

HAGAN COURT SENIOR HOUSING

Applicant: Canton Housing Authority



Project Description:

The Hagan Court Senior Housing complex was constructed in 1965 and includes a total of seventy-two studio apartments serving low-income seniors and disabled residents. The units at Hagan Court represent a significant contribution to Canton's affordable housing inventory, which has exceeded the state-mandated threshold of 10% for the past several years. After 50 years of operation, upgrades to these units are necessary in order to protect them from future harm and consequential closure. Preservation work on these units commenced with funding from the Massachusetts Department of Housing and Community Development (DHCD) in 2015; however, capital funds provided by the Commonwealth covered only twenty-four of the seventy-two units. The Canton Housing Authority is seeking a total of \$120,000 for the remaining forty-eight units. Specifically, the proposed work includes installing ground fault electrical outlets in each bathroom to comply with current building codes. In addition, the current lack of adequate ventilation in these 300-square-foot apartments has created a favorable environment for mold and mildew in the bathrooms. To address this problem, individual exhaust fans which vent to the outside will be installed in the windowless bathrooms. Engineering and design for the proposed work was completed by DHCD (for the first twenty-four units). The requested funding for construction is based on an approved bid and thus is a solid and reliable projection of project costs.