

Everett Housing Authority Annual Plan for Fiscal Year 2021 For State-Aided Public Housing

The Annual Plan is a document compiled by housing authority staff in advance of each new fiscal year. The plan serves as both a tool for the Local Housing Authority (LHA) to reflect upon the prior fiscal year, and as an opportunity to develop a clear and transparent plan that builds on successes, identifies needs, and corrects any issues that have arisen in prior years. Additionally, the Annual Plan is an important tool for tenants, who may use the document to better understand the operations and needs of their housing authority, advocate for changes to policies and procedures, access data about the housing authority, and participate in their housing authority's governance.

In addition to the physical document, the Annual Plan is also a process of public engagement. Throughout the Annual Plan process, the LHA executive director or their designee will be expected to review the Plan with any Local Tenant Organizations (LTO's) and Resident Advisory Board (RAB) before the LHA presents the plan to the Board; make a draft available for review to all residents and the general public; post on the website and make a copy available to each LTO at least 30 business days before the public hearing; hold a hearing on the document; and collect, integrate, and report back on substantive comments. Additionally, the Local Housing Authority Board of Commissioners will read, offer recommendations, and approve the Annual Plan in advance of its submission to DHCD.

The law that mandates the Annual Plan is [An Act Relative to Local Housing Authorities, Massachusetts General Laws, Chapter 121B Section 28A](#). The regulation that expands upon Section 28A is [760 CMR 4.16](#). The regulations that address Local Tenant Organization (LTO) and resident participation in the Annual Plan are [760 CMR 6.09 \(3\)\(h\) and 760 CMR 6.09\(4\)\(a\)\(4\)](#).

The Everett Housing Authority's Annual Plan for their 2021 fiscal year includes the following components:

1. Overview and Certification
2. Capital Improvement Plan (CIP)
3. Maintenance and Repair Plan
4. Operating Budget
5. Narrative responses to Performance Management Review (PMR) findings
6. Policies
7. Waivers
8. Glossary
9. Other Elements
 - a. Hearing comments and EHA Response to those comments
 - b. Tenant Satisfaction Survey 667 Program
 - c. Performance Management Review

State-Aided Public Housing Developments

The following table identifies the state-aided public housing units with developments of more than 8 units listed separately. Units in developments of 8 or fewer units are aggregated as noted. Units that the LHA provides to assist clients of the Department of Mental Health (DMH), the Department of Developmental Services (DDS), or other agencies are also aggregated separately.

Dev No	Type	Development Name	Num Bldgs	Year Built	Dwelling Units
200-03	Family	Cherry Street 200-03	15	1955	64
200-02	Family	DUNCAN ROAD 200-02	15	1952	60
667-02	Elderly	GLENDALE TOWERS 667-02	1	1970	120
667-01	Elderly	GOLDEN AGE CIRCLE 667-01	3	1958	39
200-01	Family	RUSSELL STREET 200-01	72	1950	268
667-1A	Elderly	WHITTIER 667-1A	18	1960	120
Total			124		671

Massachusetts Rental Voucher Program (MRVP)

The Massachusetts Rental Voucher Program (MRVP) is a state-funded program that provides rental subsidies to low-income families and individuals. In most cases, a “mobile” voucher is issued to the household, which is valid for any market-rate housing unit that meets the standards of the state sanitary code and program rent limitations. In some cases, vouchers are “project-based” into a specific housing development; such vouchers remain at the development if the tenant decides to move out.

Everett Housing Authority manages 32 MRVP vouchers.

Federally Assisted Developments

Everett Housing Authority also manages Federally-assisted public housing developments and/or federal rental subsidy vouchers serving 365 households.

LHA Central Office

Everett Housing Authority
 393 Ferry Street, Everett, MA, 02149
 Stephen Kergo, Executive Director
 Phone: 617-387-6389
 Email: skergo.eha@comcast.net

LHA Board of Commissioners

	<u>Role</u>	<u>Category</u>	<u>From</u>	<u>To</u>
John Barrett	Treasurer	Labor Appointee	03/15/2016	04/15/2016
Philip Colameta	Vice-Chair		06/01/2016	06/01/2018
Robert Norton	Member	State Tenant Rep	06/27/2016	06/01/2019
Dominic Puleo	Chair		03/01/2006	03/01/2011

Plan History

The following required actions have taken place on the dates indicated.

REQUIREMENT		DATE COMPLETED
A.	Advertise the public hearing on the LHA website.	05/15/2020
B.	Advertise the public hearing in public postings.	05/15/2020
C.	Notify all LTO's of the hearing and provide access to the Proposed Annual Plan.	N/A
D.	Post draft AP for tenant and public viewing.	06/26/2020
E.	Hold quarterly meeting with LTO to review the draft AP. (Must occur before the LHA Board reviews the Annual Plan.)	N/A
F.	Annual Plan Hearing. Hosted by the LHA Board, with a quorum of members present.	06/30/2020
G.	Executive Director presents the Annual Plan to the Board.	06/30/2020
H.	Board votes to approve the AP.	06/30/2020

Certification**CERTIFICATION FOR SUBMISSION OF THE ANNUAL PLAN**

I, Stephen Kergo, Executive Director of the Everett Housing Authority, certify on behalf of the Housing Authority that: a) the above actions all took place on the dates listed above; b) all facts and information contained in this Annual Plan are true, correct and complete to the best of my knowledge and belief and c) that the Annual Plan was prepared in accordance with and meets the requirements of the regulations at 760 CMR 4.16 and 6.09.

Date of certification: 08/20/2020

The Department of Housing and Community Development (DHCD) completed its review of this Annual Plan (AP) on October 20, 2020. Review comments have been inserted into the plan.

Capital Improvement Plan (CIP)**Capital Improvement Plan****DHCD Description of CIPs:**

The Capital Improvement Plan (CIP) is a five year plan which identifies capital projects, provides a planning scope, schedule and budget for each capital project and identifies options for financing and implementing the plan. The CIP identifies anticipated spending for each Department of Housing and Community Development (DHCD) fiscal year (July 1 to June 30) based on the project schedules.

Local Housing Authorities (LHAs) receive yearly awards from DHCD (Formula Funding Awards) which they target to their most urgent capital needs in their CIP. They may also receive special awards from DHCD for specific projects which meet specific criteria. Special awards may be given for certain emergency, regulation compliance, energy and water conservation, and other projects. The first three years of the CIP are based on actual awards made to the LHA, while years four and five are based on estimated planning amounts, not actual awards.

LHAs may sometimes secure other sources of funding and assistance that you will note in their CIP, such as: Community Preservation Act (CPA) funding, Community Development Block Grant (CDBG) funding, Local Affordable Housing Trust Funds (AHTF), HOME grants, income from leasing a cell tower on their property, savings from net meter credit contracts with solar developers, utility rebates and contracted work from utility providers, and Sheriff's Department work crews. However, not all of these funding sources are available every year, or in all communities.

The CIP includes the following parts:

- A table of available funding sources and amounts
- A list of planned capital projects showing spending per fiscal year
- A table showing special awards and other funding for targeted projects, if any, which supplements Formula Funding awarded to the LHA
- A 'narrative' with a variety of additional information.

Capital Improvement Plan (CIP)**Aggregate Funding Available for Projects in the First Three Years of the CIP:**

Category of Funds	Allocation	Planned Spending	Description
Balance of Formula Funding (FF)	\$2,691,664.31		Total of all FF awards minus prior FF spending
LHA Emergency Reserve	\$403,749.65		Amount to reserve for emergencies
Net FF Funds (First 3 Years of the CIP)	\$2,287,914.66	\$2,291,788.87	Funds to plan & amount actually planned in the first 3 years of the CIP
ADA Set-aside	\$15,063.00	\$15,063.00	Accessibility projects
DMH Set-aside	\$0.00	\$0.00	Dept. of Mental Health facility
DDS Set-aside	\$0.00	\$0.00	Dept. of Developmental Services facility
Unrestricted Formula Funding (FF)	\$2,272,851.66	\$2,276,725.87	Funds awarded by DHCD to be used on projects selected by the LHA and approved by DHCD.
Special DHCD Funding	\$75,599.00	\$75,599.00	Targeted awards from DHCD
Community Development Block Grant (CDBG) Funds	\$0.00	\$0.00	Federal funds awarded by a city or town for specific projects.
Community Preservation Act (CPA) Funds	\$0.00	\$0.00	Community Preservation Act funds awarded by a city or town for specific projects.
Operating Reserve(OR) Funds	\$0.00	\$0.00	Funds from the LHA's operating budget.
Other Funds	\$0.00	\$0.00	Funds other than those in the above categories. See explanation below.
Total funds and planned spending	\$2,363,513.66	\$2,367,387.87	Total of all anticipated funding available for planned projects and the total of planned spending.

Capital Improvement Plan (CIP)**CIP Definitions:**

ADA Set-aside is funding allocated within the Formula Funding (FF) for use on projects that improve accessibility for people with disabilities. 10% of FF awards are designated for this purpose.

Available State Bond Funding is the amount of State Bond Funding available to the LHA for the first three years of the CIP. It is calculated by totaling all of FF and Special Awards granted to the LHA through the end of the third year of the plan and subtracting the amount of these funds spent prior to July 1 of the first year of the plan.

Amount spent prior to the plan is the total amount of Formula Funding (FF) and Special Awards spent prior to July 1 of the first year of the plan.

Capital project is a project that adds significant value to an asset or replaces building systems or components. Project cost must be greater than \$1000.

CDBG stands for Community Development Block Grant, a potential source of project funds.

CPA stands for Community Preservation Act, a potential source of project funds.

CapHub Project Number is the number given to projects entered into DHCD's project management system known as CapHub.

DMH Set-aside is funding allocated within the Formula Funding (FF) for use on facilities leased to the Department of Mental Health (DMH) program vendors, if any exist at this LHA.

DDS Set-aside is funding allocated within the Formula Funding (FF) for use on facilities leased to the Department of Developmental Services (DDS) program vendors, if any exist at this LHA.

Formula Funding (FF) is an allocation of state bond funds to each LHA according to the condition (needs) of its portfolio in comparison to the entire state-aided public housing portfolio.

Operating Reserve is an account, funded from the LHA operating budget, primarily used for unexpected operating costs, including certain extraordinary maintenance or capital projects.

Other Funds could include other funding by the city or town or from other sources.

Special Awards are DHCD awards targeted to specific projects. Award programs include funds for emergencies beyond what an LHA can fund, for complying with regulatory requirements, for projects that will save water or energy use, and various other programs the department may run from time to time.

Total Cost is the sum of investigation, design, administration, permitting, and construction costs for a project

Unrestricted Formula Funding (FF) is money awarded to the LHA by DHCD under the Formula Funding program other than amounts set aside (restricted) for accessibility improvements or for facilities operated by DMH or DDS.

Capital Improvement Plan (CIP)

Formula Funding and Special DHCD Award Planned Spending - Other funding not included

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	fy2021 Spent	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
093043	2008 FF Master CFA	GOLDEN AGE CIRCLE 667-01	\$4,500	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0
093065	FF: Federal Pacific electrical panel replacement	GLENDALE TOWERS 667-02	\$221,193	\$219,167	\$0	\$2,026	\$0	\$0	\$0	\$0
093068	Elevator upgrades	GLENDALE TOWERS 667-02	\$780,322	\$24,890	\$0	\$755,432	\$0	\$0	\$0	\$0
093070	Walkway replacement	WHITTIER 667-1A	\$13,800	\$9,540	\$0	\$4,260	\$0	\$0	\$0	\$0
093071	Storm Door Replacement	DUNCAN ROAD 200-02	\$152,844	\$146,601	\$0	\$6,243	\$0	\$0	\$0	\$0
093074	Cherry Street Chimney Repairs	Cherry Street 200-03	\$240,678	\$15,000	\$1,000	\$225,678	\$0	\$0	\$0	\$0
093075	Replace shutoff (gate) valves	GLENDALE TOWERS 667-02	\$50,000	\$0	\$0	\$0	\$0	\$1,579	\$48,422	\$0
093077	Whittier shower replacement study	WHITTIER 667-1A	\$8,000	\$0	\$0	\$8,000	\$0	\$0	\$0	\$0
093078	FF: H&S FY20: Replace damaged exterior steps/stoops at site	GOLDEN AGE CIRCLE 667-01	\$30,500	\$3,518	\$0	\$26,982	\$0	\$0	\$0	\$0
093079	FF: H&S FY20: Replace 3 large exterior sets of stairs and attach walkways & handrails	RUSSELL STREET 200-01	\$53,000	\$4,383	\$495	\$47,802	\$0	\$0	\$0	\$0

Capital Improvement Plan (CIP)

Formula Funding and Special DHCD Award Planned Spending - Other funding not included

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	fy2021 Spent	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
093080	HVAC System Replacement Office	GLENDAL TOWERS 667-02	\$38,500	\$27,250	\$0	\$11,250	\$0	\$0	\$0	\$0
•	Concrete stair replacement	RUSSELL STREET 200-01	\$186,000	\$0	\$0	\$0	\$0	\$186,000	\$0	\$0
•	Carbon Monoxide Detector Replacement	Russell, Duncan, Cherry, Glendale, Golden Age Circle, Whittier	\$63,024	\$0	\$0	\$63,024	\$0	\$0	\$0	\$0
•	Stove Replacement	Russell, Duncan, Cherry	\$236,429	\$0	\$0	\$0	\$236,429	\$0	\$0	\$0
•	Roof Replacement at Russell St.	RUSSELL STREET 200-01	\$1,225,545	\$0	\$0	\$0	\$0	\$280	\$51,050	\$418,089
•	Screen door replacement	Cherry Street 200-03	\$172,608	\$0	\$0	\$0	\$172,608	\$0	\$0	\$0
•	Cherry Street roof replacement - Link to FISH 093074	Cherry Street 200-03	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
•	Repaving asphalt walkways and driveways	Cherry Street 200-03	\$249,940	\$0	\$0	\$0	\$199,314	\$50,627	\$0	\$0
•	Golden Age Circle Kitchen Cabinet and Countertop Replacement	GOLDEN AGE CIRCLE 667-01	\$57,327	\$0	\$0	\$0	\$0	\$57,327	\$0	\$0
•	Generator Replacement	GLENDAL TOWERS 667-02	\$291,400	\$0	\$0	\$0	\$0	\$3,606	\$184,564	\$103,232

Capital Improvement Plan (CIP)

Formula Funding and Special DHCD Award Planned Spending - Other funding not included

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	fy2021 Spent	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
•	Administration building walkway/ramp repairs	GLENDAL TOWERS 667-02	\$7,000	\$0	\$0	\$0	\$7,000	\$0	\$0	\$0
•	Carpet Replacement Main Office Building	GLENDAL TOWERS 667-02	\$31,885	\$0	\$0	\$0	\$0	\$0	\$31,885	\$0
•	Replacement of the shower stalls and adjacent plumbing and fixtures	WHITTIER 667-1A	\$483,054	\$0	\$0	\$0	\$0	\$1,442	\$248,137	\$233,477
•	Roof replacement	GLENDAL TOWERS 667-02	\$366,325	\$0	\$0	\$0	\$9,400	\$290,270	\$66,657	\$0
TOTALS			\$4,963,873	\$454,849	\$1,495	\$1,150,696	\$624,751	\$591,127	\$630,714	\$754,797

Capital Improvement Plan (CIP)

FUNDS IN ADDITION TO ANNUAL FORMULA FUNDING AWARD

Cap Hub Project Number	Project Name	DHCD Special Award Comment	Special DHCD Awards				Other Funding			
			Emergency Reserve	Compliance Reserve	Sustain- ability	Special Awards	CDBG	CPA	Operating Reserve	Other Funds
093078	FF: H&S FY20: Replace damaged exterior steps/stoops at site	H&S FY20: Replace damaged exterior steps/stoops at site	\$0	\$0	\$0	\$30,500	\$0	\$0	\$0	\$0
093079	FF: H&S FY20: Replace 3 large exterior sets of stairs and attach walkways & handrails	H&S FY20: Replace 3 large exterior sets of stairs and attach walkways & handrails	\$0	\$0	\$0	\$53,000	\$0	\$0	\$0	\$0
TOTALS			\$0	\$0	\$0	\$83,500	\$0	\$0	\$0	\$0

Capital Improvement Plan (CIP) Narrative**Including Requests to DHCD & Supporting Statements****1. Request for increased spending flexibility.**

DHCD designates a spending target (cap share) and an allowable spending range for each year of the CIP. A Housing Authority may request to shift the cap shares of the first three years in order to increase scheduling flexibility. A CIP utilizing this flexibility is called an Alternate CIP. The total spending over three years and over five years must continue to meet the limits set by DHCD. DHCD will approve an Alternate CIP only with acceptable justification and only if funding is available.

Everett Housing Authority has not submitted an Alternate CIP.

2. Request for additional funding.

A Housing Authority may request additional funding from DHCD for projects that qualify as emergencies, required legal compliance upgrades, or sustainability improvements.

Everett Housing Authority has not requested additional funding.

3. Overall goals of the Housing Authority's CIP

Everett Housing Authority in this years' CIP is addressing the most concerning capital issues facing our authority. We have a project to remove and replace the roofs at our 200-01 development. There has been a sharp increase in maintenance work to repair roof leaks at this development. We have a project to address an aging emergency generator in our 667-02 high-rise building. The generator is vital to the emergency system of that building in the case of a loss of power; it is reaching its useful life.

4. Changes from the Housing Authority's previous CIP

Every new CIP differs from the previous CIP because projects have been completed and a new year has been added with new projects. These changes and other significant changes to the content of the CIP are highlighted below:

We have added the following projects to our plan. At our 200-01 Roof Replacement & Concrete stair replacement at Russell St. At our 667-01 Kitchen Cabinet and Counter Top Replacement & at our 667-02 Generator Replacement

5. Requirements of previous CIP approval

There were no special conditions attached to the approval of our previous CIP.

6. Quarterly capital reports

Our most recent quarterly capital report (form 80 and 90) was submitted on 03/31/2020.

7. Capital Planning System (CPS) updates

Our CPS facility data has been updated with current condition information, including changes resulting from projects completed in the past year, as of 06/30/2020.

8. Project priorities

All the projects in our CIP are high priority (Priority 1 and 2 projects).

9. High priority deficiencies

We have not been able to include all of our high priority (CPS priority 1 and 2) projects in our CIP:

We have exhausted our funds at this time. We will address further projects when additional funds become available.

10. Accessibility

We have identified the following accessibility deficiencies in our portfolio:

We need a ramp at our 667-02 Admin Office

We have incorporated the following projects in our CIP to address accessibility deficiencies:

Yes we have

11. Special needs development

Everett Housing Authority does not have a special needs (167 or 689 programs) development.

12. Energy and water consumption

Our 12 most recent monthly energy reports are for months 1/2019 to 12/2019.

The following table lists the DHCD thresholds for Per Unit Monthly (PUM) expense for electricity, natural gas, oil, and water use and the developments at the Housing Authority that have expenses in excess of the thresholds, if any.

	Electric PUM > Threshold	Gas PUM > Threshold	Oil PUM > Threshold	Water PUM > Threshold
Threshold PUM:	\$100	\$80	\$50	\$60

200-01

200-02

200-03

667-1A

667-02

We have installed low flow toilets at all the above locations which also include shower heads.

13. Energy or water saving initiatives

Everett Housing Authority is not currently pursuing any energy or water-saving audits or grants that could affect CIP project scope, costs or timing of projects.

14. Vacancy rate

Our unadjusted vacancy rate reported to DHCD is as follows. (The unadjusted vacancy rate captured in these figures is the percentage of ALL housing units that are vacant, including both offline units being used for other purposes and units with DHCD vacancy waivers.)

1% c. 667 (DHCD Goal 2%)

0% c. 200 (DHCD Goal 2%)

0% c. 705 (DHCD Goal 2%)

15. Vacancies

Everett Housing Authority has no units listed as vacant, proposed to be vacant, or at risk of becoming vacant.

CIP Approval For Everett Housing Authority for FY 2021

Formula Funding Capital Improvement Plan (CIP), WorkPlan 5001

10/19/2020

Congratulations! The CIP-2021 submitted by Everett Housing Authority is approved, subject to the following conditions:

Everett Housing Authority is authorized to proceed on the following projects, which are to be managed with the LHA or RCAT as the Primary PM**:

CPS Number	FISH #	Project Name	TDC Amount	Primary PM	Project Year
093-200-01-0-19-102\ 093-667-01-0-19-401\ 093-667-1A-0-19-402\ 093-200-03-0-19-100\ 093-667-02-001-19-104\ 093-200-02-0-19-96	093081	Carbon Monoxide Detector Replacement	\$63,024.00	LHA	2022
093-667-02-002-20-535	093082	Carpet Replacement Main Office Building	\$31,885.00	LHA	2023
093-667-02-002-19-430	093083	Administration building walkway/ramp repairs	\$7,000.00	LHA	2021

Construction cost for FY 2021 projects is to be incurred by June 30, 2021. Construction cost for FY 2022 projects is to be incurred between July 1, 2021 and June 30, 2022. Pre-construction costs may be incurred in FY 2021.

