

Enfield Housing Authority

2018 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

January 09, 2019

On behalf of the Board of Commissioners, I am pleased to present the Annual Report for the Housing Authority of the Town of Enfield (EHA) for Fiscal Year Ending December 31, 2018. This past year has been a success due to the hard work and commitment by the commissioners and staff of the EHA. The Authority continues to be a high performing, sustainable and fiscally responsible agency. Our focus continues to be on implementing strategies to insure the long-term sustainability of our existing housing portfolio.

This past year, the EHA finalized the substantial improvements at three of our elderly developments; Windsor Court, Woodside Park and Ella Grasso Manor. The work was made possible with grants from the State of Connecticut totaling \$3,995,175.

The pre-development activities for the redevelopment of Enfield Manor continued with the design and pursuit of local approvals. This is being made possible by a \$300,000 planning grant from the State of Connecticut. The proposed project includes the complete replacement of the existing 80 units with 99 new apartments that meet current design standards. It is anticipated that an application for funding will be made late in 2019.

The EHA continued to execute our 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.

During 2019 the EHA will endure challenges in the administration of the Federal Housing Choice Voucher Program (a.k.a. Section 8) as has been the case for many years. Funding needs are likely to exceed what will be allocated by HUD due to budget constraints by Congress. Painfully low administrative fee pro-rations will likely make it increasingly difficult for the EHA to administer the program and meet the complex program regulations. State of Connecticut budget deficits has also led to constraints to rental assistance for our elderly and disabled residents.

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 2019 with an emphasis on preserving these vital assets and seek opportunities to expand affordable housing opportunities.

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 Bacile, 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 (Retired Sept. 2018)

Christopher Ceglia, Maintenance Mechanic

Kadian Anglin, Maintenance Mechanic

John Bower, Maintenance Laborer

Michael Fournier, Maintenance Laborer



ACTIVITIES

Enfield Manor Predevelopment

The EHA continued with the pre-development work for the redevelopment of Enfield Manor. The planning is possible with a \$300,000 grant from the State of Connecticut. The development team has completed the initial design work and is navigating the local approval process. The EHA will be engaging the residents and other local stakeholders during 2019 with the anticipation of making an application for funding late 2019.

Strategic Planning

The Board of Commissioners of the Enfield Housing Authority approved the current strategic plan on January 13, 2013. This plan set the direction for the EHA for the past five years toward the sustainability of our housing assets. The EHA will continue to update the plan during the course of 2019. A full copy of the plan is available upon request at the EHA main office.

Appointments to the Board of Commissioners

Barbara Lawrence was re-appointed by the Enfield Town Council to a five-year term. Ms. Lawrence has served on the EHA Board of Commissioners since 2013.

Capacity Building & Training

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.

Recognition

Learner of the Year – Shari Riddick, EHA Portfolio Manager, received recognition as the 2017 HTVN Learner of the Year. For over 30 years, HTVN has provided distance learning to the public and affordable housing industry. HTVN, has served more than 12,000 housing professionals with an online learning management system.

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). He is a member of the Housing/Legislation and the Liaison Committees. Mr. Bertrand also serves on the HAI Group Board of Directors and is Chairman of the Learning and Information Technology Committee. Member-owned and nationally recognized, HAI Group is known for pioneering public and affordable housing insurance.

EHA Portfolio Manager Shari Riddick, serves as an Executive Board member of the New England Regional Council of the National Association of Housing and Redevelopment Officials (NERC-NAHRO). She serves on the Professional Development, Scholarship, and Member Services Committees.

The EHA is also a member of both the National Association of Housing and Redevelopment Officials (NAHRO) and the Public Housing Administrators and Directors Association (PHADA).

2018 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 numerous 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 approximate number of occasions that the services were needed:

Homemaking Service:	45
Home Health Aide:	0
Visiting Nurses:	0
Adult Day Care:	0
Community Meals:	110
Transportation Services:	6
Public Assistance Programs:	175
Mental Health Services:	0
Mediation/Facilitation Services:	125
Legal Services:	0
Medicare/Health Insurance:	31
Friendly Visitor/companion:	53
Socialization/Recreation:	18
Other Services:	150

(Please note that there are residents who received multiple services provided)

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.

