

**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. Currently, the Board of Commissioners and the last date of their terms are:

<i>Jeremy Bento, Chair</i>	<i>Term ends April 2010</i>
<i>Bradley Boyd, Vice-Chair</i>	<i>Term Ends April 2012</i>
<i>John Schuler, Treasurer</i>	<i>Term Ends May 2009</i>
<i>Andrew Boysen, Asst. Treasurer</i>	<i>Term Ends May 2013</i>
<i>Mildred Farrell, Member</i>	<i>Term Ends May 2011</i>

The Wellesley Housing Authority currently owns and manages 234 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		
AHVP	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

The Wellesley Housing Authority currently has a Management Agreement with the Needham Housing Authority to provide staffing and management oversight for its operations with an on-site Deputy Director and 2 administrative staff and four maintenance staff employees at the Wellesley Housing Authority. Our Resident Services Coordinator helps tenants with referrals to services and assistance to various area agencies.

BUDGETARY DATA

The Wellesley Housing Authority receives its funding from 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 operation and upkeep. Additional operating and capital subsidies are provided through the State's Department of Housing and Community Development for all State programs. U.S. Department of Housing and Urban Development provides the funds for the Section 8 Voucher program. The Authority is not part of the Town's budget. The Wellesley Board of Health provide 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 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.

The Authority is committed to resident participation and encourages strong tenant representation at each of its developments.

FY 2008 HIGHLIGHTS

Two new Board members were elected to the Wellesley Housing Authority during the March 2008 election. Long time Commissioner Gary McCabe and interim Commissioner Cynthia Chapin did not seek re-election and Andrew Boysen and Mildred Farrell are the new Commissioners. They bring a renewed enthusiasm and new perspectives to the authority.

Through funding from the Community Preservation Commission and in partnership with the Wellesley Housing Development Corporation, the authority engaged a consultant, Peter Smith Associates, to perform a feasibility study for the capital needs at Linden Street and to explore alternatives for development on vacant land at Barton Road. A final report for the Prospective Development of Barton Road was completed in April 2008. This report provided an overview of the land at Barton Road that is currently available for development; the neighborhood needs, the types of development and the variety of funding possibilities for future expansion of affordable housing. The report strongly urges the Board to develop a Master Plan for the entire Barton Road area to insure that any new development will support and enhance the existing units and neighborhood. Public participation is strongly recommended to insure that the new design works for the area and community.

During the year, DHCD awarded a grant for the Linden Street family units were given a \$1.5 Million award for a comprehensive modernization to bring the units up to standards and to fully occupy the units again. A local Designer Selection Committee was established with the following town residents:

Local Designer Selection Committee Members:

Dean Behrend, Developer,
Cynthia Chapin, Property Manager,
Erin O'Reilly, Architect,
Scarlett Shannon, Architect; and
Executive Director of the Wellesley Housing Authority.

This committee interviewed 4 Architectural/Engineering firms and recommended to the WHA's Board of Commissioners the architectural firm of Winslow Architects of Arlington,

MA. In May 2008, the Board awarded the contract to Winslow Architects to develop plans for a comprehensive modernization program to restore the units and buildings to habitable conditions and to improve site drainage and parking. The work plan is now at the schematic design phase and the architect will present their plans to the WHA Board in October 2008.

The Resident Services Coordinator has regular hours scheduled weekly at each development. Family and elderly residents meet to discuss issues and referrals to area resources for assistance with various family and financial matters are provided referrals. A monthly newsletter is distributed to all residents. Highlights of some of the recent activities include:

- Barbeque held by Wellesley Vineyard Church at Barton Road community center for family residents.
- The School Backpack program sponsored by Backpacks for Kids Foundation run by Dover-Sherborn High School students and Wellesley Vineyard Church was a great success with 58 backpacks delivered to students.
- The Board of Health sponsored a smoking cessation program. The residents were contacted door-to-door with information about disaster preparedness and were given free flashlights to announce the program.
- Wellesley Rotary Club has donated new computers for the Barton Road community room. Rotary also has provided technical assistance and memory sticks for use by students and residents.
- The Wellesley Garden Club has helped the tenants establish a community garden at Barton Road, which has yielded a steady crop of tomatoes, peppers, squash and other vegetables and fruits.
- Babson College, the Boys and Girls Club and Mass Bay Community College will provide after-school tutoring at the Barton Road community room.
- Roche Brothers continues to provide food cards and Veterans Taxi provides taxi vouchers for residents to shop at local stores and Roche Bros. supermarkets.

FY 2009 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. The WHA Board has voted to extend the Management Agreement with Needham Housing Authority and is working on finalizing the terms and conditions.

The Linden Street modernization program should be ready for bid this upcoming year with work to commence with the next building season. The Authority is seeking to develop a Master Plan for the Barton Road area and is working with Town agencies, the Town Planner and Building Inspector and area residents to improve and enhance the process. The Authority is seeking funding for this Master Plan from both the Community Preservation Commission and Commonwealth of Massachusetts Planning Grant through the Department of Housing and Community Development.

The economy has had a major impact on our residents and our Resident Services Coordinator is seeking additional sources of support to assist the families and elderly residents. The Barton Road community center will refurbish its preschool room with the assistance of various local agencies.

APPLICATIONS

Interested applicants may call the Wellesley Housing Authority to obtain additional information on any of the programs or to request an application for housing. The office is located at 109 Barton Road in Wellesley. The office hours for the public are Monday, Tuesday and Thursday from 9 AM until 4 PM. You may contact the office by calling 781-235-0223.

Respectfully submitted, Jeremy Bento, Chair