

## **LIST OF EXHIBITS**

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06/24/2015





06/24/2015

EXHIBIT A-2

06/24/2015

21 A

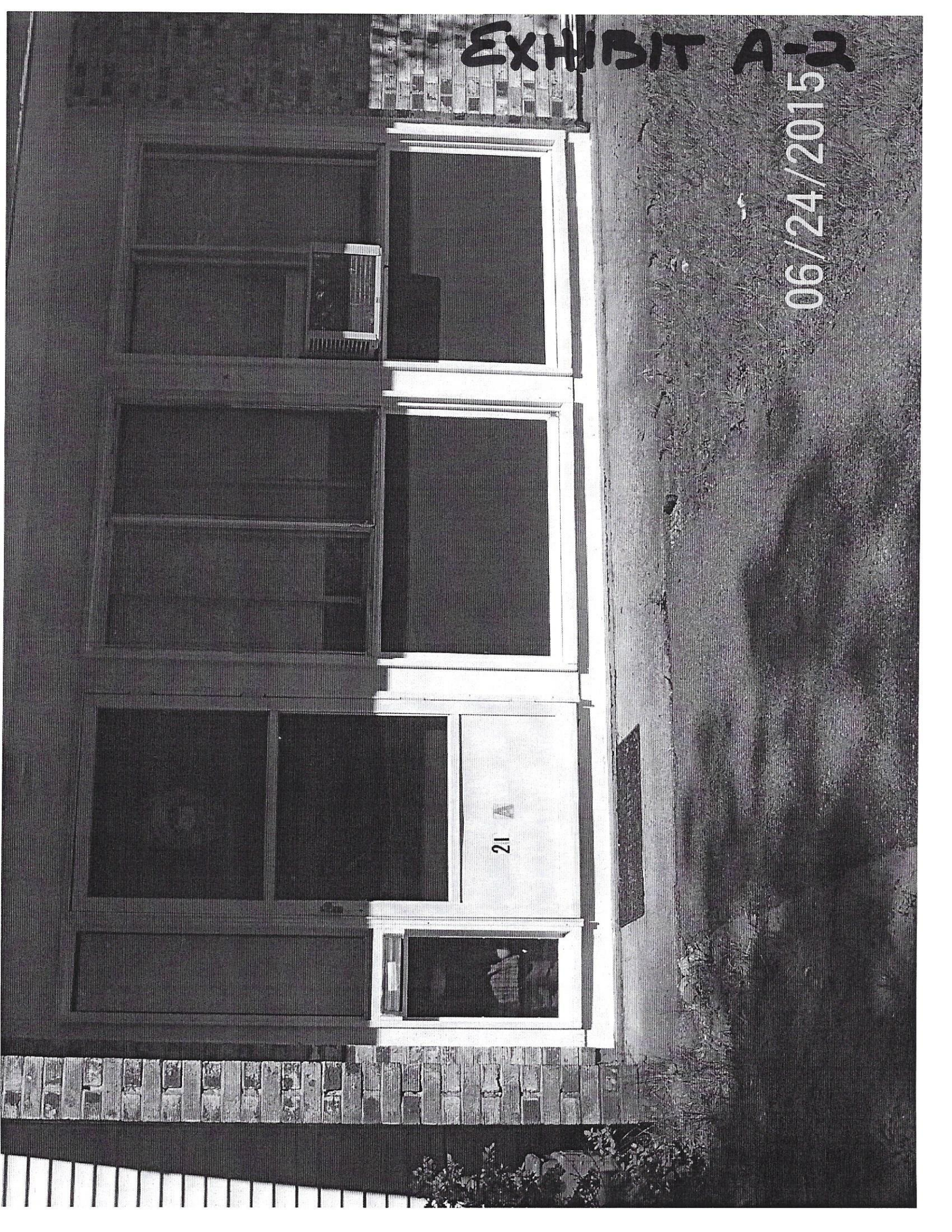


EXHIBIT A-2 REAR

06/24/2015





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**EXHIBIT C**

2.4	0.384615385	ORIGINAL BUDGET DHCD APPROVED			
10					
<b>MIDDLEBOROUGH HOUSING AUTHORITY</b>					
<b>COST COMPARATIVE</b>					
<b>STATE 400-C PROGRAM NEMASKET AND ARCHER COURT</b>					
<b>PERIOD JANUARY 1, 2015 TO MAY 31, 2015</b>					
BUDGET LINE ITEMS	TOTAL BUDGET	BUDGET TO DATE	ACTUAL TO DATE	VARIANCE (BAD)	BALANCE TO YEAR END
<b>INCOME</b>					
DWELLING RENTS	510,000	212,500	214,270	1,770	295,730
INTEREST	584	243	259	15	325
OTHER REVENUE	3,600	1,500	1,890	390	1,710
RETAINED REVENUE	3,600	1,500	1,355	(145)	2,245
<b>TOTAL INCOME</b>	<b>517,784</b>	<b>215,743</b>	<b>217,774</b>	<b>2,030</b>	<b>300,010</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
SALARIES	62,768	24,142	23,165	976	39,603
LEGAL	1,000	417	0	417	1,000
MEMBERS COMP	3,200	1,333	0	1,333	3,200
TRAVEL	1,827	761	555	206	1,272
ACCOUNTING	8,400	3,500	3,510	(10)	4,890
AUDIT FEE	3,000	1,250	0	1,250	3,000
SUNDRY ADMIN COSTS	20,530	8,554	5,806	2,748	14,724
<b>TENANT SERVICES</b>					
CONTRACT COSTS	708	295	216	79	492
<b>UTILITIES</b>					
WATER & SEWER	58,343	24,310	0	24,310	58,343
ELECTRIC	55,321	23,050	16,875	6,175	38,446
GAS	79,373	33,072	39,759	(6,686)	39,614
FUEL OIL	45,512	18,963	19,526	(562)	25,986
OTHER	0	0	0	0	0
<b>MAINTENANCE</b>					
LABOR	96,218	37,007	30,033	6,974	66,185
MATERIALS	35,000	14,583	3,741	10,843	31,259
CONTRACT COSTS	65,013	27,089	35,944	(8,856)	29,069
<b>GENERAL EXPENSES</b>					
INSURANCE	23,199	9,666	7,631	2,035	15,568
PILOT	1,008	420	420	0	588
EMPLOYEE BENEFITS	104,995	43,748	45,843	(2,095)	59,152
COLLECTION LOSSES	4,700	1,958	0	1,958	4,700
OTHER GENERAL EXPENSES	0	0	0	0	0
<b>NONROUTINE EXPENSES</b>					
EXTRAORD NOT CAPITALIZED	79,130	32,971	23,237	9,734	55,893
EQUIP NOT CAPITALIZED	12,000	5,000	0	5,000	12,000
<b>CAPITAL EXPENDITURES</b>					
EQUIPMENT CAPITALIZED	0	0	0	0	0
BETTERMENTS	20,000	8,333	0	8,333	20,000
<b>TOTAL EXPENSES</b>	<b>781,245</b>	<b>320,423</b>	<b>256,260</b>	<b>64,163</b>	<b>524,985</b>
<b>SURPLUS (DEFICIT)</b>	<b>(263,461)</b>		<b>(38,487)</b>		
SUBSIDY	155,361		68,181		
<b>INCOME(DEFICIT)</b>	<b>(108,100)</b>		<b>29,695</b>		

SEE ACCOUNTANT'S COMPILATION REPORT



**EXHIBIT D**

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

