

MONSON HOUSING AUTHORITY

2015 ANNUAL REPORT

The Monson Housing Authority meets on the second Thursday of each month. The meetings are held at 4:00 P.M. at Colonial Village, 31 State Street, Suite 50. The Annual Meeting of the Authority is held in June.

The Colonial Village 667-1 project, built in 1972, consists of 52 units of elderly housing in four separate buildings, with a separate community building. The 667-2 development was built in 1983, behind the community building, which added 26 more units, two of which are handicapped accessible. These units are known as Chapter 667 State-Aided Housing. Unit rental for the one-bedroom apartments is based on thirty (30) per cent of net income and includes heat and electricity. Applicants for this program must be a person of low-income who has reached the age of 60 or over, or is a person of low-income that is handicapped.

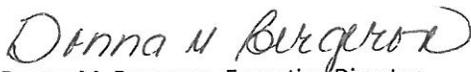
The family housing owned by Monson Housing Authority is known as Chapter 705 State-Aided Housing. The program accommodates fourteen (14) families and consists of, four (4) three-bedroom apartments and ten (10) two-bedroom apartments scattered at five different sites in the community. Rent amounts are determined at twenty-seven (27) percent of a family's net income. Tenants in this program are responsible for their own utilities.

The Massachusetts Rental Voucher Project Based Program serves fifteen (15) people in our community with three separate landlords. Participants pay thirty (35) percent of their adjusted gross income. Income eligibility for this program is determined by utilizing fifty (50) percent of the HUD Area Median Income.

Eligibility for housing in the programs is based on guidelines established by the Department of Housing and Community Development. Persons meeting these requirements are placed on a waiting list and offered housing in accordance with the guidelines. The housing authority processed 66 applications in 2015. A total of fifteen applicants were housed, nine (9) in 667 elderly/non-elderly handicapped housing, four (4) in 705 family housing and two (2) in the Massachusetts Rental Voucher Program.

The Department of Housing and Community Development (DHCD) awarded the Monson Housing Authority \$84,309.00 in Formula Funding for Fiscal Year 2018. The intent of the yearly awards is to provide the housing authority with an ongoing, predictable stream of funds to plan and execute high priority projects. Current project scheduled for completion in 2016 include installation of new vinyl siding on the Community Building at Colonial Village and replacement of an existing porch, with an approved budget of \$39,839.00, at a 705-2 development. EMG completed a Facility Condition Assessment of all Monson Housing Authority owned properties, the results of which are entered into the DHCD Capital Planning System (CPS). Information in the CPS is used to determine future Formula Funding awards.

Respectfully submitted,



Donna M. Bergeron, Executive Director

Board Members

Shirley Bagg, Chairperson
James Newland, Vice Chairman
Robert Presho, Treasurer
Phyllis Klick, Assistant Treasurer
Patricia Oney, State Appointee

Term Expires

2017
2020
2018
2016
2016

Staff

Donna M. Bergeron
Jennifer Hood
Jonathan Leonard
Richard Kszaszcz

Position

Executive Director
Administrative Assistant
Maintenance Supervisor
Maintenance Department