There are no large or complex projects to be managed by DHCD.

Going forward, if you need to add a project that is not in your approved CIP you will need to submit a revision through CIMS. Instructions for revising your CIP can be found on the CIMS Forms menu.

Details of the Approved CIP can be found at the link to 'Approved & Active CIP Reports' on the CIMS forms page in the CIP Reports section. Projects may utilize funding from multiple sources. The 'Original Approved' report details the proposed funding as submitted by the LHA. Please feel free to call DHCD Project Manager Cynthia Barney at (617) 573-1179 with any questions.

**Primary PM' is used to identify the agency responsible for updating a project's budget and schedule.

This document was created on 10/19/2020 by Cynthia Barney, Project Manager

Maintenance and Repair Plan**Maintenance Objective**

The goal of good property maintenance at a public housing authority is to serve the residents by assuring that the homes in which they live are decent, safe, and sanitary.

About This Maintenance and Repair Plan

This Maintenance & Repair Plan consists of several subsections describing maintenance systems followed by charts showing typical preventive maintenance, routine maintenance, and unit inspection tasks and schedules. These subsections are:

- a. **Classification and Prioritization of Maintenance Tasks** - Defines and prioritizes types of work to be accomplished by maintenance staff and vendors. Explains how the housing authority is expected to respond to work orders (tasks or requests) based on the work order classification.
- b. **Emergency Response System** - Defines what constitutes an emergency and how to notify staff of an emergency.
- c. **Normal Maintenance Response System** - How to contact the maintenance staff for a non-emergency request.
- d. **Work Order Management** - Description of the housing authority's system for managing work orders (tasks and requests).
- e. **Maintenance Plan Narrative & Policy Statement** - Self-assessment, basic information, and goals for the coming year, along with a description of the housing authority's maintenance program.
- f. **Preventive Maintenance Schedule** - A listing and schedule of tasks designed to keep systems and equipment operating properly, to extend the life these systems and equipment, and to avoid unexpected breakdowns.
- g. **Routine Maintenance Schedule** - A listing and schedule of ordinary maintenance tasks such as mopping, mowing, raking, and trash collection required to keep the facilities in good condition.
- h. **Unit Inspections** - Scheduling of annual unit inspections.

Classification and Prioritization of Maintenance Tasks

Maintenance items are tracked as “work orders” and are classified in the following categories. They are prioritized in the order listed. The following classifications and prioritization are required by the Department of Housing and Community Development (DHCD).

- I. **Emergencies** - Emergencies are only those conditions which are **immediately threatening** to the life or safety of our residents, staff, or structures.
 - **Goal: initiated with 24 to 48 hours.**
- II. **Vacancy Refurbishment - Work necessary to make empty units ready for new tenants.**
 - After emergencies, the refurbishment of vacancies for immediate re-occupancy has the highest priority for staff assignments. **Everyday a unit is vacant is a day of lost rent.**
 - **Goal: vacancy work orders are completed within 30 calendar days or if not completed within that timeframe, LHA has a waiver.**
- III. **Preventive Maintenance** - Work which must be done to **preserve and extend the useful life** of various elements of your physical property and avoid emergency situations.
 - A thorough Preventive Maintenance Program and Schedule that deals with all elements of the physical property is provided later in the document.
 - The Preventive Maintenance Program is reviewed and updated annually and as new systems and facilities are installed.
- IV. **Programmed Maintenance** - Work which is important and is completed to the greatest extent possible within time and budget constraints. Programmed maintenance is grouped and scheduled to make its completion as efficient as possible. Sources of programmed maintenance include:
 - Routine Work includes those tasks that need to be done on a regular basis to keep our physical property in good shape. (Mopping, Mowing, Raking, Trash, etc.)
 - Inspections are the other source of programmed maintenance.
 - o Inspections are visual and operational examinations of parts of our property to determine their condition.
 - o All dwelling units, buildings and sites must be inspected at least annually.
 - o **Goal: Inspection-generated work orders are completed within 30 calendar days from the date of inspection, OR if cannot be completed within 30 calendar days, are added to the Deferred Maintenance Plan or the Capital Improvement Plan in the case of qualifying capital repairs (unless health/safety issue).**
- V. **Requested Maintenance** - Work which is requested by residents or others, does not fall into any category above, and should be accomplished as time and funds are available.
 - Requests from residents or others for maintenance work which does not fall into one of the other categories has the lowest priority for staff assignment.
 - **Goal: Requested work orders are completed in 14 calendar days from the date of tenant request or if not completed within that timeframe (and not a health or safety issue), the task is added and completed in a timely manner as a part of the Deferred Maintenance Plan and/or CIP.**

Emergency Request System

For emergency requests call the numbers listed here. Qualifying emergency work requests are listed below.

METHOD	CONTACT INFO.	TIMES
Call Answering Service	(617) 387-6389	4:30PM - 8:00AM
Call LHA at Phone Number	(617) 387-6389	8:00AM - 4:30PM

EHA responds to Lockouts after regular work hours at its Elderly/Disabled Housing developments only.

List of Emergencies - Emergencies are those conditions which are immediately threatening to the life or safety of our residents, staff, or structures. The following is a list of typical conditions that warrant an emergency response. If there is an emergency condition whether or not enumerated on this list please notify the office or answering service at the numbers listed above. If you have any questions regarding this list or other matters that may constitute an emergency, please contact the Everett Housing Authority main office.

QUALIFYING EMERGENCY WORK REQUESTS
Fires of any kind (Call 911)
Gas leaks/ Gas odor (Call 911)
No electric power in unit
Electrical hazards, sparking outlets
Broken water pipes, flood
No water/ unsafe water
Sewer or toilet blockage
Roof leak
Lock outs
Door or window lock failure
No heat
No hot water
Snow or ice hazard condition
Dangerous structural defects
Inoperable smoke/CO detectors, beeping or chirping
Elevator stoppage or entrapment

Normal Maintenance Request Process

Make normal (non-emergency) maintenance requests using the following methods:

METHOD	CONTACT INFO.	TIMES
Text Phone Number		
Call Answering Service	(617) 387-6389	4:30PM - 8:00AM
Call Housing Authority Office	(617) 387-6389	8:00AM - 4:30PM
Submit Online at Website		
Email to Following Email		
Other		

Work Order Management

A. DHCD review of this housing authority's operations shows that the authority uses the following system for tracking work orders:

Type of work order system: PHAWeb

Work order classification used:

Emergency	✓
Vacancy	✓
Preventative Maintenance	✓
Routine	
Inspections	
Tenant Requests	

B. We also track deferred maintenance tasks in our work order system.

C. Our work order process includes the following steps:

Step	Description	Checked steps are used by LHA
1	Maintenance Request taken/submitted per the standard procedures listed above for the Emergency Request System and the Normal Maintenance Request Process.	<input checked="" type="checkbox"/>
2	Maintenance Requests logged into the work system	<input checked="" type="checkbox"/>
3	Work Orders generated	<input checked="" type="checkbox"/>
4	Work Orders assigned	<input checked="" type="checkbox"/>
5	Work Orders tracked	<input checked="" type="checkbox"/>
6	Work Orders completed/closed out	<input checked="" type="checkbox"/>
7	Maintenance Reports or Lists generated	<input checked="" type="checkbox"/>

Maintenance Plan Narrative

Following are Everett Housing Authority's answers to questions posed by DHCD.

- A. Narrative Question #1: How would you assess your Maintenance Operations based on feedback you've received from staff, tenants, DHCD's Performance Management Review (PMR) & Agreed Upon Procedures (AUP), and any other sources?

The Everett Housing Authority has always received positive feedback concerning our maintenance operations from the majority of residents.

- B. Narrative Question #2: What changes have you made to maintenance operations in the past year?

Our maintenance operations has remained the same. EHA has created a new Maintenance Plan that describes our maintenance operations.

- C. Narrative Question #3: What are your maintenance goals for this coming year?

Our Maintenance Goals for the upcoming year are to meet our deadlines for vacancy rehab and annual Inspection work orders. To ensure that our systems are up-to-date and functioning properly.

D. Maintenance Budget Summary

The budget numbers shown below are for the consolidated budget only. They do not include values from supplemental budgets, if any.

	Total Regular Maintenance Budget	Extraordinary Maintenance Budget
Last Fiscal Year Budget	\$1,241,388.00	\$12,000.00
Last Fiscal Year Actual Spending	\$1,139,185.00	\$31,784.00
Current Fiscal Year Budget	\$1,354,641.00	\$90,000.00

E. Unit Turnover Summary

# Turnovers Last Fiscal Year	54
Average time from date vacated to make Unit "Maintenance Ready"	22 days
Average time from date vacated to lease up of unit	39 days

Attachments

These items have been prepared by the Everett Housing Authority and appear on the following pages:

Preventive Maintenance Schedule - a table of preventive maintenance items showing specific tasks, who is responsible (staff or vendor), and the month(s) they are scheduled

Deferred Maintenance Schedule - a table of maintenance items which have been deferred due to lack of resources.

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett						DEVELOPMENT: Russell St									
Buildings & Grounds Preventive Maintenance															
Building Envelope															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Check cracks, water pooling, leaks, flashing	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Reseal/Inspect Joints	Every 5yrs	Staff					X								
SLOPED ROOF - Remove moss, clear debris from gutters/downspouts	Annually	Staff										X			
Recaulk roof flashing	Every 2 Yrs / As Needed	Staff / Vendor				X									
WALLS - Repair mortar joints, Replace Bricks (as needed)	As Needed	Staff / Vendor				X									
DOORS - Wash, check weather stripping, re-paint as needed	Annually	Staff				X									
FOUNDATION - Check cracks, vent covers	Annually	Staff				X									
EXTERIOR SURFACES, FIXTURES - Refinish	Every 10yrs	Staff / Vendor													
Building Interior															
WOOD FLOORS - Refinish, polish	As Needed	Staff													
VINYL FLOORS - Refinish, polish	As Needed	Staff													
CEILINGS - Refinish	As Needed	Staff / Vendor													
WALLS - Refinish	As Needed	Staff / Vendor													
WALLS - Recaulk (kitchen and bath)	As Needed	Staff /													
WALLS - Wash off hand prints and dirt in high	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Pest Control															
PEST CONTROL - Notify residents, Apply Chemicals	Monthly / As Needed	Vendor	X	X	X	X	X	X	X	X	X	X	X	X	
Common Room & Laundry															
LAUNDRY - Wipe surfaces, empty trash, mop floor, clean behind machines, check lint traps and clean as needed	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett				DEVELOPMENT: Russell St											
Buildings & Grounds Preventive Maintenance															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Landscaping															
Mulch landscape beds	Annually	Staff				X									
Shrubs, Trees (remove broken, dead, deformed branches)	Weekly / Seasonal	Staff			X	X	X	X	X	X	X	X	X		
Remove weeds (don't let weeds go to seed)	Weekly / Seasonal	Staff			X	X	X	X	X	X	X				
Pest / Disease - Monitor, Integrated Pest Mgmt & Natural Gardening. DON'T use products harmful to environment	Monthly	Staff				X	X	X	X	X	X	X			
Grounds															
Walks, Paving, Curbs - monitor, clean, repair as needed	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Parking Lot - Monitor condition, clean and reseal as needed	Annually	Staff / Vendor									X				

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett						DEVELOPMENT: Russell St									
Mechanical, Electrical Systems Preventive Maintenance															
HVAC (Heating, Ventilation, Air Conditioning)															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
FURNACE, AHU - Filter Changing / Cleaning, Service	Annually	Staff / Vendor									X				
FCU, Window AC Filters, Duct Cleaning - Clean, Replace as needed	Bi-Annually	Staff					X						X		
Air Source Heat Pumps - Check Oil	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Water system															
Test / Check Water Temperatures	Bi-Annually / Annually	Staff					X					X			
Lubricate valves and pumps	Bi-Annually	Vendor					X					X			
Clean, Test integrity, Change Washers	Annually	Staff / Vendor									X				
Test pressure	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Plumbing															
Toilets - check for leaks, running water	Annually	Staff						X							
Faucets and shut-offs - check for leaks, drips	Annually	Staff						X							
Boilers/HW Tanks - Inspect, service	Quarterly	Staff / Vendor			X			X			X			X	
Pumps - sump pump in basement, confirm operational	Weekly / Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Sanitary system															
Clean, Lubricate valves and pumps	Bi-Annually	Vendor					X					X			
Replace toilet mechanism	Every 5yrs	Staff / Vendor									X				
Test system integrity	Annually	Staff / Vendor									X				
Storm drain system															
Clean, Lubricate valves and pumps	Bi-Annually	Vendor					X					X			
Test system integrity	Annually	Staff / Vendor									X				
Electrical system															
Tighten connections in transformers and junctions	As Needed	Vendor	Recommended by DHCD's Handbook. However, if this was never performed, then it should be performed by licensed EC after an infrared test by a Testing Company												
Clean, Test	As Needed	Vendor													
Fire Alarms															
System (Hardwired) - Clean, Test	Annually	Vendor							X						
Fire Extinguishers - Test, Recharge, Replace (if necessary)	Annually	Vendor							X						

Preventive Maintenance Schedule and Checklist														
LHA NAME: Everett							DEVELOPMENT: Russell St							
Mechanical, Electrical Systems Preventive Maintenance														
ALL Light Fixtures														
Lighting - clean fixtures, replace lamps as needed	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett				DEVELOPMENT: Russell St											
Dwelling Unit Preventive Maintenance															
Heat and smoke detectors															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Battery Heat / Smoke Detectors - Test, Change batteries	Annually										X				
Test hardwired detectors (with System)	Annually										X				
Pest control															
Notify Residents, Install Chemicals	Monthly / As Needed	Vendor	X	X	X	X	X	X	X	X	X	X	X	X	
Recaulk (kitchen and bath)	At Turnover / As Needed														
Kitchen fixtures															
KITCHEN - Clean Range, Microwave, Refrigerator	Annually										X				
GAS STOVE - Valve and line cleaning	Annually	Vendor									X				
UNIT APPLIANCES - clean interior and exterior, vacuum under and behind	Annually	Resident Staff						X							
HVAC fixtures															
Air Source Heat Pumps - Vacuum, Clean Condenser	Annually	Staff										X			
Unit Forced Hot Water - Check for Air locks, Bleed	Annually	Staff / Vendor									X	X			
Unit Electrical Baseboard - Vacuum around fins	Annually	Resident										X			
Unit Forced Hot Air - Vacuum Vents	Annually	Resident										X			
Unit Bathroom Fans - Inspect, Vacuum, Clean covers	Annually	Resident						X							

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett			DEVELOPMENT: Duncan / Winthrop RD												
Buildings & Grounds Preventive Maintenance															
Building Envelope															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Check cracks, water pooling, leaks, flashing	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Reseal/Inspect Joints	Every 5Yrs	Staff					X								
SLOPED ROOF - Remove moss, clear debris from gutters/downspouts	Annually	Staff										X			
Recaulk roof flashing	Every 2 Yrs / As Needed	Staff / Vendor				X									
WALLS - Repair mortar joints, Replace Bricks (as needed)	As Needed	Staff / Vendor				X									
DOORS - Wash, check weather stripping, re-paint as needed	Annually	Staff				X									
FOUNDATION - Check cracks, vent covers	Annually	Staff				X									
EXTERIOR SURFACES, FIXTURES - Refinish	Every 10yrs	Staff / Vendor													
Building Interior															
WOOD FLOORS - Refinish, polish	As Needed	Staff													
VINYL FLOORS - Refinish, polish	As Needed	Staff													
CEILINGS - Refinish	As Needed	Staff / Vendor													
WALLS - Refinish	As Needed	Staff / Vendor													
WALLS - Recaulk (kitchen and bath)	As Needed	Staff /													
WALLS - Wash off hand prints and dirt in high	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Pest Control															
PEST CONTROL - Notify residents, Apply Chemicals	Monthly / As Needed	Vendor	X	X	X	X	X	X	X	X	X	X	X	X	
Common Room & Laundry															
LAUNDRY - Wipe surfaces, empty trash, mop floor, clean behind machines, check lint traps and clean as needed	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett			DEVELOPMENT: Duncan / Winthrop RD												
Buildings & Grounds Preventive Maintenance															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Landscaping															
Mulch landscape beds	Annually	Staff				X									
Shrubs, Trees (remove broken, dead, deformed branches)	Weekly / Seasonal	Staff			X	X	X	X	X	X	X	X	X		
Remove weeds (don't let weeds go to seed)	Weekly / Seasonal	Staff			X	X	X	X	X	X	X				
Pest / Disease - Monitor, Integrated Pest Mgmt & Natural Gardening. DON'T use products harmful to environment	Monthly	Staff				X	X	X	X	X	X	X			
Grounds															
Walks, Paving, Curbs - monitor, clean, repair as needed	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Parking Lot - Monitor condition, clean and reseal as needed	Annually	Staff / Vendor									X				

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett			DEVELOPMENT: Duncan / Winthrop RD												
Mechanical, Electrical Systems Preventive Maintenance															
HVAC (Heating, Ventilation, Air Conditioning)															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
FURNACE, AHU - Filter Changing / Cleaning, Service	Annually	Staff / Vendor									X				
FCU, Window AC Filters, Duct Cleaning - Clean, Replace as needed	Bi-Annually	Staff					X						X		
Air Source Heat Pumps - Check Oil	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Water system															
Test / Check Water Temperatures	Bi-Annually / Annually	Staff					X					X			
Lubricate valves and pumps	Bi-Annually	Vendor					X					X			
Clean, Test integrity, Change Washers	Annually	Staff / Vendor									X				
Test pressure	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Plumbing															
Toilets - check for leaks, running water	Annually	Staff						X							
Faucets and shut-offs - check for leaks, drips	Annually	Staff						X							
Boilers/HW Tanks - Inspect, service	Quarterly	Staff / Vendor			X			X			X			X	
Pumps - sump pump in basement, confirm operational	Weekly / Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Sanitary system															
Clean, Lubricate valves and pumps	Bi-Annually	Vendor					X					X			
Replace toilet mechanism	Every 5yrs	Staff / Vendor									X				
Test system integrity	Annually	Staff / Vendor									X				
Storm drain system															
Clean, Lubricate valves and pumps	Bi-Annually	Vendor					X					X			
Test system integrity	Annually	Staff / Vendor									X				
Electrical system															
Tighten connections in transformers and junctions	As Needed	Vendor	Recommended by DHCD's Handbook. However, if this was never performed, then it should be performed by licensed EC after an infrared test by a Testing Company												
Clean, Test	As Needed	Vendor													
Fire Alarms															
System (Hardwired) - Clean, Test	Annually	Vendor							X						
Fire Extinguishers - Test, Recharge, Replace (if necessary)	Annually	Vendor							X						

Preventive Maintenance Schedule and Checklist														
LHA NAME: Everett					DEVELOPMENT: Duncan / Winthrop RD									
Mechanical, Electrical Systems Preventive Maintenance														
ALL Light Fixtures														
Lighting - clean fixtures, replace lamps as needed	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett				DEVELOPMENT: Duncan / Winthrop RD											
Dwelling Unit Preventive Maintenance															
Heat and smoke detectors															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Battery Heat / Smoke Detectors - Test, Change batteries	Annually										X				
Test hardwired detectors (with System)	Annually										X				
Pest control															
Notify Residents, Install Chemicals	Monthly / As Needed	Vendor	X	X	X	X	X	X	X	X	X	X	X	X	
Recaulk (kitchen and bath)	At Turnover / As Needed														
Kitchen fixtures															
KITCHEN - Clean Range, Microwave, Refrigerator	Annually										X				
GAS STOVE - Valve and line cleaning	Annually	Vendor									X				
UNIT APPLIANCES - clean interior and exterior, vacuum under and behind	Annually	Resident Staff						X							
HVAC fixtures															
Air Source Heat Pumps - Vacuum, Clean Condenser	Annually	Staff										X			
Unit Forced Hot Water - Check for Air locks, Bleed	Annually	Staff / Vendor									X	X			
Unit Electrical Baseboard - Vacuum around fins	Annually	Resident										X			
Unit Forced Hot Air - Vacuum Vents	Annually	Resident										X			
Unit Bathroom Fans - Inspect, Vacuum, Clean covers	Annually	Resident						X							

