

## **LIST OF EXHIBITS**

### **EXHIBIT A PICTURES**

- Nemasket Apartments - 120 Sproat Street- front - existing doors, windows & siding
- Nemasket Apartments - 120 Sproat Street- rear - existing doors, windows & siding

**EXHIBIT B MHA FY13 Budget - Maintenance Materials**

**EXHIBIT C Nemasket Tenants Association Letter of Support**

**EXHIBIT D MHA Board of Commissioners Letter of Support**

**EXHIBIT E DHCD Letter of Support**

EXHIBIT A - 120 Sproat Street front windows





EXHIBIT A - 120 Sproat Street rear windows





**EXHIBIT B**

**MIDDLEBOROUGH HOUSING AUTHORITY  
COST COMPARATIVE  
STATE 400-C PROGRAM NEMASKET AND ARCHER COURT  
PERIOD JANUARY 1, 2013 TO APRIL 30, 2013**

BUDGET LINE ITEMS	TOTAL BUDGET	BUDGET TO DATE	ACTUAL TO DATE	VARIANCE (BAD)	BALANCE TO YEAR END
<b>INCOME</b>					
DWELLING RENTS	492,000	164,000	165,472	1,472	326,528
INTEREST	700	233	180	(53)	520
OTHER REVENUE	3,500	1,167	1,015	(152)	2,485
RETAINED REVENUE	3,500	1,167	980	(187)	2,520
<b>TOTAL INCOME</b>	<b>499,700</b>	<b>166,567</b>	<b>167,647</b>	<b>1,080</b>	<b>332,053</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
SALARIES	42,645	12,301	11,932	369	30,713
LEGAL	3,000	1,000	0	1,000	3,000
MEMBERS COMP	3,000	1,000	0	1,000	3,000
TRAVEL	1,827	609	(24)	633	1,851
ACCOUNTING	7,200	2,400	1,860	540	5,340
AUDIT FEE	2,000	667	0	667	2,000
SUNDRY ADMIN COSTS	12,712	4,237	3,640	597	9,072
<b>TENANT SERVICES</b>					
CONTRACT COSTS	708	236	0	236	708
<b>UTILITIES</b>					
WATER & SEWER	45,593	15,198	0	15,198	45,593
ELECTRIC	60,839	20,280	11,997	8,283	48,842
GAS	59,235	19,745	25,125	(5,380)	34,110
FUEL OIL	48,405	16,135	20,735	(4,600)	27,670
OTHER	0	0	0	0	0
<b>MAINTENANCE</b>					
LABOR	94,401	27,231	22,306	4,926	72,095
MATERIALS	28,904	9,635	3,466	6,168	25,438
CONTRACT COSTS	66,814	22,271	15,038	7,233	51,776
<b>GENERAL EXPENSES</b>					
INSURANCE	26,631	8,877	7,429	1,448	19,202
PILOT	1,008	336	336	0	672
EMPLOYEE BENEFITS	67,708	22,569	18,315	4,254	49,393
COLLECTION LOSSES	3,000	1,000	0	1,000	3,000
OTHER GENERAL EXPENSES	0	0	0	0	0
<b>NONROUTINE EXPENSES</b>					
EXTRAORD NOT CAPITALIZED	86,000	28,667	8,575	20,092	77,425
EQUIP NOT CAPITALIZED	12,000	4,000	2,550	1,450	9,450
<b>CAPITAL EXPENDITURES</b>					
EQUIPMENT CAPITALIZED	0	0	0	0	0
BETTERMENTS	45,000	15,000	0	15,000	45,000
<b>TOTAL EXPENSES</b>	<b>718,630</b>	<b>233,394</b>	<b>153,280</b>	<b>80,114</b>	<b>565,350</b>
<b>SURPLUS (DEFICIT)</b>	<b>(218,930)</b>		<b>14,367</b>		
SUBSIDY	76,430		10,042		
<b>INCOME(DEFICIT)</b>	<b>(142,500)</b>		<b>24,410</b>		



**EXHIBIT C**

**NEMASKET TENANTS ASSOCIATION**  
**Middleboro, Massachusetts 02346**

May 13, 2013

Jane Lopes, Chair  
Community Preservation Committee  
10 Centre Street  
Middleboro, MA 02346

Re: Nemasket Apartments Window Project

Dear Ms. Lopes,

This letter serves to inform you that at our May 13, 2013 tenants association meeting, the members voted to support the application of the Sproat Street Window Project for funding from the Town of Middleborough's Community Preservation Fund.

