

Overview and Certification

Norwood 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\(4\)\(a\)\(4\)](#).

Overview and Certification

The Norwood 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. Public Comments and LHA Responses
 - b. Tenant Satisfaction Survey 667 Program
 - c. Tenant Satisfaction Survey 200 and 705 Program
 - d. Performance Management Review
 - e. Management and Occupancy Review for Frank L. Walsh Apartments – Shattuck School Building
 - f. Management and Occupancy Review for Frank L. Walsh Apartments – Phase 2

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 |
|--------|---------|---------------------------|-----------|------------|----------------|
| 667-03 | Elderly | NAHATAN VILLAGE 667-03 | 5 | 1968 | 72 |
| 667-04 | Elderly | NAHATAN VILLAGE 667-04 | 5 | 1973 | 80 |
| 200-01 | Family | WASHINGTON HEIGHTS 200-01 | 51 | 1951 | 75 |
| 667-01 | Elderly | WILLOWOOD 667-01 | 7 | 1961 | 50 |
| 667-02 | Elderly | WILLOWOOD 667-02 | 4 | 1965 | 36 |
| Total | | | 72 | | 313 |

The following development(s) operate under a combination of state and federal requirements, including HUD's Section 8 New Construction and Substantial Rehabilitation Program (see the Glossary for a program description).

| Dev No | Type | Development Name | Num Bldgs | Year Built | Dwelling Units |
|--------|---------|-----------------------|-----------|------------|----------------|
| 667-05 | Elderly | FRANK L. WALSH 667-05 | 6 | 1979 | 72 |

Overview and Certification**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.

Norwood Housing Authority manages 17 MRVP vouchers.

Federally Assisted Developments

Norwood Housing Authority also manages Federally-assisted public housing developments and/or federal rental subsidy vouchers serving 437 households.

LHA Central Office

Norwood Housing Authority
40 William Shyne Circle, Norwood, MA, 02062
Stephen Merritt, Executive Director
Phone: 781-762-8115
Email: smerritt@norwoodha.org

LHA Board of Commissioners

| | <u>Role</u> | <u>Category</u> | <u>From</u> | <u>To</u> |
|------------------------|-------------|-----------------|-------------|------------|
| Kevin Flaherty | Member | State Appointee | 07/02/2016 | 07/02/2021 |
| Patricia Griffin Starr | Chair | | 04/01/2016 | 04/01/2021 |
| Judith Langone | Vice-Chair | | 04/03/2018 | 04/05/2023 |
| Jennifer Polito | Treasurer | | 06/09/2020 | 04/01/2025 |
| Anne White Scoble | Member | | 04/01/2019 | 04/02/2024 |

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. | 06/04/2020 |
| B. | Advertise the public hearing in public postings. | 06/04/2020 |
| 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. | 06/04/2020 |
| 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. | 07/21/2020 |
| G. | Executive Director presents the Annual Plan to the Board. | 08/04/2020 |
| H. | Board votes to approve the AP. | 08/04/2020 |

Certification

CERTIFICATION FOR SUBMISSION OF THE ANNUAL PLAN

I, Stephen Merritt, Executive Director of the Norwood 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: 09/03/2020

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) | \$1,607,286.67 | | Total of all FF awards minus prior FF spending |
| LHA Emergency Reserve | \$241,093.00 | | Amount to reserve for emergencies |
| Net FF Funds (First 3 Years of the CIP) | \$1,366,193.67 | \$1,288,129.86 | Funds to plan & amount actually planned in the first 3 years of the CIP |
| ADA Set-aside | \$14,190.37 | \$13,415.00 | 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) | \$1,352,003.30 | \$1,274,714.86 | Funds awarded by DHCD to be used on projects selected by the LHA and approved by DHCD. |
| Special DHCD Funding | \$92,643.98 | \$92,643.98 | 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 | \$1,458,837.65 | \$1,380,773.84 | 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)**Regional Capital Assistance Team**

Norwood Housing Authority participates in the Regional Capital Assistance Team (RCAT) program and project implementation responsibilities are as follows:

- o For projects with construction cost under \$10,000, the LHA has the sole responsibility to initiate, implement and manage the project. RCAT offers technical assistance upon request.
- o For projects with construction cost between \$10,000 and \$100,000 the RCAT will have lead responsibility to initiate, implement and manage the project with both DHCD and LHA involvement and oversight throughout the process. For projects in this range, the LHA will work with the RCAT Project Manager who will contact the LHA to initiate projects.
- o For projects with construction cost over \$100,000, or projects below that threshold that are complex or have a subsequent phase that exceeds \$100,000 construction cost, DHCD will take the lead and draft a WO or RFS to hire a designer to prepare plans and specs. RCAT will not be involved in the implementation of projects in this range and the LHA will continue to work directly with the DHCD Project Manager and DHCD design staff.

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 |
|------------------------|---|---------------------------|------------|----------------------------|--------------|----------------|---------|-----------|-----------|-----------|
| 220041 | 2008 FF Master CFA | WASHINGTON HEIGHTS 200-01 | \$4,950 | \$4,950 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 220062 | FY19 SUS ANF ENERGY Furnaces (15) | WASHINGTON HEIGHTS 200-01 | \$204,828 | \$197,310 | \$0 | \$7,518 | \$0 | \$0 | \$0 | \$0 |
| 220063 | FF: Refurbish or replacement of exterior siding | WASHINGTON HEIGHTS 200-01 | \$490,660 | \$462,843 | \$0 | \$27,818 | \$0 | \$0 | \$0 | \$0 |
| 220064 | Entryway Stairway Replace or Repair | WASHINGTON HEIGHTS 200-01 | \$97,980 | \$92,979 | \$0 | \$5,002 | \$0 | \$0 | \$0 | \$0 |
| 220065 | Install GFIs 667-3 | NAHATAN VILLAGE 667-03 | \$90,311 | \$0 | \$0 | \$90,311 | \$0 | \$0 | \$0 | \$0 |
| 220066 | Exterior siding & Storm Doors Replacement - Phase 2 | WASHINGTON HEIGHTS 200-01 | \$593,375 | \$11,245 | \$15,598 | \$582,130 | \$0 | \$0 | \$0 | \$0 |
| • | Exterior Siding & Entry Stairway Replacements - Phase 3 | WASHINGTON HEIGHTS 200-01 | \$425,500 | \$0 | \$0 | \$0 | \$1,305 | \$218,024 | \$206,172 | \$0 |
| • | Exterior Siding & Entry Stairway Replacements - Phase 4 | WASHINGTON HEIGHTS 200-01 | \$425,500 | \$0 | \$0 | \$0 | \$0 | \$0 | \$191,331 | \$234,170 |
| • | Chimney Repair, Repoint & Seal - 667-1 & 667-2 | WILLOWOOD 667-01 | \$71,680 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$71,688 |
| • | Facade Repairs 667-3 & 667-4 | NAHATAN VILLAGE 667-03 | \$68,850 | \$0 | \$0 | \$0 | \$0 | \$68,850 | \$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 |
|------------------------|--|------------------------|--------------------|----------------------------|-----------------|------------------|------------------|------------------|------------------|------------------|
| • | Storm Door Replacement- 667-3 & 667-4 | NAHATAN VILLAGE 667-03 | \$129,750 | \$0 | \$0 | \$0 | \$129,750 | \$0 | \$0 | \$0 |
| • | Window and Exterior Aluminum Siding Replacement. | NAHATAN VILLAGE 667-03 | \$879,925 | \$0 | \$0 | \$0 | \$0 | \$0 | \$23,367 | \$136,026 |
| • | Repair Roadways - Walkways - Sidewalks 667-03 & 04 Phase 2 | NAHATAN VILLAGE 667-03 | \$250,068 | \$0 | \$0 | \$112,446 | \$137,623 | \$0 | \$0 | \$0 |
| • | Kitchen modernization | WILLOWOOD 667-01 | \$519,527 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$45,075 |
| • | Kitchen modernization | WILLOWOOD 667-02 | \$618,453 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$53,658 |
| TOTALS | | | \$4,871,357 | \$769,326 | \$15,598 | \$825,223 | \$268,678 | \$286,874 | \$420,869 | \$540,615 |

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 |
| 220062 | FY19 SUS ANF ENERGY Furnaces (15) | Furnaces (15) | \$0 | \$0 | \$32,000 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 220063 | FF: Refurbish or replacement of exterior siding | lead paint removal | \$0 | \$20,435 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 220065 | Install GFIs 667-3 | GFIs asbestos abatement | \$0 | \$90,311 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTALS | | | \$0 | \$110,746 | \$32,000 | \$0 | \$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.

Norwood Housing Authority has submitted an Alternate CIP with the following justification:

- Projected spending on projects currently in bidding or construction exceeds Cap Share in one or more years of the CIP.
- We have urgent projects that require excess spending in year 1 or 2.

Projected spending on projects currently in construction exceeds Cap Share in year 1 of the CIP. LHA also have urgent projects that require excess spending in year 1 & 2

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.

Norwood Housing Authority has not requested additional funding.

3. Overall goals of the Housing Authority's CIP

The NHA Goals are to complete the residing of the 200-1 development. Phase 2 is currently in bid phase, (5-22-20), and the work will likely require phases 3 & 4 due to costs. The NHA also has planned GFI installation in this plan at the 667-3 development. The 667 1-4 developments are in need of updating and will enter the plan in next round.

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:

No significant changes.

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 05/20/2020.

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 03/20/2020.

8. Project priorities

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

9. High priority deficiencies

We have included all of our high priority (CPS priority 1 and 2) projects in our CIP.

10. Accessibility

We are not aware of any accessibility deficiencies in our portfolio.

11. Special needs development

Norwood 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 4/2019 to 3/2020.

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 |
| | 667-03 | | | 200-01 |

The 667-3 development is our only all electric development. Since it is an elderly development it is difficult to achieve less than \$ 100 pum with the electric heat being used. The buildings were built in the 1960's and are not by nature up to current standards as to energy efficiency. We will study alternatives.

The 200-1 development is our 75 unit family development. Water usage below \$ 60 PUM is in practially impossible with families in 2 -3 bedroom units. We do install water efficient toilets and showerheads on a replacement basis through our operating budget.

13. Energy or water saving initiatives

Norwood 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.)

0% c. 667 (DHCD Goal 2%)

0% c. 200 (DHCD Goal 2%)

0% c. 705 (DHCD Goal 2%)

15. Vacancies

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

CIP Approval For Norwood Housing Authority for FY 2021

Formula Funding Capital Improvement Plan (CIP), WorkPlan 5001

10/20/2020

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

- Your LHA participates in the Regional Capital Assistance Team (RCAT) program and project implementation responsibilities are as follows:
 - o For projects with construction cost under \$10,000, the LHA has the sole responsibility to initiate, implement and manage the project. RCAT will offer technical assistance upon your request. DHCD recently revised the Small Project Guide to address statutory and policy changes. It is available on the web at <http://www.mass.gov/hed/docs/dhcd/ph/small-projects/dhcdsmallprojectsguide.pdf>. The Guide contains step-by-step instructions to help you make sure that your projects are done efficiently, cost-effectively and according to applicable statutes, rules and regulations. Please be sure to complete projects in accordance with the requirements and procedures described in the Guide.
 - o For projects with construction cost between \$10,000 and \$100,000 the RCAT will have lead responsibility to initiate, implement and manage the project with LHA involvement and oversight throughout the process. If you have projects in this range, you will be working with your RCAT Project Manager who will contact you to initiate your project(s). Please note that DHCD has increased the threshold for independent implementation to \$100,000 construction cost in response to the passage of Chapter 218. Projects with an estimated Construction cost greater than \$25,000 still require soliciting the professional services of an architect or engineer. (See DHCD Small Project guide "When to Hire a Designer" (<http://www.mass.gov/hed/docs/dhcd/ph/small-projects/dhcdsmallprojectsguide.pdf>)). The RCAT may be able to provide "In House" specifications with an estimated construction cost greater than \$25,000, but requires the approval of DHCD before proceeding.
 - o For projects with construction cost over \$100,000, or projects below that threshold that are complex or have a subsequent phase that exceeds \$100,000 construction cost, DHCD will take the lead and draft a WO or RFS to hire a designer to prepare plans and specs. At this point, RCAT will not be involved in the implementation of projects in this range and you will continue to work directly with your DHCD Project Manager and DHCD design staff.

