

**Overview and Certification**

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

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

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

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

The Swansea 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
  - b. Tenant Satisfaction Survey
  - c. Performance Management Report

**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
667-01	Elderly	MARTIN COURT 667-01	10	1971	64
	Other	Special Occupancy units	1		2
Total			11		66

**Federally Assisted Developments**

Swansea Housing Authority also manages Federally-assisted public housing developments and/or federal rental subsidy vouchers serving 6 households.

**LHA Central Office**

Swansea Housing Authority  
100 Gardner Neck Road, Swansea, MA, 02777  
Connie Desbiens, Management Agent  
Phone: 508-679-5828  
Email: swanseaha@aol.com

**LHA Board of Commissioners**

	<u>Role</u>	<u>Category</u>	<u>From</u>	<u>To</u>
Matthew Beane	Member		04/08/2019	04/07/2020
Wayne Gray	Chair		05/01/2018	05/01/2023
Richard Ryan	Treasurer		05/01/2017	05/01/2022
Ronald Silvia	Vice-Chair		05/01/2014	05/01/2019

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.	04/25/2020
B. Advertise the public hearing in public postings.	04/24/2020
C. Notify all LTO's of the hearing and provide access to the Proposed Annual Plan.	
D. Post draft AP for tenant and public viewing.	05/07/2020
E. Hold quarterly meeting with LTO to review the draft AP. (Must occur before the LHA Board reviews the Annual Plan.)	
F. Annual Plan Hearing. Hosted by the LHA Board, with a quorum of members present.	06/09/2020
G. Executive Director presents the Annual Plan to the Board.	06/09/2020
H. Board votes to approve the AP.	06/09/2020

Certification

## CERTIFICATION FOR SUBMISSION OF THE ANNUAL PLAN

I, Connie Desbiens, MA of the Swansea 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: 06/10/2020

This Annual Plan (AP) will be reviewed by the Department of Housing and Community Development (DHCD) following the public comment period, the public hearing, and LHA Board approval.

**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)	\$269,821.89		Total of all FF awards minus prior FF spending
LHA Emergency Reserve	\$26,982.19		Amount to reserve for emergencies
Net FF Funds (First 3 Years of the CIP)	\$242,839.70	\$263,289.60	Funds to plan & amount actually planned in the first 3 years of the CIP
ADA Set-aside	\$3,982.04	\$3,957.38	Accessibility projects
DMH Set-aside	\$23,413.01	\$23,413.01	Dept. of Mental Health facility
DDS Set-aside	\$0.00	\$0.00	Dept. of Developmental Services facility
Unrestricted Formula Funding (FF)	\$215,444.65	\$235,919.21	Funds awarded by DHCD to be used on projects selected by the LHA and approved by DHCD.
Special DHCD Funding	\$7,753.20	\$7,753.20	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	\$250,592.90	\$271,042.80	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**

Swansea 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	Remaining Planned for 2020	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
292009	2008 FF Master CFA	MARTIN COURT 667-01	\$7,900	\$7,900	\$-1,350	\$9	\$450	\$450	\$443	\$0
292050	FF: Fire Alarm Panel Replacement	MARTIN COURT 667-01	\$42,644	\$41,477	\$1,168	\$0	\$0	\$0	\$0	\$0
292055	Electrical Panel Replacement	MARTIN COURT 667-01	\$190,843	\$0	\$0	\$0	\$0	\$0	\$0	\$0
292056	Bay Window Replacement	OLD STREET 167-01	\$20,418	\$0	\$2,120	\$18,299	\$0	\$0	\$0	\$0
292057	Fire Alarm System Upgrade-Phase 2	MARTIN COURT 667-01	\$157,160	\$0	\$7,103	\$150,057	\$0	\$0	\$0	\$0
292058	H&S FY20: 4 faulty hot water tanks	MARTIN COURT 667-01	\$19,600	\$11,847	\$-11,846	\$19,600	\$0	\$0	\$0	\$0
292059	Bathroom Repairs	OLD STREET 167-01	\$55,828	\$0	\$5,566	\$50,263	\$0	\$0	\$0	\$0
•	Side Doors - Phase I	MARTIN COURT 667-01	\$68,977	\$0	\$0	\$0	\$0	\$0	\$0	\$49,692
•	Kitchen Faucets & Supply Line Shut-off Valves	MARTIN COURT 667-01	\$9,735	\$0	\$0	\$9,735	\$0	\$0	\$0	\$0
•	Front Entry Doors and Pediment Replacement Phase 1 - Martin Court	MARTIN COURT 667-01	\$138,222	\$0	\$0	\$0	\$0	\$8,023	\$130,200	\$0
•	Unit Turnover-2	MARTIN COURT 667-01	\$9,507	\$0	\$0	\$9,507	\$0	\$0	\$0	\$0



**Capital Improvement Plan (CIP)**

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

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	Remaining Planned for 2020	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
•	Parking and walkway resurfacing SHA	MARTIN COURT 667-01	\$16,500	\$0	\$0	\$0	\$0	\$16,500	\$0	\$0
<b>TOTALS</b>			\$737,333	\$61,224	\$2,759	\$257,468	\$450	\$24,973	\$130,642	\$49,692

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	Sustainability	Special Awards	CDBG	CPA	Operating Reserve	Other Funds
292055	Electrical Panel Replacement		\$0	\$0	\$0	\$0	\$0	\$160,843	\$30,000	\$0
292058	H&S FY20: 4 faulty hot water tanks	H&S FY20: Bathtub drains in the first floor apartments are corroded and need replacing.	\$0	\$0	\$0	\$19,600	\$0	\$0	\$0	\$0
<b>TOTALS</b>			\$0	\$0	\$0	\$19,600	\$0	\$160,843	\$30,000	\$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.

Swansea 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.
- The TDC for a proposed project exceeds the Cap Share for a single year and it doesn't make sense to spread it
- We have urgent projects that require excess spending in year 1 or 2.

Years 2, 3 and 4 are outside of the 20% parameters and it does not make sense to split the door projects up over years 3 and 4. Doing the pediment work along with the replacement of the doors makes more sense.

### **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.

Swansea Housing Authority has not requested additional funding.

### **3. Overall goals of the Housing Authority's CIP**

With this CIP, the Swansea HA continue to address safety and energy issues as well as updating our units upon turn over.

### **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:

My new CIP includes a bathroom renovation at the 689 due to a water leak that has caused substantial damage and needs to be addressed ASAP.

**5. Requirements of previous CIP approval**

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

**6. Quarterly capital reports**

Our most recent quarterly capital report (form 80 and 90) was submitted on 03/15/2020.

**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 03/06/2020.

**8. Project priorities**

We have included projects which are not high priority (Priority 1 or 2) with the following justification:

Unit Turnover is included in this plan as a means of updating the unit; not a Priority 1 or 2.

**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**

Swansea Housing Authority has one or more special needs (167 or 689 programs) development. We have completed the service provider input process according to the required procedures detailed in the lease agreement and held an annual meeting with the service provider staff at all special needs developments as of 11/14/2019.

**12. Energy and water consumption**

Our 12 most recent monthly energy reports are for months 5/2019 to 4/2020.

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.

	<b>Electric PUM &gt; Threshold</b>	<b>Gas PUM &gt; Threshold</b>	<b>Oil PUM &gt; Threshold</b>	<b>Water PUM &gt; Threshold</b>
Threshold PUM:	\$100	\$80	\$50	\$60

667-01

The Swansea HA heats by electricity. We have been replacing water tanks with more efficient ones. Replacing doors will also help reduce the cost of electricity/heating in the future years.

**13. Energy or water saving initiatives**

Swansea 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%)

Swansea Housing Authority will address the excess vacancies in the following manner:  
This was due to having several vacancies at one time.

**15. Vacancies**

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

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.

<b>METHOD</b>	<b>CONTACT INFO.</b>	<b>TIMES</b>
Call LHA at Phone Number	508-679-5828	7:30 AM - 3:00 PM
Other	508-726-1193	24 hours a day

Additional contact info for emergencies:  
Dartmouth Housing Authority 508-994-1424.

Lock outs can be dealt with by calling the Swansea Fire Department.  
There is a Lock Box on the property.

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 Swansea Housing Authority main office.

<b>QUALIFYING EMERGENCY WORK REQUESTS</b>
Fires of any kind (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
No heat
No hot water
Snow or ice hazard condition
Dangerous structural defects

**Normal Maintenance Request Process**

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

<b>METHOD</b>	<b>CONTACT INFO.</b>	<b>TIMES</b>
Text Phone Number		
Call Answering Service		
Call Housing Authority Office	508-679-5828	7:30 AM to 3:00 PM
Submit Online at Website		
Email to Following Email	Swanseaha@aol.com	any time
Other		

*Additional contact info for emergencies:  
Dartmouth Housing Authority 508-994-1424*

**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: Paper

Work order classification used:

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

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



C. Our work order process includes the following steps:

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

### Maintenance Plan Narrative

Following are Swansea 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?