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett			DEVELOPMENT: Cherry Street												
Buildings & Grounds Preventive Maintenance															
Building Envelope															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Check cracks, water pooling, leaks, flashing	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Reseal/Inspect Joints	Every 5yrs	Staff					X								
SLOPED ROOF - Remove moss, clear debris from gutters/downspouts	Annually	Staff										X			
Recaulk roof flashing	Every 2 Yrs / As Needed	Staff / Vendor				X									
WALLS - Repair mortar joints, Replace Bricks (as needed)	As Needed	Staff / Vendor				X									
DOORS - Wash, check weather stripping, re-paint as needed	Annually	Staff				X									
FOUNDATION - Check cracks, vent covers	Annually	Staff				X									
EXTERIOR SURFACES, FIXTURES - Refinish	Every 10yrs	Staff / Vendor													
Building Interior															
WOOD FLOORS - Refinish, polish	As Needed	Staff													
VINYL FLOORS - Refinish, polish	As Needed	Staff													
CEILINGS - Refinish	As Needed	Staff / Vendor													
WALLS - Refinish	As Needed	Staff / Vendor													
WALLS - Recaulk (kitchen and bath)	As Needed	Staff /													
WALLS - Wash off hand prints and dirt in high	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	X
Pest Control															
PEST CONTROL - Notify residents, Apply Chemicals	Monthly / As Needed	Vendor	X	X	X	X	X	X	X	X	X	X	X	X	X
Common Room & Laundry															
LAUNDRY - Wipe surfaces, empty trash, mop floor, clean behind machines, check lint traps and clean as needed	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	X

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett			DEVELOPMENT: Cherry Street												
Buildings & Grounds Preventive Maintenance															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Landscaping															
Mulch landscape beds	Annually	Staff				X									
Shrubs, Trees (remove broken, dead, deformed branches)	Weekly / Seasonal	Staff			X	X	X	X	X	X	X	X	X		
Remove weeds (don't let weeds go to seed)	Weekly / Seasonal	Staff			X	X	X	X	X	X	X				
Pest / Disease - Monitor, Integrated Pest Mgmt & Natural Gardening. DON'T use products harmful to environment	Monthly	Staff				X	X	X	X	X	X	X			
Grounds															
Walks, Paving, Curbs - monitor, clean, repair as needed	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Parking Lot - Monitor condition, clean and reseal as needed	Annually	Staff / Vendor									X				

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett						DEVELOPMENT: Cherry Street									
Mechanical, Electrical Systems Preventive Maintenance															
HVAC (Heating, Ventilation, Air Conditioning)															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Boilers - Filter Changing / Cleaning, Service	Annually	Staff / Vendor									X				
FCU, Window AC Filters, Duct Cleaning - Clean, Replace as needed	Bi-Annually	Staff					X						X		
Air Source Heat Pumps - Check Oil	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Water system															
Test / Check Water Temperatures	Bi-Annually / Annually	Staff					X					X			
Lubricate valves and pumps	Bi-Annually	Vendor					X					X			
Clean, Test integrity, Change Washers	Annually	Staff / Vendor									X				
Test pressure	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Plumbing															
Toilets - check for leaks, running water	Annually	Staff						X							
Faucets and shut-offs - check for leaks, drips	Annually	Staff						X							
Boilers/HW Tanks - Inspect, service	Quarterly	Staff / Vendor			X			X			X			X	
Pumps - sump pump in basement, confirm operational	Weekly / Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Sanitary system															
Clean, Lubricate valves and pumps	Bi-Annually	Vendor					X					X			
Replace toilet mechanism	Every 5yrs	Staff / Vendor									X				
Test system integrity	Annually	Staff / Vendor									X				
Storm drain system															
Clean, Lubricate valves and pumps	Bi-Annually	Vendor					X					X			
Test system integrity	Annually	Staff / Vendor									X				
Electrical system															
Tighten connections in transformers and junctions	As Needed	Vendor	Recommended by DHCD's Handbook. However, if this was never performed, then it should be performed by licensed EC after an infrared test by a Testing Company												
Clean, Test	As Needed	Vendor													
Fire Alarms															
System (Hardwired) - Clean, Test	Annually	Vendor							X						
Fire Extinguishers - Test, Recharge, Replace (if necessary)	Annually	Vendor							X						

Preventive Maintenance Schedule and Checklist														
LHA NAME: Everett					DEVELOPMENT: Cherry Street									
Mechanical, Electrical Systems Preventive Maintenance														
ALL Light Fixtures														
Lighting - clean fixtures, replace lamps as needed	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett				DEVELOPMENT: Cherry Street											
Dwelling Unit Preventive Maintenance															
Heat and smoke detectors															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Battery Heat / Smoke Detectors - Test, Change batteries	Annually										X				
Test hardwired detectors (with System)	Annually										X				
Pest control															
Notify Residents, Install Chemicals	Monthly / As Needed	Vendor	X	X	X	X	X	X	X	X	X	X	X	X	
Recaulk (kitchen and bath)	At Turnover / As Needed														
Kitchen fixtures															
KITCHEN - Clean Range, Microwave, Refrigerator	Annually										X				
GAS STOVE - Valve and line cleaning	Annually	Vendor									X				
UNIT APPLIANCES - clean interior and exterior, vacuum under and behind	Annually	Resident Staff						X							
HVAC fixtures															
Air Source Heat Pumps - Vacuum, Clean Condenser	Annually	Staff										X			
Unit Forced Hot Water - Check for Air locks, Bleed	Annually	Staff / Vendor									X	X			
Unit Electrical Baseboard - Vacuum around fins	Annually	Resident										X			
Unit Forced Hot Air - Vacuum Vents	Annually	Resident										X			
Unit Bathroom Fans - Inspect, Vacuum, Clean covers	Annually	Resident						X							

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett						DEVELOPMENT: Golden Age Circle									
Buildings & Grounds Preventive Maintenance															
Building Envelope															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Check cracks, water pooling, leaks, flashing	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Reseal/Inspect Joints	Every 5yrs	Staff					X								
SLOPED ROOF - Remove moss, clear debris from gutters/downspouts	Annually	Staff										X			
Recaulk roof flashing	Every 2 Yrs / As Needed	Staff / Vendor				X									
WALLS - Repair mortar joints, Replace Bricks (as needed)	As Needed	Staff / Vendor				X									
DOORS - Wash, check weather stripping, re-paint as needed	Annually	Staff				X									
FOUNDATION - Check cracks, vent covers	Annually	Staff				X									
EXTERIOR SURFACES, FIXTURES - Refinish	Every 10yrs	Staff / Vendor													
Building Interior															
Community Room WOOD FLOORS - Refinish, polish	As Needed	Staff													
CEILINGS - Refinish	As Needed	Staff / Vendor													
WALLS - Refinish	As Needed	Staff / Vendor													
Pest Control															
PEST CONTROL - Notify residents, Apply Chemicals	Monthly / As Needed	Vendor	X	X	X	X	X	X	X	X	X	X	X	X	
Common Room & Laundry															
LAUNDRY - Wipe surfaces, empty trash, mop floor, clean behind machines, check lint traps and clean as needed	3 X Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett				DEVELOPMENT: Golden Age Circle											
Buildings & Grounds Preventive Maintenance															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Trash															
Cans (Trash / Recycle) - Regualr pickup	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Landscaping															
Mulch landscape beds	Seasonal	Staff				X									
Shrubs, Trees (remove broken, dead, deformed branches)	Weekly / Seasonal	Staff			X	X	X	X	X	X	X	X	X		
Pest / Disease - Monitor, Integrated Pest Mgmt & Natural Gardening. DON'T use products harmful to environment	Monthly	Staff				X	X	X	X	X	X	X			
Grounds															
Signage - inspect, clean, repair as needed	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Walks, Paving, Curbs - monitor, clean, repair as needed	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Parking Lot - Monitor condition, clean and reseal as needed	Annually	Staff / Vendor									X				

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett			DEVELOPMENT: Golden Age Circle												
Mechanical, Electrical Systems Preventive Maintenance															
HVAC (Heating, Ventilation, Air Conditioning)															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
FURNACE, AHU - Filter Changing / Cleaning, Service	Bi-Annually	Staff / Vendor			X						X				
Plumbing															
Toilets - check for leaks, running water	Annually	Staff						X							
Faucets and shut-offs - check for leaks, drips	Annually	Staff						X							
Boilers/HW Tanks - Inspect, service	Bi-Monthly	Staff / Vendor	X	X	X	X	X	X	X	X	X	X	X	X	
Fire Alarms															
System (Hardwired) - Clean, Test	Annually	Vendor							X						
Fire Extinguishers - Test, Recharge, Replace (if necessary)	Annually	Vendor							X						

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett				DEVELOPMENT: Golden Age Circle											
Dwelling Unit Preventive Maintenance															
Heat and smoke detectors															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Battery Heat / Smoke Detectors - Test, Change batteries	Annually	Vendor									X				
Test hardwired detectors (with System)	Annually	Vendor									X				
Pest control															
Notify Residents, Install Chemicals	Monthly / As Needed	Vendor	X	X	X	X	X	X	X	X	X	X	X	X	
Recaulk (kitchen and bath)	At Turnover / As Needed														
Kitchen fixtures															
GAS STOVE - Valve and line cleaning	Annually	Vendor									X				
UNIT APPLIANCES - clean interior and exterior, vacuum under and behind	Annually	Resident						X							
HVAC fixtures															
Unit Forced Hot Water - Check for Air locks, Bleed	Annually	Staff / Vendor									X	X			
Unit Bathroom Fans - Inspect, Vacuum, Clean covers	Annually	Resident						X							

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett				DEVELOPMENT: Glendale Towers											
Buildings & Grounds Preventive Maintenance															
Building Envelope															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Check cracks, water pooling, leaks, flashing	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Reseal/Inspect Joints	As Needed	Staff					X								
WALLS - Repair mortar joints, Replace Bricks (as needed)	As Needed	Staff / Vendor				X									
DOORS - Wash, check weather stripping, re-paint as needed	Annually	Staff				X									
EXTERIOR SURFACES, FIXTURES - Refinish	Every 10yrs	Staff / Vendor													
Building Interior															
VINYL FLOORS - Refinish, polish	As Needed	Staff													
CEILINGS - Refinish	As Needed	Staff / Vendor													
WALLS - Refinish	As Needed	Staff / Vendor													
WALLS - Recaulk (kitchen and bath)	As Needed	Staff /													
WALLS - Wash off hand prints and dirt in high	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Pest Control															
PEST CONTROL - Notify residents, Apply Chemicals	Monthly / As Needed	Vendor	X	X	X	X	X	X	X	X	X	X	X	X	
Common Room & Laundry															
LAUNDRY - Wipe surfaces, empty trash, mop floor, clean behind machines, check lint traps and clean as needed	Bi-Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett			DEVELOPMENT: Glendale Towers												
Buildings & Grounds Preventive Maintenance															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Trash															
Cans (Trash / Recycle) - Regualr pickup	Bi-Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Landscaping															
Mulch landscape beds	Annually	Staff				X									
Shrubs, Trees (remove broken, dead, deformed branches)	Weekly / Seasonal	Staff			X	X	X	X	X	X	X	X	X		
Pest / Disease - Monitor, Integrated Pest Mgmt & Natural Gardening. DON'T use products harmful to environment	Monthly	Vendor				X	X	X	X	X	X	X			
Grounds															
Signage - inspect, clean, repair as needed	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Walks, Paving, Curbs - monitor, clean, repair as needed	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Parking Lot - Monitor condition, clean and reseal as needed	Annually	Staff / Vendor									X				

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett			DEVELOPMENT: Glendale Towers												
Mechanical, Electrical Systems Preventive Maintenance															
HVAC (Heating, Ventilation, Air Conditioning)															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Boilers - Filter Changing / Cleaning, Service	Bi-Annually	Staff / Vendor									X				
Air Source Heat Pumps - Check Oil	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Water system															
Test / Check Water Temperatures	Bi-Annually / Annually	Staff					X					X			
Plumbing															
Toilets - check for leaks, running water	Annually	Staff						X							
Faucets and shut-offs - check for leaks, drips	Annually	Staff						X							
Electrical system															
Tighten connections in transformers and junctions	As Needed	Vendor	Recommended by DHCD's Handbook. However, if this was never performed, then it should be performed by licensed EC after an infrared test by a Testing Company												
Clean, Test	As Needed	Vendor													
Fire Alarms															
System (Hardwired) - Clean, Test	Annually	Vendor							X						
Fire Extinguishers - Test, Recharge, Replace (if necessary)	Annually	Vendor							X						

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett						DEVELOPMENT: Glendale Towers									
Mechanical, Electrical Systems Preventive Maintenance															
Emergency Lighting (Not on Generator)															
Recharge batteries		Annually	Staff						X						
Test		Quarterly	Staff	X			X		X			X			
ALL Light Fixtures															
Lighting - clean fixtures, replace lamps as needed		Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett					DEVELOPMENT: Glendale Towers										
Dwelling Unit Preventive Maintenance															
Heat and smoke detectors															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Battery Heat / Smoke Detectors - Test, Change batteries	Annually	Vendor									X				
Test hardwired detectors (with System)	Annually	Vendor									X				
Pest control															
Notify Residents, Install Chemicals	Monthly / As Needed	Vendor	X	X	X	X	X	X	X	X	X	X	X	X	
Recaulk (kitchen and bath)	At Turnover / As Needed	Staff													
Kitchen fixtures															
KITCHEN - Clean Range, Microwave, Refrigerator	Annually	Resident									X				
UNIT APPLIANCES - clean interior and exterior, vacuum under and behind	Annually	Resident						X							

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett			DEVELOPMENT: North Everett/ Whittier Drive												
Buildings & Grounds Preventive Maintenance															
Building Envelope															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Check cracks, water pooling, leaks, flashing	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Reseal/Inspect Joints	Every 5yrs	Staff					X								
SLOPED ROOF - Remove moss, clear debris from gutters/downspouts	Annually	Staff										X			
Recaulk roof flashing	Every 2 Yrs / As Needed	Staff / Vendor				X									
WALLS - Repair mortar joints, Replace Bricks (as needed)	As Needed	Staff / Vendor				X									
DOORS - Wash, check weather stripping, re-paint as needed	Annually	Staff				X									
FOUNDATION - Check cracks, vent covers	Annually	Staff				X									
Building Interior															
WOOD FLOORS - Refinish, polish	As Needed	Staff													
VINYL FLOORS - Refinish, polish	As Needed	Staff													
CEILINGS - Refinish	As Needed	Staff / Vendor													
WALLS - Refinish	As Needed	Staff / Vendor													
WALLS - Recaulk (kitchen and bath)	As Needed	Staff /													
Pest Control															
PEST CONTROL - Notify residents, Apply Chemicals	Monthly / As Needed	Vendor	X	X	X	X	X	X	X	X	X	X	X	X	
Common Room & Laundry															
WALLS - Wash off hand prints and dirt in high	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
LAUNDRY - Wipe surfaces, empty trash, mop floor, clean behind machines, check lint traps and clean as needed	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett				DEVELOPMENT: North Everett/ Whittier Drive											
Buildings & Grounds Preventive Maintenance															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Trash															
Cans (Trash / Recycle) - Regualr pickup	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Landscaping															
Mulch landscape beds	Annually	Staff				X									
Shrubs, Trees (remove broken, dead, deformed branches)	Weekly / Seasonal	Staff			X	X	X	X	X	X	X	X	X		
Remove weeds (don't let weeds go to seed)	Weekly / Seasonal	Staff			X	X	X	X	X	X	X				
Pest / Disease - Monitor, Integrated Pest Mgmt & Natural Gardening. DON'T use products harmful to environment	Monthly	Staff				X	X	X	X	X	X	X			
Grounds															
Signage - inspect, clean, repair as needed	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Walks, Paving, Curbs - monitor, clean, repair as needed	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Parking Lot - Monitor condition, clean and reseal as needed	Annually	Staff / Vendor									X				

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett			DEVELOPMENT: North Everett/ Whittier Drive												
Mechanical, Electrical Systems Preventive Maintenance															
HVAC (Heating, Ventilation, Air Conditioning)		By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Boilers - Filter Changing / Cleaning, Service	Annually	Staff / Vendor									X				
FCU, Window AC Filters, Duct Cleaning - Clean, Replace as needed	Bi-Annually	Staff					X						X		
Air Source Heat Pumps - Check Oil	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Water system															
Test / Check Water Temperatures	Bi-Annually / Annually	Staff					X					X			
Lubricate valves and pumps	Bi-Annually	Vendor					X					X			
Clean, Test integrity, Change Washers	Annually	Staff / Vendor									X				
Test pressure	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Plumbing															
Toilets - check for leaks, running water	Annually	Staff						X							
Faucets and shut-offs - check for leaks, drips	Annually	Staff						X							
Boilers/HW Tanks - Inspect, service	Quarterly	Staff / Vendor			X			X			X			X	
Pumps - sump pump in basement, confirm operational	Weekly / Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Sanitary system															
Clean, Lubricate valves and pumps	Bi-Annually	Vendor					X					X			
Replace toilet mechanism	Every 5yrs	Staff / Vendor									X				
Test system integrity	Annually	Staff / Vendor									X				
Storm drain system															
Clean, Lubricate valves and pumps	Bi-Annually	Vendor					X					X			
Test system integrity	Annually	Staff / Vendor									X				
Electrical system															
Tighten connections in transformers and junctions	As Needed	Vendor	Recommended by DHCD's Handbook. However, if this was never performed, then it should be performed by licensed EC after an infrared test by a Testing Company												
Clean, Test	As Needed	Vendor													
Fire Alarms															
System (Hardwired) - Clean, Test	Annually	Vendor							X						
Fire Extinguishers - Test, Recharge, Replace (if necessary)	Annually	Vendor							X						

Preventive Maintenance Schedule and Checklist														
LHA NAME: Everett			DEVELOPMENT: North Everett/ Whittier Drive											
Mechanical, Electrical Systems Preventive Maintenance														
Emergency Lighting (Not on Generator)														
Recharge batteries	Annually	Staff							X					
Test	Monthly / Quarterly	Staff	X	X	X	X	X	X	X	X	X	X	X	X
ALL Light Fixtures														
Lighting - clean fixtures, replace lamps as needed	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X

Preventive Maintenance Schedule and Checklist															
LHA NAME: Everett				DEVELOPMENT: North Everett/ Whittier Drive											
Dwelling Unit Preventive Maintenance															
Heat and smoke detectors															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Battery Heat / Smoke Detectors - Test, Change batteries	Annually										X				
Test hardwired detectors (with System)	Annually										X				
Pest control															
Notify Residents, Install Chemicals	Monthly / As Needed	Vendor	X	X	X	X	X	X	X	X	X	X	X	X	
Recaulk (kitchen and bath)	At Turnover / As Needed														
Kitchen fixtures															
KITCHEN - Clean Range, Microwave, Refrigerator	Annually										X				
GAS STOVE - Valve and line cleaning	Annually	Vendor									X				
UNIT APPLIANCES - clean interior and exterior, vacuum under and behind	Annually	Resident Staff						X							
HVAC fixtures															
Air Source Heat Pumps - Vacuum, Clean Condenser	Annually	Staff										X			
Unit Forced Hot Water - Check for Air locks, Bleed	Annually	Staff / Vendor									X	X			
Unit Electrical Baseboard - Vacuum around fins	Annually	Resident										X			
Unit Forced Hot Air - Vacuum Vents	Annually	Resident										X			
Unit Bathroom Fans - Inspect, Vacuum, Clean covers	Annually	Resident						X							

Everett Housing Authority Deferred Work Order Report

Filter Criteria Includes: 1) Project: All Projects, 2) Deferred Type: All Types, 3) Deferred Note: N/A, 4) Completed: 1/1/2019 to 12/31/2019 11:59:59 PM

Work Order Number	Completed Date/Time	Deferred Note	Deferred Type
23172	6/30/2019 12:00 PM	Future CIP	Capital Improvement Plan
24787	6/30/2019 12:00 AM	Future CIP	Capital Improvement Plan
25292	5/1/2019 12:00 AM	Project for Spring	Deferred Maintenance Plan
25504	4/30/2019 12:00 AM	Project for Spring	Deferred Maintenance Plan
25580	6/30/2019 9:00 AM	Future CIP	Capital Improvement Plan
25583	4/30/2019 12:00 AM	Project for Spring	Deferred Maintenance Plan
26367	6/30/2019 12:00 AM	Future CIP	Capital Improvement Plan
26374	6/30/2019 12:00 AM	Future CIP	Capital Improvement Plan
26455	4/30/2019 12:00 AM	Project for Spring	Deferred Maintenance Plan

End of Report

Operating Budget

The tables on the following pages show the approved budget and actual income and spending per budget account (row) for the fiscal year ending 09/30/2019. It also shows the approved budget for the current year (2020) if there is one, and the percent change from last year's spending to this year's approved budget. The final column shows the current approved amount for each account divided by the number of housing units and by 12 months to show the amount per unit per month (PUM). The chart does not show a draft budget for the coming fiscal year as that will typically be developed in the final month of the fiscal year.

