

## **Notice of Public Hearing**

### **THE FITCHBURG HOUSING AUTHORITY invites all tenants and the general public to a review of the Authority's Proposed Annual Plan for Fiscal Year 2026**

The Annual Plan is intended to provide insight into the Authority's operations and plans for the coming fiscal year as they affect the Authority's state-aided public housing. The Proposed Annual Plan is comprised of the following elements:

1. Proposed Capital Improvement Plan (5-year)
2. Proposed Maintenance and Repair Plan
3. Current Operating Budget
4. Responses to the Performance Management Review (PMR) findings
5. List of housing authority policies
6. List of waivers from governing regulations of the Executive Office of Housing and Livable Communities (EOHLC)
7. Other elements



Hearing time and date: 9:00 AM on 10/15/2025

Hearing location: Fitchburg Housing Authority  
Annual Plan Hearing - Board Meeting

Residents and the general public are invited to review the Annual Plan before the hearing and may submit public comments as noted below. The Authority shall consider the concerns of any Local Tenants' Organization (LTO) or Resident Advisory Board (RAB) regarding needs and priorities and incorporate some or all of such needs and priorities in the draft plan if deemed by the Authority to be consistent with sound management. Substantive comments will be summarized and included in the Annual Plan when it is submitted to the Executive Office of Housing and Livable Communities (EOHLC).

- o Copies of the Annual Plan are available at the Authority's office or may be reviewed online at <https://publichousingfacilityreview.mass.gov/Public?ap=73>
- o Comments may be submitted orally at the hearing, by emailing the housing authority office, or by submitting written comments at the housing authority office. Comments must be received no later than the close of the public hearing.
- o For reasonable accommodation requests contact the housing authority office by 10/1/2025 at 12:00 PM
- o Contact information for FITCHBURG HOUSING AUTHORITY:  
Office: Fitchburg, MA 01420  
Phone: 978-342-5222  
Email: [dbushman@fitchburgha.org](mailto:dbushman@fitchburgha.org)

## **Detailed Instructions for Remote Access**

Fitchburg Housing Authority

Annual Plan Hearing - Board Meeting

October 15th, 2024 at 9:00 AM

50 Day Street Fitchburg MA 01420

In Our Community Room

To View Our Annual Plan

Please Click Or Enter The Link Below

<https://publichousingfacilityreview.mass.gov/Public?ap=73>

## **Aviso de audiencia pública**

### **EL/LA FITCHBURG HOUSING AUTHORITY**

invita a todos los arrendatarios y al público en general a una revisión del Plan Anual Propuesto por la autoridad para el año fiscal 2026

El Plan anual tiene como objetivo dar a conocer las operaciones de la autoridad y sus planes para el año fiscal entrante en lo que respecta a sus iniciativas de vivienda pública con financiamiento estatal. El Plan anual propuesto comprende los siguientes elementos:

1. Plan de mejoras de capital propuesto (5 años)
2. Plan de mantenimiento y reparaciones propuesto
3. Presupuesto operativo actual
4. Respuestas a los hallazgos en la Revisión de gestión del desempeño (PMR)
5. Listado de las políticas de la autoridad de vivienda
6. Listado de las exenciones a las normas vigentes del Departamento de Vivienda y Desarrollo Comunitario (EOHLC)
7. Otros elementos



Fecha y hora de la  
audiencia:

9:00 AM on 10/15/2025

Lugar de la audiencia:

Fitchburg Housing Authority  
Annual Plan Hearing - Board Meeting

Invitamos a los residentes y al público en general a leer el Plan anual antes de la audiencia y a hacer comentarios públicos por los medios que se indican más abajo. La autoridad tomará en consideración las inquietudes de cualquier organización de arrendatarios locales (LTO) o junta asesora de residentes (RAB) en relación con las necesidades y prioridades. Si las considera consistentes con los principios de buena gestión, la autoridad incorporará dichas necesidades y prioridades -en parte o en su totalidad- en la versión preliminar del plan. Los comentarios sustantivos se resumirán e incluirán en el Plan anual cuando este se envíe al Oficina Ejecutiva de Vivienda y Comunidades Habitables (EOHLC).

- o Puede obtener copias del Plan anual en la oficina de la autoridad o consultar el Plan por Internet en <https://publichousingfacilityreview.mass.gov/Public?ap=73>. El Plan está disponible únicamente en inglés.
- o Si desea hacer comentarios, puede hacerlo oralmente en la audiencia o enviar los comentarios por correo electrónico o postal a la oficina de la autoridad de vivienda. Los comentarios se deben recibir antes del cierre de la audiencia pública.
- o Si tiene una solicitud razonable en relación con una discapacidad, póngase en contacto con la oficina de la autoridad de vivienda antes del 10/15/2025 a las 9:00 AM.
- o Información de contacto de FITCHBURG HOUSING AUTHORITY:
  - Oficina: Fitchburg, MA 01420
  - Teléfono: 978-342-5222
  - Correo electrónico: [dbushman@fitchburgha.org](mailto:dbushman@fitchburgha.org)

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សេចក្តីជូនដំណឹងអំពីសវនការសាធារណៈ

FITCHBURG HOUSING AUTHORITY

អញ្ជើញអ្នកជួល

និងសាធារណជនទូទៅទាំងអស់ឲ្យទៅពិនិត្យមើលឡើងវិញនូវផែនការប្រចាំឆ្នាំដែលបានដាក់ស្នើ  
របស់អាជ្ញាធរសម្រាប់ឆ្នាំសារពើពន្ធ 2026

ផែនការប្រចាំឆ្នាំមានគោលបំណងផ្តល់ការយល់ដឹងអំពីប្រតិបត្តិការ

និងផែនការរបស់អាជ្ញាធរសម្រាប់ឆ្នាំសារពើពន្ធខាងមុខនេះ

ព្រោះវាប៉ះពាល់ដល់លំនៅដ្ឋានសាធារណៈដែលជួយដោយរដ្ឋរបស់អាជ្ញាធរ។ ផែនការប្រចាំឆ្នាំដែលបានដាក់ស្នើ  
មានធាតុដូចខាងក្រោម៖

