



Worcester
Housing Authority

Designated Housing Plan

Submission Date: TBD



Elm Park Tower Apartments
425 Pleasant Street



Lincoln Park Tower Apartments
11 Lake Avenue



Webster Square Towers East & West
1050 Main Street & 1060 Main Street

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Worcester Housing Authority Designated Housing Plan

I. Introduction

The Worcester Housing Authority ("WHA") previously submitted a Designated Housing Plan ("Plan") to the U.S. Department of Housing and Urban Development ("HUD"), received HUD approval, and implemented the Plan. The Plan provided that four of the WHA's projects would be designated as elderly only. The Plan was amended and approved by HUD through 2017.

The four designated elderly projects' operation has been very successful; these projects provide low-income elderly residents with resources and affordable, age-appropriate housing in Worcester. The WHA resubmits this Plan and requests that HUD approve this application to designate the same four projects as elderly only.

II. Justification for Designation

1. Population

The Plan helps to achieve the housing goals of Worcester's low-income population. The City of Worcester Five Year Plan 2020-25, Needs Assessment Overview states, "Following several years of stagnation, the City's population, number of households, and median income have grown since 2015. The latest ACS data from 2014-2018 shows since 2011-2015, the city's population has increased +1%, the number of households increased by +4%, and the median income increased by +2%. The number of families has declined (-5%), while the number of non-family households has increased (+13%) in Worcester since 2015. Non-family households now constitute 47% of all city households (up from 42% in 2011-15)...There was significant growth in single person households (+20%). **Single person households now constitute 37% of all households (up from 33% in 2011-2015). Elder persons of age 65 or more constitute 33% of all single-person households.** [Emphasis added]"

The Metropolitan Area Planning Council cites further data on the rising elderly population. *Basic Housing Needs Assessment for Worcester*. Housing MA. Web. 23 Mar 2021 www.housing.ma/worcester/report, "With the aging of the Baby Boomers, Massachusetts is growing older. The senior population is expected to increase by 38 percent over the next two decades, an increase mirrored in almost every city and town. In Worcester, the aging of the Baby Boomers will cause the senior population to increase by 8,000 people, or 38 percent, through 2030."

As we know, the nation has faced a pandemic crisis that affects the vulnerability of the elderly population. It is important that the WHA continue to maintain the elderly-only sites to ensure services are in place to provide the necessary resources to support their health and safety.

2. High Housing Costs

The City of Worcester is located in an expensive housing market, heavily influenced by the Boston, MA market (Greater Boston Metropolitan Statistical Area). New development in Worcester, the increase in rents, and the rise in the purchase prices of houses contribute to the difficulty that elderly low-income people may have in finding affordable and suitable housing.

The City of Worcester Consolidated Submission for Community Planning and Development Five Year Plan 2020-25 states, "High housing cost burdens affect all types of households in Worcester. For example for households below 80% of median income, 36% of small families (2-4 members), 32% of large families (5 or more members), and **28% of elderly households (age 62 or more) experienced housing cost burdens of more than 50% of income, while 70% of small families, 66% of large families, and 81% of elderly households experienced housing cost burdens of more than 30% of income.** [Emphasis added]"

3. Meeting Goals

The Plan helps to meet the needs of Worcester's low-income elderly population. Decent, safe, and affordable housing for the City's elderly population is a need that is increasing. The Plan increases housing options for the elderly and incorporates services to help residents maintain an independent lifestyle.

III. Project Description

1. Unit Counts

The four projects are designated for the elderly, age 62 and older. The elderly-only projects are ideal for this designation because of the building features, security, and neighborhood amenities that are attractive to elderly residents. The features include elevator access, medical services, security, centralized social services, laundry facilities, wellness and social events, easy access to public transportation, and nearby retail stores. The development information and unit numbers are as follows:

Designated Projects: Unit Count									
Project Name and Address	Project Number	Studio	1 BR	2 BR	Total Units	Units Reserved for Services	Designated Units	% Designated	Current Population
Lincoln Park Tower	12-8	35	164	-	199	0	199	100%	Elderly Only
Webster Square Tower - East	12-13	14	166	-	180	1	179	100%	Elderly Only
Webster Square Tower - West	12-15	-	236	16	252	1	251	100%	Elderly Only
Elm Park Tower	12-18	-	180	15	195	0	195	100%	Elderly Only
Totals:		49	746	31	826	2	824	100%	

