

Enfield Housing Authority

2016 Annual Report



William J. Ballard, Chairman
Mary Ellen Kuraska, Vice Chair
Howard Coro, Jr., Treasurer/Commissioner
Barbara Lawrence, Commissioner
Eric Jorgensen, Commissioner

Scott C. Bertrand, Executive Director

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ENFIELD HOUSING AUTHORITY

1 Pearson Way, Enfield, CT 06082

January 8, 2017

On behalf of the Board of Commissioners, I am pleased to present the Annual Report for the Housing Authority of the Town of Enfield for Fiscal Year Ending December 31, 2016. This past year has been a success due to the hard work and commitment by the commissioners and staff of the Housing Authority of the Town of Enfield (EHA).

2016 was another productive year for the EHA. We continued to implement and follow the strategic initiatives identified in the agency's plan. This has resulted in our continued ability to provide high performing, sustainable and fiscally responsible affordable housing opportunities. The focus has and will continue to be the long term sustainability of our existing housing portfolio.

This past year, the EHA implemented approximately \$4 million in upgrades to our Elderly/Disabled portfolio. This was made possible with grant funding from the State of Connecticut totaling \$3,995,175 for general renovations. The funding will be used for substantial improvements at three of our elderly developments; Windsor Court, Woodside Park and Ella Grasso Manor. The work began in September of 2016 and is expected to be completed within one year.

The Authority also continued working on pre-development activities toward the redevelopment of Enfield Manor. This is being made possible by a \$300,000 planning grant from the State of Connecticut. The project team has been assembled and a preliminary concept has been created. The concept includes the complete replacement of the existing 80 units with up to 100 new apartments that meet current design standards. During 2016 the EHA began engaging our residents and other local stakeholders. Local approvals will be sought this year with eye toward submitting a funding application in late 2017 or early 2018.

The EHA carried forward with the 20 year capital improvement plan for our two moderate rental developments; Green Valley and Laurel Park. The plan includes phasing upgrades over multiple years which will keep the developments sustainable without the need for outside capital. The EHA was able to leverage financial incentives from Eversource for several energy efficiency initiatives.

During 2017 the EHA will continue to face challenges in the administration of the Federal Housing Choice Voucher Program (a.k.a. Section 8). Funding needs are likely to exceed what will be allocated by HUD due to budget restraints set by Congress. Painfully low administrative fee pro-rations continue to make it increasingly difficult for the EHA to administer the program and meet the complex program regulations.

The EHA Board of Commissioners and staff remain committed to providing quality affordable housing opportunities despite the challenges that lay ahead. The EHA will continue to work diligently in 2017 with a focus on preserving these vital assets.

Respectfully Submitted,

Scott C. Bertrand, Executive Director

Mission Statement

“It is the mission of the Housing Authority of the Town of Enfield to provide effective, sustainable and fiscally responsible housing programs in a manner which promotes safe, decent, sanitary, drug free and smoke free housing opportunities.”

Vision Statement

“Five years from now, the EHA will be the local leader in affordable housing by developing and managing programs while forging partnerships that result in high performing, sustainable and fiscally responsible housing.”

