

Falmouth Housing Authority
 Programs for Today, Vision for Tomorrow
 Presented by
 Bobbi Richards, M.A.
 Executive Director
 Revised 9.4.18



Mission Statement

The Falmouth Housing Authority is committed to ensuring safe, decent, and affordable housing by working cooperatively with community, state, federal, and local officials. The Falmouth Housing Authority always endeavors to make the best use of all available resources so our residents and participants can live in an atmosphere of dignity and respect, free from discrimination.

The Falmouth Housing Authority
 Established August 16, 1948
Celebrates its 70th anniversary in 2018




A public housing authority formed under Article 98 of Chapter 121B

Oversight

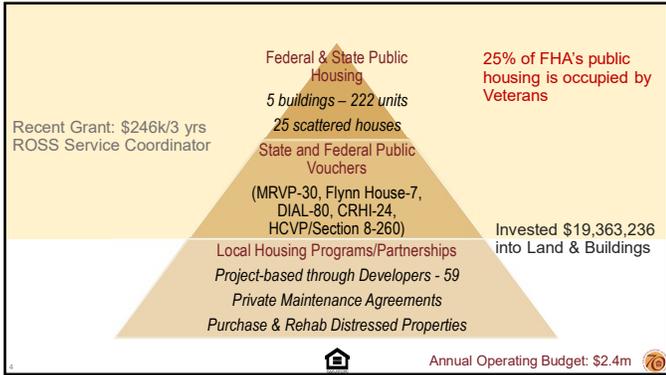
- HUD Regulations
- DHCD Regulations
- 5-panel Board of Commissioners

Role of the Board

- 5 year appointments; 1 state-appointee
- Hires ED, approve policies and budgets

Role of the Executive Director
 Oversees day-to-day operations, establishes budgets, acts on approved policies, ensures regulatory compliance, supervises staff, and interacts with the community to develop and/or maintain subsidized housing as a priority.



Affordable Rents

Whether the housing is subsidized through federal or state funds, the rents are designed to be affordable. This means, in general, rents do not exceed 30% - 40% of the household's annual income.

Example: Sally (63 years old) has a fixed income from SSA of \$1100/mo and works a PT job at Christmas Tree Shops earning \$400/mo

\$1,500/month (\$18,000 annually)

Standard annual deduction of \$400
(=\$17,600 annual income x 30% = \$5,280/12 = \$440)
\$440/month for housing (rent and utilities)

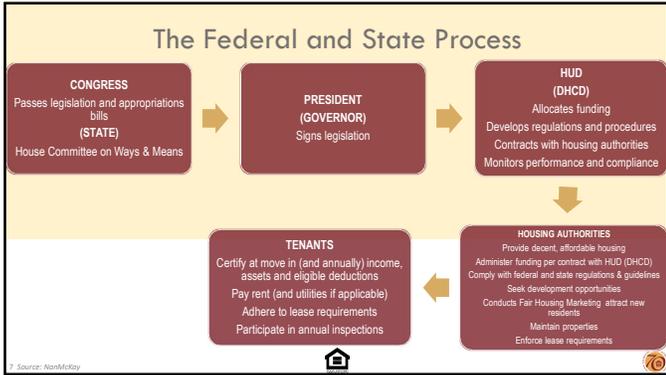
Did you know?

While everyone on the waiting lists are not current residents of Falmouth, FHA is aware that:

- Some lived here, raised families here, retired here – then could not afford the rents and moved a few towns over
- Some are from other areas and are attracted to the Town of Falmouth for a variety of reasons including work, raising a family and joining as a productive member of the community.

If families cannot afford to live here – age-out may occur and all services will be affected because Falmouth cannot retain a young workforce without housing options.

14,860 year-round households in Falmouth
24,190 registered voters in Falmouth
1,693 persons on the FHA waiting lists



Falmouth's Federal Public Housing Program

The federal public housing program was created under the Housing Act of 1937.

Public housing buildings are permanent structures owned by the housing authority, located in the Town.

Public housing is also called "project-based" assistance because families live in the building to be assisted.

FHA's Federal Public Housing

FHA has three (3) federal public housing buildings in the Town of Falmouth, for a total of 222 units, at the following properties:

- Harborview Apartments
- James L. Tatakiet Apartments
- Rose Morin Apartments

Tenants pay between 30-40% of their income toward rent (including utilities).

1-2 year wait time

556 current applicants

FHA's Federal Voucher Programs

FHA participates in the Housing Choice Voucher program, also known as the Section 8 Voucher program.