The budget format and accounts are mandated by the Department of Housing and Community Development (DHCD). For a better understanding of the accounts and discussion of special situations see the notes following the budget tables and the "Definitions of Accounts" at the end of this section.

The LHA maintains a consolidated budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by the LHA. It does not maintain separate budgets for each development.

Operating Reserve

The LHA's operating reserve is the amount of funds that an LHA sets aside to sustain itself during lean years, or to remedy urgent health and safety concern or address deferred maintenance items. In addition, while DHCD approves a fixed non-utility operating budget level for every LHA (called the Allowable Non-Utility Expense Level, or ANUEL), LHAs can propose a budget that exceeds that level, with the additional cost to be funded from the Operating Reserve, as long as the reserve will still remain above the minimum threshold set by DHCD.

DHCD defines a full (100%) Operating Reserve (OR) amount to be equal to one-half of the previous year's operating expenses and requires LHAs to maintain a minimum OR of 35% of this amount to cover any unplanned but urgent needs that may arise during the year and that can't be funded by the operating budget. If the reserve is between 20% and 35% of the full level, the LHA must obtain prior written approval from DHCD to spend reserve funds, unless the expense is to resolve a health and safety issue. If the reserve is below the 20% level, the LHA can only spend OR funds on health and safety issues. In both cases, the LHA should address the health and safety issue immediately but must retroactively inform DHCD and obtain its approval.

The Everett Housing Authority operating reserve at the end of fiscal year 2019 was \$1,591,304.00, which is 82.9% of the full reserve amount defined above.

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Everett Housing Authority.						
REVENUE						
Account Number	Account Class	2019 Approved Revenue Budget	2019 Actual Amounts Received	2020 Approved Revenue Budget	% Change from 2019 Actual to 2020 Budget	2020 Dollars Budgeted per Unit per Month
3110	Shelter Rent - Tenants	\$3,519,540.00	\$3,506,968.00	\$3,629,220.00	3.5%	\$450.72
3111	Shelter Rent - Tenants - Fraud/Retroactive	\$0.00	\$7,595.00	\$0.00	-100%	\$0.00
3115	Shelter Rent - Federal Section 8	\$0.00	\$0.00	\$0.00	0%	\$0.00
3190	Nondwelling Rentals	\$0.00	\$0.00	\$0.00	0%	\$0.00
3400	Administrative Fee - MRVP	\$0.00	\$0.00	\$0.00	0%	\$0.00
3610	Interest on Investments - Unrestricted	\$6,000.00	\$8,517.00	\$8,750.00	2.7%	\$1.09
3611	Interest on Investments - Restricted	\$0.00	\$0.00	\$0.00	0%	\$0.00
3690	Other Revenue	\$21,600.00	\$18,933.00	\$18,600.00	-1.8%	\$2.31
3691	Other Revenue - Retained	\$41,000.00	\$65,487.00	\$44,500.00	-32%	\$5.53
3692	Other Revenue - Operating Reserves	\$0.00	\$0.00	\$0.00	0%	\$0.00
3693	Other Revenue - Energy Net Meter	\$0.00	\$0.00	\$0.00	0%	\$0.00
3801	Operating Subsidy - DHCD (4001)	\$415,365.00	\$591,783.00	\$949,580.00	60.5%	\$117.93
3802	Operating Subsidy - MRVP Landlords	\$0.00	\$0.00	\$0.00	0%	\$0.00
3803	Restricted Grants Received	\$0.00	\$0.00	\$0.00	0%	\$0.00
3920	Gain/Loss From Sale/Disp. of Prop.	\$0.00	\$0.00	\$0.00	0%	\$0.00
3000	TOTAL REVENUE	\$4,003,505.00	\$4,199,283.00	\$4,650,650.00	10.7%	\$577.58

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Everett Housing Authority.						
EXPENSES						
Account Number	Account Class	2019 Approved Expense Budget	2019 Actual Amounts Spent	2020 Approved Expense Budget	% Change from 2019 Actual to 2020 Budget.	2020 Dollars Budgeted per Unit per Month
4110	Administrative Salaries	\$562,320.00	\$532,940.00	\$579,682.00	8.8%	\$71.99
4120	Compensated Absences	\$0.00	\$18,088.00	\$0.00	-100%	\$0.00
4130	Legal	\$37,500.00	\$24,456.00	\$37,500.00	53.3%	\$4.66
4140	Members Compensation	\$48,405.00	\$43,834.00	\$50,246.00	14.6%	\$6.24
4150	Travel & Related Expenses	\$3,739.00	\$439.00	\$3,692.00	741%	\$0.46
4170	Accounting Services	\$12,300.00	\$12,238.00	\$12,792.00	4.5%	\$1.59
4171	Audit Costs	\$8,000.00	\$7,801.00	\$8,000.00	2.6%	\$0.99
4180	Penalties & Interest	\$0.00	\$0.00	\$0.00	0%	\$0.00
4190	Administrative Other	\$103,903.00	\$90,450.00	\$97,255.00	7.5%	\$12.08
4191	Tenant Organization	\$840.00	\$0.00	\$840.00	100%	\$0.10
4100	TOTAL ADMINISTRATION	\$777,007.00	\$730,246.00	\$790,007.00	8.2%	\$98.11
4310	Water	\$469,950.00	\$658,983.00	\$666,200.00	1.1%	\$82.74
4320	Electricity	\$210,400.00	\$188,926.00	\$195,538.00	3.5%	\$24.28
4330	Gas	\$163,640.00	\$159,913.00	\$174,020.00	8.8%	\$21.61
4340	Fuel	\$8,250.00	\$8,114.00	\$9,900.00	22%	\$1.23
4360	Energy Conservation	\$0.00	\$0.00	\$0.00	0%	\$0.00
4390	Other	\$0.00	\$0.00	\$0.00	0%	\$0.00
4391	Solar Operator Costs	\$0.00	\$0.00	\$0.00	0%	\$0.00
4392	Net Meter Utility Credit (Negative Amount)	\$0.00	\$0.00	\$0.00	0%	\$0.00
4300	TOTAL UTILITIES	\$852,240.00	\$1,015,936.0	\$1,045,658.	2.9%	\$129.86

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Everett Housing Authority.						
EXPENSES						
Account Number	Account Class	2019 Approved Expense Budget	2019 Actual Amounts Spent	2020 Approved Expense Budget	% Change from 2019 Actual to 2020 Budget	2020 Dollars Budgeted per Unit per Month
4410	Maintenance Labor	\$871,048.00	\$846,245.00	\$874,581.00	3.3%	\$108.62
4420	Materials & Supplies	\$140,260.00	\$138,049.00	\$156,460.00	13.3%	\$19.43
4430	Contract Costs	\$230,080.00	\$154,891.00	\$323,600.00	108.9%	\$40.19
4400	TOTAL MAINTENANCE	\$1,241,388.00	\$1,139,185.00	\$1,354,641.00	18.9%	\$168.24
4510	Insurance	\$138,834.00	\$137,619.00	\$138,693.00	0.8%	\$17.22
4520	Payment in Lieu of Taxes	\$14,112.00	\$14,112.00	\$14,112.00	0%	\$1.75
4540	Employee Benefits	\$746,850.00	\$692,396.00	\$736,761.00	6.4%	\$91.50
4541	Employee Benefits - GASB 45	\$0.00	\$-52,956.00	\$0.00	-100%	\$0.00
4542	Pension Expense - GASB 68	\$0.00	\$0.00	\$0.00	0%	\$0.00
4570	Collection Loss	\$12,500.00	\$10,427.00	\$12,500.00	19.9%	\$1.55
4571	Collection Loss - Fraud/Retroactive	\$0.00	\$7,595.00	\$0.00	-100%	\$0.00
4580	Interest Expense	\$0.00	\$0.00	\$0.00	0%	\$0.00
4590	Other General Expense	\$40,000.00	\$40,000.00	\$40,000.00	0%	\$4.97
4500	TOTAL GENERAL EXPENSES	\$952,296.00	\$849,193.00	\$942,066.00	10.9%	\$117.00
4610	Extraordinary Maintenance	\$12,000.00	\$31,784.00	\$90,000.00	183.2%	\$11.18
4611	Equipment Purchases - Non Capitalized	\$30,000.00	\$20,120.00	\$46,560.00	131.4%	\$5.78
4612	Restricted Reserve Expenditures	\$0.00	\$0.00	\$0.00	0%	\$0.00
4715	Housing Assistance Payments	\$0.00	\$0.00	\$0.00	0%	\$0.00
4801	Depreciation Expense	\$0.00	\$502,578.00	\$0.00	-100%	\$0.00
4600	TOTAL OTHER EXPENSES	\$42,000.00	\$554,482.00	\$136,560.00	-75.4%	\$16.96
4000	TOTAL EXPENSES	\$3,864,931.00	\$4,289,042.00	\$4,268,932.00	-0.5%	\$530.17

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Everett Housing Authority.						
SUMMARY						
Account Number	Account Class	2019 Approved Budget	2019 Actual Amounts	2020 Approved Budget	% Change from 2019 Actual to 2020 Budget	2020 Dollars Budgeted per Unit per Month
3000	TOTAL REVENUE	\$4,003,505.00	\$4,199,283.00	\$4,650,650.00	10.7%	\$577.58
4000	TOTAL EXPENSES	\$3,864,931.00	\$4,289,042.00	\$4,268,932.00	-0.5%	\$530.17
2700	NET INCOME (DEFICIT)	\$138,574.00	\$-89,759.00	\$381,718.00	-525.3%	\$47.41
7520	Replacements of Equip. - Capitalized	\$10,000.00	\$9,900.00	\$135,000.00	1263.6%	\$16.77
7540	Betterments & Additions - Capitalized	\$8,000.00	\$7,055.00	\$109,200.00	1447.8%	\$13.56
7500	TOTAL NONOPERATING EXPENDITURES	\$18,000.00	\$16,955.00	\$244,200.00	1340.3%	\$30.33
7600	EXCESS REVENUE OVER EXPENSES	\$120,574.00	\$-106,714.00	\$137,518.00	-228.9%	\$17.08

Explanation of Budget Accounts

The following explains how each of the line items is to be prepared.

3110: Shelter Rent: The shelter rent projection should be based on the current rent roll plus anticipated changes expected from annual rent re-determinations or as a result of regulatory amendments.

3111: Shelter Rent – Tenants - Fraud/Retroactive: This account should be used for the reporting of total rent receipts from residents due to unreported income. These are often called fraud or retroactive balances. In cases where deficit LHAs discover, pursue cases, and have entered into a written fraud/retroactive re-payment agreement **with a present or former tenant who did not report income**, the LHA will be allowed to retain two-thirds of the funds recovered. One third of the total dollar amount recovered should be included in the LHA's quarterly or year-end Operating Statement as Shelter Rent, account #3111, and two-thirds of this total dollar amount should be included in Other Revenue-Retained, account #3691.

3115: Shelter Rent - Section 8: This account applies only to those developments receiving support through the federal government's Housing and Urban Development (HUD) Section 8 New Construction and/or Substantial Rehab Programs.

3190: Non-Dwelling Rental: This account should be credited with the rents, other than tenants rents reported in line 3110 and 3115, including charges for utilities and equipment, billed to lessees of non-dwelling facilities as well as apartments rented for non-dwelling purposes, such as social service programs.

3400: Administrative Fee- MRVP/AHVP: This account should be credited with Administrative Fees to be received for the MRVP/AHVP Program. The MRVP/AHVP administrative fee is \$40.00 per unit per month, as of July 1, 2019.

3610: Interest on Investments – Unrestricted: This account should be credited with interest earned on unrestricted administrative fund investments.

3611: Interest on Investments – Restricted: This account should be credited with interest earned on restricted administrative fund investments. For example, an LHA may receive a grant whose use is restricted to a specific purpose, and the interest income earned on that grant may also be restricted to the same purpose.

3690: Other Operating Revenues: This account should be credited with income from the operation of the project that cannot be otherwise classified. Income credits to this account include, but are not limited to, penalties for delinquent payments, rental of equipment, charges for use of community space, charges to other projects or programs for the use of central office management and maintenance space, commissions and profits from vending machines, including washing machines, and certain charges to residents for additional services, materials, and/or repairs of damage caused by neglect or abuse in accordance with the Department's regulations on lease provisions..

3691: Other Revenue – Retained: This account should be credited with certain miscellaneous revenue to be retained by the LHA, and which is not used to reduce the amount of operating subsidy the LHA is due. The most common examples for this account is receipts for the rental of roof antennas to cell phone providers and net meter credits earned on electricity bills from Net Meter Power Purchase Agreements (PPA's). Generally, surplus LHAs may retain 100% of these savings and deficit LHAs may retain 25% of the savings, with

the 75% balance used to offset its need for operating subsidy. However, for the period 7/1/16 through 6/30/19, all deficit LHAs may keep 100% of the net meter credit savings.

3692: Other Revenue - Operating Reserves: This account should be credited with funds that LHAs plan to utilize from their operating reserve accounts in excess of the Allowable Non-Utility Expense Level (ANUEL). To be approvable, LHA must maintain the DHCD prescribed operating reserve minimum level after deducting the amount budgeted. The only exception to this is when the expenses are for health and safety issues.

3693: Other Revenue – Net Meter: This account should be normally be credited with 75% of the total net meter credit savings realized by a deficit LHA, while surplus LHAs with net meter credit savings would enter \$0 here. Savings are calculated as the value of the net meter credits appearing on the LHA's electric bills (or, in some cases, paid in cash to the LHA by their utility company), minus the cost of the payments made to the solar power developer under their Power Purchase Agreement (PPA). Deficit LHAs normally may retain 25% of the savings. That amount should be included as Other Revenue – Retained on line #3691. However, please note that for the period 7/1/16 through 6/30/19 all LHAs may retain 100% of their total net meter credit savings, and should report those savings as Other Revenue – Retained on line #3691

3801: Operating Subsidy – DHCD (400-1): This account represents all state-funded operating subsidy to be received and or to be earned for the fiscal year. At the end of each fiscal year, this account will be adjusted in the operating statement to equal the actual subsidy earned by the LHA.

3802: Operating Subsidy – MRVP/AHVP Landlords:

The credit balance in this account represents the anticipated total receipts from DHCD during the fiscal year for housing assistance payments to landlords. At the end of each fiscal year this account will be adjusted to equal the actual subsidy earned.

3920: Gain/Loss from Sale or Disposition of Property (Capitalized or Non-Capitalized): The debit or credit balance of this account represents the following items: a) Cash proceeds from the sale of property that was either: 1) non-capitalized; or 2) capitalized and has been fully depreciated, and b) Realized gain or loss from the sale or disposition of capitalized property that has not been fully depreciated.

4110: Administrative Salaries: This account should be charged with the gross salaries of LHA personnel engaged in administrative duties and in the supervision, planning, and direction of maintenance activities and operating services during the operations period. It should include the salaries of the executive director, assistant executive director, accountants, accounting clerks, clerks, secretaries, project managers, management aides, purchasing agents, engineers, draftsmen, maintenance superintendents, and all other employees assigned to administrative duties.

4120: Compensated Absences: The debit balance in this account represents the actual cost incurred during the fiscal year for vacation, paid holidays, vested sick leave and earned compensatory time. This account includes both the direct compensated absences cost and associated employer payroll expenses (employment taxes, pension cost, etc.).

4130: Legal Expense: This account should be charged with retainers and fees paid to attorneys for legal services relating to the operation of the projects.

4140: Compensation to Authority Members: A local authority may compensate its members for performance of their duties and such other services as they may render to the authority in connection with its Chapter 200 development(s). Compensation for any other program is not authorized. Because of this, LHAs must base such compensation only on the actual rent receipts for these developments plus a prorated share of other operating receipts of funds on a per unit basis. The precise amount that members may be compensated is defined by statute to a maximum of \$40 per member per day, and \$50 for the chairperson per day. The total of all compensation to all board members is not to exceed two percent (2%) of actual gross income of Chapter 200 developments in any given year, consistent with the approved budget amount. In no case shall the payment of compensation exceed \$12,500 annually for the chairperson, or \$10,000 for any member other than the chairperson. Please note the statute requires the member to perform housing authority business in order to receive compensation.

4150: Travel and Related Expense: Legitimate travel expenses incurred by board members and staff in the discharge of their duties for any **state-aided program** are reimbursable from this account, as consistent with Department policy.

4170: Contractual Accounting Services: Fees for accounting services that are provided routinely and are contracted for on an annual basis. Only accounting services performed on a contractual basis (fee accountant) should be included in this item. Full or part-time LHA accounting staff that provides routine accounting services should be included in Account 4110, Administrative Salaries.

4171: Audit Costs: This account includes the state program's prorated share of audit fees paid to an Independent Public Accountant (IPA). The procurement of an IPA is necessary to satisfy the Federal Government's audit requirements. Costs for these services should be shared with all state and federal programs of LHA. **Audit costs are to be absorbed within the ANUEL.** The new Agreed Upon procedures (AUP) audit costs for state-assisted public housing programs should also be included in this account.

4180: Penalties and Interest: Any expenses incurred from penalties, fees, and interest paid on delinquent accounts shall be included in this line item.

4190: Administrative Other: This account is provided for recording the cost of administrative items for which no specific amount is prescribed in this 4100 group of accounts. It includes, but is not limited to, the cost of such items as: reports and accounting forms; stationery and other office supplies; postage; telephone services; messenger service; rental of office space; advertising for bids; publications; membership dues; collection agency & court costs, training costs; management fees, and fiscal agent fees.

4191: Tenant Organization: LTO Funding by the LHA. Upon request the LHA shall fund all LTOs in a city or town at the annual rate of \$6.00 per state-aided public housing unit occupied or available for occupancy by residents represented by such LTO(s) or an annual total of \$500.00 prorated among all such LTO(s), whichever is more. For more information on the creation and funding of LTOs see 760 CMR 6.09.

Authorities which operate computer learning centers, which are funded by the state consolidated budget or by other sources (which are typically recorded in line #3691 as "Other Revenue Retained", should budget the cost of the centers on this line.

4310: Water: This account should be charged with the cost of water and sewer charges purchased for all purposes.

4320: Electricity: This account should be charged with the total cost of electricity purchased for all purposes. Many LHAs have entered into Net Meter Credit Power Purchase Agreements (PPA's). In these deals, an LHA executes a contract with a solar power developer who constructs and owns an off- site solar electricity-generating site. In exchange for contracting to purchase a percentage of the solar power produced, the LHA receives a credit on its utility electric bill for each KWH purchased or in some cases receives a direct cash payment from their utility company. Please ensure that the amount charged to this account is the total cost of electricity BEFORE any reductions due to the receipt of net meter credits.

4330: Gas: This account should be charged with the cost of gas (natural, artificial, or liquefied) purchased for all purposes.

4340: Fuel: This account should be charged with the cost of coal, fuel oil, steam purchased, and any other fuels (except electricity and gas) used in connection with Local Housing Authority operation of plants for the heating of space or water supplied to tenants as a part of rent.

4360: Energy Conservation: This account is to be charged with costs incurred for energy conservation measures.

4390: Other Utilities: This account should be charged with the cost of utilities which are not provided for in accounts 4310 through 4360.

4391: Solar Operator Costs: Many LHAs have entered into Net Meter Credit Power Purchase Agreements (PPA's). In these deals, an LHA executes a contract with a solar power developer who constructs and owns an off-site solar electricity-generating site. The LHA makes regular (usually monthly) payments to the developer for its contracted share of the solar electricity produced by the site. Those payments should be entered in this account.

4392: Net Meter Utility Credit (Negative Amount): As noted in account #4391 above, many LHAs have executed Net Meter Credit Power Purchase Agreements (PPA's). In exchange for contracting to purchase a percentage of the solar power produced, the LHA receives a credit on its utility electric bill for each KWH purchased from the developer, which reduces the balance on its electric bill, or, in some cases, the credits are paid in cash to the LHA by the utility company. The total gross amount of the net meter credits that appear on the LHA's utility bills should be carried in this account and entered as a negative number. In cases where credits are paid in cash to the Host LHA, the net balance after paying out the amounts due the participating housing authorities, should also be carried in this account and entered as a negative number.

