

Overview and Certification

Winthrop Housing Authority Annual Plan for Fiscal Year 2026 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 Winthrop Housing Authority's Annual Plan for their 2026 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. WHA LTO WHA Gardens Tenant Assoc Letter
 - b. WHA Substantial Comment Letter
 - c. Cover sheet for tenant satisfaction surveys
 - d. Tenant Satisfaction Survey 667 Program
 - e. Performance Management Review

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
667-02	Elderly	GOLDEN DRIVE 667-02	17	1969	176
667-04	Elderly	KING GARDENS 667-04	2	1984	42
667-03	Elderly	OVERLOOK DRIVE 667-03	10	1977	100
200-01	Family	VETERANS 200-01	36	1949	73
667-01	Elderly	VIKING GARDENS 667-01	4	1960	30
	Family	Family units in smaller developments	2		8
	Other	Special Occupancy units	1		8
Total			72		437

LHA Central Office

Winthrop Housing Authority
9 Golden Drive, Winthrop, MA, 02152
Peg Tiernan Lyons, Executive Director
Phone: 617-846-7100
Email: peg.lyons@WinthropHousing.net

LHA Board of Commissioners

	<u>Role</u>	<u>Category</u>	<u>From</u>	<u>To</u>
Peter A. Caggiano	Chair	State Appointee	04/12/2017	07/01/2021
Frank R. Ferrara	Member		01/02/2024	12/31/2027
Peter T. Gill	Treasurer		01/05/2021	12/31/2025
Mary Lou Heighton	Vice-Chair	State Tenant Rep	01/05/2021	12/31/2025
Roseann Mazzuchelli	Member		01/02/2024	12/31/2027

Overview and Certification**Local Tenant Organizations**

	<u>Date of Recognition by LHA</u>	<u>Date LHA Reviewed Draft AP with LTO</u>
WHA Gardens Tenants Association, c	05/01/1997	03/06/2025

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.	02/03/2025
B.	Advertise the public hearing in public postings.	02/03/2025
C.	Notify all LTO's and RAB, if there is one, of the hearing and provide access to the Proposed Annual Plan.	02/03/2025
D.	Post draft AP for tenant and public viewing.	02/03/2025
E.	Hold quarterly meeting with LTO or RAB to review the draft AP. (Must occur before the LHA Board reviews the Annual Plan.)	03/06/2025
F.	Annual Plan Hearing. Hosted by the LHA Board, with a quorum of members present. (For Boston, the Administrator will host the hearing.)	03/24/2025
G.	Executive Director presents the Annual Plan to the Board.	03/24/2025
H.	Board votes to approve the AP. (For Boston Housing Authority, the Administrator approves and submits the AP.)	03/24/2025

Certification

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

I, Peg Tiernan Lyons, Executive Director of the Winthrop Housing Authority, certify on behalf of the Housing Authority that I have conducted an annual review of all Winthrop 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 Winthrop 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, Peg Tiernan Lyons, Executive Director of the Winthrop 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: 03/31/2025

The Department of Housing and Community Development (DHCD) completed its review of this Annual Plan (AP) on November 10, 2025. Review comments have been inserted into the plan.

Capital Improvement Plan (CIP)**Capital Improvement Plan****DHCD Description of CIPs:**

The Capital Improvement Plan (CIP) is a five year plan which identifies capital projects, provides a planning scope, schedule and budget for each capital project and identifies options for financing and implementing the plan. The CIP identifies anticipated spending for each Department of Housing and Community Development (DHCD) fiscal year (July 1 to June 30) based on the project schedules.

Local Housing Authorities (LHAs) receive yearly awards from DHCD (Formula Funding Awards) which they target to their most urgent capital needs in their CIP. They may also receive special awards from DHCD for specific projects which meet specific criteria. Special awards may be given for certain emergency, regulation compliance, energy and water conservation, and other projects. The first three years of the CIP are based on actual awards made to the LHA, while years four and five are based on estimated planning amounts, not actual awards.

LHAs may sometimes secure other sources of funding and assistance that you will note in their CIP, such as: Community Preservation Act (CPA) funding, Community Development Block Grant (CDBG) funding, Local Affordable Housing Trust Funds (AHTF), HOME grants, income from leasing a cell tower on their property, savings from net meter credit contracts with solar developers, utility rebates and contracted work from utility providers, and Sheriff's Department work crews. However, not all of these funding sources are available every year, or in all communities.

The CIP includes the following parts:

- A table of available funding sources and amounts
- A list of planned capital projects showing spending per fiscal year
- A table showing special awards and other funding for targeted projects, if any, which supplements Formula Funding awarded to the LHA
- A 'narrative' with a variety of additional information.

Capital Improvement Plan (CIP)**Additional Remarks by Winthrop Housing Authority**

WHA is closing out existing projects, excited about approved ARPA \$ funded opportunities for projects bid to commence. Efforts by WHA continue to include sustainability upgrades to reduce utility expenses, reduce carbon imprint. This includes solar panels, air source heat pumps, high efficiency boilers. This year we completed upgrades to ADA ramps for Accessibility at our 667-02 site. We continue to modernize and update envelope components of buildings to preserve and protect existing housing inventory. Winthrop has experienced significant coastal storms and flooding from storm surges. As supported by a State DHCD Flood Survey, Application for funds to preserve property adjacent to waterways were accepted, under final design stages and anticipate bid phase soon. We appreciate and take opportunities the State makes available for funding for on-going improvements.

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

Category of Funds	Allocation	Planned Spending	Description
Balance of Formula Funding (FF)	\$1,899,644.82		Total of all FF awards minus prior FF spending
LHA Emergency Reserve	\$284,946.72		Amount to reserve for emergencies
Net FF Funds (First 3 Years of the CIP)	\$1,614,698.10	\$1,641,206.11	Funds to plan & amount actually planned in the first 3 years of the CIP
ADA Set-aside	\$17,933.30	\$17,944.67	Accessibility projects
DMH Set-aside	\$0.00	\$0.00	Dept. of Mental Health facility
DDS Set-aside	\$45,324.95	\$45,324.36	Dept. of Developmental Services facility
Unrestricted Formula Funding (FF)	\$1,551,439.84	\$1,577,937.08	Funds awarded by DHCD to be used on projects selected by the LHA and approved by DHCD.
Special DHCD Funding	\$1,689,224.39	\$1,619,624.39	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	\$34,787.78	\$34,787.78	Funds other than those in the above categories. See explanation below.
Total funds and planned spending	\$3,338,710.27	\$3,295,618.28	Total of all anticipated funding available for planned projects and the total of planned spending.

Capital Improvement Plan (CIP)**Additional notes about funding:**

WHA has applied for DHCD Sustainability Funds to replace Storm Doors in 200-1 Development. These funds would combine with Formula Funding to sustain existing properties, protecting from increased weather-related influences. Targeted ARPA funds were awarded to WHA, and commitments from other available formula funding sources shall be made available to fund Fire Alarm Upgrades, roofing projects and other necessary repairs.

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)

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 2025	fy2026 Planned	fy2027	fy2028	fy2029	fy2030
346042	2008 FF Master CFA	KING GARDENS 667-04	\$4,500	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0
346112	ARPA FF: Concrete curb and street repair - spend 5001 first	GOLDEN DRIVE 667-02	\$391,537	\$200,297	\$1	\$0	\$0	\$0	\$0	\$0
346117	ARPA FF. FF: Waterproof Bldg Concrete Roofing	GOLDEN DRIVE 667-02	\$145,013	\$66,968	\$600	\$0	\$0	\$0	\$0	\$0
346118	Overlook Rear Egress	OVERLOOK DRIVE 667-03	\$620,822	\$13,370	\$3,000	\$0	\$0	\$0	\$0	\$0
346119	SUST-R: SHMCAP Flood Elevation Survey	VETERANS 200-01	\$111,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
346121	ARPA Targeted Award: Fire Alarm System Upgrade	667-01, 667-03, 689-01, 705-01	\$1,567,190	\$0	\$723,629	\$755,802	\$0	\$0	\$0	\$0
346122	ARPA FF: Kitchen Mod 32-42 Cabinet	VETERANS 200-01	\$460,920	\$0	\$11,500	\$0	\$0	\$0	\$0	\$0
346123	ARPA FF: Asphalt Shingle Roofs	Viking Gardens	\$429,982	\$193,950	\$22,000	\$0	\$0	\$0	\$0	\$0
346124	Ext Stain, Storms, bulkhead	VETERANS 200-01	\$697,149	\$0	\$410,747	\$263,082	\$0	\$0	\$0	\$0
346126	Asphalt Shingle Roof	VETERANS 200-01	\$166,760	\$0	\$19,551	\$141,210	\$0	\$0	\$0	\$0
346127	Replacement Flooring	MORTON STREET 689-01	\$55,000	\$0	\$1,403	\$53,598	\$0	\$0	\$0	\$0
346128	SUST: Resiliency Feasibility Study	667-01, 667-04, 200-1	\$60,000	\$0	\$60,000	\$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 2025	fy2026 Planned	fy2027	fy2028	fy2029	fy2030
346130	Emergency Water Main Repair	GOLDEN DRIVE 667-02	\$47,311	\$0	\$0	\$12,523	\$0	\$0	\$0	\$0
•	Groundwater flood drainage	VETERANS 200-01	\$70,115	\$0	\$0	\$0	\$0	\$50,852	\$19,264	\$0
•	Kitchen and electrical Modern 20-32 Sunset	VETERANS 200-01	\$321,609	\$0	\$0	\$0	\$0	\$0	\$17,818	\$299,192
•	Roof Replacement	VETERANS 200-01	\$328,510	\$0	\$0	\$0	\$38,352	\$290,159	\$0	\$0
•	Boilers, Slop Sinks	VETERANS 200-01	\$335,976	\$0	\$0	\$0	\$11,562	\$305,057	\$19,358	\$0
•	Golden Drive Flat Roofs Cont'd	GOLDEN DRIVE 667-02	\$196,625	\$0	\$0	\$0	\$6,052	\$190,574	\$0	\$0
•	Soffits, Vinyl Repairs	MORTON STREET 689-01	\$59,360	\$0	\$0	\$0	\$0	\$59,360	\$0	\$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
346112	ARPA FF: Concrete curb and street repair - spend 5001 first	ADA accessible ramp	\$0	\$50,000	\$0	\$165,706	\$0	\$0	\$0	\$0
346117	ARPA FF: FF: Waterproof Bldg Concrete Roofing	ARPA Formula Funding	\$0	\$0	\$0	\$39,492	\$0	\$0	\$0	\$0
346119	SUST-R: SHMCAP Flood Elevation Survey	SHMCAP Flooding Survey	\$0	\$0	\$111,500	\$0	\$0	\$0	\$0	\$0
346121	ARPA Targeted Award: Fire Alarm System Upgrade	ARPA Targeted	\$659,688	\$0	\$0	\$453,751	\$0	\$0	\$0	\$0
346122	ARPA FF: Kitchen Mod 32-42 Cabinet	ARPA Formula Funding	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0
346123	ARPA FF: Asphalt Shingle Roofs	ARPA Formula Funding	\$0	\$0	\$114,735	\$173,228	\$0	\$0	\$0	\$0
346128	SUST: Resiliency Feasibility Study	Resiliency feasibility study	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0
346130	Emergency Water Main Repair		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,788
•	Kitchen and electrical Modern 20-32 Sunset		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,600

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.

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

- Projected spending on projects currently in bidding or construction exceeds Cap Share in one or more years of the CIP.

We will be spending more than Cap Share in Years 1 and 2, as Project resources used ARPA funds past year, rather than Formula Funding. Projected spending on projects that are currently in bidding or construction exceeds Cap Share in year 1 due to active FISH projects.

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.

Winthrop Housing Authority has requested \$34,788.00 in LHA Emergency Reserve release for project #346-667-02-S01-25-167, Emergency Water Main Repair. Reason: Emergency Water Main Break not covered by Insurance

3. Overall goals of the Housing Authority's CIP

WHA goals are first to complete projects (ARPA and FF) started, have been bid, are in final construction document production or with EOHLC now. Awaiting authorization to proceed with project awarded/bid. Buildings continue to be renovated, with focus on bldg envelopes, health and safety renovations, code compliancy.

4. Changes from the Housing Authority's previous CIP

Every new CIP differs from the previous CIP because projects have been completed and a new year has been added with new projects. These changes and other significant changes to the content of the CIP are highlighted below:

Our new CIP includes urgent new projects (200-1 Roof Replacement) prioritized due to deterioration and exposure to coastal storms. Ongoing leaks compels current use of operating capital to patch roofs until replacement is possible. Bundled 3 buildings in same Dev. to reduce soft costs and make necessary repairs to building envelope asap. Removed window replacement on Read St units, as less urgent, to free up funds needed elsewhere.

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 11/19/2024.

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 01/31/2025.

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

Winthrop Housing Authority has one or more special needs (167 or 689 programs) development. We have completed the service provider input process according to the required procedures detailed in the lease agreement and held an annual meeting with the service provider staff at all special needs developments as of 03/14/2025.

12. Energy and water consumption

Our 12 most recent monthly energy reports are for months 3/2024 to 2/2025.

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

	Electric PUM > Threshold	Gas PUM > Threshold	Oil PUM > Threshold	Water PUM > Threshold
Threshold PUM:	\$100	\$80	\$50	\$60
	667-03			667-02
	667-04			200-01
				667-01
				705-01
				667-04

Water PUM consumption in 667-1 excessive due to repair/replacement to defective water meter and rotted pipe. Rebate request pending. Water/sewer rates in Winthrop exorbitant, as sewer fees collected equal to water usage for infrastructure repairs. Low flow toilets installed at turn-over as needed. Revision and enforcement of outside water use policy.

13. Energy or water saving initiatives

Winthrop Housing Authority is currently pursuing energy or water-saving audits or grants as note WHA to apply for assistance through LEAN for consideration of replacement of high-energy use : <https://leanmultifamily.org/the-lean-multifamily-program/>

AP-2026-Winthrop Housing Authorit-01258 had an energy audit under the Low-Income Energy Affordability Network (LEAN) program on 09/14/2014

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.)

2% c. 667 (DHCD Goal 2%)

0% c. 200 (DHCD Goal 2%)

0% c. 705 (DHCD Goal 2%)

15. Other comments

WHA values the focus and support we have been afforded in servicing most vulnerable citizens of the Commonwealth. Having experienced over twenty+ years of working with EOHLC/DHCD's mission and the grateful people we are meant to serve through WHA, I am hopeful that requested funding/support is available to this LHA for the preservation of most valuable assets.

CIP Approval For Winthrop Housing Authority for FY 2026

Formula Funding Capital Improvement Plan (CIP), WorkPlan 5001

11/10/2025

Congratulations! The CIP-2026 submitted by Winthrop Housing Authority is approved, subject to the following conditions:

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

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

CPS Number	FISH #	Project Name	TDC Amount *	Other Funding	DHCD Staff Arch/ Eng	WO/RFS Date
346-200-01-032-23-124 8\	346131	Roof Replacement	\$328,510.00	\$0.00	DCANN	Complete
346-200-01-033-23-116 6\						

346-200-01-034-23-124
9

Going forward, if you need to add a project that is not in your approved CIP you will need to submit a revision through CIMS.
Instructions for revising your CIP can be found on the CIMS Forms menu.

Details of the Approved CIP can be found at the link to 'Approved & Active CIP Reports' on the CIMS forms page in the CIP Reports section. Projects may utilize funding from multiple sources. The 'Original Approved' report details the proposed funding as submitted by the LHA. Please feel free to call DHCD Project Manager Avalon McLaren at (617) 573-1166 with any questions.

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

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

This document was created on 11/10/2025 by Avalon McLaren, Project Manager

Maintenance and Repair Plan

Maintenance Objective

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

About This Maintenance and Repair Plan

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

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

Classification and Prioritization of Maintenance Tasks

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

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

Emergency Request System

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

METHOD	CONTACT INFO.	TIMES
Call Answering Service	617-846-7100	All Other Times
Call LHA at Phone Number	617-846-7100	Mon - Fri 9 AM - 5 PM
Other	911	Mon-Fri 24 hours/day

Call 911 for medical emergency, fires, gas leak

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 Winthrop 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	617-846-7100	All Other Times
Call Housing Authority Office	617-846-7100	Mon - Fri 9 AM - 5 PM
Submit Online at Website		
Email to Following Email		
Other	Come to WHA Admin office	

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:

WHA uses PHA Web for Work Order generation, response, follow up and tracking. Work orders are generated through Tenant calls, Inspections and staff observations. Open Orders are addressed at Regular Maintenance meetings. Work orders created at annual health and safety inspections are resolved or incorporated into annual capital plan as needed.

Maintenance Plan Narrative

Following are Winthrop 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?

WHA maintenance operations is effective and competent. Department is fully staffed with trained tradesmen, and appreciated by majority of residents. Some tenants need to improve communication to WHA of required maintenance conditions

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

WHA encourages residents to contact us for requested maintenance items. Ongoing communications with residents and enforcement of lease compliance on maintaining property is emphasized at LTO meetings and individual tenant interactions.

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

Continue communications with residents about proper use of equipment, i.e. mini splits and air source heat pumps, is ongoing. Scheduling site inspections throughout the year provides current status of property conditions.

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	\$956,216.00	\$33,000.00
Last Fiscal Year Actual Spending	\$1,081,516.00	\$0.00
Current Fiscal Year Budget	\$1,025,700.00	\$42,000.00

E. Unit Turnover Summary

# Turnovers Last Fiscal Year	45
Average time from date vacated to make Unit "Maintenance Ready"	26 days
Average time from date vacated to lease up of unit	33 days

Attachments

These items have been prepared by the Winthrop 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.

Routine Maintenance Schedule and Checklist														
LHA NAME: Winthrop Housing Authority							DEVELOPMENT: 667-1 -2- 3 -4							
Landscaping and Grounds Routine Maintenance														
Building Exterior: Site and Grounds														
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Walk property-pick up trash	Daily	Staff	X	X	X	X	X	X	X	X	X	X	X	X
Mow lawn (Mulching lawnmower); edge if needed	Weekly / Seasonal	Staff				X	X	X	X	X	X	X		
Rake leaves (Fall, Spring)	Bi-Annually	Staff / Vendor			X							X		
Snow (Shovel, Plow), Treat (Walkways)	Daily / Seasonal	Staff / Vendor	X	X	X								X	X
Seasonal cleaning (Spring and Fall)	Start & End of Season				X							X		
Building Routine Maintenance														
Building Interior														
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Halls, Stairs, Lobby, Community Rm - Vacuum carpet, mop floors,	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X
Wash windows in public areas	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X
Toilets - Clean public toilets/restrooms	Daily / Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X
Offices- Sweep / Vacuum offices	Daily	Staff	X	X	X	X	X	X	X	X	X	X	X	X
Light Bulbs - Replace if burnt out in common areas and offices	On Call	Staff	X	X	X	X	X	X	X	X	X	X	X	X
Elevators- Clean cab walls and doors (Serviced monthly)	Daily / Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X
Sweep / Mop / Vacuum elevator floors	Daily / Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X
Dumpsters: All 667-1-2-3-4 bring curbside for Tuesday pickup, return	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X
Clean dumpster areas	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X
Air Source Heat Pumps: Clean all filters maintain units	Bi-annual	Staff				X						X		
Serviced by ASHP contractor														

Routine Maintenance Schedule and Checklist														
LHA NAME: Winthrop Housing Authority							DEVELOPMENT: 667-1 -2- 3 -4							
Other Routine Maintenance														
Inventory, Meeting, Training, Tools														
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maintain Authority inventory	Quarterly	Staff			X			X			X			X
Attend Staff meetings	Quarterly	Staff			X			X			X			X
Attend Training sessions	Annual	Staff				X								
Clean and sharpen tools	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X
Sharpen mower blades (after each Mowing)	Weekly / Monthly	Staff				X	X	X	X	X	X			

Preventive Maintenance Schedule and Checklist															
LHA NAME: WINTHROP						DEVELOPMENT: All									
Buildings & Grounds Preventive Maintenance															
Building Envelope															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
FLAT ROOF - Clear drains/scuppers, debris	Monthly / Bi-Annually	Staff / Vendor	X	X	X	X	X	X	X	X	X	X	X	X	
Check cracks, water pooling, leaks, flashing	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Reseal Joints	Every 5yrs	Vendor					X								
SLOPED ROOF - Remove moss, clear debris from gutters/downspouts	Bi-Annually	Staff / Vendor				X						X			
Recaulk roof flashing	Every 2 Yrs / As Needed	Staff / Vendor				X									
WALLS - Repair mortar joints, Replace Bricks (as needed)	Annually / As Needed	Staff / Vendor				X									
WINDOWS - Wash, re-caulk if needed	Annually	Staff / Vendor				X									
DOORS - Wash, check weather stripping, re-paint as needed	Annually	Staff				X									
DECKS, EXT STAIRS - Wash	Annually	Staff				X									
FOUNDATION - Check cracks, vent covers	Annually	Staff				X									
EXTERIOR SURFACES, FIXTURES - Refinish	Every 10yrs	Staff / Vendor													
Building Interior															
WOOD FLOORS - Refinish, polish	As Needed	Staff													
VINYL FLOORS - Refinish, polish	As Needed	Staff													
CEILINGS - Refinish	As Needed	Staff / Vendor													
WALLS - Refinish	As Needed	Staff / Vendor													
WALLS - Recaulk (kitchen and bath)	As Needed	Staff / Vendor													
FLOORS - Professionally clean common area carpet	Annually	Staff/Vendor				X									
WALLS - Wash off hand prints and dirt in high	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Pest Control															
PEST CONTROL - Notify residents, Apply Chemicals	Monthly / As Needed	Vendor	X	X	X	X	X	X	X	X	X	X	X	X	
Common Kitchen, Laundry															
KITCHEN - Clean Range, Microwave, Refrigerator	Monthly / Annually	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
LAUNDRY - Wipe surfaces, empty trash, mop floor, clean behind machines, check lint traps and clean as needed	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
LAUNDRY - Professionally clean dryer vents	Annually	Vendor									X				

Preventive Maintenance Schedule and Checklist															
LHA NAME: WINTHROP				DEVELOPMENT: All											
Buildings & Grounds Preventive Maintenance															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Trash / Recycling Room															
Clean, mop floor, wash out containers	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Cans (Trash / Recycle) - Regular pickup	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Landscaping															
Shrubs, Trees (remove broken, dead, deformed branches)	Weekly / Seasonal	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Protect Shrubs (winter)	Seasonally											X	X		
Pest / Disease - Monitor, Integrated Pest Mgmt & Natural Gardening. DON'T use products harmful to environment	Monthly	Staff				X	X	X	X	X	X	X			
Grounds															
Signage - inspect, clean, repair as needed	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Walks, Paving, Curbs - monitor, clean, repair as needed	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Parking Lot - Monitor condition, clean and reseal as needed	Annually	Staff / Vendor									X				
Fence - monitor condition, clean and repaint as needed	Annually	Staff					X								

Preventive Maintenance Schedule and Checklist														
LHA NAME: WINTHROP					DEVELOPMENT:									
Mechanical, Electrical Systems Preventive Maintenance														
HVAC (Heating, Ventilation, Air Conditioning)														
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
FURNACE, Boilers- Filter Changing / Cleaning, Service	Annually	Staff / Vendor									X			
Window AC Filters, Duct Cleaning - Clean, Replace as needed	Bi-Annually	Staff					X						X	
Air Source Heat Pumps - Check	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X
Water system														
Test / Check Water Temperatures	Bi-Annually / Annually	Staff					X					X		
Lubricate valves and pumps	Bi-Annually	Vendor					X					X		
Clean, Test integrity, Change Washers	Annually	Staff / Vendor									X			
Test pressure	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X
Plumbing														
Toilets - check for leaks, running water	Annually	Staff						X						
Faucets and shut-offs - check for leaks, drips	Annually	Staff						X						
Boilers/HW Tanks - Inspect, service	Quarterly	Staff / Vendor			X			X			X			X
Pumps - sump pump in basement, confirm operational	Weekly / Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X
Fire Sprinklers														
Inspect, Test Backflow	Annually	Vendor						X						
Sanitary system														
Clean, Lubricate valves and pumps	Bi-Annually	Vendor					X					X		
Replace toilet mechanism	Every 5yrs	Staff / Vendor									X			
Test system integrity	Annually	Staff / Vendor									X			
Storm drain system														
Clean, Lubricate valves and pumps	Bi-Annually	Vendor					X					X		
Test system integrity	Annually	Staff / Vendor									X			
Fire Alarms														
System (Hardwired) - Clean, Test	Annually	Vendor							X					
Fire Extinguishers - Test, Recharge, Replace (if necessary)	Annually	Vendor							X					

Preventive Maintenance Schedule and Checklist															
LHA NAME: WINTHROP				DEVELOPMENT:											
Mechanical, Electrical Systems Preventive Maintenance															
Generator															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Small Generators	Bi Annually	Staff				X						X			
Emergency Lighting (Not on Generator)															
Test	Monthly / Quarterly	Staff/Vendor	X	X	X	X	X	X	X	X	X	X	X	X	X
ALL Light Fixtures															
Lighting - clean fixtures, replace lamps as needed	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	X
Security systems															
Test system	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	X
Elevator system															
Test lights	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	X
Mechanical - professional service contract	Quarterly / Annually	Vendor			X			X			X				X

Preventive Maintenance Schedule and Checklist															
LHA NAME: WINTHROP						DEVELOPMENT:									
Dwelling Unit Preventive Maintenance															
Heat and smoke detectors															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Battery Heat / Smoke Detectors - Test, Change batteries	Annually										X				
Test hardwired detectors (with System)	Annually										X				
Pest control															
Notify Residents, Install Chemicals	Monthly / As Needed	Vendor	X	X	X	X	X	X	X	X	X	X	X	X	
Floors															
Refinish floors	At Turnover / As Needed														
Ceilings															
Refinish	At Turnover / As Needed														
Walls															
Refinish	At Turnover / As Needed														
Recaulk (kitchen and bath)	At Turnover / As Needed														
Kitchen fixtures															
KITCHEN - Clean Range, Microwave, Refrigerator	Annually										X				
GAS STOVE - Valve and line cleaning	Annually	Vendor									X				
UNIT APPLIANCES - clean interior and exterior, vacuum under and behind	Annually	Resident Staff						X							
HVAC fixtures															
Air Source Heat Pumps - Vacuum, Clean Condenser	Annually	Staff										X			
Unit Electrical Baseboard - Vacuum around fins	Annually	Resident										X			
Unit Forced Hot Air - Vacuum Vents	Annually	Resident										X			
Unit Bathroom Fans - Inspect, Vacuum, Clean covers	Annually	Resident						X							
Machine Preventive Maintenance															
Automobile															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Lubricate, Change Filters	Per Manufacturers Recommendations	Vendor										X			
Change tires	Rotate Annually	Vendor										X			
Replace brakes, other fixed life parts	Per Manufacturers Recommendations	Vendor										X			
Change brushes on sweepers	Annually	Vendor										X			
Annual Sticker (Vehicles, Trailers)	Annually (Varies)	Vendor													
Small Engines															
ALL WORK by Service Contract	Per Manufacturers Recommendations	Vendor										X			
OIL - Check Level , Change, Replace Filter	Per Manufacturers Recommendations	Staff										X			
Air Filter - Replace Foam/Paper Air cleaner	Per Manufacturers Recommendations (OR Every Season)	Staff										X			
Replace Spark Plug, In-line Fuel Filter	Per Manufacturers Recommendations (OR Every 100 Hrs)	Staff										X			
Prep Work Season Start, Season End)	Bi-Annually	Staff			X							X			
Snow Removal and Sanding Equipment	Annually											X			

Inspections Schedule and Checklist															
LHA NAME: WINTHROP				DEVELOPMENT:											
Buildings & Grounds Inspections															
Building Envelope															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
ROOFS - Sloped/Flat and EPDM/Shingle/Metal	Bi-Annually / Annually	Staff				X						X			
ROOFS - Cracks, water pooling, leaks, flashing	Bi-Annually / Annually	Staff				X						X			
WALLS - Brick, Vinyl, Shingle	Annually	Staff				X									
WINDOWS, DOORS - Seals, Operators	Annually	Staff				X									
DECKS, EXT STAIRS - Wash	Annually	Staff				X									
FOUNDATIONS - Cracks, vent covers	Annually	Staff				X									
Building Interior															
FLOORS - Wood, Vinyl, Carpet	Annually	Staff				X									
CEILINGS	Annually	Staff				X									
WALLS	Annually	Staff				X									
Pest Control															
PEST CONTROL - Pests	Monthly / As Needed	Vendor	X	X	X	X	X	X	X	X	X	X	X	X	X
Common Kitchen, Laundry															
KITCHEN - Inspect Appliances	Annually	Staff										X			
GAS STOVE - Inspect	Annually	Vendor										X			
Kitchen, Bath - Cabinets, fixtures	Annually	Staff										X			
LAUNDRY - Machines operational	Bi-Annually	Staff				X						X			
Trash / Recycling Room															
Trash Container leaks	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	X
Trash / Recycle Cans	Weekly / Bi-Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	X
Landscaping															
Lawn, Shrubs, Landscape Beds	Annually	Staff				X									
Pest / Disease - Monitor, Integrated Pest Mgmt	Monthly	Vendor			X	X	X	X	X	X	X	X			
Irrigation System															
Heads, Controls - Check	End/Start of Season	Staff				X						X			
Grounds															
Signage - Inspect	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	X
Walks, Paving, Curbs - Cracks, broken curbs	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	X
Parking Lot - Cracks, and Water Ponding	Bi-Annually	Staff			X						X				
Fence - Holes, Falling over	Bi-Annually	Staff			X						X				

Inspections Schedule and Checklist															
LHA NAME: WINTHROP						DEVELOPMENT:									
Mechanical, Electrical Systems Inspections															
HVAC (Heating, Ventilation, Air Conditioning)															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
FURNACE, AHU - Condenser clear of leaves and other debris	Bi-Annually	Staff / Vendor				X						X			
Window AC Filters - Inspect for season	Bi-Annually	Staff				X						X			
Air source Heat Pumps - Check Coil	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Plumbing															
Toilets - Leaks	Annually	Staff						X							
Faucets and shut-offs - Leaks	Annually	Staff						X							
Boilers/HW Tanks - Leaks	Quarterly	Staff			X			X			X			X	
Pumps - Operating	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Fire Sprinklers															
Inspect, Test Backflow	Annually	Vendor				X									
Sanitary system															
Inspect - Valves, Pumps	Bi-Annually	Vendor					X					X			
Test system integrity	Annually	Staff / Vendor									X				
Storm drain system															
Inspect - Valves, Pumps	Bi-Annually	Vendor				X						X			
Test system integrity	Annually	Staff / Vendor									X				
Electrical system															
Inspect connections in panels	AS Needed	Recommended by DHCDs Handbook. Perform during major work that includes panel changes													
Fire Alarms															
System (Hardwired) - Inspect Common / Public Areas	Bi-Annually	Staff / Vendor				X						X			
System (Hardwired) - FA Panel for Trouble	Annually	Staff / Vendor									X				
Fire Extinguishers - Check Gauge for Replacement need	Annually	Vendor									X				
Emergency Lighting (Not on Generator)															
Inspect and Test	Monthly / Quarterly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
ALL Light Fixtures															
Lighting - Lights working	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Elevator system															
Elevator Equipment	Bi-Annually / Annually	Vendor				X		X				X			
Test lights	Monthly	Staff / Vendor	X	X	X	X	X	X	X	X	X	X	X	X	

Inspections Schedule and Checklist															
LHA NAME: WINTHROP						DEVELOPMENT:									
Machine Inspections															
Automobile															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Check Oil	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Check tires	Monthly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Check Brakes	Weekly	Staff	X	X	X	X	X	X	X	X	X	X	X	X	
Registration	Annually (Varies)	Staff													
Small Engines															
Check Oil Level	Monthly	Staff			X	X	X	X	X	X					
Check Fuel (in Tank and Stored)	After Use, Season End/Start	Staff		X	X	X	X	X	X	X	X				
Inspect Machine / Equipment	Before and after Use	Staff			X	X	X	X	X	X					

NOTE:

Inspections will generate additional Routine (and Emergency) Work Orders.

Dwelling Unit Inspections Schedule and Checklist															
LHA NAME: Winthrop			DEVELOPMENT:												
667-1, -2-, -3, -4															
TASK	Frequency	By	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Viking Gardens	Annually	Staff	X	X	X										
Carver Gardens Bldg 1-10	Annually	Staff		X	X	X									
Carver Gardens Bldg 11-18	Annually					X	X	X							
Carver Gardens Bldg 19-24	Annually										X	X	X		
Heritage Gardens Bldgs 11-36	Annually	Staff							X	X	X				
Heritage Gardens Bldgs 41-56	Annually	Staff				X							X	X	
King Gardens Units 211-229	Annually	Staff					X								
King Gardens Units 411-439	Annually	Staff				X	X	X							
Scattered Sites: 200-1, 705-1, 689-1															
Read, Douglas, Russell, Edward St	Annually	Staff				X	X	X							
Sunset Road, Pleasant	Annually	Staff						X	X	X					
6, 8 Kennedy	Annually	Staff		X	X							X			
133 Morton St	Annually	Staff			X	X									
Heat and smoke detectors															
Battery Heat / Smoke Detectors - Inspect Condition	Bi-Annually / Annually	Staff				X						X			
Inspect System Heat detectors (in Units)	Bi-Annually / Annually	Vendor				X						X			
Pest control															
Inspect Unit	Monthly / Quarterly	Vendor	X	X	X	X	X	X	X	X	X	X	X	X	X
Floors, Ceilings, Walls															
Floors (Wood, Vinyl, Tile)	Bi-Annually / Annually					X					X				
Kitchen fixtures															
KITCHEN - Inspect Appliances	Bi-Annually / Annually	Staff				X					X				
GAS STOVE - Inspect	Bi-Annually / Annually	Vendor									X				
Kitchen, Bath - Cabinets, fixtures	Bi-Annually / Annually	Staff				X					X				
HVAC fixtures															
(Heat Pumps, Bath Fans, Baseboard)	Bi-Annually / Annually			X							X				
Fans, Baseboard, Vents - Inspect (dust, debris)	Annually	Staff				X					X				

WINTHROP HOUSING AUTHORITY: Deferred Work Order Report FY 2024

Work Order Number	Address	Entered Date	Deferred Date	Work Order Description	Reason Deferred	Deferred Type
11379	667's	1/4/2021	12/5/2023	Decommission all e-call emergency pull cord system at turn-over. On-going deferment. Units decommissioned at turnover.	C	Deferred Maintenance Plan
11381		10/15/2019	10/9/2024	Common Hallways need to be repainted. CIP and Operating funds. Defer project	Project	Deferred Maintenance Plan
13875	19 Edwards Street	4/26/2022	5/20/2024	basement - smoke detector missing cover kitchen - under cabinet base has a gap/hole which needs to be covered up & tack down; missing cabinet face plate; drip pans needed for stove top living room closet peeling paint bedroom - battery need for smoke detector back door locks not working (resident has it scotch taped; master keys in office not working outside back yard - remove broken close line post	Court Judgment	Deferred Maintenance Plan
13939	24-B Overlook Drive	5/10/2022	10/11/2022	bathroom - heater not working. Repaired - replace with project		Capital Improvement Plan
13954	16-C Overlook Drive	5/10/2022	5/31/2024	kitchen - resident has arthritis on hands - wants the faucet handles changed so you don't need to hold to turn knobs; base cabinet finish worn veneer has splints sticking out bathroom -chicklit tile flooring has come apart and resident is storing them in medicine cabinet - please install tiles with grout/seal, check water pressure in	Sanded veneer. Tenant requested we come back another time on faucets. Bath floor rendered safe	Deferred Maintenance Plan:

14437	136 Read Street	9/28/2023	6/18/2024	Smoke detectors missing on 1st floor and in cellar (done same day); Missing floor tiles in bathroom and loose ones on wall ; Several screens missing Front storm door- latch broken, panel kicked out Closet on first floor and bedroom missing doors Kitchen light lense missing	Tenant caused damages - rendered safe. Detectors replaced same day. Court scheduled summary process	Deferred Maintenance Plan
14620	19 Sunset Road	9/19/2022	11/14/2022	replace front storm door. Repaired defer replacement to Develop. project		Capital Improvement Plan
14621		9/19/2022	6/15/2024	17-27 Sunset ; paint columns ; clean gutters - Gutters cleaned in Summer 2024 contractor	spring clean up project	Other
15419	36 Sunset Road	3/15/2023	10/2/2023	seven doors need to be replaced - tenant damage	tenant transferring, do on turnover	Other
15839	22-C Overlook Drive	6/26/2023	6/26/2023	kitchen cabinet doors are worn		Other
15842	24-B Overlook Drive	6/26/2023	9/12/2023	bathroom - heater does not work repair or replace		Other
15973	44-D Overlook Drive	7/13/2023	10/2/2023	bathroom - seems to be tiles or something missing carpet over it to cover the floor that is not level Made safe for now	very sick	Other
16815	6-3 Kennedy Road	2/14/2024	6/13/2024	bathtub peeling paint; sink is rusted		Capital Improvement Plan
17134	667-4	5/9/2024	10/15/2024	4 Kennedy Rd Parking lot needs asphalt repairs. Work should include raise catch basin grate in Parking space #1, as it is settled from an old, resolved leak. cut, patch and repair broken asphalt in that area. Repair pot holes in main parking lot, to include Handicap parking space ID'd for apt 414.	Patched holes and trip hazards. Create project	Capital Improvement Plan
17138	4 Kennedy Road #415	5/9/2024	6/3/2024	Shower wall tile job: Tiles at bottom of walk-in shower broken. Wall has been taped up with plastic.; Fix bathroom screen - think WFD gained entry through window with damages.	Tenant transferring to Assisted Living	Deferred Maintenance Plan

17151	2 Kennedy Road #221	5/9/2024	6/12/2024	Reattach 3 kitchen cabinet doors.		Deferred Maintenance Plan
17319	52-D Overlook Drive	6/6/2024	6/13/2024	Needs new rear storm door - cracked. Check 2nd floor balconies for mossy slip hazard - pressure wash and clear drain	closed	Capital Improvement Plan
17324	54-D Overlook Drive	6/6/2024	10/14/2024	Tenant reports bath wall heater died end of winter. Please have repaired/replaced before next winter. (deferred?)		Deferred Maintenance Plan
17339	26-D Overlook Drive	6/7/2024	6/20/2024	Needs tile job on back wall. Caulk bathroom sink.	closed	Deferred Maintenance Plan
17342	31-C Overlook Drive	6/10/2024	10/1/2024	Paint ceiling in living room from old leak.		Other
17343	33-A Overlook Drive	6/10/2024	10/1/2024	Paint stains on ceilings from old leaks.		Other
17360	42-A Overlook Drive	6/11/2024	10/21/2024	Replace heater in bathroom. Replace wax ring under toilet-done.		Deferred Maintenance Plan
17419	4-7 Golden Drive	6/17/2024	10/4/2024	Defer some of the work. Missing Wall kitchen cabinet door over sink. Repair cove base near kitchen		Deferred Maintenance Plan
17770		5/31/2024	10/7/2024	finding of stained and peeling bathtubs, funds budgeted in Op. Complete at turnover		Capital Improvement Plan

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 06/30/2024. It also shows the approved budget for the current year (2025) 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 Winthrop Housing Authority operating reserve at the end of fiscal year 2024 was \$1,670,086.00, which is 93% of the full reserve amount defined above.

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Winthrop Housing Authority.						
REVENUE						
Account Number	Account Class	2024 Approved Revenue Budget	2024 Actual Amounts Received	2025 Approved Revenue Budget	% Change from 2024 Actual to 2025 Budget	2025 Dollars Budgeted per Unit per Month
3110	Shelter Rent -Tenants	\$2,983,200.00	\$3,070,510.00	\$3,090,000.00	0.6%	\$600.23
3111	Shelter Rent - Tenants - Fraud/Retroactive	\$0.00	\$33,404.00	\$0.00	-100%	\$0.00
3115	Shelter Rent -Federal Section 8\MRVP One-time Leased up Rev.	\$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	\$38,250.00	\$43,123.00	\$35,400.00	-17.9%	\$6.88
3611	Interest on Investments - Restricted	\$0.00	\$0.00	\$0.00	0%	\$0.00
3690	Other Revenue	\$14,500.00	\$15,270.00	\$12,500.00	-18.1%	\$2.43
3691	Other Revenue - Retained	\$150,000.00	\$419,261.00	\$340,000.00	-18.9%	\$66.05
3692	Other Revenue - Operating Reserves	\$0.00	\$0.00	\$0.00	0%	\$0.00
3693	Other Revenue - Energy Net Meter	\$0.00	\$0.00	\$0.00	0%	\$0.00
3801	Operating Subsidy - EOHLC (4001)	\$191,082.00	\$369,606.00	\$618,780.00	67.4%	\$120.20
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	\$3,377,032.00	\$3,951,174.00	\$4,096,680.00	3.7%	\$795.78

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Winthrop Housing Authority.						
EXPENSES						
Account Number	Account Class	2024 Approved Expense Budget	2024 Actual Amounts Spent	2025 Approved Expense Budget	% Change from 2024 Actual to 2025 Budget.	2025 Dollars Budgeted per Unit per Month
4110	Administrative Salaries	\$424,843.00	\$416,734.00	\$496,458.00	19.1%	\$96.44
4120	Compensated Absences	\$0.00	\$9,358.00	\$0.00	-100%	\$0.00
4130	Legal	\$15,000.00	\$16,010.00	\$22,000.00	37.4%	\$4.27
4140	Members Compensation	\$14,400.00	\$14,390.00	\$14,760.00	2.6%	\$2.87
4150	Travel & Related Expenses	\$1,470.00	\$0.00	\$1,470.00	100%	\$0.29
4170	Accounting Services	\$18,840.00	\$22,245.00	\$19,980.00	-10.2%	\$3.88
4171	Audit Costs	\$5,250.00	\$5,250.00	\$0.00	-100%	\$0.00
4180	Penalties & Interest	\$0.00	\$0.00	\$0.00	0%	\$0.00
4190	Administrative Other	\$105,410.00	\$93,121.00	\$72,520.00	-22.1%	\$14.09
4191	Tenant Organization	\$3,600.00	\$965.00	\$10,725.00	1011.4%	\$2.08
4100	TOTAL ADMINISTRATION	\$588,813.00	\$578,073.00	\$637,913.00	10.4%	\$123.91
4310	Water	\$392,955.00	\$397,328.00	\$418,748.00	5.4%	\$81.34
4320	Electricity	\$549,111.00	\$814,834.00	\$819,235.00	0.5%	\$159.14
4330	Gas	\$22,010.00	\$23,392.00	\$24,206.00	3.5%	\$4.70
4340	Fuel	\$0.00	\$0.00	\$0.00	0%	\$0.00
4360	Net Meter Utility Debit/Energy Conservation	\$150,000.00	\$374,235.00	\$340,000.00	-9.1%	\$66.05
4390	Other	\$0.00	\$0.00	\$0.00	0%	\$0.00
4391	Solar Operator Costs	\$132,231.00	\$107,601.00	\$135,000.00	25.5%	\$26.22
4392	Net Meter Utility Credit (Negative Amount)	\$-282,231.00	\$-481,836.00	\$-475,000.0	-1.4%	\$-92.27
4300	TOTAL UTILITIES	\$964,076.00	\$1,235,554.0	\$1,262,189.	2.2%	\$245.18

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Winthrop Housing Authority.						
EXPENSES						
Account Number	Account Class	2024 Approved Expense Budget	2024 Actual Amounts Spent	2025 Approved Expense Budget	% Change from 2024 Actual to 2025 Budget	2025 Dollars Budgeted per Unit per Month
4410	Maintenance Labor	\$452,416.00	\$432,420.00	\$491,350.00	13.6%	\$95.44
4420	Materials & Supplies	\$130,000.00	\$172,236.00	\$150,000.00	-12.9%	\$29.14
4430	Contract Costs	\$373,800.00	\$476,860.00	\$384,350.00	-19.4%	\$74.66
4400	TOTAL MAINTENANCE	\$956,216.00	\$1,081,516.00	\$1,025,700.00	-5.2%	\$199.24
4510	Insurance	\$142,621.00	\$156,474.00	\$178,695.00	14.2%	\$34.71
4520	Payment in Lieu of Taxes	\$4,760.00	\$4,760.00	\$4,760.00	0%	\$0.92
4540	Employee Benefits	\$477,894.00	\$476,010.00	\$520,634.00	9.4%	\$101.13
4541	Employee Benefits - GASB 45	\$0.00	\$-16,884.00	\$0.00	-100%	\$0.00
4542	Pension Expense - GASB 68	\$0.00	\$-126,691.00	\$0.00	-100%	\$0.00
4570	Collection Loss	\$10,000.00	\$26,082.00	\$10,000.00	-61.7%	\$1.94
4571	Collection Loss - Fraud/Retroactive	\$0.00	\$33,404.00	\$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	\$635,275.00	\$553,155.00	\$714,089.00	29.1%	\$138.71
4610	Extraordinary Maintenance	\$33,000.00	\$0.00	\$42,000.00	100%	\$8.16
4611	Equipment Purchases - Non Capitalized	\$35,300.00	\$0.00	\$47,200.00	100%	\$9.17
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	\$385,504.00	\$0.00	-100%	\$0.00
4600	TOTAL OTHER EXPENSES	\$68,300.00	\$385,504.00	\$89,200.00	-76.9%	\$17.33
4000	TOTAL EXPENSES	\$3,212,680.00	\$3,833,802.00	\$3,729,091.00	-2.7%	\$724.38

Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by Winthrop Housing Authority.						
SUMMARY						
Account Number	Account Class	2024 Approved Budget	2024 Actual Amounts	2025 Approved Budget	% Change from 2024 Actual to 2025 Budget	2025 Dollars Budgeted per Unit per Month
3000	TOTAL REVENUE	\$3,377,032.00	\$3,951,174.00	\$4,096,680.00	3.7%	\$795.78
4000	TOTAL EXPENSES	\$3,212,680.00	\$3,833,802.00	\$3,729,091.00	-2.7%	\$724.38
2700	NET INCOME (DEFICIT)	\$164,352.00	\$117,372.00	\$367,589.00	213.2%	\$71.40
7520	Replacements of Equip. - Capitalized	\$0.00	\$0.00	\$70,000.00	100%	\$13.60
7540	Betterments & Additions - Capitalized	\$0.00	\$0.00	\$25,000.00	100%	\$4.86
7500	TOTAL NONOPERATING EXPENDITURES	\$0.00	\$0.00	\$95,000.00	100%	\$18.45
7600	EXCESS REVENUE OVER EXPENSES	\$164,352.00	\$117,372.00	\$272,589.00	132.2%	\$52.95

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

The Performance Management Review conducted by the Department of Housing and Community Development (DHCD) for the 2024 LHA fiscal year resulted in the following ratings. Criteria which received a 'Corrective Action' rating show both a reason for the rating and a response by the LHA. The reason indicates Winthrop Housing Authority's understanding of why they received the rating, while the responses describe their goals and the means by which they will meet or improve upon the performance-based assessment standards established by DHCD in the PMR. When the PMR rating is 'Operational Guidance', the LHA may have responded, but was not required to.

Category: Management

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

Rating: No Findings

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

Rating: No Findings

Reason: The receivables submitted for the 705 Dev. were input incorrectly; data entry typo used past-due owed for a 667 program. Values for another development were entered by mistake. The actual 705 rents collected were accurate; TAR for 705 Dev < .36%

Response: We will proofread and enter correct data prior to submittal.

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

Rating: Operational Guidance

Response: Trained and have additional worker(s) checking and submitting reports within required time following end of month/quarter.