My maintenance man is diligent and responsible. He strives to meet deadlines as needed. Our properties reflect his work ethics.

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

We have tweaked our Preventive Maintenance Policy to reflect wear and tear of the properties.

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

We will continue to strive to turn over units in a timely fashion. We will also continue to maintain the properties to the best of our ability within the confines of our budgets.

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	\$72,524.00	\$0.00
Last Fiscal Year Actual Spending	\$71,722.00	\$18,205.00
Current Fiscal Year Budget	\$77,298.00	\$14,400.00

E. Unit Turnover Summary

# Turnovers Last Fiscal Year	6
Average time from date vacated to make Unit "Maintenance Ready"	25 days
Average time from date vacated to lease up of unit	47 days

**Attachments**

These items have been prepared by the Swansea 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.

**SWANSEA HOUSING AUTHORITY PREVENTIVE MAINTENANCE SCHEDULE**

**DAILY/WEEKLY**

- Check and clean (as needed) all building lights
- Check all water tanks for possible leaks
- Ground work/cleanup
- Community center and office/cleanup
- Attend to weekend calls/workorders generated (Mondays)
- Lawn cutting at Federal houses on Wednesday (if needed)
- Lawn cutting at State property on Thursday (if needed)
- Routine tenant workorders done on a weekly basis (except for emergencies/24 hrs.)
- Check emergency lights/battery backups

**MONTHLY - YEARLY - QUARTERLY**

<b><u>January</u></b>	Snow/ice removal as needed Monitor for frozen pipes Annual fire extinguisher inspection Semi-annual fire alarm inspection (1/2 complex) Remove Christmas decorations	<b><u>July</u></b>	Ground work Semi-annual fire alarm inspection (1/2 complex)
<b><u>February</u></b>	Snow/ice removal as needed Monitor for frozen pipes	<b><u>August</u></b>	Ground work
<b><u>March</u></b>	Snow/ice removal as needed Monitor for frozen pipes Service truck/oil change	<b><u>September</u></b>	Ground work Tree/shrub trimming Service truck/oil change
<b><u>April</u></b>	Test communication box Ground cleanup from winter season Fertilize and seed lawn Service and prepare summer lawn equipment Strip and refinish community center floor	<b><u>October</u></b>	Test communication box Ground cleanup Annual unit inspections of Federal and State properties
<b><u>May</u></b>	Ground work Tree/shrub trimming	<b><u>November</u></b>	Service and prepare winter snow equipment Snow/ice removal as needed
<b><u>June</u></b>	Ground work Service truck/oil change	<b><u>December</u></b>	Snow/ice removal as needed Monitor for frozen pipes Service truck/oil change Put up Christmas decorations (May be done in November as time permits)
		<b><u>Monthly</u></b>	Clean all dryer vents

\* Septic maintenance for Federal and State properties done on a rotation basis as needed.

\* **It is duly noted that all emergency workorders take preference on a daily basis. Schedule of maintenance can and shall be adjusted as needed to fit the needs of the Housing Authority.**

\* Seasonal

## SWANSEA HOUSING AUTHORITY

### Preventative Maintenance Procedures and Policies

#### INTRODUCTION

It is the objective of the Swansea Housing Authority in preparing this Preventative Maintenance Guide, to provide a system where basic principles for organizing and managing maintenance operation in a public housing authority can easily be outlined and adapted by Maintenance Staff. The guide is intended for use in a wide range of housing authority areas and outlines the minimum procedures in each area to address maintenance functions.

#### Physical Facility

The Swansea Housing Authority maintains its facilities with the care and concern of the public, the residents, the employees. Each area provides a different role in delivering and receiving services of the Management and Maintenance Staff of the Authority. The responsibility for maintaining the physical aspects of the facilities is not the job of the maintenance staff alone.

#### Administrative and Management

The Board of Commissioners and the Manager have designed policies and procedures that encourage resident cooperation and understanding. In addition, penalties have been put into place for residents who are negligent or abuse property. Through the oversight and interaction with residents, staff and maintenance personnel, reconsideration or designs of new policies are considered an ongoing process that has a general beneficial effect on the physical facilities and the well being of those who reside in the facilities.

#### Resident Admissions

Employees involved with resident admissions clearly support the maintenance efforts by doing proper applicant screening for non-economic criteria. It is their responsibility to weed out through the screening process those applicants with a history of destruction of property, poor housekeeping habits and/or social problems that could result in property damage or greatly affect the environment of the community. Additionally, this department must have appropriate applicants ready to lease units when the maintenance department finishes preparing vacant units for re-occupancy. Unoccupied vacant units invite vandalism which results in costly repairs.

This guide is intended to outline the steps taken by the Swansea Housing Authority in managing its maintenance operation and will address the following areas:

- a. Timely response/resolution by maintenance staff to emergencies
- b. Preventative Maintenance Programs, which include:
  1. Annual Inspections/Repairs
  2. Regular servicing of mechanical systems
  3. Regular servicing of equipment
  4. Regular inspection and upkeep of building/grounds
- c. Work Order System
- d. Procedure for repairing and returning vacant units to occupancy within the acceptable time frame of 15 business days.
- e. A routine maintenance program including regular janitorial services
- f. Minimal backlog of maintenance work orders
- g. Maintenance work force:
  1. Training
  2. Staffing
  3. Supervision
  4. Utilization
- h. Quality Control
- i. Inventory
- j. Resident Charges
- k. Budgeting
- l. Capital Needs Evaluation
- m. SHA Maintenance of Vehicles & Equipment

A. TIMELY RESPONSE/RESOLUTION BY MAINTENANCE STAFF TO EMERGENCIES

It is the intent of the Swansea Housing Authority to respond to all emergencies as quick as possibly upon notification. Maintenance staff has been instructed that information relative to an emergency situation will take precedence over all routine work. The SHA on-call system addresses evening, weekend and holiday emergency calls in the manner outlined in our Call Service Policy:

1. Water that cannot be shut off
2. No heat

B. PREVENTATIVE MAINTENANCE PROGRAMS:

1. Annual Inspections-
2. Regular Servicing of Mechanical Systems

A Preventative Maintenance program will ensure that the SHA can plan, direct and control provisions that require maintenance services. With the information, the SHA can anticipate and plan expenditures while maintaining all physical facilities (buildings, grounds, public areas, service systems and living units).

In an effort to do this the following Preventative Maintenance Contractors are publicly solicited and contracts awarded annually to the most qualified bidders:

1. Fire Alarm Testing
2. Rubbish Removal

For details on the Instruction to Bidders and the Request for Proposals, please refer to the SHA's Contract and Bid file.

All Maintenance Staff are required during their normal routine, to report immediately all deficiencies or maintenance problems to their Supervisor. Any item which poses an immediate threat to the health and safety of residents or to SHA property are required to be reported to the Executive Director.

While performing their daily routine, throughout the course of each day, Maintenance personnel are informed of their responsibility to observe and report unusual conditions in the areas listed on Page 6.

By instructing Maintenance Staff of the importance of “an overall awareness” of the condition and status of SHA facilities and property, it is anticipated that the public, residents, and supervisory staff will be informed of existing conditions and ongoing developments.

It is the philosophy of the Swansea Housing Authority, to promote an atmosphere of open communication at all levels in its operation. The agency strongly believes this is the key to successful management and is routinely reinforced by the Management.

Routine Observations expected by Maintenance Staff

Maintenance Staff are required to report “anything out of the ordinary” to the Manager. The following is not a checklist but areas where observations should be acute.

- Daily:
- Entrance to buildings
  - Walkways to buildings
  - Security (locks/latches etc.)
  - Windows
  - Exterior Defects due to rains, wind, and snow
  - Debris
  - Public Restrooms
  - Electricity
  - Boiler Room (hot water)
  - Vehicles (Maintenance)
  - Cleaning Supplies
  - Vehicles (Residents/Visitors)
  - Parking (Lot condition & use by Residents, Visitors, Vendors)
  - General activity of Residents & Visitors in their overall use of public and common areas
  - Unusual activities of residents/guests
  - General Condition of Common Areas
  - Stock Maintenance Materials & Supplies
- Weekly:
- Fire Equipment (alarms, extinguishers)
  - Lawn Equipment – condition
- Monthly:
- Maintenance equipment – condition
- Yearly:
- Carpet Condition
  - Interior Walls - condition
  - Exterior Walls – condition
  - Grounds overall
  - Capital Improvement List

3. Regular Service of Equipment

The following is a general guide for Maintenance Personnel in regular service of equipment and up keep of property condition.