1. ផែនការកែលម្អរដ្ឋធានីដែលបានដាក់ស្នើ (5 ឆ្នាំ)
2. ផែនការជួសជុល និងថែទាំដែលបានដាក់ស្នើ
3. ថវិកាប្រតិបត្តិការបច្ចុប្បន្ន
4. ការឆ្លើយតបនឹងលទ្ធផលនៃការពិនិត្យមើលឡើងវិញនូវការគ្រប់គ្រងការបំពេញការងារ (PMR)
5. បញ្ជីគោលនយោបាយអាជ្ញាធរលំនៅដ្ឋាន
6. បញ្ជីការលះបង់សិទ្ធិពីបទប្បញ្ញត្តិគ្រប់គ្រងរបស់ក្រសួងអភិវឌ្ឍសហគមន៍ និងលំនៅដ្ឋាន (EOHLC)
7. ធាតុផ្សេងទៀត



កាលបរិច្ឆេទ  
និងម៉ោងសវនការ៖  
ទីកន្លែងសវនការ៖

9:00 AM នៅ 10/15/2025

Fitchburg Housing Authority  
Annual Plan Hearing - Board Meeting

គេហជន និងសាធារណជនទូទៅត្រូវបានអញ្ជើញឱ្យពិនិត្យមើលឡើងវិញនូវផែនការប្រចាំឆ្នាំមុនពេលបើកសវនាការ  
ហើយអាចបញ្ជូនមតិសាធារណៈដូចបានកត់សម្គាល់ខាងក្រោម។

អាជ្ញាធរត្រូវគិតគូរពីកង្វល់នានារបស់អង្គការរបស់អ្នកជួលក្នុងមូលដ្ឋាន (LTO) ឬក្រុមប្រឹក្សាយោបល់គេហជន (RAB)  
អំពីតម្រូវការ និងអាទិភាពនានា ហើយបញ្ចូលតម្រូវការ និងអាទិភាពទាំងនោះមួយចំនួន

ឬទាំងអស់ទៅក្នុងសេចក្តីព្រាងផែនការ បើអាជ្ញាធរយល់ថាសមស្របជាមួយការគ្រប់គ្រងដែលត្រឹមត្រូវ។ មតិសំខាន់ៗ  
នឹងត្រូវបានសង្ខេប និងបញ្ចូលទៅក្នុងផែនការប្រចាំឆ្នាំ នៅពេលវាត្រូវបានដាក់ជូនក្រសួងអភិវឌ្ឍសហគមន៍ និងលំនៅដ្ឋាន  
(EOHLC)។

- សេចក្តីចម្លងនៃផែនការប្រចាំឆ្នាំ មាននៅការិយាល័យរបស់អាជ្ញាធរ ឬអាចពិនិត្យមើលឡើងវិញលើបណ្តាញតាមរយៈ  
<https://publichousingfacilityreview.mass.gov/Public?ap=73>។ មានជាភាសាអង់គ្លេសតែប៉ុណ្ណោះ។
- មតិសាធារណៈអាចត្រូវបានផ្តល់ដោយផ្ទាល់មាត់នៅក្នុងសវនាការ ដោយផ្ញើអ៊ីមែលទៅការិយាល័យអាជ្ញាធរលំនៅដ្ឋាន  
ឬដោយដាក់មតិជាលាយលក្ខណ៍អក្សរនៅការិយាល័យអាជ្ញាធរលំនៅដ្ឋាន។  
មតិសាធារណៈត្រូវតែផ្តល់ឱ្យបានមុនពេលបិទសវនាការសាធារណៈ។
- សម្រាប់សំណើសុំការស្តាប់នៅសមរម្យ សូមទាក់ទងការិយាល័យអាជ្ញាធរលំនៅដ្ឋានត្រឹមថ្ងៃ 10/15/2025 នៅម៉ោង  
9:00 AM។
- ព័ត៌មានទំនាក់ទំនងសម្រាប់ FITCHBURG HOUSING AUTHORITY៖  
ការិយាល័យ៖ Fitchburg, MA 01420  
ទូរស័ព្ទ៖ 978-342-5222  
អ៊ីមែល៖ [dbushman@fitchburgha.org](mailto:dbushman@fitchburgha.org)

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## **Thông báo Điều trần Công khai**

### **FITCHBURG HOUSING AUTHORITY**

**xin mời tất cả những người thuê nhà và cộng đồng đến tham dự  
buổi đánh giá Kế hoạch Hàng năm Đề xuất cho Năm Tài chính của  
Cơ quan Quản lý 2026**

Kế hoạch Hàng năm này nhằm đem lại cái nhìn sâu sắc đối với các hoạt động của Cơ quan Quản lý và các kế hoạch cho năm tài chính sắp tới vì chúng ảnh hưởng đến vấn đề gia cư công cộng có sự trợ giúp của tiểu bang của Cơ quan Quản lý. Kế hoạch Hàng năm Đề xuất bao gồm các thành phần sau:

1. Kế hoạch Cải tạo Cơ bản Đề xuất (5 năm)
2. Kế hoạch Bảo trì và Sửa chữa Đề xuất
3. Ngân sách Vận hành Hiện tại
4. Trả lời đối với những phát hiện trong bản Đánh giá Quản lý Hoạt động (PMR)
5. Danh sách các chính sách của cơ quan quản lý gia cư
6. Danh sách các quyết định miễn tuân thủ các quy định chi phối của Sở Gia cư và Phát triển Cộng đồng (EOHLC)
7. Các thành phần khác



Ngày và giờ điều trần: 9:00 AM và 10/15/2025  
Địa điểm điều trần: Fitchburg Housing Authority  
Annual Plan Hearing - Board Meeting

Các cư dân và cộng đồng được mời tham gia xem xét Kế hoạch Hàng năm trước phiên điều trần và có thể gửi ý kiến đóng góp của công chúng như được mô tả dưới đây. Cơ quan Quản lý phải cân nhắc các quan ngại của bất kỳ Tổ chức của Người Thuê nhà Địa phương (LTO) hay Hội đồng Cố vấn Cư dân (RAB) nào về các nhu cầu và ưu tiên và kết hợp một số hoặc tất cả các nhu cầu và ưu tiên đó trong bản thảo kế hoạch nếu Cơ quan Quản lý coi là phù hợp với việc quản lý hợp lý. Các ý kiến đóng góp có cơ sở sẽ được tóm tắt và đưa vào nội dung Kế hoạch Hàng năm khi nộp cho Sở Gia cư và Phát triển Cộng đồng (EOHLC).