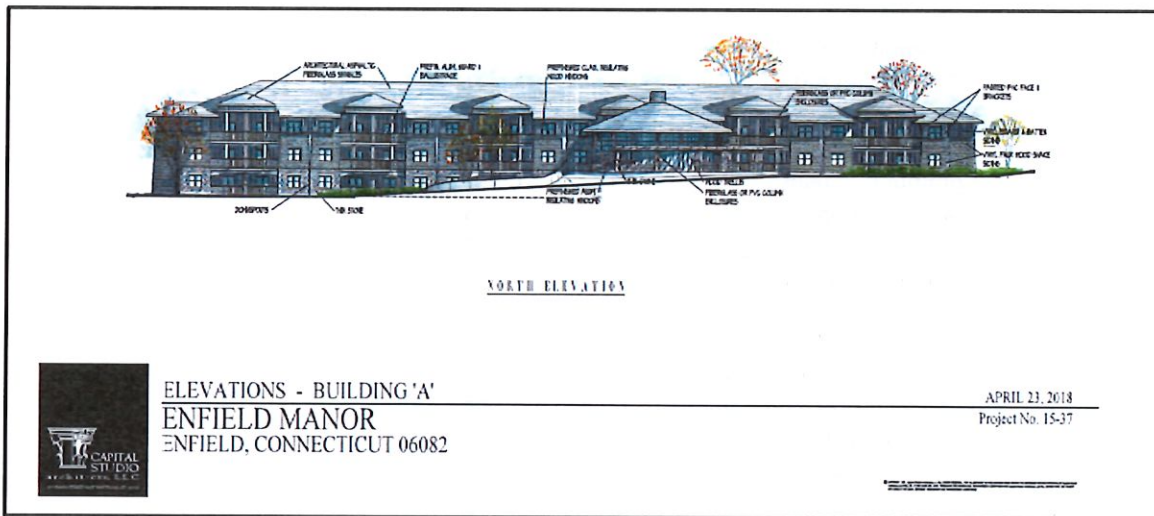
Bay Path College – Bay Path College continues to provide free occupational therapy services to the residents of the Mark Twain Congregate Living Center. The internship program places entry level therapist students to provide Level I services each fall and Level II services each spring. Resident participation 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. The EHA provides dedicated office and meeting space for the Bay Path staff and students.

Town of Enfield Adult Day Center & Congregate Meal Program – The EHA continues to provide space for the Enfield Adult Day Center at the Mark Twain Congregate Living Center under a 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.

Joint Operations Center – The EHA has joined the Enfield Police’s effort to establish a Joint Operations Center. The EHA and EPD will collaborate and cooperate in the development, use, and implementation of video camera monitoring systems for the mutual benefit of reducing operating costs and improving efficiencies.

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.



Design Concept for the Redevelopment of Enfield Manor

FINANCIAL SUMMARY

Annual Financial Audit

The Fiscal Year 2017 Audit Report was completed and filed as required. A full copy of the audited financial statements are available upon request at the EHA Office.

STATEMENTS OF NET POSITION

HOUSING AUTHORITY OF THE TOWN OF ENFIELD	
STATEMENT OF NET POSITION	
December 31, 2017	
ASSETS	
Current Assets:	
Cash and cash equivalents - Note 4	\$ 3,885,271
Restricted cash and cash equivalents - Notes 4 & 5	123,093
Accounts receivable, net - Note 6	423,618
Prepaid expenses and other current assets	<u>88,462</u>
Total Current Assets	<u>4,520,444</u>
Noncurrent Assets:	
Capital assets, net of accumulated depreciation - Note 7	<u>11,855,511</u>
Total Noncurrent Assets	<u>11,855,511</u>
Total Assets	<u>16,375,955</u>
DEFERRED OUTFLOWS OF RESOURCES - Note 10	<u>273,528</u>
LIABILITIES	
Current Liabilities:	
Accounts payable	320,692
Accounts payable, other government	64,439
Accrued wages and current portion of compensated absences	31,491
Other accrued expenses	37,226
Unearned revenue	38,008
Tenant security deposits	<u>106,973</u>
Total Current Liabilities	<u>598,829</u>
Noncurrent Liabilities:	
Accrued compensated absences, net of current portion - Note 8	54,390
Accrued pension - Notes 8 & 10	<u>642,673</u>
Total Noncurrent Liabilities	<u>697,063</u>
Total Liabilities	<u>1,295,892</u>
NET POSITION	
Net investment in capital assets	11,855,511
Restricted:	
Housing Assistance Payments	14,991
Unrestricted (deficit)	<u>3,483,089</u>
Total Net Position	<u>\$ 15,353,591</u>

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

HOUSING AUTHORITY OF THE TOWN OF ENFIELD

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION For the Year Ended December 31, 2017

