

# **Watertown Town Council**

## **COMMITTEE ON HUMAN SERVICES**

**Meeting: June 7, 2018**

**Report: June 14, 2018**

**Read: August 10, 2018**

### **Theme: Affordable Housing in Watertown**

Committee Chair Anthony Palomba, Councilor at Large, called the meeting to order at 7:15 p.m. on Thursday, June 7, 2018 in the Richard E. Mastrangelo Council Chamber.

Attending the meeting were Vice-Chair Councilor Caroline Bays, Secretary Councilor Susan Falkoff; Councilor Lisa Feltner, Andrea Adams, Senior Planner, Department of Community Development and Planning (DCDP); Brian Costello, Director, Watertown Housing Authority (WHA); Danielle DeMoss, Watertown Social Services Resource Specialist; Fred Reynolds, Chair, Watertown Housing Partnership (WHP) and several members of the public, including Kate Coyne, Bob Lauricella, and Elodia Thomas.

Councilor Palomba presented the agenda for the evening, stating that the purpose of the meeting was to:

- 1) Identify the need for affordable housing in Watertown.
- 2) Discuss who the two major providers of affordable housing are in Watertown and the work that they are currently doing.

Councilor Palomba stressed that the speakers present at the meeting would be able to speak to these two topics. Councilor Bays noted that she hoped this meeting would ultimately provide a full picture of Watertown's current affordable housing needs.

The first speaker introduced was local Social Services Resource Specialist Danielle DeMoss, a licensed independent clinical social worker with Wayside Youth & Family Support Network. She provided the Committee and the public with real-life stories and examples of families in Watertown who are facing the housing struggle every day. Ms. DeMoss stated that housing is the most prevalent and largest issue that she contends with on a daily basis in her line of work. She said it is also the most challenging need, with very few resources available to people. Among the statistics she provided, Ms. DeMoss said that 46 of the clients who have come in to see her since January alone have come in with housing being their primary necessity. She also stressed that lack of housing has a direct impact on children who feel insecure, and on family stability. Danielle noted that the waitlist for housing assistance lasts for several years and options are very limited for families. She stated that in the hierarchy of needs, housing is always number one, and that if people do not have a home they find it more difficult to be successful in other areas.

The conversation shifted to vouchers for Section 8 housing, which can take several years to obtain. Ms. DeMoss pointed out that even people who have the vouchers have been struggling. It was also noted that affordable housing units are lottery based and therefore obtaining a unit is a matter of chance and a factor that makes it difficult for families who may enter dozens of lottery drawings but never win.

Fred Reynolds, Chair of the Watertown Housing Partnership, suggested to the Committee whether it might be useful for the Town to drop the Area Median Income (AMI), which is used to determine who is eligible for affordable housing programs, from 80% to 65% AMI. The question however remains how rent would be reflected in the outcome. Andrea Adams, Senior Planner, DCDP, Watertown, noted that based on a recent middle-income study, there is an affordability gap between public housing, with gaps at both ends of the AMI spectrum. She also mentioned that rent for inclusionary units is standard for everyone, despite their income. Councilor Palomba however noted that there may be some advantage to dropping to 65% AMI as it would increase the pool of people who are eligible for affordable units.

The second speaker was Brian Costello, Director of the Watertown Housing Authority, who is recognized as a leader among housing authority directors in the Commonwealth. He started in 1983 when the Watertown Housing Authority needed desperate help, and stated that the WHA has come a very long way in restoring the investment made in public housing. The WHA is supported by state and federal funds and currently owns and operates 589 units of low-income housing for seniors, families, and people with disabilities. (See attached – “Watertown Housing Authority Operations Summary”) The WHA also administers 156 Section 8 Housing Choice Vouchers.

He stated that an 8-year study by The Boston Foundation determined that 43,000 families have been helped around the state, which cost the state well over a billion dollars. He stated that there are 80,000 units of public housing in the Commonwealth. The public housing provided in Watertown is subsidized at around \$5.52 per day, per unit; the balance of the cost is covered by residents’ rent payment, making it a very cost-effective way to combat homelessness and provide well-maintained housing for Watertown families. He also stressed that due changes in federal law, the Watertown Housing Authority can no longer build public housing.

Mr. Costello then explained income eligibility for low-income housing in the state, reflecting on the fact that a resident making even \$73,000 annually is eligible. He stressed that the need for more low-income housing is growing exponentially, noting that currently those who are not local, those who are not veterans and those who are not in “emergency” status have an incredibly long wait ahead of them for low-income housing. In addition, because the law regarding veteran preference changed in 2016, now non-local veterans are given preference. He said a great amount of time is spent counseling people when it comes to the reality that they are not going to get into the Watertown Housing Authority system as quickly as their circumstances would require. Currently, over 3,000 people are on the waiting list. Just a year ago, that number was 2,000 people.