There are no projects to be managed independently by the LHA or RCAT.

Projects for which the Primary PM is DHCD or RCAT - Large**

| CPS Number | FISH # | Project Name | TDC Amount * | Other Funding | DHCD Staff Arch/ Eng | WO/RFS Date |
|----------------------------|--------|---|--------------|---------------|----------------------|-------------|
| 220-667-03-S01-16-146 5 | 220068 | Repair Roadways - Walkways - Sidewalks 667-03 & 04 Phase 2 | \$250,068.00 | \$0.00 | Boxend | 12/22/2020 |

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.

* Where the TDC is followed by an asterisk the project has been indicated as 'Complex' by DHCD.

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

This document was created on 10/20/2020 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 | 781-762-8117 | 4:30pm - 7:30am |
| Call LHA at Phone Number | 781-762-8117 | 24 hrs, |

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 Norwood 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 | 781-762-8117 | 4:30pm - 7:30am |
| Call Housing Authority Office | 781-762-8117 | 24hrs |
| Submit Online at Website | | |
| Email to Following Email | maintenance@norwoodha. | 24hrs |
| 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: HAB

Work order classification used:

| | |
|--------------------------|---|
| Emergency | ✓ |
| Vacancy | ✓ |
| Preventative Maintenance | ✓ |
| Routine | |
| Inspections | ✓ |
| Tenant Requests | ✓ |

B. We do not 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 Norwood 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 Norwood Housing Authority places high priority on the maintenance of its inventory of apartments, buildings and grounds. We promptly respond to all maintenance calls and our answering service allows us to respond to emergency work after regular hours. Our residents continuously and consistently praise our maintenance team in community meetings. Our PMRs have been consistently high in this regard and of the few items found in inspections, none have been chronic. Our grounds have very good curb appeal and we strive to have our properties equal or better looking to the neighboring community buildings.

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

We have worked to improve our inventory systems to cut down on excess stocked items. We also replaced the mechanic's work van with a new Ford Transit Van and also purchased a trailer for our landscape equipment.

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

We plan to implement tablet based work order and inspection systems through our MRI software and Android tablets that we have procured from our cell phone provider. We also look to maintain our safety and sanitizing protocols in response to the Covid-19 Pandemic.

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 | \$460,277.00 | \$60,000.00 |
| Last Fiscal Year Actual Spending | \$426,147.00 | \$31,916.00 |
| Current Fiscal Year Budget | \$468,711.00 | \$123,000.00 |

E. Unit Turnover Summary

| | |
|---|---------|
| # Turnovers Last Fiscal Year | 26 |
| Average time from date vacated to make Unit "Maintenance Ready" | 40 days |
| Average time from date vacated to lease up of unit | 55 days |

Attachments

These items have been prepared by the Norwood 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.

DHCD Review Comment Regarding the Attachments

DHCD staff have reviewed the LHA's maintenance plan attachments and have the following comments:

NHA did not provide their preventative maintenance plan or schedule.

PREVENTIVE MAINTENANCE PROGRAM

Preventive maintenance is part of the planned or scheduled maintenance program of the Norwood Housing Authority. The purpose of the scheduled maintenance program is to allow the Authority to anticipate maintenance requirements and make sure the Authority can address them in the most cost-effective manner. The preventive maintenance program focuses on the major systems that keep the properties operating. These systems include heating and air conditioning, electrical, life safety and plumbing.

General Operating Systems

The heart of any preventive maintenance program is a schedule that calls for the regular servicing of all systems. The development of this schedule begins with the identification of each system or item that must be checked and serviced, the date it must be serviced, and the individual responsible for the work. The servicing intervals and tasks for each system must be included in the schedule. The completion of all required tasks is considered a high priority for the Norwood Housing Authority. See Attachment #4 for Preventative Maintenance Task and Schedule.

A specific program will be developed for each system. This program shall include a list of the scheduled service maintenance for each system and the frequency and interval at which that service must be performed. The equipment and materials required to perform the service will be listed as well so that they will be on hand when needed. An assessment of the skills or licensing needed to perform the tasks will also be made to determine if an outside contractor must be used to perform the work. The preventive maintenance schedule must be updated each time a system is added, updated, or replaced.

NORWOOD HOUSING AUTHORITY

DEFERRED MAINTENANCE PLAN

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. Deferred Maintenance should not be confused with capital projects that would be included in the Capital Improvement Plan (CIP). No emergency work order should be categorized as Deferred. Any work order meeting the definition of deferred must be categorized as such within 45 days of issuance of the work order.

Deferred Maintenance is used in the following situations:

1. Vacant Unit Turnover

- Anything noticed during inspection that can wait until unit is vacant.
Example: Carpet replacement and counter top replacement.

2. Items that cannot be done because of season

- Example: Landscaping

3. Lack of Funding

- During a yearly inspection it was noticed that items in common areas needed to be repaired/replaced, (ie. Fencing, painting, flooring etc..). Due to budget limitations these items have to be deferred to a future budgetary cycle and moved to the Deferred Maintenance Designation. When budget permits the necessary work will be completed.

4. Upkeep and Organizational Tasks

- Anything above and beyond cleaning of community centers and offices. Example: strip and wax office floors, shampoo carpets and painting offices and community centers.

How to add items to the Deferred Maintenance Plan:

- Item
- Date Added to Deferred Maintenance Module
- Item Description
- Site or Unit Number
- Reason Deferred
- Estimated Cost
- Materials Needed
- Original Work Order Number
- Target Completion Date
- Other Comments

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, except as noted in the list of budgets below.

Budgets included in this Annual Plan:

- 1.Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Norwood Housing Authority , except as noted for separate budgets on the following pages.

- 2.Frank L. Walsh

LHA Comments

The NHA 2020 budget was prepared prior to any Covid-19 Issues came to be. That pandemic will undoubtedly effect the final spending of the NHA and other local housing authorities in the Commonwealth. The NHA is working to keep our residents and staff safe through all of this. We will be altering the methodology that we use to operate by decreasing the personal meetings between residents and staff through more reliance on remote paper processing. We will also be installing safety barriers in our office to facilitate some face to face meetings behind proper barriers. Our Resident Services Department, which is funded through our operating budget in the instance of service to the residents of state aided housing, is extremely active in assisting our residents in concert with local agencies. Food insecurity, Refer also to the Performance Management Review (PMR) section of this Annual Report for the LHA's response to a "Corrective Action" finding for the "Adjusted Net Income" rating.

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 Norwood Housing Authority operating reserve at the end of fiscal year 2019 was \$568,552.00, which is 69.8% 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 Norwood Housing Authority , except as noted for separate budgets on the following pages. | | | | | | |
|---|--|------------------------------|------------------------------|------------------------------|--|--|
| 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 | \$1,596,077.00 | \$1,684,923.00 | \$1,667,744.00 | -1% | \$444.02 |
| 3111 | Shelter Rent - Tenants - Fraud/Retroactive | \$0.00 | \$0.00 | \$0.00 | 0% | \$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 | \$150.00 | \$571.00 | \$150.00 | -73.7% | \$0.04 |
| 3611 | Interest on Investments - Restricted | \$0.00 | \$0.00 | \$0.00 | 0% | \$0.00 |
| 3690 | Other Revenue | \$16,000.00 | \$8,807.00 | \$16,000.00 | 81.7% | \$4.26 |
| 3691 | Other Revenue - Retained | \$0.00 | \$2,634.00 | \$0.00 | -100% | \$0.00 |
| 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) | \$73,539.00 | \$22,827.00 | \$233,976.00 | 925% | \$62.29 |
| 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 | \$1,685,766.00 | \$1,719,762.00 | \$1,917,870.00 | 11.5% | \$510.62 |

| Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Norwood Housing Authority , except as noted for separate budgets on the following pages. | | | | | | |
|---|--|------------------------------|---------------------------|------------------------------|---|--|
| 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 | \$255,884.00 | \$255,884.00 | \$276,538.00 | 8.1% | \$73.63 |
| 4120 | Compensated Absences | \$0.00 | \$6,080.00 | \$0.00 | -100% | \$0.00 |
| 4130 | Legal | \$6,400.00 | \$4,405.00 | \$6,400.00 | 45.3% | \$1.70 |
| 4140 | Members Compensation | \$8,469.00 | \$8,296.00 | \$10,153.00 | 22.4% | \$2.70 |
| 4150 | Travel & Related Expenses | \$3,880.00 | \$1,498.00 | \$3,880.00 | 159% | \$1.03 |
| 4170 | Accounting Services | \$11,916.00 | \$11,916.00 | \$12,516.00 | 5% | \$3.33 |
| 4171 | Audit Costs | \$8,706.00 | \$8,616.00 | \$8,706.00 | 1% | \$2.32 |
| 4180 | Penalties & Interest | \$0.00 | \$0.00 | \$0.00 | 0% | \$0.00 |
| 4190 | Administrative Other | \$39,815.00 | \$36,341.00 | \$39,815.00 | 9.6% | \$10.60 |
| 4191 | Tenant Organization | \$1,059.00 | \$1,599.00 | \$1,059.00 | -33.8% | \$0.28 |
| 4100 | TOTAL ADMINISTRATION | \$336,129.00 | \$334,635.00 | \$359,067.00 | 7.3% | \$95.60 |
| 4310 | Water | \$169,041.00 | \$179,904.00 | \$176,846.00 | -1.7% | \$47.08 |
| 4320 | Electricity | \$201,886.00 | \$217,003.00 | \$218,155.00 | 0.5% | \$58.08 |
| 4330 | Gas | \$105,820.00 | \$117,060.00 | \$128,610.00 | 9.9% | \$34.24 |
| 4340 | Fuel | \$0.00 | \$0.00 | \$0.00 | 0% | \$0.00 |
| 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 | \$476,747.00 | \$513,967.00 | \$523,611.00 | 1.9% | \$139.41 |

| Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Norwood Housing Authority , except as noted for separate budgets on the following pages. | | | | | | |
|---|---------------------------------------|------------------------------|---------------------------|------------------------------|--|--|
| 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 | \$284,329.00 | \$276,301.00 | \$292,763.00 | 6% | \$77.95 |
| 4420 | Materials & Supplies | \$75,000.00 | \$56,651.00 | \$75,000.00 | 32.4% | \$19.97 |
| 4430 | Contract Costs | \$100,948.00 | \$93,195.00 | \$100,948.00 | 8.3% | \$26.88 |
| 4400 | TOTAL MAINTENANCE | \$460,277.00 | \$426,147.00 | \$468,711.00 | 10% | \$124.79 |
| 4510 | Insurance | \$61,897.00 | \$57,545.00 | \$62,393.00 | 8.4% | \$16.61 |
| 4520 | Payment in Lieu of Taxes | \$2,700.00 | \$2,700.00 | \$2,700.00 | 0% | \$0.72 |
| 4540 | Employee Benefits | \$249,611.00 | \$248,842.00 | \$263,378.00 | 5.8% | \$70.12 |
| 4541 | Employee Benefits - GASB 45 | \$0.00 | \$154,029.00 | \$0.00 | -100% | \$0.00 |
| 4542 | Pension Expense - GASB 68 | \$0.00 | \$0.00 | \$0.00 | 0% | \$0.00 |
| 4570 | Collection Loss | \$0.00 | \$10,151.00 | \$0.00 | -100% | \$0.00 |
| 4571 | Collection Loss - Fraud/Retroactive | \$0.00 | \$0.00 | \$0.00 | 0% | \$0.00 |
| 4580 | Interest Expense | \$0.00 | \$0.00 | \$0.00 | 0% | \$0.00 |
| 4590 | Other General Expense | \$0.00 | \$0.00 | \$0.00 | 0% | \$0.00 |
| 4500 | TOTAL GENERAL EXPENSES | \$314,208.00 | \$473,267.00 | \$328,471.00 | -30.6% | \$87.45 |
| 4610 | Extraordinary Maintenance | \$60,000.00 | \$31,916.00 | \$123,000.00 | 285.4% | \$32.75 |
| 4611 | Equipment Purchases - Non Capitalized | \$12,455.00 | \$3,397.00 | \$25,945.00 | 663.8% | \$6.91 |
| 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 | \$310,630.00 | \$0.00 | -100% | \$0.00 |
| 4600 | TOTAL OTHER EXPENSES | \$72,455.00 | \$345,943.00 | \$148,945.00 | -56.9% | \$39.66 |
| 4000 | TOTAL EXPENSES | \$1,659,816.00 | \$2,093,959.00 | \$1,828,805.00 | -12.7% | \$486.90 |

| Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Norwood Housing Authority , except as noted for separate budgets on the following pages. | | | | | | |
|---|---------------------------------------|----------------------|---------------------|----------------------|--|--|
| 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 | \$1,685,766.00 | \$1,719,762.00 | \$1,917,870.00 | 11.5% | \$510.62 |
| 4000 | TOTAL EXPENSES | \$1,659,816.00 | \$2,093,959.00 | \$1,828,805.00 | -12.7% | \$486.90 |
| 2700 | NET INCOME (DEFICIT) | \$25,950.00 | \$-374,197.00 | \$89,065.00 | -123.8% | \$23.71 |
| 7520 | Replacements of Equip. - Capitalized | \$38,735.00 | \$51,126.00 | \$16,149.00 | -68.4% | \$4.30 |
| 7540 | Betterments & Additions - Capitalized | \$0.00 | \$8,500.00 | \$16,500.00 | 94.1% | \$4.39 |
| 7500 | TOTAL NONOPERATING EXPENDITURES | \$38,735.00 | \$59,626.00 | \$32,649.00 | -45.2% | \$8.69 |
| 7600 | EXCESS REVENUE OVER EXPENSES | \$-12,785.00 | \$-433,823.00 | \$56,416.00 | -113% | \$15.02 |

Annual Plan 2021
Annual Operating Budget

| Frank L. Walsh | | | | | | |
|----------------|--|------------------------------|------------------------------|------------------------------|--|--|
| 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 | \$290,640.00 | \$291,608.00 | \$291,642.00 | 0% | \$441.88 |
| 3111 | Shelter Rent - Tenants - Fraud/Retroactive | \$0.00 | \$0.00 | \$0.00 | 0% | \$0.00 |
| 3115 | Shelter Rent - Federal Section 8 | \$275,640.00 | \$266,185.00 | \$291,138.00 | 9.4% | \$441.12 |
| 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 | \$150.00 | \$876.00 | \$150.00 | -82.9% | \$0.23 |
| 3611 | Interest on Investments - Restricted | \$0.00 | \$0.00 | \$0.00 | 0% | \$0.00 |
| 3690 | Other Revenue | \$2,500.00 | \$4,646.00 | \$2,500.00 | -46.2% | \$3.79 |
| 3691 | Other Revenue - Retained | \$0.00 | \$25.00 | \$0.00 | -100% | \$0.00 |
| 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) | \$0.00 | \$0.00 | \$0.00 | 0% | \$0.00 |
| 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 | \$568,930.00 | \$563,340.00 | \$585,430.00 | 3.9% | \$887.02 |

Annual Plan 2021
Annual Operating Budget

| Frank L. Walsh | | | | | | |
|-----------------|--|---------------------------------------|---------------------------------|---------------------------------------|---|---|
| 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 | \$58,847.00 | \$58,847.00 | \$61,518.00 | 4.5% | \$93.21 |
| 4120 | Compensated Absences | \$0.00 | \$2,319.00 | \$0.00 | -100% | \$0.00 |
| 4130 | Legal | \$500.00 | \$0.00 | \$500.00 | 100% | \$0.76 |
| 4140 | Members Compensation | \$0.00 | \$0.00 | \$0.00 | 0% | \$0.00 |
| 4150 | Travel & Related Expenses | \$2,354.00 | \$952.00 | \$2,354.00 | 147.3% | \$3.57 |
| 4170 | Accounting Services | \$4,272.00 | \$4,272.00 | \$4,500.00 | 5.3% | \$6.82 |
| 4171 | Audit Costs | \$1,522.00 | \$1,506.00 | \$1,522.00 | 1.1% | \$2.31 |
| 4180 | Penalties & Interest | \$0.00 | \$0.00 | \$0.00 | 0% | \$0.00 |
| 4190 | Administrative Other | \$6,409.00 | \$7,371.00 | \$7,909.00 | 7.3% | \$11.98 |
| 4191 | Tenant Organization | \$0.00 | \$26.00 | \$0.00 | -100% | \$0.00 |
| 4100 | TOTAL ADMINISTRATION | \$73,904.00 | \$75,293.00 | \$78,303.00 | 4% | \$118.64 |
| 4310 | Water | \$37,113.00 | \$21,485.00 | \$38,395.00 | 78.7% | \$58.17 |
| 4320 | Electricity | \$34,377.00 | \$35,015.00 | \$34,385.00 | -1.8% | \$52.10 |
| 4330 | Gas | \$37,910.00 | \$30,890.00 | \$49,504.00 | 60.3% | \$75.01 |
| 4340 | Fuel | \$0.00 | \$0.00 | \$0.00 | 0% | \$0.00 |
| 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 | \$109,400.00 | \$87,390.00 | \$122,284.00 | 39.9% | \$185.28 |

| Frank L. Walsh | | | | | | |
|----------------|---------------------------------------|------------------------------|---------------------------|------------------------------|---|--|
| EXPENSES | | | | | | |
| Account Number | Account Class | 2019 Approved Expense Budget | 2019 Actual Amounts Spent | 2020 Approved Expense Budget | % Change from 2019 Actual to 2020 Spent | 2020 Dollars Budgeted per Unit per Month |
| 4410 | Maintenance Labor | \$109,563.00 | \$104,879.00 | \$112,439.00 | 7.2% | \$170.36 |
| 4420 | Materials & Supplies | \$15,000.00 | \$11,619.00 | \$15,000.00 | 29.1% | \$22.73 |
| 4430 | Contract Costs | \$44,214.00 | \$15,038.00 | \$44,214.00 | 194% | \$66.99 |
| 4400 | TOTAL MAINTENANCE | \$168,777.00 | \$131,536.00 | \$171,653.00 | 30.5% | \$260.08 |
| 4510 | Insurance | \$13,586.00 | \$12,305.00 | \$13,022.00 | 5.8% | \$19.73 |
| 4520 | Payment in Lieu of Taxes | \$0.00 | \$0.00 | \$0.00 | 0% | \$0.00 |
| 4540 | Employee Benefits | \$77,544.00 | \$77,544.00 | \$80,313.00 | 3.6% | \$121.69 |
| 4541 | Employee Benefits - GASB 45 | \$0.00 | \$47,655.00 | \$0.00 | -100% | \$0.00 |
| 4542 | Pension Expense - GASB 68 | \$0.00 | \$0.00 | \$0.00 | 0% | \$0.00 |
| 4570 | Collection Loss | \$0.00 | \$809.00 | \$0.00 | -100% | \$0.00 |
| 4571 | Collection Loss - Fraud/Retroactive | \$0.00 | \$0.00 | \$0.00 | 0% | \$0.00 |
| 4580 | Interest Expense | \$0.00 | \$5,721.00 | \$0.00 | -100% | \$0.00 |
| 4590 | Other General Expense | \$96,252.00 | \$0.00 | \$96,252.00 | 100% | \$145.84 |
| 4500 | TOTAL GENERAL EXPENSES | \$187,382.00 | \$144,034.00 | \$189,587.00 | 31.6% | \$287.25 |
| 4610 | Extraordinary Maintenance | \$64,500.00 | \$29,383.00 | \$52,500.00 | 78.7% | \$79.55 |
| 4611 | Equipment Purchases - Non Capitalized | \$6,755.00 | \$0.00 | \$5,805.00 | 100% | \$8.80 |
| 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 | \$77,241.00 | \$0.00 | -100% | \$0.00 |
| 4600 | TOTAL OTHER EXPENSES | \$71,255.00 | \$106,624.00 | \$58,305.00 | -45.3% | \$88.34 |
| 4000 | TOTAL EXPENSES | \$610,718.00 | \$544,877.00 | \$620,132.00 | 13.8% | \$939.59 |

Annual Plan 2021
Annual Operating Budget

| Frank L. Walsh | | | | | | |
|----------------|---------------------------------------|----------------------------|------------------------|----------------------------|---|--|
| 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 | \$568,930.00 | \$563.340.00 | \$585.430.00 | 3.9% | \$887.02 |
| 4000 | TOTAL EXPENSES | \$610,718.00 | \$544.877.00 | \$620.132.00 | 13.8% | \$939.59 |
| 2700 | NET INCOME (DEFICIT) | \$-41,788.00 | \$18.463.00 | \$-34.702.00 | -288% | \$-52.58 |
| 7520 | Replacements of Equip. - Capitalized | \$6,783.00 | \$8.953.00 | \$2.828.00 | -68.4% | \$4.28 |
| 7540 | Betterments & Additions - Capitalized | \$300,000.00 | \$314.600.00 | \$21.160.00 | -93.3% | \$32.06 |
| 7500 | TOTAL NONOPERATING EXPENDITURES | \$306,783.00 | \$323.553.00 | \$23.988.00 | -92.6% | \$36.35 |
| 7600 | EXCESS REVENUE OVER EXPENSES | \$-348,571.00 | \$-305.090.00 | \$-58.690.00 | -80.8% | \$-88.92 |

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 Norwood 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:

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:

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

Rating:

Criterion: Completion of mandatory online board member training

Rating:

Category: Financial

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

Rating:

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

Rating:

Category: Capital Planning

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

Rating:

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

Rating:

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 | 0 | |
| Tenant related violations | 0 | |

Since not all the violations have been corrected, the LHA has provided the following explanation:

Category: Facility Management - Inspections

Criterion: LHA Conducted 100% of the Unit Inspections.

Rating:

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

Rating:

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

Rating:

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

Rating:

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:

Category: Facility Management - Work Order System

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

Rating:

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

Rating:

Criterion: Vacancy work orders identified, tracked and reportable.

