



CITY OF WALTHAM HOUSING DEPARTMENT

ROBERT J. WATERS JR.
HOUSING SUPERVISOR

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June 8, 2020

Thomas M. Stanley, Chairman
Ad Hoc Housing Committee
Waltham City Council
610 Main Street
Waltham, MA 02452

Dear Councillor Stanley:

Pursuant to the Committee's request I am herewith providing the Committee with the actions taken by the City to address affordable housing. They are as follows:

- Inclusionary Zoning Ordinance has created 128 units, Originally 10% of the developed units were affordable to households at or below 80% of area median income (AMI). Currently 15% of developed units are affordable to households at or below 80% of the AMI with 5% of these units dedicated to households at or below 50% of AMI.
- The City has recently encouraged and received 60% units from developers of 40B projects within the City.
- Waltham Housing Partnership was originally created to promote affordable housing within the City in the 1980's. This has now evolved into the Municipal Housing Trust. Trust members continue to work on affordable housing opportunities in Waltham. Most recently the development of 19 affordable elderly rental units at the Nahum Hardy School and 3 affordable homeownership condominiums at the Banks School. The current Trust balance is \$1,542,937.22.
- The creation of the Housing Office provides a focus on affordable housing through the administration of federal funding. The CDBG Housing Rehabilitation Program and HOME Down Payment Assistance along with the creation of affordable units with local non-profits (WATCH, SMOC, and others). All of these programs assisted households at 80% of AMI or below to help Waltham Citizens sustain their housing, purchase their housing and provides affordable rental housing. Federal funds are also utilized for capital projects within the Waltham Housing Authority.
 - CDBG Rehabilitation loans: \$4.2 million in CDBG funds
 - HOME Downpayment Assistance loans: \$6.3 million in HOME funds
 - HOME/CDBG Housing Authority Capital projects: \$6.2 Million in HOME and CDBG funds
 - HOME developed units: 32

- HOME TBRA provides Security Deposit and First months rent payments to households at or below 60% of AMI. Security Deposit funding expended to date: \$423,996.00
- HOME TBRA Full rental assistance is provided to Waltham Homeless and near homeless individuals that are referred by the Community Day Center, MHSA, and the Council on Aging. The Housing office works In cooperation with Social Service agencies to place chronically homeless individuals into a permanent housing placement with a bridge into public housing. Thirty-six (36) homeless individuals have bene assisted with this program to date. Funding expended: \$840,000.00
- Creation of the Community Preservation Committee. CPC funding has provided millions of dollars to the Waltham Housing Authority for capital projects that sustain these affordable units within the City that are underfunded by the State and Federal Government. The CPC Committee has also provided the Housing Authority with over 2 million dollars for the very successful Local Voucher Program and an additional \$850,000 to create affordable elderly units within the Leland Home. The CPC currently has approximately 2.4 million in available funds.
- Emergency assistance funds. The City of Waltham has funded emergency assistance with CDBG funds, Housing Trust funds, CPC funds along with the recent allocations from the Mayor and City Council due to COVID -19.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert J. Waters, Jr.", with a stylized flourish at the end.

Robert J. Waters, Jr.
Housing Supervisor

Magno, Tom

From: Waters, Robert
Sent: Tuesday, June 16, 2020 3:55 PM
To: Magno, Tom
Subject: FW:
Attachments: doc00931420200615113249.pdf

Here you go Tom.

Have a great summer!

Bob