Adopted: January 14, 2013

ORGANIZATIONAL SUMMARY

Board of Commissioners

William J. Ballard, Chairman – *Serving since 1987*

Mary Ellen Kuraska, Vice Chair – *Serving since 2009*

Howard Coro, Jr., Treasurer – *Serving since 2012*

Barbara Lawrence, Commissioner – *Serving Since 2013*

Eric Jorgensen, Commissioner – *Serving Since 2016*

Housing Authority Staff

Administration

Scott C. Bertrand, Executive Director

Lori Reale, Deputy Executive Director

Housing Programs

Shari Riddick, Portfolio Manager

Giovanna Waterhouse, Housing Coordinator

Christine Dolan-Kerr, Resident Services Coordinator

Diane Stolpinski, Housing Coordinator

Kevin Donahue, Modernization Coordinator

Marquea Smith, Housing Coordinator

Drew Martin, Congregate Desk Attendant

Angela Ahern, Congregate Desk Attendant

Jackie Edwin, Office Support Specialist

Nicole Fuller, Mark Twain Dining Room Assistant

Facilities

William DuFour, Facilities Manager

John Viens, Maintenance Mechanic

Christopher Ceglia, Maintenance Mechanic

Kadian Anglin, Maintenance Laborer

John Bower, Maintenance Laborer

Michael Fournier, Maintenance Laborer

ACTIVITIES

Elderly Site Renovations

In January of 2014 the EHA made an application to the State of Connecticut for approximately \$4.0 Million to renovate Woodside Park, Ella Grasso Manor and Windsor Court. The EHA was informed in December 2014 that the applications were approved for this highly competitive funding. The project went out to bid in early 2015 with the successful bidder being BRD Construction from Hartford, CT. While covering three properties, Woodside Park and Ella Grasso Manor is being administered as one project valued at over \$2.75 Million and Windsor Court as a second project valued at over \$1.24 Million. The grant agreements were finalized in July of 2016 and construction began last September. Each of the three sites will receive improvements that should keep the sites sustainable for 20 years. Planned improvements included:

Woodside Park: Roofing, siding, window and door upgrades, paving, and site lighting. Fire alarm and call for aide system replacement. Select bathroom upgrades. Complete community room and laundry room renovations including an emergency power generator. A video monitoring system will be added if the project costs are as expected.

Ella Grasso Manor: Roofing, siding, window and door upgrades, and site lighting. Fire alarm and call for aide system replacement. Select bathroom upgrades. Complete community room and laundry room renovations including an emergency power generator. A video monitoring system will be added if the project costs are as expected.

Windsor Court: Fire alarm and call for aide system replacement, roofing, and site lighting replacements, access road repaving, a backup power generator for the community room. Select interior unit upgrades. A video monitoring system will be added if the project costs are as expected.



Electrical Cabling at Woodside Park



Paving at Woodside Park



Roofing at Windsor Court



Door Sample at Woodside Park

Enfield Manor Predevelopment

The EHA has begun the pre-development work for the redevelopment of Enfield Manor. The planning is possible with a \$300,000 grant from the State of Connecticut. A development team has been assembled and the conceptual design work is in progress. The EHA will continue to engage the residents and other local stakeholders. The EHA anticipates making an application for funding late 2017 or early 2018.

Moderate Rental Capital Plan

The Enfield Housing Authority continued general renovations at the Green Valley and Laurel Park moderate rental developments. The EHA updated the \$6.6 million dollar program which uses a phased approach over 20 years. This strategy will enable the authority to pay for the improvements using the EHA's current and future capital improvement funds. Improvements at select locations within the neighborhood include; furnaces, siding, windows, driveways, sidewalks, kitchens, flooring, landscaping and many other miscellaneous upgrades.

Website Launch

This past year the EHA launch a website. The site contains a wealth of information regarding our housing programs and has links to many of the forms for the use of applicants. The site can be found at www.enfieldha.org.

Strategic Planning

The Board of Commissioners of the Enfield Housing Authority approved a strategic plan at the January 13, 2013 Annual Meeting. This plan has set the direction for the EHA for the next five years. The strategies used are reflected in the activities detailed within this report. Each year the Board and the Executive Director review the goals and strategies and update them as needed. A full copy of the plan is available upon request at the EHA main office. The planning process for the next 5 year plan is expected to begin in late 2017.

Appointments to the Board of Commissioners

Eric Jorgensen was unanimously appointed by the Enfield Town Council to fill the position vacated by Matthew Gilbert. Howard Coro, Jr. was unanimously reappointed to another five year term.

Capacity Building

The EHA staff and commissioners continued to work towards building the authority's capacity to provide housing effectively and efficiently, thereby being prepared for future development/re-development opportunities. This included, but was not limited to, training in areas such as; Policies & Procedures, Lead Based Paint, Fair Housing & Reasonable Accommodations, Housing Quality Standards and many other topics. Several staff members are in the process of participating in CONN-NAHRO's new CT Public Housing Manager Certification program. This program is specifically designed for individuals who administer State of CT Sponsored Housing.