- Các bản sao của Kế hoạch Hàng năm sẵn có tại văn phòng Cơ quan Quản lý hoặc quý vị có thể xem trực tuyến tại <https://publichousingfacilityreview.mass.gov/Public?ap=73>. Các bản này chỉ có bằng Tiếng Anh.
- Các ý kiến đóng góp có thể được nộp bằng lời tại buổi điều trần, gửi email cho văn phòng cơ quan quản lý gia cư, hoặc nộp ý kiến bằng văn bản tại văn phòng cơ quan quản lý gia cư. Các ý kiến đóng góp phải được nhận không muộn hơn giờ kết thúc phiên điều trần.
- Để đưa ra các yêu cầu về biện pháp điều chỉnh đặc biệt hợp lý, hãy liên hệ với văn phòng cơ quan quản lý gia cư trước 10/15/2025 lúc 9:00 AM.
- Thông tin liên hệ cho FITCHBURG HOUSING AUTHORITY:  
Văn phòng: Fitchburg, MA 01420  
Điện thoại: 978-342-5222  
Email: [dbushman@fitchburgha.org](mailto:dbushman@fitchburgha.org)

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# 开公众听证会的通知

## FITCHBURG HOUSING AUTHORITY 邀请所有租户和公众 对本管理局的{ }财政年度建议的《年度计划》进行审查

该《年度计划》旨在深入了解本管理局的运作和下一财政年度的计划，因为它们会影响到管理局的有国家援助的公共住房。建议的年度计划包括以下内容：2026

- 1.建议的资本改善计划（5年）
- 2.建议的维修计划
- 3.当前的运营预算
- 4.对绩效管理审查（PMR）调查结果的回应
- 5.住房管理局政策一览表
- 6.从住房和社区发展部（EOHLC）的法规可豁免的条例清单
- 7.其他基本点



听证会时间和日期: 9:00 AM 在 10/15/2025  
听证会地点: Fitchburg Housing Authority  
Annual Plan Hearing - Board Meeting

请租户和公众在听证会之前审阅《年度计划》，并可以按照以下说明提交公众意见。本管理局将考虑任何地方租户组织（LTO）或居民咨询委员会（RAB）对需求和需优先考虑的事项的关注，并在管理局认为是与明智、稳妥的管理相一致的情况下，将部分或全部此类需求和需优先考虑的事项纳入计划草案。公众的实质性意见会被汇总并纳入《年度计划》，然后被提交给住房和社区发展部（EOHLC）。

- 可以在管理局的办公室获得《年度计划》的副本，或者可以上网进入 <https://publichousingfacilityreview.mass.gov/Public?ap=73> 在线查看。那些副本或网上内容是用英语的。
- 各位要提出评论，可以在听证会上通过口头方式、或通过向住房管理局的办公室发送电子邮件、或在住房管理局的办公室当面提交书面评论。所有评论必须在公众听证会结束之前收到。
- 对于合理的需通融的要求，请在{时间}之前通过9:00 AM 在 10/15/2025 与住房管理局的办公室联系。
- FITCHBURG HOUSING AUTHORITY 的联系方式：  
办公室: Fitchburg, MA 01420  
电话: 978-342-5222  
电子邮件: [dbushman@fitchburgha.org](mailto:dbushman@fitchburgha.org)

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## **Aviso de Audiência Pública**

### **O FITCHBURG HOUSING AUTHORITY**

**convida todos os locatários e o público em geral para uma revisão do plano anual proposto pela Autoridade para o ano fiscal 2026**

O Plano Anual é destinado a fornecer insights sobre as operações e planos da Autoridade para o próximo ano fiscal, uma vez que afetam as habitações públicas da Autoridade. O plano anual proposto é composto pelos seguintes elementos:

1. Plano de melhoria de capital proposto (5 anos)
2. Plano de manutenção e reparação proposto
3. Orçamento operacional atual
4. Respostas aos achados da Revisão de Gerenciamento de Desempenho (PMR)
5. Lista de políticas da autoridade habitacional
6. Lista de isenções de regulamentos aplicáveis do Departamento de Habitação e Desenvolvimento Comunitário (EOHLC)
7. Outros elementos



Data e hora da audiência: 9:00 AM on 10/15/2025

Local da audiência: Fitchburg Housing Authority  
Annual Plan Hearing - Board Meeting

Os residentes e o público em geral são convidados a revisar o Plano Anual antes da audiência e podem enviar comentários públicos, conforme indicado abaixo. A Autoridade deve considerar as preocupações de qualquer Organização de Locatários Locais (LTO) ou Conselho Consultivo de Residentes (RAB) em relação às necessidades e prioridades e incorporar algumas ou todas essas necessidades e prioridades ao projeto do plano se a Autoridade considerar que é consistente com a boa gestão. Os comentários substanciais serão resumidos e incluídos no Plano Anual quando este for submetido ao Departamento de Habitação e Desenvolvimento Comunitário (EOHLC).