Designated Projects: Accessible Units								
Project Name and Address	Project Number	Studio	1 BR	2 BR	Total Units	Accessible Units	% Accessible Units	
Lincoln Park Towers	12-8	0	7	-	199	7	4%	
Webster Square Towers - East	12-13	0	6	-	179	6	3%	
Webster Square Towers - West	12-15	-	0	4	251	5	2%	
Elm Park Towers	12-18	-	15	3	195	18	9%	
Totals:		0	28	7	824	36	5%	

2. Supportive Services in Designated Projects

The WHA provides many social and supportive services at the designated projects. The WHA Property Management, Family and Resident Services, and Public Safety Departments work together to provide case management, health services, enrichment programs, and referrals, including the following:

COVID-19 - The WHA has worked to reduce and contain the spread of the virus by educating and informing tenants about the virus, including what to do and how to stay safe, and the benefits of vaccination. The WHA partnered with the City of Worcester to provide vaccines to the eligible elderly tenants at the designated sites. By the middle of April 2021, the WHA will have administered over 1200 vaccines onsite to residents in elderly housing. At the four designated projects, almost 80% of the residents elected to be vaccinated. Also, during the pandemic, the WHA has been delivering personal care bags to residents.

Elderly Resident Opportunity for Self Sufficiency (ROSS) Program - A designated WHA Coordinator

provides case management services to the residents of the four designated projects. The Coordinator visits the buildings and assists individual residents with personal matters such as medical or mental health referrals, advocating for residents with outside agencies, and coordinating independent living services.

Senior Center - The WHA provides free transportation services for residents to and from each of the designated projects to the Worcester Senior Center located at 128 Providence Street in Worcester. The service is provided for WHA residents Monday through Friday with multiple pick-ups and drop-off times. Wheel-chair accessible transportation is also offered at each site. There are activities available at the Senior Center, which change daily, and regular groups that meet weekly. Lunch is served daily at the Senior Center for \$2.50.

Medical Clinic - The WHA partnered with Renaissance Medical Group and opened a primary health care facility, RMG Center For Health and Wellness, in the building at 1060 Main Street. Services are available for WHA residents and community members and include a pharmacy, adult day health center, and behavioral health services. In addition, the WHA provides flu shot clinics annually.

Pet Clinic - Through collaboration with Tufts University, Becker College, and Tufts at Tech, the WHA provides primary pet care free of charge for residents with pets. The care includes nail clips, grooming, physical exams, vaccines, blood draws, topical medications, and antibiotics on-site at numerous WHA developments, including the four elder-only projects. Services that cannot be conducted on site are referred to Tufts at Tech located at Worcester Vocational High School. Residents receive transportation vouchers to bring their pets to the Tufts at Tech when necessary. Spay and neutering are free of charge for the resident. When major medical work-ups and surgeries are necessary and too expensive, vouchers are provided to defray costs.

Food Pantry - Every month, WHA provides food pantry bags to the designated projects. Bags are delivered to each project for residents to pick up as indicated on the monthly newsletter calendar for that location. Each pack contains rice, pasta, canned meat, canned soups, beans, and other non-perishable food. During the pandemic, the WHA has been delivering food bags directly to residents.

Social Events - The WHA assists tenant associations by helping to plan day trips, social activities, birthday celebrations, holiday celebrations, and special interest activities. The WHA is starting outdoor, social distance activities at the developments, including chair yoga and bingo.

Community Meetings - The projects have active community meetings that meet in each building approximately monthly. The meetings include discussion of recent public safety activity, neighborhood crime or safety issues, and personal safety alerts of specific interest to elders such as scams.

Holiday Meals - Between Thanksgiving and Christmas, the WHA provides and serves annual holiday meals to residents at the developments. These meals are catered, well-attended, and appreciated.

3. Design and Related Facilities

12-8 Lincoln Park Tower, 11 Lake Avenue, Worcester

Lincoln Park Tower is a 15 story, 199 unit building on four acres of land bordering Lake Quinsigamond. The building is steel and reinforced concrete construction with a brick veneer. There are two elevators with emergency backup. The building has a large community room, tenant association office, community gardens, laundry room, and landscaped walking paths to the lake. All units have a balcony, elevator access, and parking.

