

MANSFIELD HOUSING AUTHORITY 2005 ANNUAL REPORT

The Mansfield Housing Authority is an agency that provides safe and sanitary housing for low and moderate income families. The Housing Authority operates under guidelines set out by their regulatory agency, the Massachusetts Department of Housing and Community Development (DHCD).

The Authority's office is located at 22 Bicentennial Court and is open to the public from 8:30 AM to 4:30 PM, Monday through Friday. Telephone number – (508) 339-6890.

The Housing Authority consists of a Five-Member Board of Commissioners, an Executive Director and seven staff members.

Four of the Commissioners are elected by the Town's people and the Governor of the State of Massachusetts appoints one.

The Members of the Board of Commissioners are as follows:

Beth Oberlander – Chairman

F. Jay Barrows – Vice Chairman (Governor's Appointee)

Edward Carl – Treasurer

Douglas Murphy – Asst. Treasurer

Olivier Kozlowski – Member

Michael Forbes is the Executive Director and is employed by the Board of Commissioners. He is responsible for the daily operations of the Housing Authority.

The office staff consists of, Brenda McArdle - Leased Housing Administrator, Sharman Lott - Senior Accounting Clerk and Ellen Lang - Receptionist / Tenant Services Coordinator.

The Maintenance staff consists of part-time Maintenance Supervisor - Daniel Donovan, part-time Maintenance Mechanic - William Harlor, Maintenance Mechanic - Clarence Henderson and Groundskeeper / Custodian - Michael Davis.

Elderly Housing:

The Mansfield Housing Authority manages 131 units of elderly housing: Cedar Court with 29 units, Park Court with 42 units and Bicentennial Court with 60 units.

Family Housing:

There are 23 family units: 10 – three bedroom homes located on Eddy Street, a duplex located at 74-76 Pineneedle Lane with 1- two bedroom unit and 1- three bedroom unit, a four bedroom home located at 45 Brook Street, a three bedroom home located at 253

West Street, a three bedroom home located at 41 Dean Street and 4 three bedroom duplexes (8 units), located at Hawthorne Court.

Special Needs Housing:

The Authority also manages a home for handicapped individuals located at 651 South Main Street. The home accommodates eight handicapped people. It is leased by Road to Responsibility, Inc. and is staffed by their personnel who are overseen by the Department of Mental Retardation.

Section 8 Housing:

Although DHCD is the regulatory agency for all of Mansfield's public housing, the US Department of Housing and Urban Development (HUD) provides Federal funds to support the existing Section 8 Housing Choice Voucher Program.

Mansfield Housing Authority presently has 64 Section 8 Housing Choice Vouchers under lease and hosts approximately 80 mobility Housing Choice Vouchers from other Housing Authorities that lease up in the area.

Resident Services:

There is a part-time resident services coordinator on staff to help public housing residents attain services that they may require such as meals on wheels, homemaking services, or medical services. The resident services coordinator also organizes tenant events, deals with tenant issues or disputes and attends Tenant Association Meetings.

Government Subsidy:

Mansfield Housing Authority, at the present time, receives no subsidy funds for daily operations, salaries or utility costs from the State. There is a reserve account in the amount of \$88,360.00 for family and elderly housing. DHCD asks that at least \$77,000 be kept in reserve at all times. For this reason, grants are sometimes requested for modernization funding for costly projects such as rehabilitation of existing properties. There is also \$29,394.00 in the 689 Special Needs Housing Reserve account and \$45,181.00 in Section 8 Reserve funds. The Housing Authority had unsuccessfully jointly applied for funding from HUD with the Attleboro and North Attleboro Housing Authorities in an attempt to fund a Federal Section 8 Family Self Sufficiency Coordinator's position.

Extraordinary Maintenance Items:

The following extraordinary maintenance items were completed during the Authority's Fiscal Year.

- Bicentennial Court:

- Four apartments had new vinyl tilt-in replacement windows installed.
 - Park Court:
- In July of 2003 it was discovered that the underground hydraulic oil line for the building's elevator had leaked approximately fifty gallons of hydraulic oil into the ground. Penney Engineering, Inc. was hired to cleanup the oil spill; a process which was completed in August of 2005. The Authority was awarded emergency capital improvement bond funding in the amount of \$72,376.00 from DHCD to fund the cleanup and elevator repairs and restoration of the cleanup area.
- New support beams were installed along with the replacement of damaged decking on the second and third floor outside decks.
- A concrete deck was constructed in the courtyard along with new exterior ground lighting fixtures.
- New door security intercom stations were installed in all apartments.
 - 45 Brook Street:
- New vinyl replacement windows were installed and all exterior window casings were capped with white aluminum.
 - 651 South Main Street
- A new heating furnace and air conditioning unit was installed in the rear unit.

The Housing Authority had received \$4,973.46 from the Massachusetts Emergency Management Agency for reimbursement of expenses incurred during the snowstorm of January 23 to 25, 2005.

Park Court 20th Anniversary:

On November 7, 2005, the Mansfield Housing Authority Board of Commissioners held a 20th Anniversary Celebration of the 15 Park Street, Park Court Elderly Development.

The Board recognized past Board Members Samuel Cutillo and Helen Jackson, past Executive Director, Joanne Colella and past Maintenance Supervisor, William Harlor as well as deceased past Board Members Alice Armstrong, William DeBaggis and Clifford Pearl for their hard work and dedication in making Park Court become a reality.

Several Park Court residents attended as well as Town Manager, John D'Agostino, Police Chief, Arthur O'Neill, Executive Director, Michael Forbes, Maintenance Supervisor, Daniel Donovan, past Maintenance Supervisor William Harlor and Beth Burns representing her Mother, Joanne Colella who was unable to attend.

Looking to the future:

Due to State funding restrictions, DHCD has again been forced to allow no budget increases in the bottom line expense level or to the administrative salary line items for the fourth straight year. This means that the Mansfield Housing Authority must attempt to operate with budget expense levels, unbelievably the same as in fiscal year 2002, which began in October of 2001.

Because there is no State modernization funding for capital improvements, the Housing Authority must make use of reserve funds to pay for much needed repairs to the properties.

The Housing Authority has budgeted within its fiscal year 2006 budget, \$35,000.00 from the operating reserve account to begin with the re-shingling of roofs at Bicentennial Court, which is now approaching thirty years of age.

A new small maintenance truck will be purchased to replace the current 1994 Ford Ranger.

Because of limited funding from the State and Federal Governments, the Housing Authority is looking at alternative methods to generate revenue such as possibly administrating lotteries for 40-B developers.

The Housing Authority also anticipates working with the Town to apply for Federal and State funds in hopes of constructing an elderly assisted living facility.