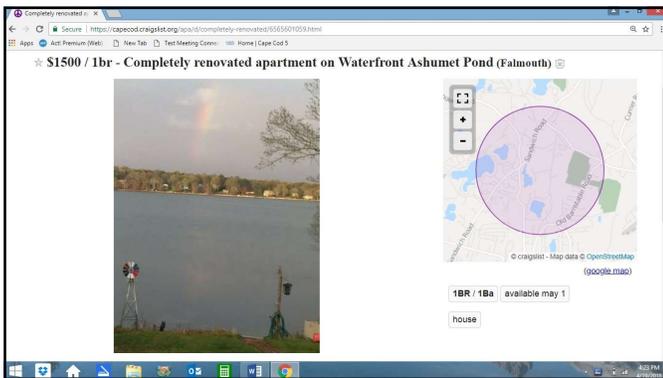
FHA can issue up to 260 HCV vouchers to eligible applicants. Applicants locate their own housing and FHA enters into a contractual relationship with the landlords.

Tenants pay between 30-40% of their income toward rent (including utilities).

5-7 year wait time

379 current applicants





Typical Falmouth HCV Rent Scenario

Fair Market Rent	HUD Payment Standard	Tenant Rent (30%)	Includes Utilities (Y/N)	Subsidy Payment
\$1500	\$1083	\$440	Y	\$535

As advertised, this unit is not affordable for Sally because it substantially exceeds the payment standard for the area.



12 Source of Ad on previous page: Craigs List 4/20/18

FHA's Local Federal Program

FHA participates in the DIAL program – a joint effort between the Falmouth, Barnstable and Bourne Housing Authorities.

In 1997, the Disabled Independent Adult Living (DIAL) program was created in response to a need for region-specific vouchers to assist younger disabled adults on the public housing waiting lists of each agency.

HUD issued 200 vouchers to Barnstable and these vouchers were divided amongst the three participating agencies. **FHA maintains 80 vouchers.**

1-2 year wait time

352 current applicants



Harborview Apartments

115 Scranton Avenue, Falmouth
Built in 1982
80 Units (One Bedroom),
includes
8 Units (Handicapped)
Laundry Room, Community Room, Lobby
- Meals on Wheels
- Community Health Center

On Town Sewer



1414

14

James L. Tatakett Apartments

138 Teaticket Highway,
E. Falmouth
Built in 1986
83 Units (One Bedroom),
includes
5 Units (Handicapped)
Laundry Room and Community Room

On Town Sewer



1515

15



Rose Morin
Apartments

58 Rose Morin Lane,
Falmouth
Built in 1964
60 Units (One Bedroom)
*1 Unit Offline for Laundry
Room/Community Room

1616 16

FHA's State Programs

FHA offers four public housing and voucher programs funded by the Department of Housing and Community Development (DHCD). Rents are generally 30% of income and DHCD provides subsidy funds to cover the general costs of operating state-aided housing that is not covered by the reduced rents.

Chapter 667 – provides housing for qualified low-income elderly and handicapped persons. Rents include paid utilities and are set at 30% of income.

Chapter 705 – provides housing for low-income families in neighborhoods throughout MA. Housing is created by the housing authority through the purchase of existing or new construction units. Rents are either 30% of income (if utilities are paid by housing authority) or 25-27% of income if tenant pays utilities.

Chapter 689 – provides housing for people eligible for services of the Department of Mental Health or the Department of Mental Retardation. FHA owns the building and leases it to a local service provider. Residents are referred to the provider by the state human services agency and the provider rents the units through its own state contract; FHA provides general maintenance for the building as part of its lease agreement.

MRVP– Massachusetts Rental Voucher Program provides both tenant and project-based rental subsidies. The mobile voucher is valid for any housing unit that meets the state sanitary code; project-based vouchers are assigned to a specific housing unit or development.

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Falmouth's State Public Housing Program

FHA has two (2) state public housing buildings
in the Town of Falmouth

- Salt Sea Apartments
- Choate Lane Apartments

1 - 2 year wait time
579 current applicants

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Salt Sea
Apartments

Salt Sea Lane, Falmouth
Built in 1961
30 Units
One Bedroom Units
Laundry/Community Room

1919 19



Mayflower
Apartments

Choate Lane, Falmouth
Built in 1960
24 Units
One Bedroom Units
Laundry/Community Room

2020 20



Bayberry
House

Rose Morin Lane, Falmouth
Built in 1991
8 Units
One Bedroom Units
Laundry/Community Room

2221 21



Scattered Sites

Various addresses within
Town of Falmouth
Oldest unit built in 1954
25 Units

- 1 - Two bedroom units
- 16 - Three bedroom units
- 8 - Four -bedroom Units

4 - Units in process to move
to Town Sewer

2222 22

www.falmouthhousing.org

Studies have shown that stable housing results
in certain successful outcomes for children and
adults.

115 Scranton Avenue, Falmouth
(508) 548-1977
brichards@falmouthhousing.org




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