

REPORT OF THE WENHAM HOUSING AUTHORITY
2016

The Board of Commissioners along with Paula Mountain, the Executive Director, are responsible for the administration of Enon Village at the Wenham Housing Authority; the complex for the elderly/disabled on Larch Lane and two four-bedroom houses for disabled adults also on Larch Lane. The Wenham Housing Authority also works closely with town authorities. Four of the five Commissioners on the Board are elected. Each of the elected commissioners serves a five year term; these terms are staggered. The fifth Commissioner is appointed by the Governor.

Both the elderly complex at Enon Village and the two houses for disabled adults were built with state funds. The elderly housing complex receives no operating subsidy from the state and is self-sufficient in that it relies solely on rents for its operation. The state occasionally awards grants for specific projects.

The disabled housing is leased to Eliot Community Human Services, Inc. which pays a monthly rent to the Housing Authority. In return for the rent, the Housing Authority provides assistance from its Executive Director and the Maintenance Mechanic and is responsible for capital maintenance. Eliot Community Human Services, Inc. provides the staff for the residents' needs and undertakes preventative maintenance of the buildings. The rent received from Eliot Community Human Services, Inc. is set by the Commonwealth.

With the assistance of Formula Funding through the Department of Housing and Community Development and funds from the WHA own reserves, several capital projects were completed in 2016. A second phase of door replacements was begun with a project cost of \$73,490.00; additional tree maintenance and pruning was done for a cost of \$5000.00 and thru National Grids Multi-Family Retrofit Program, which is administered by Action Energy Services of Gloucester, the housing authority received 54 new energy efficient refrigerators (value of \$51,600.00) and property wide LED lighting retrofit (value of \$82,509.00) all for a cost of \$0.00 to the housing authority.

The WHA Board of Commissioners, with tenant participation has adopted a No-Smoking Policy which became effective November 1, 2015. **Smoking is not permitted in any of our buildings including tenant apartments and common areas.** Smoking is permitted outside but must be 25 feet away from all buildings.

Both the tenants of the disabled residences and the elderly/disabled benefit from beautiful grounds at Larch Lane which are maintained by the maintenance staff of the housing authority. Enon Village Tenants also contribute to the beautification of the grounds through their flower planting and gardening. There are 24 garden plots available to tenant's who register for one. This is done on a first come basis. If after a one (1) month sign up period for our tenant's there are any plots available they are opened up to seniors

in Wenham and Hamilton community depending on availability. The tenants have also constructed a horseshoe pit area which sees much activity.

Enon Village Elderly/Disabled Housing

Anyone interested in elderly/disabled housing must complete a standard application and have an income below \$51,150 for one person and \$58,450 for two people. A waiting list is maintained with current residents of Wenham receiving preference. Thirteen and a half percent (13.5%), which represents 11 of our units, must go to the handicapped/disabled population who is under age 60 and meets state requirements. Rent is calculated on 30% of adjusted gross income which includes utilities.

The Council on Aging's van service is well-utilized by the tenants at Enon Village. The Housing Authority and the COA sponsor YOGA classes for Wenham seniors held at Enon Village on Tuesday & Friday mornings. On Friday afternoons BINGO is also well attended.

Once again, we express our appreciation to the Police, Fire and Highway departments for their continued concern and care on behalf of the Enon Village residents. The Executive Director works with the WSSH Committee, Senior Care and other agencies to ensure that tenants have access to needed social services.

The Board of Commissioners meets 12 times per year on the second Wednesday of the month in the community building at Enon Village at 7:00 PM.

If anyone is interested in visiting the facilities at Larch Lane or has questions, please contact the Executive Director at 468-1532.

Don Luxton, Chairperson

Bruce Blanchard, Vice- Chairperson

Suzanne Thomas, Commissioner

Arthur Burt, Treasurer

Elizabeth Craig-McCormack, State-Appointee, Vice Treasurer

Paula Mountain, Executive Director

Christopher Cerino, Maintenance

Ron Martineau, Groundskeeper

Jessica Sadoway, Admin. Assistant