

Overview and Certification

Brewster Housing Authority

Annual Plan for Fiscal Year 2022

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 LHA Board of Commissioners; 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 Board 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 Brewster Housing Authority's Annual Plan for their 2022 fiscal year includes the following components:

1. Overview and Certification
2. Capital Improvement Plan (CIP)
3. Maintenance and Repair Plan
4. Operating Budget
5. Narrative responses to Performance Management Review (PMR) findings
6. Policies
7. Waivers
8. Glossary
9. Other Elements
 - a. Public Comments and LHA Responses
 - b. Cover sheet for AP Survey
 - c. Brewster LHA COVID-19 vaccination clinic

State-Aided Public Housing Developments

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

Dev No	Type	Development Name	Num Bldgs	Year Built	Dwelling Units
667-01	Elderly	FREDERICK COURT 667-01	4	1989	32
705-02	Family	HUCKLEBERRY LANE 705-02	12	1988	24
Total			16		56

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.

Brewster Housing Authority manages 13 MRVP vouchers.

LHA Central Office

Brewster Housing Authority
11 Frederick Court, Brewster, MA, 02631
Carol Campos, Managing Agent
Phone: 508-896-9800
Email: director@brewsterhousing.org

LHA Board of Commissioners

	<u>Role</u>	<u>Category</u>	<u>From</u>	<u>To</u>
Christine Boucher	Member		05/25/2021	05/31/2022
Barbara Burgo	Vice-Chair		05/16/2020	05/16/2023
Robert Hooper	Chair	State Appointee	06/01/2006	05/31/2021
Laurel Labdon	Member		05/21/2019	05/21/2024
Zachary Volpicelli	Treasurer		05/17/2016	05/17/2021

Plan History

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

REQUIREMENT		DATE COMPLETED
A.	Advertise the public hearing on the LHA website.	04/26/2021
B.	Advertise the public hearing in public postings.	04/26/2021
C.	Notify all LTO's and RAB, if there is one, of the hearing and provide access to the Proposed Annual Plan.	N/A
D.	Post draft AP for tenant and public viewing.	04/26/2021
E.	Hold quarterly meeting with LTO or RAB 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. (For Boston, the Administrator will host the hearing.)	06/16/2021
G.	Executive Director presents the Annual Plan to the Board.	06/16/2021
H.	Board votes to approve the AP. (For Boston Housing Authority, the Administrator approves and submits the AP.)	06/16/2021

Certification

CERTIFICATION FOR SUBMISSION OF THE ANNUAL PLAN

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

Date of certification: 06/22/2021

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 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.

Additional Remarks by Brewster Housing Authority

We are thrilled that the upcoming large-scale renovation at our family development will not only address aesthetics but will also enhance the energy efficiency of the site.

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

Category of Funds	Allocation	Planned Spending	Description
Balance of Formula Funding (FF)	\$297,946.62		Total of all FF awards minus prior FF spending
LHA Emergency Reserve	\$29,794.66		Amount to reserve for emergencies
Net FF Funds (First 3 Years of the CIP)	\$268,151.96		Funds to plan & amount actually planned in the first 3 years of the CIP
ADA Set-aside	\$4,014.30	\$4,014.30	Accessibility projects
DMH Set-aside	\$0.00	\$0.00	Dept. of Mental Health facility
DDS Set-aside	\$0.00	\$0.00	Dept. of Developmental Services facility
Unrestricted Formula Funding (FF)	\$264,137.66	\$284,727.65	Funds awarded by DHCD to be used on projects selected by the LHA and approved by DHCD.
Special DHCD Funding	\$2,328,569.22	\$2,328,569.22	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	\$129,996.51	\$129,996.51	Community Preservation Act funds awarded by a city or town for specific projects.
Operating Reserve(OR) Funds	\$0.00	\$0.00	Funds from the LHA's operating budget.
Other Funds	\$0.00	\$0.00	Funds other than those in the above categories. See explanation below.
Total funds and planned spending	\$2,726,717.69	\$2,747,307.69	Total of all anticipated funding available for planned projects and the total of planned spending.

Additional notes about funding:

On behalf of the Brewster Housing Authority, I would like to thank the Community Preservation Committee and the Town of Brewster for your generous support of our renovation project at our family development.

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**

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

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

Capital Improvement Plan (CIP)

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

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	Remaining Planned for 2021	fy2022 Planned	fy2023	fy2024	fy2025	fy2026
041014	2008 FF Master CFA	FREDERICK COURT 667-01	\$4,300	\$2,950	\$0	\$138	\$450	\$451	\$312	\$0
041036	FF: septic system ER request	FREDERICK COURT 667-01	\$287,254	\$287,036	\$138	\$0	\$0	\$0	\$0	\$0
041037	Vacant Unit Rehab Units 33, 96 & 104	HUCKLEBERRY LANE 705-02	\$191,322	\$198,882	\$1,400	\$0	\$0	\$0	\$0	\$0
041040	HILAPP, CPA, and SUST-CSI 2019: Building Envelope	HUCKLEBERRY LANE 705-02	\$2,394,043	\$102,594	\$1,323,336	\$838,114	\$0	\$0	\$0	\$0
041043	Replace Heat Detectors	FREDERICK COURT 667-01	\$58,472	\$31,745	\$26,728	\$0	\$0	\$0	\$0	\$0
041044	Vacant Unit Turnover #80	HUCKLEBERRY LANE 705-02	\$39,261	\$35,443	\$0	\$0	\$0	\$0	\$0	\$0
041045	Replace Boiler Unit 33B	FREDERICK COURT 667-01	\$6,864	\$5,250	\$593	\$0	\$0	\$0	\$0	\$0
041046	H&S FY20: Tree and/or large limb removal	HUCKLEBERRY LANE 705-02	\$7,000	\$6,815	\$185	\$0	\$0	\$0	\$0	\$0
041047	Community Center Generator	FREDERICK COURT 667-01	\$16,145	\$10,759	\$3,687	\$1,700	\$0	\$0	\$0	\$0
041049	Vacant Unit Turnover	FREDERICK COURT 667-01	\$9,907	\$0	\$9,907	\$0	\$0	\$0	\$0	\$0
041050	Vacant Unit Rehab	FREDERICK COURT 667-01	\$55,554	\$5,000	\$2,833	\$47,721	\$0	\$0	\$0	\$0
041051	Bathroom Tubs	HUCKLEBERRY LANE 705-02	\$130,895	\$12,781	\$1,796	\$117,320	\$0	\$0	\$0	\$0

Capital Improvement Plan (CIP)

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

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	Remaining Planned for 2021	fy2022 Planned	fy2023	fy2024	fy2025	fy2026
•	Investigate and Replace Intercom and Front Door Locks	FREDERICK COURT 667-01	\$68,198	\$0	\$0	\$0	\$0	\$68,198	\$0	\$0
•	Kitchen Cabinet Replacement Project 10D&37B	FREDERICK COURT 667-01	\$18,750	\$0	\$960	\$17,791	\$0	\$0	\$0	\$0
•	Repave Brewster Rd.	FREDERICK COURT 667-01	\$291,849	\$0	\$0	\$0	\$0	\$0	\$0	\$145,937
•	Fencing	HUCKLEBERRY LANE 705-02	\$36,659	\$0	\$0	\$0	\$0	\$0	\$36,659	\$0
•	Storm Doors	HUCKLEBERRY LANE 705-02	\$25,171	\$0	\$0	\$0	\$0	\$25,171	\$0	\$0
•	Electric Meter Bank Replacement (2 Buildings)	HUCKLEBERRY LANE 705-02	\$142,078	\$0	\$0	\$142,078	\$0	\$0	\$0	\$0
TOTALS			\$3,783,718	\$699,252	\$1,371,559	\$1,164,860	\$450	\$93,820	\$36,971	\$145,937

