

BELMONT HOUSING AUTHORITY

The Belmont Housing Authority manages four developments with a total of 256 units of state-aided public housing. Belmont Village, built in 1950, has 100 units for veterans and families (that include 50 two-bedroom and 50 three-bedroom) in twenty five four-unit buildings. Sherman Gardens (80 units) and Waverley Oaks (74 units), built in 1971 and 1976 respectively, have a total of 154 one-bedroom apartments for seniors (age 60 or older) and people with disabilities. Under State law, 133 units are reserved for elderly households and 21 for non-elderly households with disabilities. Clark Lane, a two-unit group home, houses eight people with developmental disabilities.

The Authority also oversees two rental assistance programs that provide subsidies to 49 households so they can rent private apartments in Belmont and other communities. Two are assisted by the state-funded Massachusetts Rental Voucher program (MRVP) and 47 by the Federal Section 8 Housing Choice Voucher program. The Dedham Housing Authority handles day-to-day-operations and issues vouchers for the Section 8 program under a contract with the Belmont Housing Authority.

The Belmont Housing Authority has six employees: the Executive Director, two administrative staff members, and the Maintenance Superintendent and two maintenance personnel. It is overseen by the five members of the Board of Commissioners.

Applications for the family and elderly/disabled developments are accepted on an ongoing basis (about 10 family and 10 elderly/disabled units became available each year) and can be obtained Monday through Thursday between 8:00 A.M. and 4:00 P.M. and on Friday between the hours of 8:00 A.M. and 12:00 noon at the main office located at 59 Pearson Road or by calling (617) 484-2160. Applicants must have incomes at or below state-established income limits. The selection of tenants for openings is based on family size, position on the waiting list, and emergency status. Among non-emergency applications, preference is given to veterans and Belmont residents. The current annual income limits are:

<u>Household size</u>	<u>Income</u>
One Person	46,300.00
Two People	52,950.00
Three People	59,550.00
Four People	66,150.00
Five People	71,450.00
Six People	76,750.00
Seven People	82,050.00
Eight or More People	87,350.00

Rents for the elderly/disabled developments are set at 30% of net income and include all utility costs (heat and electricity). Rents at Belmont Village are set at 27% of tenant net income but do not include utilities (i.e. tenants pay their own heat and electricity).

As of January 1, 2007, the waiting list for Belmont Village included 1,245 families waiting for a two-bedroom unit and 586 families waiting for a three-bedroom unit. There were 165 elderly households and 129 non-elderly households on the waiting list for units at Sherman Gardens and Waverley Oaks.

The Authority is working under increasingly tight budget constraints, as operations are funded almost entirely from tenant rents. Nevertheless, it has continued its efforts to implement property improvements, including seeking additional funding from the Commonwealth for critically-needed upgrades to the fire alarm and life safety systems at Sherman Gardens, advancing a proposal to increase the available parking for residents at Waverley Oaks, and working with the Town of Belmont to apply for state funding for design funds for an elevator at Waverley Oaks that would improve accommodations and access for its elderly and handicapped and disabled residents.

As part of its continuing effort to provide resident services, the Authority also began discussions this year to renew the contract for in-home services from Springwell. Care management is provided to the residents of Sherman Gardens and Waverley Oaks through the Care Connections program and is coordinated by an on-site Housing Care Coordinator. The goal of the program is to provide in-home services to the residents to enhance their quality of life and to enable them to age in place in their community.

The Board has also continued to work with the State Department of Housing and Community Development to solicit bids for energy and water conservation services that would improve thermal efficiency and conserve energy and water at each of the Belmont Housing Authority developments. It is also exploring funding sources to improve insulation at Belmont Village.

The Authority would like to express special thanks to the other Town Departments, including the Board of Selectmen, Police and Fire Departments, Community Development Office, Health Department, Highway Department, Water Department, Light Department and the Council on Aging.

Respectfully submitted,
Donald L. Becker, Chair