Awards

The EHA received two awards from our insurer, HAI Group. The awards are a reflection of the work performed by the authority's Risk & Safety Committee.

Outstanding Risk Control Program – Five Star Performer for our Risk Awareness and Business Continuity Plan. This effort resulted in a Risk Control Dividend back to the EHA.

Low Loss Achievement Award for having a liability loss ratio of less than 50% for three consecutive years (2012, 2013, & 2014).

Housing Advocacy & Associations

The EHA continues to be committed to advocating for public and affordable housing. EHA Executive Director Scott Bertrand remains an active Executive Board member for the Connecticut Chapter of the National Association of Housing and Redevelopment Officials (CONN-NAHRO) and as a member of the Housing/Legislation, Strategic Planning and Steering Committees. He is also an Executive Board member of the New England Regional Council of NAHRO.

EHA Executive Director, Scott Bertrand, was appointed to the HAI Group Board of Directors at the September 2016 Annual Meeting. He has participated for many years as a committee member most recently served on the Marketing/Agency Operations, Finance and Business Development/Research committees. This past year Mr. Bertrand represented the Enfield Housing Authority and CONN-NAHRO on the Connecticut Housing Finance Authority's Multi-family Advisory Committee.



NEW ENGLAND REGIONAL COUNCIL
P.O. Box 270 • Boston, Massachusetts 02133-0270
(617)742-NEAC • Fax (617)742-0135 • www.nerco.org



2016 Resident Services Summary

The Enfield Housing Authority enhances our ability to provide a positive living environment through a commitment to resident services. This is achieved by dedicating a full-time staff member to work directly with our residents and also by organizing events and activities.

This past year, the EHA has assisted 401 residents with different services that they have needed. Below is a summary list of services that have been provided to our residents along with the number of residents that have had that type of service: (Please note that many residents were assisted in more than one category)

Homemaking Service:	82 residents
Home Health Aide:	2 residents
Visiting Nurses:	0 residents
Adult Day Care:	0 residents
Community Meals:	46 residents
Transportation Services:	18 residents
Public Assistance Programs:	92 residents
Mental Health Services:	5 residents
Mediation/Facilitation Services:	5 residents
Legal Services:	1 resident
Medicare/Health Insurance:	44 residents
Friendly Visitor/companion:	7 residents
Socialization/Recreation	33 residents
Other Services:	66 residents

Community Partnerships

The EHA continues to engage in both formal and informal local partnerships. These relationships help to maintain and improve the quality of life for the residents of Enfield.

Bay Path University – Bay Path University continues to provide free occupational therapy services to the residents of the Mark Twain Congregate Living Center. The internship program places entry level therapist students to provide Level I services each fall and Level II services in the spring. Resident participation is voluntary and provided at no cost. The students gain valuable experience working directly with the senior population while the residents receive services to enhance their wellbeing. This year the partnership was expanded by providing dedicated office space for the Bay Path staff and students which further strengthened our partnership.

Town of Enfield Adult Day Center – The EHA continues to provide space for the Enfield Adult Day Center at the Mark Twain Congregate Living Center. The EHA and the Town of Enfield have finalized a new long term lease agreement. For many years the EHA has leased the Adult Day Center to the Town of Enfield at no cost in return for the Town's continued administration of the congregate meal program at a reduced cost to the Mark Twain residents.

HUD Section 8 Management Assessment

The EHA has maintained the status of being a High Performing Agency with the U.S. Department of Housing and Urban Development in the management of the Section 8 Program. The EHA will be assessed again in 2017 for the two year period that ended December 31, 2016.

Smoke Free Housing

This year the EHA joined the national effort to make our housing smoke free. The EHA recently implemented a policy that prohibits smoking within all EHA owned units and within 25 feet of doors and windows. The EHA offered assistance within smoking cessation. The policy became effective for new residents on July 1, 2016 and on January 1, 2017 for the current residents.

