

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, Eric de LaCoste, a position on the board is currently vacant. The Board of Commissioners of the Wellesley Housing Authority is as follows:

<i>John Schuler, Chair</i>	<i>Term Ends March 2014</i>
<i>Michael Price, Vice Chair</i>	<i>Term Ends March 2015</i>
<i>Alexander Mahoney, Treasurer</i>	<i>Term Ends March 2016</i>
<i>Kathy Egan, Commissioner, State Appointee</i>	<i>Term Ends March 2018</i>

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 2013 HIGHLIGHTS

BOARD OFFICERS

In 2013, Wellesley resident and active community volunteer, Kathy Egan was made State Appointee of the Wellesley Housing Authority Board of Commissioners. Chairperson

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Schuler replaced Kathy Egan who served as chairperson the previous year. Michael D. Price serves as Vice Chairperson. Commissioner Alexander Mahoney joined the Wellesley Housing Authority Board of Commissioners during 2012. He serves as Treasurer. The Board of Commissioners of the Wellesley Housing Authority meet monthly at various WHA sites. Meetings usually take place at 5:45 pm on the fourth Thursday of every month and are open to the public.

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.

RESIDENT SERVICES

The Wellesley Housing Authority provides a Resident Services Coordinator who has regular scheduled weekly hours at each development. Family, elder and disabled 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 writes and distributes a monthly newsletter to all residents to keep them abreast of local events and opportunities.

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 is a great success with an average of 70 backpacks delivered to WHA students each year.
- An after school tutoring program is run at the Barton Road Community Center on Monday's and Wednesday's by Babson College students. On Tuesday's by

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Wellesley Rotary with Mass Bay Community College and Wellesley College student volunteers. Thursday's by Wellesley Middle School teachers.

- Fiske and Schofield Elementary Schools regularly provide teachers for home work assistance at the Barton Road complex. To assist the tutoring volunteers on Tuesday afternoon.
- The annual Coats for Kids Program sponsored by Anton's Cleaners provide dozens of coats annually to WHA families. The coats are picked up by the Resident Services Coordinator.
- Annual Toy Shop Event held each November hosted by the Wellesley Service League.
- The Wellesley Police Department hosts an annual holiday party for children 0-10 years of age. The WPD in conjunction with The Toy's for Tot's program provides toys for children aged 0-10 years of age. The Resident Services Coordinator holds a Toys for Tot's night in December to distribute toys to parents who request assistance. 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 all three senior sites of the WHA. Currently a new program is being discussed focused on families within the WHA.
- Keep Well clinics sponsored by the Board of Health are held on the first three Tuesday's of the month at each of the three senior sites. BOH nurses check blood pressure and monitor ongoing health issues as well as provide flu shots and answer health questions.

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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, elderly and disabled residents of the Wellesley Housing Authority. The Resident Services Coordinator is available to senior and disabled residents on first three Thursday's of the month at their locations to answer questions or assist with paper work etc. This service is intended to make it easier for all residents to be able to have face to face contact with the RSC.

FY 2014 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. Through WHA's formula funding awards, the following capital improvements were completed in 2013:

The replacement of gas fired boilers at several WHA properties; the installation of automatic door hardware at the Washington Street community; roof and siding repairs on River Street; exterior door replacement on Weston Road; and ongoing continued appliance replacements authority wide.

The Following capital improvements are scheduled for 2014:

Portico and gutter replacements for Washington Street buildings; stairwell flooring Replacement at various WHA buildings; additional roofing and trim work at Morton Circle.

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

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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, 8:00 am to 4:00 pm. The management office closes daily from 12:00 pm to 12:30 pm for lunch. The office may be contacted by calling 781-235-0223.

Respectfully submitted,
Dawn Beaulieu, Deputy Director