Rating:

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

Rating:

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

Rating:

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

Rating:

Criterion: Requested work orders identified, tracked and reportable.

Rating:

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:

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:

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 Norwood Housing Authority:

| Policy | Last Ratified by Board Vote | Notes |
|----------------------------------|--|--------------|
| *Rent Collection Policy | 04/17/2018 | |
| *Personnel Policy | 10/04/2017 | |
| *Capitalization Policy | 04/17/2018 | |
| *Procurement Policy | 09/24/2019 | |
| *Grievance Policy | 04/09/2019 | |
| Credit/Debit Card Policy | 05/01/2018 | |
| Smoking Policy | 10/15/2013 | |
| Reasonable Accommodations Policy | 09/30/2014 | |

* 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

AP-2021-Norwood Housing Authority-00062 has no current waivers from the regulations of the Department of Housing and Community Development (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 the 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

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.

- Public Comments and LHA Responses
- Tenant Satisfaction Survey 667 Program
- Tenant Satisfaction Survey 200 and 705 Program
- Performance Management Review
- Management and Occupancy Review for Frank L. Walsh Apartments – Shattuck School Building
- Management and Occupancy Review for Frank L. Walsh Apartments – Phase 2

Explanation of Attachments

The NHA has two Management and Occupancy Reviews, (MOR), one each for the 17 units located at 40 William Shyne Circle,(32) and the 55 units located at #s 7, 19, 39, 43, & 47 William Shyne Circle (29). These developments sit on the site of the former Shattuck School which was sold to the NHA in 1980 for the development of elderly housing. The 17 units are in the renovated school house along with the NHA Administration Offices. The 55 units are located in buildings that were built in 1980 on the property. These projects were developed and are funded by the Section 8 New Construction and Moderate Rehab programs from HUD, administered through DHCD as the Project Based Contract Administrator,(PBCA). The Contracts for both developments expire during CY2020.



Stephen W. Merritt – Executive Director
William J. Plasko – Deputy Executive Director
Jayne Chen – Director of Leasing & Occupancy

Patricia Griffin Starr – Chairwoman
Judith A. Langone – Vice Chairwoman Jennifer M. Polito – Treasurer
Anne White Scoble– Assistant Treasurer Kevin P. Flaherty– Commissioner

The Norwood Housing Authority welcomed comments from residents and the public about the 2021 Annual Plan. After posting notification of the draft plan a hearing was held on July 21, 2020. There were no comments received from either residents or the general public.

The Norwood Housing Authority Board voted approval of the final plan on August 4, 2020 in a unanimous vote.

Certified by:

Stephen W. Merritt

Executive Director / Clerk

NORWOOD HOUSING AUTHORITY

Chapter 667 Housing

Summary Fall 2016

The Center for Survey Research at the University of Massachusetts Boston sent surveys to 9624 housing units (Chapter 667) in Massachusetts in the fall of 2016. 5511 residents responded.

Surveys were sent to **300** housing units (Chapter 667) in the **Norwood Housing Authority**. **159** surveys were completed.

This report provides some information about how the residents from the **Norwood Housing Authority** who answered the survey responded. It compares answers to those from the entire state and to those from medium LHAs in Greater Boston. These medium LHAs in the Greater Boston area include: Belmont, Canton, Milford, and Norwood.

Communication

Residents in Ch. 667 housing were asked about how they interacted with the Norwood Housing Authority in the last 12 months. The table below shows what percentage of residents said they did each of the following:

| | Norwood Housing Authority | Medium LHAs in Greater Boston* | Entire State |
|--|---------------------------------|---|-----------------|
| Contacted management about a problem or concern..... | 77% | 79% | 76% |
| Felt they were usually or always treated with courtesy and respect when they contacted management..... | 94% | 91% | 88% |
| Saw the Capital Improvement Plan..... | 51% | 39% | 31% |
| Saw the Operating Budget..... | 31% | 26% | 17% |
| Knew the Executive Director held a meeting with residents... | 69% | 57% | 53% |

* Medium LHAs in the Greater Boston area include: Belmont, Canton, Milford, and Norwood.

Services and Programs

60% of the Norwood Housing Authority residents in Ch. 667 who responded to the survey 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:

| | Norwood Housing Authority | Medium LHAs in Greater Boston | Entire State |
|--|---------------------------------|--|-----------------|
| Job training programs..... | 8% | 7% | 6% |
| Money management programs (<i>budgeting, taxes, income building</i>)..... | 8% | 10% | 9% |
| Children's programs (<i>tutoring, childcare, afterschool programs</i>)..... | 1% | 2% | 2% |
| Health and Medical Services (<i>visiting nurse, meal programs</i>)..... | 37% | 37% | 35% |
| Adult Education (<i>GED, ESL, educational counseling</i>) | 15% | 13% | 11% |

Maintenance and Repair

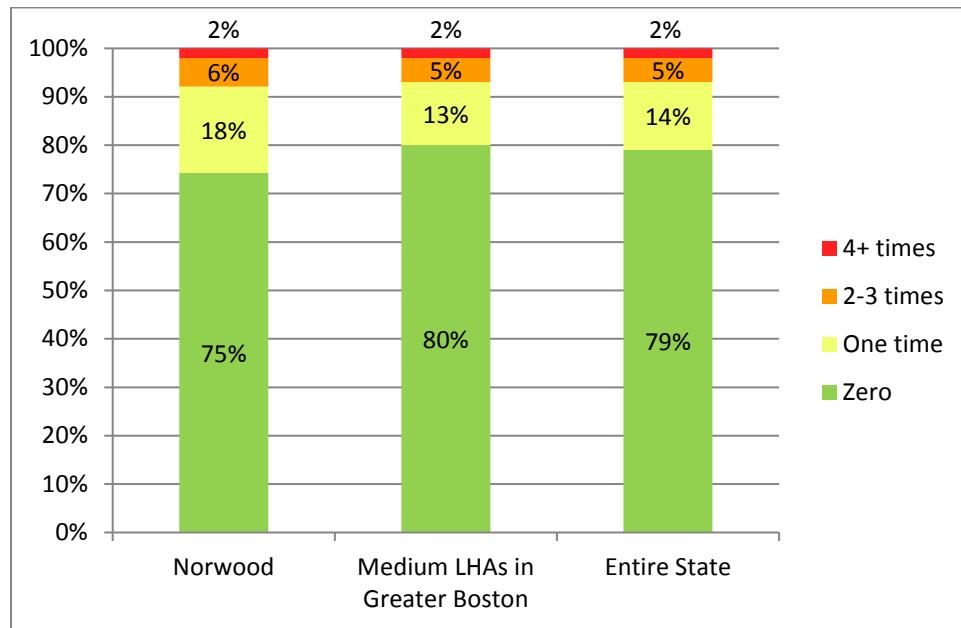
- **Who had problems?** One-fourth of respondents had a problem with their heating and over one-third had a plumbing problem in the last 12 months.

| | Norwood Housing Authority | Medium LHAs in Greater Boston | Entire State |
|---|---------------------------------|--|-----------------|
| Had a heating problem..... | 25% | 19% | 20% |
| Had a problem with water or plumbing..... | 39% | 49% | 48% |

- **Heating Problems**

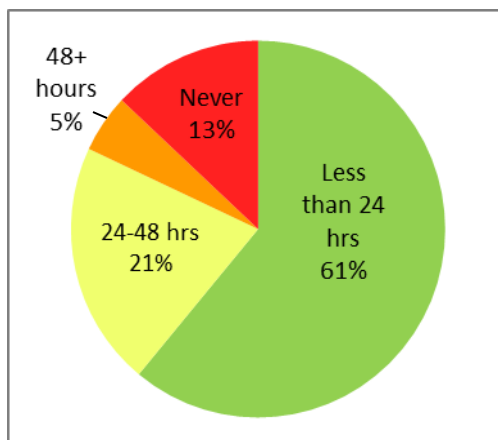
How many times did residents have heating problems?

The charts below shows how many times respondents had heat problems in the last 12 months. The green part of the bars shows what percentage of residents did not have the problem at all. The yellow shows who had the problem one time. The orange shows those who had the problem 2-3 times. And the red shows those who had the problem 4 or more times in the last 12 months.

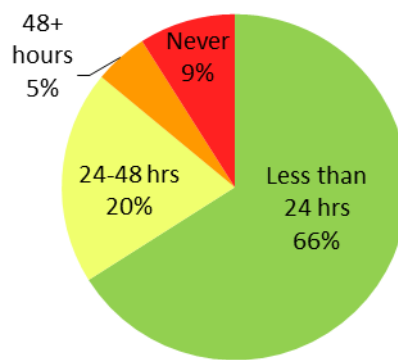


How long did it take to fix the heating problems? For those respondents who had problems, we asked how long it usually took for the problems to be fixed – less than 24 hours, 24 - 48 hours, more than 48 hours, or never fixed.

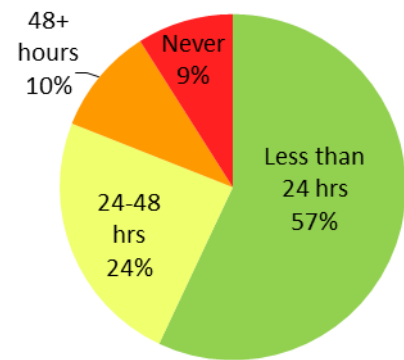
Norwood Housing Authority



Medium LHAs in Boston



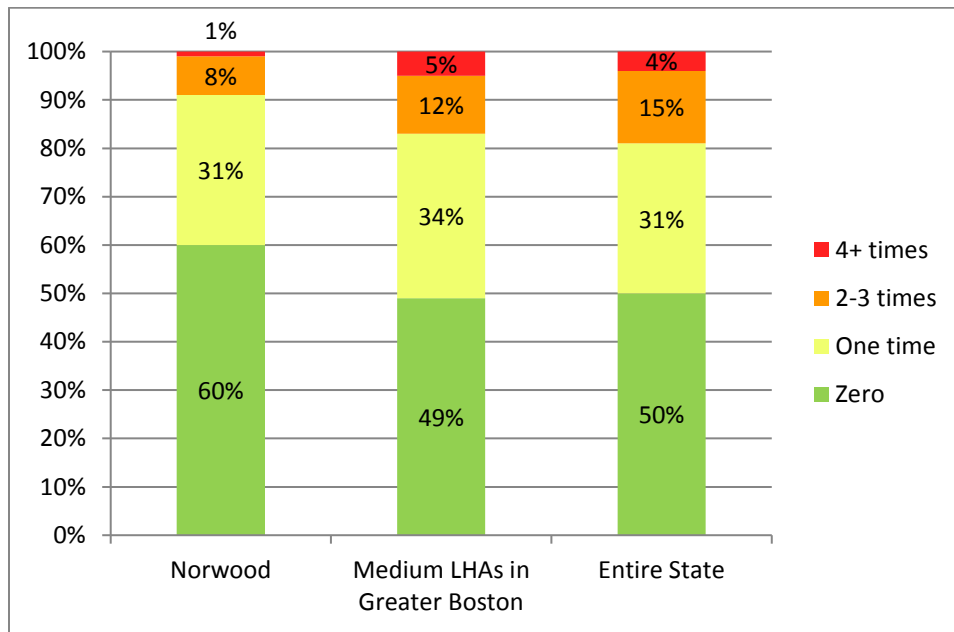
Entire State



- **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. The green part of the bars shows what percentage of residents did not have the problem at all. The yellow shows who had the problem one time. The orange shows those who had the problem 2-3 times. And the red shows those who had the problem 4 or more times in the last 12 months.

