

**Overview and Certification**

# Braintree 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 Braintree 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. Substantial Comments
  - b. Cover sheet for tenant satisfaction surveys
  - c. Tenant Satisfaction Survey - COMBO
  - d. Performance Management Review.

**Overview and Certification****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.

<b>Dev No</b>	<b>Type</b>	<b>Development Name</b>	<b>Num Bldgs</b>	<b>Year Built</b>	<b>Dwelling Units</b>
667-04	Elderly	CONGREGATE HOUSE 667-04	1	1987	19
667-03	Elderly	HIGHLANDS GREEN 667-03	9	1980	58
667-01	Elderly	MCRAE HOUSING COMPLEX 1 667-01	10	1970	76
667-02	Elderly	MCRAE HOUSING COMPLEX 2 667-02	3	1972	28
	Family	Family units in smaller developments	5		7
	Other	Special Occupancy units	1		9
<b>Total</b>			<b>29</b>		<b>197</b>

**Massachusetts Rental Voucher Program (MRVP)**

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

Braintree Housing Authority manages 113 MRVP vouchers.

**Federally Assisted Developments**

Braintree Housing Authority also manages Federally-assisted public housing developments and/or federal rental subsidy vouchers serving 485 households.

LHA Central Office

Braintree Housing Authority  
 25 Roosevelt St., Braintree, MA, 02184  
 Lauren Murphy, Executive Director  
 Phone: 781-848-1484  
 Email: lmurphy@braho.org

LHA Board of Commissioners

	<u>Role</u>	<u>Category</u>	<u>From</u>	<u>To</u>
Albion R. Fletcher, Jr.	Treasurer		01/01/2018	12/31/2021
Marta Googins	Chair		01/01/2020	12/31/2023
John M, Kerrigan	Vice-Chair		01/01/2018	12/31/2021
Sandra Sisk		State Appointee	03/31/2015	06/29/2021
Matthew Sterling			01/01/2020	12/31/2023

Plan History

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

	<u>REQUIREMENT</u>	<u>DATE COMPLETED</u>
A.	Advertise the public hearing on the LHA website.	07/15/2020
B.	Advertise the public hearing in public postings.	07/15/2020
C.	Notify all LTO's of the hearing and provide access to the Proposed Annual Plan.	N/A
D.	Post draft AP for tenant and public viewing.	07/15/2020
E.	Hold quarterly meeting with LTO to review the draft AP. (Must occur before the LHA Board reviews the Annual Plan.)	N/A
F.	Annual Plan Hearing. Hosted by the LHA Board, with a quorum of members present.	09/08/2020
G.	Executive Director presents the Annual Plan to the Board.	09/08/2020
H.	Board votes to approve the AP.	09/08/2020

## Certification

### CERTIFICATION FOR SUBMISSION OF THE ANNUAL PLAN

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

Date of certification: 09/21/2020

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:**

<b>Category of Funds</b>	<b>Allocation</b>	<b>Planned Spending</b>	<b>Description</b>
Balance of Formula Funding (FF)	\$979,416.47		Total of all FF awards minus prior FF spending
LHA Emergency Reserve	\$97,941.65		Amount to reserve for emergencies
Net FF Funds (First 3 Years of the CIP)	\$881,474.82	\$908,478.18	Funds to plan & amount actually planned in the first 3 years of the CIP
ADA Set-aside	\$10,120.51	\$10,120.51	Accessibility projects
DMH Set-aside	\$0.00	\$0.00	Dept. of Mental Health facility
DDS Set-aside	\$21,127.06	\$21,127.06	Dept. of Developmental Services facility
Unrestricted Formula Funding (FF)	\$850,227.26	\$877,230.61	Funds awarded by DHCD to be used on projects selected by the LHA and approved by DHCD.
Special DHCD Funding	\$271,487.08	\$271,487.08	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	\$149,997.10	\$149,997.10	Funds other than those in the above categories. See explanation below.
<b>Total funds and planned spending</b>	<b>\$1,302,958.99</b>	<b>\$1,329,962.35</b>	<b>Total of all anticipated funding available for planned projects and the total of planned spending.</b>

**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**

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

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



**Capital Improvement Plan (CIP)**

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

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	fy2021 Spent	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
040036	2008 FF Master CFA	MCRAE HOUSING COMPLEX 1 667-01	\$7,500	\$6,750	\$0	\$0	\$232	\$250	\$250	\$18
040046	FF: 689 130 Quincy Ave fire alarm	QUINCY AVE 689-01	\$54,094	\$54,094	\$0	\$1	\$0	\$0	\$0	\$0
040070	FF: Reasonable Accommodation	MCRAE HOUSING COMPLEX 1 667-01	\$8,080	\$4,629	\$0	\$3,452	\$0	\$0	\$0	\$0
040071	Site issues at Heritage Lane Mcrae Housing	MCRAE HOUSING COMPLEX 1 667-01	\$59,737	\$50,120	\$0	\$9,617	\$0	\$0	\$0	\$0
040075	FF & SUST: McRae (52) Exterior Entry Door Replacement 667-01 & 667-02	MCRAE HOUSING COMPLEX 1 667-01	\$376,357	\$16,500	\$0	\$359,857	\$0	\$0	\$0	\$0
040076	Driveway Repair	Multiple Developments	\$47,135	\$35,169	\$630	\$11,967	\$0	\$0	\$0	\$0
040077	Select Window Replace - Cleveland & Tremont	Multiple Developments	\$8,300	\$8,300	\$0	\$0	\$0	\$0	\$0	\$0
040079	Curb Cuts - 667-03	HIGHLANDS GREEN 667-03	\$35,300	\$34,810	\$0	\$490	\$0	\$0	\$0	\$0
040080	Repair site drain	HIGHLANDS GREEN 667-03	\$404	\$404	\$0	\$0	\$0	\$0	\$0	\$0
040081	Common Area Carpet	HIGHLANDS GREEN 667-03	\$56,153	\$5,040	\$0	\$51,113	\$0	\$0	\$0	\$0

Capital Improvement Plan (CIP)

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

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	fy2021 Spent	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
040082	Kitchen Modernization and Floor Repairs - 689	QUINCY AVE 689-01	\$130,916	\$14,670	\$0	\$116,246	\$0	\$0	\$0	\$0
040083	Fire Alarm Panel Replacement (667-4)	CONGREGATE HOUSE 667-04	\$19,500	\$18,750	\$0	\$750	\$0	\$0	\$0	\$0
040084	ASHP installation at Congregate 667-4	CONGREGATE HOUSE 667-04	\$189,438	\$0	\$0	\$90,879	\$98,560	\$0	\$0	\$0
040085	H&S FY20: Tree Removal		\$15,325	\$0	\$0	\$15,325	\$0	\$0	\$0	\$0
040086	H&S FY20: Smoke Det. Repl. 10 yr battery back-up		\$9,050	\$8,121	\$0	\$930	\$0	\$0	\$0	\$0
•	Bathroom Renovations 667-1 - Phase 1	MCRAE HOUSING COMPLEX 1 667-01	\$225,307	\$0	\$0	\$0	\$0	\$22,478	\$202,830	\$0
•	Walkway Repairs	Elderly Sites (667-1, 667-2, 667-3)	\$47,063	\$0	\$0	\$0	\$47,063	\$0	\$0	\$0
•	Tree Removal	Elderly Sites (667-1, 667-2, 667-3)	\$50,000	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0
•	SUST - Range hood install	HIGHLANDS GREEN 667-03	\$150,660	\$0	\$0	\$660	\$0	\$0	\$0	\$0
•	Covid-19 Office Adaptation: Supplies for Safe Social Distancing	HIGHLANDS GREEN 667-03	\$2,099	\$0	\$0	\$2,099	\$0	\$0	\$0	\$0