FACILITIES

Work Orders

As of December 31, 2016, the EHA maintenance staff completed 2501 calls for maintenance service.

Unit Turnover 2016

The EHA maintenance staff renovated 68 apartments in preparation for new and/or transferred residents. The breakdown by program is: **Elderly: 23 Moderate Rental: 33 Congregate: 12**

During Calendar Year 2016, 66 households moved in and 66 moved out. The breakdown by program is as follows: **Elderly: 23 In/25 Out Moderate Rental: 31 In/28 Out Congregate: 12 In/13 Out**

Modernization/Capital Improvements & Replacements

This past year, the Enfield Housing Authority made significant investments into our developments. The total investment was \$1,154,605 exclusive of the ongoing renovation projects at Woodside Park, Ella Grasso Manor, and Windsor Court. This includes non-routine maintenance work, extraordinary or emergency contract repairs, capital replacements and design. The following is a sample of the many activities undertaken this past year.

Laurel Park Boiler Replacements – 86 old boilers were replaced at Laurel Park with new high efficiency units. The new natural gas boilers combine the heating and hot water into one unit. The replacement cost was \$698,500 (excluding design). Eversource provided a generous energy efficiency incentive of \$121,164.



New Laurel Park Boiler



Enfield Manor Boiler & Water Heater

Enfield Manor Furnace Replacement – Furnaces at Enfield Manor are obsolete and parts are no longer commercially available. 14 wall hung compact furnaces were replaced with three high efficiency condensing boilers that include an indirect water heater. The old units were salvaged and will be used at other locations where replacement is not feasible. 2016 Project Cost: \$74,610. The EHA received an

energy efficiency incentive from Eversource of \$8,909 toward the cost of the project bring the net project cost down to \$65,701.

Green Valley/Laurel Park Window & Siding Replacement – Four duplex buildings received new vinyl siding and replacement windows. This is part of the multi-year phased program that will upgrade all buildings. The cost was \$ 140,911

Green Valley Paving – The multi-year paving program continued this year with several driveways and walkways being replaced. The 2016 project cost was \$51,240



Siding & Window Upgrades



Paving at Green Valley

Kitchen Cabinet/Countertop and Bath Vanity Upgrades – Kitchens and bath vanities at our Moderate Rental and Elderly units continue to be upgraded on an as needed basis. 2016 Project Cost: \$21,405 (materials only, labor was performed in-house)

Pearson Way Upgrades – Several needed upgrades were made at the EHA Central Office. The front sidewalk was replaced and a retaining wall was installed to prevent ice buildup on the walkway. The cost to replace the sidewalk was \$3,400. The building exterior was repainted at a cost of \$3,400.

Tree Trimming/Removal and Landscape Improvements – Several diseased and damaged trees were removed. The brush along the perimeter of several developments was cut back and/or removed. The 2016 Project Cost was \$9,530

Mark Twain Lounge – Additional resident space was created from long vacant office space. The room was repainted and seating along with a TV was added to create another location for the residents to gather. This is the fourth space added in recent years to promote resident interaction. The labor was performed by the EHA staff. The room was furnished at a cost of \$1,400.



New Resident Lounge

FINANCIAL SUMMARY

Annual Financial Audit

The Fiscal Year 2015 Audit Report was completed and filed as required. A full copy of the audited financial statements is available upon request at the EHA Office.

STATEMENTS OF NET POSITION 2015

Housing Authority of the Town of Enfield STATEMENTS OF NET POSITION December 31, 2015 and 2014