WEEKLY/MONTHLY

1. Weekly-Vacuum all floors
2. Weekly-Dry mop, damp mop, spray and buff laundry room and clean walls of any other spots.
3. Weekly-Clean glass in community room as needed
4. Weekly-Clean filters in clothes dryers
5. Weekly-Clean kitchen floors and counter tops in community room
6. Semi-Weekly-Dust sills and wood work as needed
7. Alternate order of sewage pump operation/monthly

QUARTERLY

1. Test 25% of the fire alarm systems – contracted service scheduled by Maintenance Supervisor
2. Dust fans in community room as needed
3. Check sewer ejector system

SEMI-ANNUALLY

1. Fertilize lawns and grounds if budgeted and as needed
2. Snake out main drain lines-contract services, as needed
3. Annual-Lubricate blowers, fans, motors and circulators as needed
4. Dry mop and dust interiors stairwells as necessary, more frequently if time available

4. Regular Inspection and Upkeep of Building and Grounds

The following identifies the areas and generally describes the routine followed by the Swansea Housing Authority to address maintenance items and work schedules for maintenance staff. It should be noted that these tasks are not assigned to specific maintenance staff person but are shared duties. Deviation from this program is subject to seasonal conditions, such as snow removal, emergency weather conditions, lawn care and number of vacancies. In addition, it should be noted that schedules may vary due to vacations which may result in less man hours available to perform the work planned. The outline below deals with ideal situation without the aforementioned conditions.



#### DAILY

1. Check and clean trash rooms as needed.
2. Check and clean debris from laundry rooms
3. Check rest rooms and clean as needed
4. Perform Work Orders and non-routine repairs assigned
5. Check grounds for debris and pick up as necessary
6. Vacuum and/or dry mop lobby as necessary
7. Assist or perform work in vacant unit

#### WEEKLY

1. Mop bathrooms, clean toilets and mirrors
2. Mop lobby and dust
3. Dry mop and damp mop laundry
4. Dry mop , damp mop, community room
5. Clean glass in lobby
6. Pest control as needed
7. Service tractors, lawnmower and snow blowers as required and log on sheet (depending on the season)
8. Clean hot water as needed
9. Check stairwells and clean debris
10. Clean garage of any debris

#### YEARLY

1. Check conditions of catch basins/storm drains. Arrange to have cleaned out as needed
2. Inspect all units; this includes stairwells, boiler rooms and back yards
3. Replace batteries in the Fall with change of clocks or at inspection time (depending on the time of the year inspections are done)
4. Vehicle inspection (February)
5. Reset all timers (March and November)
6. Touch up all common area paint
7. Fire extinguisher annual inspection (January)
8. Ready lawn equipment for the season (March)
9. Inspect trees and trim as needed
10. Clean and disinfect dumpsters (July)
11. Ready snow equipment (November)

C. WORK ORDER SYSTEM

This category of work refers to all “resident generated” work requests that do not fall into any other categories. These are the non-emergency calls which resident’s make seeking maintenance services to correct a problem in a unit or on the site. They are not planned for and often cannot be anticipated until the request is formally placed with management.

By definition, these requested work assignments are short-term and usually can be addressed by an on-site staff person. These resident generated requests may include follow-up calls for pest control services or for repairs that become necessary between annual living unit inspections, such as broken windowpanes or clogged drains.

These requests are placed into the maintenance workload through the normal work order intake process. Many resident generated work orders will fall into high priority categories. The Swansea Housing Authority has an emergency category to address these cases and systematically reviews daily work orders generated by office personnel to maintain continuity in servicing residents.

D. PROCEDURE FOR REPAIRING AND RETURNING UNITS TO OCCUPANCY

• DAY ONE

Administration

1. Notification of move out reported to SHA Program Assistant
2. Confirmation with instructions forwarded to vacating tenant with copy to Maintenance Department (by means of a move out inspection)
3. Management received keys to unit
4. Work Order issued to inform Maintenance Department
5. Information recorded on Vacancy Log
6. Management evaluates Waiting List Pool and determines next placement

Maintenance Department

Upon Receipt of Work Order:

1. Begins preparation for revamping apartment.

- DAY TWO

Maintenance

1. Inspection is conducted to identify all deficiencies
2. Estimate is made of skills, time, material and equipment required to correct deficiencies
3. Observation of unit condition and rehab work needed are converted into work instructions to personnel and onto inspection report
4. Coordinate with outside contractors for required work.

- DAY THREE to COMPLETION

Administration

1. Management prepares for receipt of completed inspection report by Maintenance Staff.  
Preparation includes:
  - a. Tenant Folder
  - b. Calculation of Rent Share
  - c. Lease Documents
  - d. Tenant Acknowledgement
  - e. SHA/Prospective Tenant Inspection Date
2. Upon completion and acceptance of unit by prospective tenant, Management performs the following duties:
  - a. Enters information into Computer
  - b. Collects prorated rent
  - c. Adds Tenant onto SHA registers and distributes
  - d. Enters move in date on Vacancy Log

Maintenance

Day two to completion, work in progress is monitoring through observations and/or reports by maintenance personnel.

COMPLETION

1. Verification of all Work Items repaired
2. Inspection report completed and submitted by Maintenance Personnel/or Supervisor

E. REGULAR AND ROUTINE JANITORIAL SERVICES

Within Section B of this policy, the Swansea Housing Authority identified the routine tasks performed by maintenance personnel, which includes routine and regular janitorial duties. These tasks are assigned to all personnel.

These tasks would include:

1. Rubbish Removal in Office Areas
2. Floors in all buildings
3. Window Washing – lower only
4. Dusting
5. Cleaning janitorial areas
6. Cleaning and maintaining community rooms

F. MINIMIZING BACKLOG OF MAINTENANCE WORK ORDERS

Administrative Staff provides assistance in minimizing backlog and unnecessary work orders in the following manner.

1. The SHA Maintenance and Manager meet on a regular bases to address concerns of maintenance items. On these occasions, the Manager and Maintenance develop or design resident notices or instruction sheets for residents on the proper operation of SHA equipment located in units (i.e. stoves, refrigerators).

Other areas addressed in memo form to residents must include:

1. Proper trash disposal
2. Proper use of laundry machines
3. Proper use and responsibility of the user of Community Room space
4. Information on Parking Regulations

5. Regulating Tenant belongings in common areas
6. Restricting pets from building

In addition to the above items, the Manager and Maintenance also discuss the control and activities of outside contractors on the premises. Prior to work being performed these issues are discussed and procedures are put in place to minimize the degree of impact on the residents, the agency and the maintenance personnel.

2. Experienced staff instructs all new personnel on the Work Order Procedure. During this training new staff is trained on emergency and non-emergency items and the procedures for issuing a work order. New personnel is informed that if any work request is questionable, trained staff is available to assist.

The SHA has cell-phone communication with all key maintenance personnel. In the event that an issue or item arises, personnel has been trained to inform Maintenance immediately. By doing this and seeking the assistance of trained personnel or the Manager maintenance issues may be reduced and unnecessary work avoided.

3. The SHA has a non-computerized system for producing work orders. Periodically, staff is instructed to review the status of work orders in order to avoid a backlog or open-ended work order. If a work order cannot be fully completed due to unavailability of parts, or contract services are required, they are instructed to issue a new work order which would be directed to Maintenance. At the end of the year, the status of all work orders are reviewed by the Manager.

#### G. MAINTENANCE WORK FORCE

##### New Employees

The Authority makes every effort to employ individuals with experience in property management and/or maintenance management. The Authority seeks individuals with expertise in a given trade (i.e. electrical/plumbing), whenever it is recruiting maintenance personnel. Individuals with technical experience and a background in the trades, enhances the SHA's ability to train and oriented new employees.

The SHA Advertisement and job responsibilities clearly define the SHA's expectations from applicants as well as the scope of the job. However, recruitment does not always guarantee good results, therefore SHA requires a 90 day training and probationary period. During this time, work assignments are designed to determine the degree of capability of a new employee. As the individual demonstrates ability, more sophisticated tasks and work assignments are given and judgment is measured through performance.

Initially, all new maintenance personnel are assigned to work with existing personnel. Orientation is provided through the direct and daily supervision. Throughout this period, however, Maintenance and/or Manager provide overall goals and expectations for the new employee, along with an explanation of SHA policies and procedures.

Direct supervision has been delegated by the Manager to the SHA's Maintenance.

#### Maintenance Staff, Training & Reporting

Given the size of the agency, the Swansea Housing Authority exercises flexibility in its personnel. The work force includes both full-time and part time personnel, along with contracted services, where applicable.

Contracting services for the agency is more involved, given the size and number of units managed by the Administrative Staff. Contracted services are used at several sites and monitoring is the responsibility of Maintenance to ascertain whether or not the product or service is delivered.