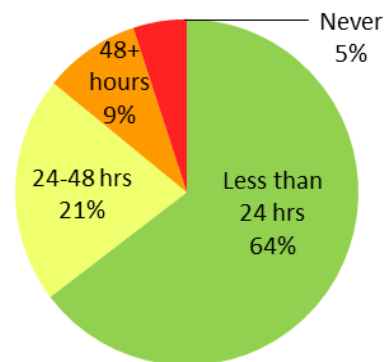
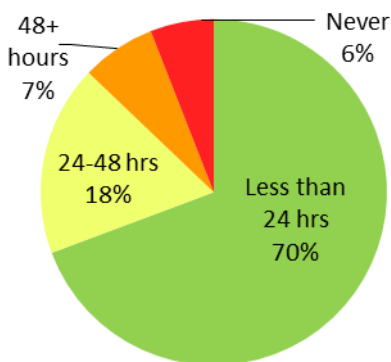
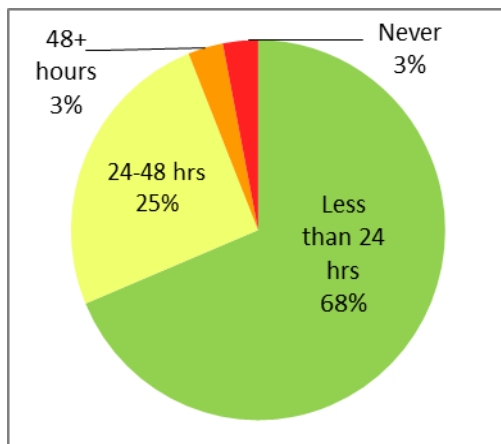


How long did it take to fix the water or plumbing problems? For those respondents who had problems, we asked how long it usually took for the problems to be fixed – less than 24 hours, 24 - 48 hours, more than 48 hours, or never fixed.

Norwood Housing Authority

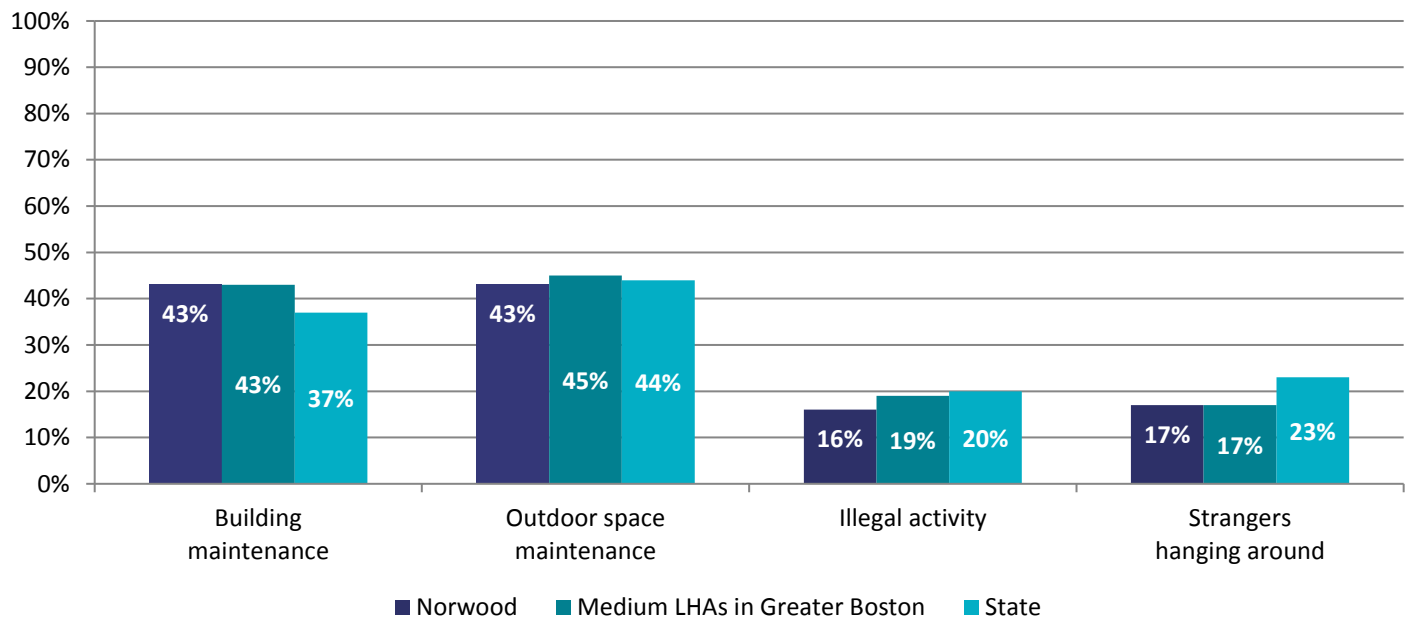
Medium LHAs in Boston

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.

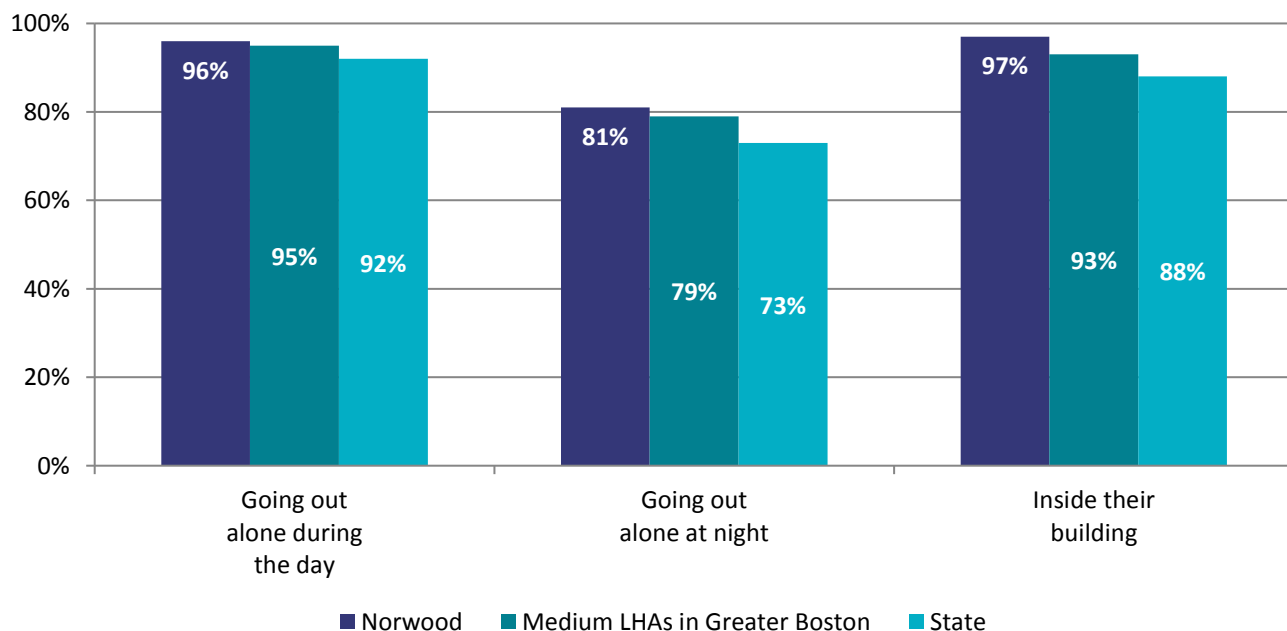
Respondents who “always” or “sometimes” had problems with....



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”



NORWOOD HOUSING AUTHORITY

Chapter 200 & Chapter 705 Housing Summary Spring 2016

The Center for Survey Research at the University of Massachusetts Boston sent surveys to 9772 housing units (Chapters 200 and 705) in Massachusetts in the spring of 2016. 3240 residents responded.

Surveys were sent to **73** housing units (Chapters 200 and 705) in the **Norwood Housing Authority**. **30** surveys were completed.

This report provides some information about how the residents from the **Norwood Housing Authority** who answered the survey responded. It compares answers to those from the entire state and to those from all medium LHAs in Greater Boston. Medium LHAs in the Greater Boston area include: Belmont, Brockton, Brookline, Canton, Dedham, Milford, Natick, Norwood, Stoughton, Wellesley, Weymouth, and Winthrop.

Communication

Residents in Ch. 200 and Ch. 705 housing were asked about how they interacted with the Norwood Housing Authority in the last 12 months. The table below shows what percentage of residents said they did each of the following:

| | Norwood Housing Authority | All Medium LHAs in Metro Boston* | Entire State |
|---|---------------------------------|--|-----------------|
| Contacted management about a problem or concern..... | 90% | 93% | 87% |
| Felt they were usually or always treated with courtesy and respect when they contacted management..... | 85% | 74% | 76% |
| Saw the Capital Improvement Plan..... | 41% | 20% | 18% |
| Saw the Operating Budget..... | 29% | 10% | 12% |
| Knew the Executive Director held a meeting with residents.. | 41% | 27% | 21% |

* Medium LHAs in the Greater Boston area include: Belmont, Brockton, Brookline, Canton, Dedham, Milford, Natick, Norwood, Stoughton, Wellesley, Weymouth, and Winthrop.

Services and Programs

80% of the Norwood Housing Authority residents in Ch. 200 and Ch. 705 who responded to the survey 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:

| | Norwood Housing Authority | All Medium LHAs in Metro Boston | Entire State |
|--|---------------------------------|---------------------------------------|-----------------|
| Job training programs..... | 20% | 35% | 31% |
| Money management programs (<i>budgeting, taxes, income building</i>)..... | 23% | 34% | 29% |
| Children's programs (<i>tutoring, childcare, afterschool programs</i>)..... | 40% | 39% | 39% |
| Health and Medical Services (<i>visiting nurse, meal programs</i>)..... | 23% | 27% | 26% |
| Adult Education (<i>GED, ESL, educational counseling</i>) | 23% | 27% | 29% |

Maintenance and Repair

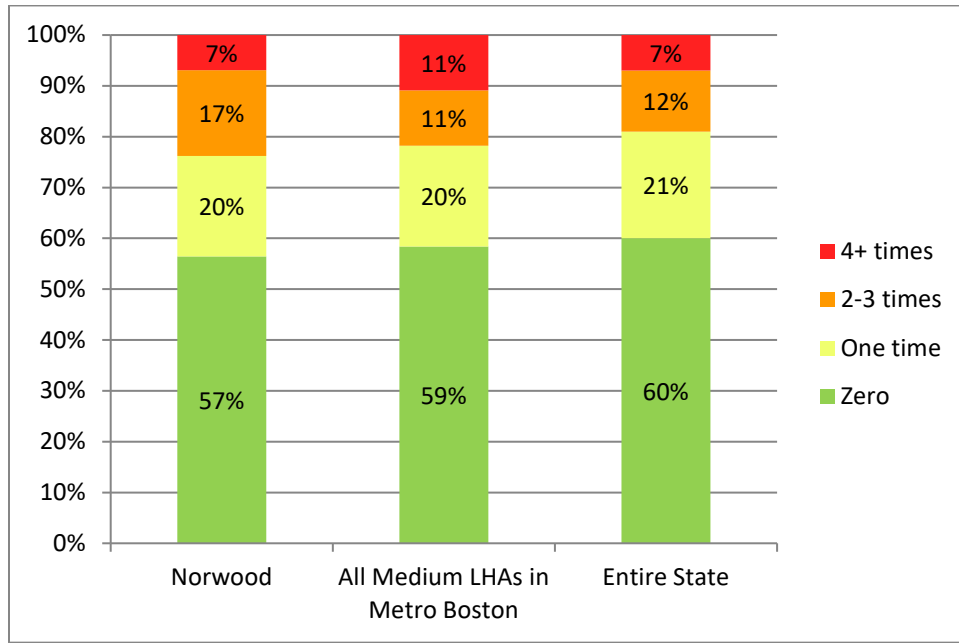
- **Who had problems?** Less than half of respondents had at least one maintenance problem in the last 12 months.