- Cópias do Plano Anual estão disponíveis no escritório da Autoridade ou podem ser analisadas on-line em <https://publichousingfacilityreview.mass.gov/Public?ap=73> . Estas estão apenas no idioma inglês.
- Os comentários podem ser apresentados oralmente na audiência, por e-mail para o escritório da autoridade habitacional ou por escrito para o escritório da autoridade habitacional. Os comentários devem ser recebidos, no máximo, até o encerramento da audiência pública.
- Para solicitações razoáveis de acomodação, entre em contato com o escritório da autoridade habitacional em 10/15/2025 às 9:00 AM.
- Informações de contato para FITCHBURG HOUSING AUTHORITY:  
Escritório: Fitchburg, MA 01420  
Telefone: 978-342-5222  
E-mail: [dbushman@fitchburgha.org](mailto:dbushman@fitchburgha.org)

## **Detailed Instructions for Remote Access**

Fitchburg Housing Authority

Annual Plan Hearing - Board Meeting

October 15th, 2024 at 9:00 AM

50 Day Street Fitchburg MA 01420

In Our Community Room

To View Our Annual Plan

Please Click Or Enter The Link Below

<https://publichousingfacilityreview.mass.gov/Public?ap=73>

## **Уведомление о публичном слушании**

### **FITCHBURG HOUSING AUTHORITY**

**приглашает всех жильцов и представителей общественности  
принять участие в рассмотрении предлагаемого Управлением  
Годового плана на фискальный год 2026**

Целью Годового плана является представление сведений о деятельности и планах Управления на предстоящий фискальный год в том, что касается предоставления социального жилья Управлением при поддержке государства. Предлагаемый Годовой план включает следующие разделы:

1. Предлагаемый план капитального ремонта (5-летний);
2. Предлагаемый план технического обслуживания и ремонта;
3. Смета текущих расходов;
4. Ответы по результатам оценки организации хозяйственной деятельности (PMR);
5. Список политик Жилищного управления;
6. Список отказов от постановлений Департамента жилищного хозяйства и общественного развития (EOHLC);
7. Другие разделы.



Время слушания:

9:00 AM Дата слушания 10/15/2025

Место проведения  
слушания:

Fitchburg Housing Authority  
Annual Plan Hearing - Board Meeting

Жильцы и представители общественности приглашаются принять участие в рассмотрении Годового плана перед началом слушания и могут делать открытые замечания, как указано ниже. Управление рассмотрит замечания Местной жилищной организации (LTO) или Жилищного консультационного совета (RAB), касающиеся потребностей и приоритетов жильцов, и включит все такие приоритеты и потребности или их часть в проект плана, если Управление посчитает, что они соответствуют принципам рационального управления. Содержательные замечания будут резюмированы и включены в Годовой план при его подаче в Департамент жилищного хозяйства и общественного развития (EOHLC).

- Копии Годового плана можно получить в офисе Управления или на сайте: <https://publichousingfacilityreview.mass.gov/Public?ap=73> . Документы доступны только на английском языке.
- Замечания можно сделать устно в ходе слушания, а также отправить их по электронной почте в офис Жилищного управления или оставив их в письменном виде в офисе Управления. Замечания должны быть получены до закрытия публичного слушания.
- Разумные запросы о размещении можно направить в офис Жилищного управления до 10/15/2025 9:00 AM
- Контактная информация FITCHBURG HOUSING AUTHORITY  
Офис: Fitchburg, MA 01420  
Телефон: 978-342-5222  
Адрес эл. почты: dbushman@fitchburgha.org

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## Avi Odisyon Piblik

### FITCHBURG HOUSING AUTHORITY

ap envite tout lokatè ak piblik la an jeneral nan yon revizyon Plan Anyèl  
pou Ane Fiskal la ke Administrasyon an Pwopoze 2026

Plan Anyèl la fèt nan entansyon pou bay apèsi sou operasyon Otorite a ak plan pou ane fiskal k  
ap vini a nan fason k ap afekte lojman piblik Administrasyon ke eta a finanse. Plan Anyèl yo  
pwopoze a te gen eleman sa yo ladann:

1. Plan Amelyorasyon Kapital yo Pwopoze (5-an)
2. Plan Antretyen ak Reparasyon yo Pwopoze
3. Bidjè Operasyon Aktyèl
4. Rezilta Revizyon Repons Jesyon Pèfòmans lan (Performance Management Review, PMR)
5. Lis règleman administrasyon lojman yo
6. Lis egzonasyon règlemantasyon k ap fè otorite nan Depatman Lojman ak Devlopman Kominotè a (Executive Office of Housing and Livable Communities, EOHLC)
7. Lòt eleman yo



Dat ak lè odisyon: 9:00 AM nan dat 10/15/2025  
Adrès odisyon an: Fitchburg Housing Authority  
Annual Plan Hearing - Board Meeting

N ap envite rezidan yo ak piblik la an jeneral pou vin fè revizyon Plan Anyèl la avan odisyon an epi yo  
gendwa soumèt kòmantè piblik jan sa note annapre a. Administrasyon an pral konsidere enkyetid  
nenpòt Òganizasyon Lokatè Lokal (LTO) oswa Komite Konsiltatif Rezidan (Resident Advisory Board, RAB)  
anrapò ak bezwen preyorite epi enkòpore kèlke nan yo oswa tout nan bezwen sa yo ak priyorite yo nan  
dokiman plan an si Administrasyon an jije ke sa nesèsè pou on bon jesyon. Y ap fè rezime kòmantè  
enpòtan yo epi mete yo nan Plan Anyèl la lè yo te soumèt li bay Depatman Lojman ak Devlopman  
Kominotè (Department of Housing and Community Development, EOHLC).

- Kopi Plan Anyèl yo disponib nan biwo Administrasyon an oswa w ka revize anliy nan <https://publichousingfacilityreview.mass.gov/Public?ap=73>. Sa yo se nan lang Anglè sèlman.
- Yo gendwa soumèt kòmantè yo vèbalman nan odisyon an, pa imèl bay biwo administrasyon lojman an, oswa nan soumisyon kòmantè ekri w yo nan biwo administrasyon lojman an. Yo ta dwe voye kòmantè yo nan yon moman ki pa pi ta pase odisyon piblik la.
- Pou demand akomodasyon rezonab kontakte biwo administrasyon lojman an kote w ap 10/15/2025 a 9:00 AM.
- Enfòmasyon kontak pou FITCHBURG HOUSING AUTHORITY:  
Biwo: Fitchburg, MA 01420  
Telefòn: 978-342-5222  
Imèl: dbushman@fitchburgha.org

## **Detailed Instructions for Remote Access**

Fitchburg Housing Authority

Annual Plan Hearing - Board Meeting

October 15th, 2024 at 9:00 AM

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**FITCHBURG HOUSING AUTHORITY**  
**Proposed 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 EOHLC.