Mr. Costello noted that there is a growing affordable housing crisis in Massachusetts that is getting worse each day and that directly affects the WHA’s ability to serve more people. One of its goals is to create movement that has people in the system moving out of low-income housing and new people moving in. However, the high cost of housing makes it difficult for current residents to find housing and thus be able to leave the WHA.

Councilor Palomba introduced the third speaker of the evening, Andrea Adams, Senior Planner at DCDP, who spoke about the main source of affordable housing in Watertown - units developed as a result of the Town’s inclusionary zoning bylaw. Based on the current number of units, the Town still needs 481 units to get to 10% Subsidized Housing Inventory (SHI). SHI is used by the Commonwealth’s Department of Housing and Community Development to measure a community’s stock of low-or-moderate income housing. The Committee and the public reviewed Ms. Adam’s prepared sheet (see attached – “Housing United Created by Inclusionary Zoning Bylaw”) listing all the housing development projects in Watertown since the 2010 census and the number of inclusionary units already included within those projects.

Andrea was then asked to explain sources of funding that could help with new housing development. She listed three sources (see attached – “Watertown Housing Monies”):

- 1) Metrowest HOME Consortium; a community housing development organization and collaboration of several towns that come together to get home development funds from the government. Watertown receives money from HOME that can go toward a project if there is a development project in the works. If the Town does not have a project with the allotted funding committed to it, then the money will go back into a pool where another Town that needs more funding can put together a proposal and use the funds. For fiscal year 2018, Watertown has \$62,569 but that money will go back to the pool in August. For fiscal year 2019, Watertown has \$89,495 to use. The money is granted annually but it cannot be banked and after two years it must be returned to the pool.

- 2) American Dream Down Payment Initiative Home Loan; a past program that used to loan money to Watertown residents for a down payment with no interest, but came with a stipulation that once the home was sold the loan would be repaid and the town would get a percentage. This is federal money that is currently passed through and administered by the town of Newton. The money can be used to create units, buy properties, and provide tenant-based rental assistance.
- 3) Additional federal funds from Community Development Block Grant (CDBG) match money was discovered which belongs to Watertown. The CDBG provides assistance to qualifying cities and towns for housing and community and economic development projects to assist low and moderate-income residents. Ms. Adams discovered the Town had \$230,215 currently in CDBG monies.

Ms. Adams explained that sources #2 and #3 are available for use by the Town. Totaled together, the Town has about \$600,000 available, but some of the funding comes with specific requirements on how it can be used.

Funds from source #1 also have specific requirements and limits on the amount of subsidy per unit. However, Ms. Adams clarified that the money can in fact be put toward tenant-based rental assistance.

Councilor Falkoff suggested that Watertown might benefit from a program of rent subsidies. Ms. Adams stated that her counterpart in Waltham, John Shirley, is running a rent subsidy program where residents are given the first and last month rent and the security deposit. Eligibility is based on income and residents who qualify receive a town voucher. She said the program is very successful.

Councilor Palomba asked Ms Adams whether Watertown could set up a similar program. She stated that by pooling the sources of funding available, it might be possible.

Councilor Palomba made the following motion:

*The Committee ask Ms. Adams to outline a rent subsidy proposal based on the available funds between now and 2020 from the three sources of funding: HOME funds, the Affordable Housing Development Fund, and CDBG monies that would help the Committee understand how a rent subsidy program might operate.*

Councilor Bays seconded the motion and it passed 3 to 0.

Councilor Palomba announced the next Committee meeting is scheduled for August 2, 2018. The theme of the meeting will be “Zoning and Affordable Housing” and include a presentation from Larry Fields of Mass. Smart Growth Alliance and comments from Steve Magoon, Assistant Town Manager and Director of the Department of Community Development and Planning. The meeting was adjourned at 9:45 p.m.

Report prepared by Satenik Karapetyan

**WATERTOWN HOUSING AUTHORITY**  
**OPERATIONS SUMMARY**

**PROVIDING AFFORDABLE HOUSING**  
**Since 1948**

**THE WHA PROVIDES DECENT, SAFE HOUSING AND STABLE NEIGHBORHOODS INCLUDING:**

- 326 ELDERLY AND DISABLED APARTMENTS INCLUDING 10 BARRIER FREE UNITS.
- 240 FAMILY UNITS (there are less than 20 PHA's in Massachusetts with 200 or more State family units under management).
- 23 UNITS FOR PERSONS WITH SPECIAL NEEDS.
- WE ALSO MANAGE 156 SECTION 8 VOUCHERS
- WHA OFFERS 745 OPPORTUNITIES TO LIVE IN SAFE DECENT AND AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS.