	2015	2014 *
ASSETS		
Current:		
Cash and equivalents		
Unrestricted	\$ 1,174,285	\$ 993,268
Restricted	783,740	532,550
Total cash and cash equivalents	<u>1,958,025</u>	<u>1,525,818</u>
Receivables, net	209,309	188,493
Prepaid expenses	85,974	61,718
Investments:		
Restricted	<u>2,046,137</u>	<u>2,020,080</u>
Total current assets	<u>4,299,445</u>	<u>3,796,109</u>
Noncurrent:		
Capital Assets		
Construction in progress	1,897,623	1,683,478
Depreciable - net	5,029,499	5,329,220
Nondepreciable	<u>1,129,002</u>	<u>1,129,002</u>
Total noncurrent assets	<u>8,056,124</u>	<u>8,141,700</u>
Total Assets	<u>12,355,569</u>	<u>11,937,809</u>
DEFERRED OUTFLOWS OF RESOURCES		
Pensions	<u>73,546</u>	<u>44,048</u>
Total deferred outflows of resources	<u>73,546</u>	<u>44,048</u>
LIABILITIES		
Current:		
Accounts payable	215,802	261,611
Due to other governments	37,975	29,245
Accrued wages	13,629	9,627
Accrued expenses	5,119	8,955
Tenant security deposits	91,265	85,280
Unearned revenue	48,872	32,667
Compensated absences	<u>3,734</u>	<u>4,830</u>
Total current liabilities	<u>416,396</u>	<u>432,215</u>
Noncurrent:		
Compensated absences	33,588	43,459
Net pension liability	<u>424,631</u>	<u>312,975</u>
Total long-term liabilities	<u>458,219</u>	<u>356,434</u>
Total liabilities	<u>874,615</u>	<u>788,649</u>
DEFERRED INFLOWS OF RESOURCES		
Pensions	-	<u>100,210</u>
Total deferred inflows of resources	<u>-</u>	<u>100,210</u>
NET POSITION		
Net Investment In capital assets	8,056,124	8,141,700
Restricted	2,738,206	2,460,912
Unrestricted	760,170	490,386
Total net position	<u>\$ 11,554,500</u>	<u>\$ 11,092,998</u>

*As restated

STATEMENTS OF REVENUES, EXPENSES, & CHANGES IN FUND NET POSITION

Housing Authority of the Town of Enfield STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION For the years ended December 31, 2015 and 2014

	2015	2014
Operating Revenues:		
Dwelling rental	\$ 2,089,328	\$ 2,000,567
Tenant revenue other	2,094	3,011
HUD operating grants	2,144,031	2,128,797
Section 8 fraud recovery	2,475	818
State operating grants	324,892	237,666
Other	600,388	426,072
Total Operating Revenues	5,163,208	4,796,931
Operating Expenses:		
Administrative	766,137	899,715
Tenant services	244,145	241,453
Utilities	339,134	336,901
Ordinary maintenance and operations	570,899	531,522
General expense	200,798	157,495
Extraordinary maintenance	106,348	89,221
Housing assistance payments	2,387,787	2,407,051
Depreciation	368,278	356,598
Total Operating Expenses	4,983,526	5,019,956
Operating income (loss)	179,682	(223,025)
Nonoperating Revenues (Expenses):		
Investment income	29,774	26,329
Total Other Income (Expense)	29,774	26,329
Net income/(loss) before capital grants	209,456	(196,696)
Government capital grants	252,046	1,175,024
Change in net position	461,502	978,328
Net position - beginning of year	11,092,998	10,427,286
Prior period adjustment	-	(312,616)
Net position - end of year	\$ 11,554,500	\$ 11,092,998

*As restated

STATEMENT OF CASH FLOWS

Housing Authority of the Town of Enfield STATEMENTS OF CASH FLOWS For the years ended December 31, 2015 and 2014