The Swansea Housing Authority has taken effort to control the quality of both the Management and Maintenance of its physical facilities. This begins with personnel and includes active continuous follow up of actual work performance. Monitoring and correcting service delivery systems ensures that policies adopted by the Swansea Housing Authority are being followed in a manner which allows the agency to meet its performance goals and standards. This is done through:

- a. Assigning responsible staff duties which include monitoring the performance of individuals under their supervision
- b. Monitoring the degree of supervision under which the work is to be performed
- c. Recruitment
- d. Instruction and Training

#### I. INVENTORY

The Authority annually performs an inventory check on items purchased with a value of \$300.00 or more. All inventory is controlled and tagged by the Manager who with the assistance of other staff, including maintenance, physically views all items within the value range and updates the inventory cards.

This information is kept on a permanent basis for auditing and accounting purposes. These records are contained in the Administrative office of the Authority in a secure location.

J. CHARGES TO RESIDENTS

From time to time, the Authority finds it necessary to assess tenants for damages. This will be based on current prices and Maintenance wage rates. In all cases, when the Authority has found it necessary to charge a resident, a "Bill for Damages" is sent to the resident.

Labor costs are based on the hourly rate of the Maintenance Labor, which is determined by the Department of Labor and Industries. These rates are subject to increase by the Department of Labor and Industries on an annual basis.

K. BUDGET

In order to effectively maintain the SHA facilities and anticipate mechanical equipment and structural needs, the SHA routinely includes its Maintenance Staff in the budget planning process. Input is required on the condition of the buildings, properties, equipment and stock. Through this process and planning, the Authority is able to project its costs on a short term and long term basis.

L. CAPITAL NEEDS EVALUATION

The Authority has also conducted an independent survey of its long-term capital needs. This effort demonstrates the Authority's interest in the capital investment made by the Commonwealth of Massachusetts, the Department of Housing and Urban Development and the Swansea Housing Authority.

The report generated by this survey conducted by On-site/Insight in November, 1992, provides the Authority with a planning tool for modernization needs over the next 20 years. With the information contained in this report, the Authority continues to develop its Long Term Goals.

M. ONGOING PREVENTATIVE MAINTENANCE OF DHA VEHICLES

Outside contractors perform routine maintenance of the SHA truck. General oil changes, fluid checks and minor repairs are performed on a regular basis. Operators of all SHA vehicles are informed that they must advise their immediate Supervisor of any irregularities. The following list represents a guide for Maintenance Employees:

### Daily

Check tires, wear, pressure, etc.  
Check frame and suspension: for loose bolts, cracks, etc.  
Check parking brakes  
Check safety lights  
Fluid leaks  
Steering column lock and starter safety switch  
Check transmission shift indicator  
Check instrument gauges, oil amperes, etc.  
Check spare tire and jack

### Monthly

Check fluid levels, crankcase, transmission, etc.  
Check antifreeze, radiator rust inhibitor and thermostat  
Check windshield washer fluid  
Check belts, hoses  
Check plugs, wiring, battery, clean and grease terminals as needed  
Clean out air cleaner if necessary  
Check carburetor hoses and linkage  
Check wheel alignment and tire balance (uneven wear of tires)  
Check heater and defroster  
Check wiper blades for wear

### THREE MONTHS OR 3,000 MILES

Change oil and filter  
Grease fitting on chassis  
Lube drive shafts, universal, linkages  
Check fluid in master cylinder  
Check fluid level in power steering unit  
Lube front suspension and steering linkage  
Adjust carburetor idle speed

### YEARLY

7,500 miles or yearly rotate tires  
Change transmission fluid and filter  
Change air filter  
Change rear axle fluid  
Drain radiator and flush; check all hoses and cap. Also, clean outside radiator  
Change fuel filter  
Change spark plugs, adjust timing, and check distributor cap

ADOPTED BY BOARD:  
May 10, 2016



# ***SWANSEA HOUSING AUTHORITY***

## **Deferred Maintenance Policy**

By order of the Department of Housing and Community Development, the Swansea Housing Authority must have six categories of Work Orders:

- Emergency Work Order (as defined by On Call Service List)
- Vacancy Work Order
- Preventative Work Order
- Inspection Work Oder
- Routine Work Order
- Requested Work Order

Any repair/work created through the system must be completed in a timely fashion (as defined by the category).

Any work/repair that cannot reasonably be completed due to such circumstances as finances, special order or time constraint must be placed in a Deferred Maintenance category with documented justification (usually anything that will take more than 45 days to complete).

*Board Approved ;  
11/20/2017*

**Operating Budget**

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

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

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

**Operating Reserve**

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

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

The Swansea Housing Authority operating reserve at the end of fiscal year 2019 was \$162,327.00, which is 96.8% 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 Swansea Housing Authority.						
<b>REVENUE</b>						
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	\$301,752.00	\$308,713.00	\$302,550.00	-2%	\$393.95
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	\$200.00	\$1,364.00	\$200.00	-85.3%	\$0.26
3611	Interest on Investments - Restricted	\$0.00	\$0.00	\$0.00	0%	\$0.00
3690	Other Revenue	\$1,200.00	\$2,244.00	\$1,200.00	-46.5%	\$1.56
3691	Other Revenue - Retained	\$0.00	\$1,892.00	\$0.00	-100%	\$0.00
3692	Other Revenue - Operating Reserves	\$9,654.00	\$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	\$972.00	\$55,614.00	5621.6%	\$72.41
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	\$312,806.00	\$315,185.00	\$359,564.00	14.1%	\$468.18

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Swansea Housing Authority.						
<b>EXPENSES</b>						
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	\$18,713.00	\$18,685.00	\$19,275.00	3.2%	\$25.10
4120	Compensated Absences	\$0.00	\$0.00	\$0.00	0%	\$0.00
4130	Legal	\$0.00	\$0.00	\$0.00	0%	\$0.00
4140	Members Compensation	\$0.00	\$0.00	\$0.00	0%	\$0.00
4150	Travel & Related Expenses	\$1,066.00	\$872.00	\$1,722.00	97.5%	\$2.24
4170	Accounting Services	\$4,584.00	\$4,584.00	\$4,860.00	6%	\$6.33
4171	Audit Costs	\$3,780.00	\$3,780.00	\$3,780.00	0%	\$4.92
4180	Penalties & Interest	\$0.00	\$0.00	\$0.00	0%	\$0.00
4190	Administrative Other	\$43,108.00	\$40,111.00	\$43,719.00	9%	\$56.93
4191	Tenant Organization	\$0.00	\$0.00	\$0.00	0%	\$0.00
4100	TOTAL ADMINISTRATION	\$71,251.00	\$68,032.00	\$73,356.00	7.8%	\$95.52
4310	Water	\$5,391.00	\$3,574.00	\$4,900.00	37.1%	\$6.38
4320	Electricity	\$85,176.00	\$106,442.00	\$110,741.00	4%	\$144.19
4330	Gas	\$0.00	\$0.00	\$0.00	0%	\$0.00
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	\$2,500.00	\$1,438.00	\$2,500.00	73.9%	\$3.26
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	\$93,067.00	\$111,454.00	\$118,141.00	6%	\$153.83

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Swansea Housing Authority.						
<b>EXPENSES</b>						
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	\$50,682.00	\$51,009.00	\$51,778.00	1.5%	\$67.42
4420	Materials & Supplies	\$11,500.00	\$7,551.00	\$7,578.00	0.4%	\$9.87
4430	Contract Costs	\$10,342.00	\$13,162.00	\$17,942.00	36.3%	\$23.36
4400	TOTAL MAINTENANCE	\$72,524.00	\$71,722.00	\$77,298.00	7.8%	\$100.65
4510	Insurance	\$11,078.00	\$11,853.00	\$13,955.00	17.7%	\$18.17
4520	Payment in Lieu of Taxes	\$0.00	\$0.00	\$0.00	0%	\$0.00
4540	Employee Benefits	\$56,640.00	\$51,739.00	\$57,414.00	11%	\$74.76
4541	Employee Benefits - GASB 45	\$0.00	\$19,263.00	\$0.00	-100%	\$0.00
4542	Pension Expense - GASB 68	\$0.00	\$51,389.00	\$0.00	-100%	\$0.00
4570	Collection Loss	\$0.00	\$787.00	\$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	\$67,718.00	\$135,031.00	\$71,369.00	-47.1%	\$92.93
4610	Extraordinary Maintenance	\$0.00	\$18,205.00	\$14,400.00	-20.9%	\$18.75
4611	Equipment Purchases - Non Capitalized	\$2,000.00	\$1,545.00	\$12,000.00	676.7%	\$15.63
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	\$60,557.00	\$0.00	-100%	\$0.00
4600	TOTAL OTHER EXPENSES	\$2,000.00	\$80,307.00	\$26,400.00	-67.1%	\$34.38
4000	TOTAL EXPENSES	\$306,560.00	\$466,546.00	\$366,564.00	-21.4%	\$477.30

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Swansea Housing Authority.						
<b>SUMMARY</b>						
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	\$312,806.00	\$315,185.00	\$359,564.00	14.1%	\$468.18
4000	TOTAL EXPENSES	\$306,560.00	\$466,546.00	\$366,564.00	-21.4%	\$477.30
2700	NET INCOME (DEFICIT)	\$6,246.00	\$-151,361.00	\$-7,000.00	-95.4%	\$-9.11
7520	Replacements of Equip. - Capitalized	\$0.00	\$0.00	\$0.00	0%	\$0.00
7540	Betterments & Additions - Capitalized	\$10,000.00	\$0.00	\$0.00	0%	\$0.00
7500	TOTAL NONOPERATING EXPENDITURES	\$10,000.00	\$0.00	\$0.00	0%	\$0.00
7600	EXCESS REVENUE OVER EXPENSES	\$-3,754.00	\$-151,361.00	\$-7,000.00	-95.4%	\$-9.11

## 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 Swansea Housing Authority's understanding of why they received the rating, while the responses describe their goals and the means by which they will meet or improve upon the performance-based assessment standards established by DHCD in the PMR. When the PMR rating is 'Operational Guidance', the LHA may have responded, but was not required to.