| | Norwood Housing Authority | All Medium LHAs in Metro Boston | Entire State |
|---|---------------------------------|---------------------------------------|-----------------|
| Had a heating problem..... | 43% | 41% | 39% |
| Had a problem with water or plumbing..... | 40% | 65% | 57% |

- **Heating Problems**

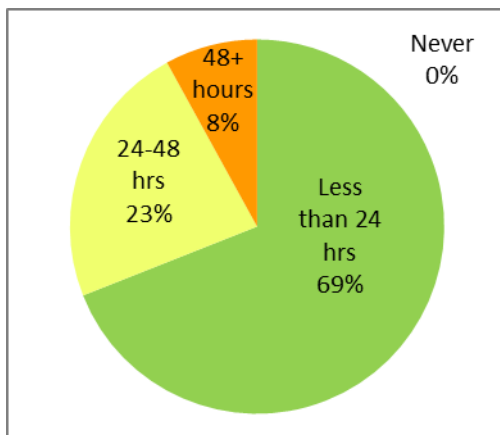
How many times did residents have heating problems?

The charts below shows how many times respondents had heat problems in the last 12 months. The green part of the bars shows what percentage of residents did not have the problem at all. The yellow shows who had the problem one time. The orange shows those who had the problem 2-3 times. And the red shows those who had the problem 4 or more times in the last 12 months.

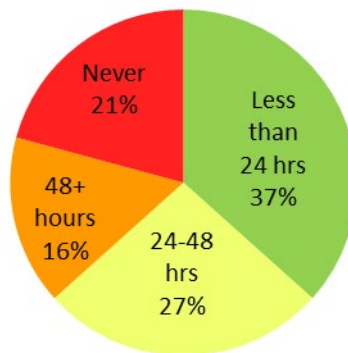


How long did it take to fix the heating problems? For those respondents who had problems, we asked how long it usually took for the problems to be fixed – less than 24 hours, 24 - 48 hours, more than 48 hours, or never fixed.

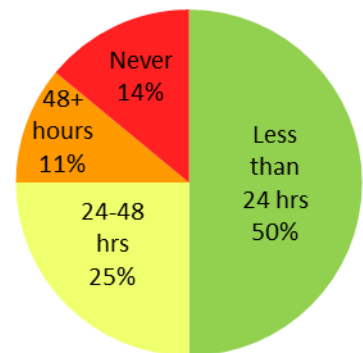
Norwood Housing Authority



All Medium LHAs in Metro Boston



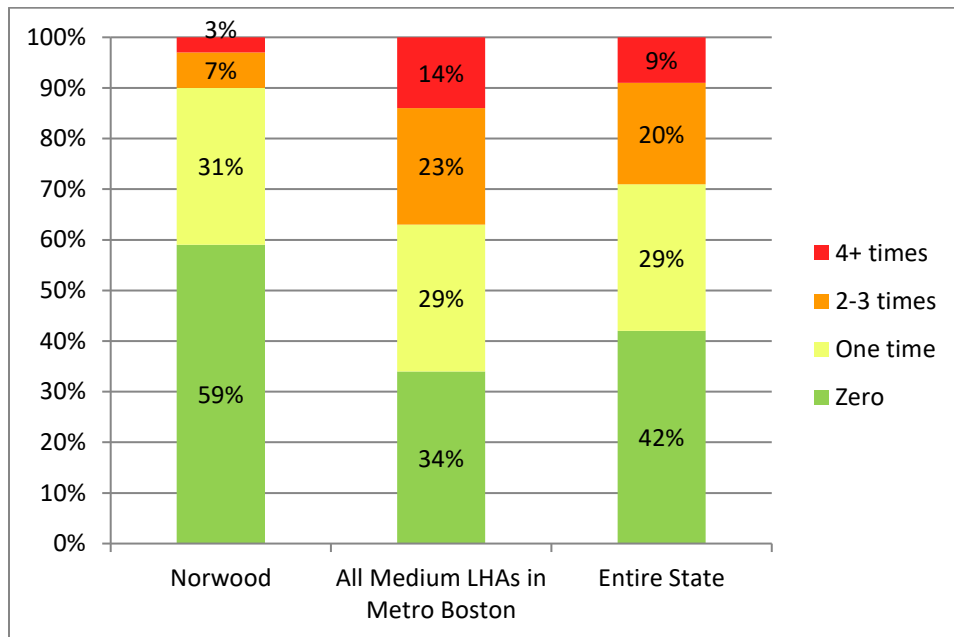
Entire State



- **Water or Plumbing Problems**

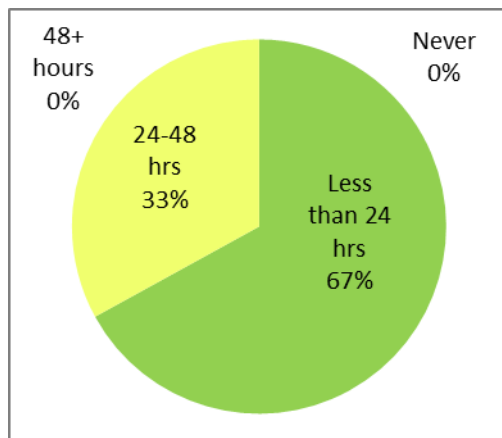
How many times did residents have problems with their water or plumbing?

The charts below shows how many times respondents had water or plumbing problems in the last 12 months. The green part of the bars shows what percentage of residents did not have the problem at all. The yellow shows who had the problem one time. The orange shows those who had the problem 2-3 times. And the red shows those who had the problem 4 or more times in the last 12 months.

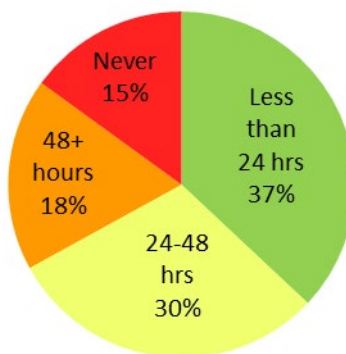


How long did it take to fix the water or plumbing problems? For those respondents who had problems, we asked how long it usually took for the problems to be fixed – less than 24 hours, 24 - 48 hours, more than 48 hours, or never fixed.

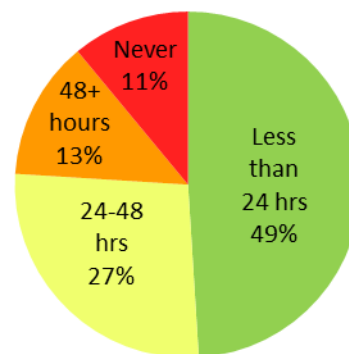
Norwood Housing Authority



All Medium LHAs in Metro Boston

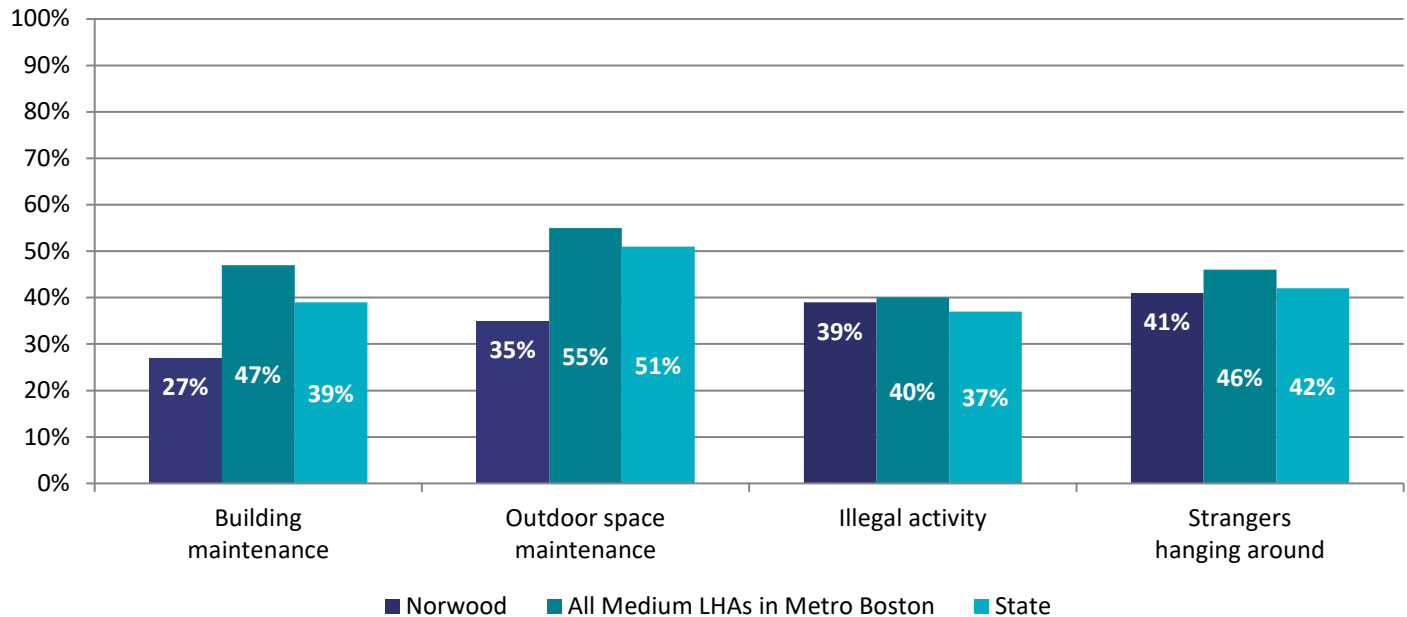


Entire State



- **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.