	2015	2014 *
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers/tenants	\$ 2,012,148	\$ 2,019,484
HUD operating grants	2,144,031	2,128,797
State operating grants	405,540	127,236
Payments to vendors/suppliers/landlords	(3,912,582)	(3,630,727)
Payments to employees	(792,854)	(779,604)
Other receipts (payments)	602,863	426,890
Net cash provided by operating activities	<u>459,146</u>	<u>292,076</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Capital grants	252,046	1,175,024
Purchase of capital assets	(282,702)	(1,687,803)
Net cash used by capital and related financing activities	<u>(30,656)</u>	<u>(512,779)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest and dividends	29,774	26,329
Deposits into investment pool	(26,057)	(323,161)
Net cash provided (used) by investing activities	<u>3,717</u>	<u>(296,832)</u>
Net increase in cash equivalents	432,207	(517,535)
Cash equivalents - beginning	1,525,818	2,043,353
Cash equivalents - ending	<u>\$ 1,958,025</u>	<u>\$ 1,525,818</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES		
Operating Income (loss)	179,682	(223,025)
Adjustments to reconcile operating income (loss) to net cash flows from operating activities:		
Depreciation	368,278	356,598
(Increase) decrease in the following assets:		
Receivables:		
Tenants	(40,706)	(382)
Other receivables	(60,758)	1,156
Due from other governments	80,648	(110,430)
Prepaid expenses	(24,256)	1,592
Deferred outflows of resources	(29,498)	-
Increase (decrease) in the following liabilities:		
Accounts payable	(45,809)	172,094
Accrued wages	4,002	(8,701)
Due to other governments	8,730	26,994
Accrued expenses	(3,836)	1,876
Tenant security deposits	5,985	2,305
Unearned revenue	16,205	12,827
Compensated absences	(10,967)	2,651
Net pension liability	111,656	56,521
Deferred inflows of resources	(100,210)	-
Total adjustments	<u>279,464</u>	<u>515,101</u>
Net cash flows from operating activities	<u>\$ 459,146</u>	<u>\$ 292,076</u>

*As restated

Management Plans

The Congregate Housing Management and Services Plans as well as the Elderly and Moderate Rental Plans were submitted and approved as required.

Base Rent Structure

Moderate Rental – The base rents for the Moderate Rental program were not increased for the fiscal year that began January 1, 2017. The average base (minimum) rent is \$358 per month. As of November 30, 2016, the average rent paid by all residents was \$438 per month. It is anticipated that the base rents will need to be increased in future years to keep in step with the recommended reserve levels from the independent capital needs assessments and the EHA Capital Improvement Plan. The utility adjusted Fair Market Rent (FMR) for comparable apartments is estimated to be \$940 to \$1,400 per month.

Elderly – A base rent increase was not implemented for the fiscal year that began January 1, 2017. The average base (minimum) rent is \$382 per month. As of September 30, 2016, the average lease rent was \$417 per month however the actual amount paid by many residents was substantially less due to assistance from State of Connecticut's Elderly Rental Assistance Payment (ERAP) program. It is anticipated that the base rents will need to be increased each year to keep in step with the recommended reserve levels from the independent capital needs assessments and the EHA Capital Improvement Plan. The utility adjusted Fair Market Rent (FMR) for comparable apartments is estimated to be \$725 to \$900 per month.

Many residents who cannot afford the base rent may receive a rent subsidy from the State of Connecticut's Rental Assistance Payment (RAP) program if funds are available. Fortunately, ERAP funding was adequate which enabled the EHA to assist the current residents. However continued and/or adequate funding for this program is a major concern due to the ongoing State of CT budget restraints. The program is currently closed to new participants. The EHA has chosen to reduce the monthly payment for eligible residents up front and in some cases before the funds are made available by the State.

Congregate – The EHA needed to increase the base rent an average of \$13 per month for the fiscal year that began July 1, 2016. The new average base rent is \$443 per month. The increase was made in consideration to the rent levels needed for long term sustainability of the developments. The estimated market rents for comparable apartments are about \$760 to \$940 per month.

The rental rates range between \$408 and \$476 per month which includes all utilities. Many residents who cannot afford the base rent will receive a rent subsidy from the State of Connecticut's Congregate Rental Assistance Payment program. The fee for congregate services was increased by \$15 per month bringing the total monthly cost to \$292. The State of Connecticut will also subsidize the cost for residents whose income will not support this amount.

Section 8 Housing Choice Voucher Program

During 2016, the EHA worked toward maximizing the use of vouchers available with over 100% of the budget authority being expended. HUD held reserve funding was used to cover the additional need.