4410: Maintenance Labor: This account should be charged with the gross salaries and wages, or applicable portions thereof, for LHA personnel engaged in the routine maintenance of the project.

4420: Materials & Supplies: This account should be charged with the cost of materials, supplies, and expendable equipment used in connection with the routine maintenance of the project. This includes the operation and maintenance of automotive and other movable equipment, and the cost of materials, supplies, and expendable equipment used in connection with operating services such as janitorial services, elevator services, extermination of rodents and household pests, and rubbish and garbage collection.

4430: Contract Costs: This account should be charged with contract costs (i.e. the cost of services for labor, materials, and supplies furnished by a firm or by persons other than Local Authority employees) incurred in connection with the routine maintenance of the project, including the maintenance of automotive and other movable equipment. This account should also be charged with contract costs incurred in connection with such operating services as janitorial services, fire alarm and elevator service, extermination of rodents and household pests, rubbish and garbage collection, snow removal, landscape services, oil burner maintenance, etc.

4510: Insurance: Includes the total amount of premiums charged all forms of insurance. Fire and extended coverage, crime, and general liability are handled by DHCD on a statewide basis. All other necessary insurance policies include: Workers' Compensation, boiler, vehicle liability and owner, etc.

4520: Payments in Lieu of Taxes:

This account should be charged with all payments in lieu of taxes accruing to a municipality or other local taxing body.

4540: Employee Benefits: This account should be charged with local housing authority contributions to employee benefit plans such as pension, retirement, and health and welfare plans. It should also be charged with administrative expenses paid to the State or other public agencies in connection with a retirement plan, if such payment is required by State Law, and with Trustee's fees paid in connection with a private retirement plan, if such payment is required under the retirement plan contract.

Employee benefits are based upon a given percentage of the total payroll; therefore, the total amount approved in this account will be based on the approved budgeted salaries representing the state's fair share.

4541: Employee Benefits - GASB 45: This line covers "Other Post-Employment Benefits" (OPEB). Of the total benefits offered by employers to attract and retain qualified employees, some benefits, including salaries and active-employee healthcare are taken while the employees are in active service, whereas other benefits, including post-employment healthcare and other OPEB are taken after the employees' services have ended. Nevertheless, both types of benefits constitute compensation for employee services. In accordance with required accounting practices, this amount is not projected in the budget (and is therefore blank) but the estimated future costs of this item is carried in the operating statement.

4542: Pension Expense – GASB 68: The primary objective of GASB 68 Statement is to improve accounting and financial reporting for pension costs. It also improves information provided by state and local governmental employers about financial support for pensions that is provided by other entities. As with account 4541 above, in accordance with required accounting practices, this amount is not projected in the budget (and is therefore blank) but the estimated future costs of this item is carried in the operating statement.

4570: Collection Loss: The balance in this account represents the estimated expense to cover unexpected losses for tenant rents. Note: Do not include losses from fraud/retroactive balances here. Report them in Account 4571 – Collection Loss – Fraud/Retroactive.

4571: Collection Loss – Fraud/Retroactive: The balance in this account represents the estimated expense to cover unexpected losses for tenant rents due to unreported income, i.e. fraud/retroactive balances.

4580: Interest Expense: The debit balance in this account represents the interest expense paid and accrued on loans and notes payable. This debt can be from operating borrowings or capital borrowings.

4590: Other General Expense: This account represents the cost of all items of general expenses for which no specific account is prescribed in the general group of accounts.

4610: Extraordinary Maintenance – Non-Capitalized: This account should be debited with all *costs* (labor, materials and supplies, expendable equipment (such as many tools or routine repair parts), and contract work) of repairs, replacements (but not replacements of non-expendable equipment), and rehabilitation of such a substantial nature that the work is clearly not a part of the routine maintenance and operating program. The items charged to this account should not increase the useful life or value of the asset being repaired. These items are not capitalized and are not added as an increase to fixed assets at the time of completion. Nor are these items depreciated. An example of this would be scheduled repainting of apartments.

4611: Equipment Purchases – Non-Capitalized: This account should be debited with the costs of equipment that does not meet the LHA's criteria for capitalization. Because these items are being expended when paid, they should not be categorized as a fixed asset and therefore will not be depreciated. These items include stoves, refrigerators, small tools, most computers and software, etc.

The budget is a planning tool and as our portfolio ages it is essential that LHAs evaluate their properties annually and plan for extraordinary maintenance. To that end DHCD very strongly recommends that for all 400-1 operating budgets, depending on the age of the portfolio and condition, LHAs spend between \$100 and \$500 a year per unit in Extraordinary Maintenance, Equipment Purchases, Replacement of Equipment, and Betterments & Additions to ensure that the aging public housing stock is preserved.

4715: Housing Assistance Payments: This account should be debited with all housing assistance payments paid to landlords for the MRVP program on a monthly basis.

4801: Depreciation Expense: This account should be debited with annual fixed asset depreciation expenses as determined by the LHA's capitalization policy.

7520: Replacement of Equipment – Capitalized: This account should be debited with the acquisition cost (only the net cash amount) of non-expendable equipment purchased as a replacement of equipment of substantially the same kind. These items, such as vehicles, computers, or furniture, meet the LHA's criteria for capitalization and will also be added to fixed assets and therefore depreciated over the useful life.

7540: Betterments & Additions – Capitalized: This account should be debited with the acquisition cost (only the net cash amount) of non-expendable equipment and major non-routine repairs that are classified as a betterment or addition. These items meet the LHA's criteria for capitalization and will also be added to fixed assets and therefore depreciated over the useful life of the asset. Examples are: major roof replacement, structural repairs such as siding, or major paving work.

In accordance with GAAP accounting, inventory purchases (Replacement of Equipment and Betterments & Additions) are distinguished between capitalized and non-capitalized items. Any inventory or equipment purchase greater than \$5,000 is required by DHCD to be capitalized, inventoried and depreciated. Any inventory or equipment purchase costing \$1,000 to \$4,999 should be inventoried by LHA staff for control

purposes only but is not subject to capitalization or depreciation, it is, however, required to be expensed when the items are paid for. An LHA's inventory listing should include both capitalized and non-capitalized items of \$1,000 and more, as well as all refrigerators and stoves of any value. All items that appear on the inventory listing should be tagged with a unique identification number, and all refrigerators and stoves (regardless of value) should be tagged. LHAs may adopt a capitalization policy that capitalizes inventory purchases at a lesser amount than the \$5,000 requirement (i.e. \$1,000 - \$4,999); however, no capitalization policy can have an amount higher than \$5,000. Any inventory or equipment purchases costing \$0 to \$999 are to be expensed when paid for.

Narrative Responses to the Performance Management Review (PMR) Findings

The Performance Management Review conducted by the Department of Housing and Community Development (DHCD) for the 2019 LHA fiscal year resulted in the following ratings. Criteria which received a 'Corrective Action' rating show both a reason for the rating and a response by the LHA. The reason indicates Everett Housing Authority's understanding of why they received the rating, while the responses describe their goals and the means by which they will meet or improve upon the performance-based assessment standards established by DHCD in the PMR. When the PMR rating is 'Operational Guidance', the LHA may have responded, but was not required to.

Category: Management

Criterion: Occupancy Rate - the percentage of units that are occupied on monthly report.

Rating: No Findings

Criterion: Tenant Accounts Receivable (TAR) - the percentage of uncollected rent and related charges owed by tenants to the local housing authority (LHA), out of the total amount of rent and related costs charged to tenants.

Rating: Operational Guidance

Reason: Everett Housing Authority has an up-to-date Rent Collection Policy and our staff has improved on following the policy and attempting to collect rent owed the authority. Our staff enters into numerous repayment agreements and when finally taking the resident to court for their failure to follow these agreements are pressured by the Housing Court to enter into further repayment agreements. Our Authority utilizes a Collection Agency to assist in the collection of vacated resident's past due accounts. Rents are reviewed monthly and the housing authority does strive to improve its rent collection.

Response: EHA had been more strictly enforcing its rent collection policy; and sending delinquent vacated rents to our collection agency (TRW). However COVID-19 Pandemic came soon after receipt of the PMR results.

Criterion: Certifications and Reporting Submissions - timely submission of statements and certifications

Rating: No Findings

Criterion: Completion of mandatory online board member training

Rating: Operational Guidance

Reason: EHA Board of Commissioners take their responsibilities as Commissioners quite seriously. The reason one (1) member failed to take the training on time was because of miscommunication on which training was required. Our Board has taken a number of trainings over the past two (2) years.

Response: Discussed with all Board members the responsibility to take the training.

Category: Financial

Criterion: Adjusted Net Income - a measure of overspending or underspending.

Rating: No Findings

Criterion: Current Operating Reserve as a percentage of total maximum reserve level.

Rating: No Findings

Category: Capital Planning

Criterion: Capital Improvement Plan (CIP) submitted on time.

Rating: No findings

Criterion: Timely spending of capital funds awarded under the Formula Funding program

Rating: No Findings

Category: Facility Management - Health & Safety

Criterion: Health and Safety Violations

DHCD has observed conditions at the LHA's developments and reported the following health and safety violations. The LHA has certified the number of corrected violations in each category.

	Number of violations cited	Number of violations corrected
Maintenance related violations	5	5
Tenant related violations	2	2

Category: Facility Management - Inspections

Criterion: LHA Conducted 100% of the Unit Inspections.

Rating: No Findings

Criterion: Inspection reports noted 100% of the necessary repairs in each unit.

Rating: Corrective Action

Reason: EHA has spoken to its contracted inspector about verifying that they are identifying all repairs needed for each unit. EHA has confirmed that the inspector is knowledgeable in the State Sanitary Code.

Response: EHA has spoken to its contracted inspector about verifying that they are identifying all repairs needed for each unit. EHA has confirmed that the inspector is knowledgeable in the State Sanitary Code.

Criterion: 100% of inspection-related work orders were generated.

Rating: No Findings

Criterion: Work order system identifies, tracks, and can produce reports for inspection work orders.

Rating: Operational Guidance

Reason: EHA staff was not identifying specific work orders correctly because of a misunderstanding of the terms.

Response: We have instructed staff on the proper way list the work orders in the PHA-Web system to meet DHCD requirements.

Criterion: Inspection work orders were completed within 30 calendar days from the date of inspection, OR if cannot be completed with 30 calendar days, are added to the Deferred Maintenance Plan or included in the Capital Improvement Plan in the case of qualifying capital repairs (unless health/safety issue).

Rating: No Findings

Category: Facility Management - Work Order System

Criterion: Emergency work orders defined per Property Management Guide, identified, tracked, reportable.

Rating: No Findings

Criterion: Emergency work orders initiated within 24-48 hours.

Rating: No Findings

Criterion: Vacancy work orders identified, tracked and reportable.

Rating: No Findings

Criterion: Vacancy work orders were completed within 30 calendar days or if not completed within that timeframe, LHA has a waiver.

Rating: No Findings

Criterion: Comprehensive Preventive Maintenance Program exists & preventive work orders identified, tracked, and reportable.

Rating: No Findings

Criterion: Routine work orders should be identified, tracked, reportable and competed regularly.

Rating: Operational Guidance

Reason: EHA staff was not identifying Routine work orders correctly because of a misunderstanding of the terms.

Response: EHA has clarified to staff the proper terminology.

Criterion: Requested work orders identified, tracked and reportable.

Rating: No Findings

Criterion: Requested work orders were completed in 14 calendar days from the date of tenant request or it not ocmpleted within that timeframe (and not a health or safety issue), the task was added and completed in a timely manner as a part of the Deferred Maintenance Plan and/or CIP.

Rating: No Findings

Category: Facility Management - Emergency Response System:

Criterion: Housing authorities has 24 Hour Emergency Response System, Distributed Emergency Definition to Residents, Staff, and Answering Service (if applicable).

Rating: No Findings

Explanation of PMR Criteria Ratings

CRITERION	DESCRIPTION
Management	
Occupancy Rate	<p>The rating is calculated using the following formula: (Total Number of Occupied units on Monthly Report divided by (Total Number of Units Minus Units that Received a Waiver Minus Number of Units Vacant less than 30 days on Monthly Report)</p> <ul style="list-style-type: none"> • “No Findings” : Occupancy Rate is at or above 98% • Operational Guidance: Occupancy rate is at 95% up to 97.9% • Corrective Action: Adjusted occupancy rate is less than 95%
Tenant Accounts Receivable (TAR)	<p>This criterion calculates the percentage of uncollected rent and related charges owed by starting with the amount reported by the LHA, as uncollected balances for the TAR (Account 1122 from the Balance Sheet) minus Normal Repayment Agreements* divided by Shelter (Tenant) Rent (account 3110 from the Operating Statement)</p> <ul style="list-style-type: none"> • “No Findings” : At or below 2% • “Operational Guidance”: More than 2% , but less than 5% • “Corrective Action”: 5% or more
Certifications and Reporting Submissions	<p>Housing authorities are required to submit 4 quarterly vacancy certifications by end of the month following quarter end; 4 quarterly operating statements and 4 Tenant Accounts Receivable (TAR) reports within 60 days of quarter end.</p> <ul style="list-style-type: none"> • “No Findings”: At least 11 of the required 12 reports were submitted and at least 9 were submitted on time. • “Operational Guidance”: Less than 11 of the required 12 reports were submitted and/or less than 9 were submitted on time.
Board Member Training	<p>Percentage of board members that have completed the mandatory online board member training.</p> <ul style="list-style-type: none"> • “No Findings” : 80% or more completed training • “Operational Guidance” : 60-79.9% completed training • “Corrective Action” : <60 % completed training

CRITERION	DESCRIPTION
Financial	
Adjusted Net Income	<p>The Adjusted Net Income criterion calculation starts with an LHA's Net Income and subtracts Depreciation, GASB 45 (Retirement Costs), GASB 68 (Retirement Costs), Extraordinary Maintenance (maintenance expense outside of routine/ordinary expenses), and Equipment Purchases – Non Capitalized. This Adjusted Net Income amount is then divided by the Total Expenses of the LHA. If this Adjusted Net Income amount is positive, it means underspending and if it is negative it means overspending.</p> <p>Underspending Rating:</p> <ul style="list-style-type: none"> • "No Findings" : 0 to 9.9% • "Operational Guidance": 10 to 14.9% • "Corrective Action": 15% or higher <p>Overspending Rating:</p> <ul style="list-style-type: none"> • "No Findings" : 0 to -4.9% • "Operational Guidance": -5% to -9.9% • "Corrective Action": -10% or below
Operating Reserves	<p>Current Operating Reserve as a percentage of total maximum reserve level. Appropriate reserve level is buffer against any unforeseen events or expenditures.</p> <ul style="list-style-type: none"> • "No Findings" :35%+ of maximum operating reserve • "Operational Guidance": 20% to 34.9% of maximum operating reserve • "Corrective Action": <20% of maximum operating reserve
Capital Planning	
Capital Improvement Plan (CIP) Submitted	<p>Housing authorities are required to submit a five-year capital plan every year.</p> <ul style="list-style-type: none"> • "No Findings" =Submitted on time and no modifications required or modifications made within 45 days. • "Operational Guidance" =Up to 45 days late and no modifications required or modifications made within 45 days. • "Corrective Action" =More than 45 days late or modifications required and not completed within 45 days.
Capital Spending	<p>Under the Formula Funding Program (FF), authorities receive undesignated funds to spend on projects in their Capital Improvement Plan. They are rated on the percentage of available funds they have spent over a three-year period</p> <ul style="list-style-type: none"> • "No Findings" = at least 80% • "Operational Guidance" = At least 50% • "Corrective Action" = Less than 50%

CRITERION	DESCRIPTION
Health & Safety	
Health & safety violations	DHCD has observed conditions at the LHA's developments and reported health and safety violations. The LHA has certified the number of corrected violations in each category.
Facility Management - Inspections	
Unit Inspections Conducted	Housing authorities are required to conduct inspections of all their occupied units at least once a year <ul style="list-style-type: none"> • "No Findings": 100 % of sampled units had inspections conducted once during the year • "Corrective Action": Fewer than 100% of sample units were inspected during the year
Inspections Report	Housing authorities are required to note all of the deficiencies found during inspections <ul style="list-style-type: none"> • "No Findings": 100 % of deficiencies are noted on inspection report • "Corrective Action": Fewer than 100% of deficiencies are noted in inspection report
Inspection Work Order	Housing authorities are required to generate work orders for all deficiencies noted during inspections <ul style="list-style-type: none"> • "No Findings": 100 % of deficiencies noted on inspection reports generated work orders • "Corrective Action": Fewer than 100% of deficiencies noted on inspection reports generated work orders
Work Order System	Work order system identifies, tracks, and can produce reports for inspection work orders. <ul style="list-style-type: none"> • "No Findings": Inspection work orders are identified, tracked, and reportable • "Operational Guidance": Inspection work orders are not identified, and/or tracked, and/or reportable
Inspections Work Orders Completed	Inspection work orders were completed within 30 calendar days from the date of inspection, OR if cannot be completed within 30 calendar days, are added to the Deferred Maintenance Plan or included in the Capital Improvement Plan in the case of qualifying capital repairs (unless health/safety issue). <ul style="list-style-type: none"> • "No Findings": Sampled inspection work orders were completed within 30 days of inspection date or added to deferred maintenance plan and/or CIP • "Operational Guidance": Sampled inspection work orders were completed within 31 to 45 calendar days of inspection date and not added to deferred maintenance plan or CIP • "Corrective Action": Sampled inspection work orders were completed in over 45 calendar days of inspection date

CRITERION	DESCRIPTION
Facility Management – Work Order System	
Emergency Work Orders Properly Defined	<p>Emergency work orders should be defined per <u>Property Management Guide</u>, identified, tracked, reportable.</p> <ul style="list-style-type: none"> • “No Findings”: Emergency work orders defined per <u>Property Management Guide</u>, identified, tracked, reportable • “Operational Guidance”: Emergency work orders are not defined per <u>Property Management Guide</u>, and/or identified, and/or tracked, and/or reportable
Emergency Work Orders Initiation	<p>Emergency work orders should be initiated within 24 to 48 hours.</p> <ul style="list-style-type: none"> • “No Findings”: Emergency work orders initiated within 24-48 hours • “Corrective Action”: Emergency work orders not initiated within 24-48 hours
Vacancy Work Orders	<p>Vacancy work orders should be identified, tracked and reportable.</p> <ul style="list-style-type: none"> • “No Findings”: Vacancy work orders identified, tracked AND reportable • “Corrective Action”: Vacancy work orders are not identified, and/or tracked, and/or reportable
Vacancy Work Orders Completed	<p>Vacancy work orders should be completed within 30 calendar days or if not completed within that timeframe, LHA has a waiver.</p> <ul style="list-style-type: none"> • “No Findings”: Vacancy work orders are completed within 30 calendar days or if not completed within timeframe, LHA has a waiver • “Operational Guidance”: Vacancy work orders completed within 31-60 calendar days • “Corrective Action”: Vacancy work orders completed 61+ calendar days
Preventive Maintenance Program	<p>Housing authorities are required to maintain a comprehensive preventive maintenance program in which preventive work orders are identified, tracked, and reportable.</p> <ul style="list-style-type: none"> • “No Findings”: A comprehensive preventive maintenance program exists and work orders are identified, tracked and reportable • “Corrective Action”: A comprehensive preventive maintenance program does not exist OR work orders are not identified and/or tracked and/or reportable
Routine Work Orders	<p>Routine work orders should be identified, tracked, reportable and completed regularly.</p> <ul style="list-style-type: none"> • “No Findings”: Routine work orders identified, tracked, reportable and completed regularly • “Operational Guidance”: Routine work orders are not identified, and/or tracked and/or reportable, and/or completed regularly

CRITERION	DESCRIPTION
Requested Work Orders	<p>Requested work orders should be identified, tracked and reportable.</p> <ul style="list-style-type: none"> • “No Findings”: Requested work orders identified, tracked, reportable and completed regularly • “Operational Guidance”: Requested work orders are not identified and/or tracked and/or reportable, and or completed regularly
Requested Work Orders Completion	<p>Requested work orders should be completed in 14 calendar days from the date of tenant request or if not completed within that timeframe (and not a health or safety issue), the task should be added and completed in a timely manner as a part of the Deferred Maintenance Plan and/or CIP.</p> <ul style="list-style-type: none"> • “No Findings”: Requested work orders are completed within 14 calendar days of tenant request OR added to deferred maintenance plan and/or CIP • “Operational Guidance”: Requested work orders are completed within 15-30 calendar days from the date of tenant request • “Corrective Action”: Requested work orders are completed in over 30 calendar days from the date of tenant request OR not completed
Emergency Response System	<p>Housing authorities should have a 24 Hour Emergency Response System and distribute Emergency Definition to Residents, Staff, and Answering Service (if applicable).</p> <ul style="list-style-type: none"> • “No Findings”: A 24-hour system for responding to emergencies exists AND definitions of emergencies have been distributed to staff, residents and answering service, if applicable • “Operational Guidance”: System exists, but no definition has been distributed • “Corrective Action”: Neither a system nor distributed definitions exist

Policies

The following policies are currently in force at the Everett Housing Authority:

Policy	Last Ratified by Board Vote	Notes
*Rent Collection Policy	10/25/2016	
*Personnel Policy	07/14/2010	
*Capitalization Policy	12/16/2016	
*Procurement Policy	03/26/2016	
*Grievance Policy	02/28/2000	
Parking	03/02/2010	Glendale Towers
Investment Policy	02/07/2018	
Affirmative Action Policy	01/28/2019	
Other – Define in the ‘Notes’ column	12/27/2018	EHA Vehicle Use Policy
Credit/Debit Card Policy	03/08/2016	
Language Access Plan	06/30/2015	
Other – Define in the ‘Notes’ column	06/30/2008	Pool Use Policy
Sexual Harassment Policy	05/15/2017	
Criminal Offender Records Information (CORI) Policy	11/12/2017	
Other – Define in the ‘Notes’ column	01/01/2017	Public Records Access

* Starred policies are required by DHCD. Policies without a “Latest Revision” date are not yet in force.