**WHEN YOU CONSIDER THE LONG TERM INVESTMENT IN CREATING TRULY AFFORDABLE HOUSING...HERE ARE SOME INTERESTING STATISTICS ON OUR CURRENT OPERATING COSTS:**

- THE AVERAGE INCOME OF A WHA RESIDENT IS 14 TO 15 THOUSAND DOLLARS PER YEAR.
- THE AVERAGE RENT IS 382.00 PER MONTH WITH UTILITIES HEAT AND HOT WATER INCLUDED.
- THE WHA OPERATING COST IN FYE 2017 WAS approx...600 PER UNIT PER MONTH OR 4.3 MILLION DOLLARS.
- OUR CURRENT RENT ROLL \$ IS 2.7 MILLION DOLLARS THIS MEANS 75 to 80% OF THE WHA OPERATING COST IS COVERED BY RESIDENTS. ITS IMPORTANT TO NOTE THAT 80% OF OUR FAMILY RESIDENTS WORK.

- THIS RESULTS IN A MONTHLY OPERATING SUBSIDY OF +/- 200.00 PER MONTH PER APARTMENT OR \$ 2,400.00 PER YEAR OR JUST UNDER 7.00 PER DAY PER RESIDENT.
- OUR CAPITAL EXPENSE IS \$500,000 PER YEAR OR \$80.00 PUM OR 2.63 PER DAY PER APARTMENT.
- COMPARE OUR OPERATING EXPENSE TO THE DAILY COST OF A SHELTER OR HOTEL ROOM ESTIMATED AT \$100.00 PER DAY OR \$36,500.00 PER YEAR.
- WHA - \$3,600 vs \$ 36,500 – Over 100 LHA's actually requiring -0- State subsidy as operating receipts (rent) cover all expense including utilities.
- THE INVESTMENT MADE IN PUBLIC HOUSING HAS PAID DIVIDENDS YOU MIGHT NOT HAVE OTHERWISE CONSIDERED.

#### **HOMELESSNESS:**

- WHEN ASKED WHAT THE WHA IS DOING ABOUT HOMELESSNESS MY RESPONSE IS SIMPLE AS THERE ARE TWO PARTS OF THE HOMELESSNESS EQUATION.
- THE FIRST PART IS PREVENTION
- WITH THE AVERAGE INCOME OF A WHA RESIDENT LESS THAN 16,000 PER YEAR AND AN AVERAGE RENT OF \$382.00,,,,,THE WHA IS CONSISTENTLY ON THE FRONT LINES OF PREVENTING POTENTIAL HOMELESSNESS FOR 745 FAMILIES. IF YOU CALCULATE THE COST OF A SHELTER OR HOTEL THIS REPRESENTS A POTENTIAL COST TO THE COMMONWEALTH OF \$ 74,500.00 PER DAY OR 27 MILLION DOLLARS FOR THE YEAR.
- THE SECOND PART TAKES INTO ACCOUNT OUR EMERGENCY CASE PLAN ALLOWING A LOCAL

PREFERENCE FOR OUR VETERANS AND THOSE LIVING AND/OR WORKING IN WATERTOWN.

- LAST YEAR THE WHA HAD 41 VACANCIES.....RECORD LOW
- OUR WAITING LIST HAS OVER 2,000 APPLICANTS WAITING FOR TRULY AFFORDABLE HOUSING.

AS WE MOVE TO MORE INNOVATIVE MODELS TO CREATE MORE AFFORDABLE HOUSING TO MEET THE OBVIOUS DEMAND. I WOULD ASK THAT YOU CONSIDER THESE THREE OBJECTIVES.

**INVESTMENT** – ARE WE WILLING TO INVEST IN HOUSING FOR THE MOST VULNERABLE IN OUR COMMUNITIES. THOSE UNDER 30% AMI.

**PROTECTION** – WILL WE COMMIT ON A YEAR TO YEAR BASIS TO PROVIDE ESSENTIAL OPERATING AND CAPITAL DOLLARS TO PROTECT OUR INVESTMENT IN OUR CURRENT PUBLIC HOUSING.

**PERPETUITY** – THE WHA IS CHARGED WITH PROVIDING LOW TO MODERATE INCOME HOUSING....IN-PERPETUITY. THERE IS NO EXPIRING USE AT THE WHA. WILL THE NEW AND ALTERNATIVE MODELS MEET THIS CRITERIA AND AT WHAT TOTAL DEVELOPMENT COST (TDC).