Criterion: Completion of mandatory online board member training

Rating: No Findings

Criterion: Annual Plan Submitted - Annual Plan (AP) submitted on time

Rating: No Findings

Criterion: Staff completed relevant certifications or trainings

Rating: No Findings

Category: Financial

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

Rating: No Findings

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

Rating: No Findings

Category: Capital Planning

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

Rating: No Findings

Category: CHAMP

Criterion: Paper applications are available, received and entered into CHAMP

Rating: No Findings

Criterion: Vacancies are recorded correctly and occupied using CHAMP

Rating: No Findings

Category: Facility Management - Inspection Standards and Practices

Criterion: 100% of units inspected during FYE under review

Rating: No Findings

Criterion: Unit inspection reports create, track, and report work orders for inspection repairs, and inspection WOs completed within 30 days or add to DM / CIP

Rating: No Findings

Criterion: Unit inspection reports accurately reflect necessary repairs

Rating: No Findings

Category: Facility Management - Vacancy Turnover Standards and Practices

Criterion: Work orders created for every vacancy and completed within 30 days (or waiver requested)

Rating: Corrective Action

Reason: Extensive renovations for a unit left in poor condition took couple days longer than expected. Should have requested a waiver sooner.

Response: WHA shall will request a wavier if needed in the future.

Criterion: Vacancy turnover work orders accurately reflect necessary repairs

Rating: No Findings

Category: Facility Management - Preventive Maintenance Standards and Practices

Criterion: LHA Preventive Maintenance Plan accurately reflects all necessary work to maximize life of LHA components

Rating: No Findings

Category: Facility Management - Work Order Types and Systems

Criterion: All emergency work orders are created, tracked, reported and completed within 48 hours

Rating: No Findings

Criterion: All requested work orders are created, tracked, reported and completed within 14 days or added to DM/CIP

Rating: No Findings

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
Staff Certifications and Training	Each LHA must have at least one staff member complete a relevant certification or training During the fiscal year. The number of required trainings varies by LHA size. • No Findings: LHAs completed the required number of trainings - Corrective Action: LHAs have not completed any trainings
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
CHAMP	
Paper applications	Paper applications are available, received and entered into CHAMP • No Findings: Paper applications are available; And paper applications are date and time stamped correctly; And 90% of new paper applications are entered into CHAMP within 15 calendar days of date/time stamp; And 2% or less of new paper applications are entered more than 30 days after date/time stamp • Operational Guidance: Paper applications are available; And paper applications are date and time stamped and entered correctly; And 75% - 89% of new paper applications are entered into CHAMP within 15 calendar days; And 3% - 5% of new paper applications are entered more than 30 days after date/time stamp Corrective Action: Paper applications are not available; Or the LHA has failed to date and time stamp paper applications and/or failed to enter them correctly; Or Less than 75% of new paper applications are entered into CHAMP within 15 calendar days of date/time stamp; Or more than 5% of new paper applications are entered more than 30 days after date/time stamp
Vacancies occupied using CHAMP	Vacancies are recorded correctly and occupied using CHAMP • No Findings: All vacancies during the fiscal year are recorded in DHCD's Housing Applications Vacancy System within 30 days; And the housed Applicant ID and Pull List ID match between DHCD's Housing Applications Vacancy System and CHAMP for unit occupied during the fiscal year, excluding administrative transfers; And 25% or less of occupied units have data entry errors • Operational Guidance: All vacancies during the fiscal year are recorded in DHCD's Housing Applications Vacancy System, all vacancies are not recorded within 30 days; Or the Housed Applicant ID and Pull List ID match between DHCD's Housing Applications Vacancy System and CHAMP for units occupied during the fiscal year, excluding administrative transfers; And greater than 25% of occupied units have data entry errors • Corrective Action: All vacancies during the fiscal year are not recorded in DHCD's Housing Applications Vacancy System; Or the Housed Applicant ID and Pull List ID do not match (or data is missing) between DHCD's Housing Applications Vacancy System and CHAMP for units occupied during the fiscal year, excluding administrative transfers

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 – Inspection Standards and Practices	
100% Unit Inspections	All units inspected at LHA during FY under review No Findings: 100% of units inspected Corrective Action: Less than 100% of units inspected
LHA Inspections Reports/Work Orders	Unit inspection reports create, track, and report work orders for inspection repairs, and inspection WOs completed within 30 days or add to DM/CIP - No Findings: All inspection work orders/lease violations are created, tracked, and reported; And non-health and safety work orders for inspection repairs/lease violations are completed within 30 days or added to DM/CIP; And health and safety work orders for inspection repairs/lease violations are addressed within 48 hours - Operational Guidance: All health and safety inspection work orders/lease violations are created, tracked, reported and completed within 48 hours; And LHA fail to create, track, or report no more than 1 or 2 (based on LHA size) non-EHS (exigent health and safety) deficiencies; Or LHA failed to complete any non-EHS work orders/lease violations appropriately - Corrective Action: Any EHS work orders/lease violations not created, tracked, reported, or completed; Or 1 of the following: LHA failed to create, track or report a) More than 1 non-EHS deficiency (small LHA); b) More than 2 non-EHS deficiencies (Medium/Large)
Accuracy of LHA Inspections	Unit inspection reports accurately reflect necessary repairs - No Findings: c.667 unit has less than 2 EHS deficiencies and c.200/705 unit has less than 3 EHS deficiencies - Operational Guidance: c.667 unit has 2 EHS deficiencies or c.200/705 has 3 EHS deficiencies Corrective Action: c.667 has equal to or greater than 3 EHS deficiencies or c.200/705 unit has equal to or greater than 4 EHS deficiencies
Facility Management – Vacancy Turnover Standards and Practices	

CRITERION	DESCRIPTION
Vacancy Turnover Work Orders	Work orders created for every vacancy and completed within 30 days (or waiver requested) - No Findings: Vacancy work orders are created, tracked and reported for every unit and reflect all work in unit; And Vacancy work orders are Maintenance Ready in <=30 days for c.667 units or <=45 days for c.200/705 units or have approved waiver - Operational Guidance: Vacancy work orders are created, tracked and reported for every unit; And work orders do not reflect all work completed in unit; Or vacancy work orders are Maintenance Ready in 31-45 days for c.667 and 46-60 days for c.200/705 and no approved waiver Corrective Action: Vacancy work orders are not created, tracked and reported for every unit; Or vacancy work orders are Maintenance Ready in >45 days for c.667 and >60 days for c.200/705 and have no approved waiver
Accuracy and Standard of Vacancy Turnovers	Vacancy turnover work orders accurately reflect necessary repairs - No Findings: c.667 unit less than 2 EHS deficiencies and c.200/705 less than 3 EHS deficiencies - Operational Guidance: c.667 2 EHS deficiencies or c.200/705 3 EHS deficiencies Corrective Action: c.667 equal to or greater than 3 EHS deficiencies or c.200/705 equal to or greater than 4 EHS deficiencies
Facility Management – Preventative Maintenance Standards and Practices	
LHA Preventative Maintenance Schedule Accuracy and Implementation of Preventative Schedules	LHA preventative maintenance schedule accurately reflects all necessary work to maximize the life of LHA components - No Findings: c.667 unit less than 2 EHS deficiencies and c.200/705 less than 3 EHS deficiencies - Operational Guidance: c.667 2 EHS deficiencies or c.200/705 3 EHS deficiencies Corrective Action: c.667 equal to or greater than 3 EHS deficiencies or c.200/705 equal to or greater than 4 EHS deficiencies
Work Order Types and Systems	
Emergency Work Orders	All emergency work orders are created, tracked, reported and completed within 48 hours - No Findings: All emergency work orders under review are created, tracked, reported and completed within 48 hours - Operational Guidance: All emergency work orders completed within 48 hours; Less than 100% but greater than or equal to 80% of work orders under review are correctly created, tracked and reported administratively

CRITERION	DESCRIPTION
	Corrective Action: Not all emergency work orders are completed within 48 hours; Or less than 80% of work orders under review are correctly created, tracked and reported administratively
Requested Work Orders	All requested work orders are created, tracked, reported and completed within 14 days or added to DM/CIP - No Findings: All requested work orders under review are created, tracked, and reported; All work is complete within 14 days or added to DM/CIP - Operational Guidance: All requested work orders completed within 14 days or added to DM/CIP; And less than 100% of work orders under review are correctly created, tracked and reported Corrective Action: Not all requested work orders are completed within 14 days or added to DM/CIP

Policies

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

Policy	Last Ratified by Board Vote	Notes
*Rent Collection Policy	01/29/2024	
*Personnel Policy	01/29/2024	
*Capitalization Policy	01/29/2024	
*Procurement Policy	01/29/2024	
*Grievance Policy	01/29/2024	
Smoking Policy	01/29/2024	No Smoking All Buildings
Pet Policy	01/14/2021	
Other – Define in the ‘Notes’ column	01/29/2024	Garden Policy
Reasonable Accommodations Policy	06/27/2022	
Fair Housing Marketing Plan	01/29/2024	
Language Access Plan	01/29/2024	
Parking	01/30/2023	

* 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

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

Description	Reason	Date Waiver Approved by DHCD	Date Expired
Waiver to leave RCAT	Satisfied DHCD Criteria	07/01/2022	06/30/2026

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

Glossary

ADA: Americans with Disabilities Act. Often used as shorthand for accessibility related issues or improvements.

AHVP: Alternative Housing Voucher Program

Alternative Housing Voucher Program provides rental vouchers to disabled applicants who are not elderly and who have been determined eligible for Chapter 667 (elderly and disabled) housing.

Allowable Non-Utility Expense Level (ANUEL) is the amount of non-utility expense allowed for each local housing authority based upon the type(s) of housing programs administered.

ANUEL: Allowable Non-Utility Expense Level

AP: Annual Plan

Annual Plan: A document prepared by each Local Housing Authority, incorporating the Capital Improvement Plan (CIP), Maintenance and Repair Plan, Budget, responses to the Performance Management Review, and other elements.