**Capital Improvement Plan (CIP)**

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

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	fy2021 Spent	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
•	Congregate House renovation	CONGREGATE HOUSE 667-04	\$269,424	\$0	\$0	\$0	\$119,287	\$150,138	\$0	\$0
•	Kitchen Modernization - 667-1 - Phase 1	MCRAE HOUSING COMPLEX 1 667-01	\$410,608	\$0	\$0	\$0	\$0	\$0	\$5,152	\$290,013
•	Exterior Repairs - 705's	Multiple Developments	\$35,045	\$0	\$0	\$0	\$35,045	\$0	\$0	\$0
<b>TOTALS</b>			<b>\$2,207,493</b>	<b>\$257,355</b>	<b>\$630</b>	<b>\$713,383</b>	<b>\$300,186</b>	<b>\$172,866</b>	<b>\$208,232</b>	<b>\$290,031</b>

Capital Improvement Plan (CIP)

FUNDS IN ADDITION TO ANNUAL FORMULA FUNDING AWARD

Cap Hub Project Number	Project Name	DHCD Special Award Comment	Special DHCD Awards				Other Funding			
			Emergency Reserve	Compliance Reserve	Sustainability	Special Awards	CDBG	CPA	Operating Reserve	Other Funds
040046	FF: 689 130 Quincy Ave fire alarm		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-1
040071	Site issues at Heritage Lane Mcrae Housing	21E hazmat/oil clean up	\$0	\$59,737	\$0	\$0	\$0	\$0	\$0	\$0
040075	FF & SUST: McRae (52) Exterior Entry Door Replacement 667-01 & 667-02	Exterior doors	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0
040084	ASHP installation at Congregate 667-4	ASHP & Wx	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0
040085	H&S FY20: Tree Removal	H&S FY20: Tree Removal	\$0	\$0	\$0	\$15,325	\$0	\$0	\$0	\$0
040086	H&S FY20: Smoke Det. Repl. 10 yr battery back-up	H&S FY20: Smoke Det. Repl. 10 yr battery back-up	\$0	\$0	\$0	\$9,050	\$0	\$0	\$0	\$0
•	SUST - Range hood install		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000
<b>TOTALS</b>			\$0	\$59,737	\$250,000	\$24,375	\$0	\$0	\$0	\$149,999

## **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.

Braintree Housing Authority has not submitted an Alternate CIP.

#### **2. Request for additional funding.**

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

Braintree Housing Authority has requested \$2,099.00 in DHCD Compliance Reserve funding for project #040-667-03-0-20-746, Covid-19 Office Adaptation: Supplies for Safe Social Distancing. Reason: COVID19 Office Adaptation

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

Our overall goal is to provide safe and healthy housing for our residents. We recently completed site projects such as new curb cuts and sidewalks at main entrance to BHA office and replaced driveways at our scattered 705 housing. We will continue site work with additional tree removal and walkway repair for areas at elderly housing. We continue our focus on sustainability projects such as replacement of doors at 667-1 & 667-2, installation of ASHPs at 667-4, and a project for the installation of kitchen exhaust fans at our 667-3 property.

#### **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:

Our previous CIP included projects for Tree Removal & Walkway Repair. We have separated the Tree Removal projects from the Walkway projects. (Last year we went to bid for a project containing tree removal and paving and did not receive any bids. We hope to encourage more competitive bidding by keeping those projects separate. We have also increased the scope for our project to renovate our Congregate units (667-4) to incorporate windows, kitchen replacement and addition of roll-in shared showers.

**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 04/29/2020.

**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 07/31/2020.

**8. Project priorities**

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

**9. High priority deficiencies**

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

See attached

**10. Accessibility**

We have identified the following accessibility deficiencies in our portfolio:

Our Congregate house has shared bathing space that only has a bathtub, making it difficult to navigate for some of our mobility impaired residents.

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

We have incorporated the addition of roll-in showers to those bathrooms into project 040-667-04-001-17-1860 Congregate House Renovation.

**11. Special needs development**

Braintree 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 05/12/2020.

**12. Energy and water consumption**

Our 12 most recent monthly energy reports are for months 7/2019 to 7/2020.

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

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

705-01

The residents who reside in 705-1 will be sent notices to report running toilets, dripping faucets or any other water issues. Maintenance will follow up with inspecting all units, when safe to do so.

**13. Energy or water saving initiatives**

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

**14. Vacancy rate**

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

1.7% c. 667 (DHCD Goal 2%)

0% c. 200 (DHCD Goal 2%)

0% c. 705 (DHCD Goal 2%)

**15. Vacancies**

Braintree 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 Answering Service	781-848-1484	Extension 6 24/7
Call LHA at Phone Number	781-848-1484	8:00 am - 4:00 pm

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 Braintree Housing Authority main office.

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

**Normal Maintenance Request Process**

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

<b>METHOD</b>	<b>CONTACT INFO.</b>	<b>TIMES</b>
Text Phone Number		
Call Answering Service		
Call Housing Authority Office	781-848-1484	8:00 am - 4:00 pm
Submit Online at Website		
Email to Following Email		
Other		

**Work Order Management**

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

Type of work order system:

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 Braintree 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?

Rarely do we receive complaints from tenants or staff on our maintenance operations. The last two PMR review, showed no deficiencies regarding our maintenance operations. I assess our maintenance operations is better than average.

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

Due to COVID-19 we are only addressing emergency work orders.

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

COVID-19 - To complete all outstanding routine work orders, once maintenance staff are allowed to enter tenant units.

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	\$280,762.00	\$8,200.00
Last Fiscal Year Actual Spending	\$295,707.00	\$9,226.00
Current Fiscal Year Budget	\$294,387.00	\$10,700.00

E. Unit Turnover Summary

# Turnovers Last Fiscal Year	21
Average time from date vacated to make Unit "Maintenance Ready"	21 days
Average time from date vacated to lease up of unit	21 days