### **Category: Management**

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

Rating: No Findings

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

Rating: No Findings

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

Rating: Operational Guidance

Reason: The SHA failed to submit one report on time.

Response: The SHA has reviewed deadlines and has marked calendars accordingly. The Manager checks in regularly w/staff to be sure deadlines are met.

Criterion: Completion of mandatory online board member training

Rating: Corrective Action

Reason: This report was in error.

Response: Three out of four Board members had completed the training. The fourth member was a new member and was in the process of completing it.

### **Category: Financial**

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

Rating: No Findings

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

Rating: No Findings

### **Category: Capital Planning**

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

Rating: No findings

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

Rating: No Findings

**Category: Facility Management - Health & Safety**

Criterion: Health and Safety Violations

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

	<b>Number of violations cited</b>	<b>Number of violations corrected</b>
<b>Maintenance related violations</b>	0	0
<b>Tenant related violations</b>	0	0

**Category: Facility Management - Inspections**

Criterion: LHA Conducted 100% of the Unit Inspections.

Rating: No Findings

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

Rating: No Findings

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

Rating: No Findings

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

Rating: No Findings

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

Rating: No Findings

**Category: Facility Management - Work Order System**

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

Rating: No Findings

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

Rating: No Findings

Criterion: Vacancy work orders identified, tracked and reportable.

Rating: No Findings

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

Rating: No Findings

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

Rating: No Findings

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

Rating: No Findings

Criterion: Requested work orders identified, tracked and reportable.

Rating: No Findings

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

Rating: No Findings

**Category: Facility Management - Emergency Response System:**

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

Rating: No Findings



Explanation of PMR Criteria Ratings

CRITERION	DESCRIPTION
<b>Management</b>	
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"> <li>• “No Findings” : Occupancy Rate is at or above 98%</li> <li>• Operational Guidance: Occupancy rate is at 95% up to 97.9%</li> <li>• Corrective Action: Adjusted occupancy rate is less than 95%</li> </ul>
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"> <li>• “No Findings” : At or below 2%</li> <li>• “Operational Guidance” : More than 2% , but less than 5%</li> <li>• “Corrective Action” : 5% or more</li> </ul>
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"> <li>• “No Findings” : At least 11 of the required 12 reports were submitted and at least 9 were submitted on time.</li> <li>• “Operational Guidance” : Less than 11 of the required 12 reports were submitted and/or less than 9 were submitted on time.</li> </ul>
Board Member Training	<p>Percentage of board members that have completed the mandatory online board member training.</p> <ul style="list-style-type: none"> <li>• “No Findings” : 80% or more completed training</li> <li>• “Operational Guidance” : 60-79.9% completed training</li> <li>• “Corrective Action” : &lt;60 % completed training</li> </ul>

CRITERION	DESCRIPTION
<b>Financial</b>	
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"> <li>• “No Findings” : 0 to 9.9%</li> <li>• “Operational Guidance”: 10 to 14.9%</li> <li>• “Corrective Action”: 15% or higher</li> </ul> <p>Overspending Rating:</p> <ul style="list-style-type: none"> <li>• “No Findings” : 0 to -4.9%</li> <li>• “Operational Guidance”: -5% to -9.9%</li> <li>• “Corrective Action”: -10% or below</li> </ul>
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"> <li>• “No Findings” :35%+ of maximum operating reserve</li> <li>• “Operational Guidance”: 20% to 34.9% of maximum operating reserve</li> <li>• “Corrective Action”: &lt;20% of maximum operating reserve</li> </ul>
<b>Capital Planning</b>	
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"> <li>• “No Findings” =Submitted on time</li> <li>• “Operational Guidance” =Up to 45 days late</li> <li>• “Corrective Action” =More than 45 days late</li> </ul>
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"> <li>• “No Findings” = at least 80%</li> <li>• “Operational Guidance” = At least 50%</li> <li>• “Corrective Action” = Less than 50%</li> </ul>

CRITERION	DESCRIPTION
<b>Health &amp; Safety</b>	
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.
<b>Facility Management - Inspections</b>	
Unit Inspections Conducted	<p>Housing authorities are required to conduct inspections of all their occupied units at least once a year</p> <ul style="list-style-type: none"> <li>• "No Findings": 100 % of sampled units had inspections conducted once during the year</li> <li>• "Corrective Action": Fewer than 100% of sample units were inspected during the year</li> </ul>
Inspections Report	<p>Housing authorities are required to note all of the deficiencies found during inspections</p> <ul style="list-style-type: none"> <li>• "No Findings": 100 % of deficiencies are noted on inspection report</li> <li>• "Corrective Action": Fewer than 100% of deficiencies are noted in inspection report</li> </ul>
Inspection Work Order	<p>Housing authorities are required to generate work orders for all deficiencies noted during inspections</p> <ul style="list-style-type: none"> <li>• "No Findings": 100 % of deficiencies noted on inspection reports generated work orders</li> <li>• "Corrective Action": Fewer than 100% of deficiencies noted on inspection reports generated work orders</li> </ul>
Work Order System	<p>Work order system identifies, tracks, and can produce reports for inspection work orders.</p> <ul style="list-style-type: none"> <li>• "No Findings": Inspection work orders are identified, tracked, and reportable</li> <li>• "Operational Guidance": Inspection work orders are not identified, and/or tracked, and/or reportable</li> </ul>
Inspections Work Orders Completed	<p>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).</p> <ul style="list-style-type: none"> <li>• "No Findings": Sampled inspection work orders were completed within 30 days of inspection date or added to deferred maintenance plan and/or CIP</li> <li>• "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</li> <li>• "Corrective Action": Sampled inspection work orders were completed in over 45 calendar days of inspection date</li> </ul>

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

<b>CRITERION</b>	<b>DESCRIPTION</b>
Requested Work Orders	<p>Requested work orders should be identified, tracked and reportable.</p> <ul style="list-style-type: none"> <li>• “No Findings”: Requested work orders identified, tracked, reportable and completed regularly</li> <li>• “Operational Guidance”: Requested work orders are not identified and/or tracked and/or reportable, and or completed regularly</li> </ul>
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"> <li>• “No Findings”: Requested work orders are completed within 14 calendar days of tenant request OR added to deferred maintenance plan and/or CIP</li> <li>• “Operational Guidance”: Requested work orders are completed within 15-30 calendar days from the date of tenant request</li> <li>• “Corrective Action”: Requested work orders are completed in over 30 calendar days from the date of tenant request OR not completed</li> </ul>
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"> <li>• “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</li> <li>• “Operational Guidance”: System exists, but no definition has been distributed</li> <li>• “Corrective Action”: Neither a system nor distributed definitions exist</li> </ul>

## Policies

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

<b>Policy</b>	<b>Last Ratified by Board Vote</b>	<b>Notes</b>
*Rent Collection Policy	10/02/2015	
*Personnel Policy	04/14/2015	
*Capitalization Policy	01/12/2016	Originally Adopted on 05/12/20
*Procurement Policy	02/09/2016	Originally Adopted on 06/09/20
*Grievance Policy	11/13/2012	SHA adopted 760CMR 6.03
Other – Define in the ‘Notes’ column	10/11/2016	Air Conditioners - Adopted 5/1
Emergency Response Plan	10/09/2011	

\* 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-Swansea Housing Authority-00072 has no current waivers from the regulations of the Department of Housing and Community Development (DHCD).

## **Attachments**

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

- Public Comments
- Tenant Satisfaction Survey
- Performance Management Report

### **Explanation of Attachments**

The Swansea Housing Authority has no LTO.