The program continues to be difficult to manage as the Administrative Fees paid to housing authorities continues to be critically low and was prorated at only 84% of what is due. The inadequate funding has

forced the EHA to operate the program at a loss for several years. The EHA is unlikely to be able to sustain the program, maintain regulatory compliance and provide an adequate level of service to the program participants so long as administrative funding is prorated.

Freshwater Pond Apartments

Funding for this privately owned and managed Section 8 Project Based Program was adequate to meet the US Department of Housing and Urban Development's (HUD) commitment to the owners. Each year the EHA provides contract administration services for HUD.

Annual Agency Plan (HUD required)

The required Agency Plan for FY2017 has been submitted to the US Department of Housing and Urban Development. A copy of the plan is available for viewing at the Central Office during regular business hours.

HOUSING PROGRAM SUMMARY

State Financed Moderate Rental “Family Housing”

Green Valley Village (MR 26) – 1951

84 units within 42 side by side duplex style buildings

Laurel Park (MR 56) – 1954

90 units within 45 side by side duplex style buildings

Unit Breakdown & 2017 Base Rents:

122	Two bedroom	Base Rent:	\$348
51	Three Bedroom	Base Rent:	\$381
1	Four Bedroom	Base Rent:	\$408

Residents pay the greater of the monthly base rent or 30% of their adjusted gross income.

During Fiscal Year 2016, 31 families moved in and 28 moved out. As of December 31, 2016 there were five (5) vacant units in the process of being made ready for new residents and there were 29 families on the waiting list. As of December 27, 2016, the average household had three members. The average household income was \$22,636 which represents 28% of Area Median Income (AMI) for a household of three. Families below 30% of AMI are considered by HUD to be Extremely Low Income. 84% of the families derived some or all of their income from wages.



Green Valley Drive by Pearl Street

State Financed Elderly Housing

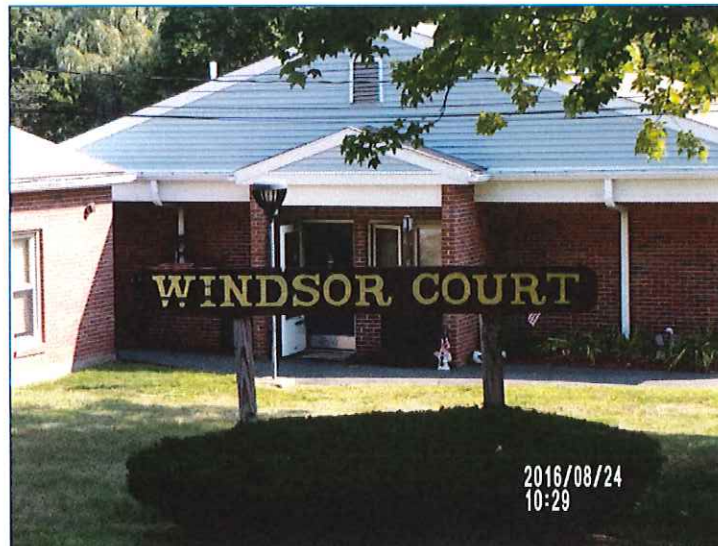
Enfield Manor & Extension (E 10 & E 21) – 1964 & 1965

There are 80 units within 17 one story buildings along with a community/office building that includes a laundry room. The base rents for 2017 are \$389 for an efficiency unit and \$419 for a one bedroom.



Windsor Court (E 31 & E 50) – 1968 Redeveloped 2002

There are 40 units within 20 one story buildings along with a community building that includes a laundry room. The base rent for 2017 is \$386 for a one bedroom.



Woodside Park (E 61) – 1972

There are 40 units within 10 one story buildings along with a community building that includes a laundry room. The base rents for 2017 are \$347 for a standard one bedroom unit and \$373 for a larger one bedroom.



Woodside Park

Ella Grasso Manor (E 125) – 1982

There are 40 one bedroom units within 10 one story buildings along with a community building that includes a laundry room. The base rents for 2017 range from \$361 to \$386 depending on the unit size.



