

2009 Annual Report of the SANDWICH HOUSING AUTHORITY

The Sandwich Housing Authority is an independent governmental entity administered by a Board of Commissioners consisting of four members elected by the voters of Sandwich and a fifth member appointed by the Governor of the Commonwealth.

The mission of the Sandwich Housing Authority is to provide safe and affordable housing for low and moderate income persons, encourage self-sufficiency, and continuously pursue opportunities for the expansion of affordable housing units whenever financial or regulatory opportunities may exist.

The Authority currently provides housing for families, senior citizens and people with special needs at properties located on George Fernandes Way and at Hansen Village on Tom's Way.

These properties include:

- 28 units of state-funded Section 667 elderly housing
- 8 units of state-funded Section 667 congregate housing
- 13 units of state-funded Section 705 family housing
- 12 units of state-funded Section 689 special needs housing
- 2 unit of CPC-funded rental housing

The Authority also administers rental vouchers from various state and federal programs which can be utilized at non-SHA rental properties throughout the area.

As with housing agencies across the Commonwealth, the SHA continued to see a growing demand which far exceeded its supply of available housing. The Authority also continued to see escalating utility and operating costs which far out-paced any growth in rental income.

The SHA is again very appreciative to the Community Preservation Committee and the members of Town Meeting for their continued confidence and support on two new affordable housing initiatives.

Sandwich RAP Program – The Authority is again pleased to announce that another Sandwich family is now occupying a second home that was acquired and renovated using a portion of the RAP funds which were approved by the Community Preservation Committee (CPC) and Town Meeting. Under this program, CPC funds are used by the SHA as a down payment to acquire and renovate an existing housing unit for a qualified family. The income generated through the rental of the unit is then used to fund the monthly mortgage payment to a local bank. The SHA continues to review available properties and may acquire additional units in the future.

Expansion of George Fernandes Way -- The Authority is also very pleased to announce CPC and Town Meeting approval of \$1.8 million in funding for the development of 24

additional affordable, elderly & handicapped housing units on SHA-owned land adjacent to George Fernandes Way. The SHA is currently working with local, county, state and federal agencies, as well as local banks in order to procure the remaining financing, as well as development-related permits. Once completed, operation of this project will be funded entirely through rental income.

The SHA is very enthusiastic about the opportunity of bringing additional affordable housing opportunities to the Town of Sandwich and would like to thank Marc Slotnick of New England Communities LLC and attorney Jonathan Fitch for their tremendous technical assistance with this project.

Other Expansion Efforts - In a further effort to increase acquisition opportunities, the SHA has been designated as an approved buyer for future Mass Housing Partnership and Massachusetts Department of Housing and Community Development (DHCD) funded affordable units. This will allow the SHA to acquire affordable housing units which may be included within future 40(b) subdivisions.

The SHA has also been recommended by both the Sandwich Planning Board and the Sandwich Board of Appeals as the recommended monitoring agent for affordable housing in the Town of Sandwich. This will allow the Authority to monitor planned affordable developments to ensure that they remain in compliance with local and state policies. Fees earned from these services will be utilized to further expand SHA services.

The Board of Commissioners would like to recognize the good work of Commissioner Earl Lantery who left the Authority during 2009; the Board would also like to welcome our newest Commissioner, Bob Guerin. We would also like to thank our Executive Director, Paula Schnepf, and Staff for all of their continued efforts during the year as well as their ability to find a positive side to almost every situation.

The Authority would also like to thank Town Manager Bud Dunham, the Board of Selectmen, the Police & Fire Departments, the Department of Public Works, the Council on Aging, the Board of Health, and all the other town agencies for their continued assistance, cooperation and support throughout the year.

Regular public meetings of the Board of Commissioners are scheduled for the first Thursday of each month at 6:00 PM in the Community Room at Hansen Village, 20 Tom's Way. To confirm meeting times, or for more information on eligibility or unit availability, please contact the Sandwich Housing Authority at (508) 833-4979.

For more information, please visit our website at www.sandwichhousing.org

Respectfully submitted,

The Sandwich Housing Authority Board of Commissioners
Robert F. Simmons, Jr., Chairman

Daniel DiGiandomenico, Treasurer
Richard Johnson, Assistant Treasurer
Robert Guerin, Commissioner

And the Staff of the Sandwich Housing Authority:

Paula K. Schnepf, Executive Director
Cynthia Roberts, Office Manager
Sue Murphy, Office Assistant
Phil Egan, Maintenance