**Watertown Housing Authority  
Development/Operations Summary**

**Elderly Housing**

667-1	McSherry Gardens	40 Units	1 bedroom
667-2	Woodland Towers	164 Units	1 bedroom
667-3	100 Warren Street "B"	72 Units	1 bedroom
93-1 (Fed)	E. Joyce Munger Apartments	50 Units	45 - 1 bedroom
	E. Joyce Munger Apartments		5 - 2 bedroom

**Family Housing**

200-1	Lexington Gardens "Bricks"	24 Units	24 - 2 bedroom
200-3	Lexington Gardens "Woods"	144 Units	14 - 1 bedroom 72 - 2 bedroom + Learn/Ctr 48 - 3 bedroom 3 - 4 bedroom 1 - 5 bedroom
200-2	Willow Park	60 Units	34 - 2 bedroom 26 - 3 bedroom 1 Learning Ctr.

**689: Special Needs**

689-1	109/111 Union Street	7 Units
689-2	15/17/19/21 Green Street	16 Units

**705 Scattered Housing**

705-1	9/11/11A Dana Terrace	3 Units	1br - 3br - 5br
	8/6/6A Keith Street	3 Units	1br - 2br - 3br
	115/113 Poplar Street	2 Units	2br - 3br
	8/10 Hersom Street	2 Units	2br - 3br
705-2	10A&B Locust Lane (Siena Village)	2 Units	3br - 3br

**Section 8 - Leased Housing**

Tenant Based Vouchers	136	6 studio/48-1br/47-2br/ 29-3br/6-4br
Project Based Vouchers (Saint Joseph's Hall)	20	19 - 1br & 1 2br
Total Elderly/Disabled Units	326	
Total Special Needs	23	
Total Family/Scattered Units	240	
<u>Total Leased Housing (Federal)</u>	<u>156</u>	
Total WHA Units	745	
WHA Operating Budget		4.3 million
Capital Budget		.5 million (bond funding)
<u>Housing Assistance Payments (Vouchers) to Landlords</u>		<u>1.6 million</u>
Total Annual Budget		6.4 million

Income Eligibility:	State	Federal
1 person	51,150	36,200
2 person	58,450	41,400
3 person	65,750	46,550
4 person	73,050	51,700
5 person	78,900	55,850
6 person	84,750	60,000

**WATERTOWN HOUSING AUTHORITY**  
**12 MONTH OPERATING BUDGET**  
**FISCAL YEAR 1/1/18 TO 12/31/18**

(1)