**Attachments**

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

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

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

Preventive Maintenance Tasks

Building Components	Frequency	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
Tenant Unit Inspections	Annually				X	X	X	X	X	X	X		
Hot Water Tanks/Inspect drain residue & deposits	Annually	X			X			X			X		
Sump Pump/check for proper operation	Quarterly	X			X			X			X		
Electrical Panels(basement)/visible defects	Bi-Annual	X			X			X			X		
Inspect Building Common Areas/Windows/Lighting	Quarterly	X			X			X			X		
Inspect Boiler Room Congregate	Monthly	X	X	X	X	X	X	X	X	X	X	X	X
Fire Extinguishers/outside contractor	Annual												X
Fire Alarm Testing Contracted Out	3x		X					X			X		
Air Source Heat Pumps - Clean filters	3X		X					X	X				X
Roofs/from ground level	Annual						X						
Gutters/clean & check structural condition	Annual				X	X						X	
Pest Control/spray for ants and bee hives	As Necessary				X	X	X	X	X				
Replace flags/order flags/as needed	Quarterly	X			X			X			X	X	
Emergency lights/Test	Quarterly					X			X			X	
Lube & tighten exterior door hardware	Quarterly		X			X			X			X	
Dryer Vents - Cleaning & Inspecting	Quarterly		X			X			X			X	
Heating Systems - Inspection & Clean Contracted out	Bi-Annual				X	X			X			X	
Community Buildings/Office Cleaning	Annual				X	X	X	X	X	X	X	X	X
Elevator Testing	Weekly	X	X	X	X	X	X	X	X	X	X	X	X
Elevator Cleaning	6x Year	X	X	X	X	X	X	X	X	X	X	X	X
Office /Community Rm Carpet Cleaning	Weekly	X	X	X	X	X	X	X	X	X	X	X	X
Annual	Annual				X	X	X	X	X	X	X	X	X
Seasonal	Seasonal				X	X	X	X	X	X	X	X	X
Prune trees/Trim bushes	As Needed				X	X	X	X	X	X	X	X	X
Cut Grass	As Needed				X	X	X	X	X	X	X	X	X
Lawn equipment/tune-up & storage	Bi-Annual				X	X	X	X	X	X	X	X	X
Winter equipment/tune-up & storage	Bi-Annual			X									X
Grounds	Grounds				X							X	
Walkways and landings clear of debris and trip hazards	Daily	X	X	X	X	X	X	X	X	X	X	X	X
Exterior lighting	Monthly	X	X	X	X	X	X	X	X	X	X	X	X
Grounds & Dumpster area clean and safe	Daily	X	X	X	X	X	X	X	X	X	X	X	X
Inspect Storm Drains/Catch Basins	Weekly	X	X	X	X	X	X	X	X	X	X	X	X
Turn off/on all exterior water spickets	Bi-Annual	X	X	X	X	X	X	X	X	X	X	X	X
Snow/Ice Issues	Daily	X	X	X	X	X	X	X	X	X	X	X	X
Fall Clean Up	Fall Clean Up										X		
Vehicles	Vehicles												
Tune-Up	Bi-Annual					X						X	
Check Tire Pressure	As Necessary	X	X	X	X	X	X	X	X	X	X	X	X
Check Oil	Quarterly	X	X	X	X	X	X	X	X	X	X	X	X
Lights and Turn Signals	Weekly	X	X	X	X	X	X	X	X	X	X	X	X
Oil Change	Tri-Annual	X	X	X	X	X	X	X	X	X	X	X	X
MA Inspection Sticker X2	Annual					X						X	

**Preventive Maintenance Tasks**

3/20/19

Also conducted after significant rain fall

x

1. Monitor and issue on-going snow removal work orders
2. Inspect walkways for debris/trip hazards
3. Inspect Boiler Room - Congregate
4. Inspect Hot Water Heaters
5. Check lights
  - Outdoor lighting
  - Parking lot lights
  - Hallway lighting
6. Fire alarm testing and smoke detectors – done by contractor quarterly
7. Inspect Building Common Areas/Windows
8. Inspect Sump Pumps - (Heritage only)
9. Inspect electrical panels in basements - (Heritage only)
10. Check dumpsters and recycling bins weekly. Clean around dumpsters as needed
11. Elevator monthly service Congregate – done by contractor
12. Inspect Vehicles
13. Inspect Flags
14. Inspect Storm Drains/Catch Basins



## **February Preventive Maintenance Tasks**

1. Monitor and issue on-going snow removal work orders
2. Inspect walkways for debris/trip hazards
3. Inspect Boiler Rooms - Congregate
4. Exterior Door Locks - Tightened and Lube
5. Check lights
  - Outdoor lighting
  - Parking lot lighting
  - Emergency lighting
6. Vehicle Inspections - Include Oil Change
7. Fire alarm testing and smoke detectors – done by contractors quarterly
8. Elevator monthly service – done by contractor
9. Vehicle Inspections
10. Inspect Storm Drains/Catch Basins

## **March Preventive Maintenance Tasks**

1. Monitor and issue on-going snow removal work orders
2. Inspect Boiler Room - Congregate
3. Inspect walkways for debris/trip hazards
4. Second Sunday, reset light timers and clocks 1 hour ahead for daylight savings time
5. Check lights
  - Outdoor lighting
  - Parking lot lighting
6. Vehicle Inspections
7. Fire alarm testing and smoke detectors – done by contractors quarterly
8. Unit Inspections - Include testing smoke and (705) carbon monoxide detectors
9. Check dumpsters and recycling bins weekly. Clean around dumpsters as needed
10. Elevator Bi-monthly service – done by contractor
11. Service Lawn Equipment
12. Inspect Storm Drains/Catch Basins
13. Remove Air-Conditioner Covers

## **April Preventive Maintenance Tasks**

1. Inspect Boiler Room - Congregate
2. Inspect Hot Water Tanks
3. Inspect walkways for debris/trip hazards
4. Check lights:
  - Outdoor lighting
  - Parking lot lighting
  - Hallway lighting
5. Vehicle Inspections
6. Electrical panels basement - Heritage only
7. Fire Alarm Testing and smoke detectors – done by contractors quarterly
8. Unit Inspections - Include testing smoke and (705) carbon monoxide detectors
9. Inspect exterior door hardware - Tightened and Lube
10. Check dumpsters and recycling bins weekly. Clean around dumpsters as needed - Routine
11. Elevator bi-monthly service – by contractor (Congregate only)
12. Inspect Common Areas
13. Clean dryer vents
14. Air Source Heat Pumps - Clean filters
15. Inspect Sump Pumps - (Heritage only)
16. Inspect walkways, porches, decks and railings. Repair as needed.
17. Clean parking lots, driveways, walkways and storm drains
18. Inspect trees. Trim as needed- Routine
19. Grass mowing. - Routine
20. Winter equipment storage
21. Inspect Storm Drains/Catch Basins
23. Remove Air-Conditioner Covers-

## **May Preventive Maintenance Tasks**

1. Inspect Boiler Room - Congregate
2. Grass mowing, trim hedges, prune trees
3. Inspect walkways for debris/trip hazards
4. Exterior Door Locks - Tightened and Lube
5. Check lights:
  - Outdoor lighting
  - Parking lot lighting
  - Emergency lighting
6. Vehicle Inspections and Inspection Sticker-Include oil change
7. Fire Alarm testing and smoke detectors – done by contractors quarterly
8. Unit Inspections - Include testing smoke and (705) carbon monoxide detectors
9. Check flags and replace as needed. Do before Memorial Day
10. Check dumpsters and recycling bins weekly. Clean around dumpsters as needed
11. Elevator bi- monthly service – done by contractor
12. Turn on building water spigots at tenant requests
13. Inspect Gutters
14. Pest Control
15. Inspect Storm Drains/Catch Basins

## **June Preventive Maintenance Tasks**

1. Grass mowing, trim hedges, prune trees
2. Inspect walkways for debris/trip hazards
3. Inspect Boiler Room-Congregate only
4. Inspect roofs from ground level
5. Check lights:
  - Outdoor lighting
  - Parking lot lighting
6. Vehicle Inspections.
7. Fire alarm testing – done by contractors quarterly
8. Unit Inspections - 705 units include testing smoke and carbon monoxide detectors
9. Check dumpsters and recycling bins weekly. Clean around dumpsters as needed
10. Elevator bi-monthly service – done by contractor
11. Check timers for outdoor lighting
12. Pest Control
13. Inspect Storm Drains/Catch Basins