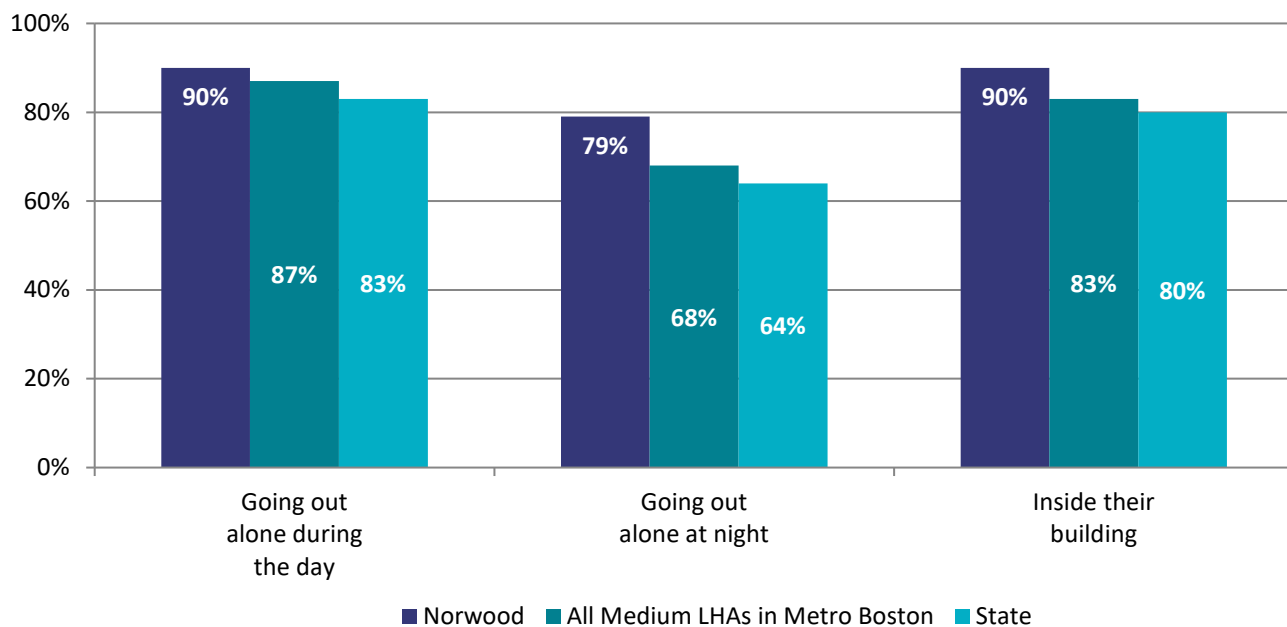
Respondents who “always” or “sometimes” had problems with....



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”



NORWOOD HOUSING AUTHORITY

Performance Management Review (PMR) Report

Fiscal Year End 9/30/2019

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

Performance Management Review

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD)

PMR Desk Audit Ratings Summary

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

| | |
|----------------------------------|---------------------------|
| Housing Authority | Norwood Housing Authority |
| Fiscal Year Ending | 09/30/2019 |
| Housing Management Specialist | Kim Gomez |
| Facilities Management Specialist | Wilzor Exantus |

| Criteria | Score/Rating | | | |
|--|----------------------|----------------|-------------------|-------------------|
| | Management | | | |
| | c.667 | c.705 | c.200 | Cumulative |
| Occupancy Rate | No Findings | Not Applicable | No Findings | No Findings |
| | c.667 | c.705 | c.200 | Cumulative |
| Tenant Accounts Receivable (TAR) | Corrective Action | Not Applicable | Corrective Action | Corrective Action |
| Board Member Training | No Findings | | | |
| Certifications and Reporting Submissions | Operational Guidance | | | |
| | Financial | | | |
| Adjusted Net Income | Corrective Action | | | |
| Operating Reserves | Corrective Action | | | |

LHA Fill in name NORWOOD 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: Corrective Action
Rating 667: Corrective Action
Rating 200: Corrective Action
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: The NHA did not submit the FYE 09/30/2019 Tenants Account Recievable. This results in an automaitic Corrective Action. HMS and the ED during the PMR discussed how the NHA has set a reminder**

Certifications and Reporting Submissions

Rating: Operational Guidance

- ☒ 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.
- ☐ **HMS and the ED during the PMR discussed how the NHA has set a reminder on the calendar to remind them of the submission. HMS suggested she will also send a reminder email.**

Adjusted Net Income/Revenue

Rating: Corrective Action

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).
- ☒ **The NHA did not submit the FYE 09/30/2019 Operating Statements. This results in an automatic Corrective Action.**

Operating Reserve

Rating: Corrective Action

- ☐ 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*.
- ☒ **The NHA did not submit the FYE 09/30/2019 Operating Statements. This results in an automatic Corrective Action.**

Board Member Training

Rating: No Findings

- ☐ 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:**

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 | Operational Guidance |

| DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD) PMR Physical Condition Ratings | |
|--|---------------------------|
| Housing Authority | Norwood Housing Authority |
| Fiscal Year Ending | 9/30/2019 |
| Housing Management Specialist | Kim Gomez |
| Facilities Management Specialist | Wilzor Exantus |

| 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. | No Findings |
| 100% of inspection-related work orders were generated. | No Findings |
| Work order system identifies, tracks, and can produce reports for inspection work orders. | No Findings |
| 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). | Corrective Action |

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 | Norwood Housing Authority |
| Fiscal Year Ending | 9/30/2019 |
| Housing Management Specialist | Kim Gomez |
| Facilities Management Specialist | Wilzor Exantus |

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 LHAName 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 - No Findings

- ☐ 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:

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 - No Findings

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:

The NHA has a work order system but is not utilizing the system according to DHCD PMR guidelines. When creating work orders, the NHA should record what TYPE of work order is being created according to DHCD guidelines. The TYPE's of work orders are - Emergency, Vacancy, Preventive Maintenance, Inspection, Routine, and Requested.

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

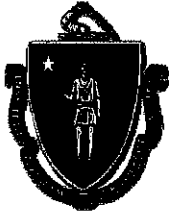
Additional Notes:

Criteria N: 24 Emergency Response System, Distributed Emergency Definition to Residents, Staff, and Answering Service (if applicable) - Corrective Action

- ☒ 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:

NHA should update their Emergency list and distribute to all maintenance employees and tenants as well as their answering service



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

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Janelle L. Chan, Undersecretary

June 5, 2019

[via email]

Steve Merritt
Executive Director
Norwood Housing Authority
40 William Shyne Circle
Norwood, MA 02062

Re: Management and Occupancy Review Report for Project # MA06H052032

Dear Mr. Merritt:

The enclosed report reflects the results of the Management and Occupancy Review (MOR) of the above development, conducted by the Department of Housing and Community Development (DHCD) on March 22, 2019. The MOR is conducted to determine compliance with HUD's regulations and the owner's established management procedures and practices under the Section 8 New Construction / Substantial Rehabilitation Program. The review resulted in the following ratings:

| <u>Category</u> | <u>Rating</u> |
|---|----------------------|
| General Appearance and Security | Above Average |
| Follow-up & Monitoring of Project Inspections | Above Average |
| Maintenance/Operating Procedures | Above Average |
| Financial Management | Above Average |
| Leasing & Occupancy | Satisfactory |
| Tenant/Management Relations | Above Average |
| General Management Practices | Satisfactory |
| Overall Rating | Above Average |

The deficiencies cited in the enclosed report need to be addressed in accordance with the respective corrective actions within 30 calendar days. If additional time is needed, please submit a corrective action plan within the 30 calendar days. The corrective action plan must identify a timeframe when the deficiencies will be resolved and how and what systems, controls, policies and procedures will be adjusted or changed to assure that the error does not reoccur. The corrective action plan will be monitored by DHCD until all deficiencies have been addressed. If you have any questions regarding this report please feel free to contact me at (617) 573-1221.

Sincerely,

Kim M. Gomez
Housing Management Specialist

cc. Laura Taylor, Director, Bureau of Housing Management

Management Review for Multifamily Housing Projects

U.S. Department of Housing and Urban
Development
Office of Housing – Federal Housing Commissioner

OMB Approval No. 2502-0178
Exp. 04/30/2018

Summary

| | | | |
|--|--|--|---|
| Date of On-Site Review: March 22, 2019 | Date of Report: June 5, 2019 | Project Number: | Contract Number: 6052032 |
| Section of the Act: | Name of Owner: Norwood Housing Authority | Project Name: Frank L. Walsh Apartments | Project Address: William Shyne Circle Norwood, MA 02062 |
| Loan Status: <input type="checkbox"/> Insured <input type="checkbox"/> HUD-Held <input type="checkbox"/> Non-Insured <input type="checkbox"/> Co-Insured | Contract Administrator: <input type="checkbox"/> HUD <input checked="" type="checkbox"/> CA <input type="checkbox"/> PBCA | Type of Subsidy: <input checked="" type="checkbox"/> Section 8 <input type="checkbox"/> PAC <input type="checkbox"/> Section 236 <input type="checkbox"/> Section 221(d)(3) BMIR <input type="checkbox"/> Rent Supplement <input type="checkbox"/> RAP <input type="checkbox"/> PRAC <input type="checkbox"/> Unsubsidized | Type of Housing: <input type="checkbox"/> Family <input type="checkbox"/> Disabled <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Elderly/Disabled <input type="checkbox"/> Other (please specify) |

For each applicable category, assess the overall performance by checking the appropriate column. Indicate A (Acceptable) or C (Corrective action required). Include target completion dates (TCD) for all corrective action items. For those items not applicable, place N/A in the TCD column.

| A. General Appearance and Security | A | C | TCD | |
|--|-------------------------------------|-------------------------------------|------------|---|
| 1. General Appearance | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Enter a score between 1 and 100 for the General Appearance and Security Rating. If this Section was not reviewed, enter 0. <u>88</u> is 10% of the overall score. This category is rated 9.0 |
| 2. Security | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| B. Follow-up and Monitoring of Project Inspections | A | C | TCD | Enter a score between 1 and 100 for the Follow-up and Monitoring of Project Inspections Rating. If this Section was not reviewed, enter 0. <u>80</u> is 10% of the overall score. This category is rated 8.0 |
| 3. Follow-Up and Monitoring of Last Physical Inspection and Observations | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 4. Follow-Up and Monitoring of Lead-Based Paint Inspection | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Enter a score between 1 and 100 for the Maintenance and Standard Operating Procedures Rating. If this Section was not reviewed, enter 0. <u>80</u> is 10% of the overall score. This category is rated 8.0 |
| C. Maintenance and Standard Operating Procedures | A | C | TCD | |
| 5. Maintenance | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Enter a score between 1 and 100 for the Financial Management/Procurement Rating. If this Section was not reviewed, enter 0. <u>84</u> is 25% of the overall score. This category is rated 21.0 |
| 6. Vacancy and Turnover | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 7. Energy Conservation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| D. Financial Management/Procurement | A | C | TCD | Enter a score between 1 and 100 for the Leasing and Occupancy Rating. If this Section was not reviewed, enter 0. <u>75</u> is 25% of the overall score. This category is rated 19.0 |
| 8. Budget Management | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 9. Cash Controls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 10. Cost Controls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 11. Procurement Controls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 12. Accounts Receivable/Payable | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 13. Accounting and Bookkeeping | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| E. Leasing and Occupancy | A | C | TCD | |
| 14. Application Processing/ Tenant Selection | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 07/30/2019 | |
| 15. Leases and Deposits | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 16. Eviction/Termination of Assistance Procedures | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 17. Enterprise Income Verification (EIV) System Access and Security Compliance | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 07/30/2019 | |
| 18. Compliance with Using EIV Data and Reports | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 07/30/2019 | |
| 19. Tenant Rental Assistance Certification Systems (TRACS) Monitoring and Compliance | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 20. TRACS Security Requirements | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 07/30/2019 | |
| 21. Tenant File Security | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 22. Summary of Tenant File Review | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 07/30/2019 | |
| F. Tenant/Management Relations | A | C | TCD | Enter a score between 1 and 100 for the Tenant Services Rating. If this Section was not reviewed, enter 0. <u>80</u> is 10% of the overall score. This category is rated 8.00 |
| 23. Tenant Concerns | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 24. Provision of Tenant Services | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | General Management Practices Rating. If this Section was not reviewed, enter 0. <u>75</u> is 10% of the overall score. This category is rated 8.00 |
| G. General Management Practices | A | C | TCD | |
| 25. General Management Operations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 07/30/2019 | |
| 26. Owner/Agent Participation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 27. Staffing and Personnel Practices | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |

Overall Rating: ☐ Superior ☒ Above Average ☐ Satisfactory ☐ Below Average ☐ Unsatisfactory 81 Overall Score:

To calculate an overall score: Multiply the derived performance value by the assigned percentage of the overall rating for each category. Once all tested categories have been calculated based on the performance indicator and performance indicator values, the total calculated points is divided by the total percentage of overall rating and rounded to the nearest whole number. For convenience, a utility is included with this form which will perform all of the necessary calculations.

