

Saugus Affordable Housing Powerpoint

October 2018

What is affordable housing?

Definitions:

HUD : A dwelling that a household can obtain for 30% or less of its income

40B: Units of housing whose occupancy is restricted to an income eligible household

Subsidized:

The housing unit is linked to your income. You pay a set percentage of your income per month. Examples are project based section 8, and Low Income housing Tax Credit (LIHTC). These programs are for low income households.

Income restricted:

The rent is linked to the unit. You pay a set amount each month, even if your income changes. Rents are often calculated using the Area Median Income

Vouchers:

Vouchers pay a set amount toward rent for private market apartments. The voucher holder pays the difference. There are long waitlists for vouchers, and sometimes the waitlists are closed.

Housing Entities in Saugus

Saugus Housing Authority

19 Talbot Street, Saugus 781-233-2116

Hours: Mon – 8:30 – 6:00, Tues – Thurs: 8:30 – 4:30, Fri – 8:30 – 1:00

Executive Director: Laura J. Glynn

Locations: Laurel Gardens, Laurel Towers, Sweetser Corner, Armitage Arms, Heritage Heights

Programs: Section 8 for Seniors and Families, State-funded housing for seniors and families, and Federally-funded housing for seniors

Metro North Regional Housing Services Office

16 Lowell Street, Reading 781-942-6667

Hours: Mon, Wed and Thurs: 8-5:30; Tues: 8-7, closed Friday

Coordinator: Laurie Stanton

40Bs and 40Rs for the Towns of Saugus, Reading, North Reading, and Wilmington

Area Median Income (AMI)

- Determined annually by HUD
- Saugus is in the Boston-Cambridge-Quincy service area
- Based on household size (i.e. 1 person, 2 person)
- Establishes income limits for affordable housing (i.e. 80% AMI, 50% AMI)
- 2018 AMI 80% income limits: 1 person - \$56,800 / 2 person - \$64,900 / 3 person - \$73,000

Saugus Housing Authority Properties

- Laurel Gardens
- Laurel Towers
- Sweetser Corner
- Armitage Arms
- Heritage Heights

Laurel Gardens

2 Rice Street



85 One bedroom Apartments

State Funded for seniors 60 and older, and/or disabled

Laurel Towers

2 Rice Street



100 – One bedroom Apartments
State funded for seniors 60 and older,
and/or Disabled

Sweetser Corner

3 Baker Street



20 – One bedroom units, state funded for seniors 60 and older, and/or disabled.

Armitage Arms

212 Essex Street



State funded housing for Families. Eight units.

Heritage Heights

19 Talbot Street



Federally funded housing for seniors 62 and older and/or disabled. 100 units. All one bedroom. Rent is 30% of your adjusted income.

Other Affordable Rentals in Saugus

Saugus Commons
Sachem Manor

Saugus Commons

9 Newhall Avenue



This is a project based section 8 property, federally subsidized by HUD. 266 units.

Sachem Manor

31 Denver Street



20 – One bedroom units. 62 or older. Residents pay 30% of their adjusted income. Waitlist is handled by Lynn Housing Authority.

Affordable Homeownership

Central Street

Mount Pleasant Street

Oak Point

Pleasant Hill Condominiums

Central Street

102 Central Street



6 affordable units. 18 market rate.

Mount Pleasant Street



4 affordable detached homes. 12 Market-rate homes

Oak Point

9 Nirvana Drive



4 affordable townhouse style condominiums. 12 market rate units.

Pleasant Hill Condominiums

48 Denver Street



3 affordable units. 34 market rate units.

New Projects in Saugus

Avalon Saugus
Essex Landing
Saugus Ridge