The list of policies has been provided by the LHA and has not been verified by DHCD.

Waivers

Everett Housing Authority has received the following waivers from DHCD's regulations. This list does not include vacancy waivers, pet waivers, or any waivers that would release personally identifiable tenant or applicant data.

Description	Reason	Date Waiver Approved by DHCD	Date Expired
Biennial recertification of c.667 rents		09/17/2017	

The list of waivers has been provided by the LHA and has not been verified by DHCD.

Glossary

ADA: Americans with Disabilities Act. Often used as shorthand for accessibility related issues or improvements.

AHVP: Alternative Housing Voucher Program

Alternative Housing Voucher Program provides rental vouchers to disabled applicants who are not elderly and who have been determined eligible for Chapter 667 (elderly and disabled) housing.

Allowable Non-Utility Expense Level (ANUEL) is the amount of non-utility expense allowed for each local housing authority based upon the type(s) of housing programs administered.

ANUEL: Allowable Non-Utility Expense Level

AP: Annual Plan

Annual Plan: A document prepared by each Local Housing Authority, incorporating the Capital Improvement Plan (CIP), Maintenance and Repair Plan, Budget, responses to the Performance Management Review, and other elements.

Cap Share is the amount of Formula Funding spending approved by DHCD for each year.

Capital Funds: Funds provided by DHCD to an LHA for the modernization and preservation of state-aided public housing, including Formula Funds and Special Capital Funds.

Capital Needs Assessment, similar to the CIP, often used for developments in the Section 8 New Construction/Substantial Rehabilitation program. Such developments are generally not eligible for state capital funds and therefore do not participate in the CIP process. However, to track their ongoing capital needs and plan for construction projects to address those needs, they often conduct a CNA to determine when building systems will wear out and need to be replaced, and what replacement will cost, so they can plan to ensure that the necessary funding will be available

Capital Projects are projects that add significant value to an asset or replace building systems or components. Project cost must be greater than \$1000.

CIMS is a web-based software system used for creating CIP's and Annual Plans. For the CIP, the CIMS program allows the LHA to prioritize, select and schedule projects, assign funding sources and direct project spending to specific fiscal years to create a CIP that is consistent with the LHA's FF award amount and FF cap shares, plus any additional funding resources the LHA has identified. The LHA submits its CIP and DHCD conducts its review of the LHA's CIP in CIMS. For the Annual Plan CIMS imports data from other DHCD systems and combines that with data entered by the LHA.

CIP: A Capital Improvement Plan (CIP) is a five (5) year plan which identifies capital projects, provides a planning scope, schedule and budget for each capital project and identifies options for financing and implementing the plan. The contents of a CIP are limited to available resources. An approved CIP is required in order to receive Formula Funds.

CNA: Capital Needs Assessment

CPS is DHCD's transparent Web-based capital planning system that catalogues the condition of every building and site in the statewide public housing portfolio, providing LHAs with detailed technical information to make strategic long-term capital investments. It includes a Facility Condition Index (FCI) for every development that compares the value of expired components of a development relative to its replacement cost.

Deferred Maintenance is maintenance, upgrades, or repairs that are deferred to a future budget cycle or postponed for some other reason. Sometimes it is referred to as extraordinary maintenance.

Deficit housing authority: a housing authority whose income (mainly from rent) does not cover all its normal operating costs in its approved operating budget, and which therefore operates at a deficit and requires operating subsidy from DHCD.

DHCD: Massachusetts Department of Housing & Community Development

Extraordinary Maintenance: see the description for budget line 4610 in the Explanation of Budget Accounts in the Budget Section of this Annual Plan.

FF: Formula Funding

Formula Funding is state bond funding allocated to each LHA according to the condition (needs) of its portfolio in comparison to the entire state-aided public housing portfolio.

FYE: Fiscal Year End

HHA Administrative Fee is the fee paid to an HHA from the RCAT Program budget.

HHA: Host Housing Authority for the RCAT program.

Host Housing Authority (HHA). An LHA selected by the Department to employ and oversee an RCAT.

HUD: U.S. Department of Housing and Urban Development

LHA: Local Housing Authority

LTO: Local Tenants Organization

Management and Occupancy Report: This is an annual HUD review process that is used to evaluate the performance of developments in various HUD housing programs, including the Section 8 New Construction/Substantial Rehabilitation program, which some LHAs operate. It is similar to the state PMR process in that it evaluates LHA performance on variety of financial, housing quality, and other standards

Massachusetts Rental Voucher Program (MRVP) is a state-funded program that provides rental subsidies to low-income families and individuals.

MOR: Management and Occupancy Report

MRVP: Massachusetts Rental V DHCD's annual review of each housing authority's performance. It pulls together data on the authority's occupancy rates, tenant accounts receivables, accounts payable, budget variance, operating reserve, capital improvement plan submission, capital spending, annual inspections and work order and maintenance systems to identify and address areas of strength and areas for development. Its goal is to allow DHCD and the LHA to

take a deep dive into the data, lift up best practices, and work together towards improving operations of our Program.

Performance Management Review (PMR):

PMR: Performance Management Review

RCAT: Regional Capital Assistance Team

Regional Capital Assistance Team: One of three organizations employed at HHAs designated by the Department to carry out the RCAT Program.

Sec.8 NC/SR (or S8NCSR): Section 8 New Construction and Substantial Rehabilitation

Section 8 New Construction and Substantial Rehabilitation (Sec.8 NC/SR): This term refers to a federal HUD housing program operated at a small number of state public housing developments whose construction was funded by state grants, but whose ongoing operating costs are supported by project-based subsidies from HUD's federal Section 8 program, rather than from state public housing operating funds..

Special Awards: In addition to allocations to each LHA, DHCD has created limited set aside funds to provide for extreme emergency or code compliance needs which are beyond the capacity of an LHA's current FF balance.

Surplus housing authority: a housing authority whose income (mainly from rent) covers all its normal operating costs in its approved operating budget, and which therefore operates at a surplus and does not require operating subsidy from DHCD.

Attachments

The following items have been uploaded as attachments to this Annual Plan.

Due to the COVID-19 emergency, on-site Performance Management Review (PMR) assessments by the Facilities Management Specialists were cancelled for the December fiscal year end housing authorities. Therefore, the Facility Management categories have been omitted from the PMR document.

- Hearing comments and EHA Response to those comments
- Tenant Satisfaction Survey 667 Program
- Performance Management Review



EVERETT HOUSING AUTHORITY

393 FERRY STREET, EVERETT, MASSACHUSETTS 02149
PHONE (617) 387-6389 FAX (617) 389-4936
TDD (800) 545-1833 Ext. 111

Board of Commissioners

Chairperson
Dominic Puleo

John Barrett
Philip Colameta
Robert Norton

Stephen Kergo
Executive Director

July 1, 2020

Annual Plan Hearing

On June 30, 2020 at 5:30 pm the Board of Commissioners held the Public Hearing for the Everett Housing Authority's Annual Plan (Virtually).

No members of the public or residents of the EHA were present for the meeting. There were no comments made for or against the plan.

The EHA Board of Commissioners voted to approve the Annual Plan, which includes the CIP.

Stephen Kergo
Executive Director



Equal Housing Opportunity

Resident Survey: Statewide Results

Chapter 200, 667 & 705 Housing Summary 2016 - 2018

DHCD is working with the Center for Survey Research at the University of Massachusetts Boston to survey residents in the housing units it oversees.

- **Chapter 200 and 705 housing:** In the spring of 2016, surveys were sent to 9772 housing units. 3240 surveys were filled out and returned.
- **Chapter 667 housing:** A total of 28,952 surveys were sent out and 15,619 surveys were returned.
 - In the fall of 2016, surveys were sent to 9624 housing units and 5511 surveys were filled out and returned.
 - In the fall of 2017, surveys were sent to 6024 housing units and 3391 surveys were filled out and returned
 - In the fall of 2018, surveys were sent to 13,304 housing units and 6717 surveys were filled out and returned.

Communication

Residents were asked about how they interacted with their local housing authority in the last 12 months. The table below shows what percentage of residents said they did each of the following:

	Chapter 200	Chapter 705	Chapter 667	Entire State
Contacted management about a problem or concern.....	87%	89%	78%	79%
Felt they were usually or always treated with courtesy and respect when they contacted management.....	77%	75%	87%	85%
Saw the Capital Improvement Plan.....	19%	18%	30%	28%
Saw the Operating Budget.....	13%	12%	17%	16%
Knew the Executive Director held a meeting with residents.....	22%	21%	53%	48%

Services and Programs

- **78%** of the residents in **Chapter 200** housing units said they would be interested in services and programs.
- **71%** of the residents in **Chapter 705** housing units said they would be interested in services and programs.
- **72%** of the residents in **Chapter 667** housing units said they would be interested in services and programs.
- Overall, 77% of residents said they would be interested in services and programs.

Here are the services and programs residents said they would be most interested in participating in:

	Chapter 200	Chapter 705	Chapter 667	Entire State
Job training programs.....	32%	29%	6%	11%
Money management programs (budgeting, taxes, income building).....	29%	28%	10%	13%
Children's programs (tutoring, childcare, afterschool programs).....	42%	33%	2%	8%
Health and Medical Services (visiting nurse, meal programs)..	27%	23%	35%	33%
Adult Education (GED, ESL, educational counseling)	31%	23%	10%	13%

Maintenance and Repair

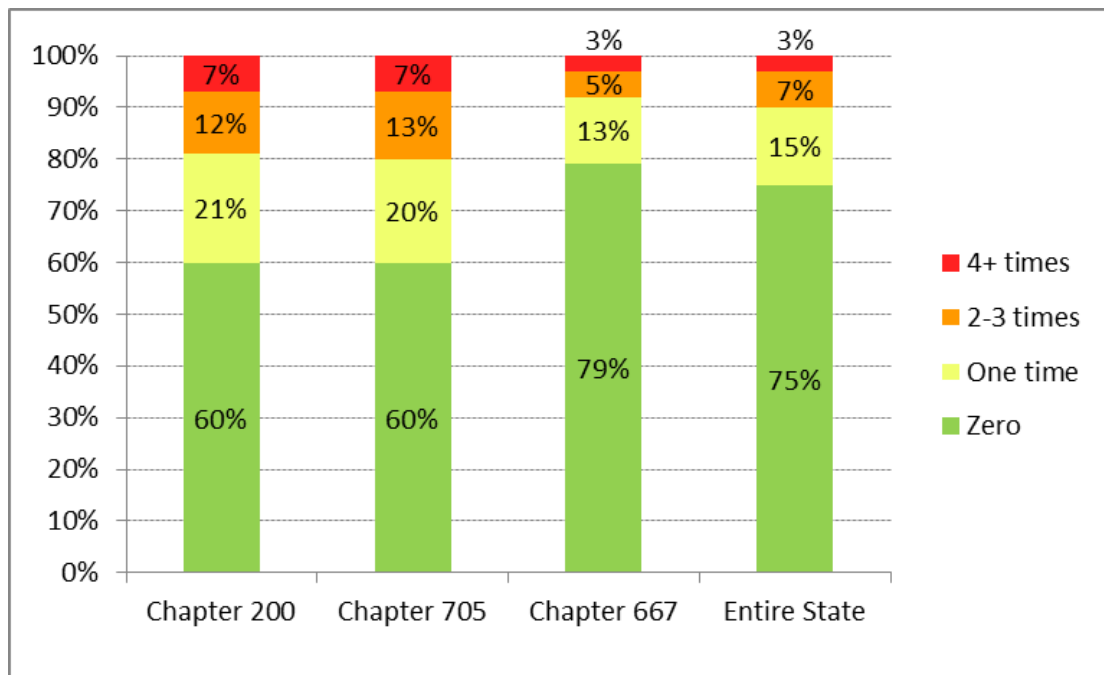
- **Who had problems?**
 - Over one-third of respondents in **Chapter 200** had problems with their heating and over half had plumbing problems in the last 12 months.
 - Over one-third of respondents in **Chapter 705** had problems with their heating and over half had plumbing problems in the last 12 months.
 - About one-fifth of respondents in **Chapter 667** had problems with their heating and about half had plumbing problems in the last 12 months.

	Chapter 200	Chapter 705	Chapter 667	Entire State
Had a heating problem.....	39%	39%	21%	24%
Had a problem with water or plumbing.....	58%	54%	49%	50%

- **Heating Problems**

How many times did residents have heating problems?

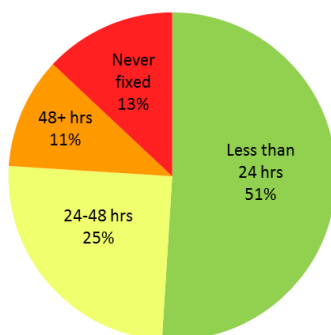
The charts below shows how many times respondents had heat problems in the last 12 months.



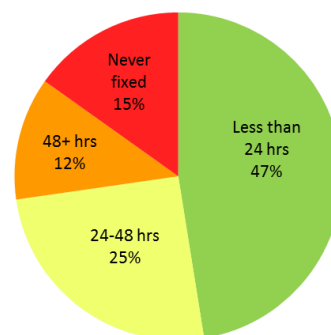
How long did it take to fix the heating problems?

For those respondents who had problems, we asked how long it usually took for the problems to be fixed – less than 24 hours, 24 - 48 hours, more than 48 hours, or never fixed.

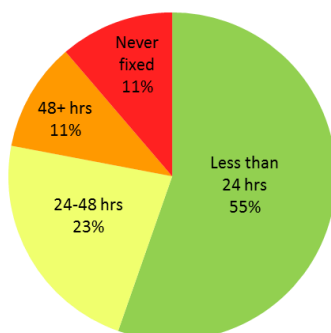
Chapter 200



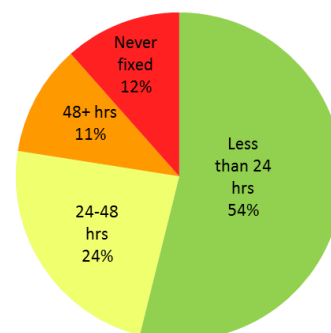
Chapter 705



Chapter 667



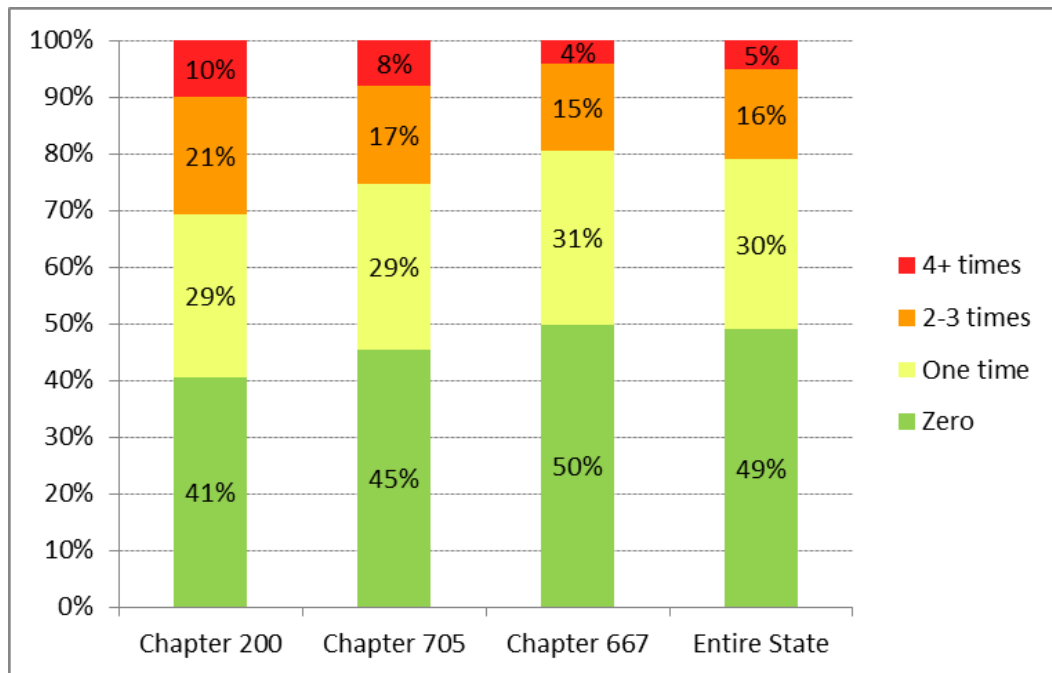
Entire State



- **Water or Plumbing Problems**

How many times did residents have problems with their water or plumbing?

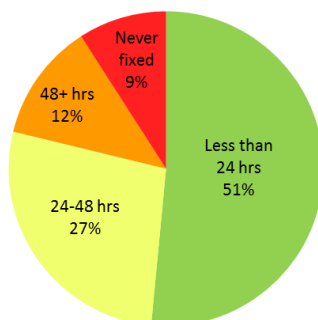
The charts below shows how many times respondents had water or plumbing problems in the last 12 months.



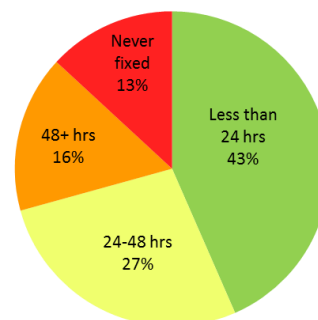
How long did it take to fix the water or plumbing problems?

For those respondents who had problems, we asked how long it usually took for the problems to be fixed – less than 24 hours, 24 - 48 hours, more than 48 hours, or never fixed.