June 23, 2015

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

Re: Nemasket Apartments Window Project

Dear Ms. Lopes,

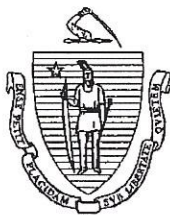
This letter serves to inform you that at our May 13, 2015 Nemasket Tenants Association meeting, the members voted to support the application of the 9 Hale Avenue and 21 Maddigan Way Window Project for funding from the Town of Middleborough's Community Preservation Fund.

Sincerely,

A handwritten signature in cursive script that reads "Carol Oliver".

Carol Oliver  
President, NTA

EXHIBIT F



Commonwealth of Massachusetts  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Kornegay, Undersecretary

June 29, 2015

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 Community Preservation Act (CPA) funding for modernization and restoration work at the Nemasket Apartments elderly development (667-1 and 667-2). The CPA funding will be earmarked to replace metal sliding windows that are original to the development which was built in 1958. We understand that the windows are difficult for the elderly to operate and parts are not readily available, so the locks do not function and the windows and screens no longer seal properly. As result, residents report comfort is compromised due to drafts in winter and insects in summer. Replacing the windows will not only benefit the residents but will also reduce the utility cost burden on the 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's formula funding program 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. The program gives local housing authorities a reliable funding stream to start to make long overdue capital improvements but, unfortunately, available resources are far short of need. MHA's three-year formula funding award for its 190 state-funded units is \$502,723. MHA estimates the 10-year capital need to be approximately \$3.7 million; given this reality, MHA will not be able to complete the window project in the immediate future without funding from another source.

The MHA Board of Commissioners and the Executive Director have expended great efforts to optimize the use of all available state resources in order to maintain and upgrade their public housing 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 MHA's application for additional funding.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Stitely".

Amy Stitely, Director  
Bureau of Housing Development and Construction