## **July Preventive Maintenance Tasks**

1. Grass mowing, trim hedges and prune trees
2. Inspect walkways for debris/trip hazards
3. Inspect Boiler Room - Congregate only
4. Inspect hot water tanks
5. Inspect sump pumps - Heritage only
6. Inspect electrical panels - Heritage basement/Roosevelt closets
7. Inspect common areas and common area windows
8. Check lights:
  - Outdoor lighting
  - Parking lot lighting
9. Vehicle Inspections weekly. See attached Vehicle Inspection Checklist
10. Fire alarm testing and smoke detectors – done by contractors quarterly
11. Unit Inspections - Check smoke detectors and (705) carbon monoxide detectors
12. Check dumpsters and recycling bins weekly. Clean around dumpsters as needed
13. Elevator bi-monthly service – done by contractor - Congregate only
14. Pest Control
15. Inspect Flags
16. Inspect Storm Drains/Catch Basins

## August Preventive Maintenance Tasks

1. Grass mowing, trim hedges, prune trees.
2. Inspect walkways for debris/trip hazards
3. Inspect Boiler Room - Congregate
4. Air Source Heat Pumps - Clean filters
5. Check lights: (State & Federal sites)
  - Outdoor lighting
  - Parking lot lighting
  - Emergency lighting
  - Hallway lighting
6. Vehicle Inspections-Include oil change
7. Fire Alarm testing and smoke detectors - done by contractors quarterly
8. Unit Inspections – Include testing smoke and carbon monoxide detectors
9. Check dumpsters and recycling bins weekly. Clean around dumpsters as needed
10. Elevator bi-monthly service – done by contractor
11. Check/clean storm drains & catch basins - Routine
12. Pest Control
13. Exterior Door Locks - Tighten and Lube

## **September Preventive Maintenance Tasks**

1. Grass mowing, trim hedges, prune trees
2. Inspect walkways for debris/trip hazards
3. Inspect Boiler Room - Congregate only
4. Check lights weekly:
  - Outdoor lighting
  - Parking lot lighting
5. Vehicle Inspections
6. Fire alarm testing and smoke detectors done by contractors quarterly
7. Unit Inspections – Include testing smoke and carbon monoxide detectors
8. Exterior door locks - Inspect, tighten and lube
9. Check dumpsters and recycling bins weekly. Clean around dumpsters as needed
10. Elevator bi-monthly service – done by contractor
11. Check/clean storm drains & catch basins - Routine



## **October Preventive Maintenance Tasks**

1. Grass mowing, trim hedges, prune trees
2. Fall clean up.
3. Inspect walkways for debris/trip hazards
4. Inspect Boiler Room - Congregate only
5. Inspect hot water heaters and sump pumps
6. Inspect electrical panels
7. Tune up/service 705 family housing heating units.
8. Check lights weekly:
  - Outdoor lighting
  - Parking lot lighting
9. Vehicle Inspections
10. Fire Alarm testing and smoke detectors – done by contractors quarterly
11. Unit Inspections – 705 units include testing smoke and carbon monoxide detectors
12. Inspect common areas
13. Check dumpsters and recycling bins weekly. Clean around dumpsters as needed - Routine
14. Elevator bi-monthly service – done by contractor
15. Inspect walkways, porches, decks and railings. Repair as needed.
16. Check flags and replace as needed. Do before Veterans Day
17. Purchase ice melt
18. Shut off water to spigots
19. Check and clean storm drains and catch basins - Routine

## **November Preventive Maintenance Tasks**

1. Fall clean up. Reset light timers and clocks 1 hour back for daylight savings time
2. Inspect walkways for debris/trip hazards
3. Inspect boiler room - (Congregate only)
4. Check lights:
  - Outdoor lighting
  - Parking lot lighting
  - Emergency lights
5. Vehicle inspections and inspection sticker, inc oil change
6. Test fire alarm system and smoke detectors – done by contractors quarterly
7. Unit inspections – Include testing smoke and carbon monoxide detectors
8. Check dumpsters and recycling bins weekly. Clean around dumpsters as needed
9. Elevator bi-monthly service – done by contractor
10. Check flags and replace as needed. Do before Veterans Day
11. Check/clean storm drains & catch basins
12. Clean dryer vents
13. Clean gutters - Contract out
14. Service heating systems in 705 housing
15. Prepare winter equipment for season
16. Store lawn equipment away for the season
17. Exterior Door Locks - Tightened and Lube

## **December Preventive Maintenance Tasks**

1. Monitor and issue on-going snow removal work orders
2. Inspect walkways for debris/trip hazards
3. Inspect Boiler Room weekly - Congregate only
4. Check lights weekly:
  - Outdoor lighting
  - Parking lot lighting
  - Hallway lighting
5. Vehicle Inspections.
6. Test fire alarm system and smoke detectors – done by contractors quarter
7. Check dumpsters and recycling bins weekly. Clean around dumpsters as needed
8. Elevator bi-monthly service – done by contractor (Congregate only)
9. Air Source Heat Pumps - Clean Filters
10. Check time clocks for outdoor lighting
11. Check/clean storm drains & catch basins
12. Inspect Fire Extinguishers - done by contractor
13. Store Lawn Equipment

DEFERRED MAINTENANCE PLAN

ITEM	DATE ADDED TO PLAN	ITEM DESCRIPTION	LOCATION OR UNIT	REASON DEFERRED	ESTIMATE D COST	MATERIALS NEEDED	ORIG. WO NUMBER	TARGET COMPLETION DATE	OTHER COMMENTS	STATUS
Ceiling Repair	5/1/18	Bthrm Ceiling Paint	43-1	Tenant Requested CIP Project	Paint and brush	200907447	Tenant to call and schedule		Tenant has many medical problems and asked that the ceiling be allowed to remain.	Closed
Exterior	8/22/18	Porch Painting/Strapping	16 Bellevue Rd	Asbestos - Currently not selected for a CIP Project	Painting Supplies/Labor	200907834	TBD		CIP Project	Closed
Tile	9/19/18	Common are chipped tile	87 Heritage lane	Time & Labor Constraints	Tiles, glue	200908122	TBD		CIP Project	Completed
Kitchen Floor	10/31/18	Kitchen floor replaced	29-3	Time & Labor Constraints	500 Tiles, plywood, glue	200908460		Schedule 1st week of April		Completed 7/20/19
Bthrm Wall Tile	11/29/18	Bthrm wall tiles need repl	36-1	Time & Labor Constraints	600 Tile, grout	200908476	Spring 2018	April 2018		Completed 4/3/18.
Floor - Tiles	1/3/19	Kitchen and bthrm tiles need to be replaced	41-4	Vacancy turnovers	300 Tiles & glue	200908781	Spring 2019	March 2019		Completed 3/29/19
Ceiling Repair	1/3/19	Ceiling Repairs	39-1 Roofs.	Vacany Turnovers	100 paint	200908468		July 2019		Completed July 2019
Ceiling Repair	1/17/19	Ceiling water Stain-Full paint except BR	35-1	Weather, vac. turnover	50 Kilz & Paint	200908822	Spring 2019	March 2019		Completed 3/26/19 with WO200909032
Bathroom Tiles	10/17/18	Inspection Repairs	65-2 Heritage	Tenant Requested Time & Labor Constraints	200 Grout, paint	200908132	Spring 2019		Vacant 1/21/19 - Completed at turnover	Closed 1/21/19
Kitchen Floor	10/30/18	Kitchen floor replace	41-6 Roosevelt	Time & Labor Constraints	500 Tiles, plywood, glue		Spring 2019	3/26/19		Closed/Completed 3/26/19
Bedroom Ceiling	11/13/18	Stained ceiling	35-4 Roosevelt	Time & Labor Constraints	100 Primer-paint	200908444	Spring 2019	March 2019		Completed 3/18/19
Painting	1/3/19	Painting window sills and unit door	35-2 Roos	Vacancy turnovers	25 Paint	200908776	Spring 2020	March 2019		Closed 3/25/19
Ceiling Repair	1/3/19	Ceiling Repairs	31-3 Roos	Vacancy turnovers	25 Paint	200908777	Spring 2021	March 2019		Closed/Completed 3/22/19
Painting	1/3/19	Window Sill repairs/paint	32-1 Roos	Vacancy turnovers	25 Paint	200908778	Spring 2022	March 2019		Closed/Completed 3/22/19
Painting	1/3/19	Kitchen, LR and BR peeling paint	30-2 Roos	Vacancy turnovers	50 Paint	200908779	Spring 2023	March 2019		Closed/Completed 3/21/19
Floor - Tiles	6/13/19	Kitchen floor tiles need replacing	16 Bellevue	Vacancy turnovers	200 Tile - glue	200909257		7/31/19 Scheduled 8/15/19		Closed - Completed
Flooring - Tiles	08/14/2019	Kitchen floor - Tiles and Carpet in BR & LR	34 Roos #3	Inspection W/O's and Vacancys	400 Tile - Carpet & glue	200909483		11/20/19 Week of Jan 20,20		Completed Jan 23, 2020
Painting	11/5/19	Exterior Concrete Slab needs painting	42 Tremont	Weather, vac. turnover	100 Paint	20909786	Spring/summer 2020			
Exterior	10/16/19	front of house - wood exposed	130 Quincy Ave	Weather, vac. turnover	100 Wood/Vinyl	200909733	TBD	1/24/2020	Area of the building was covered with new plywood and vinyl.	Completed
H/C Sign	12/23/2019	Tenant requesting assigned handicap parkign space	60 Heritage #1	Weather - snow-sand prohibit painting HC emblem on ground	50 Paint	200909904	Spring 2020	3/5/20	HC Emblem painted on parking space	Completed