Residents and visitors enter the building through the main door, secured with magnetic entry cards, intercom and door release system, and 24-hour security cameras. The building has interior security cameras covering the laundry, community room, elevators, all entrances, and the maintenance receiving area. There are exterior cameras covering grounds and parking areas. All cameras are

connected to monitoring and recording systems. The building has emergency exits at each stairwell, community room, and through basement level common areas. The building has hardwired fire alarm and emergency sprinkler systems.

Lincoln Park Tower is located on the east side of Worcester, adjacent to Route 9 and along a city bus route with a stop at the building's main door. The building is within walking distance to retail centers with grocery stores, banks, and pharmacies. The neighborhood has restaurants, retail, and entertainment outlets. The University of Massachusetts Medical Center is a quarter of a mile away, and a state park is across the street.

12-13 Webster Square Tower West

Webster Square Tower West is a 12 story, 178 unit building constructed in 1973. The building is steel and reinforced concrete construction with a brick veneer. Landscaped gardens border the front entrance with benches and two historic Copper Beech trees. There are two elevators with emergency backup. The building has a basement level community room, medical clinic, tenant association office, social service coordinator office, laundry room, and parking area. RMG Center for Health and Wellness is located onsite.

Residents and visitors enter the building through the main door secured with magnetic entry cards, intercom and door release system, and 24-hour security cameras. The building has interior security cameras connect to monitoring and recording systems. These cameras focus on the laundry and community rooms, main lobby, all exits, inside the elevators, and the elevator exits on each floor. Three more cameras monitor the front, rear entrance, and patio area that residents watch on their televisions. The building has several emergency exits through the stairwells, community room, and basement level. The building has hardwired fire alarm and emergency sprinkler systems.

The development is located in a busy commercial district with grocery stores and shopping within walking distance. The building is readily accessible to public transportation with frequent bus service.

12-15 Webster Square Tower East

Webster Square Tower East is a 14 story, 252 unit building constructed in 1970. The building is steel and reinforced concrete construction with a brick veneer. It is located on 1.5 acres, a majority of which is dedicated to resident parking. Landscaped gardens with benches and walkways border the front entrance, and there are two upgraded elevators with emergency backup. The building has a basement level community room, medical clinic, tenant association office, social service coordinator office, laundry room, and a parking area. Elder Services of Worcester occupies an office in this building and provides on-site service coordination and management.

Residents and visitors enter the building through the main door secured with magnetic entry cards, intercom and door release system, and 24-hour security cameras. The building has interior security cameras connect to monitoring and recording systems. These cameras focus on the laundry and community rooms, main lobby, all exits, inside the elevators, and the elevator exits on each floor. Two additional cameras monitor the front and rear entrances that residents can watch on their televisions. The building has several emergency exits through the stairwells, community room, and basement level. The building has hardwired fire alarm and emergency sprinkler systems.

The development is located in a busy commercial district with grocery, retail, and shopping area within walking distance. The building is readily accessible to public transportation with frequent bus service.

12-18 Elm Park Tower

Elm Park Tower is a 16 story, 195 unit building, constructed in 1977. The building is steel and reinforced concrete construction with a brick veneer. It is located on 1.5 acres with resident parking. The front and side entrances have landscaped gardens with benches and walkways, and there are two elevators with emergency backup. The building has a street-level community room, tenant association office, social

service coordinator office, and laundry room. The WHA training room is also located in the building.

Residents and visitors enter the building through three exterior doors secured with magnetic entry cards and 24-hour security cameras. The main entrance has an intercom and door release system for building visitors. The building has 37 interior security cameras connect to monitoring and recording systems. These cameras focus on the laundry and community rooms, training room entrance, main lobby, exits, elevator interiors, exits, and two cameras in each floor's hallways. One additional camera monitors the main entrance that residents can watch on their televisions. The building has several emergency exits through the stairwells, community room, and common areas. The building has hardwired fire alarm and emergency sprinkler systems.

The development is located on a main street connecting the city's west side to the close downtown area. The building is readily accessible to public transportation with frequent bus service stopping at the main entrance. Within easy walking distance are grocery stores, retail, and shopping areas. Elm Park, one of the oldest public parks in the country, is less than a quarter of a mile away.

IV. Need/Demand for Housing

1. Demand for Public Housing

The table below summarizes the number of applications per bedroom size on all WHA public housing waiting lists. In some cases, one applicant may be counted in each of the housing programs for which they are eligible.