Capital Improvement Plan (CIP)**FUNDS IN ADDITION TO ANNUAL FORMULA FUNDING AWARD**

Cap Hub Project Number	Project Name	DHCD Special Award Comment	Special DHCD Awards				Other Funding			
			Emergency Reserve	Compliance Reserve	Sustain- ability	Special Awards	CDBG	CPA	Operating Reserve	Other Funds
041036	FF: septic system ER request		\$155,402	\$0	\$0	\$0	\$0	\$0	\$0	\$0
041037	Vacant Unit Rehab Units 33, 96 & 104	vacant unit rehab #96 & 104	\$0	\$0	\$0	\$191,322	\$0	\$0	\$0	\$0
041040	HILAPP, CPA, and SUST-CSI 2019: Building Envelope	siding replacement, insulation, boilers	\$1,366,846	\$54,000	\$583,790	\$325,000	\$0	\$130,000	\$0	\$0
041046	H&S FY20: Tree and/or large limb removal	H&S FY20: Tree and/or large limb removal	\$0	\$0	\$0	\$7,000	\$0	\$0	\$0	\$0
041050	Vacant Unit Rehab	#18D vacant unit rehab	\$0	\$0	\$0	\$55,799	\$0	\$0	\$0	\$0
041051	Bathroom Tubs	replacement of rotted tubs	\$67,011	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS			\$1,589,258	\$54,000	\$583,790	\$579,121	\$0	\$130,000	\$0	\$0

Capital Improvement Plan (CIP) Narrative

Including Requests to DHCD & Supporting Statements

1. Request for increased spending flexibility.

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

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

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

High priority projects in years 1&2 exceed cap share for those years. The BHA continues to have large high priority projects spread across multiple years in order to fit in the plan. These projects include one critical electrical meter bank replacement at BHA 705-1 development. This project was written for two of the worst and most critical locations in the development, however similar conditions exist throughout the development as these components were all installed at the same time (1988) see CPS project#041-705-02-0-21-238 for details. The other high priority project is a front door lock and intercom replacement project at the 667-1. The BHA reports that the current system is not working, is outdated and presents security risks for tenants. See CPS project#041-667-01-0-18-832 for details.

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.

Brewster Housing Authority has not requested additional funding.

3. Overall goals of the Housing Authority's CIP

The goals of the BHA is to continue to provide safe and compliant conditions throughout its portfolio. Projects that support this goal that are ongoing and planned are the bathtub replacement at the 705-1, vacant unit rehabs as vacancies come up and the addition of the electric meter replacement at the 705-1 and front door lock and intercom replacement project at the 667-1.

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:

This CIP includes the addition of a high priority electric meter bank replacement project and the reselection of the front door locks and intercom replacement project that was cancelled due to a urgent bathtub replacement project that was added under emergency.

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 01/04/2021.

7. Capital Planning System (CPS) updates

Our CPS facility data has been updated with current condition information, including changes resulting from projects completed in the past year, as of 03/10/2021.

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:

Please see CPS Project #041-705-02-0-21-335 Electric Meter Bank Replacement. Existing electric meter sockets/banks throughout development are in poor condition and are unsafe. Conditions include corrosion, rust and intermittent failures.

Replacement throughout development is highly recommended. All were installed in 1988. The 2022 plan includes a project to replace the meter sockets at the 2 worst locations in the development, however all should be replaced when funding becomes available.

10. Accessibility

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

11. Special needs development

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

12. Energy and water consumption

Our 12 most recent monthly energy reports are for months 3/2020 to 2/2021.

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

No developments exceed threshold values.

13. Energy or water saving initiatives

Brewster 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.)

6.3% c. 667 (DHCD Goal 2%)

0% c. 200 (DHCD Goal 2%)

4.2% c. 705 (DHCD Goal 2%)

Brewster Housing Authority will address the excess vacancies in the following manner:

The BHA continues to prioritize vacant unit turnovers as time and staffing permits. The CIP does include projects to address failing components and process turnovers as they come up.

15. Vacancies

Brewster 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.

METHOD	CONTACT INFO.	TIMES
Call LHA at Phone Number	508-896-9800	M-F 8 AM - 4:30 PM
Other	774-722-1351	24/7

Residents should first call 9-1-1 for any fire, medical, or police matters.

Residents should call the emergency maintenance number for all maintenance-related emergencies: 774-722-1351

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 Brewster Housing Authority main office.

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

Normal Maintenance Request Process

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

METHOD	CONTACT INFO.	TIMES
Text Phone Number		
Call Answering Service		
Call Housing Authority Office	508-896-9800	M-F 8 AM - 4:30 PM
Submit Online at Website		
Email to Following Email	office@brewsterhousing.org	anytime
Other	Stop into office 11	M, W, F. 8:30 AM - 1:30 PM

Tenants should contact the office directly for non-emergency maintenance work orders. All work orders are entered into a web-based, computerized system and then forwarded immediately to maintenance department. Work orders are prioritized according to urgency, time and materials available and other staff and budget considerations. All work orders that cannot be performed within 30 days, or cannot be addressed immediately due to budget constraints, tenant-cooperation, capital planning, or unit occupancy are deferred in the maintenance system until maintenance can address.

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: DHCD's usual on-site review for this housing authority's work order system was cancelled due to the COVID-19 emergency.

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.	☒
2	Maintenance Requests logged into the work system	☒
3	Work Orders generated	☒
4	Work Orders assigned	☒
5	Work Orders tracked	☒
6	Work Orders completed/closed out	☒
7	Maintenance Reports or Lists generated	☒

D. Additional comments by the LHA regarding work order management:

Work orders are automatically assigned to our one full time maintenance man.

Maintenance Plan Narrative

Following are Brewster 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?

Our maintenance operations are constantly being updated. We have updated our Maintenance Plan and Operation/Contingency Plan within the last few months. Our staff is one full-time and one part-time, and they are well-liked by our tenants. We have received written notes from our residents attesting to their professionalism and friendliness.

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

Our maintenance staff worked through the entire COVID-19 shutdown, providing extra sanitation throughout the developments, 7 days a week. Their extra attention paid off--we only had one known case of COVID at our family site. Their hard work was appreciated by all of the residents and the staff.

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

We hope to get back to addressing the maintenance needs of our residents, continuing to respond to their requests in a timely manner.

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	\$127,936.00	\$18,100.00
Last Fiscal Year Actual Spending	\$113,015.00	\$22,161.00
Current Fiscal Year Budget	\$0.00	\$0.00

E. Unit Turnover Summary

# Turnovers Last Fiscal Year	7
Average time from date vacated to make Unit "Maintenance Ready"	216 days
Average time from date vacated to lease up of unit	294 days

F. Anything else to say regarding the Maintenance Plan Narrative?

Average "maintenance ready" and Lease-up times are skewed due to the fact that several units were taken off-line for major modernization. Units are normally maintenance ready within 30-45 days depending on tenant damage, other maintenance items (emergencies, snow removal, etc). After emergencies, unit turnover is our priority.

Attachments

These items have been prepared by the Brewster 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.

BREWSTER HOUSING AUTHORITY MAINTENANCE PLAN



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1. MAINTENANCE POLICY MISSION STATEMENT

The Maintenance Department of the Brewster Housing Authority is responsible for managing the maintenance function in the most cost-effective manner possible while maximizing the useful life of Authority units and properties while striving to provide the best service to our residents. The following policy statements are designed to establish the structure of an effective and efficient maintenance system.

