

MANSFIELD HOUSING AUTHORITY 2008 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 agencies, the Massachusetts Department of Housing and Community Development (DHCD) and the Department of Housing and Urban Development (HUD).

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

The Mansfield 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 one member is appointed by the State's Governor.

Members of the Board of Commissioners are as follows:

Douglas Murph – Chairman

Danielle Fish – Vice Chair (Governor's Appointee)

Edward Carl – Treasurer

Beth Oberlander – Asst. Treasurer

Kevin Doyle – Member (Elected on May 13, 2008)

Olivier Kozlowski served on the Board from May 10, 2005 until May 12, 2008. Mr. Kozlowski served as Chairman from December 20, 2006 until May 12, 2008.

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

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

The Maintenance staff consists of two part-time Maintenance Supervisors - Daniel Donovan, and William Harlor, Maintenance Mechanic - Clarence Henderson and Groundskeeper / Custodian ó Kevin Gracia.

Elderly Housing:

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

Family Housing:

There are 23 family housing units: 10 ó three-bedroom homes located on Eddy Street, a duplex located at 74-76 Pineneedle Lane, 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 Mansfield Housing Authority manages a home for handicapped individuals located at 651 South Main Street. The home accommodates eight handicapped people and is leased by

Rehabilitative Resources, Inc. (RRI). RRI staffs the home with their personnel and they are overseen by the Massachusetts Department of Mental Retardation.

Section 8 Housing:

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 administers approximately 53 mobility Housing Choice Vouchers from other Housing Authorities whose voucher holders lease up in the area.

Resident Services:

Victoria Welch is the resident services coordinator for the Mansfield Housing Authority. Victoria assists public housing residents with attaining services that they may be in need of such as meals on wheels, homemaking services, or medical services. Victoria also helps organize tenant events, deals with tenant issues or disputes and attends Tenant Association Meetings.

Government Subsidy:

At the present time the Mansfield Housing Authority receives no subsidy funds for daily operations, salaries or utility costs from the State. There is a reserve account in the amount of \$128,408.00 for family and elderly housing. Grants or capital improvement funding is sometimes requested for modernization and costly projects such as rehabilitation of existing properties. There is \$25,463.00 in the 689 special needs housing reserve account and \$185,681.00 in Section 8 reserve funds.

The Housing Authority had expended \$108,856.00 out of operating reserve funds for the Bicentennial Court and Hawthorne Court roof re-shingling project within its fiscal year 2007 budget. It was therefore decided to hold off on budgeting for any major projects within fiscal year 2008 that would be paid for with reserve funds in order to build-up the reserve account. Therefore; only the following extraordinary maintenance items were completed during the Authority's 2008 Fiscal Year.

Extraordinary Maintenance Items:

Bicentennial Court:

A new electric water heater was installed in the community building.

A new hot water mixing valve was installed in building 10/12.

Park Court:

A new gas-fired hot water heater was installed.

Cedar Court:

All of the sidewalks, parking areas and roadways were reconstructed & repaved and new parking & roadway drainage systems were installed with approximately \$157,000.00 in emergency funding awarded by DHCD.

Hawthorne Court:

New gas-fired water heaters were installed at 18 & 22 Hawthorne Court.

48 Eddy Street:

A new gas-fired heating furnace was installed.

651 South Main Street:

Two new gas-fired water heaters were installed.

The Housing Authority also conducted the lottery for the sale of two affordable units of the Madison Place condominium development located at 163 Rumford Avenue which was built by Crugnale Properties, LLC under the Town's Inclusionary Zoning Bylaw.

DHCD did not allow a budget increase within their FY 2009 budget guidelines for the Authority's fiscal which began on October 1, 2008.

Looking to the future the following purchases and items are planned to be completed during the 2009 Fiscal Year:

The replacement of the roofing, gutters & downspouts on the 15 Park Street building is planned with approximately \$108,213.00 in emergency State Capital Improvement funding that has been awarded by DHCD.

The replacement of roofing, gutters & downspouts and chimney repairs on the 10 Eddy Street family homes is planned with approximately \$90,000.00 in emergency State Capital Improvement funding that has been awarded by DHCD.

The replacement of the electrical services on the 10 Eddy Street family homes is planned with \$18,000.00 in emergency State Capital Improvement funding that has been awarded by DHCD.

Extensive rehab of the interior of the 651 South Main Street property is planned. The rehab will include bathroom remodeling, new flooring, entry doors, security locks and painting. The project will be funded with \$204,000.00 in funds secured from the Town of Mansfield's 2007 Community Development Block Grant.

New office computers will be purchased and installed.

A new maintenance truck, plow and sander will be purchased to replace the Authority's 1997 F-250 truck.