Name and Title of Person Preparing this Report: (Please type or print):

Signature:

Date:

Name and Title of Person Approving this Report: (Please type or print):

Signature:

Date:

**Management Review for
Multifamily Housing Projects**

**U.S. Department of Housing and Urban
Development**
Office of Housing – Federal Housing Commissioner

OMB Approval No. 2502-0178
Exp. 04/30/2018

Summary

NOTE: If this review is conducted by a CA or PBCA as indicated above, the overall rating reflects a review as it relates to compliance with the Housing Assistance Payment Contract (HAP) only.

Management Review for Multifamily Housing Projects

U.S. Department of Housing and Urban
Development
Office of Housing – Federal Housing Commissioner

OMB Approval No. 2502-0178
Exp. 04/30/2018

Summary

SUMMARY REPORT – FINDINGS

For each “C” item checked on the summary report, reference the appropriate citing, and target completion date. Findings must include the condition, criteria, cause, effect and required corrective action:

- The condition describes the problem or deficiency
- The criteria cites the statutory, regulatory or administrative requirements that were not met
- The cause explains why the condition occurred
- The effect describes what happened because of the condition

Corrective actions are required for all findings.

| Item Number | Finding | Target Completion Date |
|------------------|--|------------------------|
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| <u>22d. (i)</u> | <p>Condition: Re- Certification Notices are not issued in accordance with the HUD Regulatory Requirements</p> <p>Criteria: 24 CFR 5.657 Section 8 Project-based Assistance Programs: Re-examination of Family Income and Composition and (Par. 7-7(B) Description of Required Notices)</p> <p>Cause: Unknown</p> <p>Effect: NHA does not meet the regulatory requirement</p> | <u>07/30/2019</u> |

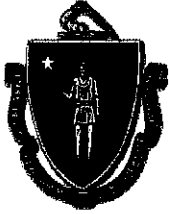
**Management Review for
Multifamily Housing Projects**

**U.S. Department of Housing and Urban
Development**
Office of Housing – Federal Housing Commissioner

OMB Approval No. 2502-0178
Exp. 04/30/2018

Summary

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| | Action: | NHA must notify tenants of recertification in accordance with the HUD Handbook 4350.3 | |
| <u>22d. (iii)</u> | Condition: Criteria: Cause: Effect: Action: | NHA is not properly completing necessary verifications 24 CFR 5.659 Family information and verification, HUD Handbook 4350.3, Rev-1, Change 4 (Chapter 3: Eligibility for Assistance) Unknown Eligibility may be incorrectly determined NHA must perform complete verifications in accordance with HUD Handbook 4350.3 (Refer to Exhibits 3-4, Exhibits 3-5) | <u>07/30/2019</u> |
| | | | <u>07/30/2019</u> |



Commonwealth of Massachusetts
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Janelle L. Chan, Undersecretary

June 5, 2019

[via email]

Steve Merritt
Executive Director
Norwood Housing Authority
40 William Shyne Circle
Norwood, MA 02062

Re: Management and Occupancy Review Report for Project # MA06H052029

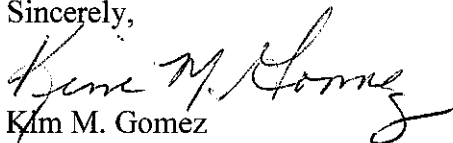
Dear Mr. Merritt:

The enclosed report reflects the results of the Management and Occupancy Review (MOR) of the above development, conducted by the Department of Housing and Community Development (DHCD) on March 22, 2019. The MOR is conducted to determine compliance with HUD's regulations and the owner's established management procedures and practices under the Section 8 New Construction / Substantial Rehabilitation Program. The review resulted in the following ratings:

| <u>Category</u> | <u>Rating</u> |
|---|----------------------|
| General Appearance and Security | Above Average |
| Follow-up & Monitoring of Project Inspections | Above Average |
| Maintenance/Operating Procedures | Above Average |
| Financial Management | Above Average |
| Leasing & Occupancy | Satisfactory |
| Tenant/Management Relations | Above Average |
| General Management Practices | Satisfactory |
| Overall Rating | Above Average |

The deficiencies cited in the enclosed report need to be addressed in accordance with the respective corrective actions within 30 calendar days. If additional time is needed, please submit a corrective action plan within the 30 calendar days. The corrective action plan must identify a timeframe when the deficiencies will be resolved and how and what systems, controls, policies and procedures will be adjusted or changed to assure that the error does not reoccur. The corrective action plan will be monitored by DHCD until all deficiencies have been addressed. If you have any questions regarding this report please feel free to contact me at (617) 573-1221.

Sincerely,


Kim M. Gomez
Housing Management Specialist

cc. Laura Taylor, Director, Bureau of Housing Management

Management Review for Multifamily Housing Projects

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Office of Housing – Federal Housing Commissioner

OMB Approval No. 2502-0178
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Summary

| | | | |
|--|--|--|---|
| Date of On-Site Review: March 22, 2019 | Date of Report: June 5, 2019 | Project Number: | Contract Number: 06H052029 |
| Section of the Act: | Name of Owner: Norwood Housing Authority | Project Name: Frank L. Walsh Apartments | Project Address: William Shyne Circle Norwood, MA 02062 |
| Loan Status: <input type="checkbox"/> Insured <input type="checkbox"/> HUD-Held <input type="checkbox"/> Non-Insured <input type="checkbox"/> Co-Insured | Contract Administrator: <input type="checkbox"/> HUD <input checked="" type="checkbox"/> CA <input type="checkbox"/> PBCA | Type of Subsidy: <input checked="" type="checkbox"/> Section 8 <input type="checkbox"/> PAC <input type="checkbox"/> Section 236 <input type="checkbox"/> Section 221(d)(3) BMIR <input type="checkbox"/> Rent Supplement <input type="checkbox"/> RAP <input type="checkbox"/> PRAC <input type="checkbox"/> Unsubsidized | Type of Housing: <input type="checkbox"/> Family <input type="checkbox"/> Disabled <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Elderly/Disabled <input type="checkbox"/> Other (please specify) |

For each applicable category, assess the overall performance by checking the appropriate column. Indicate A (Acceptable) or C (Corrective action required). Include target completion dates (TCD) for all corrective action items. For those items not applicable, place N/A in the TCD column.

| A. General Appearance and Security | A | C | TCD | |
|--|-------------------------------------|-------------------------------------|------------|---|
| 1. General Appearance | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Enter a score between 1 and 100 for the General Appearance and Security Rating. If this Section was not reviewed, enter 0. <u>88</u> is 10% of the overall score. This category is rated 9.0 |
| 2. Security | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| B. Follow-up and Monitoring of Project Inspections | A | C | TCD | Enter a score between 1 and 100 for the Follow-up and Monitoring of Project Inspections Rating. If this Section was not reviewed, enter 0. <u>80</u> is 10% of the overall score. This category is rated 8.0 |
| 3. Follow-Up and Monitoring of Last Physical Inspection and Observations | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 4. Follow-Up and Monitoring of Lead-Based Paint Inspection | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| C. Maintenance and Standard Operating Procedures | A | C | TCD | Enter a score between 1 and 100 for the Maintenance and Standard Operating Procedures Rating. If this Section was not reviewed, enter 0. <u>80</u> is 10% of the overall score. This category is rated 8.0 |
| 5. Maintenance | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 6. Vacancy and Turnover | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 7. Energy Conservation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| D. Financial Management/Procurement | A | C | TCD | Enter a score between 1 and 100 for the Financial Management/Procurement Rating. If this Section was not reviewed, enter 0. <u>84</u> is 25% of the overall score. This category is rated 21.0 |
| 8. Budget Management | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 9. Cash Controls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 10. Cost Controls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 11. Procurement Controls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 12. Accounts Receivable/Payable | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 13. Accounting and Bookkeeping | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| E. Leasing and Occupancy | A | C | TCD | Enter a score between 1 and 100 for the Leasing and Occupancy Rating. If this Section was not reviewed, enter 0. <u>75</u> is 25% of the overall score. This category is rated 19.0 |
| 14. Application Processing/ Tenant Selection | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 07/30/2019 | |
| 15. Leases and Deposits | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 16. Eviction/Termination of Assistance Procedures | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 17. Enterprise Income Verification (EIV) System Access and Security Compliance | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 07/30/2019 | |
| 18. Compliance with Using EIV Data and Reports | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 07/30/2019 | |
| 19. Tenant Rental Assistance Certification Systems (TRACS) Monitoring and Compliance | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 20. TRACS Security Requirements | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 07/30/2019 | |
| 21. Tenant File Security | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 22. Summary of Tenant File Review | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 07/30/2019 | |
| F. Tenant/Management Relations | A | C | TCD | Enter a score between 1 and 100 for the Tenant Services Rating. If this Section was not reviewed, enter 0. <u>80</u> is 10% of the overall score. This category is rated 8.00 |
| 23. Tenant Concerns | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 24. Provision of Tenant Services | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| G. General Management Practices | A | C | TCD | General Management Practices Rating. If this Section was not reviewed, enter 0. <u>75</u> is 10% of the overall score. This category is rated 8.00 |
| 25. General Management Operations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 07/30/2019 | |
| 26. Owner/Agent Participation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 27. Staffing and Personnel Practices | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| Overall Rating: <input type="checkbox"/> Superior <input checked="" type="checkbox"/> Above Average <input type="checkbox"/> Satisfactory <input type="checkbox"/> Below Average <input type="checkbox"/> Unsatisfactory <u>81</u> Overall Score: To calculate an overall score: Multiply the derived performance value by the assigned percentage of the overall rating for each category. Once all tested categories have been calculated based on the performance indicator and performance indicator values, the total calculated points is divided by the total percentage of overall rating and rounded to the nearest whole number. For convenience, a utility is included with this form which will perform all of the necessary calculations. | | | | |

Name and Title of Person Preparing this Report: (Please type or print):

Signature:

Date:

6.5.19

Name and Title of Person Approving this Report: (Please type or print):

Signature:

Date:

6/5/2019

**Management Review for
Multifamily Housing Projects**

**U.S. Department of Housing and Urban
Development**
Office of Housing – Federal Housing Commissioner

OMB Approval No. 2502-0178
Exp. 04/30/2018

Summary

NOTE: If this review is conducted by a CA or PBCA as indicated above, the overall rating reflects a review as it relates to compliance with the Housing Assistance Payment Contract (HAP) only.

Management Review for Multifamily Housing Projects

U.S. Department of Housing and Urban
Development
Office of Housing – Federal Housing Commissioner

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Summary

SUMMARY REPORT – FINDINGS

For each “C” item checked on the summary report, reference the appropriate citing, and target completion date. Findings must include the condition, criteria, cause, effect and required corrective action:

- The condition describes the problem or deficiency
- The criteria cites the statutory, regulatory or administrative requirements that were not met
- The cause explains why the condition occurred
- The effect describes what happened because of the condition

Corrective actions are required for all findings.

| Item Number | Finding | Target Completion Date |
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