

WINTHROP HOUSING AUTHORITY ANNUAL REPORT 2016

TO THE CITIZENS OF WINTHROP MASSACHUSETTS

The Winthrop Housing Authority meets regularly at its Executive Offices at 9 Golden Drive, on the fourth Monday of each month at 7:00 PM. Special meetings are held when necessary to act on pertinent matters which require the Member's attention.

The Board Members are as follows:

Joseph A. Boncore, Esq. (through June)
Lawrence S. Holmes
Richard D. Honan
Frank R. Ferrara
Ernest C. Caggiano
Peter T. Gill (Effective June 13, 2016)

The position of Chairman was held by Joseph A. Boncore, Esq. until his resignation, to serve as duly elected State Senator for the District. On January 1, 2015, Frank R. Ferrara was elected as Chairman, with Richard Honan, Vice Chairman, and Lawrence S. Holmes as Treasurer. Ernest Caggiano continues to serve as the Governor's appointed Board Member. Winthrop Town Council met in joint session with Winthrop Housing Authority Board on June 6, 2016 and Peter T. Gill was appointed to fill vacancy until December 31, 2017

An Annual Community Forum is held each year and all Winthrop citizens, housing and private sector residents included, are invited to attend. This year's Community Forum was held on September 3, 2015.

Winthrop Housing Authority
Annual Report
2016

Chapter 200 of the Acts of 1948 was enacted by the Commonwealth of Massachusetts' General Court to provide housing originally for Veterans of low income. Today, housing is also available for low income families; local veterans have a priority in compliance with State regulations with gratitude for service rendered. There are currently seventy-three (73) family units, containing two, three and four bedrooms.

Project 705-1 is located at 6 and 8 Kennedy Road which consists of four (4) family and four (4) handicap accessible units.

Project 667 – 1, 2, 3 and 4 were built under Chapter 667, Acts of 1954 as elderly housing. Chapter 667-1, Viking Gardens on Putnam Street consists of 30 one bedroom elderly units. Chapter 667-2, Golden Drive consists of one hundred seventy six (176) one bedroom elderly units. Chapter 667-3 on Overlook Drive consists of one hundred (100) one bedroom elderly and handicapped units and Chapter 667-4, King Gardens on Kennedy Road consists of forty-two one bedroom units for elderly and handicapped.

The Winthrop Housing Authority maintains a total of four hundred and twenty nine (429) units.

Chapter 689-1 at Morton Street was built in 1987 to house eight developmentally disabled residents under the supervision of North Suffolk Mental Health. The building is owned by the Winthrop Housing Authority and leased to the non-profit vendor.

Applications for eligible prospective tenants are accepted and processed in accordance with State regulations through the local housing authority, WHA. The day to day operations of servicing WHA property is expertly and professionally managed by the administrative and maintenance staff of the Winthrop Housing Authority under the guidance and support of our Board of Directors, and oversight of Massachusetts Department of Housing and Community Development (DHCD).

DHCD and the Commonwealth of Massachusetts Auditor routinely conduct audits to assess the adequacy of Winthrop Housing Authority management control systems for measuring, reporting and monitoring the effectiveness of its programs and to evaluate compliance with laws, rules and regulations applicable to each program. With the Board's ongoing guidance and support, the Director, office and maintenance staff performance continues to be recognized as outstanding and deserves recognition for its role in highly successful audits.

Winthrop Housing Authority
Annual Report
2016

Winthrop Housing Authority, a State aided public housing authority, provides safe, affordable apartments for the elderly, disabled and low income families. Criteria for eligibility are defined and the tenant selection process is governed by very specific State regulations that are strictly enforced. Rent is calculated based on a percentage of an applicant/resident's income. Rents collected are used to fund the State approved Operating Budget. Expenses include, water and sewer, electricity, gas, maintenance, equipment, vehicles and administrative costs. Citizens are encouraged to contact Winthrop Housing Authority at 9 Golden Drive, or (617) 846-7100 with questions on any issue relating to housing.

Once an apartment becomes vacant, it is cleaned, renovated and restored by staff professionals in preparation of a new tenant. More than fifty-one apartments were turned over in FY 2016. Roadways, sidewalks and landscaping are maintained by Winthrop Housing Authority staff on a regular basis, including snow removal, salt and sanding of WHA properties. Daily work order requests include repair/replacement of broken plumbing, blocked drains, electrical repairs, and roofing leaks, lock repairs and lockouts, smoke alarms, appliance repair/replacement, extermination, among others and are serviced by our staff. Equipment is upgraded or replaced as necessary in the hope of giving our residents the best possible service.

Winthrop Housing Authority successfully applied for and received Formula Funding and Health and Safety Grants from the State for capital improvement projects. These funds were used to restore, upgrade and improve vital systems in many of the properties. The Department of Housing and Community Development Formula Funding program has proven effective in maintaining our older buildings, ensuring safe, code-compliant shelter for residents.

Energy conservation measures continues to be a priority in our on-going effort to reduce costs and provide improved air quality. The State developed Regional Capital Assistance Teams to help administer its public housing money and grants for those housing authorities that were low performing and owning less than five hundred units to ensure compliance with procurement and bidding laws. As an efficient housing authority with very favorable ratings on Mandated Performance based evaluations, Winthrop Housing Authority was granted a three year waiver due to consistent successful audits and compliant self-sufficiency.