Total Applicants on the Waiting List								
Public Housing Programs	CONG	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	Total
Federal Family	-	-	50	199	110	31	11	401
Federal Mixed	18	106	285	32	-	-	-	441
Federal Elderly Only	-	121	223	9	-	-	-	353
Federal Wheelchair	-	-	66	43	13	2	0	124
Federal Total	18	227	624	283	123	33	11	1319
*State Family	-	-	5783	4225	1652	246	-	11906
*State Elderly/Handicapped	-	-	3066	-	-	-	-	3066
*State Wheelchair	-	-	338	95	39	-	-	472
State Total	0	0	9187	4320	1691	246	0	15444
All Public Housing Applications:	18	227	9811	4603	1814	279	11	16763
* CHAMP - Statewide Centralized Waiting List								

The percentage of all applications by bedroom size on the public housing waiting lists is detailed in the following chart. Again, applicants may be counted more than once if they elected to be on waiting lists for more than one program.

Percentage of Applicants on the Waiting List								
Public Housing Programs	CONG	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	Total
Federal Family	-	-	12%	50%	27%	8%	3%	401
Federal Mixed	4%	24%	65%	7%	-	-	-	441
Federal Elderly Only	-	34%	63%	3%	-	-	-	353
Federal Wheelchair	-	-	53%	35%	10%	2%	0%	124
Federal Total	4%	29%	48%	24%	19%	5%	1%	1319
*State Family	-	-	49%	35%	14%	2%	-	11906
*State Elderly/Handicapped	-	-	100%	-	-	-	-	3066
*State Wheelchair	-	-	72%	20%	8%	-	-	472
State Total								15444
All Public Housing Applications:	4%	29%	48%	24%	19%	5%	1%	16763

2. Demand for Housing Choice Vouchers

The WHA's leased housing waiting list includes both federal and state-funded programs. The WHA administers Section 8 Mobile and project-based programs and state Mass Rental Voucher Program with mobile and project-based units. The chart below summarizes the number of applications per bedroom size on all WHA voucher program waiting lists:

Number of Applications on Waiting List								
Leased Housing Voucher Programs	CONG	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	Total
Federal Section 8 Voucher (Mobile) Centralized Waiting List	9981							9981
Federal Section 8 Mod Rehab (Project Based)	-	-	79	85	105	34	0	303
Federal Section 8 Elderly Only (Project Based)	-	-	143	-	-	-	-	143
Federal Section 8 Elderly/Disabled (Project Based)	-	-	135	74	-	-	-	209
Federal Section 8 Wheelchair (Project Based)	-	-	15	22	-	-	-	37
Federal Total								10673
State Alternative Housing Voucher (Mobile)	-	-	0	-	-	-	-	0
State Mass Rental Voucher (Mobile)	317							317
State Mass Rental Voucher (Project Based)	-	1405	91	187	43	-	-	1726
State Total								2043
Total Applications								2181

The percentage of all applications by bedroom size on the housing voucher waiting lists is detailed in the following chart. Applicants are counted more than once if they elected to be on waiting lists for more than one program.

Percentage of Applications on Waiting List								
Voucher Programs	CONG	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	Total
Federal Section 8 Voucher (Mobile) Centralized Waiting List	100%							9981
Federal Section 8 Mod Rehab (Project Based)	-	-	26%	28%	35%	11%	0%	303
Federal Section 8 Elderly Only (Project Based)	-	-	100%	-	-	-	-	143
Federal Section 8 Elderly/Disabled (Project Based)	-	-	65%	35%	-	-	-	209
Federal Section 8 Wheelchair (Project Based)	-	-	41%	59%	-	-	-	37
Federal Total								10673
State Alternative Housing Voucher (Mobile)	-	-	0%	-	-	-	-	0
State Mass Rental Voucher (Mobile)	100%							317
State Mass Rental Voucher (Project Based)	-	81%	5%	11%	2%	-	-	1726
State Total								2043
Total Applications								2181

Percentage of Applications on Waiting List								
Voucher Programs	CONG	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	Total
Federal Section 8 Voucher (Mobile) Centralized Waiting List	100%							9981
Federal Section 8 Mod Rehab (Project Based)	-	-	26%	28%	35%	11%	0%	303
Federal Section 8 Elderly Only (Project Based)	-	-	100%	-	-	-	-	143
Federal Section 8 Elderly/Disabled (Project Based)	-	-	65%	35%	-	-	-	209
Federal Section 8 Wheelchair (Project Based)	-	-	41%	59%	-	-	-	37
Federal Total								10673
State Alternative Housing Voucher (Mobile)	-	-	0%	-	-	-	-	0
State Mass Rental Voucher (Mobile)	100%							317
State Mass Rental Voucher (Project Based)	-	81%	5%	11%	2%	-	-	1726
State Total								2043
Total Applications								2181

V. Occupancy Data

1. Occupancy in Designated Projects

The current unit occupancy by bedroom size and percentage of elderly residents is detailed in the chart below.