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 FITCHBURG 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, which may include:
  - a. Approval documents and any Public Comments
  - b. Tenant Satisfaction Survey
  - c. Performant Management Review report
  - d. Other documents added by LHA

**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 |
|--------|---------|--------------------------------------|-----------|------------|----------------|
| 667-05 | Elderly | CJ DURKIN APTS                       | 1         | 1980       | 122            |
| 667-03 | Elderly | WALLACE TOWER                        | 1         | 1973       | 130            |
| 200-01 | Family  | GREEN ACRES VILLAGE                  | 45        | 1949       | 160            |
| 705-02 | Family  | CANTON VALLEY                        | 8         | 1957       | 48             |
| 667-02 | Elderly | DANIEL HEIGHTS                       | 9         | 1962       | 56             |
|        | Family  | Family units in smaller developments | 7         |            | 8              |
|        | Other   | Other Special Occupancy units        | 2         |            | 16             |
| Total  |         |                                      | 73        |            | 540            |

**Massachusetts Rental Voucher Program (MRVP)**

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

FITCHBURG HOUSING AUTHORITY manages 41 MRVP vouchers.

**Federally Assisted Developments**

FITCHBURG HOUSING AUTHORITY also manages Federally-assisted public housing developments and/or federal rental subsidy vouchers serving 272 households.

**LHA Central Office**

FITCHBURG HOUSING AUTHORITY  
Fitchburg, MA 01420

Douglas Bushman, Executive Director  
Phone: 978-342-5222  
Email: dbushman@fitchburgha.org

**LHA Board of Commissioners**

|                 | <b><u>Role</u></b> | <b><u>Category</u></b> | <b><u>From</u></b> | <b><u>To</u></b> |
|-----------------|--------------------|------------------------|--------------------|------------------|
| Adam Goodwin    | Member             |                        | 01/27/2020         | 03/01/2028       |
| David Basilio   | Member             |                        | 09/12/2017         | 09/02/2027       |
| Heidi Bogner    | Member             |                        | 03/04/2025         | 03/04/2030       |
| Janice Spellane | Member             |                        | 05/21/2024         | 05/01/2029       |
| Thomas Hughes   | Chair              |                        | 06/30/2022         | 05/07/2026       |

**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.  | 8/29/2025      |
| B.          | Advertise the public hearing in public postings.  | 8/29/2025      |
| C.          | Notify all LTOs or RAB (if there is one) of the hearing and provide access to the Proposed Annual Plan.                                   | 8/29/2025      |
| D.          | Post draft AP for tenant and public viewing.  | 8/29/2025      |
| E.          | Hold quarterly meeting with LTO or RAB to review the draft AP.<br>(Must occur before the LHA Board reviews the Annual Plan.)              |                |
| F.          | Annual Plan Hearing. Hosted by the LHA Board, with a quorum of members present.<br>(For Boston, the Administrator will host the hearing.) |                |
| G.          | Executive Director presents the Annual Plan to the Board.   |                |
| H.          | Board votes to approve the AP.<br>(For Boston Housing Authority, the Administrator approves and submits the AP.)                          |                |

This Annual Plan (AP) will be reviewed by the Executive Office of Housing and Livable Communities (EOHLC) following the public comment period, the public hearing, and LHA approval.

## **Capital Improvement Plan**

### **EOHLC 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 (EOHLC) fiscal year (July 1 to June 30) based on the project schedules.

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

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

The CIP includes the following parts:

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

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

| <b>Category of Funds</b>                       | <b>Allocation</b> | <b>Planned Spending</b> | <b>Description</b>   |
|--|-------------------|-------------------------|--|
| Balance of Formula Funding (FF)                | \$441,634.69      |                         | Total of all FF awards minus prior FF spending   |
| LHA Emergency Reserve                          | \$66,245.20       |                         | Amount to reserve for emergencies  |
| Net FF Funds (First 3 Years of the CIP)        | \$375,389.49      | \$7,391,532.98          | Funds to plan & amount actually planned in the first 3 years of the CIP                            |
| ADA Set-aside                                  | \$34,088.48       | \$26,390.71             | Accessibility projects   |
| DMH Set-aside                                  | \$51,629.06       | \$44,085.26             | Dept. of Mental Health facility  |
| DDS Set-aside                                  | \$0.00            | \$0.00                  | Dept. of Developmental Services facility   |
| Unrestricted Formula Funding (FF)              | \$289,671.95      | \$7,321,057.01          | Funds awarded by DHCD to be used on projects selected by the LHA and approved by DHCD.             |
| Special DHCD Funding                           | \$45,417,248.67   | \$45,337,448.67         | 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                                    | \$19,259,655.66   | \$19,259,655.66         | Funds other than those in the above categories. See explanation below.                             |
| Total funds and planned spending               | \$65,052,293.81   | \$71,988,637.31         | Total of all anticipated funding available for planned projects and the total of planned spending. |