ACCT NO	CLASSIFICATION	STATE 400-01	STATE 689-C	FEDERAL MA 93-1	FEDERAL SECTION 8
	<b>OPERATING RECEIPTS</b>				
3110	SHELTER RENT - TENANTS	\$ 2,370,000	\$ 61,752	\$ 216,560	
3115	ADMINISTRATIVE FEE LEASED HOUSING				\$ 171,063
3116	MOBILITY FEE + FRAUD RECOVERIES				
3610	INTEREST ON INVESTMENTS	\$ 3,000	\$ -	\$ -	\$ 77
3690	MISCELLANEOUS INCOME	\$ 17,000	\$ -	\$ -	
3690	MOD OPERATING			\$ 0	
3800	OPERATING SUBSIDY @ 100%	\$ 1,421,113		\$ 211,703	
3000	<b>TOTAL OPERATING RECEIPTS</b>	<b>\$ 3,811,113</b>	<b>\$ 61,752</b>	<b>\$ 428,263</b>	<b>\$ 171,140</b>
	<b>NON UTILITY EXPENDITURES</b>				
	<b>ADMINISTRATION</b>				
4110	ADMINISTRATIVE SALARIES	\$ 460,853	\$ 15,451	\$ 56,851	\$ 78,647
4130	LEGAL	\$ 10,000	\$ -	\$ 200	\$ 300
4140	MEMBERS COMPENSATION	\$ 23,000	\$ -	\$ -	\$ -
4150	TRAVEL & RELATED EXPENSES	\$ 2,425	\$ 108	\$ 355	\$ 1,112
4170	ACCOUNTING + AUDIT FEE	\$ 27,000	\$ 3,600	\$ 17,000	\$ 15,000
4190	ADMINISTRATIVE OTHER	\$ 398,351	\$ 4,063	\$ 18,824	\$ 33,535
4100	<b>TOTAL ADMINISTRATION</b>	<b>\$ 921,629</b>	<b>\$ 23,222</b>	<b>\$ 93,230</b>	<b>\$ 128,594</b>
4230	TENANTS ORGANIZATION	\$ 1,512	\$ -	\$ 1,250	
4210	FSS SALARY	\$ -	\$ -	\$ -	
4230	FSS CONTRACTS	\$ -	\$ -	\$ -	
4240	FSS BENEFITS	\$ -	\$ -	\$ -	
4200	<b>TOTAL FSS &amp; TENANT SERVICES</b>	<b>\$ 1,512</b>	<b>\$ -</b>	<b>\$ 1,250</b>	<b>\$ -</b>
4410	MAINTENANCE LABOR	\$ 403,527	\$ 4,763	\$ 38,094	\$ -
4420	MATERIALS & SUPPLIES	\$ 147,107	\$ 5,692	\$ 18,000	\$ -
4430	CONTRACT COSTS	\$ 403,200	\$ 8,791	\$ 56,200	\$ -
4400	<b>TOTAL MAINTENANCE</b>	<b>\$ 953,834</b>	<b>\$ 19,246</b>	<b>\$ 110,294</b>	<b>\$ -</b>
4510	INSURANCE	\$ 110,514	\$ 3,794	\$ 24,377	\$ 4,260
4520	PILOT	\$ 12,500	\$ 2,600	\$ 8,129	\$ -
4540	EMPLOYEE BENEFITS	\$ 497,128	\$ 12,890	\$ 52,466	\$ 52,586
4590	MOBILITY ADMINISTRATIVE FEES				\$ 8,000
4590	AMERESCO COST	\$ 20,050			
4500	<b>TOTAL GENERAL</b>	<b>\$ 640,192</b>	<b>\$ 19,284</b>	<b>\$ 84,972</b>	<b>\$ 64,846</b>
4000	<b>TOTAL NONUTILITY EXPENSES</b>	<b>\$ 2,517,167</b>	<b>\$ 61,752</b>	<b>\$ 289,746</b>	<b>\$ 193,440</b>
	<b>UTILITIES</b>				
4310	WATER & SEWER	\$ 507,929		\$ 33,668	
4320	ELECTRIC	\$ 304,303		\$ 72,404	
4330	GAS	\$ 328,714		\$ 29,198	
4340	OIL	\$ 1,000			
4360	ENERGY CONSERVATION	\$ -			
4300	<b>TOTAL UTILITIES</b>	<b>\$ 1,141,946</b>	<b>\$ -</b>	<b>\$ 135,270</b>	<b>\$ -</b>
4000	<b>TOTAL OPERATING EXPENDITURES</b>	<b>\$ 3,669,113</b>	<b>\$ 61,752</b>	<b>\$ 425,016</b>	<b>\$ 193,440</b>
	<b>NET INCOME (DEFICIT) AFTER SUBSIDY</b>	<b>\$ 152,000</b>	<b>\$ -</b>	<b>\$ 3,247</b>	<b>\$ (22,300)</b>
	<b>NONCAPITALIZED EXPENDITURES</b>				
4580	COLLECTION LOSSES	\$ 5,000		\$ -	
4610	EXTRAORDINARY NOT CAPITALIZED	\$ 85,000	\$ 10,000	\$ -	
4611	EQUIPMENT NOT CAPITALIZED	\$ 35,000	\$ 1,800	\$ 2,500	\$ 3,000
	<b>TOTAL NONCAPITAL EXPENDITURES</b>	<b>\$ 125,000</b>	<b>\$ 11,800</b>	<b>\$ 2,500</b>	<b>\$ 3,000</b>
	<b>CAPITALIZED EXPENDITURES</b>				
7520	EQUIPMENT CAPITALIZED	\$ 48,000	\$ -	\$ -	\$ -
7540	BETTERMENTS CAPITALIZED	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL CAPITAL EXPENDITURES</b>	<b>\$ 48,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>NET INCOME ( DEFICIT )</b>	<b>\$ (21,000)</b>	<b>\$ (11,800)</b>	<b>\$ 747</b>	<b>\$ (25,300)</b>
	<b>est UNRESTRICTED NET ASSETS 12/31/17</b>	<b>\$ 1,030,430</b>	<b>\$ 63,119</b>	<b>\$ 90,561</b>	<b>\$ 110,268</b>
	<b>NET INCOME ( DEFICIT )</b>	<b>\$ (21,000)</b>	<b>\$ (11,800)</b>	<b>\$ 747</b>	<b>\$ (25,300)</b>
	<b>EST UNRESTRICTED NET ASSETS 12/31/18</b>	<b>\$ 1,009,430</b>	<b>\$ 51,319</b>	<b>\$ 91,308</b>	<b>\$ 84,968</b>
	<b>PERCENTAGE OF NET ASSETS MAXIMUM</b>	<b>53.35%</b>	<b>139.54%</b>	<b>N/A</b>	<b>N/A</b>