Designated Projects: Occupancy and Population											
Project Name and Address	Project Number	CONG	Studio Families	1 BR Families	2 BR Families	Total Occupied Units	Unit Reserved For Services	Total Project Units	Vacant Units	% Elderly Households	% Non-Elderly Households
Lincoln Park Tower	12-8	-	35	162	-	197	0	199	2	95%	5%
Webster Square Tower East	12-13	-	14	164	-	178	1	181	3	98%	2%
Webster Square Tower West	12-15	-	-	233	14	247	1	249	2	98%	2%
Elm Park Tower	12-18	-	-	178	15	193	0	195	2	95%	5%
Total		-	49	737	29	815	2	824	9	97%	3%

2. Occupancy in Non-Designated Projects

The current unit occupancy by bedroom size and percentage of elderly residents is detailed in the chart below.

Non-Designated Projects: Occupancy & Population														
Project Name and Address	Project Number	CONG	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	Total Units	Vacant Units	Total Units	Units Reserved for Services	% Elderly HseHolds	% Non-elderly HseHolds
Great Brook Valley Gardens	12-1	-	-	16	239	200	61	5	521	8	529	6	10%	90%
Addison Apartments	12-2	-	6	44	-	-	-	-	50	0	50	0	34%	66%
Mill Street Apartments	12-3	-	-	48	-	-	-	-	48	2	50	0	38%	62%
Mayside Apartments	12-4	-	-	47	-	-	-	-	47	0	47	0	33%	67%
Pleasant Tower Apartments	12-5	-	61	66	3	-	-	-	130	1	131	1	33%	67%
Wellington Apartments	12-6	-	-	102	-	-	-	-	102	1	103	0	35%	65%
Mill Pond Apartments	12-7	-	-	24	-	-	-	-	24	0	24	0	48%	52%
Murray Avenue Apartments	12-9	-	9	62	-	-	-	-	71	1	72	1	35%	65%
Hooper Street Apartments	12-11	-	-	-	4	6	16	-	26	0	26	0	8%	92%
Belmont Tower Apartments	12-12	-	-	156	8	-	-	-	164	1	165	1	37%	63%
North & Providence Street Apartments	12-16	-	-	-	-	12	17	-	29	0	29	0	6%	94%
Southwest Gardens Apartments	12-17	-	-	-	-	16	5	4	25	0	25	0	40%	60%
Remembrance House	12-20	-	-	-	-	2	-	-	2	0	2	0	44%	56%
John Curran Terrace	12-219	12	-	38	-	-	-	-	50	0	50	0	17%	83%
Lakeside Apartments	12-220	-	-	21	121	55	-	-	197	5	202	2	33%	67%
Lafayette Place	12-221	13	-	50	-	-	-	-	63	2	65	1	45%	55%
Booth Apartments	12-223	-	-	44	-	-	-	-	44	0	44	0	15%	85%
Curtis Apartments	200-1	-	-	24	176	150	-	-	350	4	354	8	70%	30%
Greenwood Gardens	667-2	-	-	61	-	-	-	-	61	0	61	0	9%	91%
Main South Gardens	705-1	-	-	-	1	12	11	-	24	0	24	0	13%	87%
Scattered Sites	705-2	-	-	-	-	8	8	-	16	0	16	0		
Totals		25	76	803	552	461	118	9	2044	25	2069	20		

3. HCV Assistance

The WHA administers 2,551 vouchers; these are not distinguished between elderly, non-elderly, or disabled families.

VI. Waiting Lists

The WHA maintains agency-wide waiting lists by type of development, including for the designated projects, family projects, and mixed buildings. As applicants complete the application and pre-eligibility screening, the Admissions Department places them on the appropriate waiting list. Waiting lists are as follows: elderly family applicants with a designated project, elderly family applicants with a mixed population, elderly family applicants without a designation, non-elderly applicants, and wheelchair accessible units.