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



**Capital Improvement Plan (CIP)**

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 |
|------------------------|--|--|--------------|----------------------------|----------------------------|----------------|----------|--------|--------|--------|
| 097048                 | 2008 FF Master CFA   | CANTON VALLEY 705-02                       | \$10,300     | \$10,300                   | \$0                        | \$0            | \$0      | \$0    | \$0    | \$0    |
| 097076                 | ER: Green Acres Basements  | GREEN ACRES VILLAGE 200-01                 | \$5,367,005  | \$3,457,183                | \$0                        | \$0            | \$0      | \$0    | \$0    | \$0    |
| 097120                 | FF: Parking lot paving, curb replacement                                 | DANIEL HEIGHTS 667-02                      | \$419,016    | \$0                        | \$0                        | \$339,196      | \$61,821 | \$0    | \$0    | \$0    |
| 097124                 | SUST -CSI 2019: Envelope and Lighting.                                   | CANTON VALLEY 705-02\ CANTON VALLEY 705-02 | \$8,800,813  | \$4,934,552                | \$0                        | \$0            | \$0      | \$0    | \$0    | \$0    |
| 097127                 | Accessible Units 2020 - Update 9 Units to Full Accessibility             | CJ DURKIN APTS 667-05                      | \$1,645,261  | \$1,621,889                | \$0                        | \$0            | \$0      | \$0    | \$0    | \$0    |
| 097131                 | ModPhase 2020: Exterior portion  | WALLACE TOWER 667-03                       | \$713,420    | \$710,854                  | \$0                        | \$0            | \$0      | \$0    | \$0    | \$0    |
| 097132                 | ModPhase 2020: Interior Renovations                                      | WALLACE TOWER 667-03                       | \$46,368,152 | \$556,821                  | \$0                        | \$4,388,600    | \$0      | \$0    | \$0    | \$0    |
| 097136                 | Federal Conversion   | TAFT ST 705-1I                             | \$1,050,893  | \$496,262                  | \$305,091                  | \$0            | \$0      | \$0    | \$0    | \$0    |
| 097156                 | Creative Placemaking   | CJ DURKIN APTS 667-05                      | \$0          | \$34,456                   | \$0                        | \$0            | \$0      | \$0    | \$0    | \$0    |
| 097160                 | DMH Project - TBD  | Alternatives, Inc. 689-03                  | \$75,860     | \$19,111                   | \$0                        | \$56,750       | \$0      | \$0    | \$0    | \$0    |
| 097161                 | Exterior Repairs, Kitchen Modernization and Asphalt Pavement Replacement | COMMUNITY RESIDENCE 689-01                 | \$1,057,075  | \$32,102                   | \$220,117                  | \$435,901      | \$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 |
|------------------------|---|---------------------------------|-------------|----------------------------|----------------------------|----------------|--------|--------|--------|--------|
| 097162                 | 667-5 Fire alarm upgrades   | CJ DURKIN APTS 667-05           | \$28,330    | \$5,100                    | \$0                        | \$21,230       | \$0    | \$0    | \$0    | \$0    |
| 097165                 | ARPA FF: ModPhase Ph III - SUST FY22 & Unitil - Air-Source Heat Pumps | WALLACE TOWER 667-03            | \$3,798,014 | \$24,711                   | \$0                        | \$0            | \$0    | \$0    | \$0    | \$0    |
| 097167                 | Asphalt/Walkway /Curb repairs   | CANTON VALLEY 705-02            | \$57,221    | \$0                        | \$0                        | \$44,186       | \$0    | \$0    | \$0    | \$0    |
| 097168                 | Vacancy Turnover - 15 Units (Force Account)                           | GREEN ACRES VILLAGE 200-01      | \$343,923   | \$255,885                  | \$0                        | \$0            | \$0    | \$0    | \$0    | \$0    |
| 097171                 | Reasonable Accommodation Request to Install Handicapped Ramp          | DANIEL HEIGHTS 667-02           | \$27,653    | \$17,853                   | \$0                        | \$0            | \$0    | \$0    | \$0    | \$0    |
| 097173                 | ARPA Targeted-Fitchburg Fed Pacific Panels and Fire Alarm Upgrades    | 2001-01, 667-03, 689-03, 705-02 | \$498,509   | \$0                        | \$356,168                  | \$46,330       | \$0    | \$0    | \$0    | \$0    |
| 097174                 | Emergency Elevator Repair for Compliance DHCD CR Request              | CJ DURKIN APTS 667-05           | \$135,911   | \$67,476                   | \$0                        | \$53,259       | \$0    | \$0    | \$0    | \$0    |
| 097175                 | Emergency Repair to Water Main - DHCD ER Request                      | CANTON VALLEY 705-02            | \$11,607    | \$0                        | \$0                        | \$2,340        | \$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 |
|------------------------|--|----------------------------|-------------|----------------------------|----------------------------|----------------|---------|--------|--------|--------|
| 097176                 | Boiler/Furnace/H WH - Replacement DHCD ER/SUST Request - Phase 3 | GREEN ACRES VILLAGE 200-01 | \$2,520,994 | \$242,310                  | \$0                        | \$2,068,243    | \$0     | \$0    | \$0    | \$0    |
| 097179                 | Underground Heat Piping Repair-ASHP Install -DHCD ER Request     | DANIEL HEIGHTS 667-02      | \$546,639   | \$74,746                   | \$454,170                  | \$0            | \$0     | \$0    | \$0    | \$0    |
| 097180                 | Reconfiguration of Gas Meters - Canton Valley                    | CANTON VALLEY 705-02       | \$92,901    | \$25,731                   | \$0                        | \$45,292       | \$0     | \$0    | \$0    | \$0    |
| 097181                 | Storm Door Replacement - Forced Account                          | GREEN ACRES VILLAGE 200-01 | \$227,798   | \$6,252                    | \$0                        | \$159,801      | \$9,644 | \$0    | \$0    | \$0    |
| 097182                 | Mold Remediation – Green Acres – 4 Units                         | GREEN ACRES VILLAGE 200-01 | \$65,325    | \$5,007                    | \$0                        | \$56,670       | \$0     | \$0    | \$0    | \$0    |
| 097183                 | Emergency Roof Repair  | WALLACE TOWER 667-03       | \$13,770    | \$4,800                    | \$0                        | \$0            | \$0     | \$0    | \$0    | \$0    |
| 097184                 | Emergency Elevator Repair - Wallace                              | WALLACE TOWER 667-03       | \$61,469    | \$7,155                    | \$0                        | \$45,010       | \$0     | \$0    | \$0    | \$0    |
| 097185                 | Emergency Generator Repairs                                      | CJ DURKIN APTS 667-05      | \$52,047    | \$25,047                   | \$0                        | \$20,015       | \$0     | \$0    | \$0    | \$0    |
| 097186                 | Hot Water Heater Replacements-Durkin                             | CJ DURKIN APTS 667-05      | \$6,610     | \$0                        | \$0                        | \$0            | \$0     | \$0    | \$0    | \$0    |