1.6 m  
 SE 8  
 VOUCHER

1.6 m

**WATERTOWN HOUSING AUTHORITY  
2018-2022 CIP**

<b>DEV #</b>	<b>Fish #</b>	<b>7/1/2017 to 6/30/18</b>	<b>Project Name</b>	<b>2018</b>	<b>Cap Sharo</b>
667-2	321056	321-667-02-0-08-237	ADA Compliance Upgrades	ADA 379545	812897 CAP
689-Y	321060	321-689-Y-0-14-3244	Bathroom Upgrades - Flooring	DDS 30321	975476.4 Maximum
200-2	321061	321-200-02-0-08-276	Fire Escape Upgrades	53351	650317.6 Minimum
667-1	321062	321-667-1-0-08-243	Front Entrance Repair	ADA 20080	
200-2	321063	321-200-02-0-15-1415	Floors & Bathroom Upgrades @ Turnover 20	109776	
667-1	321063	321-667-01-0-16-2148	Unit Turnover Kitchen Upgrades	0	
689-Y	321064	321-689-Y-0-15-1419	Porch & Ramp Repairs	DDS 1580	
200-1	321066	321-200-01-0-17-426	Create 2 Fully ADA Units (200-1)	195777	
200-3	321067	321-200-03-0-17-427	Accessible Bathroom & 1st Floor Bedroom	30550	
667-1	321068	321-667-01-0-15-1434	Roof Replacement	217595	
689-Y	321068	321-689-Y-0-16-2153	2 Roofs @14K ea + admin no design	DD 0	
689-Y	321068	321-689-Y-0-16-2154	Paint Buildings	DD: 0	
667-2	321069	321-667-2-0-08-236	Asphalt Repairs Partial	70925	
	321071	321-667-01-0-14-3173	CIP Consultant	4000	
200-2	321072	321-200-02-0-15-1416	Floors & Bathroom Upgrades @ Turnover 20	42148	
667-3	321074	321-667-03-0-16-2152	Generator Transfer Switch	28000	
689-X	321075	321-689-X-0-15-1438	Bathroom Upgrades (2)	DD: 24637	
689-Y	321076	321-689-Y-0-15-1439	2 Boilers	DD 19171	
			<b>Total</b>	<b>1227456</b>	
<b>DEV #</b>	<b>Fish #</b>	<b>7/1/2018 to 6/30/19</b>	<b>Project Name</b>	<b>2019</b>	<b>Cap Sharo</b>
200-3	321066	321-200-01-0-17-426	Create 2 Fully ADA Units (200-1)	325890	908114 CAP
200-1	321067	321-200-03-0-17-427	Accessible Bathroom & 1st Floor Bedroom	286790	1089737 Maximum
667-2	321069	321-667-2-0-08-236	Asphalt Repairs Partial	339075	726491.2 Minimum
200-2		321-200-02-0-15-1417	Bathroom-Kitchen Updates @ Turnover 2019	42147 X	
200-02		321-200-02-0-08-284	Bathroom Mod (\$868,191)	43809 X	
			<b>Total</b>	<b>1037711</b>	
<b>DEV #</b>	<b>Fish #</b>	<b>7/1/2019 to 6/30/20</b>	<b>Project Name</b>	<b>2020</b>	<b>Cap Sharo</b>
200-02		321-200-02-0-08-284	Bathroom Mod (\$868,191)	338373 X	946241 CAP
200-02		321-200-01-0-08-274	Courtyard Repairs	57429 X	1135489 Maximum
200-03		321-200-03-0-14-3059	Screen Door Replacement (\$120,750)	120750 X	756992.8 Minimum
			<b>Total</b>	<b>516552</b>	
			<b>3 Year Total Planned</b>	<b>2781719</b>	<b>3-Year 2667252 CAP 2800615 Maximum 2533889 Minimum</b>
<b>DEV #</b>	<b>Fish #</b>	<b>7/1/2020 to 6/30/21</b>	<b>Project Name</b>	<b>2021</b>	<b>Cap Sharo</b>
200-02		321-200-02-0-08-284	Bathroom Mod (\$868,191)	486009 X	461682 CAP
667-01		321-667-1-0-08-246	Kitchen & Bath Rehab (\$802,782)	45873 X	554018.4 Maximum 369345.6 Minimum
			<b>Total</b>	<b>531882</b>	
<b>DEV #</b>	<b>Fish #</b>	<b>7/1/2021 to 6/30/22</b>	<b>Project Name</b>	<b>2022</b>	<b>Cap Sharo</b>
667-01		321-667-1-0-08-246	Kitchen & Bath Rehab (\$802,782)	372065 X	461682 CAP 554018.4 Maximum 369345.6 Minimum
			<b>Total</b>	<b>372065</b>	
			<b>2018 - 2022 Grand Total</b>	<b>3685666</b>	<b>3590616 CAP 3698334 Maximum 3482898 Minimum</b>



Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
 COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Kornegay, Undersecretary

November 20, 2015

Allen Gallagher, Chair  
 Watertown Housing Authority  
 55 Waverley Avenue  
 Watertown, MA 02472

Dear Chair Gallagher:

On behalf of the Commonwealth of Massachusetts, I am pleased to award the Watertown Housing Authority \$524,409 in Formula Funding for Fiscal Year 2018 (FY18). Note that this award amount may differ significantly from your FY17 Formula Funding award. If so, this change is due to one or more of the following factors:

- DHCD increased the total obligation of Formula Funds from \$45 M to \$50 M. We are granting this increase in accordance with the completion of many legacy CAR projects and the need to adjust for inflation.
- DHCD has updated replacement values for all components and facilities in the Capital Planning System (CPS) so that they reflect current construction economics.
- DHCD has recalculated all Formula Funding shares to reflect the results of the recently-completed portfolio-wide condition assessment.

Not surprisingly, portfolio needs have shifted substantially since 2008, when we last undertook a full-scale condition assessment. Since then, housing authorities have completed hundreds of millions of dollars of capital projects, and yet building components have continued to expire. All of these changes directly impact the Formula Funding program, which allocates funds based upon each housing authority's proportional need at the time of calculation. Because the needs are constantly changing, please be aware that a substantial increase or decrease in this year's Formula Funding award does not indicate more of the same will happen in future years.

In addition, DHCD has adjusted your Housing Authority's award as shown below. This is to account for actual total development costs for the following completed project (s):

FISH Number	Description	Adjustment based on final project cost
321043	MAAB upgrade: 100 Warren St	-\$1,537
Total		-\$1,537

If you have any questions about your Formula Funding award please direct them to Amy Stitely at 617-573-1156 or Amy.Stitely@state.ma.us.

Sincerely,

Chrystal Kornegay, Undersecretary

cc: Brian Costello, Executive Director



Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lieutenant Governor ♦ Chrystal Kornegay, Undersecretary

May 2, 2016

Allen Gallagher, Chair  
Watertown Housing Authority  
55 Waverley Avenue  
Watertown, MA 02472

Dear Chair Gallagher:

On behalf of the Commonwealth of Massachusetts, I am pleased to award the Watertown Housing Authority **\$525,946** in Formula Funding for Fiscal Year 2019 (FY19).

As we did for FY18, DHCD is again awarding a total of \$50 M in Formula Funding to the 234 Local Housing Authorities with qualifying state-aided public housing units. Since the launch of the program in 2010, DHCD has awarded \$344 M in Formula Funding. This steady stream of funds has allowed for continuous physical improvement of the developments that house some of the state's most vulnerable residents. Thank you for working with DHCD to preserve this valuable asset.

Please bear in mind that at the end of this fiscal year, your Housing Authority will be evaluated on its ability to effectively utilize its Formula Funding in a timely fashion. Your Authority should strive to spend at least 80% of all available Formula Funding in any three-year period in order to avoid a negative evaluation.

If you have any questions about your Formula Funding award, please direct them to Amy Stitely, Director of the Bureau of Housing Development and Construction, at 617-573-1156 or [Amy.Stitely@state.ma.us](mailto:Amy.Stitely@state.ma.us).

Sincerely,

A handwritten signature in cursive script that reads "Chrystal Kornegay".

Chrystal Kornegay, Undersecretary

cc: Brian Costello, Executive Director

**Housing Units Created  
by Inclusionary Zoning Bylaw  
5/22/2018**

Watertown Housing Units 2010 Census	Units Counted by DHCD on Watertown's Subsidized Housing Inventory	Additional Units that Could be Counted on Watertown's Subsidized Housing Inventory	Number of Units Needed for Watertown to Reach 10% (Beyond the 208 Pending)	Watertown's Resultant Progress Towards the Ten Percent Goal (Set by Ch. 40B)
15,521	1,072			6.91%
15,521	1,072	208		8.25%
15,521	1,072	208	273	10.01%

*Inclusionary Zoning Units and Housing Authority, Arsenal Apartments (156), First Time Homebuyers, BeaverBrook STEP, 1060 Belmont, Quimby, Group Homes, Marshall Place Apartments (11), and St. Joseph Hall (23). These units have finished permitting, and are in various stages of construction. They will be counted on Watertown's Subsidized Housing Inventory when the necessary paperwork is ready. These would be the number of units needed to be created in addition to the 208 units that will be counted when the necessary paperwork is ready.*