For all waiting lists, tenant selection includes preferences for local applicants, veterans, and emergency statuses.

Applicants are offered units according to the oldest vacate date. The applicant will receive up to three unit offers, and if they refuse all three, the application will be cancelled. If the elderly only waiting list is insufficient to fill the designated buildings during the plans' duration, the WHA will place near elderly families according to the Admissions Policy. Near-elderly families will be offered units in designated projects according to the Admissions Policy.

VII. Preference for non-elderly disabled applicants

The WHA does not have a preference for non-elderly disabled applicants. However, the WHA maintains over 80% of non-elderly disabled residents within the WHA mixed developments.

VIII. Alternative Resources

1. Non-Designated Units

The alternative public housing units are listed in the chart below:

Non-Designated Projects: Traditional Unit Count												
Project Name and Address	Project Number	CONG	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	Total Units	Units Reserved for Services	Development Type	% with Disabled Households
Great Brook Valley Gardens	12-1	-	-	16	239	205	64	5	529	6	Family	44%
Addison Apartments	12-2	-	6	44	-	-	-	-	50	0	Mixed	90%
Mill Street Apartments	12-3	-	-	50	-	-	-	-	50	0	Mixed	74%
Mayside Apartments	12-4	-	-	47	-	-	-	-	47	0	Mixed	76%
Pleasant Tower Apartments	12-5	-	62	66	3	-	-	-	131	1	Mixed	84%
Wellington Apartments	12-6	-	-	103	-	-	-	-	103	0	Mixed	69%
Mill Pond Apartments	12-7	-	-	24	-	-	-	-	24	0	Mixed	87%
Murray Avenue Apartments	12-9	-	9	63	-	-	-	-	72	1	Mixed	76%
Hooper Street Apartments	12-11	-	-	-	4	6	16	-	26	0	Family	54%
Belmont Tower Apartments	12-12	-	-	157	8	-	-	-	165	1	Mixed	87%
North & Providence Street Apartments	12-16	-	-	-	-	12	17	-	29	0	Family	67%
Southwest Gardens Apartments	12-17	-	-	-	-	16	5	4	25	0	Family	52%
Remembrance House	12-20	-	-	-	-	2	-	-	2	0	Family	50%
John Curran Terrace	12-219	12	-	38	-	-	-	-	50	0	Mixed	88%
Lakeside Apartments	12-220	-	-	21	122	59	-	-	202	2	Family	52%
Lafayette Place	12-221	15	-	50	-	-	-	-	65	1	Mixed	62%
Booth Apartments	12-223	-	-	44	-	-	-	-	44	0	Mixed	91%
Curtis Apartments	200-1	-	-	25	179	150	-	-	354	8	Family	37%
Greenwood Gardens	667-2	-	-	61	-	-	-	-	61	0	Elderly & Disabled	85%
Main South Gardens	705-1	-	-	-	1	12	11	-	24	0	Family	61%
Scattered Sites	705-2	-	-	-	-	8	8	-	16	0	Family	56%
Totals		27	77	809	556	470	121	9	2069	20		69%

2. Non-Designated Accessible Units

The following chart lists the accessible units in non-designated developments.

Non-Designated Projects: Accessible Unit Count											
Project Name and Address	Project Number	CONG	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	Total Accessible Units	Total Dwelling Units	% Accessible Unit
Great Brook Valley Gardens	12-1	-	-	5	0	7	14	0	26	529	5%
Addison Apartments	12-2	-	0	4	-	-	-	-	4	50	8%
Mill Pond Apartments	12-3	-	-	4	-	-	-	-	4	50	8%
Mayside Apartments	12-4	-	-	3	0	-	-	-	3	47	6%
Pleasant Tower Apartments	12-5	-	0	4	3	-	-	-	7	131	5%
Wellington Apartments	12-6	-	-	0	0	-	-	-	0	103	0%
Mill Pond Extension Apartments	12-7	-	-	0	0	-	-	-	0	24	0%
Murray Avenue Apartments	12-9	-	0	5	0	-	-	-	5	72	7%
Hooper Street Apartments	12-11	-	-	-	0	0	0	-	0	26	0%
Belmont Tower Apartments	12-12	-	-	17	4	-	-	-	21	165	13%
North & Providence Street Apartments	12-16	-	-	-	-	0	0	-	0	29	0%
Southwest Gardens Apartments	12-17	-	-	-	-	0	0	2	2	25	8%
Remembrance House	12-20	-	-	-	-	1	-	-	1	2	50%
John Curran Terrace	12-219	0	-	2	0	-	-	-	2	50	4%
Lakeside Apartments	12-220	-	-	0	2	0	-	-	2	202	1%
Lafayette Place	12-221	0	-	2	-	-	-	-	2	65	3%
Booth Apartments	12-223	-	-	6	-	-	-	-	6	44	14%
Curtis Apartments	200-1	-	-	4	5	2	-	-	11	354	3%
Greenwood Gardens	667-2	-	-	2	-	-	-	-	2	61	3%
Main South Gardens	705-1	-	-	-	0	1	0	-	1	24	4%
Scattered Sites	705-2	-	-	-	-	1	0	-	1	16	6%
Totals		0	0	58	14	12	14	2	100	2069	7%