There were no public comments.

Board approved Plan on June 9, 2020 after the hearing at 4:00 p.m.



**SWANSEA HOUSING AUTHORITY  
100 GARDNERS NECK ROAD  
SWANSEA, MA 02777**

**MEMO TO ANNUAL PLAN**

**Date: June 10, 2020**

**RE: Public Hearing for Annual Plan**

On Tuesday, June 9, 2020 at 4:00 p.m. a public hearing was held (virtually) with the Board of Commissioners present.

There was no public input nor any from the Board.

The Swansea Housing Authority does not have an LTO.

Sincerely yours,  
Connie Desbiens, PHM, MPHA  
Swansea Housing Authority  
Property Manager

# SWANSEA HOUSING AUTHORITY

## Chapter 667 Housing Summary 2016 - 2018

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

### Fall 2016:

- Surveys were sent to 9624 housing units (Chapter 667). 5511 surveys were filled out and returned.

### Fall 2017:

- Surveys were sent to 6024 housing units (Chapter 667). 3391 surveys were filled out and returned.

### Fall 2018:

- Surveys were sent to 13,304 housing units (Chapter 667). 6700 surveys were filled out and returned.
- In the **Swansea Housing Authority**, surveys were sent to a total of **64** housing units (Chapter 667); **41** surveys were completed.

This report provides some information about how the residents from the **Swansea Housing Authority** who answered the survey responded. It compares their answers to those from residents in the entire state and to those from small LHAs in Southeastern Massachusetts. These small LHAs in Southeastern Massachusetts include: Acushnet, Bourne, Brewster, Bridgewater, Carver, Chatham, Dartmouth, Dennis, Dighton, Duxbury, East Bridgewater, Easton, Falmouth, Foxborough, Halifax, Hanson, Kingston, Mansfield, Marshfield, Mashpee, Mattapoisett, Middleborough, Nantucket, Norfolk, Norton, Orleans, Pembroke, Plainville, Provincetown, Sandwich, Seekonk, Somerset, Swansea, Taunton, Wareham, West Bridgewater, Westport, Whitman, Wrentham, and Yarmouth.

## Communication

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

	Swansea Housing Authority	Small LHAs in Southeastern MA *	Entire State
Contacted management about a problem or concern.....	83%	79%	78%
Felt they were usually or always treated with courtesy and respect when they contacted management.....	88%	89%	87%
Saw the Capital Improvement Plan.....	24%	39%	30%
Saw the Operating Budget.....	17%	22%	17%
Knew the Executive Director held a meeting with residents...	63%	57%	53%

\* Small LHAs in Southeastern Massachusetts include: Acushnet, Bourne, Brewster, Bridgewater, Carver, Chatham, Dartmouth, Dennis, Dighton, Duxbury, East Bridgewater, Easton, Falmouth, Foxborough, Halifax, Hanson, Kingston, Mansfield, Marshfield, Mashpee, Mattapoisett, Middleborough, Nantucket, Norfolk, Norton, Orleans, Pembroke, Plainville, Provincetown, Sandwich, Seekonk, Somerset, Swansea, Taunton, Wareham, West Bridgewater, Westport, Whitman, Wrentham, and Yarmouth.

## Services and Programs

**54%** of the Swansea 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:

	Swansea Housing Authority	Small LHAs in Southeastern MA	Entire State
Job training programs.....	7%	6%	6%
Money management programs ( <i>budgeting, taxes, income building</i> ).....	7%	9%	10%
Children’s programs ( <i>tutoring, childcare, afterschool programs</i> ).....	7%	2%	2%
Health and Medical Services ( <i>visiting nurse, meal programs</i> ).....	0%	34%	35%
Adult Education ( <i>GED, ESL, educational counseling</i> ) .....	37%	8%	10%

## Maintenance and Repair

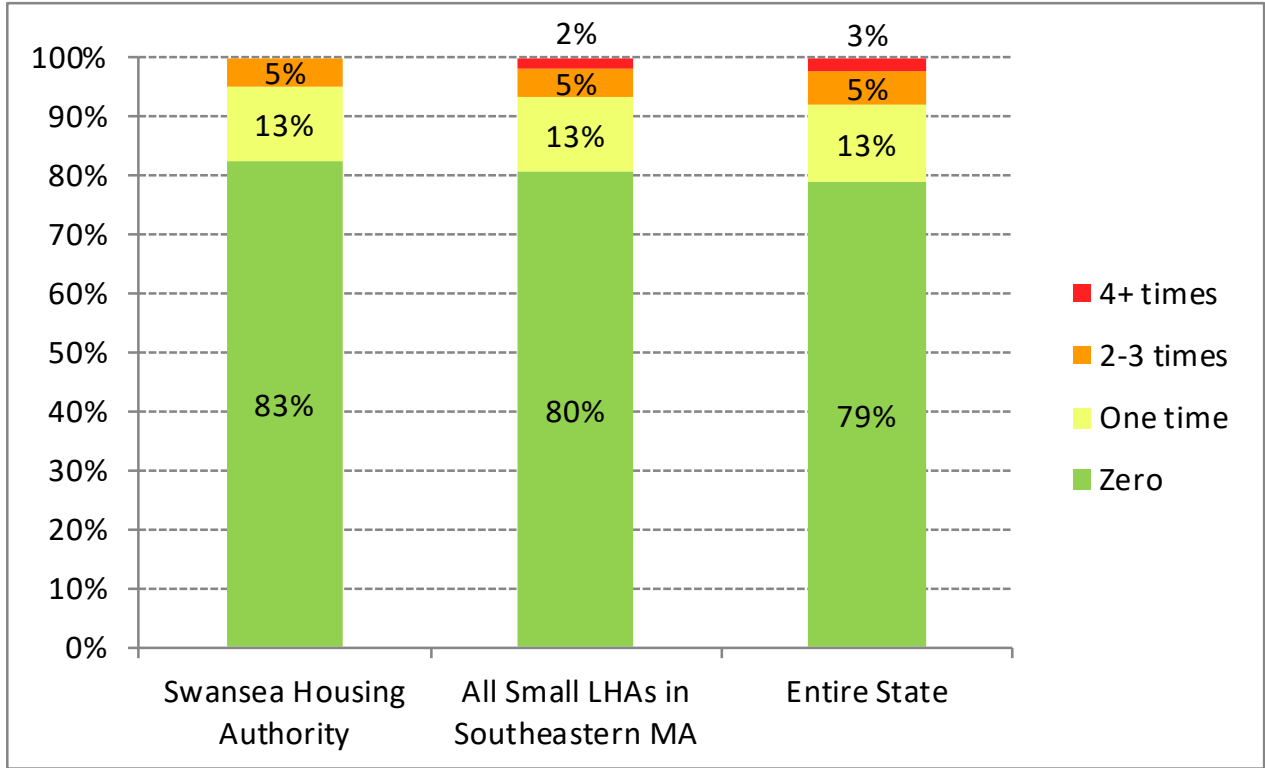
- **Who had problems?** Less than one fifth of respondents had a problem with their heating and more than half had a plumbing problem in the last 12 months.

	Swansea Housing Authority	Small LHAs in Southeastern MA	Entire State
Had a heating problem.....	17%	19%	21%
Had a problem with water or plumbing.....	61%	50%	49%

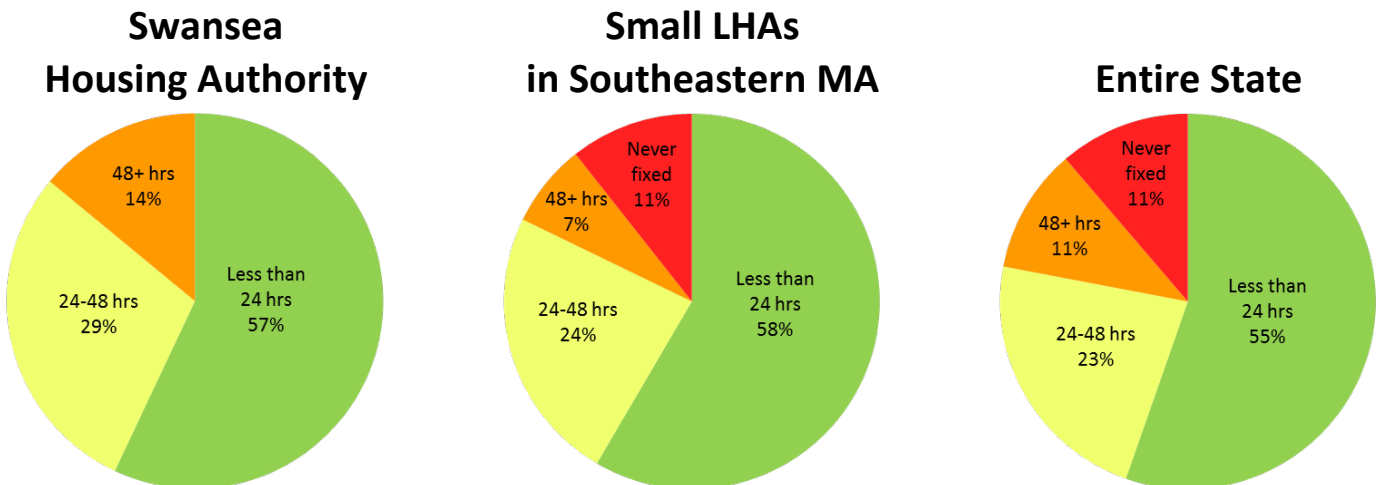
- **Heating Problems**

**How many times did residents have heating problems?**

The chart 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.