Ella Grasso Manor

For all Elderly Developments:

Residents pay the greater of; the monthly base rent or 30% of their adjusted gross income. Households who would be paying in excess of 30% of their adjusted monthly income are eligible to participate in the State of Connecticut’s Rental Assistance Program if funding is available. Currently the program is closed to new participants.

During Fiscal Year 2016 23 households moved in and 25 moved out. As of December 31, 2016 there were 11 vacant units in the process of being made ready for new residents. There is one down unit in need of major renovations. There were 9 households on the waiting list. As of December 27, 2016, 43% of the residents were age 62 or over and 57% were people under age 62 with disabilities. The average household income was \$14,760 which represents 24% of Area Median Income (AMI) for a household of one. Families below 30% of AMI are considered by HUD to be Extremely Low Income.

State Financed Congregate Housing

Mark Twain Congregate Living Center (C-3 & C-18) – 1982/1992

The development contains 82 units. The original 42 units were established in 1982 when a former elementary school was converted to housing. In 1992, an addition to the building was added consisting of 40 units. Also added was an adult daycare center which is operated by the Town of Enfield.

The rents range from \$408 to \$476 which includes all utilities. There is a monthly service fee of \$292 which covers the cost of the congregate program related assistance. Residents who would be paying in excess of 30% of their adjusted monthly income are eligible to participate in the State of Connecticut's Rental Assistance and Congregate Subsidy Programs if funding is available.

During Calendar Year 2016, 12 households moved in and 13 moved out. As of December 31, 2016 there were two (2) vacant units in the process of being made ready for new residents. There are 11 applicants on the wait list. The average household income was \$18,592 which represents 31% of Area Median Income (AMI) for a household of one. Families below 50% of AMI and above 30% of AMI are considered by HUD to be Very Low Income.



Mark Twain Congregate Living Center

Federal Section 8 Low Income Housing Program

Housing Choice Vouchers (Participant Based)

Program participants use the voucher in the private rental market. Program participants pay 30% to 40% of their adjusted gross monthly income toward the rent. A Housing Assistance Payment (HAP) is made directly to the owner for the balance of the rent within certain limitations based on Federal guidelines. The EHA has a HUD approved baseline of 136 Housing Choice Vouchers (HCV).

As of December 31, 2016 the voucher utilization rate was 97% with the average rate for the year being 98%. Last year only one voucher was terminated for non-compliance and only five were turned back in to the EHA by the participant or were absorbed by other jurisdictions. 11 applicants were housed from the waitlist and one voucher from another jurisdiction was absorbed into our program.

As of December 31, 2016, there were 48 incoming portable vouchers from other jurisdictions. This is up from 36 at the end of 2015. There are currently two outgoing vouchers to other voucher programs.

The wait list was last opened and closed during 2015. Currently there are 86 households on the list for a Housing Choice Voucher.

There were 228 Section 8 Housing Quality Standard inspections performed last year with 121 of them failing the initial inspection.

HUD New Construction Program (Project Based Section 8) – The EHA is contract administrator for HUD in the oversight of the 75 unit Freshwater Pond apartment complex.

Contact & Meeting Information

For more information regarding the Housing Authority of the Town of Enfield, please feel free to contact us at:

Central Offices

Enfield Housing Authority

1 Pearson Way
Enfield, CT 06082

Phone: 860-745-7493 Fax: 860-741-8439 TTY/TDD: 800-545-1833 Ext. 849

www.enfieldha.org

Congregate Housing Office

Mark Twain Congregate Living Center

110 South Road
Enfield, CT 06082

Phone: 860-745-7493 Fax: 860-763-5517 TTY/TDD: 800-545-1833 Ext. 849

The Regular Meeting of EHA Board Commissioner's is held the second Monday of each month at 6 PM in the Conference Room located at 1 Pearson Way, Enfield, CT (unless otherwise posted). If a legal holiday falls on that day, the meeting will be held the following day (Tuesday).

