesley Housing Authority to provide decent, safe and affordable housing for low to moderate income families and, while respecting the rights and privacy of each individual, to offer programs and resources to improve the quality of life for participants.

Interested applicants may call the Wellesley Housing Authority to obtain additional information on any of our programs or to request an application for housing. Applications are also available at the WHA website www.wellesleyhousing.org. WHA offices are located at 109 Barton Road in Wellesley. Office hours for the public are Monday thru Friday, 8:30 am to 4:30 pm. The management office closes daily from 12:00 pm to 1:00 pm for lunch. The office may be contacted by calling 781-235-0223.

Respectfully submitted,
Kathy Egan, Chair