Painting

3/6/2020 Painting of bathroom

42 Tremont

COVID-19

200 Paint

200910104 TBD

**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 12/31/2019. 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 Braintree Housing Authority operating reserve at the end of fiscal year 2019 was \$536,750.00, which is 118% 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 Braintree 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	\$854,400.00	\$876,018.00	\$870,000.00	-0.7%	\$389.78
3111	Shelter Rent - Tenants - Fraud/Retroactive	\$0.00	\$1,068.00	\$0.00	-100%	\$0.00
3115	Shelter Rent - Federal Section 8	\$0.00	\$0.00	\$0.00	0%	\$0.00
3190	Nondwelling Rentals	\$0.00	\$0.00	\$0.00	0%	\$0.00
3400	Administrative Fee - MRVP	\$0.00	\$0.00	\$0.00	0%	\$0.00
3610	Interest on Investments - Unrestricted	\$9,000.00	\$11,433.00	\$11,250.00	-1.6%	\$5.04
3611	Interest on Investments - Restricted	\$0.00	\$0.00	\$0.00	0%	\$0.00
3690	Other Revenue	\$11,200.00	\$11,672.00	\$11,200.00	-4%	\$5.02
3691	Other Revenue - Retained	\$0.00	\$1,697.00	\$0.00	-100%	\$0.00
3692	Other Revenue - Operating Reserves	\$0.00	\$0.00	\$0.00	0%	\$0.00
3693	Other Revenue - Energy Net Meter	\$0.00	\$0.00	\$0.00	0%	\$0.00
3801	Operating Subsidy - DHCD (4001)	\$79,165.00	\$0.00	\$161,445.00	100%	\$72.33
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	\$953,765.00	\$901,888.00	\$1,053,895.00	16.9%	\$472.18

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Braintree 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	\$80,787.00	\$80,284.00	\$88,770.00	10.6%	\$39.77
4120	Compensated Absences	\$0.00	\$1,212.00	\$0.00	-100%	\$0.00
4130	Legal	\$1,000.00	\$710.00	\$1,000.00	40.8%	\$0.45
4140	Members Compensation	\$0.00	\$0.00	\$0.00	0%	\$0.00
4150	Travel & Related Expenses	\$484.00	\$135.00	\$504.00	273.3%	\$0.23
4170	Accounting Services	\$6,975.00	\$6,985.00	\$7,185.00	2.9%	\$3.22
4171	Audit Costs	\$7,950.00	\$7,906.00	\$7,950.00	0.6%	\$3.56
4180	Penalties & Interest	\$0.00	\$0.00	\$0.00	0%	\$0.00
4190	Administrative Other	\$16,693.00	\$13,751.00	\$17,673.00	28.5%	\$7.92
4191	Tenant Organization	\$250.00	\$0.00	\$250.00	100%	\$0.11
4100	TOTAL ADMINISTRATION	\$114,139.00	\$110,983.00	\$123,332.00	11.1%	\$55.26
4310	Water	\$92,016.00	\$90,321.00	\$98,224.00	8.7%	\$44.01
4320	Electricity	\$241,425.00	\$208,762.00	\$229,972.00	10.2%	\$103.03
4330	Gas	\$0.00	\$0.00	\$0.00	0%	\$0.00
4340	Fuel	\$8,100.00	\$6,759.00	\$8,253.00	22.1%	\$3.70
4360	Energy Conservation	\$0.00	\$0.00	\$0.00	0%	\$0.00
4390	Other	\$0.00	\$0.00	\$0.00	0%	\$0.00
4391	Solar Operator Costs	\$0.00	\$0.00	\$0.00	0%	\$0.00
4392	Net Meter Utility Credit (Negative Amount)	\$0.00	\$0.00	\$0.00	0%	\$0.00
4300	TOTAL UTILITIES	\$341,541.00	\$305,842.00	\$336,449.00	10%	\$150.74



Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Braintree 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	\$227,287.00	\$233,659.00	\$233,642.00	0%	\$104.68
4420	Materials & Supplies	\$22,000.00	\$22,670.00	\$23,000.00	1.5%	\$10.30
4430	Contract Costs	\$31,475.00	\$39,378.00	\$37,745.00	-4.1%	\$16.91
4400	TOTAL MAINTENANCE	\$280,762.00	\$295,707.00	\$294,387.00	-0.4%	\$131.89
4510	Insurance	\$34,096.00	\$35,158.00	\$36,288.00	3.2%	\$16.26
4520	Payment in Lieu of Taxes	\$2,200.00	\$2,203.00	\$2,200.00	-0.1%	\$0.99
4540	Employee Benefits	\$136,662.00	\$142,206.00	\$155,581.00	9.4%	\$69.70
4541	Employee Benefits - GASB 45	\$0.00	\$37,076.00	\$0.00	-100%	\$0.00
4542	Pension Expense - GASB 68	\$0.00	\$0.00	\$0.00	0%	\$0.00
4570	Collection Loss	\$1,000.00	\$0.00	\$1,000.00	100%	\$0.45
4571	Collection Loss - Fraud/Retroactive	\$0.00	\$1,068.00	\$0.00	-100%	\$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	\$173,958.00	\$217,711.00	\$195,069.00	-10.4%	\$87.40
4610	Extraordinary Maintenance	\$8,200.00	\$9,226.00	\$10,700.00	16%	\$4.79
4611	Equipment Purchases - Non Capitalized	\$7,850.00	\$7,586.00	\$10,000.00	31.8%	\$4.48
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	\$223,072.00	\$0.00	-100%	\$0.00
4600	TOTAL OTHER EXPENSES	\$16,050.00	\$239,884.00	\$20,700.00	-91.4%	\$9.27
4000	TOTAL EXPENSES	\$926,450.00	\$1,170,127.00	\$969,937.00	-17.1%	\$434.56

