

WINTHROP HOUSING AUTHORITY  
ANNUAL REPORT  
2017

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 Members' attention.

Board Members that served FY 2017 are as follows:

Current Active Members:

Richard D. Honan

Frank R. Ferrara

Peter T. Gill

Peter A. Caggiano

Frederick Silck III

Ernest C. Caggiano (Retired March 2017)

Lawrence S. Holmes (Passed away April 2017)

Richard D. Honan serves as Chairman, Frank R. Ferrara as Vice Chairman, Peter T. Gill as Treasurer. Peter Caggiano was appointed by the Governor's office effective April 2017 and newest member Fred Silck was appointed at a joint meeting of WHA Board and Town Council in May 2017.

WHA joins the community in mourning the loss of its valued and honorable colleague, friend and former Chair Larry Holmes. Ernest C. Caggiano has retired from WHA after serving multiple decades in a leadership role with demonstrated contributions too many to list. We are grateful for your service.

An Annual Community Forum is held each year and all Winthrop citizens, housing and private sector residents included, are invited to attend.

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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.

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Winthrop Housing Authority (WHA), a State aided public housing authority, provides safe, affordable apartments for the elderly, disabled and low income families. Criteria for eligibility are defined and tenant selection process is governed by very specific State regulations that are strictly enforced. Rent is calculated from a percentage of a resident's income. Rents collected are used to fund the State approved Operating Budget. Expenses include water and sewer, utilities, 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 forty-seven apartments were turned over in FY 2017. 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 Compliance Fund Grants from the State for capital improvement projects, ADA compliancy and asbestos remediation. 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 older buildings, ensuring safe, code-compliant affordable shelter for residents.

WHA joined other public housing authorities in the Commonwealth in implementing and enforcing a No Smoking policy in all buildings, including apartments. The policy prohibits smoking of tobacco and any other plant-like substance. Energy conservation measures continues to be a priority in our on-going effort to reduce costs and provide improved air quality. As an efficient housing authority with very favorable ratings on Mandated Performance based evaluations, Winthrop Housing Authority was granted a three year waiver from having an RCAT agency administer our grant funds due to consistent successful audits and compliant self-sufficiency. The recent State's AUP audit, required under recent Public Housing Reform laws, concluded with no findings. WHA continues to perform all State agreed-upon procedures in compliance with laws, regulations and codes; management decisions, functions and internal controls and ongoing activities are maintained responsibly.

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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.

Several kitchens on Sunset Road, constructed in the early 1960's had electrical upgrades and kitchen modernization work completed, including cabinets and counters. Siding projects at Kennedy Road buildings at King Gardens are underway. 2 Kennedy underwent rotted wood replacement and installation of Hardie-board concrete siding with improved insulation. 4 Kennedy Road upgrades are on-going. Flat rubber roofs on Golden Drive that were damaged in past years' storms were replaced. Additional buildings are scheduled for FY 2018. Some handicap accessible bathrooms were retrofitted with roll-in showers to accommodate accessibility issues.

Commissioners, administrative and maintenance staff continue to participate in compliance education and State Certification Trainings. Tenants are represented by elected officers who attend regular LTO Board meetings; all residents are encouraged to participate. Notices are placed in buildings. Our Operating budget was supplemented this fiscal year for extraordinary maintenance expenses with a DHCD grant. Equipment upgrades (refrigerators and stoves), damaged trees destroyed by weather events and aging could be taken care of. Plumbing, electrical, flooring upgrades and other necessary tasks became possible with these funds.

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. We are grateful for the heroic efforts of the Winthrop Police Department and Winthrop Fire Department, Department of 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 A. DeLeo and State Senator Joseph A. 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 Past Years through FY 2017

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
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
346081	667-2 Roofing, 705 Windw, 667-3 Ext Doors	\$299,577
346083	FF + FY16 H&S Site Renovation	\$112,252
346087	Selective Siding Phase I 2 Kennedy	\$102,798
346089	17-27 Sunset Kitchen Modernization	\$184,603
346092	20 Golden Rubber Roof	\$34,553
346093	Selective Siding Phase II 4 Kennedy	\$79,000
346094	689 Kitchen/bath improvements ADA	FY 2018 grant
346095	705 ADA Bathroom Roll in Shower upgrade	\$16,100
346096	667-1 EMG Boiler Repl and Asbestos Remvl	\$22,400
346097	689 Fire Alarm Panel Replacement	\$4,268
346098	705 Bldg Settling Assessment	\$53,821
346099	Golden Flat Rubber Roofs	FY 2018 Grant
346100	Overlook Asphalt Roofs	FY 2018 Grant