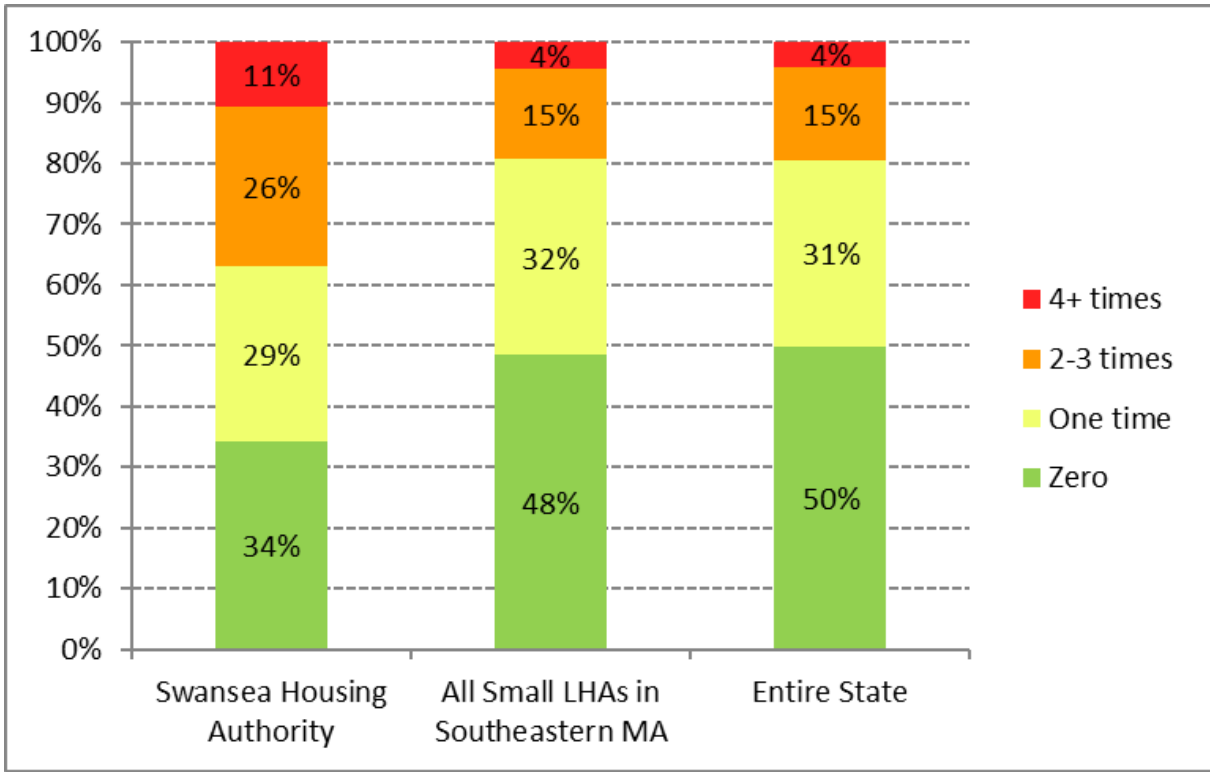
**How long did it take to fix the heating problems?** For those respondents who had problems, we asked how long it usually took for the problems to be fixed – less than 24 hours, 24 - 48 hours, more than 48 hours, or never fixed.



- **Water or Plumbing Problems**

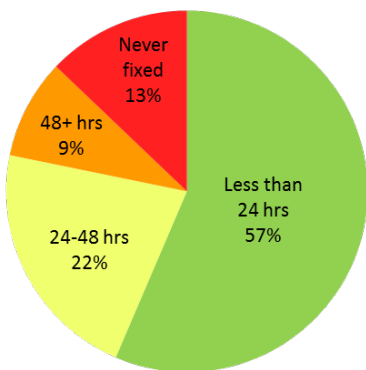
**How many times did residents have problems with their water or plumbing?**

The chart 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.

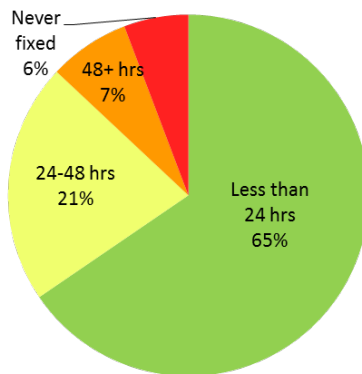


**How long did it take to fix the water or plumbing problems?** For those respondents who had problems, we asked how long it usually took for the problems to be fixed – less than 24 hours, 24 - 48 hours, more than 48 hours, or never fixed.

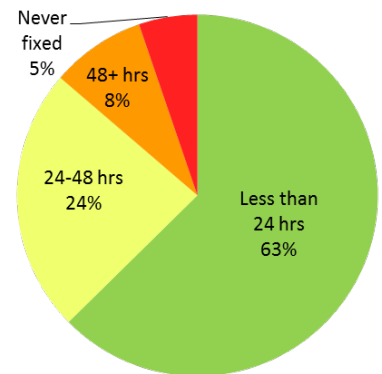
**Swansea Housing Authority**



**Small LHAs in Southeastern MA**

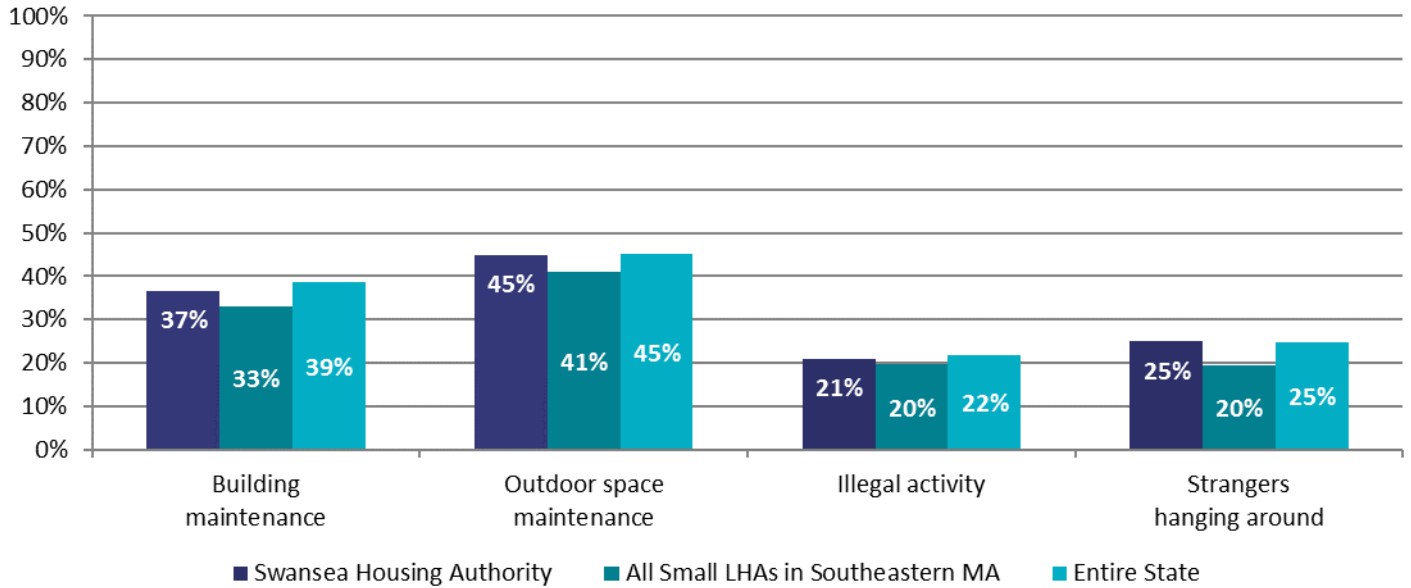


**Entire State**



- 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.