Cap Share is the amount of Formula Funding spending approved by DHCD for each year.

Capital Funds: Funds provided by DHCD to an LHA for the modernization and preservation of state-aided public housing, including Formula Funds and Special Capital Funds.

Capital Needs Assessment, similar to the CIP, often used for developments in the Section 8 New Construction/Substantial Rehabilitation program. Such developments are generally not eligible for state capital funds and therefore do not participate in the CIP process. However, to track their ongoing capital needs and plan for construction projects to address those needs, they often conduct a CNA to determine when building systems will wear out and need to be replaced, and what replacement will cost, so they can plan to ensure that the necessary funding will be available

Capital Projects are projects that add significant value to an asset or replace building systems or components. Project cost must be greater than \$1000.

CIMS is a web-based software system used for creating CIP's and Annual Plans. For the CIP, the CIMS program allows the LHA to prioritize, select and schedule projects, assign funding sources and direct project spending to specific fiscal years to create a CIP that is consistent with the LHA's FF award amount and FF cap shares, plus any additional funding resources the LHA has identified. The LHA submits its CIP and DHCD conducts its review of the LHA's CIP in CIMS. For the Annual Plan CIMS imports data from other DHCD systems and combines that with data entered by the LHA.

CIP: A Capital Improvement Plan (CIP) is a five (5) year plan which identifies capital projects, provides a planning scope, schedule and budget for each capital project and identifies options for financing and implementing the plan. The contents of a CIP are limited to available resources. An approved CIP is required in order to receive Formula Funds.

CNA: Capital Needs Assessment

CPS is DHCD's transparent Web-based capital planning system that catalogues the condition of every building and site in the statewide public housing portfolio, providing LHAs with detailed technical information to make strategic long-term capital investments. It includes a Facility Condition Index (FCI) for every development that compares the value of expired components of a development relative to its replacement cost.

Deferred Maintenance is maintenance, upgrades, or repairs that are deferred to a future budget cycle or postponed for some other reason. Sometimes it is referred to as extraordinary maintenance.

Deficit housing authority: a housing authority whose income (mainly from rent) does not cover all its normal operating costs in its approved operating budget, and which therefore operates at a deficit and requires operating subsidy from DHCD.

DHCD: Massachusetts Department of Housing & Community Development

Extraordinary Maintenance: see the description for budget line 4610 in the Explanation of Budget Accounts in the Budget Section of this Annual Plan.

FF: Formula Funding

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

FYE: Fiscal Year End

HHA Administrative Fee is the fee paid to an HHA from the RCAT Program budget.

HHA: Host Housing Authority for the RCAT program.

Host Housing Authority (HHA). An LHA selected by the Department to employ and oversee an RCAT.

HUD: U.S. Department of Housing and Urban Development

LHA: Local Housing Authority

LTO: Local Tenants Organization

Management and Occupancy Report: This is an annual HUD review process that is used to evaluate the performance of developments in various HUD housing programs, including the Section 8 New Construction/Substantial Rehabilitation program, which some LHAs operate. It is similar to the state PMR process in that it evaluates LHA performance on variety of financial, housing quality, and other standards

Massachusetts Rental Voucher Program (MRVP) is a state-funded program that provides rental subsidies to low-income families and individuals.

MOR: Management and Occupancy Report

MRVP: Massachusetts Rental V DHCD's annual review of each housing authority's performance. It pulls together data on the authority's occupancy rates, tenant accounts receivables, accounts payable, budget variance, operating reserve, capital improvement plan submission, capital spending, annual inspections and work order and maintenance systems to identify and address areas of strength and areas for development. Its goal is to allow DHCD and the LHA to

take a deep dive into the data, lift up best practices, and work together towards improving operations of the program.

Performance Management Review (PMR):

PMR: Performance Management Review

RCAT: Regional Capital Assistance Team

Regional Capital Assistance Team: One of three organizations employed at HHAs designated by the Department to carry out the RCAT Program.

Sec.8 NC/SR (or S8NCSR): Section 8 New Construction and Substantial Rehabilitation

Section 8 New Construction and Substantial Rehabilitation (Sec.8 NC/SR): This term refers to a federal HUD housing program operated at a small number of state public housing developments whose construction was funded by state grants, but whose ongoing operating costs are supported by project-based subsidies from HUD's federal Section 8 program, rather than from state public housing operating funds..

Special Awards: In addition to allocations to each LHA, DHCD has created limited set aside funds to provide for extreme emergency or code compliance needs which are beyond the capacity of an LHA's current FF balance.

Surplus housing authority: a housing authority whose income (mainly from rent) covers all its normal operating costs in its approved operating budget, and which therefore operates at a surplus and does not require operating subsidy from DHCD.

Attachments

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.

- WHA LTO WHA Gardens Tenant Assoc Letter
- WHA Substantial Comment Letter
- Cover sheet for tenant satisfaction surveys
- Tenant Satisfaction Survey 667 Program
- Performance Management Review

WINTHROP HOUSING AUTHORITY

WHA Gardens Tenants Association

9 GOLDEN DRIVE

WINTHROP, MASSACHUSETTS 02152

DATE March 6, 2025

FROM: WHA GARDENS, VIKING and HERITAGE GARDENS TENANT'S ASSOCIATION

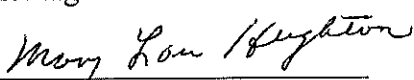
A Tenant's meeting was conducted on March 6, 2025 between the Executive Director of Winthrop Housing Authority and the WHA residents and tenants, represented by WHA Gardens, Heritage and Viking Gardens Tenants Association. The WHA Gardens, Heritage and Viking Gardens Tenant Association is a local tenant association duly organized and recognized under 760 CMR 6.09 (2).

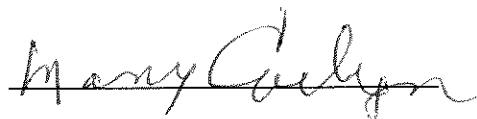
In compliance with 760 CMR 11.10, we hereby acknowledge and attest that: Winthrop Housing Authority has involved and informed residents and tenants of its work to draft and submit a Capital Improvement and Annual Plan (CIP, AP). Mary Lou Heighton is President of the LTO, regularly attends monthly WHA Board meetings as the Tenant Board Member. The plan discussed includes needs identified and priorities that will be integrated and included in the CIP. The decisions made are consistent with tenant priorities and sound management.

We are happy with the site improvements made on Overlook Drive – 667-3 – especially the new rear egress stairways (Project 346118). The WHA community appreciates the anticipated New Fire Alarm Systems at Viking Gardens, Overlook Drive, King Gardens and the Morton Street property (project 346121). Project was advertised, bid and EOHLIC has accepted the contractor, and contracts have been signed by all parties. Pre-construction meeting is scheduled, and notice to proceed is imminent. Asphalt shingle roofs and gutters installed at Viking Gardens are appreciated. Project 346124, new kitchens and modernization of electrical systems at 32-42 Sunset are approaching Final Completion. We have been informed that the Kitchen Modernization and electrical service upgrades are designed, and imminently being advertised for bids. Winthrop continues to take a beating with coastal storms – especially the past winters. Replacement of damaged and weathered storm doors, plus repairs to bulkheads that have openings for water infiltration and critters to enter near 200-1 units near salt water marsh has been bid, and lowest responsible contractor identified. Siding repairs and painting/staining project will be wonderful. Great thought and care is exhibited by distribution of funds throughout each of the Developments.

A draft plan was made available to tenants, and we support and endorse work contemplated in the plan. Decisions made in composing this plan are derived from ongoing, constant communication between WHA staff, its residents and Board members. The office staff and maintenance crews are responsive to our needs. We are confident that the Board, management and staff of Winthrop Housing Authority represent the needs of all residents and the decisions made will benefit this Authority.

Sincerely,
WHA Gardens Tenants Association
Heritage Gardens Tenants Association


Mary Lou Heighton, President





**WINTHROP HOUSING
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9 GOLDEN DRIVE
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**FRANK R. FERRARA
PETER T. GILL
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MARLOU HEIGHTON
ROSEANN MAZZUCHELLI
MARGARET TIERNAN LYONS, Executive Director**

**Winthrop Housing Authority FY 2026 Annual Plan
Substantial Comment Letter**

WHA Board met in Public Session on 3/24/2025 to conduct Hearing for WHA FY2026 Annual Plan. All WHA Board Members were in attendance; a quorum was met. Information on WHA's Annual plan had been posted on its website at www.winthropma.gov/458/Housing-Authority

Officers of Winthrop Housing Authority Gardens Tenants Association, including President Mary Lou Heighton, Committee members Mary Coelyn, Billie Finnochio, Trisha Harrison met with Director Lyons previously to review the details of CIP and draft of Annual Plan. Their letter of support is uploaded in this submittal.

667 development tenants expressed support for the plan and projects discussed, grateful for the care extended the housing developments. Overlook Drive tenant expressed frustration at insufficient parking spaces at 667-3. WHA staff investigated complaint, found cars parked were in compliance with policy. There are limited spaces (48 spaces for 100 apartments), however parking spaces are available on Kennedy Road and public side streets abutting the property.

Members of the several developments that were present were happy with the Annual Plan, expressing confidence the Plan represents the best interests of the Housing Authority community. Discussion of routine work orders; work orders input into PHA-web according to maintenance plan for assignment to staff.

Sincerely,

Margaret Tiernan Lyons
Executive Director

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).

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, Fall 2021, and Fall 2022. CSR surveyed all family units in Fall 2020.

Round Three Surveys (2023 – 2027)

Round Three of the surveys began in 2023. CSR surveyed about one-third of the elderly/disabled units and one-third of family units in Fall 2023.



Resident Survey
WINTHROP HOUSING AUTHORITY
Chapter 667 Housing
Fall 2022

NOTE

This copy of the survey shows the percentage of respondents who chose each answer. DHCD also collected demographic information from survey respondents, such as gender, race, education, and age. The responses to these demographic questions are not included in this report in order to protect the anonymity of respondents.

In the fall of 2022, surveys were sent to **200** housing units (Chapter 667) in the Winthrop Housing Authority. **85** surveys were completed. The percentages presented here are based on that number.

1. How many years have you lived in your current apartment?

- 19%** Less than 2 years
- 24%** 2 to 5 years
- 22%** 6 to 10 years
- 35%** More than 10 years

Maintenance & Repair

8. In the last 12 months, how often were you treated with courtesy and respect by the maintenance staff of your development??

- 4%** Never
- 8%** Sometimes
- 22%** Usually
- 66%** Always

9. Does the Housing Authority let you know before they enter your apartment?

- 80%** Yes
- 7%** No
- 13%** Don't Know

10. "Building maintenance" includes things such as clean halls and stairways and having lights and elevators that work. In the last 12 months, how would you rate the overall building maintenance?

- 20%** Poor
- 23%** Fair
- 20%** Good
- 19%** Very Good
- 18%** Excellent

11. In the last 12 months, how would you rate how well the outdoor space is maintained at your development (such as litter removal and clear walkways)?

- 13%** Poor
- 21%** Fair
- 29%** Good
- 18%** Very Good
- 19%** Excellent

12. In the last 12 months, how many times did you completely lose heat in your apartment?

- 94%** Never → **If Never, go to #14**
- 4%** Once
- 1%** 2 or 3 times
- 1%** 4 times or more

13. How long did it usually take for your heat to come back on?

40% Less than 24 hours

40% 24 to 48 hours

20% More than 48 hours

14. In the last 12 months, did you have any of these other heating problems?

	Yes
a. Apartment was too hot	13%
b. Apartment was too cold	0%
c. Took too long for apartment to heat up	3%
d. Apartment felt too drafty	14%

15. In the last 12 months, how many times did you have no hot water in your apartment?

76% Never → If Never, go to #17

12% Once

11% 2 or 3 times

1% 4 times or more

16. How long did it usually take for the hot water to come back on?

90% Less than 24 hours

10% 24 to 48 hours

0% More than 48 hours

17. In the last 12 months, did you have any of these other water or plumbing problems?

	Yes
a. Clogged drains (sink, toilet, shower)	35%
b. Leaking pipes or faucets	18%
c. Complete loss of water	7%
d. Water temperature problems (too hot, too cold, unreliable)	13%
e. Water stains on the ceiling	9%
f. Sewer backed-up into your apartment	1%

Communication

18. In the last 12 months, has the Executive Director at your development held any meetings with residents?

27% Yes

34% No

39% Don't remember

19. In the last 12 months, how often were you treated with courtesy and respect by the management office of your development?

4% Never

13% Sometimes

15% Usually

68% Always

Safety

20. In the last 12 months, in general, how safe did you feel in your development?

57% Very safe → If Very safe, go to #22

26% Mostly safe

13% Somewhat safe

4% Not at all safe

21. For those who felt not at all, somewhat, or mostly safe: Why do you feel unsafe in your development? (Check all that apply.)

Building/Indoor Concerns

13% Not enough lighting in the hallways

5% Windows are not secure

38% Security of entry doors

0% Other tenants give door access code to non-residents

Outdoor Concerns

24% Not enough outdoor lights

16% Illegal activity in the development

24% Strangers hanging around who should not be there

35% Sidewalks are difficult to walk on

Other Concerns

0% The neighborhood/area the development is in

24% Another reason

22. Overall, how satisfied are you living in your development?

45% Very satisfied

42% Mostly satisfied

7% Mostly dissatisfied

6% Very dissatisfied

WINTHROP HOUSING AUTHORITY

Performance Management Review (PMR) Report

Fiscal Year End 6/30/2024

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

Executive Office of Housing and Livable Communities (EOHLC) PMR Desk Audit Ratings Summary Official Published PMR Record For a detailed report of the Performance Management Review (PMR), please contact the Local Housing Authority	
Housing Authority	WINTHROP HOUSING AUTHORITY
Fiscal Year Ending	Jun 2024
Housing Management Specialist	Robert Pelletier
Facilities Management Specialist	Todd Lawson

Criteria	Score/Rating			
	Management			
Occupancy Rate	c.667	c.705	c.200	Cumulative
	No Findings	No Findings	No Findings	No Findings
Tenant Accounts Receivable (TAR)	c.667	c.705	c.200	Cumulative
	No Findings	Corrective Action	No Findings	No Findings
Board Member Training	No Findings			
Certifications and Reporting Submissions	Operational Guidance			
Annual Plan	No Findings			
	Financial			
Adjusted Net Income	No Findings			
Operating Reserves	No Findings			

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES (EOHLC) Staff Certification & Training Rating	
LHA Name	WINTHROP HOUSING AUTHORITY
FYE	Jun 2024
HMS Name	Robert Pelletier
FMS Name	Todd Lawson
Criteria	Rating
Staff Certification and Training	No Findings

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES (EOHLC) CFA Submission	
LHA Name	WINTHROP HOUSING AUTHORITY
FYE	Jun 2024
HMS Name	Robert Pelletier
FMS Name	Todd Lawson

CFA Submission

Rating: No Findings

Recommendations: 1. No Recommendations

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES (EOHLC)

PMR Desk Audit Recommendations Report

LHA Name	WINTHROP HOUSING AUTHORITY
FYE	Jun 2024
HMS Name	Robert Pelletier
FMS Name	Todd Lawson

Occupancy

Rating All: No Findings
Rating 667: No Findings
Rating 705: No Findings
Rating 200: No Findings

1. No Recommendations

Tenant Accounts Receivable (TAR)

Rating All: No Findings
Rating 667: No Findings
Rating 705: Corrective Action
Rating 200: No Findings

1. Please verify that submitted numbers are correct for balances owed for the 705 program.

Board Member Training

Rating: No Findings

1. No Recommendations

Certifications and Reporting Submissions

Rating: Operational Guidance

1. Submit all four quarterly vacancy certifications by the end of the month following the quarter end.
2. Submit all four quarters of Tenants Accounts Receivables (TAR) application within 60 days of quarter end.
3. Submit all four quarterly operating statements within 60 days of the quarter end.

Annual Plan Submission

Rating: No Findings

1. No Recommendations

Adjusted Net Income/Revenue

Rating: No Findings

Revenue

1. No Recommendations

Expense

Salaries

1. No Recommendations

Legal

1. No Recommendations

Utilities

1. No Recommendations

Maintenance

1. No Recommendations

Other

1. No Recommendations

Operating Reserve

Rating: No Findings

1. No Recommendations

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES (EOHLC)

CHAMP Close Out Report

LHA Name	WINTHROP HOUSING AUTHORITY
FYE	Jun 2024
HMS Name	Robert Pelletier
FMS Name	Todd Lawson

CHAMP Criteria 1a

Rating: No Findings

Recommendations: 1. No Recommendations

CHAMP Criteria 1b

Rating: No Findings

Recommendations: 1. No Recommendations

CHAMP Criteria 1c

Rating: No Findings

Recommendations: 1. No Recommendations

CHAMP Criteria 2a

Rating: No Findings

Recommendations: 1. No Recommendations

CHAMP Criteria 2b

Rating: No Findings

Recommendations: 1. Ensure that all unit offer data is correctly entered into the EOHLC Housing Apps Vacancy Reporting System (Including Application ID, List Pull ID, Applicant Priority/Preference, and Lease Start date)

CHAMP Criteria 3a

Rating: No Findings

Recommendations: 1. No Recommendations

CHAMP Criteria 3b

Rating: No Findings

Recommendations: 1. No Recommendations

CHAMP Criteria 3c

Rating: No Findings

Recommendations: 1. No Recommendations

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES (EOHLC)
PMR Physical Condition Report

For any questions on your FMS PMR Ratings, please contact your FMS.

LHA Name	WINTHROP HOUSING AUTHORITY
FYE	Jun 2024
HMS Name	Robert Pelletier
FMS Name	Todd Lawson

Criteria 1: 100% of units inspected during FYE under review

Rating: No Findings

Recommendations: 1. No Recommendations

Criteria 2: Unit inspection Reports create, track, and report Work Orders for inspection repairs, and Work Orders are completed within 30 days or added to DM/CIP

Rating: No Findings

Recommendations: 1. No Recommendations

Criteria 3: Unit Inspection Reports accurately reflect necessary repairs

Rating: No Findings

Recommendations: 1. No Recommendations

Criteria 4: Work Orders created for every vacancy and completed within 30 days (or waiver requested)

Rating: Corrective Action

Recommendations: 1. No Recommendations

Criteria 5: Vacancy Turnover Work Orders accurately reflect necessary repairs

Rating: No Findings

Recommendations: 1. No Recommendations

Criteria 6: LHA Preventive Maintenance Plan accurately reflects all necessary work to maximize life of LHA components

Rating: No Findings

Recommendations: 1. No Recommendations

Criteria 7: All emergency work orders are created, tracked, reported and completed within 48 hours

Rating: No Findings

Recommendations: 1. No Recommendations

Criteria 8: All requested work orders are created, tracked, reported and completed within 14 days or added to DM/CIP

Rating: No Findings

Recommendations: 1. No Recommendations

Health & Safety Deficiencies

Inspection reports were provided to the LHA at the time of the EOHLC site visit. Health and safety deficiencies were identified during the PMR Inspection. These items must be completed or initiated within 48 hours. Following completion of these health and safety deficiencies, the Executive Director must login to the FMS software application and certify, by electronic signature, that all health and safety deficiencies have been completed. Please contact your assigned FMS for further assistance.