

**MANSFIELD HOUSING AUTHORITY
22 BICENTENNIAL COURT, MANSFIELD, MA 02048**

ANNUAL REPORT 2000

The Mansfield Housing Authority is a State funded agency whose prime responsibility is to provide decent, safe, and sanitary housing for low-income residents in the community.

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

The Authority consists of a Five-Member Board, an Executive Director and six Staff Members.

Four of the Commissioners are elected and the Governor of the State Of Massachusetts appoints one.

The Members of the Board of Commissioners is as follows:

Mary-Lou Cotton – Chairman

Beth Oberlander – Vice Chairman

David Conley – Treasurer

Edward Carl – Asst. Treasurer

Fred Barrows – Member

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

The office staff consists of the Executive Director, a Senior Accounting Clerk, a Receptionist / Tenant Services Coordinator and a Leased Housing Coordinator. The Maintenance staff consists of a Maintenance Supervisor, Maintenance Mechanic, and a Groundskeeper / Custodian.

Elderly Housing

The Mansfield Housing Authority manages one hundred and thirty one units of elderly housing: Cedar Court with twenty nine units, Park Court with forty two units and Bicentennial Court with 60 units.

Family Housing

There are twenty three family units: 10 – three bedroom houses located on Eddy Street, a Duplex house located on

Pineneedle Lane, a four bedroom house located on Brook Street, a three bedroom house located on Dean Street, 4 duplexes located on Hawthorne Court and a three bedroom house located on West Street.

Special Needs Housing

The Authority also manages a home for handicapped individuals located on South Main Street. The home accommodates eight handicapped people. The house is leased by The Road to Responsibility and is staffed by personnel who are affiliated with the Department of Mental Retardation.

Although The Department of Housing and Community Development is the regulatory agency for all of public housing, Federal funds are also provided to support the Existing Section 8 Programs.

The Authority presently has 38 vouchers and 25 Section 8 Certificates under lease. The Authority also hosts approximately 100 mobility Section 8's that lease up in the area.

Resident Services

The Authority has hired a new part-time resident services coordinator 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 will also be organizing tenant events, dealing with tenant issues or disputes, organizing a weekly exercise class for the elderly / handicapped residents and attending Tenant Council Meetings.

Government Subsidy

The Authority, at the present time, requires no subsidy funds for daily operations, salaries or utility costs from the State. There is a reserve account in the amount of \$299,237.68 for family and elderly housing, included in that amount is a \$136,000.00 exterior painting grant which is earmarked for exterior painting at the Authority's Elderly and Family Developments. The State asks that at least \$77,000 be kept in reserve at all times. For this reason, grants are sometimes requested for modernization funding for extremely costly projects such as rehabilitation of existing properties. There is also \$46,168.55 in the 689 Special Needs Housing Reserve account and \$55,227.95 in Section 8 Reserve funds.

Improvements

During the past year building 28/30 at Bicentennial Court has been Vinyl sided and all trim covered with aluminum. At Cedar Court there were six parking spots added in the rear lot, re-surfacing of the entire lot, and new drainage system installed in the front lot. Both Bicentennial Court and Cedar Court have had the parking areas re-lined and numbered. Both 47 Eddy Street and 41 Dean Street have had new sewer lines installed. The Authority purchased previously rented gas conversion burners for the heating systems at Eddy Street, Hawthorne Court and 45 Brook Street from Bay State Gas Company. One of the Boilers was replaced along with a new heating circulator at Park Court. The Maintenance Garage had an alarm system installed along with the upgrading of the main office alarm system.

Looking to the Future

The Authority is planning on spending \$209,300.00 on extraordinary maintenance items and improvements to its properties along with \$62,000.00 on exterior painting funded by a grant from the Department of Housing and Community Development.

At Bicentennial Court the following improvements are planned:

1. Replace the existing fire alarm box with a new radio-controlled unit.
2. Replace the concrete deck behind the community building.
3. Replace the sidewalk adjacent to Bicentennial Court Roadway.
4. Re-shingle the roof on the community building.
5. Cover trim with aluminum and vinyl on buildings 10/12, 18/20, & 24/26.
6. Replace windows in thirteen apartments with new vinyl tilt in replacement windows.
7. Paint all exterior doors on all buildings, paint trim on community building and paint storage shed.

At Park Court the following improvements are planned:

1. Replace the existing fire alarm box with a new radio controlled unit.
2. Install a new fire alarm panel for the building.
3. Build a storage shed for residents in the courtyard.

4. Replace front awning.
5. Repaint and stain all exterior paintable surfaces, including railings, decks and support beams.

At Cedar Court the following improvements are planned:

1. Vinyl side and cover soffits with vinyl and aluminum on buildings C, D, & E.
2. Replace roofs on buildings B, C, D, & E.
3. Paint all exterior paintable surfaces on all buildings including the storage shed.

At Eddy Street the following improvements are planned:

1. Vinyl side and cover trim with aluminum and vinyl on two houses.

At 41 Dean Street, 74/76 Pineneedle Lane, 45 Brook Street and 253 West Street repainting off all exterior paintable surfaces is planned.