By developing a maintenance system, the authority will have the tools it needs to control the performance of maintenance work at the Brewster Housing Authority. The Brewster Housing Authority maintenance system shall include the following components:

- A. Prioritization of work
- B. Performance standards and goals
- C. Work order system
- D. Deferred Maintenance
- E. Skills Updates and Training program

A. Prioritization of Work

The work priorities adopted by the Brewster Housing Authority deliver effective maintenance services for our improvements, residents & equipment. This priority system ensures that the most important maintenance work is done at a time it can be performed most cost-effectively.

Minimizing vacancy loss is part of the cost-effectiveness calculation. The maintenance priorities of the Brewster Housing Authority are the following:

- 1. Emergencies
- 2. Vacancies
- 3. Preventative Maintenance
- 4. Routine Maintenance
- 5. Requested Maintenance

Placing preventative and routine maintenance and vacancy preparation work ahead of resident work requests does not indicate that resident requests are unimportant. It emphasizes the importance of maintaining control of the maintenance work by performing scheduled routine and preventive work first. By doing so the Authority will decrease on-demand work and maintain the property in a manner that will keep and attract good tenants.

B. Performance Standards and Goals

The Executive Director establishes measures that will allow the efficiency of maintenance systems and activities to be evaluated. In establishing these standards, the Housing Authority will take into consideration certain factors:

- 1. Local/State Building and Fire Safety;
- 2. Brewster Housing Authority job descriptions; and
- 3. Safety Measures.

Notwithstanding this will not prevent the Housing Authority from setting a standard that is higher than that contained in the documents. These standards will be used to evaluate current

operations and performance, to develop strategies to improve performance and meet the standards that have been set.

C. Work order system

The Brewster Housing Authority shall have a comprehensive work order system that requires all resident work orders to be called into the office. To obtain the greatest effectiveness from the work order system, all work requests and activities performed by maintenance staff must be recorded on work orders. Work orders will contain, at a minimum, the following information:

1. Chronological preprinted number
2. Source of request (planned, inspection, resident, etc.)
3. Priority assigned
4. Location of work
5. Date and time received
6. Date and time completed
7. Description of work requested
8. Description of work performed
9. Indication if a contractor is called
10. Resident charge if applicable

D. Deferred Maintenance

Deferred maintenance could be upgrades or repairs that are deferred to a future budget cycle or postponed for some other reason. Sometimes, it is referred to as extraordinary maintenance. Deferred Maintenance should not be confused with capital projects that would be included in the Capital Improvement Plan (CIP).

No emergency work order should be categorized as deferred maintenance. Any work order that meets the definition of deferred must be categorized as such within 45 days of issuance of the work order. Life and Safety items, work order backlog and small/minor items will not be categorized as deferred in the Deferred Maintenance Plan.

Deferred work orders will be recorded in a Deferred Maintenance list by the Executive Director, after review/consultation with the Director of Maintenance. When our budget permits it, the necessary work will be completed. Deferred Maintenance would be used in the following situations:

1. Inspections
Anything noticed during inspection that can wait until unit is vacant. Example: Carpet replacement and countertop replacement.
2. Seasonal
Such as Landscaping, tree removal, grass seeding, etc.
3. Funding
During a yearly inspection it was reported that common areas need to be repainted. Due to the severity of the winter our budget did not allow us to complete the necessary painting at this time.

4. Preventative Maintenance

Painting, strip & wax floors, shampoo carpets, etc.

Items to be included in the Deferred Maintenance Plan:

- Description of task
- Date Added to Deferred Maintenance Module
- Site or Unit Number
- Reason Deferred
- Estimated Cost
- Original Work Order Number
- Target Completion Date
- Actual Completion Date
- Other Comments

E. Skills Updates and Training program

In order to allow its staff members to perform to the best of their abilities, the Brewster Housing Authority recognizes the importance of providing the staff with opportunities to refine technical skills, increase and expand craft skills, and learn new procedures. Suggested training venues may include (but not limited to)

- MassNAHRO
- MassTAP
- Inspector General's Office
- MAHAMS
- SHADO / SMEDA
- Building Code updates/UPCS standard

2. MAINTAINING THE PROPERTY

A. Responding to Emergencies

Emergencies are the highest priority source of work. The Brewster Housing Authority will consider a work item to be an emergency if the following occur:

1. The situation constitutes a serious threat to the life, safety or health of residents or staff; or
2. The situation will cause serious damage to the property structure or systems if not repaired within twenty-four (24) hours.

If a staff member is unsure whether or not a situation is an emergency, he or she will consult with another staff member for clarification. If this is not possible, the employee will use his/her best judgment to make the decision.

For emergencies that occur after regular working hours, the Brewster Housing Authority shall have a twenty-four (24) hour emergency response system in place. The employee receiving the emergency request shall make arrangements for repair. If an outside contractor is required staff shall utilize contractors we typically use for such repairs, retrieve materials from the maintenance supplies or purchase materials needed. Purchase orders must be completed for both contractor

services & material purchases, as well as a work order input into our software system. See Attachment #1 for a list of emergencies.

B. Prepare Vacant Units for Re-occupancy

It is the policy of the Brewster Housing Authority to reoccupy vacant units as soon as possible. This policy allows the Authority to maximize the income produced by its properties and operate attractive and safe properties.

The Executive Director is responsible for developing and implementing a system that insures an average turn-around time of thirty (30) calendar days. In order to do so, he or she must have a system that can perform the following tasks:

1. Forecast unit preparation needs based on annual & move-out inspection;
2. Estimate both the number of units to be prepared and the number of hours it will take to prepare them; and
3. Control work assignments to ensure prompt completion.

The maintenance procedure for reoccupying vacant units relies on the prompt notification by management of the vacancy, fast and accurate inspection of the unit, ready availability of workers and materials, and good communication with those responsible for leasing the unit. The Maintenance Department will have the ability to create special teams for vacancy turnaround or to hire contractors when that is required to maintain Authority goals.

C. Preventive maintenance Program

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

The heart of any preventive maintenance program is a schedule that calls for the regular servicing of all systems & equipment. The development of this schedule begins with the identification of each system or item that must be checked and serviced, the date it must be serviced, and the individual responsible for the work. The servicing intervals and tasks for each system must be included in the schedule. The completion of all required tasks is considered a high priority for the Brewster Housing Authority. See Attachment #2 for Preventative Maintenance Task and Schedule.

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

i. Vehicle/Equipment Maintenance

The Brewster Housing Authority will protect the investment it has made in vehicles and other motorized equipment by putting in place a comprehensive maintenance program. The vehicles and equipment to be covered include (but not limited to):

- Truck with plow
- Weed wacker
- Mowers (1 riding, 1 push)
- Snow Thrower (1)
- Chain saws (1)
- Power tools Various

The Maintenance Department is responsible for the development of this plan which shall contain components for minimal routine service as well as servicing for seasonal use. Serviceable components for each vehicle or piece of motorized equipment will be listed in the plan along with the type and frequency of service required. The Executive Director shall also maintain a system to ensure that any employee that operates a vehicle or piece of motorized equipment has the required license or certification.

ii. Life Safety Systems

The Brewster Housing Authority shall have a comprehensive program for maintenance of life safety systems to ensure that they will be fully functional in the case of an emergency. The Director of Maintenance shall be responsible for the development and implementation of a schedule that includes the inspection, servicing and testing of this equipment. The equipment to be included in the plan includes the following:

- Fire alarms and fire alarm systems
- Fire extinguishers
- Emergency lighting
- Smoke and C/O detectors

iii. DHCD PHN 2016-18 Preventative Maintenance

Brewster Housing Authority will follow the Preventative Maintenance Schedule set forth in PHN 2016-18 on a monthly basis to augment this policy.

3. INSPECTION PROGRAM

The Brewster Housing Authority's goals of efficiency and cost-effectiveness are achieved through insuring that our stock is maintained in a manner that is decent, safe, sanitary, and in good repair. This program calls for the utilization of the Uniform Physical Condition Standard (UPCS) in the Public Housing Program. Inspections will include the following areas:

- A. Dwelling Units
- B. Site Inspections

A. Dwelling Units

The maintenance & administration staff are responsible for developing an annual unit inspection program for State-Aided Public Housing units. The maintenance & administrative staff shall perform the unit inspection program of the Brewster Housing Authority unless it is determined that the inspection program is contracted to an outside source. For all non-emergency inspections, the Resident shall be given at least 48 hours' notice of the inspection.

During each inspection, the staff shall target specific preventive and routine maintenance tasks in accordance with work orders or other factors that contribute to knowledge of necessary maintenance. Any other work items noted at the time of the inspection will be documented on the Brewster Housing Authority inspection form. All uncompleted work items shall be converted to a work order within 48 hours of the completion of the inspection. The maintenance staff shall endeavor to complete all inspection-generated work items within 30 days of the inspection, unless the item is of an emergency nature.

Nothing in this policy shall prevent any Brewster Housing Authority staff member from reporting any needed work that they see in the regular course of their daily activities. Such work items shall be reported to the administrative office to initiate a work order.

B. Site Inspection

On a regular basis maintenance staff is required to walk the perimeter of the property. During this inspection maintenance will take note of building exteriors, windows, topography for water retention, sump pumps in basements in buildings A – E, septic system components, insect infestations on buildings, trees or grounds, fencing, asphalt, cement walkways, and other maintenance related items necessary to keep this property in a safe & sanitary condition. Areas that require maintenance will be recorded as a work order or brought to the attention of the director.

4. SCHEDULED ROUTINE MAINTENANCE

The Brewster Housing Authority includes in this work category all tasks that can be anticipated and put on a regular timetable for completion. Most of these routine tasks are those that contribute to the curb appeal and marketability of the property.

A. Pest Control/Extermination

The Brewster Housing Authority will make all efforts to provide a healthy and pest-free environment for its residents. The Authority will determine which, if any, pests infest its properties and will then provide the best possible treatment for the eradication of those pests.

The extermination plan will begin with an analysis of the current condition at each property. The Maintenance Department and site manager shall make sure that an adequate schedule for treatment is developed to address any existing infestation. Special attention shall be paid to cockroaches & bed bugs. The schedule will include frequency and locations of treatment. Different schedules may be required for each property.

Resident cooperation with the extermination plan is essential. All apartments in a building must be treated for the plan to be effective. All residents will be informed at least one week and again twenty-four hours before treatment. The notification will be in writing and will include instructions that describe how to prepare the unit for treatment.

B. Landscaping and Grounds

The Brewster Housing Authority will prepare a routine maintenance schedule for the maintenance of the landscaping and grounds of its properties that will ensure their continuing attractiveness and marketability. Routine grounds maintenance includes numerous activities:

- Litter control
- Lawn care
- Maintenance of driveways, sidewalks and parking lots
- Care of flower and shrubbery beds and trees
- Maintenance of lighting, benches and fences

The Maintenance Department shall be responsible for the development of a routine maintenance schedule that shall include:

- A list of tasks that are required to maintain the property in a safety & sanitary condition
- The frequency with which the tasks must be performed;
- The equipment, materials, and supplies required to perform the tasks; and
- A schedule for their procurement.

C. Building Exteriors & Interior Common Areas

The appearance of the outside of Authority buildings as well as their interior common areas is important to their marketability. Therefore, the Brewster Housing Authority has established a routine maintenance schedule to ensure that they are always maintained in good condition. The components to be maintained include, public restrooms, lighting fixtures, common rooms and community spaces, exterior porches and railings, exterior siding and windows

The Director of Maintenance is responsible for the development of a routine maintenance schedule for building exterior and interior common areas. The schedule shall be based on the following:

- A list of tasks required to maintain a safe & sanitary condition;
- The frequency with which the tasks must be performed; and
- A list of materials, equipment and supplies required to perform the tasks.

D. Resident request Service

This category of work refers to all resident generated work requests that fall into no other category. These are non-emergency calls made by residents seeking maintenance service. These requests for service cannot be planned in advance or responded to before the resident calls.

It is the policy of the Brewster Housing Authority to complete these work requests within seven (7) work days. However, unless the request is an emergency or entails work that compromises

the habitability of the unit, these requests will not be given a priority above vacancies, scheduled routine and preventive maintenance. By following this procedure, the Brewster Housing Authority believes it can achieve both good resident service and a maintenance system that completes the most important work first and in the most cost-effective manner.

5. CONTRACTING FOR SERVICES

The Brewster Housing Authority will contract for maintenance services when it is in the best interests of the Authority to do so. When the employees of the Authority have the time and skills to perform the work at hand, they will be the first choice to perform a given task. When the employees of the Authority have the skills to do the work required, but there is more work than there is time available to complete it, the Housing Authority will determine whether it is more cost effective to use a contractor to complete the work. If the Authority staff does not have the skills to complete the work, a contractor will be chosen. In the last instance, the Authority will decide whether it will be cost effective to train a staff member to complete the work.

Once the decision has been made to hire a contractor, the process set out in the Brewster Housing Authority Procurement Policy will be used. These procedures vary depending on the expected dollar amount of the contract. The Maintenance Department will work with the Executive Director to facilitate the contract award. The Executive Director will be responsible for the contribution of the Maintenance Department to this process. The most important aspect of the bid documents will be the specifications or statement of work. The clearer the specifications the easier it will be for the Authority to get the work product it requires.

6. ATTACHMENTS

1. Maintenance Emergency List
2. Preventative Maintenance Task Schedule
3. Site Inspection Monthly Report

Attachment 1

Maintenance Emergencies

Definition of a maintenance emergency – A condition that is immediately threatening to the life and safety of residents, staff, or structures. (See DHCD Property Maintenance Guide page 1-5 to 1-10)

The following is the minimum list of emergencies that should be called out to maintenance for immediate repair:

Examples of Emergencies for immediate action:

- Fires of any kind (Call 911)
- Gas leaks or Gas odor (Call 911)
- Electric power failures
- Electrical hazards, sparking outlets
- Broken water pipes or flooding
- No water or unsafe water
- Sewer or toilet blockage
- Roof leaks
- Lock outs
- Door or Window lock failure
- No heat
- No Hot water
- Snow or ice storm
- Dangerous structural conditions
- Inoperable Smoke or CO detectors, beeping or chirping detectors
- Elevator stoppage or entrapment

Attachment 2

Preventative Maintenance Schedule

January

- Monitor snow and ice removal
- Vehicle Inspection:
 - a. Check all fluid levels: crank case, transmission, etc.
 - b. Check antifreeze, radiator rust inhibitor, and thermostat.
 - c. Check windshield washer fluid.
 - d. Check belts and hoses.
 - e. Check plugs, wiring, battery, clean and grease terminals.
 - f. Clean out air cleaner.
 - g. Check wheel alignment and tire balance (signs of uneven wear).
 - h. Check heater and defroster.
 - i. Check wiper blades for wear.
 - j. Check underbody for corrosion and hose off.
 - k. Change engine oil in all vehicles. (1st quarter)
- Oil circulator pumps
- Clean Common room kitchen and appliances
- Inventory of supplies and small parts
- Inspect roofs and siding
- Inspect and replace flags as needed

February

- Monitor snow and ice removal
- Clean boiler room, garage, and workshop
- Wash rug in Community Room
- Wash rugs in offices
- Inventory of supplies and small parts
- Inspect and replace flags as needed

March

- Inventory tools, equipment, refrigerators and stoves in stock.
- Monitor snow and ice removal (if applicable)
- Inventory of supplies and small parts
- Check and reset emergency lighting and times (daylight savings time)
- Touch up common area paint
- Clean heater vents in all common areas.
- Inspect and replace flags as needed

April

- Service lawn-care equipment
- Inspect trees and trim as needed (maintain 10 ft distance from buildings)
- Remove snow stakes

- Clean up grounds of winter debris
- Check fencing and siding for need to clean/powerwash
- Inspect roofs and siding
- Inventory of supplies and small parts
- Inspect and replace flags as needed

May

- Check Smoke and Carbon Monoxide detectors/change batteries
- Remove plastic from storm doors (667)
- Check for proper AC installation
- Install ACs in community room and offices - Clean A/C Condensers
- Wash windows (667)
- Inventory of supplies and small parts
- Mulch/flowers
- Inspect and replace flags as needed

June

- Schedule septic pumping every other year (odd years)
- Touch up common area paint
- Inspect sidewalks and parking lot for need of repair/crack treatment
- Trim bushes/shrubs
- Inventory of supplies and small parts
- Weed gardens as needed
- Inspect and replace flags as needed

July

- Inspect roofs and siding
- Inventory of supplies and small parts
- Clean gutters
- Weed gardens as needed
- Inspect and replace flags as needed

August

- Inventory of supplies and small parts
- Weed gardens as needed
- Schedule fire extinguisher inspections
- Inspect and replace flags as needed

September

- Boiler winter PM
- Clean dryer vents
- Touch up common area paint
- Inventory of supplies and small parts
- Weed gardens as needed
- Change batteries for smoke and c/o detectors
- Inspect and replace flags as needed

October

- Monitor and issue on-going snow removal work orders.
- Inspect roofs and siding
- Inventory of supplies and small parts
- Check and reset emergency lighting and times (daylight savings time)
- Put A/Cs away for season
- Check supply of salt and other winter maintenance items
- Rake as necessary
- Inspect and replace flags as needed

November

- Monitor snow and ice removal (if applicable)
- Inventory of supplies and small parts
- Rake as necessary
- Install plastic on storm doors (667)
- Inspect and replace flags as needed

December

- Monitor snow and ice removal
- Touch up common area paint
- Inventory of supplies and small parts
- Inspect and replace flags as needed

DAILY MAINTENANCE REMINDERS

- Check for abandoned or unauthorized vehicles
- Pick up paper/debris on grounds
- Water flowers
- Clear snow regularly throughout the day (if applicable)
- Spread ice-melt regularly throughout the day (if applicable)
- Empty office and community room trash/shredders (if needed)

WEEKLY MAINTENANCE REMINDERS

- Mow lawn(if applicable)
- Rake leaves (if applicable)
- Thoroughly clean bathroom (floor, toilet, sink)
- Clean entrance way/lobby area(s)
- Clean laundry room
- Check exterior lighting
- Vacuum common areas (community room and building entrances) and offices
- Check rugs for stains and clean as needed

Attachment 3

Site Inspection Monthly Report

Maintenance Person Inspecting: _____

Date: _____

Site: _____

☐ Storm Drains/ Catch Basins

☐ Septic System / Leaching Field

☐ Manholes – Water / Septic

☐ Exterior Lighting

☐ Exterior Emergency Lighting

☐ Interior Emergency Lighting

☐ Roofs / Gutters / Siding

☐ Fire Alarm Systems

☐ Dumpster area

☐ Fencing

☐ Porches

☐ Other: _____

☐ Other: _____

BREWSTER HOUSING AUTHORITY PREVENTATIVE MAINTENANCE SCHEDULE

January

- Monitor snow and ice removal
- Vehicle Inspection:
 - a. Check all fluid levels: crank case, transmission, etc.
 - b. Check antifreeze, radiator rust inhibitor, and thermostat.
 - c. Check windshield washer fluid.
 - d. Check belts and hoses.
 - e. Check plugs, wiring, battery, clean and grease terminals.
 - f. Clean out air cleaner.
 - g. Check wheel alignment and tire balance (signs of uneven wear).
 - h. Check heater and defroster.
 - i. Check wiper blades for wear.
 - j. Check underbody for corrosion and hose off.
 - k. Change engine oil in all vehicles. (1st quarter)
- Oil circulator pumps
- Clean Common room kitchen and appliances
- Inventory of supplies and small parts
- Inspect roofs and siding
- Inspect and replace flags as needed

February

- Monitor snow and ice removal
- Clean boiler room, garage, and workshop
- Wash rug in Community Room
- Wash rugs in offices
- Inventory of supplies and small parts
- Inspect and replace flags as needed

March

- Inventory tools, equipment, refrigerators and stoves in stock.
- Monitor snow and ice removal (if applicable)
- Inventory of supplies and small parts
- Check and reset emergency lighting and times (daylight savings time)
- Touch up common area paint
- Clean heater vents in all common areas.
- Inspect and replace flags as needed



April

- Service lawn-care equipment
- Inspect trees and trim as needed (maintain 10 ft distance from buildings)
- Remove snow stakes
- Clean up grounds of winter debris
- Check fencing and siding for need to clean/powerwash
- Inspect roofs and siding
- Inventory of supplies and small parts
- Inspect and replace flags as needed

May

- Check Smoke and Carbon Monoxide detectors/change batteries
- Remove plastic from storm doors (667)
- Check for proper AC installation
- Install ACs in community room and offices - Clean A/C Condensers
- Wash windows (667)
- Inventory of supplies and small parts
- Mulch/flowers
- Inspect and replace flags as needed

June

- Schedule septic pumping every other year (odd years)
- Touch up common area paint
- Inspect sidewalks and parking lot for need of repair/crack treatment
- Trim bushes/shrubs
- Inventory of supplies and small parts
- Weed gardens as needed
- Inspect and replace flags as needed

July

- Inspect roofs and siding
- Inventory of supplies and small parts
- Clean gutters
- Weed gardens as needed
- Inspect and replace flags as needed

August

- Inventory of supplies and small parts
- Weed gardens as needed
- Schedule fire extinguisher inspections
- Inspect and replace flags as needed

September

- Boiler winter PM
- Clean dryer vents
- Touch up common area paint

- Inventory of supplies and small parts
- Weed gardens as needed
- Change batteries for smoke and c/o detectors
- Inspect and replace flags as needed

October

- Monitor and issue on-going snow removal work orders.
- Inspect roofs and siding
- Inventory of supplies and small parts
- Check and reset emergency lighting and times (daylight savings time)
- Put A/Cs away for season
- Check supply of salt and other winter maintenance items
- Rake as necessary
- Inspect and replace flags as needed

November

- Monitor snow and ice removal (if applicable)
- Inventory of supplies and small parts
- Rake as necessary
- Install plastic on storm doors (667)
- Inspect and replace flags as needed

December

- Monitor snow and ice removal
- Touch up common area paint
- Inventory of supplies and small parts
- Inspect and replace flags as needed

DAILY MAINTENANCE REMINDERS

- Check for abandoned or unauthorized vehicles
- Pick up paper/debris on grounds
- Water flowers
- Clear snow regularly throughout the day (if applicable)
- Spread ice-melt regularly throughout the day (if applicable)
- Empty office and community room trash/shredders (if needed)

WEEKLY MAINTENANCE REMINDERS

- Mow lawn(if applicable)
- Rake leaves (if applicable)
- Thoroughly clean bathroom (floor, toilet, sink)
- Clean entrance way/lobby area(s)
- Clean laundry room

- Check exterior lighting
- Vacuum common areas (community room and building entrances) and offices
- Check rugs for stains and clean as needed

Deferred Maintenance Plan

Item	Date added to Deferred Maintenance Plan	Item Description	Location or Unit Number	Reason Deferred	Estimated Cost	Material Needed	Original Work Order Number	Target Completion Date	Actual Completion Date	Other Comments
**										

**Brewster currently does not have any deferred maintenance work orders.

Operating Budget

The tables on the following pages show the approved budget and actual income and spending per budget account (row) for the fiscal year ending 09/30/2020. It also shows the approved budget for the current year (2021) 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.

LHA Comments

We have submitted our budget to DHCD for review and approval.

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 Brewster Housing Authority operating reserve at the end of fiscal year 2020 was \$70,562.00, which is 45% 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 Brewster Housing Authority.						
REVENUE						
Account Number	Account Class	2020 Approved Revenue Budget	2020 Actual Amounts Received	2021 Approved Revenue Budget	% Change from 2020 Actual to 2021 Budget	2021 Dollars Budgeted per Unit per Month
3110	Shelter Rent - Tenants	\$230,016.00	\$231,396.00	\$0.00	0%	\$0.00
3111	Shelter Rent - Tenants - Fraud/Retroactive	\$0.00	\$0.00	\$0.00	0%	\$0.00
3115	Shelter Rent - Federal Section 8	\$0.00	\$0.00	\$0.00	0%	\$0.00
3190	Nondwelling Rentals	\$0.00	\$0.00	\$0.00	0%	\$0.00
3400	Administrative Fee - MRVP	\$0.00	\$0.00	\$0.00	0%	\$0.00
3610	Interest on Investments - Unrestricted	\$150.00	\$99.00	\$0.00	0%	\$0.00
3611	Interest on Investments - Restricted	\$0.00	\$0.00	\$0.00	0%	\$0.00
3690	Other Revenue	\$1,950.00	\$1,326.00	\$0.00	0%	\$0.00
3691	Other Revenue - Retained	\$0.00	\$3,777.00	\$0.00	0%	\$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)	\$109,264.00	\$103,530.00	\$0.00	0%	\$0.00
3802	Operating Subsidy - MRVP Landlords	\$0.00	\$0.00	\$0.00	0%	\$0.00
3803	Restricted Grants Received	\$0.00	\$0.00	\$0.00	0%	\$0.00
3920	Gain/Loss From Sale/Disp. of Prop.	\$0.00	\$0.00	\$0.00	0%	\$0.00
3000	TOTAL REVENUE	\$341,380.00	\$340,128.00	\$0.00	0%	\$0.00

Annual Plan 2022
Annual Operating Budget

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Brewster Housing Authority.						
EXPENSES						
Account Number	Account Class	2020 Approved Expense Budget	2020 Actual Amounts Spent	2021 Approved Expense Budget	% Change from 2020 Actual to 2021 Budget.	2021 Dollars Budgeted per Unit per Month
4110	Administrative Salaries	\$0.00	\$0.00	\$0.00	0%	\$0.00
4120	Compensated Absences	\$0.00	\$1,540.00	\$0.00	0%	\$0.00
4130	Legal	\$300.00	\$0.00	\$0.00	0%	\$0.00
4140	Members Compensation	\$0.00	\$0.00	\$0.00	0%	\$0.00
4150	Travel & Related Expenses	\$0.00	\$0.00	\$0.00	0%	\$0.00
4170	Accounting Services	\$6,792.00	\$6,792.00	\$0.00	0%	\$0.00
4171	Audit Costs	\$3,780.00	\$6,930.00	\$0.00	0%	\$0.00
4180	Penalties & Interest	\$0.00	\$0.00	\$0.00	0%	\$0.00
4190	Administrative Other	\$79,467.00	\$83,267.00	\$0.00	0%	\$0.00
4191	Tenant Organization	\$0.00	\$84.00	\$0.00	0%	\$0.00
4100	TOTAL ADMINISTRATION	\$90,339.00	\$98,613.00	\$0.00	0%	\$0.00
4310	Water	\$11,948.00	\$10,839.00	\$0.00	0%	\$0.00
4320	Electricity	\$9,880.00	\$6,617.00	\$0.00	0%	\$0.00
4330	Gas	\$8,548.00	\$6,630.00	\$0.00	0%	\$0.00
4340	Fuel	\$0.00	\$0.00	\$0.00	0%	\$0.00
4360	Net Meter Utility Debit/Energy Conservation	\$0.00	\$0.00	\$0.00	0%	\$0.00
4390	Other	\$8,400.00	\$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	\$38,776.00	\$24,086.00	\$0.00	0%	\$0.00

Annual Plan 2022
Annual Operating Budget

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Brewster Housing Authority.						
EXPENSES						
Account Number	Account Class	2020 Approved Expense Budget	2020 Actual Amounts Spent	2021 Approved Expense Budget	% Change from 2020 Actual to 2021 Budget	2021 Dollars Budgeted per Unit per Month
4410	Maintenance Labor	\$68,796.00	\$70,168.00	\$0.00	0%	\$0.00
4420	Materials & Supplies	\$18,000.00	\$8,333.00	\$0.00	0%	\$0.00
4430	Contract Costs	\$41,140.00	\$34,514.00	\$0.00	0%	\$0.00
4400	TOTAL MAINTENANCE	\$127,936.00	\$113,015.00	\$0.00	0%	\$0.00
4510	Insurance	\$9,781.00	\$10,098.00	\$0.00	0%	\$0.00
4520	Payment in Lieu of Taxes	\$6,884.00	\$6,883.00	\$0.00	0%	\$0.00
4540	Employee Benefits	\$27,475.00	\$27,892.00	\$0.00	0%	\$0.00
4541	Employee Benefits - GASB 45	\$0.00	\$11,932.00	\$0.00	0%	\$0.00
4542	Pension Expense - GASB 68	\$0.00	\$-15,255.00	\$0.00	0%	\$0.00
4570	Collection Loss	\$0.00	\$1,469.00	\$0.00	0%	\$0.00
4571	Collection Loss - Fraud/Retroactive	\$0.00	\$0.00	\$0.00	0%	\$0.00
4580	Interest Expense	\$0.00	\$0.00	\$0.00	0%	\$0.00
4590	Other General Expense	\$0.00	\$0.00	\$0.00	0%	\$0.00
4500	TOTAL GENERAL EXPENSES	\$44,140.00	\$43,019.00	\$0.00	0%	\$0.00
4610	Extraordinary Maintenance	\$18,100.00	\$22,161.00	\$0.00	0%	\$0.00
4611	Equipment Purchases - Non Capitalized	\$8,500.00	\$9,154.00	\$0.00	0%	\$0.00
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	\$192,330.00	\$0.00	0%	\$0.00
4600	TOTAL OTHER EXPENSES	\$26,600.00	\$223,645.00	\$0.00	0%	\$0.00
4000	TOTAL EXPENSES	\$327,791.00	\$502,378.00	\$0.00	0%	\$0.00

Annual Plan 2022
Annual Operating Budget

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Brewster Housing Authority.						
SUMMARY						
Account Number	Account Class	2020 Approved Budget	2020 Actual Amounts	2021 Approved Budget	% Change from 2020 Actual to 2021 Budget	2021 Dollars Budgeted per Unit per Month
3000	TOTAL REVENUE	\$341,380.00	\$340,128.00	\$0.00	0%	\$0.00
4000	TOTAL EXPENSES	\$327,791.00	\$502,378.00	\$0.00	0%	\$0.00
2700	NET INCOME (DEFICIT)	\$13,589.00	\$-162,250.00	\$0.00	0%	\$0.00
7520	Replacements of Equip. - Capitalized	\$0.00	\$18,007.00	\$0.00	0%	\$0.00
7540	Betterments & Additions - Capitalized	\$5,250.00	\$0.00	\$0.00	0%	\$0.00
7500	TOTAL NONOPERATING EXPENDITURES	\$5,250.00	\$18,007.00	\$0.00	0%	\$0.00
7600	EXCESS REVENUE OVER EXPENSES	\$8,339.00	\$-180,257.00	\$0.00	0%	\$0.00

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 \$50.00 per unit per month, as of July 1, 2020.

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 6/30/20, all deficit LHAs may keep 100% of the net meter credit savings, while they can keep 50% effective 7/1/2020.

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 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 6/30/20 all LHAs may retain 100% of their total net meter credit savings, and should report those savings as Other Revenue – Retained on line #3691. LHAs can keep 50% of savings effective 7/1/2020.

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: Net Meter Utility Debit/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. In addition, for all quarterly or year-end operating statements 9/30/20 or later, and all budgets 6/30/21 or later, please use this line to record the total net meter credits earned as reported in Line 4392, MINUS the Solar Operator Costs reported in Line 4391, with the result expressed as a positive number. For example, if you reported -\$20,000 in Net Meter Utility Credits in Line 4392 and \$15,000 in Solar Operator Costs in Line 4391, you would subtract the \$15,000 reported on Line 4391 from the -\$20,000 reported on Line 4392, and post the remainder of \$5,000 on Line 4360, as a positive number. This number essentially represents the "net" savings the LHA earned from its net meter credit contract.

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.

PMR Narrative Responses**Narrative Responses to the Performance Management Review (PMR) Findings**

DHCD has cancelled publication of Performance Management Reviews for fiscal years ending 3/31/2020 through 12/31/2020 due to disruptions of normal operations in response to the COVID-19 virus. Therefore, there are no ratings included in this report.

Explanation of PMR Criteria Ratings

CRITERION	DESCRIPTION
Management	
Occupancy Rate	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) • “No Findings” : Occupancy Rate is at or above 98% • Operational Guidance: Occupancy rate is at 95% up to 97.9% • Corrective Action: Adjusted occupancy rate is less than 95%
Tenant Accounts Receivable (TAR)	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) • “No Findings” : At or below 2% • “Operational Guidance”: More than 2% , but less than 5% • “Corrective Action”: 5% or more
Certifications and Reporting Submissions	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. • “No Findings”: At least 11 of the required 12 reports were submitted and at least 9 were submitted on time. • “Operational Guidance”: Less than 11 of the required 12 reports were submitted and/or less than 9 were submitted on time.
Board Member Training	Percentage of board members that have completed the mandatory online board member training. • “No Findings” : 80% or more completed training • “Operational Guidance” : 60-79.9% completed training • “Corrective Action” : <60 % completed training

CRITERION	DESCRIPTION
Financial	
Adjusted Net Income	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. Underspending Rating: • "No Findings" : 0 to 9.9% • "Operational Guidance": 10 to 14.9% • "Corrective Action": 15% or higher Overspending Rating: • "No Findings" : 0 to -4.9% • "Operational Guidance": -5% to -9.9% • "Corrective Action": -10% or below
Operating Reserves	Current Operating Reserve as a percentage of total maximum reserve level. Appropriate reserve level is buffer against any unforeseen events or expenditures. • "No Findings" :35%+ of maximum operating reserve • "Operational Guidance": 20% to 34.9% of maximum operating reserve • "Corrective Action": <20% of maximum operating reserve
Capital Planning	
Capital Improvement Plan (CIP) Submitted	Housing authorities are required to submit a five-year capital plan every year. • "No Findings" =Submitted on time and no modifications required or modifications made within 45 days. • "Operational Guidance" =Up to 45 days late and no modifications required or modifications made within 45 days. • "Corrective Action" =More than 45 days late or modifications required and not completed within 45 days.
Capital Spending	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 • "No Findings" = at least 80% • "Operational Guidance" = At least 50% • "Corrective Action" = Less than 50%

CRITERION	DESCRIPTION
Health & Safety	
Health & safety violations	DHCD has observed conditions at the LHA's developments and reported health and safety violations. The LHA has certified the number of corrected violations in each category.
Facility Management - Inspections	
Unit Inspections Conducted	Housing authorities are required to conduct inspections of all their occupied units at least once a year • "No Findings": 100 % of sampled units had inspections conducted once during the year • "Corrective Action": Fewer than 100% of sample units were inspected during the year
Inspections Report	Housing authorities are required to note all of the deficiencies found during inspections • "No Findings": 100 % of deficiencies are noted on inspection report • "Corrective Action": Fewer than 100% of deficiencies are noted in inspection report
Inspection Work Order	Housing authorities are required to generate work orders for all deficiencies noted during inspections • "No Findings": 100 % of deficiencies noted on inspection reports generated work orders • "Corrective Action": Fewer than 100% of deficiencies noted on inspection reports generated work orders
Work Order System	Work order system identifies, tracks, and can produce reports for inspection work orders. • "No Findings": Inspection work orders are identified, tracked, and reportable • "Operational Guidance": Inspection work orders are not identified, and/or tracked, and/or reportable
Inspections Work Orders Completed	Inspection work orders were completed within 30 calendar days from the date of inspection, OR if cannot be completed within 30 calendar days, are added to the Deferred Maintenance Plan or included in the Capital Improvement Plan in the case of qualifying capital repairs (unless health/safety issue). • "No Findings": Sampled inspection work orders were completed within 30 days of inspection date or added to deferred maintenance plan and/or CIP • "Operational Guidance": Sampled inspection work orders were completed within 31 to 45 calendar days of inspection date and not added to deferred maintenance plan or CIP • "Corrective Action": Sampled inspection work orders were completed in over 45 calendar days of inspection date

CRITERION	DESCRIPTION
Facility Management – Work Order System	
Emergency Work Orders Properly Defined	Emergency work orders should be defined per <u>Property Management Guide</u>, identified, tracked, reportable. • “No Findings”: Emergency work orders defined per <u>Property Management Guide</u>, identified, tracked, reportable • “Operational Guidance”: Emergency work orders are not defined per <u>Property Management Guide</u>, and/or identified, and/or tracked, and/or reportable
Emergency Work Orders Initiation	Emergency work orders should be initiated within 24 to 48 hours. • “No Findings”: Emergency work orders initiated within 24-48 hours • “Corrective Action”: Emergency work orders not initiated within 24-48 hours
Vacancy Work Orders	Vacancy work orders should be identified, tracked and reportable. • “No Findings”: Vacancy work orders identified, tracked AND reportable • “Corrective Action”: Vacancy work orders are not identified, and/or tracked, and/or reportable
Vacancy Work Orders Completed	Vacancy work orders should be completed within 30 calendar days or if not completed within that timeframe, LHA has a waiver. • “No Findings”: Vacancy work orders are completed within 30 calendar days or if not completed within timeframe, LHA has a waiver • “Operational Guidance”: Vacancy work orders completed within 31-60 calendar days • “Corrective Action”: Vacancy work orders completed 61+ calendar days
Preventive Maintenance Program	Housing authorities are required to maintain a comprehensive preventive maintenance program in which preventive work orders are identified, tracked, and reportable. • “No Findings”: A comprehensive preventive maintenance program exists and work orders are identified, tracked and reportable • “Corrective Action”: A comprehensive preventive maintenance program does not exist OR work orders are not identified and/or tracked and/or reportable
Routine Work Orders	Routine work orders should be identified, tracked, reportable and completed regularly. • “No Findings”: Routine work orders identified, tracked, reportable and completed regularly • “Operational Guidance”: Routine work orders are not identified, and/or tracked and/or reportable, and/or completed regularly

CRITERION	DESCRIPTION
Requested Work Orders	Requested work orders should be identified, tracked and reportable. • “No Findings”: Requested work orders identified, tracked, reportable and completed regularly • “Operational Guidance”: Requested work orders are not identified and/or tracked and/or reportable, and or completed regularly
Requested Work Orders Completion	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. • “No Findings”: Requested work orders are completed within 14 calendar days of tenant request OR added to deferred maintenance plan and/or CIP • “Operational Guidance”: Requested work orders are completed within 15-30 calendar days from the date of tenant request • “Corrective Action”: Requested work orders are completed in over 30 calendar days from the date of tenant request OR not completed
Emergency Response System	Housing authorities should have a 24 Hour Emergency Response System and distribute Emergency Definition to Residents, Staff, and Answering Service (if applicable). • “No Findings”: A 24-hour system for responding to emergencies exists AND definitions of emergencies have been distributed to staff, residents and answering service, if applicable • “Operational Guidance”: System exists, but no definition has been distributed • “Corrective Action”: Neither a system nor distributed definitions exist

Policies

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

Policy	Last Ratified by Board Vote	Notes
*Rent Collection Policy	09/17/2015	
*Personnel Policy	12/21/2017	
*Capitalization Policy	09/16/2014	
*Procurement Policy	03/15/2018	
*Grievance Policy	01/17/2019	
Pet Policy	09/15/2016	
Other – Define in the ‘Notes’ column	04/23/2015	Inventory & Equipment Policy
Investment Policy	10/18/1994	
Maintenance and Other Charges	05/15/2014	
Reasonable Accommodations Policy	03/19/2015	
Smoking Policy	05/15/2014	
Other – Define in the ‘Notes’ column	04/19/2018	Fiscal Policies & Procedures
Language Access Plan	05/19/2016	
Travel Policy	10/15/2015	Housing Authority Vehicle Policy also on 4/23/15
Emergency Response Plan	04/29/2020	in process of updating - Contingency Plan
Credit/Debit Card Policy	04/19/2018	See Fiscal Policies & Procedures
Community Room Use	11/16/1994	

Policy	Last Ratified by Board Vote	Notes
Other – Define in the ‘Notes’ column	11/16/1994	Air Conditioner Policy
Other – Define in the ‘Notes’ column	04/23/2015	Personal Protective Equipment Policy
Other – Define in the ‘Notes’ column	10/16/2014	Space Heater Policy
Other – Define in the ‘Notes’ column	12/18/2014	Snow removal policy
Other – Define in the ‘Notes’ column	01/15/2019	Satellite Dish/Antenna Policy
Other – Define in the ‘Notes’ column	10/16/2014	Write Off Policy
Other – Define in the ‘Notes’ column	04/17/2014	Privacy Policy
Other – Define in the ‘Notes’ column	10/16/2001	Recreational Equipment Policy
Other – Define in the ‘Notes’ column	10/18/1994	Disposition Policy
Other – Define in the ‘Notes’ column	05/19/2009	Building Exterior & Grounds Policy
Other – Define in the ‘Notes’ column	05/15/2014	Internet/Email Policy
Other – Define in the ‘Notes’ column	04/19/2018	Outdoor Grill/Open Flame Policy
Other – Define in the ‘Notes’ column	05/21/2015	Vehicle and Parking Policy

* 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

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

Description	Reason	Date Waiver Approved by DHCD	Date Expired
Biennial recertification of c.667 rents	to lower the workload for staff and make easier for residents	05/20/2016	09/30/2099

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

- Public Comments and LHA Responses
- Cover sheet for AP Survey
- Brewster LHA COVID-19 vaccination clinic

BREWSTER HOUSING AUTHORITY

11 Frederick Court, Brewster, MA 02631

Tel: 508-896-9800

Fax: 508-896-4050

On June 16, 2021, the Brewster Housing Authority Board met at 5:30 PM in person, and via Gotomeeting and held there public hearing to review the draft FY 2022 Annual Plan. There were no public comments.

Members Present: Robert Hooper, Zachary Volpicelli, Laurel Labdon and Christine Boucher.

Members Absent: Barbara Burgo

Other Present: Carol Campos, Kimberly Conn, Cindy Bingham, Jon Springfield, and Kim Pearson.

Laurel Labdon moved, Zachary Volpicelli seconded to approve the FY 2022 Annual Plan as revised. The motion carried. 4-0 Roll Call Vote: Robert Hooper-Aye, Zachary Volpicelli-Aye, Laurel Labdon-Aye, & Christine Boucher-Aye.

Submitted by

Kimberly Conn

Executive Director/Managing Agent

Resident Surveys – Background

Since 2016 DHCD has been working with the Center for Survey Research (CSR) 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). CSR surveys residents of elderly/disabled units (also known as c. 667 developments) and family units (also known as c. 705 and c. 200 developments).

During each round, all individual residents are mailed surveys, 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 residents was surveyed at each housing authority. This group was determined to be large enough to generate statistically useful results. In both rounds, responses from c.200 and c.705 residents are always combined together.

Round One Surveys (2016 – 2018)

In Round One of the surveys, CSR surveyed residents of elderly/disabled developments (c. 667) in three groups in the Fall of 2016, 2017 and 2018. CSR surveyed residents of family units (c. 705 and c. 200 developments) in the Spring of 2016. (Note: there are many more c. 667 units, so they were broken down into three groups).

Notes re: Round One Surveys

1. Generally, if there were at least twenty responses from residents of an authority's c.667 units or from their c.200/705 units, then there is a separate report for that program.
2. 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, authorities that didn't have twenty responses do not have a published survey report.

Round Two Surveys (2019 – 2022)

Round Two of the surveys began in 2019. CSR surveyed about one-third of the elderly/disabled residents in Fall 2019 and all of the family residents in Fall 2020. We expect the remaining elderly/disabled residents to be surveyed in Fall 2021 and Fall 2022.

Notes re: Round Two Surveys

1. We refined our reporting methodology and will issue survey results for any program (c. 667 or c. 200/705) meeting these requirements:
 - 8-19 completed surveys received, if the response rate is at least 40%
 - 20-29 completed surveys received, if the response rate is at least 20%
 - 30+ completed surveys received, if the response rate is at least 15%
2. Responses from the family units will not be combined with responses from elderly/disabled units as they were in Round One. Since the variance between the results of the elderly/disabled and family programs was sometimes significant, combining the two was determined to yield less accurate results.

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BREWSTER LHA COVID-19 VACCINATION CLINIC

Through a coordinated effort with Amy Von Hone of the Brewster Board of Health, Outer Cape Health, the volunteers who administered the vaccine, Brewster Police and Fire, EMTs, the staff at the Brewster Housing Authority, the Brewster Council on Aging, and DHCD, we successfully held an on-site COVID 19 vaccination clinic which vaccinated nearly all our elderly/disabled residents at Frederick Court.

What a worthwhile collaboration, thank you to everyone!

Carol Campos

Carol Campos

Executive Director/Managing Agent