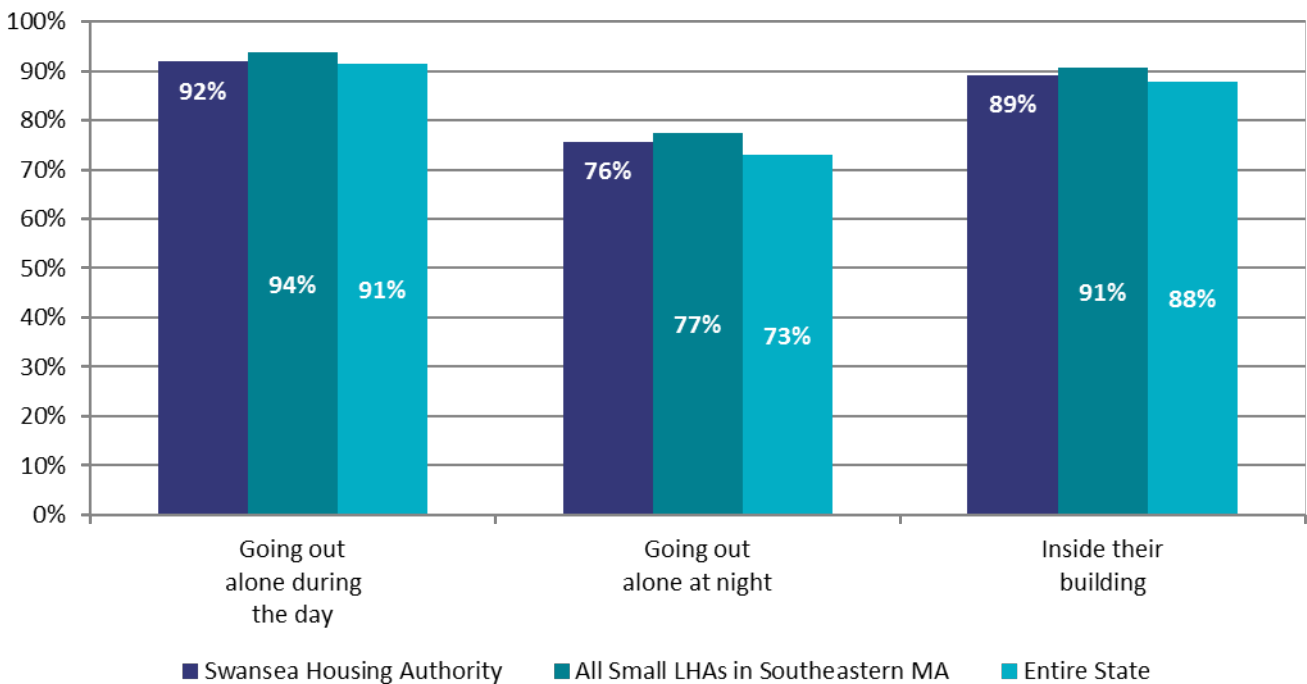
**Respondents who “always” or “sometimes” had problems with....**



**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” ....**



# SWANSEA 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

<b>DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD)</b> <b>PMR Desk Audit Ratings Summary</b> For a detailed report of the Performance Management Review (PMR), please contact the Local Housing Authority	
Housing Authority	Swansea Housing Authority
Fiscal Year Ending	09/30/2019
Housing Management Specialist	Mary Farrell
Facilities Management Specialist	Robert Garrett

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



## LHA SWANSEA

### Occupancy

Rating All: No Findings

Rating 667: No Findings

Rating 200: No Findings

Rating 705: No Findings

- 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: No Findings

Rating 667: No Findings

Rating 200: No Findings

Rating 705: No Findings

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

## Certifications and Reporting Submissions

Rating: 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.
- Other: Please refer to PHN 2018-08 for schedule of reporting.**

## Adjusted Net Income/Revenue

Rating: No Findings

### Revenue:

- Update and adhere to rent collection policy
- Update marketing plan
- Update internal policies related to vacant unit turnover
- Review rent roll to identify outstanding rents and/or patterns of rent delinquency.
- Review operating statements to identify trends in revenue collection such as LHA-wide or development-centered rent issues.
- Follow tenant selection best practices to improve vacancy turnover (pulling lists in CHAMP as soon as vacancy occurs and previewing list to prescreen in advance of vacancies as needed)
- Set up repayment agreements with tenants as soon as tenant becomes in arrears; do not let large balances accrue.
- Make it easier for tenants to pay rent. For example, consider online payments, lockboxes for night time drop-off or extended office hours
- Review budget reports with both fee accountant/financial staff and your board to stay on top of revenue trends.
- Ensure rent determinations are completed regularly and are in adherence with DHCD policy

**Expense:**

*Salaries*

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

*Legal*

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

*Utilities*

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

*Maintenance*

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

**Other:**

-

## Operating Reserve

Rating: No Findings

- Please refer to PHN 2018-04 and current budget guidelines for information on operating reserve
- An LHA may spend down to 35% of maximum reserve level without consulting DHCD, but the LHA must budget these expenses in the correct line items of their annual operating budget. If the expense occurred after DHCD approval of the annual operating budget, the LHA should submit a budget revision with these expenditures.
- Any expenditures from the operating reserve that will result in a projected operating reserve of less than 35% of maximum reserve level, requires *prior written approval* from DHCD, *unless the expenses are to resolve health and safety issues*.
- Each LHA must maintain a projected operating reserve of 20% of maximum reserve level, which *remains the minimum operating reserve level for all LHAs*.
- Other:**

## Board Member Training

Rating: Corrective Action

- 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: Please refer to PHN 2017-05**

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

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

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

<b>Housing Authority</b>	<b>Swansea Housing Authority</b>
<b>Fiscal Year Ending</b>	<b>9/30/2019</b>
<b>Housing Management Specialist</b>	<b>Mary Farrell</b>
<b>Facilities Management Specialist</b>	<b>Robert Garrett</b>

<b>Inspection and Work Order System Criteria</b>	<b>Rating</b>
<b>Inspections</b>	
LHA conducted 100% of the unit inspections.	<b>No Findings</b>
Inspections report noted 100% of the necessary repairs in each unit.	<b>No Findings</b>
100% of inspection-related work orders were generated.	<b>No Findings</b>
Work order system identifies, tracks, and can produce reports for inspection work orders.	<b>No Findings</b>
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).	<b>No Findings</b>
<b>Work Order System</b>	
Emergency work orders defined per PMG, identified, tracked, reportable.	<b>No Findings</b>
Emergency work orders initiated within 24 to 48 hours.	<b>No Findings</b>
Vacancy work orders identified, tracked and reportable.	<b>No Findings</b>
Vacancy work orders were completed within 30 calendar days or if not completed within that timeframe, LHA has a waiver.	<b>No Findings</b>
Comprehensive Preventive Maintenance Program exists & preventive work orders identified, tracked, and reportable.	<b>No Findings</b>
Routine work orders identified, tracked, reportable and completed regularly.	<b>No Findings</b>
Requested work orders are identified, tracked and reportable.	<b>No Findings</b>
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.	<b>No Findings</b>
LHAs have a 24 hour system for responding to emergencies and have distributed definition of emergency to residents, staff and answering service (if applicable).	<b>No Findings</b>

**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

<b>Housing Authority</b>	<b>Swansea Housing Authority</b>
<b>Fiscal Year Ending</b>	<b>9/30/2019</b>
<b>Housing Management Specialist</b>	<b>Mary Farrell</b>
<b>Facilities Management Specialist</b>	<b>Robert Garrett</b>

**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](mailto: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](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 - *No Findings*

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:

## Timely Completion of Work Order Types

Criteria E: Inspection - *No Findings*

Criteria G: Emergency - *No Findings*

Criteria I: Vacancy - *No Findings*

Criteria M: Requested - *No Findings*

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

### Additional Notes:

#### Emergency Work Order:

#### Vacancy Work Order:

#### Timeliness Requested Work Order:

#### Timeliness of Inspection Work Order:

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

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

**Additional Notes:**

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

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

**Additional Notes:**

**SWANSEA HOUSING AUTHORITY  
100 GARDNERS NECK ROAD  
SWANSEA, MA 02777**

February 18, 2020

Mary Farrell, Housing Management Specialist  
Department of Housing and Community Development  
100 Cambridge Street – Suite 300  
Boston, MA 02114

Dear Ms. Farrell:

Please accept this letter as a response to the most recent Performance Management Review of the Swansea Housing Authority.

Two areas of concern included Reporting and Board Member Certification. With respect to the late reporting, this was a clerical deficiency which has been rectified. Staff member has marked her calendar accordingly.

Secondly, the SHA currently has 4 Board members; of those four, three are certified: Mr. Ryan, Mr. Silvia and Mr. Gray. There are printed certificates for the first two and an e-mail confirming the third (he was not able to print out the certificate at the time of completion).

We appreciate your understanding of these situations.

Sincerely yours,

*Connie Desbiens*

Connie Desbiens, PHM, MPHA  
Managing Agent  
Swansea Housing Authority