3. Non-Designated Housing Vouchers

In April 2006, the WHA joined the Massachusetts NAHRO's Section 8 Housing Choice Voucher Centralized Waiting List (CWL). The CWL is always open and allows applicants to be selected for vouchers throughout 66 Massachusetts communities. Once a voucher is received, the holder can lease a unit in any U.S. state or territory that administers a Section 8 Housing Choice Voucher Program. In addition to joining the CWL, the WHA administers 2,551 vouchers, and the utilization rate is near 100%.

4. Non-Designated State Vouchers

The WHA administers the Massachusetts Rental Voucher Program with mobile and project-based vouchers. The current voucher distribution is as follows:

State-Aided Elderly & Disabled Subsidized Unit Count						
Voucher Program	Contract Units	# Leased Units	Studio	1 BR	2 BR	3 BR
MRVP	229	179	136	22	12	9

IX. Services for Non-Designated Projects

The WHA provides many supportive and other services at the non-designated developments, some of which are listed below.

A Better Life Program (ABL) - One of the innovative, successful, and award winning programs developed by the WHA for non-designated developments is ABL. ABL supports tenants that live in stated aided public housing and is designed to assist tenants to become self-sufficient. Education, employment, finances, health, and personal are the five areas that are focused on.

Family Self Sufficiency Program (FSS) - is a program for federal public housing tenants, and provides wrap around services to support self-sufficiency, including child care support services, enrollment in learning centers, employment services, food pantry referral, and financial support services.

Resident Opportunity for Self Sufficiency (ROSS) Program - The WHA provides support service referrals such as for SNAP benefits, home health aides, and mental health referrals.

Learning Hub - During the pandemic, when children cannot attend school in person, the WHA set up a learning hub where students can be dropped off for remote learning.

After School Programs - the WHA has several programs for children, including drop-in Boys + Girls Club, after school learning center, a basketball program including a travel team, and a joy of music program including drumming and choral

Summer Camp - The WHA provides summer day camp free of charge for residents' children in family public housing. Even during the summer with the pandemic, an online virtual camp was provided to 152 children. For the summer of 2021, it is anticipated that the WHA will provide day camp for 205 children, with offerings of both in-person and virtual programming.

Education and Employment Programs - ESL classes, High School Equivalency (HSE), life skills classes, community service opportunities, employment readiness, are all offered. The WHA partners with Mass Rehab for referrals for disabled tenants for employment assistance, including resume building and locating jobs.

Community Meetings - Community meetings, as listed for the elderly designated projects, are also held for non-designated projects.

Food Pantry - Food pantry is provided to many of the non-designated projects as listed above for the designated projects.

Holiday Meals - Annual holiday meals are provided at many of the non-designated projects as listed above for the designated projects.

X. No Eviction or Lease Termination due to Designation

All of the residents in the designated projects meet the designation requirement; there will be no eviction or lease termination due to the designation.

XI. Voluntary Relocation because of the Designation

The WHA will not relocate current residents following approval of the Plan. All current residents will be allowed to remain in their current apartments, regardless of age. As the total number of tenants occupying the designated projects is elderly, there will not be a need for transfers.

XII. Court Orders

The WHA does not have any court orders, lawsuits, Voluntary Compliance Agreements, or Section 504 letters of findings.

XIII. Overall Assessment

In conclusion, the Plan supports the Worcester low-income population. All four buildings are fully occupied, and there are currently over 325 applicants on the waitlist. Certainly, there is a demand, and the designation has been successful.