A FY 2016 Health and Safety Initiative, combined with formula funding project money renovated the site at Pleasant and Main Streets. Broken asphalt and urban hardscape was replaced with attractive patios and steel ornamental fencing.

Winthrop Housing Authority
Annual Report
2016

Winthrop Housing Authority solicited and reviewed bids for all projects in accordance with provisions of MGL c 149 §44A-44J, MGL c 30B §5 or MGL c30 §39M as applicable.

Various measures were implemented that will reduce consumption of energy. A DOER grant resulted in installation of six SolarMate solar panels at King Gardens. The blue panels capture energy from the sun to heat local apartments. Energy Initiatives recommended and made possible through DHCD's Sustainability Department were vital to weatherization work completed at all properties. Action Energy Services of Gloucester, funded by National Grid's Energy Wise Weatherization Program, installed state-of-the-art air source heat pumps with mini-splits in all Golden Drive apartments and buildings. The high efficiency, ductless heat pumps and milder winter resulted in significantly lower electric bills.

Selective electrical upgrades, roofing and new windows modernized buildings on Golden Drive, Overlook Drive and family units. The kitchens on Sunset Road, constructed in the early 1960's are scheduled for renovation and upgrades, including electrical panels and modernizations. The Kennedy Road buildings at King Gardens will be refreshed this Fall with improved insulation and new siding. Emergency funds are available to WHA to replace flat roofs on Golden Drive that were damaged in past years' storms. Some handicap accessible bathrooms will be retrofitted with showers and kitchen cabinet and counter space.

On behalf of the Board of Directors, administrators and staff, we wish to express sincere thanks and appreciation to the Town Council and Town Manager Jim McKenna. We are grateful for the heroic efforts of the Winthrop Police Department and Winthrop Fire Department, Public Works and all town workers and officials who give outstanding service to our residents, town employees and the citizens of the Town of Winthrop. We are grateful for the support and contributions of many that assist the Authority in its work to provide safe, affordable housing to the elderly, low-income and disabled citizens.

We are particularly grateful and wish to thank Speaker of the House Representative Robert DeLeo and State Senator Joseph Boncore for their continued support, dedication and service to affordable housing and the community.

Respectively Submitted;

Margaret Tiernan Lyons
Executive Director

WINTHROP HOUSING AUTHORITY

Capital Improvement Grant Distribution through FY 2016

COMPLEX NAME	TYPE	# of UNITS	Date Constructed
Several Sites (36 Bldgs) 200-1	Family (2, 3, 4 BR)	73	1951
Viking Gardens (667 - 1)	Elderly & Disabled	30	1961
Golden Drive (667 - 2)	Elderly & Disabled	176	1970
Overlook Drive (667 - 3)	Elderly & Disabled	100	1976
King Gardens (667 - 4)	Elderly & Disabled	42	1982
Kennedy Road (705-1)	Family & Disabled	8	1989
Morton Street (689)	DDS Facility	8 Bedrooms	1989

PROJECT #		COST
346030	Fire Alarm Upgrade (Golden Drive)	\$481,000
346031	Roof Replacement King Gardens	\$64,708
346033	Concrete Stair Renovation	\$87,480
346037	Boilers 200 & 705 Dev	\$1,238,300
346039	Sunset Road Sewer Repair	\$46,140
346041	Air Source Heat ARRA WAP	\$186,519
346043	Air Source Heat State	\$104,000
346044	Structural Support Beam Golden	\$73,012
346047	Golden Flat roofs Design	\$187,284
346049	Sinking Catch Basins Golden	\$22,658
346054	144 Windows Golden	\$40,886
346055	100 Windows	\$25,245
346056	FF Golden Picture Windows	\$47,833
346060	FF Kennedy Roof and Canopy	\$43,321
346062	Apt Load Centers 200 Dev	\$170,000
346064	FF VCT replacement corridors	\$85,000
346065	FF Furnace (x2) Replacement	\$8,936
346066	FF Double Hung Windows 689	\$8,977
346067	FF Health & Safety Initiative	\$36,354
346070	FF 689 Roof Morton St	\$17,342
346071	FF Kennedy Storms	\$30,519
346072	DOER Solar Panels (FY 2015)	\$60,000
346075	HSFY14 Walkways, driveway, lighting	\$49,000
346077	Golden Drive Electrical Panels	\$210,451
346079	Morton St Interior Renovations	\$13,833
	Golden Roofing, 705 Windows, 667-3	
346081	Exterior Doors	\$299,577
346083	FF + FY16 H&S Site Renovation	\$112,252
346087	Selective Siding 2 Kennedy	\$76,700
346089	17-27 Sunset Kitchen Modernization	\$137,000
346090	Balcony Repaint Viking	
346092	20 Golden Rubber Roof	FY 2017 grant
346093	Phase 2 4 Kennedy Siding	FY 2017 grant
346094	689 Kitchen/bath improvements ADA	FY 2017 grant
346095	705 ADA Bathroom upgrade	FY 2017 grant