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Braintree 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	\$953,765.00	\$901,888.00	\$1,053,895.00	16.9%	\$472.18
4000	TOTAL EXPENSES	\$926,450.00	\$1,170,127.00	\$969,937.00	-17.1%	\$434.56
2700	NET INCOME (DEFICIT)	\$27,315.00	\$-268,239.00	\$83,958.00	-131.3%	\$37.62
7520	Replacements of Equip. - Capitalized	\$0.00	\$0.00	\$35,000.00	100%	\$15.68
7540	Betterments & Additions - Capitalized	\$0.00	\$0.00	\$0.00	0%	\$0.00
7500	TOTAL NONOPERATING EXPENDITURES	\$0.00	\$0.00	\$35,000.00	100%	\$15.68
7600	EXCESS REVENUE OVER EXPENSES	\$27,315.00	\$-268,239.00	\$48,958.00	-118.3%	\$21.93

## 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 Braintree 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: No Findings

Criterion: Completion of mandatory online board member training

Rating: No Findings

### **Category: Financial**

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

Rating: No Findings

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

Rating: No Findings

### **Category: Capital Planning**

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

Rating: No findings

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

Rating: No Findings

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

Criterion: Health and Safety Violations

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

	Number of violations cited	Number of violations corrected
<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:

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

Rating:

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

Rating:

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

Rating:

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

Rating:

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

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

Rating:

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

Rating:

Criterion: Vacancy work orders identified, tracked and reportable.

Rating:

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

Rating:

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

Rating:

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

Rating:

Criterion: Requested work orders identified, tracked and reportable.

Rating:

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

Rating:

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

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

Rating:

Explanation of PMR Criteria Ratings

CRITERION	DESCRIPTION
<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>



CRITERION	DESCRIPTION
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 Braintree Housing Authority:

<b>Policy</b>	<b>Last Ratified by Board Vote</b>	<b>Notes</b>
*Rent Collection Policy	08/09/2016	
*Personnel Policy	11/13/2018	
*Capitalization Policy	02/09/2016	
*Procurement Policy	05/14/2019	
*Grievance Policy	09/12/2017	
Smoking Policy	04/14/2015	
Other – Define in the ‘Notes’ column	02/09/2016	Cash Policy
Travel Policy	11/13/2018	
Sexual Harassment Policy	11/13/2018	
Equal Employment Opportunity Policy and Affirmative Action Plan	11/13/2018	
Credit/Debit Card Policy	05/12/2009	
Investment Policy	11/17/2015	
Parking	12/13/2011	
Pet Policy	07/01/1994	
Anti-Discriminatory Harassment Policy	03/08/2016	
Criminal Offender Records Information (CORI) Policy	06/12/2012	
Affirmative Action Policy	03/16/2017	

<b>Policy</b>	<b>Last Ratified by Board Vote</b>	<b>Notes</b>
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\* 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-Braintree Housing Authori-00093 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.

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

- Substantial Comments
- Cover sheet for tenant satisfaction surveys
- Tenant Satisfaction Survey - COMBO
- Performance Management Review.

Braintree Housing Authority

We had our Annual Plan hearing on September 8, 2020. There were no substantial comments.

## **Resident Surveys – Background:**

Since 2016 DHCD has been working with the Center for Survey Research at the University of Massachusetts Boston to survey residents in the state public housing units it oversees. The surveys are confidential, mailed directly to the residents and returned to the Center by mail (or, starting in 2019, completed on-line). In Round One of the surveys, conducted over the period 2016-2018, residents of elderly/disabled developments (also known as c. 667 developments) and family units (also known as c. 705 and c. 200 developments) were surveyed in four groups as described below. (Note: there are many more c. 667 units, so they were broken down into three groups).

### **ROUND ONE SURVEYS**

Spring 2016: (c. 200 and c. 705)

Fall 2016: (667 - Group 1)

Fall 2017: (667 - Group 2)

Fall 2018: (667 - Group 3)

By the end of 2018, all residents were surveyed in Round One with one exception: in the case of the twelve housing authorities with **more than** 225 c. 200 family units, a randomly selected group of 225 c. 200 residents were surveyed. This group was determined to be large enough to generate statistically useful results.

Round Two of the surveys began in 2019. The current plan is to complete all Round Two surveys in four groups as follows:

### **ROUND TWO SURVEYS**

Fall 2019 (667 - Group 1) - COMPLETED

Fall 2020 (200s and 705s)

Fall 2021 (667 - Group 2)

Fall 2022 (667 - Group 3)

### **Please Note:**

1. If there were at least twenty responses from residents of BOTH an authority's c.667 units AND from their c.200/705 units, then there is a separate report for each program.
2. If there were fewer than twenty responses in EITHER program, but at least twenty responses combined, then the elderly and family results were combined into a single report.
3. To protect resident confidentiality, survey results are generally reported ONLY for authorities that had at least twenty total resident responses from their combined c.667/200/705 residents. Therefore, a few smaller authorities that didn't have twenty responses do not have a published survey report.
4. Because the 2019-2022 surveys ask some different questions than the 2016-2018 survey, the results can't be combined (i.e., 2019 c.667 results can't be combined with 2016 c.200/705 results, as described in #2 above).
5. Responses from family residents in c.200 and c.705 housing are always combined together.

# BRAINTREE HOUSING AUTHORITY

## Chapter 200, 667 & 705 Housing Summary Spring & Fall 2016

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

- **Chapter 200 and 705 housing:** In the spring of 2016, surveys were sent to 9772 housing units. 3240 surveys were filled out and returned.
- **Chapter 667 housing:** In the fall of 2016, surveys were sent to 9624 housing units. 5511 surveys were filled out and returned.
- In the **Braintree Housing Authority**, surveys were sent to a total of **183** Chapter 667, 705 and 200 housing units; **113** surveys were completed.

This report provides some information about how the residents from the **Braintree Housing Authority** who answered the survey responded. It compares answers to those from the entire state and to those from small LHAs in Greater Boston. These small LHAs in the Greater Boston area include: Abington, Avon, Braintree, Cohasset, Concord, Hingham, Holbrook, Holliston, Hull, Medway, Millis, Milton, Newton, Sharon, Walpole, and Winchester.

### Communication

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

	Braintree Housing Authority	Small LHAs in Greater Boston*	Entire State
Contacted management about a problem or concern.....	68%	72%	80%
Felt they were usually or always treated with courtesy and respect when they contacted management.....	94%	88%	83%
Saw the Capital Improvement Plan.....	38%	35%	27%
Saw the Operating Budget.....	20%	13%	16%
Knew the Executive Director held a meeting with residents...	43%	48%	41%

\* Small LHAs in the Greater Boston area include: Abington, Avon, Braintree, Cohasset, Concord, Hingham, Holbrook, Holliston, Hull, Medway, Millis, Milton, Newton, Sharon, Walpole, and Winchester.