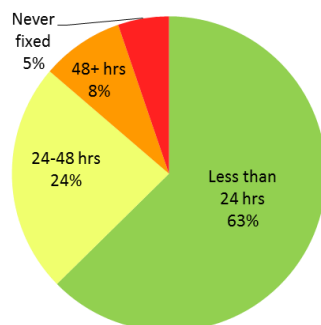
Chapter 200



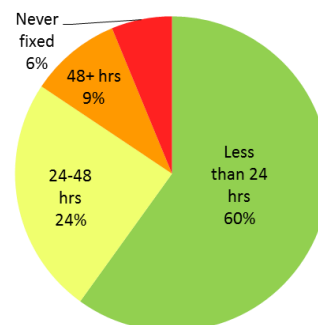
Chapter 705



Chapter 667

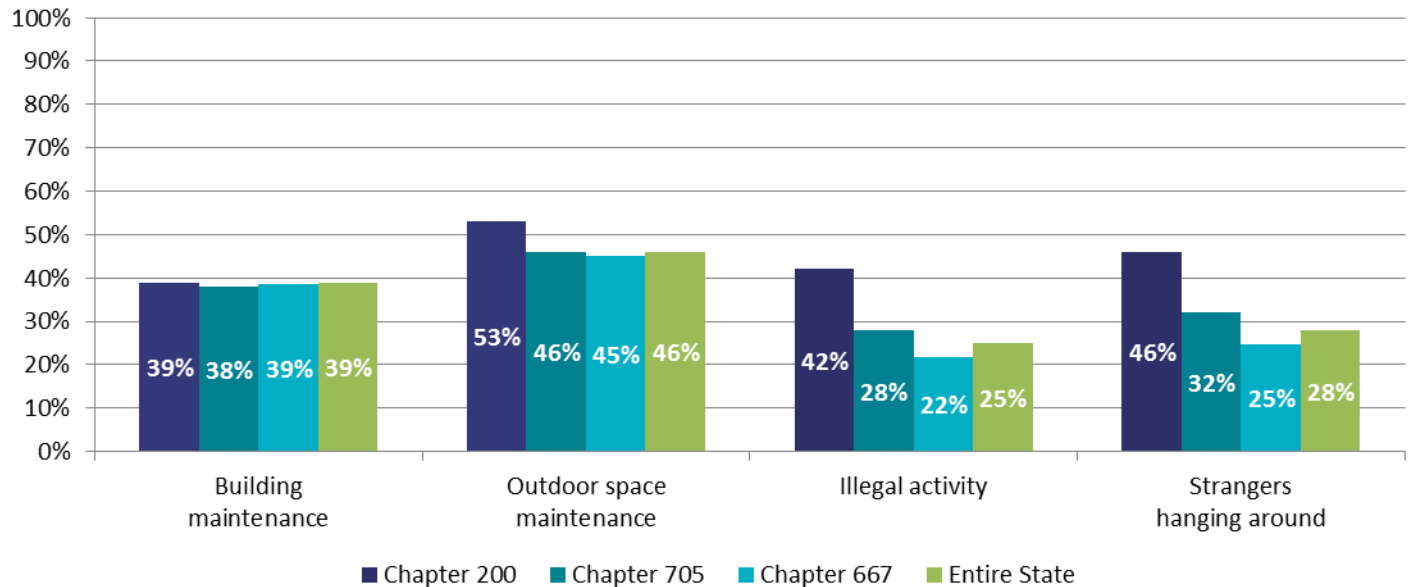


Entire State



- **What other problems did respondents have?** Respondents were asked how often they had problems with: building maintenance (*such as clean halls and stairways and having lights and elevators that work*), outdoor space maintenance (*such as litter removal and clear walk ways*), illegal activity in the development, and strangers hanging around who should not be there. The chart below shows what percentage of respondents said that they “always” or “sometimes” had this problem in the last 12 months.

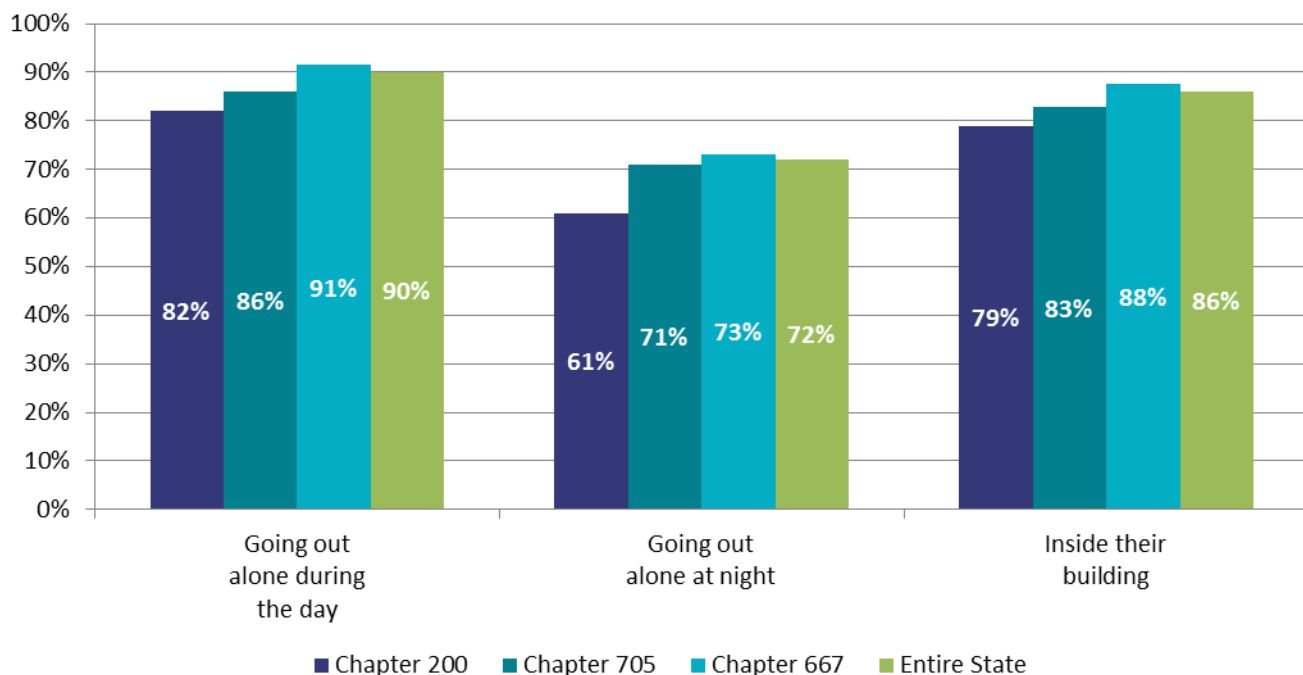
Respondents who “always” or “sometimes” had problems with...



Safety

Respondents were asked how safe they felt in their building and going outside alone. The chart below shows what percentage of people said they felt “very safe” or “mostly” safe.

Respondents who felt “very safe” or “mostly safe”





Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

March 6, 2020

RE: Performance Management Review (PMR) Results

Dear Executive Director and Board Chair,

The PMR desk audit and facilities review for your housing authority has been completed. The goal of the PMR is to review key elements of your housing authority operations, and to identify areas of strength, and areas to improve.

Two reports are attached. One includes ratings for the desk audit criteria including Occupancy Rate, Tenant Account Receivables, Operating Reserves, Board Training completion, CIP Submission, CAP Spending, and Reporting Submission. The second report shows the PMR ratings for the fourteen maintenance criteria of the PMR focusing on annual inspections, and work order systems. The reports contain your rating on each criterion, as well as DHCD recommendations for improvement (if applicable).

Additionally, if during the on-site evaluation, the facilities management specialist identified health and safety violations, including those that may be tenant generated, you received notice the day of the review. These violations were to be addressed within 24-48 hours.

Once you review your results and recommendations, you may choose to submit a response letter within 30 calendar days of receiving this letter; a response is not mandatory. Please submit your response on housing authority letterhead in **PDF** format to Joyce Taylor via e-mail at joyce.m.taylor@mass.gov.

Once received, these letters will be reviewed for appropriate language and then published along with the PMR ratings at the web page link below. Please be advised that it could take up to 3 months from the date of your site visit for the documents to be published online.

<https://www.mass.gov/service-details/lha-performance-reviews-and-annual-plans>

All PMR documents are subject to Public Records Request (PRR).

Your participation in this review is appreciated. Please take this opportunity to recognize your achievements and know that in those areas that need improvement, your Housing Management Specialist (HMS), Facilities Management Specialist (FMS) and Project Manager (PM) will continue to work with you and provide assistance. If you have any questions, please contact your HMS or FMS, at [\(617\) 573-1100](tel:6175731100).

Sincerely,
Melanie Loveland Hale (HMS) and Bob Arsenault (FMS)

Performance Management Review

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD) PMR Desk Audit Ratings Summary				
Housing Authority	Everett Housing Authority			
Fiscal Year Ending	09/30/2019			
Housing Management Specialist	Lisa Taylor			
Facilities Management Specialist	Bob Arsenault			
Criteria	Score/Rating			
	Management			
Occupancy Rate	c.667	c.705	c.200	Cumulative
	No Findings	Not Applicable	No Findings	No Findings
Tenant Accounts Receivable (TAR)	c.667	c.705	c.200	Cumulative
	No Findings	Not Applicable	Operational Guidance	Operational Guidance
Board Member Training	Operational Guidance			
Certifications and Reporting Submissions	No Findings			
	Financial			
Adjusted Net Income	No Findings			
Operating Reserves	No Findings			

Report Date: 1/17/2020

PMR Capital Benchmarks for LHA Fiscal Year 2019

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD) PMR Fiscal Year 2019 For a detailed report of the Performance Management Review (PMR), please contact the Local Housing Authority	
Criteria	Score/Rating
	Capital
Capital Improvement Plan (CIP) Submitted	No Findings
Capital Spending	No Findings

Performance Management Review

Everett Housing Authority				
FYE:	09/30/2019	After Hours or Weekend Emergency Contact :		on Call
Phone # :	617-387-6389	After Hours or Weekend Emergency # :		617-387-6389
Fax # :	617-389-4936			
Current LHA Staff	Name	Phone Number	Email	
Executive Director	Stephen Kergo	617-387-6389	skergo.eha@comcast.net	
Chief Procurement Officer	Stephen Kergo	617-387-6389	skergo.eha@comcast.net	
Maintenance Foreman	Joseph Dorney	617-387-6389	jdoorney.eha@comcast.net	
	Accounting/Legal			
Fee Accountant	Howard Gordon, CPA	Regional Attorney		No Regional Attorney
	Attorney Name	Firm Name		
Legal Counsel	Francis LaRovere	LaRovere		
Legal Counsel				
	Name	Phone Number	Email	
DHCD Contacts				
Housing Management Specialists	Lisa Taylor	617-573-1288	Lisa.Taylor@massmail.state.ma.us	
Project Managers	Cindy Zabriskie	617-573-1186	Cindy.Zabriskie@massmail.state.ma.us	
Facilities Management Specialists	Bob Arsenault		Bob.Arsenault@mass.gov	
Construction Advisors	Michael Leach	617-573-1172	Michael.Leach@massmail.state.ma.us	

Report Date: 1/17/2020

PMR Occupancy Rate Report

LHA: Everett Housing Authority

Report Date: 1/17/2020

LHA: Everett Housing Authority														
Month of Quarter	1st Quarter (12/31/2018)			2nd Quarter (3/31/2019)			3rd Quarter (6/30/2019)			4th Quarter (09/30/2019)			Annual Average	Rating
	Occ. Units	Units Avail for Occ.	Occ. Rate	Occ. Units	Units Avail for Occ.	Occ. Rate	Occ. Units	Units Avail for Occ.	Occ. Rate	Occ. Units	Units Avail for Occ.	Occ. Rate		
Program Number: 200, Total Units in Program: 392														
1st	389	389	100.0%	390	390	100.0%	389	390	99.7%	388	389	99.7%		
2nd	389	390	99.7%	388	388	100.0%	390	390	100.0%	386	389	99.2%		
3rd	390	390	100.0%	388	388	100.0%	389	389	100.0%	391	392	99.7%		
Quarter Total:			99.9%			100.0%			99.9%			99.6%	99.9%	No Findings

Program Number: 667, Total Units in Program: 279														
1st	277	277	100.0%	277	277	100.0%	278	278	100.0%	271	273	99.3%		
2st	278	278	100.0%	277	277	100.0%	277	277	100.0%	271	276	98.2%		
3rd	277	277	100.0%	277	277	100.0%	273	273	100.0%	277	277	100.0%		
Quarter Total:			100.0%			100.0%			100.0%			99.2%	99.8%	No Findings

Program Number: 705, Total Units in Program: 0														
1st	0	0	100.0%	0	0	100.0%	0	0	100.0%	0	0	100.0%		
2nd	0	0	100.0%	0	0	100.0%	0	0	100.0%	0	0	100.0%		
3rd	0	0	100.0%	0	0	100.0%	0	0	100.0%	0	0	100.0%		
Quarter Total:			100.0%			100.0%			100.0%			100.0%	100.0%	Not Applicable

Program Number: All, Total Units in Program: 671														
1st	666	666	100.0%	667	667	100.0%	667	668	99.9%	659	662	99.5%		
2nd	667	668	99.9%	665	665	100.0%	667	667	100.0%	657	665	98.8%		
3rd	667	667	100.0%	665	665	100.0%	662	662	100.0%	668	669	99.9%		
Quarter Total:			100.0%			100.0%			100.0%			99.4%	99.8%	No Findings

Note: Units Available for Occupancy are units that do not have a vacancy waiver and vacant more than 30 days.

Department of Housing and Community Development PMR Adjusted Net Income Report

LHA:	Everett	Fiscal Year: 2019		Report Date:	1/17/2020
ACCT NO	Acct Class	1 st Quarter YTD 12/31/2018	2 nd Quarter YTD 03/31/2019	3 rd Quarter YTD 06/30/2019	FY END YTD 09/30/2019
2700	NET INCOME (DEFICIT)	\$261,002	\$206,406	\$187,705	-\$89,759
4801	Depreciation Expense	\$0	\$0	\$0	\$502,578
4541	Employee Benefits - GASB 45	\$0	\$0	\$0	-\$52,956
4542	Pension Expense - GASB 68	\$0	\$0	\$0	\$0
4610	Extraordinary Maintenance	\$0	\$9,926	\$16,136	\$31,784
4611	Equipment Purchases - Non Capitalized	\$6,172	\$10,771	\$13,906	\$20,120
4000	TOTAL EXPENSES	\$852,573	\$1,883,051	\$2,907,655	\$4,289,042
	Adjusted Net Income as a % of Total Expenses	31.3%	12.1%	7.5%	9.6%

Note: The calculation is as follows:

$$\frac{(\text{Net Income (2700)} + \text{Depreciation Expense (4801)} + \text{GASB Employee Benefits (4541)} + \text{GASB Pension Expense (4542)} + \text{Extraordinary Maintenance (4610)} + \text{Equipment Purchases Non Capitalized (4611)})}{(\text{Total Expenses (4000)})}$$

For more details refer to the User guide.

Adjusted Net Income as a Percentage of Total Expenses:

9.6%

Adjusted Net Income Rating:

No Findings

Operating Reserve Rating:

No Findings

Department of Housing and Community Development

HAFIS - PMR Tenants Accounts Receivables (TAR) Report

LHA: **Everett**

Fiscal Year: **2019**

Report Date: 1/17/2020

Cumulative TAR - 200	1 st Quarter 12/31/2018	2 nd Quarter 03/31/2019	3 rd Quarter 06/30/2019	4 th Quarter / FY END 09/30/2019
TAR Balance (Account 1122 from the Balance Sheet)	\$86,502	\$69,870	\$92,264	\$95,456
Normal Repayment Agreement Balances (from TAR application)	\$2,005	\$0	\$0	\$1,032
TAR Balance Minus Normal Repayment Agreements	\$84,497	\$69,870	\$92,264	\$94,424
Shelter Rent (Account 3110 from the Operating Statement)	\$560,776	\$1,154,997	\$1,760,322	\$2,382,824
TAR Metric for TAR Overall	15.1 %	6.0 %	5.2 %	4.0 %
Cumulative TAR Rating 200				Operational Guidance

Cumulative TAR - 667	1 st Quarter 12/31/2018	2 nd Quarter 03/31/2019	3 rd Quarter 06/30/2019	4 th Quarter / FY END 09/30/2019
TAR Balance (Account 1122 from the Balance Sheet)	\$7,028	\$2,861	\$6,160	\$8,268
Normal Repayment Agreement Balances (from TAR application)	\$0	\$0	\$0	\$0
TAR Balance Minus Normal Repayment Agreements	\$7,028	\$2,861	\$6,160	\$8,268
Shelter Rent (Account 3110 from the Operating Statement)	\$282,538	\$564,427	\$847,521	\$1,124,144
TAR Metric for TAR Overall	2.5 %	0.5 %	0.7 %	0.7 %
Cumulative TAR Rating 667				No Findings

Cumulative TAR - 705	1 st Quarter 12/31/2018	2 nd Quarter 03/31/2019	3 rd Quarter 06/30/2019	4 th Quarter / FY END 09/30/2019
TAR Balance (Account 1122 from the Balance Sheet)	\$0	\$0	\$0	\$0
Normal Repayment Agreement Balances (from TAR application)	\$0	\$0	\$0	\$0
TAR Balance Minus Normal Repayment Agreements	\$0	\$0	\$0	\$0
Shelter Rent (Account 3110 from the Operating Statement)	\$0	\$0	\$0	\$0
TAR Metric for TAR Overall				
Cumulative TAR Rating 705				Not Applicable

Department of Housing and Community Development HAFIS - PMR Tenants Accounts Receivables (TAR) Report

Cumulative TAR - ALL	1 st Quarter 12/31/2018	2 nd Quarter 03/31/2019	3 rd Quarter 06/30/2019	4 th Quarter / FY END 09/30/2019
TAR Balance (Account 1122 from the Balance Sheet)	\$93,530	\$72,731	\$98,424	\$103,724
Normal Repayment Agreement Balances (from TAR application)	\$2,005	\$0	\$0	\$1,032
TAR Balance Minus Normal Repayment Agreements	\$91,525	\$72,731	\$98,424	\$102,692
Shelter Rent (Account 3110 from the Operating Statement)	\$843,314	\$1,719,424	\$2,607,843	\$3,506,968
TAR Metric for TAR Overall	10.9 %	4.2 %	3.8 %	2.9 %
Cumulative TAR Rating ALL				Operational Guidance

Department of Housing and Community Development
PMR Board Member Training Report

LHA: *Everett* Fiscal Year: **2019** Report Date: 1/17/2020

Total Number of Board Members:	5
Number of Board Members less than 90 days since election or appointment *	1
Number of Board Members with statutory requirement to complete training *	4
Number of Board Members who have completed training	3
Percentage	75%
Certifications Submissions Rating:	Operational Guidance

* Calculated as of 15 days after Fiscal Year End

Department of Housing and Community Development PMR Certification/Submissions Report

LHA: **Everett** Fiscal Year: **2019** Report Date: 1/17/2020

Operating Statements	Submitted	Days Late
Quarter Ending 12/31/2018	Yes	0
Quarter Ending 3/31/2019	Yes	0
Quarter Ending 6/30/2019	Yes	0
Quarter Ending 9/30/2019	Yes	0

TAR Submissions	Submitted	Days Late
Quarter Ending 12/31/2018	Yes	0
Quarter Ending 3/31/2019	Yes	0
Quarter Ending 6/30/2019	Yes	0
Quarter Ending 9/30/2019	Yes	0

Vacancy Submissions	Submitted	Days Late
Quarter Ending 12/31/2018	Yes	0
Quarter Ending 3/31/2019	Yes	0
Quarter Ending 6/30/2019	Yes	0
Quarter Ending 9/30/2019	Yes	0

Certifications/Submissions Rating:

No Findings

Everett**PMR Capital Benchmarks for LHA Fiscal Year 2019**

1. During the 3-Year reporting period, the housing authority's Formula Funding usage was as shown in the following table.
(Note that benchmark spending only includes Formula Funding, not any special awards such as Compliance Reserve or Sustainability).

Capital Spending For DHCD fy 2017 Through DHCD fy 2019		
Category	Amount per DHCD Records	Definitions
Formula Funding Balance at beginning of 3-Year reporting period	\$1,925,505	Sum of all Formula Funding awarded for fiscal years from 2011 through 2019 minus funds spent prior to fiscal year 2017.
Net Formula Funding Available (after taking out LHA Emergency Reserve)	\$1,636,680	Amount above (Formula Funding Balance) minus LHA Emergency Reserve.
Formula Funding Disbursed during the 3-Year reporting period.	\$1,482,678	Formula Funding Disbursed during the 3-Year reporting period.
% of Net Formula Funding Available disbursed during the 3-Year period	91%	Formula Funding Disbursed during the 3-Year period as a % of Net Formula Funding Available.
Capital Spending Rating	No Findings	Less than 50% - "Corrective Action"; 50% to 80% - "Operational Guidance"; otherwise "No Findings".