**Capital Improvement Plan (CIP)**

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

| Cap Hub Project Number | Project Name  | Development(s)             | Total Cost | Amount Spent Prior to Plan | Remaining Planned for 2025 | fy2026 Planned | fy2027   | fy2028   | fy2029 | fy2030 |
|------------------------|---|----------------------------|------------|----------------------------|----------------------------|----------------|----------|----------|--------|--------|
| 097187                 | Green Acres Basements - Water Infiltration                          | GREEN ACRES VILLAGE 200-01 | \$120,000  | \$0                        | \$0                        | \$0            | \$78,471 | \$15,562 | \$0    | \$0    |
| 097188                 | Rooftop Ventilation Unit Repairs - Durkin                           | CJ DURKIN APTS 667-05      | \$35,015   | \$16,360                   | \$0                        | \$0            | \$0      | \$0      | \$0    | \$0    |
| 097189                 | Kitchen, Bath, and Plumbing Renovation                              | CJ DURKIN APTS 667-05      | \$536,044  | \$0                        | \$0                        | \$394,146      | \$0      | \$0      | \$0    | \$0    |
| 097190                 | VU23: Interior Remodel and Structural Repairs                       | SHERIDAN ST 705-1A         | \$658,069  | \$0                        | \$0                        | \$642,058      | \$0      | \$0      | \$0    | \$0    |
| 097191                 | Interior lighting replacement                                       | Alternatives, Inc. 689-03  | \$0        | \$0                        | \$0                        | \$0            | \$0      | \$0      | \$0    | \$0    |
| 097193                 | VU2023: Vacancy Turnover - Additional 22 Units - Force acct.        | GREEN ACRES VILLAGE 200-01 | \$626,146  | \$0                        | \$0                        | \$66,768       | \$78,981 | \$0      | \$0    | \$0    |
| 097194                 | VU23 - Unit turnovers Additional Units - Daniel Heights (#10 & #18) | DANIEL HEIGHTS 667-02      | \$137,981  | \$2,852                    | \$56,134                   | \$6,285        | \$0      | \$0      | \$0    | \$0    |
| 097195                 | VU23: Unit Turnovers - Force Acct.- CJ-Durkin                       | CJ DURKIN APTS 667-05      | \$265,466  | \$0                        | \$0                        | \$132,612      | \$0      | \$0      | \$0    | \$0    |
| 097196                 | VU23 Unit Turnover - Additional Units - Canton Valley               | CANTON VALLEY 705-02       | \$153,850  | \$6,200                    | \$81,452                   | \$6,822        | \$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 |
|------------------------|--|----------------------------|-------------|----------------------------|----------------------------|----------------|-------------|--------|--------|--------|
| 097197                 | VU23 Unit Turnovers - Additional Units - Mayland         | MAYLAND ST 705-1B          | \$13,769    | \$6,209                    | \$0                        | \$0            | \$0         | \$0    | \$0    | \$0    |
| 097198                 | VU23 Ashburnham St - Mildew - Rehab – EMG                | ASHBURNHAM ST 705-1E       | \$781,786   | \$2,820                    | \$2,142                    | \$763,844      | \$0         | \$0    | \$0    | \$0    |
| 097200                 | Community Center and Admin Offices - Green Acres         | GREEN ACRES VILLAGE 200-01 | \$9,990,620 | \$0                        | \$0                        | \$40,843       | \$9,486,467 | \$0    | \$0    | \$0    |
| 097201                 | Fitchburg-Wallace-Asbestos Phase 5 - CR Request-1        | WALLACE TOWER 667-03       | \$506,861   | \$0                        | \$0                        | \$63,658       | \$0         | \$0    | \$0    | \$0    |
| 097202                 | Emergency Roof Replacement & Rooftop Ventilation repairs | CJ DURKIN APTS 667-05      | \$3,361,104 | \$103,931                  | \$52,686                   | \$2,850,237    | \$118,850   | \$0    | \$0    | \$0    |
| 097203                 | RA Request for Automatic ADA Doors                       | CJ DURKIN APTS 667-05      | \$16,602    | \$0                        | \$0                        | \$411          | \$0         | \$0    | \$0    | \$0    |
| 097204                 | Maintenance Slop Sinks                                   | GREEN ACRES VILLAGE 200-01 | \$17,687    | \$0                        | \$0                        | \$1,816        | \$0         | \$0    | \$0    | \$0    |
| 097205                 | Interior Remodel and Renovations                         | OVERLAND ST 705-1K         | \$637,914   | \$0                        | \$0                        | \$584,711      | \$26,911    | \$0    | \$0    | \$0    |
| 097207                 | RA Request to Install Stairlift                          | GREEN ACRES VILLAGE 200-01 | \$22,688    | \$0                        | \$2,508                    | \$20,181       | \$0         | \$0    | \$0    | \$0    |