OPERATING REVENUES	
Tenant rental income	\$ 2,294,595
HUD grants and contributions	2,273,830
Other government grants and contributions	361,295
Other revenue	138,817
Total Operating Revenues	<u>5,068,537</u>
OPERATING EXPENSES	
Housing assistance payments	2,126,227
Administration	945,461
Repair and maintenance	621,179
Depreciation expense	467,985
Utilities	330,314
Tenant services	282,728
Insurance expense	159,906
Other general expenses	30,418
Total Operating Expenses	<u>4,964,218</u>
Operating Income	<u>104,319</u>
NONOPERATING REVENUES	
Interest and investment revenue	23,856
Total Nonoperating Revenues	<u>23,856</u>
Income before Capital Contributions and Transfers	<u>128,175</u>
CAPITAL CONTRIBUTIONS & TRANSFERS	
Other government capital grants and contributions	3,032,603
Total Capital Contributions and Transfers	<u>3,032,603</u>
Change in Net Position	3,160,778
Net Position - Beginning of Year	<u>12,192,813</u>
Net Position - End of Year	<u>\$ 15,353,591</u>

STATEMENT OF CASH FLOWS

HOUSING AUTHORITY OF THE TOWN OF ENFIELD	
STATEMENT OF CASH FLOWS	
For the Year Ended December 31, 2017	
CASH FLOWS FROM OPERATING ACTIVITIES	
HUD grants	\$ 2,165,572
Other government grants	345,183
Receipts from tenants	2,315,932
Other operating receipts	118,740
Payments to employees	(1,329,406)
Payments to suppliers	<u>(2,896,402)</u>
Net cash provided by operating activities	<u>719,619</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Other government capital grants	2,663,527
Acquisitions of capital assets	<u>(3,108,625)</u>
Net cash used in capital and related financing activities	<u>(445,098)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest and dividends received	<u>23,856</u>
Net cash provided by investing activities	<u>23,856</u>
Net increase in cash and cash equivalents	298,377
Cash and cash equivalents at beginning of year	<u>3,709,987</u>
Cash and cash equivalents at end of year	\$ <u>4,008,364</u>
Reconciliation of operating income to net cash provided by operating activities:	
Operating Income	\$ 104,319
Adjustments:	
Depreciation	467,985
Change in assets and liabilities:	
(Increase) decrease in accounts receivable, tenants	9,037
(Increase) decrease in accounts receivable, other	(7,670)
(Increase) decrease in accounts receivable, other government	34,551
(Increase) decrease in prepaid expenses and other current assets	(19,118)
(Decrease) increase in accounts payable	254,785
(Decrease) increase in accounts payable, other government	12,707
(Decrease) increase in compensated absences and accrued wages	17,715
(Decrease) increase in accrued pension liability	-
(Decrease) increase in accrued expenses and other current liabilities	6,309
(Decrease) increase in tenant security deposits	8,171
(Decrease) increase in unearned operating revenue	<u>(169,172)</u>
Net cash provided by operating activities	<u>\$ 719,619</u>

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 increased for the fiscal year that began January 1, 2018. The average base (minimum) rent was \$389 per month. As of September 30, 2018, the average rent paid by all residents was \$449 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 about \$1,100 to \$1,450 per month.

Elderly – The Base Rents were increased for the fiscal year that began January 1, 2018. The average base (minimum) rent was \$382 per month. As of September 30, 2018, the average lease rent was \$423 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 about \$750 to \$925 per month.

Many residents who cannot afford the base rent may receive a rent subsidy from the State of Connecticut’s ERAP program if funds are available. Fortunately, ERAP funding was adequate for 2018 to serve the existing residents. However, continued and/or adequate funding for this program is a major concern due to the ongoing State of CT budget constraints. 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 \$14 per month for the fiscal year that began July 1, 2018. The new average base rent is \$462 per month which includes all utilities. 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 \$780 to \$970 per month excluding the additional congregate services.

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 \$3 per month bringing the total monthly services cost to \$305. The State of Connecticut will also subsidize the cost for residents whose income will not support this amount.

Section 8 Housing Choice Voucher (HCV) Program

During 2018, the EHA worked toward maximizing the use of vouchers available with 100% of the budget authority being expended.

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 80% of what was 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 at a low rate.

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.

Annual Agency Plan (HUD required)

The required Agency Plan for FY2019 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.



Ella Grasso Manor by Freshwater Pond

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 & 2019 Base Rents:			<u>2018</u>	<u>2019</u>
122	Two bedroom	Base Rent:	\$378	\$389
51	Three Bedroom	Base Rent:	\$414	\$426
1	Four Bedroom	Base Rent:	\$445	\$458

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

During Fiscal Year 2018, 37 families moved in and 33 moved out. As of December 31, 2018, there were six vacant units in the process of being made ready for new residents and there were 19 families on the waiting list. As of December 31, 2018, the average household had three members. The average annual household income was \$25,799 which represents 30% of Area Median Income (AMI) for a household of three. Families below 50% of AMI are considered by HUD to be Very Low Income. 86% 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

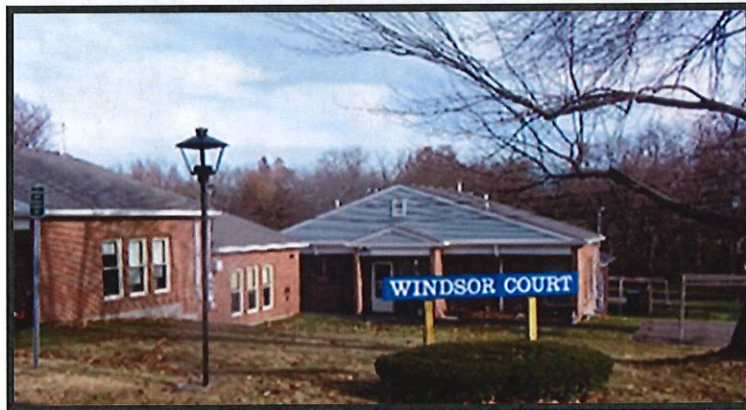
There are 80 units within 17 one story buildings along with a community/office building that includes a laundry room. The base rents for 2019 are \$411 for an efficiency unit and \$441 for a one bedroom.



Enfield Manor

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

There are 40 units within 10 one story buildings along with a community building that includes a laundry room. The base rent for 2019 is \$418 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 2019 are \$372 for a standard one-bedroom unit and \$399 for a larger one bedroom.



Woodside Park

Ella Grasso Manor (E 125) – 1982

There are 40 one-bedroom units within 20 one story buildings along with a community building that includes a laundry room. The base rents for 2019 range from \$387 to \$413 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.

During Calendar Year 2018, 25 households moved in and 23 moved out. As of December 31, 2018, there were four vacant units in the process of being made ready for new residents. There were 24 applicants on the wait list. 53% of the residents were age 62 or over and 47% were people under age 62 with disabilities. The average household income was \$15,616 which represents 23% of Area Median Income (AMI) for a household of one. Families below 30% of AMI are considered by HUD to be Extremely Low Income.

Base Rents:	<u>2018</u>		<u>2019</u>	
<i>Ella Grasso:</i>	\$376 Single	Double \$401	\$387 Single	Double \$413
<i>Enfield Manor:</i>	\$399 Single	Double \$429	\$411 Single	Double \$441
<i>Windsor Court:</i>	\$406 All		\$418 All	
<i>Woodside Park:</i>	\$362 Single	Double \$388	\$372 Single	Double \$399

State Financed Congregate Housing

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

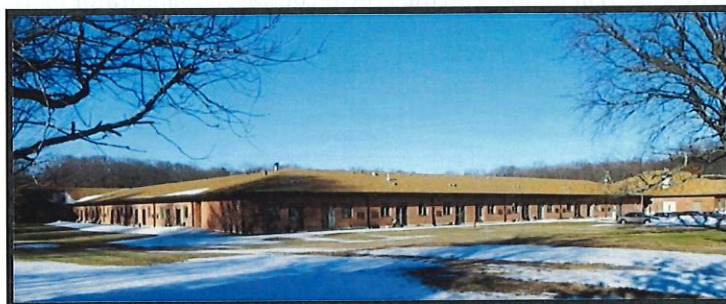
The development contains 82 units. The original 42 units were established in 1982 when a former elementary school was converted to housing. In 1992, an addition to the building was added consisting of 40 units. Also added was an adult daycare center which is operated by the Town of Enfield.

The rents range from \$426 to \$496 which includes all utilities. There is a monthly service fee of \$305 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 2018, 7 households moved in and 6 moved out. As of December 31, 2018, there were no vacant units. There are 16 applicants on the wait list. The average household income was \$19,951 which represents 29% of Area Median Income (AMI) for a household of one. Families below 30% of AMI are considered by HUD to be Extremely Low Income and families below 50% of AMI and above 30 % of AMI are considered by HUD to be Very Low Income.

Rents & Service Fee:

July 1, 2017-June 30, 2018	Rent	\$413-\$481	Service fee	\$302
July 1, 2018-June 30, 2019	Rent	\$426-\$496	Service fee	\$305



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, 2018, there were 51 incoming portable vouchers from other jurisdictions. This is equivalent to the number of incoming portables at the end of 2017. There are currently 4 outgoing vouchers to other voucher programs.

The waitlist was last opened and closed during 2015. Currently there are 42 households on the list for a Housing Choice Voucher.

There were 210 Section 8 Housing Quality Standard inspections performed last year with 104 of them failing the initial inspection.

During 2018, the EHA worked toward maximizing the use of vouchers available with 100% of the budget authority being expended.

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 80% of what was 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.

As of December 31, 2018, the voucher utilization rate was 96% with the average rate for the year being 96%. These percentages include the five VASH vouchers that were awarded in 2018, which have yet to be utilized (Not including VASH- 100% for December and average of 98% for 2018).

Last year 3 vouchers were terminated for non-compliance and 13 were either turned back in to the EHA by the participant or were absorbed by other jurisdictions. 6 applicants were selected from the waitlist and 9 vouchers from other jurisdictions were absorbed into our program.

New Construction (Project Based) – During 2018, the owners of Freshwater Pond Apartments renewed their contract for a new 20-year period with the EHA as contract administrator for HUD in the oversight of this 75-unit development.

FACILITIES

Work Orders

As of December 31, 2018, the EHA maintenance staff completed 2,355 calls for maintenance service.

Unit Turnover 2018

The EHA maintenance staff renovated 66 apartments in preparation for new and/or transferred residents.

The breakdown by program is: **Elderly: 25 Moderate Rental: 35 Congregate: 6**

During Calendar Year 2018, 69 households moved in and 62 moved out. The breakdown by program is as follows: **Elderly: 25 In/23 Out Moderate Rental: 37 In/33 Out Congregate: 7 In/6 Out**

Modernization/Capital Improvements & Replacements

This past year, the Enfield Housing Authority made significant investments into our developments. The work included non-routine maintenance work, extraordinary or emergency contract repairs, capital replacements and design. The following is a sample of the many activities undertaken.

Enfield Manor Furnace Replacement – Furnaces at Enfield Manor are obsolete and parts are no longer commercially available. For the past several years, the EHA has been replacing multiple wall hung compact furnaces and replaced them with one high efficiency condensing boiler that includes an indirect water heater. During 2018, four wall hung units were replaced with a central boiler. The old units were salvaged and will be used at other locations where replacement is not feasible. EverSource provided an energy efficiency incentive of \$3,234 to help offset the cost of this work.

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.

Green Valley Paving – Nine sidewalks and eleven driveways along Green Valley were removed and replaced with new sub-base material and bituminous asphalt.

Moderate Rental Step Replacements – The steps were replaced at several locations at our Green Valley and Laurel Park Developments.

Camera Upgrades – Monitoring systems were installed at Woodside Park, Ella Grasso Manor and Windsor Court as part of the substantial renovations. The system recording device and cameras at Enfield Manor were replaced. At Mark Twain, the recording device was replaced and additional cameras were added to the system allowing for a greater coverage area.

Tree Maintenance – At Green Valley & Laurel Park, 40 trees were pruned and crown cleared and four were completely removed. An additional three trees were removed at Enfield Manor.

Laundry Upgrades – The EHA procured a new agreement for contract laundry machines. Each room received new high efficiency washers and dryers which are operated using card technology. The new system allows residents to add value to a card eliminating the need for coins. At Enfield Manor, an

additional set of machines were added. Each room also received some upgrades in the forms of new paint, lighting fixtures, door hardware, and plumbing fixtures.



Planned Improvements for 2019

- **Mark Twain Grease Trap** – Replacement of the in-ground grease separator
- **Paving Green Valley Drive** – Replacement of the half circle pull-through parking with individual driveways
- **Laurel Park Electrical Upgrades** – Electrical panel and service drop replacements
- **Additional Tree Maintenance** – Windsor Court & Mark Twain

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

Congregate Housing Office

Mark Twain Congregate Living Center

110 South Road
Enfield, CT 06082

Phone: 860-749-2017 Fax: 860-763-5517 TTY/TDD: 800-545-1833 Ext. 849

Website: Enfieldha.org

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).