Sincerely,

A handwritten signature in cursive script that reads "Daniel Cavanaugh".

Daniel Cavanaugh  
President, NTA



EXHIBIT D

MIDDLEBOROUGH HOUSING AUTHORITY

8 Benton Street

Middleboro, Massachusetts 02346

Tel: (508) 947-3824 fax (508) 947-6393

[middleboro.ha@verizon.net](mailto:middleboro.ha@verizon.net)

May 15, 2013

Jane Lopes, Chair  
Community Preservation Committee  
10 Centre Street  
Middleboro, MA 02346

Re: Nemasket Apartments Window Project – Sproat Street

Dear Ms. Lopes,

This letter serves to inform you that at their May 15, 2013 meeting the Middleborough Housing Authority Board of Commissioners voted to support the Nemasket Apartments Window Project and to submit the Step 1 CPA application. At this meeting, the Board of Commissioners also authorized the Chairman to send a letter supporting this grant application.

Additionally at their October 16, 2012 meeting, the Board of Commissioners approved the FY13 operating budget for the 400-1 developments which includes the Nemasket Apartments. The operating budget contains line items for Maintenance Labor (employee's salaries) and Maintenance Materials & Supplies. The proposed budget line items include sufficient funds for the labor and supplies necessary to complete this project as well as any cost over runs that may occur.

The Middleborough Housing Authority, as a provider of affordable housing to local residents, realizes that there continues to be a dire need for affordable housing to our residents of low to moderate income. By providing CPA funds, the Nemasket Apartment Window Project will be able to address capital needs to the elderly affordable housing inventory, and thereby assist in preserving the affordable housing stock in our community. Through community partnerships such as this, we remain committed to working together in order to provide and maintain safe, affordable housing for the residents of our community.

It is our sincere hope that the Committee will agree that this CPA grant application is a worthwhile project and will forward it to town meeting for approval.

Sincerely,



Arlene R. Dickens  
Chairman

ARD/jr



EXHIBIT E



Commonwealth of Massachusetts  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

Deval L. Patrick, Governor ♦ Timothy P. Murray, Lt. Governor ♦ Aaron Gornstein, Undersecretary

June 25, 2012

Ms. Josephine Ruthwicz  
Executive Director  
Middleborough Housing Authority  
8 Benton Street  
Middleborough, MA 02346

Dear Ms. Ruthwicz:

The Department of Housing and Community Development (DHCD) supports the Middleborough Housing Authority's (MHA's) application for CPA funding for modernization and restoration work at the Nemasket Apartments elderly development (667-1). The CPA funding will be earmarked to replace metal sliding windows that are original to the project which was built in 1958. These windows are very difficult for the elderly to operate and because parts are not readily available the locks no longer work and the windows and screens no longer seal properly, making a less comfortable environment for the residents due to drafts in winter and insects in summer and causing high utility bills for MHA.

As a public agency, DHCD's mission statement correlates with CPA's core community concerns, namely the preservation and rehabilitation of affordable public housing essential to serve communities and low-income households and individuals. DHCD has recently transitioned to a formula funding program that allocates a percentage share of available state-wide capital funding to each housing authority based on the capital needs of each housing authority's portfolio. While our program is an important start in providing LHAs with a reliable funding stream to start to make long overdue capital improvements, our resources are far short of need. MHA's three year formula funding award for its 190 state funded units is \$387,226.00. Based on a state-wide capital needs assessment, DHCD estimates MHA's 10-year capital need at approximately \$2.4 million. Given the resources immediately available, MHA is unable to complete the window project in the immediate future without funding it from another source.

The Middleborough Housing Authority Board of Commissioners and the Executive Director have worked tirelessly in seeking and obtaining state funding to maintain and upgrade their portfolio. Given the magnitude of need and DHCD's funding limitations, DHCD wholeheartedly supports the MHA's efforts and greatly appreciates the CPA committee's consideration of the Middleborough's application for additional funding.

Sincerely,

Ray Frieden  
Director  
Bureau of Housing Development and Construction