Table updated 11/19/2019 3:22:08 PM

2. According to DHCD records, your most recently required Capital Improvement Plan was submitted as noted below.

Capital Improvement Plan CIP-2020			
Capital Plan Due Date	6/15/2019	Performance Criteria Submitted on or before the due date --> "No Findings" Submitted up to 45 days late --> "Operational Guidance" Submitted more than 45 days late --> "Corrective Action"	
Capital Plan Submitted	5/13/2019		
Days Late	On Time		
Performance	No Findings		

Table updated 11/14/2019 2:51:06 PM

3. Projects which had disbursements during the 3-year reporting period:

Project Detail for Benchmark Spending fy2017 Through fy2019									
FISH Number	FISH Project Description	FISH TDC	Special Award	Special Spent	FF Spent Prior Period	FF Spent This Period	Special Contracted	FF Contracted	
093040	State-Wide CPS administered by EHA	\$1,500	\$0	\$0	\$0	\$1,500	\$0	\$0	
093043	2008 FF Master CFA	\$4,500	\$0	\$0	\$0	\$4,500	\$0	\$0	
093053	FF: Cherry Street Window Replacement	\$298,496	\$65,200	\$65,200	\$26,603	\$206,693	\$0	\$0	
093054	FF: Stoves Multiple locations	\$99,269	\$0	\$0	\$0	\$99,269	\$0	\$0	
093055	FF: Cherry St. Windows Phs.2 & 3	\$424,972	\$0	\$0	\$0	\$424,972	\$0	\$0	
093059	FF: Fire Alarm wireless upgrade	\$8,345	\$0	\$0	\$0	\$8,345	\$0	\$0	
093060	FF: Replace mixing valve for DHW	\$8,340	\$0	\$0	\$0	\$8,340	\$0	\$0	
093061	FF: Fire Alarm wireless upgrade	\$6,591	\$0	\$0	\$0	\$6,591	\$0	\$0	
093062	FF: New mailboxes	\$8,344	\$0	\$0	\$0	\$8,344	\$0	\$0	
093063	FF: ADA ramp repair	\$4,200	\$0	\$0	\$0	\$4,200	\$0	\$0	
093064	FF: ADA Ramp repairs	\$2,900	\$0	\$0	\$0	\$2,900	\$0	\$0	
093065	FF: Federal Pacific electrical panel replacement	\$219,167	\$0	\$0	\$0	\$219,167	\$0	\$0	
093066	FF: 17 Extraordinary Maintenance	\$134,000	\$134,000	\$134,000	\$0	\$0	\$0	\$0	
093067	FF: Duncan Road window replacement	\$684,205	\$0	\$0	\$0	\$452,855	\$0	\$231,350	
093069	Concrete stair replacement	\$36,490	\$0	\$0	\$0	\$4,832	\$0	\$0	
093070	Walkway replacement	\$13,800	\$0	\$0	\$0	\$9,540	\$0	\$0	

Project Detail for Benchmark Spending fy2017 Through fy2019									
FISH Number	FISH Project Description	FISH TDC	Special Award	Special Spent	FF Spent Prior Period	FF Spent This Period	Special Contracted	FF Contracted	
093071	Storm Door Replacement	\$169,068	\$0	\$0	\$0	\$16,050	\$0	\$0	
093072	Gutters and downspout replacement	\$60,636	\$0	\$0	\$0	\$4,580	\$0	\$0	
Totals		\$2,184,823	\$199,200	\$199,200	\$26,603	\$1,482,678	\$0	\$231,350	

Table updated 11/19/2019 3:25:01 PM

LHA Everett Housing Authority

Occupancy

Rating All: No Findings

Rating 667: No Findings

Rating 200: No Findings

Rating 705: Not Applicable

- ☐ Enter vacancies into system at least monthly and ensure that there are no duplicates. Reach out to HMS if accidental duplicates occur.
- ☐ Use online vacancy system, see user guide if need help. All vacancies must be reported; and quarterly certifications must be completed certifying all data is in system. Request waivers when applicable.
- ☐ Follow tenant selection best practices to improve vacancy turnover (pulling lists in CHAMP as soon as vacancy occurs and previewing list to prescreen in advance of vacancies as needed).
- ☐ Include unit turnovers in capital improvement plan.
- ☐ Engage in a management agreement or contract with private firms to help with heavy unit turnover.
- ☐ Review turnovers with staff weekly or biweekly to monitor status of vacant units.
- ☐ Develop plan for updating units with long term occupancy to limit turn over time at vacancy; family units may need consistent attentions o when lease up, condition is not affecting vacancy turnover time.
- ☐ Ensure that yearly inspection findings are addressed and address tenant damage/lease violations.
- ☐ Other:

Tenant Accounts Receivable (TAR)

Rating All: Operational Guidance

Rating 667: No Findings

Rating 200: Operational Guidance

Rating 705: Not Applicable

- ☒ Create or update rent collection policy and procedures and submit to DHCD for review, with supporting Board vote.
- ☒ Adhere to your rent collection policy and lease, i.e. sending notices, reminder letters, 14 day notice to quit, 30 day notice etc. Send notices to tenants early and frequently.
- ☐ Increase ways to accept rent payment, i.e. check scanners, lock boxes, electronic debit, autopay, etc.
- ☒ Report to credit bureau when resident has vacated unit with past due rent balance.
- ☒ Consider using small claims court (<https://www.mass.gov/info-details/massachusetts-law-about-small-claims>)
- ☒ Create written repayment agreements, either in house or court ordered, and ensure they are adhered to.
- ☒ Evaluate vacated balances to better understand what is collectible and what is unlikely to be collected. Don't allow tenant balances to build-up before doing lease enforcement. Review aged receivables report regularly.
- ☒ Set reasonable thresholds for commencing legal action.
- ☐ Ensure proper documentation of past due balances and collection efforts with tenants.
- ☐ Other:

Certifications and Reporting Submissions

Rating:

No Findings

☐

Submit all four quarterly vacancy certifications by the end of the month following the quarter end.

☐

Submit all four quarters of Tenants Accounts Receivables (TAR) application within 60 days of quarter end.

☐

Submit all four quarterly operating statements within 60 days of the quarter end.

☐

Schedule board meetings well in advance. Consider scheduling a backup date to ensure you are able to have your board vote/approval in time to meet reporting deadlines.

☐

Set a recurring appointment in your email calendar for help remembering reporting dates and deadlines.

☐

Other:

Adjusted Net Income/Revenue

Rating:

No Findings

Revenue:

☐

Update and adhere to rent collection policy

☐

Update marketing plan

☐

Update internal policies related to vacant unit turnover

☐

Review rent roll to identify outstanding rents and/or patterns of rent delinquency.

☐

Review operating statements to identify trends in revenue collection such as LHA-wide or development-centered rent issues.

☐

Follow tenant selection best practices to improve vacancy turnover (pulling lists in CHAMP as soon as vacancy occurs and previewing list to prescreen in advance of vacancies as needed)

☐

Set up repayment agreements with tenants as soon as tenant becomes in arrears; do not let large balances accrue.

☐

Make it easier for tenants to pay rent. For example, consider online payments, lockboxes for night time drop-off or extended office hours

☐

Review budget reports with both fee accountant/financial staff and your board to stay on top of revenue trends.

☐

Ensure rent determinations are completed regularly and are in adherence with DHCD policy

Expense:*Salaries*

- ☐ Monitor expenses throughout the year; over or underspending in certain budget lines, can be fixed by reducing or increasing other lines to ensure you stay within your ANUEL.
- ☐ Consider a reorganization of staff time/roles and improve processes.
- ☐ Hire temporary workers or offer overtime to current employees to pick up the workload of staff out on leave.
- ☐ Ensure your budget is in compliance with state and federal requirements regarding allocations.

Legal

- ☐ Review and if needed revise tenant selection process, rent collection process and notice to quit process to reduce evictions/legal costs.
- ☐ Start tracking or better estimate eviction costs based on historical averages throughout the year. If legal costs for evictions are running higher than expected, reduce other budget lines to ensure you stay within your ANUEL.
- ☐ If you qualify, use DHCD's regional attorney program.

Utilities

- ☐
- ☐ Use online resources such as WegoWise, MassEnergyInsight or software provided by your utility company to track and monitor utility usage. Review the usage monthly to look for unusual expenditures.
- ☐ Weatherize units to improve insulation. Reach out to maintenance director or DHCD staff for more information.
- ☐ Request a referral from your HMS to DHCD's sustainability coordinator if you are interested in saving money through the installation of low-flow toilets, showerheads, LED lights or other cost-savings, energy-efficient measures. DHCD frequently has incentive programs that pay for the procurement and installation of energy and water saving appliances and tools at your LHA.
- ☐ Ensure that you have an air conditioner policy that precludes a/c being in windows out of season/enforce policy if already in place.

Maintenance

- ☐ Develop or update your preventive maintenance, deferred maintenance and routine maintenance plans and review monthly with maintenance staff.
- ☐ Develop or update your procurement and purchasing policies and review with staff.
- ☐ Develop a system to schedule and track preventive maintenance, reach out to your facilities management specialist for assistance.
- ☐ If contractor costs are high, see if your current maintenance team can complete the work or if it is possible to contract with a tradesman.
- ☐ Consider bulk purchasing for supplies and shop around for the best deals.
- ☐ Consider investing (through purchase or maintenance) in equipment that may reduce hours spent on maintenance (such as a snow blower to reduce time shoveling).

- ☐ **Other:**

Operating Reserve

Rating:

No Findings

☐

Please refer to PHN 2018-04 and current budget guidelines for information on operating reserve

☐

An LHA may spend down to 35% of maximum reserve level without consulting DHCD, but the LHA must budget these expenses in the correct line items of their annual operating budget. If the expense occurred after DHCD approval of the annual operating budget, the LHA should submit a budget revision with these expenditures.

☐

Any expenditures from the operating reserve that will result in a projected operating reserve of less than 35% of maximum reserve level, requires *prior written approval* from DHCD, *unless the expenses are to resolve health and safety issues*.

☐

Each LHA must maintain a projected operating reserve of 20% of maximum reserve level, which *remains the minimum operating reserve level for all LHAs*.

☐

Other:

Board Member Training

Rating:

Operational Guidance

☐

Ensure you update the board attendance application with the most recent board members, and their term dates.

☒

Ensure each board member has a unique email for the board member training.

☐

Provide computer guidance as needed to help board members complete the training.

☒

Other: Continue to follow-up with individual board members who have not completed the training to offer assistance.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD) PMR Physical Condition Ratings		
Housing Authority	Everett Housing Authority	
Fiscal Year Ending	9/30/2019	
Housing Management Specialist	Lisa Taylor	
Facilities Management Specialist	Bob Arsenault	

Inspection and Work Order System Criteria		Rating
Inspections		
LHA conducted 100% of the unit inspections.		No Findings
Inspections report noted 100% of the necessary repairs in each unit.		Corrective Action
100% of inspection-related work orders were generated.		No Findings
Work order system identifies, tracks, and can produce reports for inspection work orders.		Operational Guidance
Inspection work orders were completed within 30 calendar days from the date of inspection, OR if cannot be completed within 30 calendar days, are added to the Deferred Maintenance Plan or included in the Capital Improvement Plan in the case of qualifying capital repairs (unless health/safety issue).		No Findings
Work Order System		
Emergency work orders defined per PMG, identified, tracked, reportable.		No Findings
Emergency work orders initiated within 24 to 48 hours.		No Findings
Vacancy work orders identified, tracked and reportable.		No Findings
Vacancy work orders were completed within 30 calendar days or if not completed within that timeframe, LHA has a waiver.		No Findings
Comprehensive Preventive Maintenance Program exists & preventive work orders identified, tracked, and reportable.		No Findings
Routine work orders identified, tracked, reportable and completed regularly.		Operational Guidance
Requested work orders are identified, tracked and reportable.		No Findings
Requested work orders were completed in 14 calendar days from the date of tenant request or if not completed within that timeframe (and not a health or safety issue), the task was added and completed in a timely manner as a part of the Deferred Maintenance Plan and/or CIP.		No Findings
LHAs have a 24 hour system for responding to emergencies and have distributed definition of emergency to residents, staff and answering service (if applicable).		No Findings

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD)
PMR Physical Condition Report

For a detailed report of the Performance Management Review (PMR), please contact the Local Housing Authority

Housing Authority	Everett Housing Authority
Fiscal Year Ending	9/30/2019
Housing Management Specialist	Lisa Taylor
Facilities Management Specialist	Bob Arsenault

Health and Safety Violations. Must be initiated within 24 to 48 hours. If the box below is not checked, you did not have any health and safety violations.

☒ DHCD will provide a list of health and safety violations found. Inspection reports will be provided by your HMS. The health and safety items have an 'X' in the HS column of the inspection report. Actions to correct these violations must be initiated within 24 to 48 hours. When you have completed work orders for these items send documentation to dhcd-phinspectionviolations@massmail.state.ma.us. In the subject line please indicate the LHA Name and the PMR Year. If health and safety violations are not resolved within 60 days, DHCD will follow-up with a second site visit.

Criteria A: LHA conducted 100% of the unit inspections - No Findings

- ☐ Look to a nearby LHA for help with inspections (formulate a management agreement)
- ☐ Attend a Regional DHCD-led Inspection Training (in person)
- ☐ Refer to Property Maintenance Guide - Chapter 3 on Inspections See Handout B
- ☐ Consider Organization of Staff (see Chapter 4 of PMG) See Handout B
- ☐ Develop/Improve internal organizational processes and procedures to ensure you are properly scheduling, tracking, and documenting inspections throughout the year.
- ☐ Consider software (web-based applications) or Excel/Access to help you conduct/track/document inspections See Handout H
- ☐ Schedule your inspections throughout the year (by development or by anniversary date), rather than once a year
- ☐ Hire a qualified contractor (contact the DHCD Compliance Specialist (#617-573-1100 or dhcd-publichousingprocurement@massmail.state.ma.us) for procurement information)

Additional Notes:

Criteria B: Inspection report noted 100% of the necessary repairs in each unit - Corrective Action

- ☐ Unable to make recommendations as did not notify tenants of possible inspections
- ☒ Attend a Regional DHCD-led Inspection Training (in person)
- ☒ Look into maintenance trainings offered by MAHAMS See Handout L
- ☒ Include tenant violations in inspection reports
- ☒ Review state sanitary code (https://www.mass.gov/files/documents/2016/07/pv/105cmr410_0.pdf)

Additional Notes:

Conduct methodical inspections of every unit. Consider attending inspection training.

Criteria C: 100% of inspection-related work orders were generated - No Findings

- ☐ Attend a Regional DHCD-led Inspection Training (in person)
- ☐ Refer to Property Maintenance Guide - Chapter 3 on Inspections See Handout B
- ☐ Ensure all tenant violations are included in the inspection report and that these violations are followed-up on by administrative staff with the tenant.
- ☐ Develop internal organizational processes and procedures to ensure you are properly generating and tracking inspection work orders throughout the year
- ☐ Improve internal organizational processes and procedures to ensure you are properly generating and tracking inspection work orders throughout the year
- ☐ Consider software (web-based applications) or Excel/Access to help you conduct/generate/track inspections See Handout H

Additional Notes:

Work Order System Identifies, Tracks, and Can Produce Reports for the Following

Criteria D: Inspection - Operational Guidance
Criteria F: Emergency (defined per PMG) - No Findings
Criteria H: Vacancy - No Findings
Criteria K: Routine - Operational Guidance
Criteria L: Requested - No Findings

- ☐ Consider software (web-based applications) or Excel/Access to help you generate/track/close out work orders See Handout H
- ☑ Refer to Property Maintenance Guide - Chapters 1 to 3 on Work Order Systems See Handout B
- ☑ Refer to PHN 2016-16 and 2016-36 and 2018-8 on Maintenance Aspects of Performance Management Review See Handout C+D
- ☑ Train staff on work order types and how to input them into your work order system/If you use web-based software, reach out to your vendor for training/training materials/changes to the software See Handout K + Software Handouts (M, N, or O) If Applicable
- ☑ LHA should align work order types, their priorities and a definition of what is considered an emergency with the Property Maintenance Guide (Pages I-5 to I-10) See Handout B + K
- ☑ Look to other LHAs with strong work order systems/processes and procedures around work orders and ask for their assistance
- ☐ Definition of Emergency Work Orders Should Be Conditions (no matter the time of day) which are immediately threatening to the life or safety of your residents, staff, or structures. LHA should create emergency list and distribute to staff and tenants. Produce emergency work orders for any work that is on list and initiate work within 24 to 48 hours. See Handout J
- ☑ LHA should establish a system of move out inspections for all vacant units. Produce work orders from those move out inspection reports, and list on work order time spent working on turnover, date turnover was started and date finished, list of work done, and material used.

Additional Notes:

Everett Housing Authority creates many work orders, but we find that most of the work orders are mislabeled.

Timely Completion of Work Order Types

Criteria E: Inspection - No Findings
Criteria G: Emergency - No Findings
Criteria I: Vacancy - No Findings
Criteria M: Requested - No Findings

- ☐ Consult DHCD's list of work order types, their priorities and a definition of what is considered an emergency See Handout J + K
- ☐ Refer to Property Maintenance Guide - Chapters 1 to 3 on Work Order Systems See Handout B
- ☐ Refer to PHNs 2016-16 and 2016-36 and 2018-8 on Maintenance Aspects of Performance Management Review See Handout C + D
- ☐ Vacancy turnovers should be completed within 30 calendar days or less. If cannot complete work within 30 days, LHA should contact Housing Management Specialist for a waiver. Use Online Vacancy System to Apply for Waivers (see PHN 2013 - 07) for Waiver Types (if waiver-eligible) See Handout G
- ☐ Consider Use of Capital Improvement Plan (CIP) for Capital Projects (see PHN 2012-22 for Capital vs. Operating funds; Contact Your Project Manager or RCAT for More Information) See Handout I
- ☐ Hire a qualified contractor (if plan to procure, contact DHCD Compliance Specialist (#617-573-1100 or dhcd-publichousingprocurement@massmail.state.ma.us) for procurement information
- ☐ Schedule your inspections throughout the year (by development or by anniversary date), rather than once a year
- ☐ Train staff on work order types and how to input them into your work order system/If you use web-based software, reach out to your vendor for training/training materials/changes to the software See Handout K + Software Handouts (M, N or O) If Applicable
- ☐ Consider software (web-based applications) or Excel/Access to help you generate/track/close out work orders See Handout H
- ☐ Consider Use of a Deferred Maintenance Plan/Operating Funds (Talk to Facilities Management Specialist and/or Housing Management Specialist)
- ☐ Look into Maintenance trainings offered by MAHAMS See Handout L
- ☐ Look into Dwelling Unit Inspection trainings offered by DHCD
- ☐ Look to other LHAs with strong work order systems/processes around work orders and ask for their assistance (possibly formulate a management agreement)
- ☐ Request Vacant Unit Funds (see PHN 2016-34 for more information) See Handout F
- ☐ Look for other external funding sources
- ☐ Build a broader vendor network (to ensure timely delivery of parts/materials)
- ☐ Consider Organization of Staff (see Chapter 4 of PMG) See Handout B

Additional Notes:

Emergency Work Order:

Vacancy Work Order:

Timeliness Requested Work Order:

Timeliness of Inspection Work Order:

Criteria J: Comprehensive Preventive Maintenance Program Exists + Preventive Work Orders Identified, Tracked, Reportable - No Findings

- ☐ Refer to the Property Maintenance Guide (Pages I-23 to I-32 and Pages 8-7 to 8-26) See Handout B
- ☐ Refer to Annual PHNs on this topic, latest of which was PHN 2016-18 "Preventive Maintenance Monthly Reminders" See Handout E
- ☐ Process to schedule, generate, prioritize, and track work orders as a part of the Preventive Maintenance Program (consider using software to automate processes where possible) See Handout H
- ☐ Designate one person with the responsibility of reviewing/updating the Preventive Maintenance Program on a regular basis, as well as in real-time as new equipment is purchased
- ☐ Create a Preventive Maintenance Program/Plan that helps in the upkeep of all buildings and equipment. Work orders should be created and closed for all items on Preventive Maintenance Plan; Consult the Property Maintenance Guide (Pages I-23 to I-32) and Public Housing Notices 2016 - 18 "Preventive Maintenance Reminders" for how to develop a Preventive Maintenance Program See Handout B
- ☐ Consider software (web-based applications) or Excel/Access to help you generate/track/close out work orders See Handout H
- ☐ Refer to Property Maintenance Guide - Chapters 1 to 3 on Work Order Systems See Handout B
- ☐ Refer to PHN 2016-16 and 2016-36 and 2018-8 on Maintenance Aspects of Performance Management Review See Handout C+D
- ☐ Train staff on work order types and how to input them into your work order system/If you use web-based software, reach out to your vendor for training/training materials/changes to the software See Handout K + Software Handouts (M, N, or O) If Applicable
- ☐ Look to other LHAs with strong work order systems/processes and procedures around work orders and ask for their assistance

Additional Notes:

Criteria N: 24 Emergency Response System, Distributed Emergency Definition to Residents, Staff, and Answering Service (if applicable) - No Findings

- ☐ Create an Emergency System that Is Available 24 Hours a Day (if plan to procure, contact DHCD Compliance Specialist (#617-573-1100 or dhcd-publichousingprocurement@massmail.state.ma.us))
- ☐ Refer to Property Maintenance Guide (Pages I-5 to I-10) on Emergencies and System Setup See Handout B
- ☐ LHA should create a list of emergency items and distribute to all staff, tenants and answering service if have one. Produce emergency work orders for any work that is on your emergency list and initiate work within 24 to 48 hours. See Handout J

Additional Notes: