

Overview and Certification

Ludlow Housing Authority

Annual Plan for Fiscal Year 2023

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 Ludlow Housing Authority's Annual Plan for their 2023 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 tenant satisfaction surveys
 - c. Tenant Satisfaction Survey 667 Program

State-Aided Public Housing Developments

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

Dev No	Type	Development Name	Num Bldgs	Year Built	Dwelling Units
667-03	Elderly	CHESTNUT STREET 667-03	1	1916	34
667-02	Elderly	COLONIAL MANOR 667-02	5	1973	48
667-01	Elderly	STATE STREET 667-01	6	1961	40
667-04	Elderly	WILSON STREET 667-04	4	1989	28
	Family	Family units in smaller developments	12		16
Total			28		166

LHA Central Office

Ludlow Housing Authority
114 Wilson St., Ludlow, MA, 01056
Robin Carvide, Executive Director
Phone: 413-589-7272
Email: robin@ludlowhousing.com

LHA Board of Commissioners

	<u>Role</u>	<u>Category</u>	<u>From</u>	<u>To</u>
Raymond Anderson	Member	Tenant	04/01/2022	03/31/2027
Audrey Polmanteer	Treasurer	Tenant	04/01/2021	03/31/2026
David Sepanek	Member		04/01/2019	03/31/2024
Susan Stanek	Chair	State Appointee	04/01/2018	03/31/2023

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.	03/30/2022
B.	Advertise the public hearing in public postings.	03/30/2022
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.	04/13/2022
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.)	06/15/2022
G.	Executive Director presents the Annual Plan to the Board.	06/15/2022
H.	Board votes to approve the AP. (For Boston Housing Authority, the Administrator approves and submits the AP.)	06/15/2022

Certification

CERTIFICATION OF LHA USER AUTHORIZATION FOR DHCD CAPITAL SOFTWARE AND HOUSING APPLICATIONS

I, Robin Carvide, Executive Director of the Ludlow Housing Authority, certify on behalf of the Housing Authority that I have conducted an annual review of all Ludlow Housing Authority users of DHCD Capital Software applications and Housing Applications and that all current LHA users are authorized to use the systems and have the appropriate level of user access based on their job responsibility. I approve all system access and access levels for all Ludlow Housing Authority users.

This certification applies to the following applications:

- Capital Planning System (CPS)
- Consolidated Information Management System (CIMS)
- Cap Hub
- DHCD Housing Management Systems

CERTIFICATION FOR SUBMISSION OF THE ANNUAL PLAN

I, Robin Carvide, Executive Director of the Ludlow 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.

The Board and Executive Director further certify that LHA operations and all LHA Board-adopted policies are in accordance with M.G.L. c. 121B and all Massachusetts state-aided public housing regulations, including, but not limited to 760 CMR 4.00; 5.00; 6.00; 8.00; and 11.00, as well as adhere to Department-promulgated guidance.

Date of certification: 07/27/2022

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 Ludlow Housing Authority

We received boilers and hot water heaters from LEAN funding in all (3) of our 667 Developments.

Award value 430,000

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)	\$752,169.49		Total of all FF awards minus prior FF spending
LHA Emergency Reserve	\$75,216.95		Amount to reserve for emergencies
Net FF Funds (First 3 Years of the CIP)	\$676,952.54	\$865,796.82	Funds to plan & amount actually planned in the first 3 years of the CIP
ADA Set-aside	\$11,836.80	\$10,875.00	Accessibility projects
DMH Set-aside	\$0.00	\$0.00	Dept. of Mental Health facility
DDS Set-aside	\$0.00	\$0.00	Dept. of Developmental Services facility
Unrestricted Formula Funding (FF)	\$665,115.74	\$854,921.82	Funds awarded by DHCD to be used on projects selected by the LHA and approved by DHCD.
Special DHCD Funding	\$77,172.71	\$77,172.71	Targeted awards from DHCD
Community Development Block Grant (CDBG) Funds	\$0.00	\$0.00	Federal funds awarded by a city or town for specific projects.
Community Preservation Act (CPA) Funds	\$0.00	\$0.00	Community Preservation Act funds awarded by a city or town for specific projects.
Operating Reserve(OR) Funds	\$0.00	\$0.00	Funds from the LHA's operating budget.
Other Funds	\$236,092.00	\$236,092.00	Funds other than those in the above categories. See explanation below.
Total funds and planned spending	\$990,217.25	\$1,179,061.53	Total of all anticipated funding available for planned projects and the total of planned spending.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Capital Improvement Plan (CIP)**Regional Capital Assistance Team**

Ludlow 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 2022	fy2023 Planned	fy2024	fy2025	fy2026	fy2027
161046	2008 FF Master CFA	COLONIAL MANOR 667-02	\$5,400	\$5,400	\$0	\$0	\$0	\$0	\$0	\$0
161091	FF: Replace all Single Door Entry Doors to Buildings Phase 3	COLONIAL MANOR 667-02	\$98,443	\$98,443	\$0	\$0	\$0	\$0	\$0	\$0
161097	Drainage Study	STATE STREET 667-01	\$9,900	\$0	\$0	\$9,900	\$0	\$0	\$0	\$0
161099	ASHP at Administrative Offices	COLONIAL MANOR 667-02	\$59,510	\$59,510	\$0	\$0	\$0	\$0	\$0	\$0
161100	Update and Re-configure Laundry Room	COLONIAL MANOR 667-02	\$150,396	\$149,766	\$0	\$630	\$0	\$0	\$0	\$0
161102	Replace Common Area Floors	CHESTNUT STREET 705-1B	\$60,987	\$0	\$0	\$16,421	\$44,566	\$0	\$0	\$0
161104	Replace Windows @ 26/28 & 38/40 Benton Street	JOHN THOMPSON MANOR 705-01	\$53,348	\$53,348	\$0	\$0	\$0	\$0	\$0	\$0
161115	Replace Roofing and Drain System	JOHN THOMPSON MANOR 705-01	\$38,636	\$38,636	\$0	\$0	\$0	\$0	\$0	\$0
161119	Epoxy Floor Study on Balconies	STATE STREET 667-01	\$3,850	\$0	\$0	\$3,850	\$0	\$0	\$0	\$0
161120	Asbestos Abatement on 2 Floors Phase II for 2020	STATE STREET 667-01	\$30,364	\$30,364	\$0	\$0	\$0	\$0	\$0	\$0
161121	Replace Concrete Walkways	STATE STREET 667-01	\$8,250	\$0	\$0	\$8,250	\$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 2022	fy2023 Planned	fy2024	fy2025	fy2026	fy2027
161123	Repair Slanted Floor in Unit #113	CHESTNUT STREET 667-03	\$53,679	\$53,679	\$0	\$0	\$0	\$0	\$0	\$0
161125	Interior Accessibility Modifications	WILSON STREET 667-04	\$242,165	\$15,284	\$0	\$226,882	\$0	\$0	\$0	\$0
161127	VCT Replacement at unit turnover	STATE STREET 667-01	\$12,250	\$0	\$0	\$11,850	\$400	\$0	\$0	\$0
161129	Roof Replacement at Colonial Sunset Manor	COLONIAL MANOR 667-02	\$233,253	\$0	\$0	\$178,535	\$54,719	\$0	\$0	\$0
161132	Asbestos Abatement (Unit 103B; Building 1)	COLONIAL MANOR 667-02	\$9,804	\$0	\$0	\$9,804	\$0	\$0	\$0	\$0
161133	Asbestos Abatement (Unit 102C; Building 4)	COLONIAL MANOR 667-02	\$8,805	\$0	\$0	\$8,805	\$0	\$0	\$0	\$0
161135	ARPA Targeted Award: Ludlow Fed Pac Panel and Fire Alarm	667-02, 667-04	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
•	ARPA New Asphalt Shingles, State St Community Building	STATE STREET 667-01	\$32,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
•	ARPA New Asphalt Shingles, 69 State	STATE STREET 667-01	\$23,001	\$0	\$0	\$0	\$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 2022	fy2023 Planned	fy2024	fy2025	fy2026	fy2027
•	ARPA Balcony Repair, State St	STATE STREET 667-01	\$17,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
•	ARPA Electrical Panel Replacement at Turnover, State Street	STATE STREET 667-01	\$15,001	\$0	\$0	\$0	\$0	\$0	\$0	\$0
•	Unit Vacancy Turnover 2022-State St	STATE STREET 667-01	\$11,875	\$0	\$0	\$11,875	\$0	\$0	\$0	\$0
•	Unit Vacancy Turnover 2022-Colonial Manor	COLONIAL MANOR 667-02	\$11,875	\$0	\$0	\$0	\$0	\$11,875	\$0	\$0
•	Rescreen community room rear porch	COLONIAL MANOR 667-02	\$8,050	\$0	\$0	\$8,050	\$0	\$0	\$0	\$0
•	Repave Existing Parking Lot	COLONIAL MANOR 667-02	\$385,482	\$0	\$0	\$0	\$0	\$0	\$2,150	\$217,305
•	ARPA Replace Boiler - Chestnut	CHESTNUT STREET 667-03	\$104,009	\$0	\$0	\$0	\$0	\$0	\$0	\$0
•	Replace crank out style windows	CHESTNUT STREET 667-03	\$52,938	\$0	\$0	\$0	\$0	\$52,938	\$0	\$0
•	Unit Vacancy Turnover 2022-Chestnut St	CHESTNUT STREET 667-03	\$11,875	\$0	\$0	\$0	\$0	\$11,875	\$0	\$0
•	Vacancy Turnover Unit-Chestnut St #103	CHESTNUT STREET 667-03	\$11,875	\$0	\$0	\$0	\$0	\$11,875	\$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 2022	fy2023 Planned	fy2024	fy2025	fy2026	fy2027
•	Vacancy Turnover Unit-Chestnut St #109	CHESTNUT STREET 667-03	\$11,875	\$0	\$0	\$0	\$0	\$11,875	\$0	\$0
•	Paint Hallway Common areas	CHESTNUT STREET 667-03	\$11,132	\$0	\$0	\$11,132	\$0	\$0	\$0	\$0
•	Asphalt Paving at Chestnut Street	CHESTNUT STREET 667-03	\$84,581	\$0	\$0	\$0	\$0	\$84,581	\$0	\$0
•	ARPA Maintenance Garage Repairs	WILSON STREET 667-04	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
•	ARPA Select Foundation Insulation Repairs, Wilson	WILSON STREET 667-04	\$20,081	\$0	\$0	\$0	\$0	\$0	\$0	\$0
•	Unit Vacancy Turnover 2022	WILSON STREET 667-04	\$11,875	\$0	\$0	\$0	\$0	\$11,875	\$0	\$0
•	New Asphalt Parking Maintenance Garage	WILSON STREET 667-04	\$37,813	\$0	\$0	\$0	\$0	\$37,813	\$0	\$0
•	Add Additional Parking Area	WILSON STREET 667-04	\$90,000	\$0	\$0	\$0	\$0	\$90,000	\$0	\$0
•	Replace Kitchen Cabinets - 25 Butler	JOHN THOMPSON MANOR 705-01	\$11,875	\$0	\$0	\$0	\$0	\$0	\$11,875	\$0
•	Replace Driveway at 23-25 Butler	JOHN THOMPSON MANOR 705-01	\$34,788	\$0	\$0	\$0	\$0	\$0	\$34,788	\$0
•	Replace Kitchen Cabinets - 23 Butler	JOHN THOMPSON MANOR 705-01	\$11,875	\$0	\$0	\$0	\$0	\$11,875	\$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 2022	fy2023 Planned	fy2024	fy2025	fy2026	fy2027
•	Replace Sidewalks and Driveways 26-28 & 38-40 Benton St	JOHN THOMPSON MANOR 705-1A	\$68,063	\$0	\$0	\$0	\$0	\$0	\$68,063	\$0
•	Replace Driveway-Berkshire St	Berkshire St 705-1J	\$37,813	\$0	\$0	\$0	\$0	\$0	\$37,813	\$0

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
161120	Asbestos Abatement on 2 Floors Phase II for 2020	asbestos flooring removal	\$0	\$25,968	\$0	\$0	\$0	\$0	\$0	\$0
161125	Interior Accessibility Modifications	vacant unit HP improvements	\$0	\$0	\$0	\$65,000	\$0	\$0	\$0	\$0
161132	Asbestos Abatement (Unit 103B; Building 1)	asbestos removal	\$0	\$9,804	\$0	\$0	\$0	\$0	\$0	\$0
161133	Asbestos Abatement (Unit 102C; Building 4)	asbestos removal	\$0	\$5,750	\$0	\$0	\$0	\$0	\$0	\$0
•	ARPA New Asphalt Shingles, State St Community Building		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,000
•	ARPA New Asphalt Shingles, 69 State		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,001
•	ARPA Balcony Repair, State St		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,000
•	ARPA Electrical Panel Replacement at Turnover, State Street		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,001
•	ARPA Replace Boiler - Chestnut		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,009

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
•	ARPA Maintenance Garage Repairs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
•	ARPA Select Foundation Insulation Repairs, Wilson		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,081

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.

Ludlow Housing Authority has not submitted an Alternate CIP.

2. Request for additional funding.

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

Ludlow Housing Authority has not requested additional funding.

3. Overall goals of the Housing Authority's CIP

Replace failing windows at Chestnut St, replace sidewalks and driveways at select locations.

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 years CIP addresses window deficiency upgrades and numerous site pavement and walkways. Also assists LHA with vacancy turnover projects.

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 02/23/2022.

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 04/08/2022.

8. Project priorities

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

9. High priority deficiencies

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

10. Accessibility

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

11. Special needs development

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

12. Energy and water consumption

Our 12 most recent monthly energy reports are for months 4/2021 to 3/2022.

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

Ludlow 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.)

12% c. 667 (DHCD Goal 2%)

0% c. 200 (DHCD Goal 2%)

0% c. 705 (DHCD Goal 2%)

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

New Projects added for vacancy turn overs

Maintenance and Repair Plan**Maintenance Objective**

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

About This Maintenance and Repair Plan

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

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

Classification and Prioritization of Maintenance Tasks

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

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

Emergency Request System

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

METHOD	CONTACT INFO.	TIMES
Call Answering Service	413-589-7272	24 hours
Call LHA at Phone Number	413-589-7272	8:30 am to 4:30 pm M-TH

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 Ludlow Housing Authority main office.

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

Normal Maintenance Request Process

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

METHOD	CONTACT INFO.	TIMES
Text Phone Number		
Call Answering Service	413-589-7272	24 hours
Call Housing Authority Office	413-589-7272	8:30 am to 4:30 pm M-Th
Submit Online at Website		
Email to Following Email	robin@ludlowhousing.com	24 hours
Other		

Work Order Management

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

Type of work order system:

Work order classification used:

Emergency	
Vacancy	
Preventative Maintenance	
Routine	
Inspections	
Tenant Requests	

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

C. Our work order process includes the following steps:

Step	Description	Checked steps are used by LHA
1	Maintenance Request taken/submitted per the standard procedures listed above for the Emergency Request System and the Normal Maintenance Request Process.	☒
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:

We use PHA Network for work orders, all types.

Maintenance Plan Narrative

Following are Ludlow 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?

We were short-handed due to worker's comp, Covid and employee(s) leaving. We have caught up with regular work orders but have fallen behind with vacancies. We also have many formula funding projects in current construction, we had large water damage to our administrative building, and we have 90% of our furnaces and hot water heaters being replaced through a LEAN energy program.

I think we are handling items well.

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

We now have (3) full time maintenance persons. All are currently working.

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

Goals for this coming year are: To focus on projects and vacancies.

Inspections with repairs needed completed in a timely manor

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	\$255,704.00	\$130,500.00
Last Fiscal Year Actual Spending	\$222,703.00	\$133,523.00
Current Fiscal Year Budget	\$287,809.00	\$54,370.00

E. Unit Turnover Summary

# Turnovers Last Fiscal Year	12
Average time from date vacated to make Unit "Maintenance Ready"	135 days
Average time from date vacated to lease up of unit	142 days

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

Now that we have a full crew, we can move forward and complete vacancies. We are looking into funding to have our 16 houses equipped with new high efficient boilers and hot water heaters. Inspections will also take high priority due to them being cancelled last year due to COVID.

Attachments

These items have been prepared by the Ludlow 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.

LUDLOW HOUSING AUTHORITY

MAINTENANCE POLICY

Adopted by the Board of Commissioners

DATE: May 18, 2022

The Ludlow Housing Authority, (LHA), and its Board of Commissioners have adopted this Maintenance Policy in order to clarify the duties and responsibilities of the maintenance personnel of the LHA. The Maintenance Crew Supervisor is responsible for managing the maintenance function in the most cost-effective manner possible while maximizing the useful life of the LHA's properties and providing the best service to its residents.

Maintenance personnel have been hired and placed into positions for which they are licensed, trained and/or best qualified. The Executive Director is responsible for the hirings and firings of these personnel. The training and placement of these individuals into the positions for which they are suited are the responsibility of the Maintenance Crew Supervisor. At present, there is 1 (one) Maintenance Crew Supervisor and 2 (two) regular Maintenance positions.

The Maintenance Crew Supervisor is a 40 (forty) hour per week paid position. This position requires all responsibilities of a crew person including carrying the beeper on a rotating schedule. It is a working position which also includes administrative tasks. These tasks include but are not limited to overseeing: keeping track of budget, salaries, supplies and contract costs, CAP HUB review and Formula Funding Projects from start to finish. This position holder will also schedule, complete inspections with repairs and adhere to all procurement practices while keeping proper notations of bids. Offsite training and certification classes may be held offsite.

The LHA areas where maintenance are needed include, but are not limited to, the following: 39 Chestnut Street, all apartments and basement including outside areas consisting of parking lots, driveways, etc; 114 Wilson Street, including offices, all buildings, apartments within each building, etc; State/Meadow and Hampden Street property including all buildings and apartments, outside parking areas, driveways. Each area also has its landscaping area(s) which the LHA maintenance personnel is to maintain. In addition, there are family homes - single family and duplexes for a total of 16 units.

Maintenance personnel will be assigned as needed by the Maintenance Crew Supervisor and will perform all necessary repairs for the well-being of our tenants. They include but are not limited to the following:

- Emergencies
- Scheduled operations and services
- Vacancy preparation
- Resident work order requests

Placing resident work order requests after preventive work emphasizes the importance of maintaining control of the work and will decrease on-demand work while maintaining the property in a manner that will keep and attract good tenants. The maintenance professional will also be trained to work and perform tasks in a cost-effective manner. This system also decreases the need for emergencies since preventive work is consistently performed.

WORK ORDER SYSTEM

Maintenance personnel will not complete any work for any tenant or office without a work order having been issued which contains the following information:

Preprinted number;	Location and development ID;
Assigned to;	Location of work;
Date and time received;	Date and time assigned;
Requested by;	Description of work;
Work record;	Materials used to complete work;
Resident charge if applicable;	

All maintenance work performed at LHA properties can be categorized by the source of the work. Each item originates from a particular source such as an emergency, routine maintenance schedule, preventive maintenance schedule, unit inspection, unit turnover, or resident or office request. The LHA will contract for maintenance services when it is in the best interests of the LHA to do so.

TRAINING

In order to allow its staff members to perform to the best of their abilities, the LHA recognizes the importance of providing them with opportunities to refine technical skills so as to increase those skills and learn new procedures. The Maintenance Crew Supervisor will direct personnel to participate in a class when he/she deems such a class is cost-effective, necessary and appropriate.

LONG-RANGE PLANNING/CAPITAL PLAN

The LHA will develop long-range planning through its Capital Improvement Plan, input from the tenants, and maintenance planning capability in order to ensure the most cost-effective use of resources and the maximum useful life of LHA properties. By developing a work plan, the LHA will be able to anticipate its staff, equipment and material needs. It will also be possible to determine and plan ahead for contracting particular services.

RESPONDING TO EMERGENCIES

Emergencies are the highest priority source of work. The LHA will consider a work item to be an emergency if the following occurs:

- The situation constitutes a serious threat to the life, safety or health of residents or staff;
- The situation will cause serious damage to the property structure or systems if not immediately repaired.

If a staff member is unsure whether a situation is an emergency, he or she will consult with the Maintenance Crew Supervisor. If he/she is not available, the employee will use his/her best judgment to make the determination.

For emergencies that occur after regular working hours, the LHA shall have a twenty-four hour (24) emergency response system in place. Employees will work on a rotating schedule and carry

a cell phone on a weekly basis from Monday through Sunday. Any tenant who calls in an emergency will receive a call back from the maintenance person on duty who will then determine whether it is in fact an emergency and whether he should respond to the apartment/house where the call originated from. Should the employee respond to the home, he/she will earn a minimum of 2 hours of on-duty pay. The designated employee shall prepare a work order and report any emergency to which he responded to the Maintenance Crew Supervisor.

If the employee responds to the tenant's home and the repair needed is beyond the maintenance person's expertise, then he/she has the right to call in a contractor to complete the needed repair. The Maintenance Crew Supervisor is to be notified the next morning in order to approve the invoice from the contractor.

PREPARING VACANT UNITS FOR REOCCUPANCY

Vacant units are to be made ready for a new tenant and turned over as soon as possible. The maintenance procedure for reoccupying vacant units relies on the promptness of completing any outstanding work orders of the vacancy, fast and accurate inspection of the unit, and availability of materials. The Maintenance Crew Supervisor has the ability to create special teams for vacancy turnaround or to hire contractors while maintaining LHA goals. All elderly units should be ready for tenancy within 14 days and family units within 21 days providing units do not have damage. All units must be ready for leasing before 60 days.

All units with carpeting in place will have that carpeting removed and replaced by tiles. Painting of the entire unit will be done (walls and ceilings) as well as cleaning cabinets, wall outlets, windows, etc. Shades will be checked for no dirt, tears, etc. Stove and refrigerator will be cleaned as well as sinks, bath tubs, toilets and all will be checked for usability. All carbon monoxide alarms will be checked for usefulness and dead batteries will be replaced. The heating system - thermostat - will also be checked to ensure that it is working. Sinks will be tested for hot water availability. Tile floors will be washed and waxed.

When the unit has been thoroughly cleaned and is ready for occupancy, the Executive Director shall be notified so as to bring in the new tenants and issue keys. At Chestnut Street - once the new tenant has moved into the apartment, that tenant's telephone number will be entered into the front door system and the tenant will be shown how to operate it so that when a visitor arrives for them, they can enter the interior of the building without the tenant having to go to the front door.

PREVENTIVE MAINTENANCE PROGRAM

Preventive maintenance is part of the planned or scheduled maintenance program of the LHA. The purpose of the scheduled maintenance program is to allow the LHA to anticipate maintenance requirements and make sure the Authority can address them in the most cost-effective manner. A monthly sample of scheduled maintenance is added to this policy as Addendum A. This is a listing of scheduled monthly tasks including but not limited to those listed.

A. General Operating Systems: The heart of any preventive maintenance program is a schedule that calls for the regular servicing of all systems. The development of this schedule begins with the identification of each system or item that must be checked and serviced, the date it must be serviced, and the individual responsible for the work. The servicing intervals and tasks for each system must be included in the schedule. The completion of all required tasks is considered a high priority for the LHA.

The systems covered by the Preventive Maintenance Program include but are not limited to:

- | | |
|---|--|
| 1. Catch basins | 8. Heating units |
| 2. Condensate pumps | 9. Mechanical equipment and vehicles |
| 3. Electric transformers and emergency generators | 10. Sanitary drains |
| 4. Elevator equipment | 11. Air conditioning equipment |
| 5. Emergency lighting | 12. Domestic water |
| 6. Exhaust fans | 13. Fire extinguishers and other life safety systems |
| 7. Exterior lights | |

This Preventive Maintenance Schedule 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 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.

B. Roof Repairs/Replacement: Maintenance of roofs requires regular inspections by knowledgeable personnel to ensure that there is no unauthorized access to roof surfaces and that there is good drainage, clear gutters and prompt discovery of any deficiencies. The Authority maintenance staff will usually undertake only minor roof repairs.

C. Vehicle/Equipment Maintenance: The Housing Authority will maintain and 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:

- | | |
|--------------------------|-----------------|
| 1. Cars, trucks and vans | 5. Leaf blowers |
| 2. Tractors | 6. Weed cutters |
| 3. Bobcats | 7. Lawn mowers |
| 4. Snow blowers | 8. Chain saws |

The Maintenance Crew Supervisor 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 Supervisor shall know that any employee who operates a vehicle or piece of motorized equipment has the required license or certification and is over eighteen (18) years of age.

D. Lead-Based Paint

The LHA is committed to controlling lead-based paint hazards in all its dwellings, especially family dwellings constructed before 1978. If any hazards are discovered, the LHA will report to the Director to apply to DHCD for funding to fix the problem.

E. Life Safety Systems

The LHA 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 Maintenance Crew Supervisor shall be responsible for the development and implementation of a schedule that includes the inspection, servicing and testing of the following equipment:

1. Fire alarms and fire alarm systems
2. Emergency lighting
3. Fire extinguishers
4. Smoke detectors
5. Sprinkler systems

The plan will include the required testing and servicing as required by manufacturer's recommendations. It will also include a determination of the most reliable and cost effective way to perform the work including hiring a contractor.

INSPECTION PROGRAM

The Housing Authority's goals of efficiency and cost-effectiveness are achieved through a carefully designed and rigorously implemented inspection program. This program calls for the inspection of all areas of the LHA's facilities - dwelling units, the grounds, building exteriors, and major service systems.

A. Dwelling Unit Inspections: The unit inspection system of the LHA has two primary goals:

1. To assure that all dwelling units comply with standards set by local and state codes; and
2. To assure that the staff knows at all times the condition of each unit for which it is responsible.

The maintenance staff, Maintenance Crew Supervisor, and Executive Director shall perform unit inspections of the LHA's units annually. All work to be done will be placed on work orders for maintenance to complete.

B. Building and Grounds Inspections: Regular inspections of the property grounds and building exteriors are required to maintain the curb appeal of the property. This curb appeal is required to maintain the attractiveness of the property for both current and prospective residents. The existence of these standards shall not prevent the LHA from setting a higher standard that will make the property more competitive in the local market.

Building and grounds inspections must cover these areas:

- | | |
|--|-----------------------------|
| 1. Office | 9. Grounds |
| 2. Hallways | 10. Porches or patios |
| 3. Stairwells | 11. Parking lots |
| 4. Community room and other common spaces such as kitchens or public restrooms | |
| 5. Laundry facilities | 12. Sidewalks and fences |
| 6. Lobbies | 13. Lawns, shrubs and trees |
| 7. Common areas | 14. Collection areas |
| 8. Basements | 15. Building foundations |

Nothing in this policy shall prevent any LHA staff member from reporting any needed work that they see in the regular course of their work. Such work items shall be reported to the office, a work order shall be prepared and the work completed.

C. Systems Inspections

The regular inspection of all major systems is fundamental to a sound maintenance program. The major systems inspection program overlaps with the preventive maintenance program in some areas. To the extent that inspections, in addition to those required for scheduled service intervals, are needed, they will be a part of the inspection schedule.

SCHEDULED ROUTINE MAINTENANCE

The LHA 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. Cleaning of office and staff areas

1. Cleaning of bathroom and community room;
2. Checking lights in and out of the building;
3. Pest control/extermination

The LHA will make all efforts to provide a healthy and pest-free environment for its residents. It will determine which, if any, pests infest the properties and will then provide the best possible treatment for the eradication of those pests. Only a contractor or licensed LHA personnel shall provide whatever work is necessary.

B. Landscaping and Grounds

The LHA's Maintenance Crew Supervisor will prepare a routine maintenance schedule for the maintenance of the landscaping and grounds of its properties that will ensure their continued attractiveness and marketability. Routine grounds maintenance includes numerous activities: litter control, lawn care, maintenance of driveways, sidewalks and parking lots, maintenance of benches, care of flowers and shrubbery beds and trees, except for those flowers, etc., planted and maintained by residents, and snow removal.

The Maintenance Crew Supervisor shall be responsible for the development of a routine maintenance schedule that will include but not be limited to the following:

1. A clearly articulated standard of appearance for the grounds;
2. A list of tasks that are required to maintain that standard and the frequency with which the tasks must be performed;
3. The equipment, materials, and supplies required to perform the tasks and a schedule for their procurement; and a separate snow removal plan including a schedule for preparing equipment for the season and the procurement of other necessary materials and supplies.

C. Building Exteriors and Interior Common Areas

The appearance of the outside of LHA buildings as well as their interior common areas is important to their marketability. The Maintenance Crew Supervisor is responsible for the development of a routine maintenance schedule for building exterior and interior common areas. Therefore, the LHA has established a routine maintenance schedule to ensure that they are always maintained in good condition. The components to be maintained include:

- | | |
|----------------------------|--------------------------------------|
| 1. Office areas | 6. Lighting fixtures |
| 2. Lobbies | 7. Common rooms and community spaces |
| 3. Hallways and stairwells | 8. Exterior porches and railings |
| 4. Elevators | 9. Building walls |
| 5. Public restrooms | 10. Windows |

D. Interior Painting

All vacant units must be painted prior to occupancy. As part of this plan, painting standards will be developed that include:

- | | |
|---------------------------------------|------------------------------------|
| 1. Surface preparation | 4. Paint quality |
| 2. Protection of non-painted surfaces | 5. Methods of application approved |
| 3. Color and finish | |

RESIDENT WORK ORDERS

This category of work order refers to all non-emergency calls made by residents seeking maintenance service. These requests for service cannot be planned in advance. It is the policy of the LHA to complete these work requests within seven (7) 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 scheduled routine and preventive maintenance. By following this procedure, the LHA 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.

ADDENDUM A

Sample Format for Preventive Maintenance Schedule From PHN 2016-18

Following is a uniform set of tasks in order to effectively preserve and extend the useful life of materials, equipment, fixtures and other elements of the LHA's property. The program is a set of reminders and is not to be interpreted as a complete and comprehensive preventive maintenance program. This program will help to avoid costly emergency situations that threaten the budget and health and safety of the staff and residents.

JANUARY PREVENTIVE MAINTENANCE TASKS

1. Snow removal - to be performed at each location's parking, sidewalk, driveway areas. Tenants will remove cars from those areas prior to plowing.
2. Monitor and issue on-going snow removal work orders.
3. Hot air furnace/boiler - winter preventive maintenance (PM)
4. Oil circulator pumps
5. Clean dryer vents
6. Vehicle inspections:
 - Check all fluid levels: crankcase, transmission, etc.
 - Check antifreeze, radiator rust inhibitor and thermostat
 - Check windshield washer fluid
 - Check belts and hoses
 - Check plugs, wiring, battery, clean and grease terminals
 - Clean out air cleaner
 - Check wheel alignment and tire balance (signs of uneven wear)
 - Check heater and defroster
 - Check wiper blades for wear
 - Check underbody for corrosion and hose off
 - Change engine oil in all vehicles (1st quarter)
7. Check smoke and carbon monoxide detectors during annual inspections.
8. Inventory tools, equipment, refrigerators and stoves in stock.
9. Inventory of supplies and small parts.
10. Unit inspections - schedule so as to complete 100% each year.
 - They will be completed by the Executive Director, the Maintenance Crew Supervisor, and a Maintenance staff employee. This will ensure that both the Executive Director and Maintenance staff will be aware of the property conditions and any lease violations.
 - There is a 14-day period for all maintenance deficiencies to be completed.
11. Lease enforcement: snow removal from front and rear egress.
12. Keep all chimneys, exhaust, dryer exhaust and intake vents free of snow throughout the winter season.

FEBRUARY PREVENTIVE MAINTENANCE TASKS

1. Monitor and issue on-going snow removal tasks.
2. A/C, heat, and air handler filter change.
3. Clean sanitary systems, lubricate valves and pumps.
4. Strip, wax and buff VAT and linoleum flooring.
5. Vehicle inspection:
 - Check all fluid levels: crankcase, transmission, etc.
 - Check antifreeze, radiator rust inhibitor and thermostat
 - Check windshield washer fluid
 - Check belts and hoses
 - Check plugs, wiring, battery, clean and grease terminals
 - Clean out air cleaner
 - Check wheel alignment and tire balance (signs of uneven wear)
 - Check heater and defroster
 - Check wiper blades for wear
 - Check underbody for corrosion and hose off
6. Check Smoke and Carbon Monoxide detectors during annual inspections.
7. Inventory of supplies and small parts.
8. Unit inspections - schedule so as to complete 100% each year.
9. Lease enforcement: Clear common hallways and stairs free from all obstructions
According to the State Sanitary Code 105 CMR 410.451 - No person shall obstruct any exit or passageway. The owner is responsible for maintaining free from obstruction every exit used or intended for use by occupants of more than one dwelling unit. The occupant shall be responsible for maintaining free from obstruction all means of exit leading from his unit and not common to the exit of any other unit.
10. Keep all chimneys, exhaust and intake vents free of snow throughout the winter season and keep dryer exhaust vents free of snow throughout the winter season.

MARCH PREVENTIVE MAINTENANCE TASKS

1. Second Sunday, reset light timers and clocks for daylight savings time.
2. Monitor and issue on-going snow removal tasks.
3. Clean storage rooms and maintenance areas.
4. Touch up all common area paint.
5. Clean heater vents in all common areas.
6. Vehicle inspection:
 - Check all fluid levels: crankcase, transmission, etc.
 - Check antifreeze, radiator rust inhibitor and thermostat
 - Check windshield washer fluid
 - Check belts and hoses
 - Check plugs, wiring, battery, clean and grease terminals
 - Clean out air cleaner
 - Check wheel alignment and tire balance (signs of uneven wear)
 - Check heater and defroster
 - Check wiper blades for wear
 - Check underbody for corrosion and hose off
7. Check Smoke and Carbon Monoxide detectors during annual inspections.
8. Unit inspections - schedule so as to complete 100% each year.
9. Lease enforcement: Furniture, trash and debris free from exteriors.
10. Inventory of supplies and small parts.
11. Keep all chimneys, exhaust and intake vents free of snow throughout the winter season and keep dryer exhaust vents free of snow throughout the winter season.

APRIL PREVENTIVE MAINTENANCE TASKS

1. Fire extinguisher annual recertification.
2. Inspect all entry doors.
3. Clean dryer vents, exhaust vents and roof vent motors.
4. Service lawn equipment.
5. Inspect roofs and siding.
6. Clean common area flooring and carpeting.
7. Clean/disinfect dumpsters.
8. Cleaning of parking areas, roadways, driveways, walkways and storm drains.
9. Inspect trees and trim as needed (maintain 10 ft. distance from buildings).
10. Vehicle inspection:
 - Check all fluid levels: crankcase, transmission, etc.
 - Check antifreeze, radiator rust inhibitor and thermostat
 - Check windshield washer fluid
 - Check belts and hoses
 - Check plugs, wiring, battery, clean and grease terminals
 - Clean out air cleaner
 - Check wheel alignment and tire balance (signs of uneven wear)
 - Check heater and defroster
 - Check wiper blades for wear
 - Check engine oil in all vehicles (2nd quarter).
11. Inventory of supplies and small parts.

MAY PREVENTIVE MAINTENANCE TASKS

1. Clean all manholes.
2. Sidewalk and parking lot cracks and crevices sealing and repair.
3. Edge all planting beds.
Please note: that in accordance with 527 CMR 17, which took effect September, 2012, the new application of mulch within 18 inches around combustible exteriors of buildings such as wood or vinyl, but not brick or concrete, is prohibited.
4. Clean/disinfect dumpsters.
5. Prune/trim all shrubs and bushes away from buildings (maintain a 2 ft. clearance from all structures).
6. Vehicle inspection:
 - Check all fluid levels: crankcase, transmission, etc.
 - Check antifreeze, radiator rust inhibitor and thermostat
 - Check windshield washer fluid
 - Check belts and hoses
 - Check plugs, wiring, battery, clean and grease terminals
 - Clean out air cleaner.
 - Check wheel alignment and tire balance (signs of uneven wear)
 - Check heater and defroster
 - Check wiper blades for wear
7. Inventory of supplies and small parts.
8. Check Smoke and Carbon Monoxide detectors during annual inspections.
9. Unit inspections - scheduled so as to complete 100% each year.
10. Lease enforcement: Check for proper AC installation (according to Policy).

JUNE PREVENTIVE MAINTENANCE TASKS

1. Summer boiler shut-down and preventive maintenance service. (non-heating season June 16 to September 14).
2. Change A/C, heat and air handler filters.
3. Check interior emergency lighting.
4. Weed and edge all planting beds every 2 weeks (June 1 to October 1).
Please note: that in accordance with 527 CMR 17, which took effect September, 2012, the new application of mulch within 18 inches around combustible exteriors of buildings such as wood or vinyl, but not brick or concrete, is prohibited.
5. Inspect site railings, walkways and stairs for potential hazards. Identify and repair as needed.
6. Check flags and replace as needed.
7. Vehicle inspection:
 - Check all fluid levels: crankcase, transmission, etc.
 - Check antifreeze, radiator rust inhibitor and thermostat
 - Check windshield washer fluid
 - Check belts and hoses
 - Check plugs, wiring, battery, clean and grease terminals
 - Clean out air cleaner.
 - Check wheel alignment and tire balance (signs of uneven wear)
 - Check heater and defroster
 - Check wiper blades for wear
8. Check Smoke and Carbon Monoxide detectors during annual inspections.
9. Inventory of supplies and small parts.
10. Unit inspections - scheduled so as to complete 100% each year.

JULY PREVENTIVE MAINTENANCE TASKS

1. Clean dryer vents, exhaust vents and roof vent motors.
2. Inspect gutters, downspouts and splash blocks - repair as needed.
3. Inspect common area windows (glass, seals, balances and locks).
4. Inspect and repair site fencing.
5. Clean/disinfect dumpsters.
6. Vehicle inspection:
 - Check all fluid levels: crankcase, transmission, etc.
 - Check antifreeze, radiator rust inhibitor and thermostat
 - Check windshield washer fluid
 - Check belts and hoses
 - Check plugs, wiring, battery, clean and grease terminals
 - Clean out air cleaner.
 - Check wheel alignment and tire balance (signs of uneven wear)
 - Check heater and defroster
 - Check wiper blades for wear
 - Change engine oil in all (3rd quarter).
7. Inventory of supplies and small parts.
8. Check Smoke and Carbon Monoxide detectors during annual inspections.
9. Unit inspections - scheduled so as to complete 100% each year.
10. Lease enforcement: Pet Policy (according to pet policy).

AUGUST PREVENTIVE MAINTENANCE TASKS

1. Make up air units preventive maintenance.
2. Strip, wax and buff VAT and linoleum flooring.
3. Clean/disinfect dumpsters.
4. Vehicle inspection:
 - Check all fluid levels: crankcase, transmission, etc.
 - Check antifreeze, radiator rust inhibitor and thermostat
 - Check windshield washer fluid
 - Check belts and hoses
 - Check plugs, wiring, battery, clean and grease terminals
 - Clean out air cleaner.
 - Check wheel alignment and tire balance (signs of uneven wear)
 - Check heater and defroster
 - Check wiper blades for wear
5. Inventory of supplies and small parts.
6. Check Smoke and Carbon Monoxide detectors during annual inspections.
7. Unit inspections - scheduled so as to complete 100% each year.
8. Lease enforcement: Common hallways and stairs free from all obstructions.

According to the State Sanitary Code 105 CMR 410.451 - No person shall obstruct any exit or passageway. The owner is responsible for maintaining free from obstruction every exit used or intended for use by occupants of more than one dwelling unit. The occupant shall be responsible for maintaining free from obstruction all means of exit leading from his unit and not common to the exit of any other unit.

SEPTEMBER PREVENTIVE MAINTENANCE TASKS

1. Check electrical panels in boiler rooms and all common areas.
2. Domestic hot water system preventive maintenance.
3. Clean storage rooms and all maintenance areas.
4. Touch up all common area paint.
5. Clean heater vents in all common areas.
6. Clean/disinfect dumpsters.
7. Vehicle inspection:
 - Check all fluid levels: crankcase, transmission, etc.
 - Check antifreeze, radiator rust inhibitor and thermostat
 - Check windshield washer fluid
 - Check belts and hoses
 - Check plugs, wiring, battery, clean and grease terminals
 - Clean out air cleaner.
 - Check wheel alignment and tire balance (signs of uneven wear)
 - Check heater and defroster
 - Check wiper blades for wear
8. Inventory of supplies and small parts.
9. Check Smoke and Carbon Monoxide detectors during annual inspections.
10. Unit inspections - scheduled so as to complete 100% each year.
11. Lease enforcement: Removal of all A/C's (according to Policy).

OCTOBER PREVENTIVE MAINTENANCE TASKS

1. Fire Prevention Month - Perform preventive maintenance and check all fire systems, sprinklers, fire pumps, fire extinguishers, common area agress, etc.
2. Boiler tune-up (heating season runs September 15 through June 15).
3. Change heat and air handler filters.
4. Clean/disinfect dumpsters.
5. Annual cleaning of all gutters.
6. Leaf removal.
7. Prune and trim all shrubs and bushes. (maintain 24ft. Clearance from all structures).
8. Fertilize lawns.
9. Buy and stock ice melt for winter.
10. Clean dryer vents, exhaust vents and roof vent motors.
11. Service snow blowers.
12. Cleaning of parking areas, roadways, driveways, walkways and storm drains.
13. Clean, service and store lawn equipment.
14. Vehicle inspection:
 - Check all fluid levels: crankcase, transmission, etc.
 - Check antifreeze, radiator rust inhibitor and thermostat
 - Check windshield washer fluid
 - Check belts and hoses
 - Check plugs, wiring, battery, clean and grease terminals
 - Clean out air cleaner.
 - Check wheel alignment and tire balance (signs of uneven wear)
 - Check heater and defroster
 - Check wiper blades for wear
 - Change engine oil in all vehicles (4th quarter).
15. Inventory of supplies and small parts.
16. Check Smoke and Carbon Monoxide detectors during annual inspections.
17. Unit inspections - scheduled so as to complete 100% each year.
18. Lease enforcement: Decorations (Halloween) cords running through doors and windows.
 - A. Inspect all basements for proper clearance room heating systems (5 ft.)
 - B. Fire prevention notices to tenants.

NOVEMBER PREVENTIVE MAINTENANCE TASKS

1. First Saturday in November, reset light timers and clocks back 1 hour for daylight savings time.
2. Monitor and issue on-going snow removal work orders.
3. Inspect trees and trim as needed (maintain 10 ft. clearance from all structures).
4. Clean common area carpets and flooring.
5. Clean heater vents in all common areas.
6. Clean/disinfect dumpsters.
7. Vehicle inspection:
 - Check all fluid levels: crankcase, transmission, etc.
 - Check antifreeze, radiator rust inhibitor and thermostat
 - Check windshield washer fluid
 - Check belts and hoses
 - Check plugs, wiring, battery, clean and grease terminals
 - Clean out air cleaner.
 - Check wheel alignment and tire balance (signs of uneven wear)
 - Check heater and defroster
 - Check wiper blades for wear
 - Check underbody for corrosion and hose off.
8. Inventory of supplies and small parts.
9. Lease enforcement: Blocked egresses.
10. Keep all chimneys, exhaust vents free of snow throughout the winter season and keep dryer exhaust vents free of snow throughout the winter season.

DECEMBER PREVENTIVE MAINTENANCE TASKS

1. Monitor and issue on-going snow removal work orders
2. Check and replace flags as needed.
3. Clean/disinfect dumpsters.
4. Vehicle inspection:
 - Check all fluid levels: crankcase, transmission, etc.
 - Check antifreeze, radiator rust inhibitor and thermostat
 - Check windshield washer fluid
 - Check belts and hoses
 - Check plugs, wiring, battery, clean and grease terminals
 - Clean out air cleaner.
 - Check wheel alignment and tire balance (signs of uneven wear)
 - Check heater and defroster
 - Check wiper blades for wear
 - Check underbody for corrosion and hose off.
5. Inventory of supplies and small parts.
6. Lease enforcement: Decorations (Christmas) cords running through doors and windows.
7. Keep all chimneys, exhaust vents free of snow throughout the winter season and keep dryer exhaust vents free of snow throughout the winter season.

Signed and executed this 18th day of May, 2022 by the Board of Commissioners:

Susan Stanek, Chairperson

David Sepanek, Assistant Chairperson

Audrey Polmanteer, Treasurer

Raymond Anderson, Commissioner

Robin Carvide, Secretary

Employee Sign Off

This acknowledges that I have received the Ludlow Housing Authority's Maintenance Policy. By signing this form, I acknowledge that I have read and understand the policies and procedures adopted by the Ludlow Housing Authority. I agree to review periodically any changes or modifications.

I further understand that as a condition of employment, I must abide by the terms of this Policy. I recognize that the law and associated Policy regarding Maintenance are continually evolving. Therefore, I understand that my regular review of this Policy as it may be amended, is required.

Print Name: _____

Signature: _____

Date: _____

Maintenance Crew Supervisor

To be included in employee's personnel file



User:
Robin Carvide
Agency:
Ludlow Housing Authority

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Deferred Maintenance Plans

Search Filters

Status

Starting Deferred Date 1/1/2020

Ending Deferred Date 4/30/2022

17 Deferred Maint. Plans found — Show: All

Action	Source Work Order	Date Deferred	Reason Deferred	Estimated Completion Date	Current Status	Actual Completion Date	Estimated Costs
  	25479	11/25/2020	CIP 4 bedroom congregate Formula funding project	9/1/2022	Pending		\$35,000.00
  	26583	10/26/2021	spoke with vendor at National Vinyl He will try to find the cranks for us We will be adding to formula funding projects parts are not available to fix windows. We will have to replace all crank outs at Chestnut Street	12/25/2021	Pending		\$32,000.00
  	26251	9/1/2021	Maintenance will address at a later date. Focusing on vacancies and catching up on work order projects from being short staffed and COVID	5/16/2022	Pending		\$1,000.00
  	26870	2/17/2022	ordered special stair tred from Preco will be in 5 or 6 weeks	4/5/2022	Pending		\$49.00
  	26584	3/11/2022	maintenance staff availability waiver 10/28/2022	10/22/2022	Pending		\$7,500.00
  	26731	3/11/2022	maintenance staff availability	7/30/2022	Pending		\$7,500.00
  	26883	3/11/2022	maintenance availability needs lots of work all new flooring and have to find water problem	4/13/2022	Pending		\$7,500.00
  	26928	3/11/2022	Formula funding asbestos removal and new flooring	4/30/2022	Pending		\$15,000.00
  	26929	3/11/2022	formula funding asbestos removal replacing all floors	5/1/2022	Pending		\$15,000.00
  	26930	3/11/2022	formula funding asbestos removal ceiling, floors, kitchen back splash	12/5/2022	Pending		\$25,000.00
  	0	3/11/2022	maintenance availability lots of work	5/11/2022	Pending		\$7,500.00
  	0	3/11/2022	maintenance availability lots of work	5/11/2022	Pending		\$7,500.00
  	26931	3/11/2022	maintenance availability	5/11/2022	Pending		\$7,500.00
  	26932	3/11/2022	making unit handicapped or modified	10/4/2022	Pending		\$40,000.00
  	26933	3/11/2022	maintenance availability	6/1/2022	Pending		\$5,000.00
  	26934	3/11/2022	maintenance availability	6/14/2022	Pending		\$4,000.00
  	26936	11/30/2020	formula funding to make units hc compliant	5/10/2022	Pending		\$100,000.00

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 09/30/2021. It also shows the approved budget for the current year (2022) if there is one, and the percent change from last year's spending to this year's approved budget. The final column shows the current approved amount for each account divided by the number of housing units and by 12 months to show the amount per unit per month (PUM). The chart does not show a draft budget for the coming fiscal year as that will typically be developed in the final month of the fiscal year.

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

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

Operating Reserve

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

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

The Ludlow Housing Authority operating reserve at the end of fiscal year 2021 was \$334,973.00, which is 72.3% of the full reserve amount defined above.

Annual Plan 2023
Annual Operating Budget

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Ludlow Housing Authority.						
REVENUE						
Account Number	Account Class	2021 Approved Revenue Budget	2021 Actual Amounts Received	2022 Approved Revenue Budget	% Change from 2021 Actual to 2022 Budget	2022 Dollars Budgeted per Unit per Month
3110	Shelter Rent - Tenants	\$720,028.00	\$706,458.00	\$720,228.00	1.9%	\$361.56
3111	Shelter Rent - Tenants - Fraud/Retroactive	\$0.00	\$21,770.00	\$0.00	-100%	\$0.00
3115	Shelter Rent - Federal Section 8	\$0.00	\$0.00	\$0.00	0%	\$0.00
3190	Nondwelling Rentals	\$0.00	\$0.00	\$0.00	0%	\$0.00
3400	Administrative Fee - MRVP	\$0.00	\$0.00	\$0.00	0%	\$0.00
3610	Interest on Investments - Unrestricted	\$200.00	\$98.00	\$100.00	2%	\$0.05
3611	Interest on Investments - Restricted	\$0.00	\$0.00	\$0.00	0%	\$0.00
3690	Other Revenue	\$4,500.00	\$3,813.00	\$3,500.00	-8.2%	\$1.76
3691	Other Revenue - Retained	\$23,000.00	\$36,294.00	\$12,000.00	-66.9%	\$6.02
3692	Other Revenue - Operating Reserves	\$0.00	\$0.00	\$0.00	0%	\$0.00
3693	Other Revenue - Energy Net Meter	\$8,500.00	\$7,704.00	\$12,000.00	55.8%	\$6.02
3801	Operating Subsidy - DHCD (4001)	\$156,904.00	\$169,756.00	\$168,147.00	-0.9%	\$84.41
3802	Operating Subsidy - MRVP Landlords	\$0.00	\$0.00	\$0.00	0%	\$0.00
3803	Restricted Grants Received	\$0.00	\$0.00	\$0.00	0%	\$0.00
3920	Gain/Loss From Sale/Disp. of Prop.	\$0.00	\$0.00	\$0.00	0%	\$0.00
3000	TOTAL REVENUE	\$913,132.00	\$945,893.00	\$915,975.00	-3.2%	\$459.83

Annual Plan 2023
Annual Operating Budget

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Ludlow Housing Authority.						
EXPENSES						
Account Number	Account Class	2021 Approved Expense Budget	2021 Actual Amounts Spent	2022 Approved Expense Budget	% Change from 2021 Actual to 2022 Budget.	2022 Dollars Budgeted per Unit per Month
4110	Administrative Salaries	\$117,742.00	\$101,404.00	\$122,213.00	20.5%	\$61.35
4120	Compensated Absences	\$0.00	\$388.00	\$0.00	-100%	\$0.00
4130	Legal	\$5,000.00	\$4,350.00	\$5,000.00	14.9%	\$2.51
4140	Members Compensation	\$0.00	\$0.00	\$0.00	0%	\$0.00
4150	Travel & Related Expenses	\$3,500.00	\$513.00	\$3,500.00	582.3%	\$1.76
4170	Accounting Services	\$8,603.00	\$8,592.00	\$9,007.00	4.8%	\$4.52
4171	Audit Costs	\$3,780.00	\$3,780.00	\$3,780.00	0%	\$1.90
4180	Penalties & Interest	\$0.00	\$0.00	\$0.00	0%	\$0.00
4190	Administrative Other	\$30,000.00	\$33,003.00	\$37,622.00	14%	\$18.89
4191	Tenant Organization	\$660.00	\$0.00	\$660.00	100%	\$0.33
4100	TOTAL ADMINISTRATION	\$169,285.00	\$152,030.00	\$181,782.00	19.6%	\$91.26
4310	Water	\$55,000.00	\$50,504.00	\$55,000.00	8.9%	\$27.61
4320	Electricity	\$105,000.00	\$113,302.00	\$120,000.00	5.9%	\$60.24
4330	Gas	\$65,000.00	\$58,141.00	\$61,000.00	4.9%	\$30.62
4340	Fuel	\$0.00	\$0.00	\$0.00	0%	\$0.28
4360	Net Meter Utility Debit/Energy Conservation	\$0.00	\$15,407.00	\$0.00	-100%	\$0.00
4390	Other	\$0.00	\$550.00	\$550.00	0%	\$0.00
4391	Solar Operator Costs	\$0.00	\$52,549.00	\$0.00	-100%	\$0.00
4392	Net Meter Utility Credit (Negative Amount)	\$0.00	\$-67,956.00	\$0.00	-100%	\$0.00
4300	TOTAL UTILITIES	\$225,000.00	\$222,497.00	\$236,550.00	6.3%	\$118.75

Annual Plan 2023
Annual Operating Budget

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Ludlow Housing Authority.						
EXPENSES						
Account Number	Account Class	2021 Approved Expense Budget	2021 Actual Amounts Spent	2022 Approved Expense Budget	% Change from 2021 Actual to 2022 Budget	2022 Dollars Budgeted per Unit per Month
4410	Maintenance Labor	\$138,704.00	\$103,455.00	\$176,090.00	70.2%	\$88.40
4420	Materials & Supplies	\$48,000.00	\$48,279.00	\$48,000.00	-0.6%	\$24.10
4430	Contract Costs	\$69,000.00	\$70,969.00	\$63,720.00	-10.2%	\$31.99
4400	TOTAL MAINTENANCE	\$255,704.00	\$222,703.00	\$287,809.00	29.2%	\$144.48
4510	Insurance	\$37,885.00	\$37,752.00	\$42,621.00	12.9%	\$21.40
4520	Payment in Lieu of Taxes	\$4,300.00	\$4,200.00	\$4,300.00	2.4%	\$2.16
4540	Employee Benefits	\$122,023.00	\$122,257.00	\$136,943.00	12%	\$68.75
4541	Employee Benefits - GASB 45	\$0.00	\$11,422.00	\$0.00	-100%	\$0.00
4542	Pension Expense - GASB 68	\$0.00	\$16,010.00	\$0.00	-100%	\$0.00
4570	Collection Loss	\$0.00	\$24.00	\$0.00	-100%	\$0.00
4571	Collection Loss - Fraud/Retroactive	\$0.00	\$21,770.00	\$0.00	-100%	\$0.00
4580	Interest Expense	\$0.00	\$0.00	\$0.00	0%	\$0.00
4590	Other General Expense	\$0.00	\$0.00	\$0.00	0%	\$0.00
4500	TOTAL GENERAL EXPENSES	\$164,208.00	\$213,435.00	\$183,864.00	-13.9%	\$92.30
4610	Extraordinary Maintenance	\$130,500.00	\$133,523.00	\$54,370.00	-59.3%	\$27.29
4611	Equipment Purchases - Non Capitalized	\$12,600.00	\$10,465.00	\$13,500.00	29%	\$6.78
4612	Restricted Reserve Expenditures	\$0.00	\$0.00	\$0.00	0%	\$0.00
4715	Housing Assistance Payments	\$0.00	\$0.00	\$0.00	0%	\$0.00
4801	Depreciation Expense	\$0.00	\$326,463.00	\$0.00	-100%	\$0.00
4600	TOTAL OTHER EXPENSES	\$143,100.00	\$470,451.00	\$67,870.00	-85.6%	\$34.07
4000	TOTAL EXPENSES	\$957,297.00	\$1,281,116.00	\$957,875.00	-25.2%	\$480.86

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Ludlow Housing Authority.						
SUMMARY						
Account Number	Account Class	2021 Approved Budget	2021 Actual Amounts	2022 Approved Budget	% Change from 2021 Actual to 2022 Budget	2022 Dollars Budgeted per Unit per Month
3000	TOTAL REVENUE	\$913,132.00	\$945,893.00	\$915,975.00	-3.2%	\$459.83
4000	TOTAL EXPENSES	\$957,297.00	\$1,281,116.00	\$957,875.00	-25.2%	\$480.86
2700	NET INCOME (DEFICIT)	\$-44,165.00	\$-335,223.00	\$-41,900.00	-87.5%	\$-21.03
7520	Replacements of Equip. - Capitalized	\$0.00	\$0.00	\$45,000.00	100%	\$22.59
7540	Betterments & Additions - Capitalized	\$0.00	\$0.00	\$0.00	0%	\$0.00
7500	TOTAL NONOPERATING EXPENDITURES	\$0.00	\$0.00	\$45,000.00	100%	\$22.59
7600	EXCESS REVENUE OVER EXPENSES	\$-44,165.00	\$-335,223.00	\$-86,900.00	-74.1%	\$-43.62

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.

Narrative Responses to the Performance Management Review (PMR) Findings

PMRs are conducted for most LHAs on a biennial basis. This year there is no PMR record for this Housing Authority.

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
Annual Plan (AP) Submitted	Housing authorities are required to submit an annual plan every year. • “No Findings” =Submitted on time • “Operational Guidance” =Up to 45 days late • “Corrective Action” =More than 45 days late

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 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 Ludlow Housing Authority:

Policy	Last Ratified by Board Vote	Notes
*Rent Collection Policy	10/17/2013	
*Personnel Policy	02/17/2021	
*Capitalization Policy	03/16/2016	
*Procurement Policy	09/18/2013	
*Grievance Policy	06/11/2000	
Anti-Discriminatory Harassment Policy	11/02/2000	
Emergency Response Plan	05/17/2011	
Credit/Debit Card Policy	02/17/2021	
Maintenance and Other Charges	03/17/2021	
Other – Define in the ‘Notes’ column	05/17/2011	Legal Fee & Court Charges
Equal Employment Opportunity Policy and Affirmative Action Plan	09/15/2021	
Fair Housing Marketing Plan	05/17/2004	
Other – Define in the ‘Notes’ column	09/15/2021	Lost Key & Lock Change Policy
Other – Define in the ‘Notes’ column	11/25/2020	Privacy Policy
Pet Policy	02/10/1999	Pet Policy Family units
Sexual Harassment Policy	09/15/2021	
Smoking Policy	03/17/2021	

Policy	Last Ratified by Board Vote	Notes
Travel Policy	09/18/2013	
Other – Define in the ‘Notes’ column	03/17/2021	Board Appearance Policy
Other – Define in the ‘Notes’ column	11/16/2016	Retroactive Payment Policy
Other – Define in the ‘Notes’ column	10/17/2019	Bad Debt write-off Policy
Other – Define in the ‘Notes’ column	03/17/2021	Cable Installation Policy
Other – Define in the ‘Notes’ column	04/19/2017	Laundry Room Policy
Other – Define in the ‘Notes’ column	04/13/2022	Maintenance Policy
Other – Define in the ‘Notes’ column	01/20/2021	Progressive Discipline Policy
Other – Define in the ‘Notes’ column	02/17/2021	Alcohol/Drugs/Marijuana Policy
Other – Define in the ‘Notes’ column	03/16/2022	Air Conditioner Policy
Other – Define in the ‘Notes’ column	03/17/2021	Coronavirus/COVID-19 Policy
Other – Define in the ‘Notes’ column	11/25/2020	Vehicle Policy
Other – Define in the ‘Notes’ column	11/25/2020	Privacy 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

AP-2023-Ludlow Housing Authority-00589 has no current waivers from the regulations of the Department of Housing and Community Development (DHCD).

Attachments

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

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

- Public Comments and LHA Responses
- Cover sheet for tenant satisfaction surveys
- Tenant Satisfaction Survey 667 Program

Ludlow Housing Authority
114 Wilson Street
Ludlow, MA 01056
(413) 589-7272 (413) 589-7273 FAX

June 15, 2022

The Ludlow Housing Authority held a Board Meeting with the Annual Plan Hearing on the agenda on Tuesday, June 15, 2022. The (5) member board Susan Stanek Chair, David Sepanek Vice-chair, Audrey Polmanteer Treasurer, Raymond Anderson and Jon Baldwin, were all present as well as Robin Carvide, Executive Director and two tenants from Wilson Street. P Holley and P Charbonneau, both tenants had left meeting before Annual Plan Hearing was completed.

The Annual Plan and Cip were all gone over, and some items were moved into different positions in the CIP and projects for ARPA funds were agreed upon. If all projects could not fit into both plans, then the board decided which projects would be removed. Details of these decisions can be found in the minutes of the June 15, 2022, Ludlow Housing Board Meeting.

Submitted by,

Robin Carvide

Executive Director

Ludlow Housing Authority

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 residents, and returned to CSR by mail (or, starting in 2019, completed on-line). CSR surveys residents of elderly/disabled units (also known as Chapter 667) and family units (also known as Chapter 200 and Chapter 705).

During each round all units 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 units 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.

Round One Surveys (2016 – 2018)

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

Notes on Round One Surveys

1. In previous publications of this survey data, 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. We originally combined data from c.667 and c.200/705 units for some LHAs with limited family data. However, to be consistent with the new Round Two methodology described below, we recalculated the Round One data using the new methodology. Since we no longer combine results from the different programs several LHAs no longer have a report for their c.200/705 units given the small data set for those units.

Round Two Surveys (2019 – 2022)

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

Notes on 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 originally were in Round One. Since the variance between the results of the elderly/disabled and family programs was sometimes significant, we determined that combining the two yielded less accurate results.

Ludlow Housing Authority

Chapter 667 Housing

Fall 2019

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

In the Fall of 2019, surveys were sent to 7172 housing units (Chapter 667). 3421 surveys were filled out and returned.

In the **Ludlow Housing Authority**, surveys were sent to a total of **150** Ludlow housing units (Chapter 667); **69** surveys were completed.

This report provides some information about how the residents from the **Ludlow Housing Authority** who answered the survey responded. It compares their answers to those from residents in the entire state and to those from small LHAs in Western Massachusetts. These small LHAs in Western Massachusetts include: Adams, Brimfield, Granby, Hatfield, Holyoke, Lee, Ludlow, Montague, Orange, Palmer, Shelburne, Southwick, and Williamstown.

Communication

- **Communication with management:** Residents were asked about how they interacted with their Housing Authorities in this peer group in the last 12 months. The table below shows what percentage of residents said they did each of the following:

	Ludlow Housing Authority	Small LHAs in Western MA *	Entire State
Felt they were usually or always treated with courtesy and respect when they contacted management.....	96%	88%	87%
Knew the Executive Director held a meeting with residents.....	45%	47%	54%

* Small LHAs in Western Massachusetts include: Adams, Brimfield, Granby, Hatfield, Holyoke, Lee, Ludlow, Montague, Orange, Palmer, Shelburne, and Southwick.

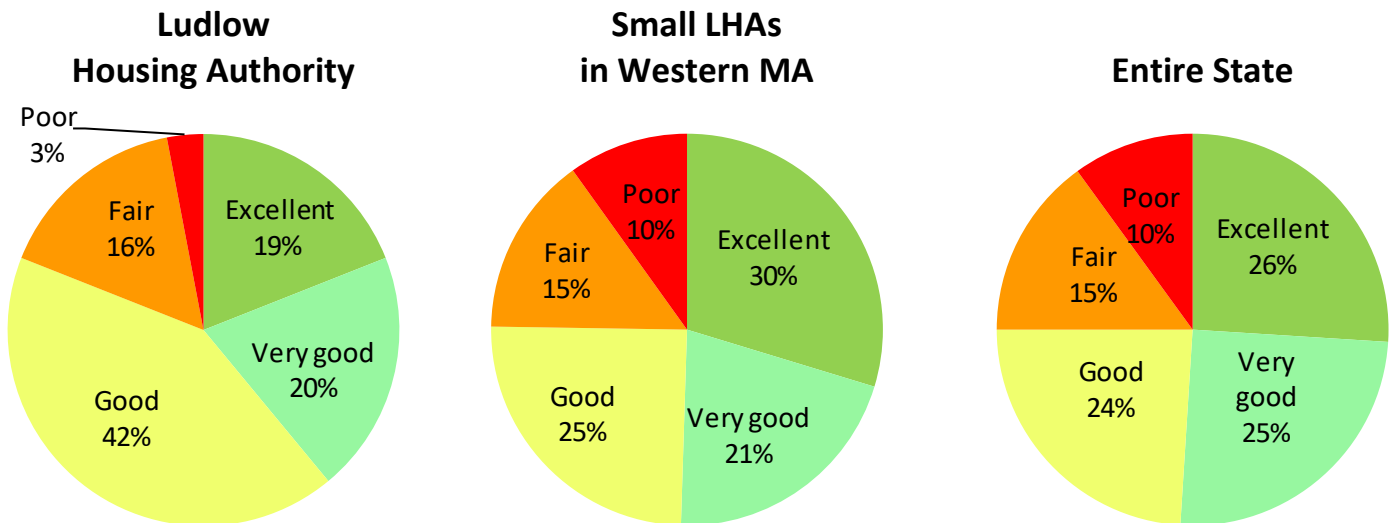
Maintenance and Repair

- **Communication with maintenance staff:** Residents were asked about their interactions with the Ludlow Housing Authority maintenance staff in the last 12 months.

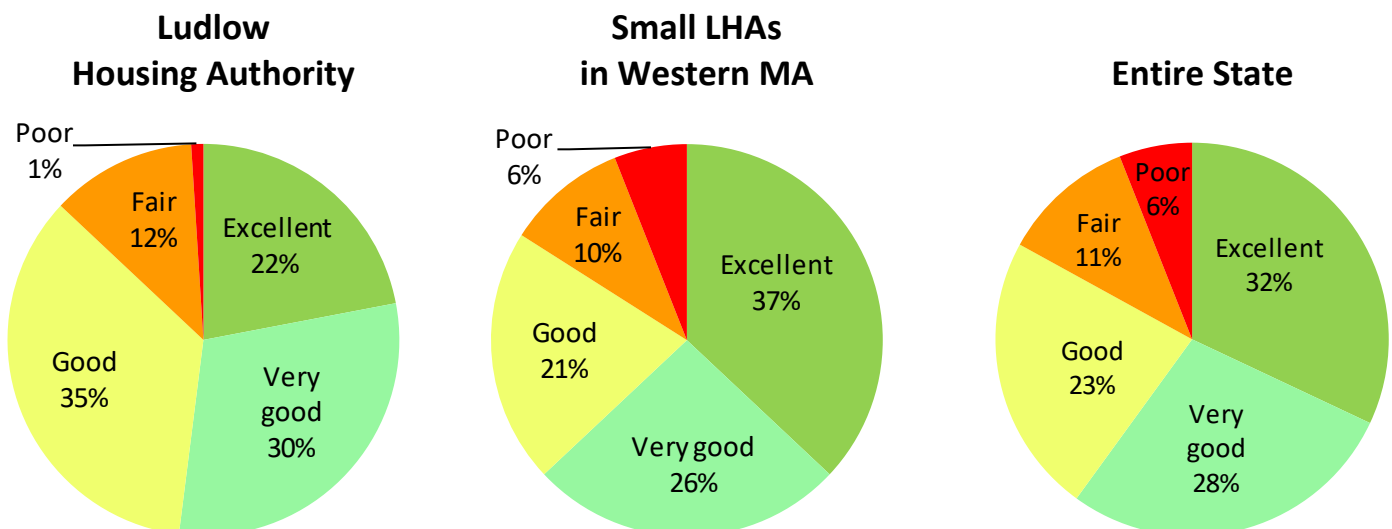
	Ludlow Housing Authority	Small LHAs in Western MA	Entire State
Felt they were treated with courtesy and respect when they contacted maintenance.....	94%	91%	89%
Were contacted by the Housing Authority before entering their apartment.....	99%	95%	92%

- **Overall maintenance** Respondents were asked how they would they rate overall building maintenance (*such as clean halls and stairways and having lights and elevators that work*) and outdoor space maintenance (*such as litter removal and clear walkways*) in the last 12 months.

Building maintenance:



Outdoor maintenance:



- **Heating and Water Problems:** About a half of respondents had a problem with their heating and over half had a plumbing problem in the last 12 months.

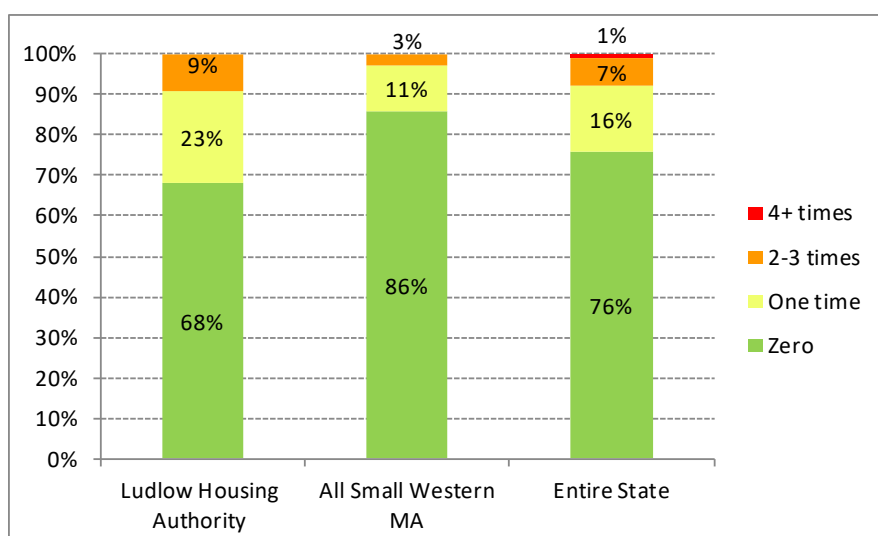
	Ludlow Housing Authority	Small LHAs in Western MA	Entire State
Had any heating problem.....	54%	37%	40%
Had any water problem.....	61%	53%	57%

• Heating Problems

How many times did residents completely lose heat?

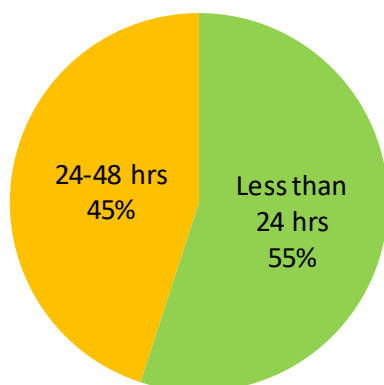
The chart below shows how many times respondents had completely lost heat in the last 12 months.

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

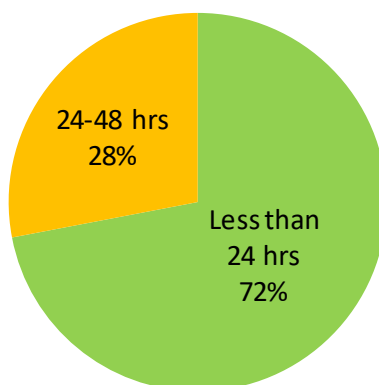


How long did it usually take for heat to come back on? For those respondents who reported completely losing heat, we asked how long it usually took for the heat to come back on – less than 24 hours, 24 - 48 hours, or more than 48 hours.

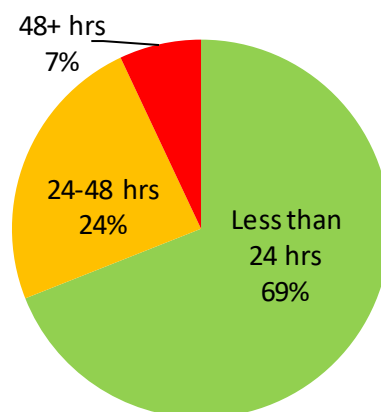
Ludlow Housing Authority



Small LHAs in Western MA



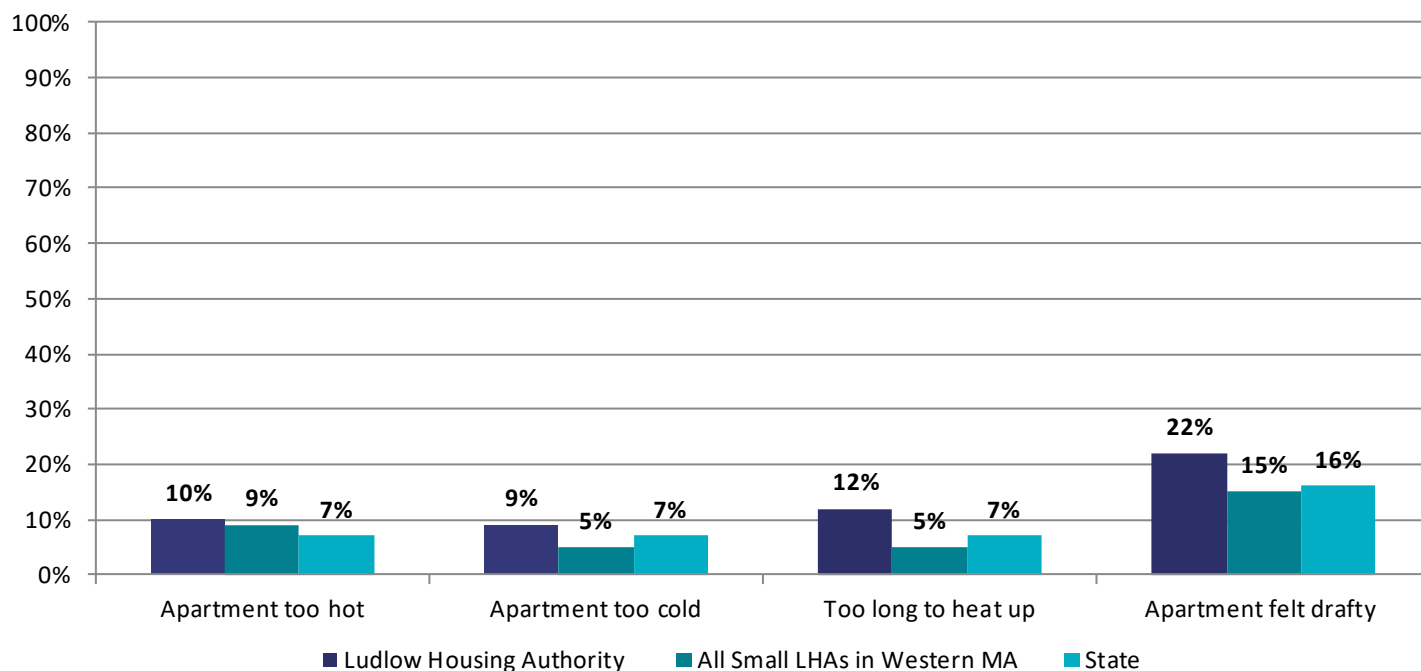
Entire State



- **Other Heating Problems**

In the last 12 months did residents have other heating problems?

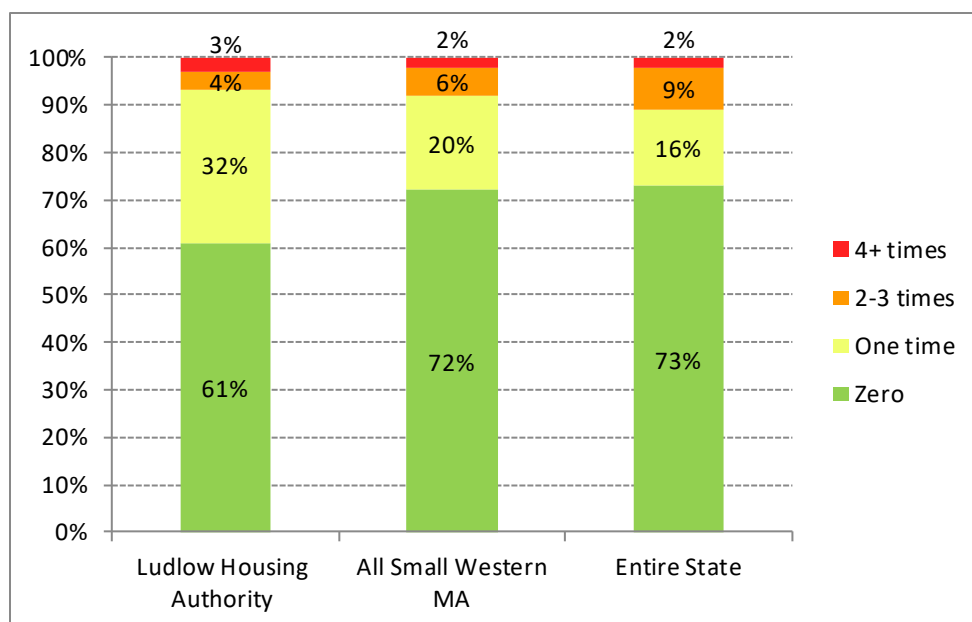
The chart below shows what percentage of residents experienced other heating problems in the last 12 months.



- **Water or Plumbing Problems**

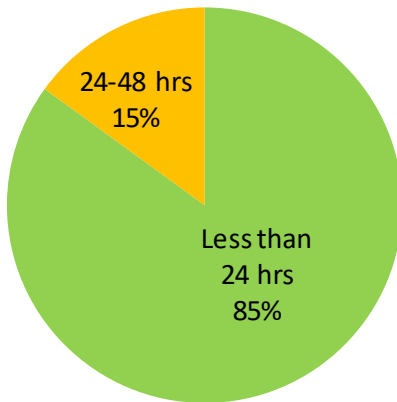
How many times did residents have no hot water in their apartment?

The chart below shows how many times respondents did not have no hot water in their apartment in the last 12 months. The green part of the bars shows what percentage of residents did not have the problem at all. The yellow shows who had the problem one time. The orange shows those who had the problem 2-3 times. And the red shows those who had the problem 4 or more times in the last 12 months.

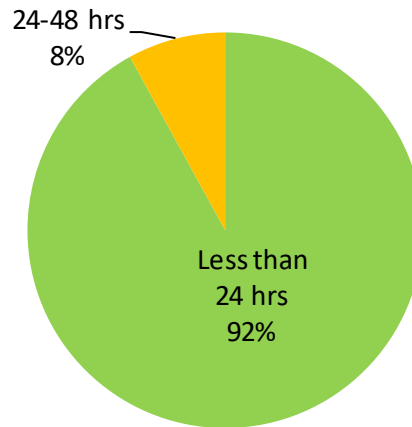


How long did it usually take for hot water to come back on? For those respondents who reported not having hot water in their apartment, we asked how long it usually took for hot water to come back on – less than 24 hours, 24 - 48 hours, or more than 48 hours.

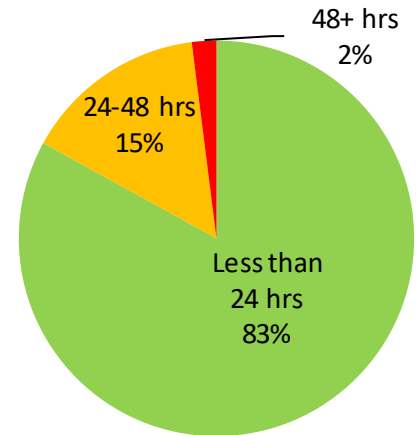
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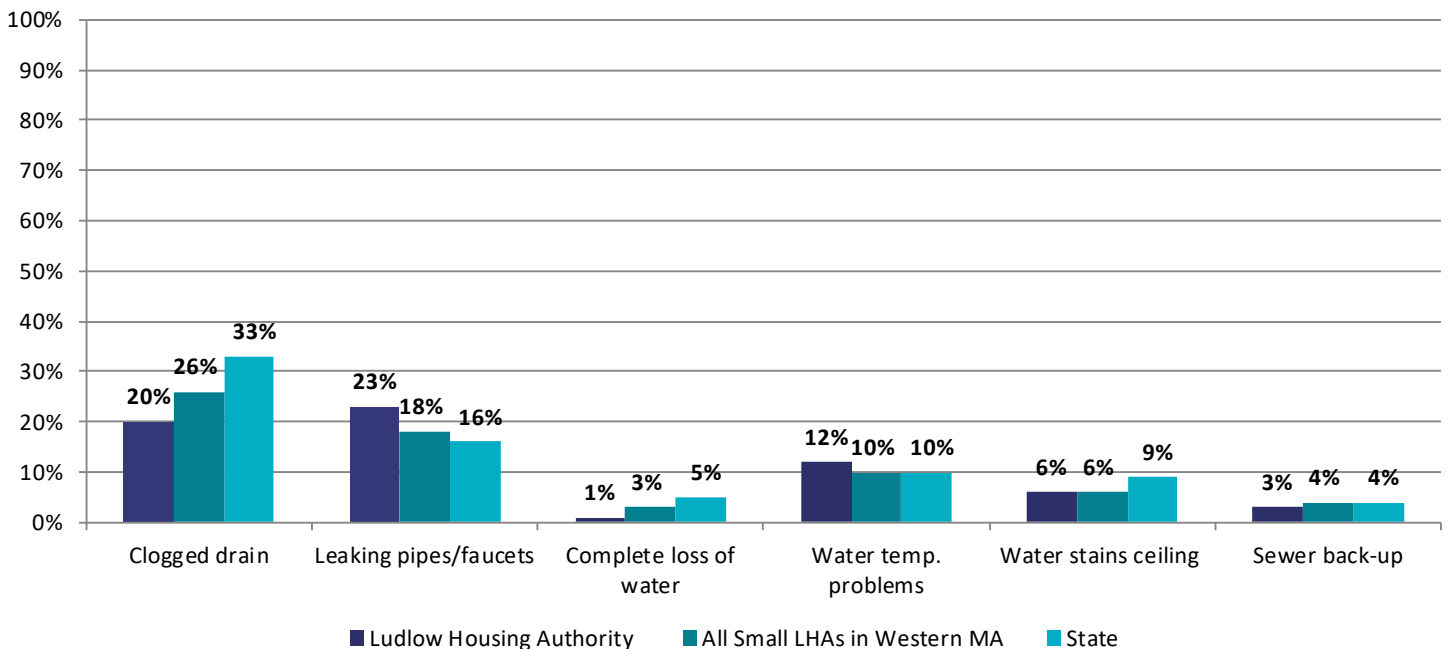
Entire State



- Other Water or Plumbing Problems**

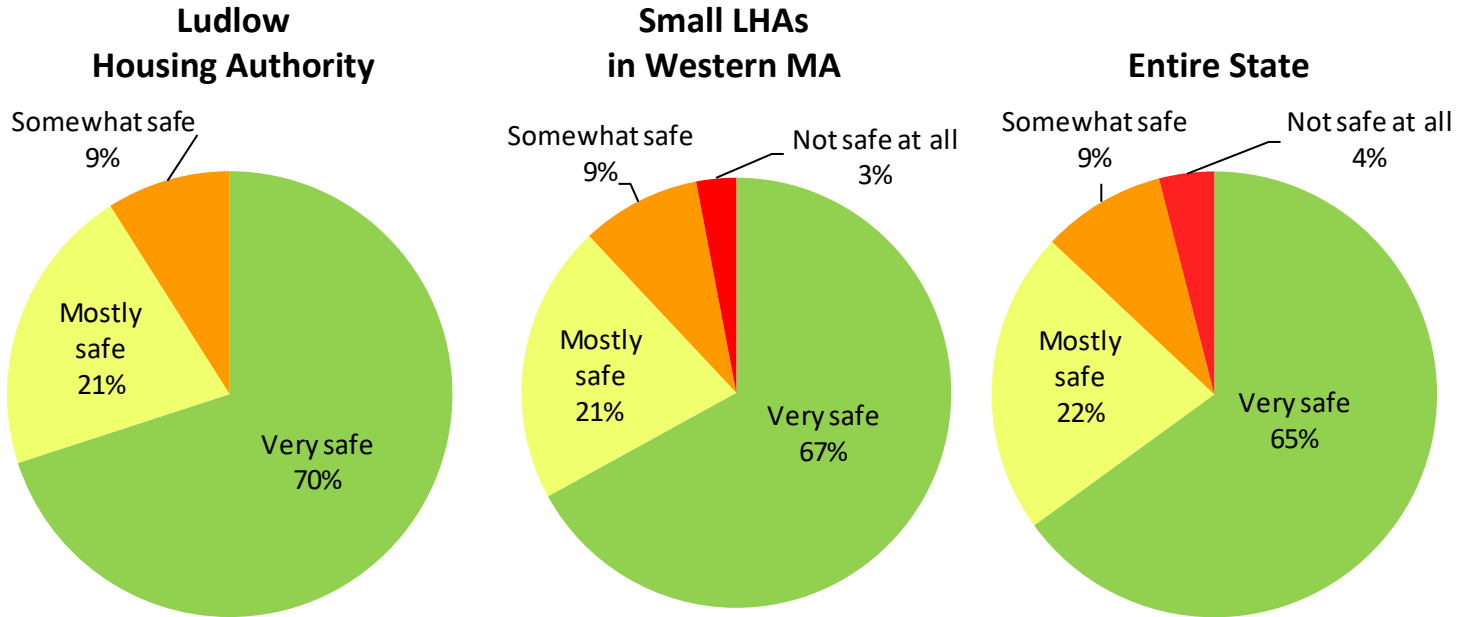
In the last 12 months did residents have other water or plumbing problems?

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

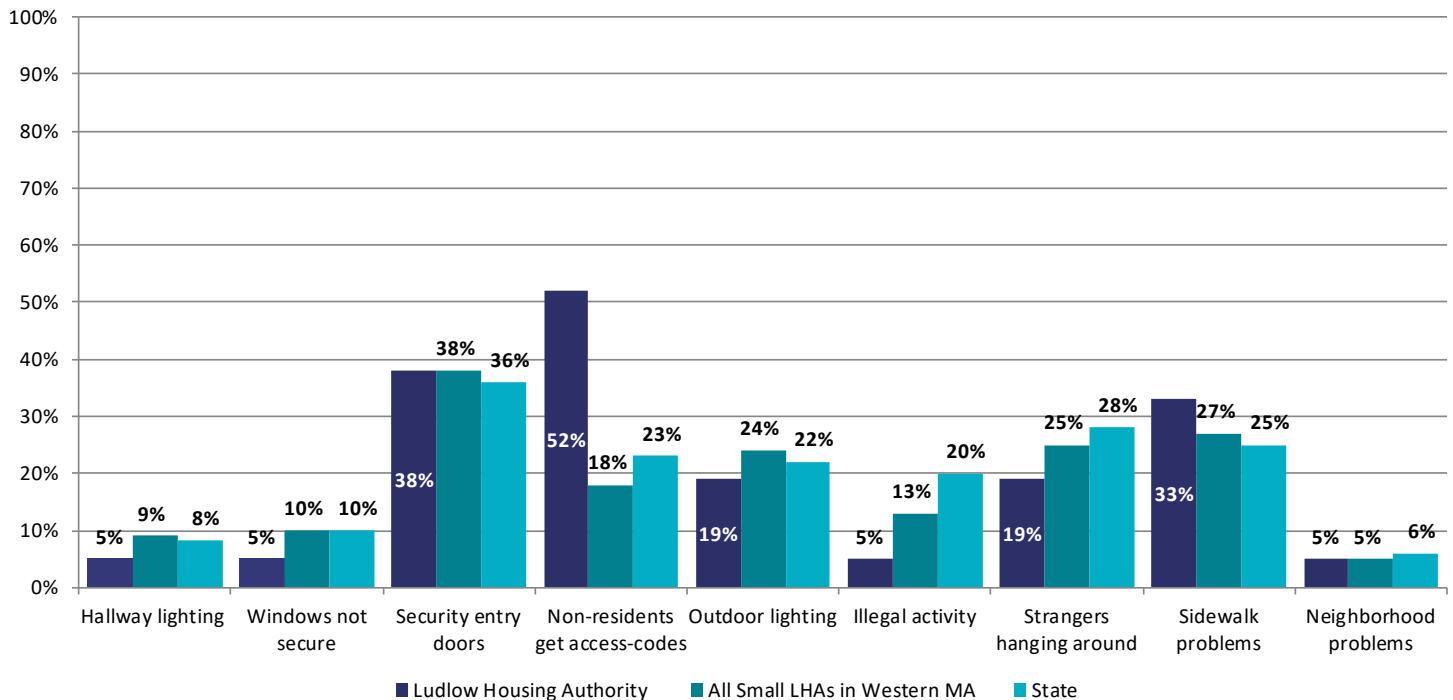


Safety

Respondents were asked how safe they felt in their development. The charts below show what percentage of residents said they felt “very safe”, “mostly” safe, “somewhat safe”, or “not safe at all” in their development in the last 12 months.



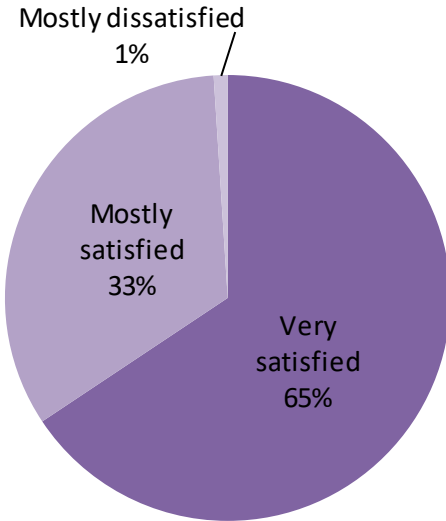
Reasons why respondents felt unsafe in their development: Respondents were asked why they felt unsafe in their development. This chart shows what specific concerns respondents mentioned.



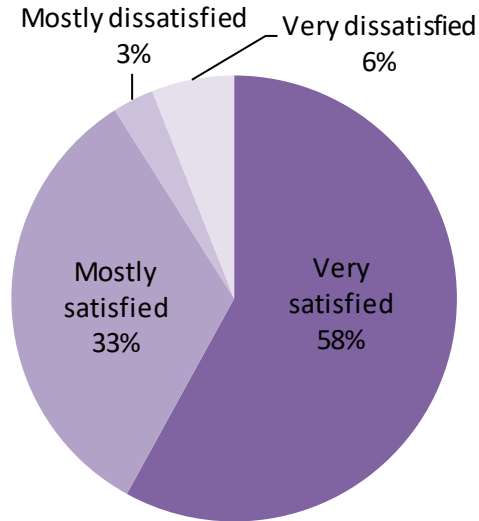
Overall Satisfaction

Respondents were asked about their overall satisfaction living in their development. The chart below shows what percentage of people said they were “very satisfied”, “mostly satisfied”, “mostly dissatisfied”, or “very dissatisfied”.

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