**Housing Units Created by Inclusionary Zoning Bylaw  
6/11/2018**

Name of Project	Street Address	Year Permit Issued	Total # of Units	# Affordable Units as Required % of Total Units	Type of Units	Types of Affordable Units S=Studio, 1, 2, 3 bedroom
Archstone Apartments in Watertown Square <b>(Does not count)</b>	20 Watertown Street	2000	134	13	Rental Apartments	S, 1, 2
Arsenal Yards (Phased) <b>(NOT ON SHI YET)</b>	485 Arsenal Street	Phased First Residential in 2016	424	64	Ownership Condos and Rental	S, 1, 2
Bell Properties (Formerly Alta at the Estate) <b>(ON SHI)</b>	200 Waltham Street 10 - 300 Woodview Way	2013 -	155 -	16 -	Rental Apartments -	1, 2 -
Bell Tower/Saint Theresa's Church	444 Mount Auburn Street	2007	9	CASH	Cash in Lieu	NA
Brigham House <b>(Assisted Living, HOME Units)</b>	341 Mount Auburn Street	2001	64	46	Assisted Living	studios only
The Coolidge School <b>(55+ and created with HOME Funds)</b>	319 Arlington Street	1997?	38	15	Rentals	1, 2, "2 plus"
Charlesbank Residences <b>(ON SHI)</b>	140 Pleasant Street	2012	44	4	Rental Apartments	1, 2
Charles River Towers/Mosessian <b>(One Affordable Apartment)</b>	131 - 151 Coolidge Avenue	1980 ?	192	1	Rental Condos ??	1
Criterion; Residences/Riverbend on the Charles <b>(ON SHI)</b>	270 Pleasant Street and Lot Across the Street	2011	170	17	Rental Apartments	1, 2
Elan/Greystar/Union Market <b>(NOT ON SHI YET)</b>	56-60 Irving Street	2015	282	35	Rental Apartments	S, 1, 2, 3
The Gables (Hanover/Cressett) <b>(NOT ON SHI YET)</b>	202-204 Arsenal Street	2014	296	30	Rental Apartments	1, 2, 3
Nally Estates/Chatham Estates <b>(ON SHI)</b>	73 - 91 Waverly Avenue	2010	18	2	Rental Townhomes	3
Main Care LLC	590 Main Street	2005	13	CASH	Cash in Lieu	NA
Mount Auburn Village Condos/First Baptist Church	128-134 Mount Auburn Street 18 Common Street	2008 -	14 -	CASH -	Cash in Lieu -	NA -
33 Mount Auburn Street (2018) <b>(NOT ON SHI YET)</b>	33 Mount Auburn Street	2018	15	2	Ownership Condos	NA
Repton Place <b>(ON SHI)</b>	555 Pleasant Street	2008	179	28	Ownership Condos	NA
Riverbank Lofts <b>(ON SHI)</b>	290 Pleasant Street	2004	57	6	Ownership Condos	NA
River Park Lofts <b>(NOT ON SHI YET)</b>	60 Howard & 45 Bacon Streets	2013	65	7	Rental Apartments	S, 1, 2, 3
RiverMills/WaterMills <b>(NOT ON SHI YET)</b>	330-350 Pleasant Street	2016	99	15	Rental Apartments	1, 2, 3
192 Pleasant Street	192 Pleasant Street	2013	7	CASH	Cash in Lieu	NA
385 Pleasant Street <b>(NOT ON SHI YET)</b>	385 Pleasant Street	2018	53	8	Rental Apartments	S, 1, 1+ Loft, 2
Watertown Mews (Mill Creek) <b>(ON SHI)</b>	555 Pleasant Street	2013	206	32	Rental Apartments	S, 1, 2, 3
<b>TOTAL UNITS AS SHOWN IN THIS TABLE (SEE NOTES)</b>			<b>2,534</b>	<b>341</b>		
<b>Units Added Since 2010 Shown in Yellow</b>			<b>1,834</b>	<b>232</b>		

**NOTES**

Archstone does not count towards SHI because of the way the Restriction was written.

SHI units also include Housing Authority, Arsenal Apartments, First Time Homebuyer properties, BeaverBrook STEP, Quimby Street, 1060 Belmont Street, Group Homes, Marshall Place Apartments, and St. Joseph Hall.

The units shown on this sheet DO NOT include all of the SHI units the Town has, such as Housing Authority, Arsenal Apartments, First Time Homebuyers, BeaverBrook Step, Quimby Street, 1060 Belmont, Group Homes, Marshall Place and Saint Joseph Hall.

SHI means the state's Subsidized Housing Inventory.

Projects with the note (ON SHI) have been formally added to the Town's SHI.

Projects with the note (NOT ON SHI YET) have not been added to the Town's SHI because the necessary paperwork is not yet available.