## Services and Programs

**52%** of the Braintree Housing Authority residents 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:

	Braintree Housing Authority	Small LHAs in Greater Boston	Entire State
Job training programs.....	8%	8%	15%
Money management programs ( <i>budgeting, taxes, income building</i> ).....	9%	11%	16%
Children’s programs ( <i>tutoring, childcare, afterschool programs</i> ).....	2%	5%	16%
Health and Medical Services ( <i>visiting nurse, meal programs</i> ).....	30%	29%	32%
Adult Education ( <i>GED, ESL, educational counseling</i> ) .....	5%	9%	17%

## Maintenance and Repair

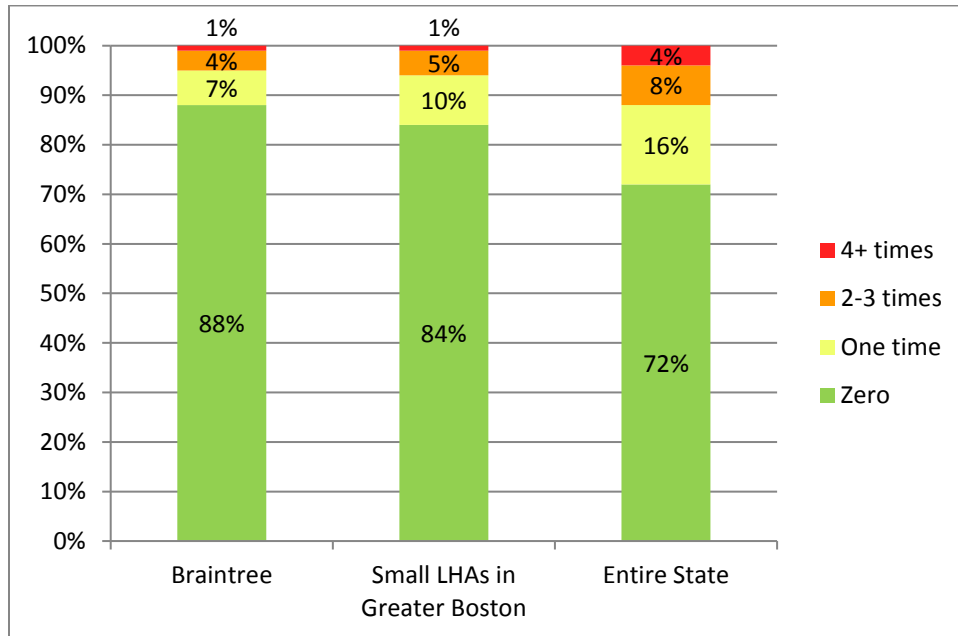
- **Who had problems?** About one-tenth of respondents had a problem with their heating and over one-third had a plumbing problem in the last 12 months.

	Braintree Housing Authority	Small LHAs in Greater Boston	Entire State
Had a heating problem.....	11%	15%	27%
Had a problem with water or plumbing.....	36%	46%	51%

- **Heating Problems**

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

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



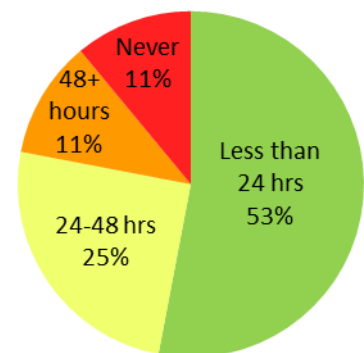
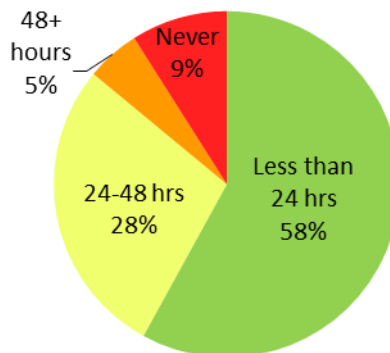
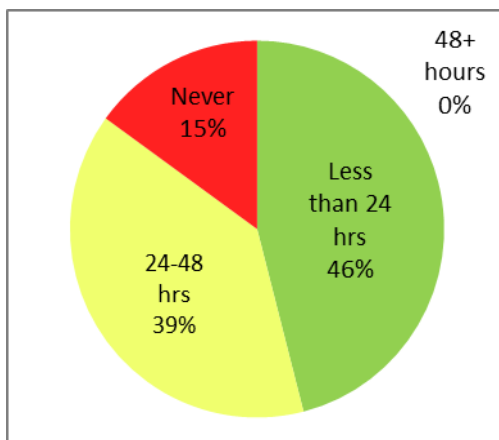
**How long did it take to fix the heating problems?**

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

**Braintree Housing Authority**

**Small LHAs in Greater Boston**

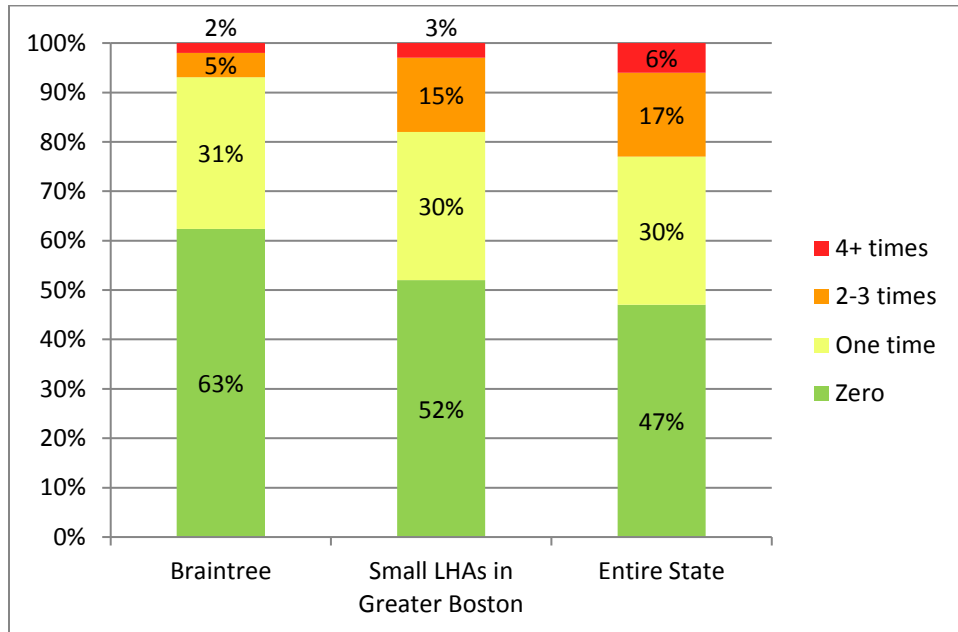
**Entire State**



- Water or Plumbing Problems**

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

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



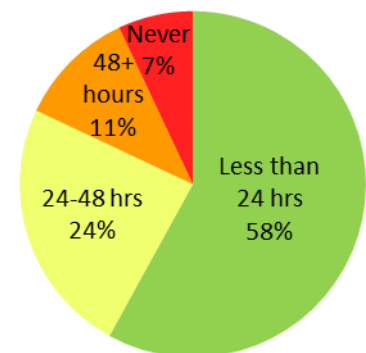
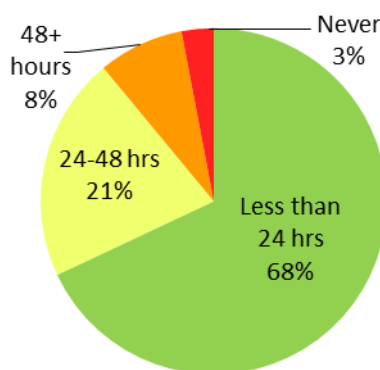
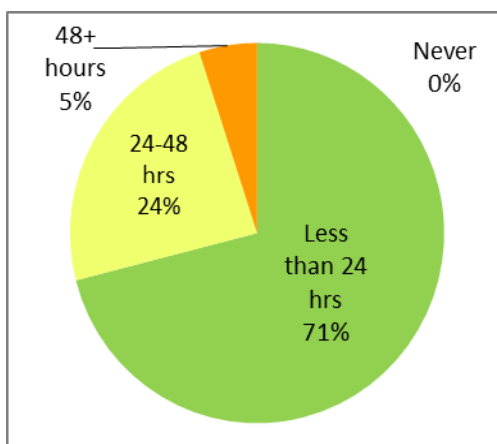
**How long did it take to fix the water or plumbing problems?**

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

**Braintree Housing Authority**

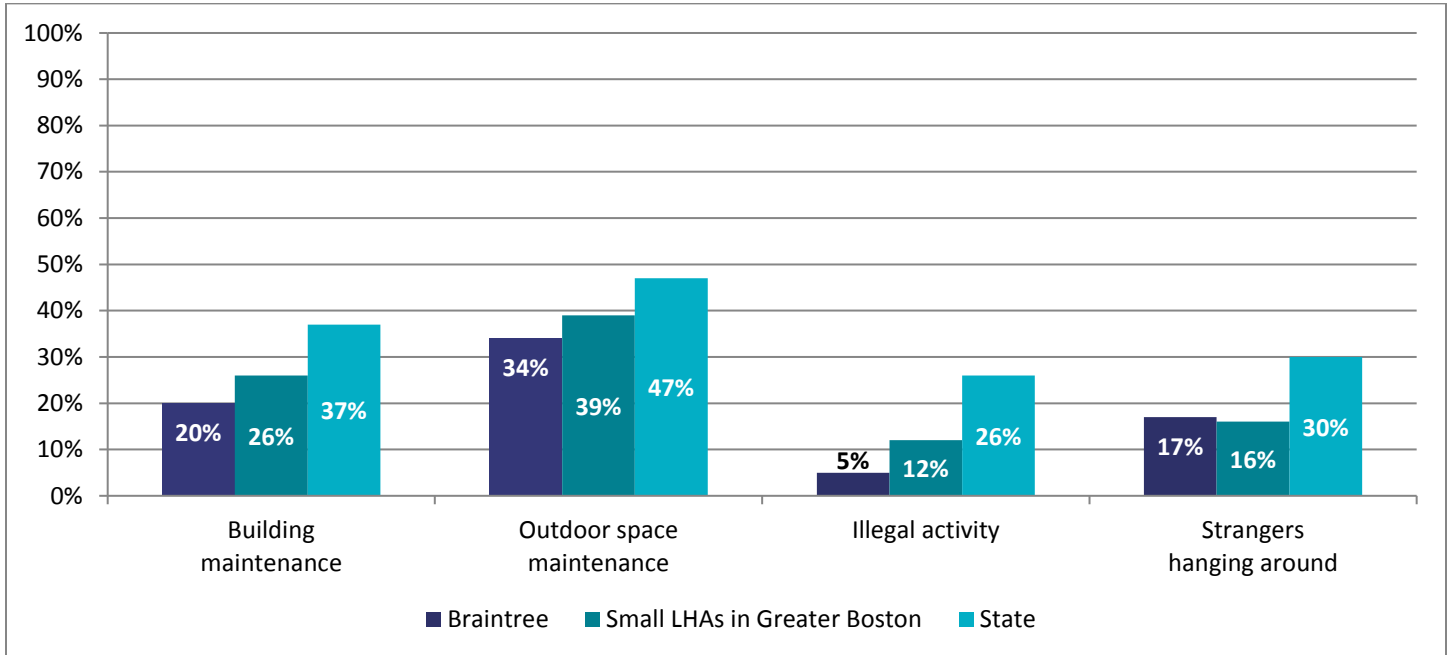
**Small LHAs in Greater Boston**

**Entire State**



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

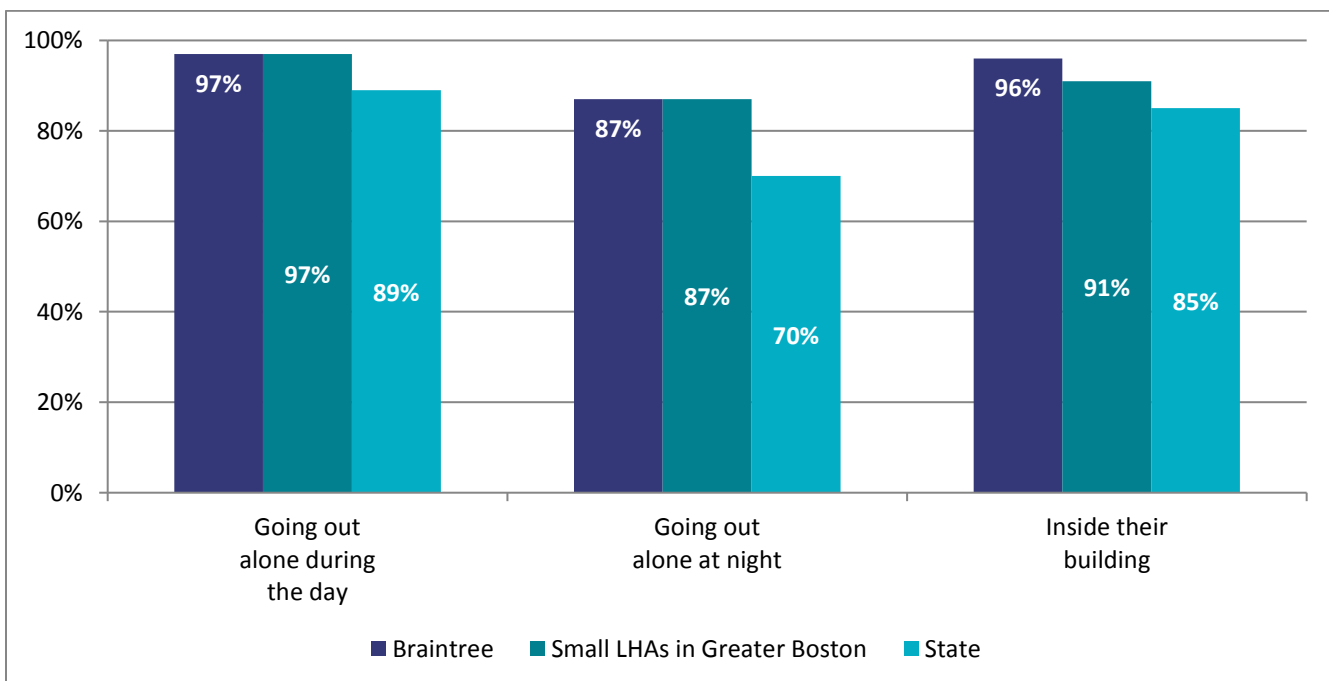
**Respondents who “always” or “sometimes” had problems with...**



## Safety

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

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



# BRAINTREE HOUSING AUTHORITY

## Performance Management Review (PMR) Report

Fiscal Year End 12/31/2019

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

# Performance Management Review

## DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD)

### PMR Desk Audit Ratings Summary

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

Housing Authority	Braintree Housing Authority
Fiscal Year Ending	12/31/2019
Housing Management Specialist	Mary Farrell
Facilities Management Specialist	Robert Garrett

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

## 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