**Capital Improvement Plan (CIP)**

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

| Cap Hub<br>Project<br>Number | Project Name                         | Development(s)        | Total<br>Cost | Amount<br>Spent<br>Prior to<br>Plan | Remaining<br>Planned<br>for 2025 | fy2026<br>Planned | fy2027    | fy2028    | fy2029    | fy2030 |
|------------------------------|--------------------------------------|-----------------------|---------------|-------------------------------------|----------------------------------|-------------------|-----------|-----------|-----------|--------|
| •                            | Storm Door Replacement               | WALLACE TOWER 667-03  | \$65,945      | \$0                                 | \$0                              | \$0               | \$0       | \$0       | \$0       | \$0    |
| •                            | Replace Windows - Durkin Apts        | CJ DURKIN APTS 667-05 | \$805,836     | \$0                                 | \$0                              | \$20,906          | \$83,853  | \$701,078 | \$0       | \$0    |
| •                            | Replace Windows Phase 2 Durkin Apts. | CJ DURKIN APTS 667-05 | \$151,250     | \$0                                 | \$0                              | \$0               | \$151,250 | \$0       | \$0       | \$0    |
| •                            | Window Replacement - CJD - Phase 3   | CJ DURKIN APTS 667-05 | \$718,438     | \$0                                 | \$0                              | \$0               | \$0       | \$74,636  | \$643,803 | \$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  |
| 097076                 | ER: Green Acres Basements  | Basements   | \$1,081,454         | \$0                | \$0             | \$3,438,205    | \$0           | \$0 | \$0               | \$1,928,800  |
| 097124                 | SUST -CSI 2019: Envelope and Lighting.                                   | roof, siding, insulation, exterior doors                            | \$45,375            | \$1,525,000        | \$2,268,000     | \$7,100        | \$0           | \$0 | \$0               | \$3,863,681  |
| 097127                 | Accessible Units 2020 - Update 9 Units to Full Accessibility             | asbestos removal  | \$0                 | \$111,964          | \$0             | \$1,645,261    | \$0           | \$0 | \$0               | \$0          |
| 097131                 | ModPhase 2020: Exterior portion  | 13 ada units upgrades, window replacmt., fire alarm, sprinkler etc. | \$0                 | \$213,000          | \$0             | \$459,408      | \$0           | \$0 | \$0               | \$0          |
| 097132                 | ModPhase 2020: Interior Renovations                                      | asbestos removal  | \$0                 | \$1,380,586        | \$671,547       | \$25,084,852   | \$0           | \$0 | \$2,329           | \$18,961,888 |
| 097136                 | Federal Conversion   | Milk Street federalization  | \$0                 | \$45,000           | \$0             | \$345,454      | \$0           | \$0 | \$0               | \$0          |
| 097153                 | Gateway Cities   | Gateway Cities award  | \$0                 | \$0                | \$0             | \$187,214      | \$0           | \$0 | \$0               | \$0          |
| 097156                 | Creative Placemaking   | Creative Placemaking  | \$0                 | \$0                | \$0             | \$415,816      | \$0           | \$0 | \$0               | \$0          |
| 097161                 | Exterior Repairs, Kitchen Modernization and Asphalt Pavement Replacement | kitch half bath reconfig. - maab compliant                          | \$0                 | \$113,096          | \$0             | \$252,340      | \$0           | \$0 | \$0               | \$0          |

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

| Cap Hub<br>Project<br>Number | Project Name  | DHCD Special<br>Award<br>Comment   | Special DHCD Awards  |                       |                     |                   | Other Funding |     |                      |                |
|------------------------------|---|------------------------------------|----------------------|-----------------------|---------------------|-------------------|---------------|-----|----------------------|----------------|
|                              |   |                                    | Emergency<br>Reserve | Compliance<br>Reserve | Sustain-<br>ability | Special<br>Awards | CDBG          | CPA | Operating<br>Reserve | Other<br>Funds |
| 097165                       | ARPA FF:<br>ModPhase Ph III -<br>SUST FY22 & Unitil<br>- Air-Source Heat<br>Pumps | asbestos removal                   | \$0                  | \$90,000              | \$2,251,780         | \$671,547         | \$0           | \$0 | \$0                  | \$750,000      |
| 097167                       | Asphalt/Walkway/<br>Curb repairs  | rehab of 15 units                  | \$0                  | \$0                   | \$0                 | \$25,300          | \$0           | \$0 | \$0                  | \$0            |
| 097168                       | Vacancy Turnover<br>- 15 Units (Force<br>Account)                                 |                                    | \$0                  | \$0                   | \$0                 | \$83,435          | \$0           | \$0 | \$0                  | \$0            |
| 097171                       | Reasonable<br>Accommodation<br>Request to Install<br>Handicapped<br>Ramp          | HP ramp                            | \$0                  | \$27,653              | \$0                 | \$0               | \$0           | \$0 | \$0                  | \$0            |
| 097173                       | ARPA Targeted-<br>Fitchburg Fed<br>Pacific Panels and<br>Fire Alarm<br>Upgrades   | ARPA Targeted                      | \$0                  | \$0                   | \$0                 | \$498,509         | \$0           | \$0 | \$0                  | \$0            |
| 097174                       | Emergency<br>Elevator Repair for<br>Compliance DHCD<br>CR Request                 | code compliant<br>elevator repairs | \$0                  | \$18,963              | \$0                 | \$0               | \$0           | \$0 | \$0                  | \$0            |
| 097175                       | Emergency Repair<br>to Water Main -<br>DHCD ER Request                            | water main break<br>repairs        | \$6,481              | \$0                   | \$0                 | \$0               | \$0           | \$0 | \$0                  | \$0            |



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

| Cap Hub<br>Project<br>Number | Project Name  | DHCD Special<br>Award<br>Comment   | Special DHCD Awards  |                       |                     |                   | Other Funding |     |                      |                |
|------------------------------|---|--|----------------------|-----------------------|---------------------|-------------------|---------------|-----|----------------------|----------------|
|                              |   |  | Emergency<br>Reserve | Compliance<br>Reserve | Sustain-<br>ability | Special<br>Awards | CDBG          | CPA | Operating<br>Reserve | Other<br>Funds |
| 097179                       | Underground Heat<br>Piping<br>Repair-ASHP<br>Install -DHCD ER<br>Request        | 097179<br>underground heat<br>piping repairs ER<br>award   | \$528,271            | \$0                   | \$0                 | \$0               | \$0           | \$0 | \$0                  | \$0            |
| 097180                       | Reconfiguration of<br>Gas Meters -<br>Canton Valley                             | 097180 -<br>Reconfiguration of<br>Gas Meters -<br>Canton Valley<br>master meter<br>feasibility study | \$0                  | \$50,141              | \$0                 | \$0               | \$0           | \$0 | \$0                  | \$0            |
| 097189                       | Kitchen, Bath, and<br>Plumbing<br>Renovation                                    | 097189 - Kitchen,<br>Bath, and<br>Plumbing<br>Renovation   | \$276,258            | \$0                   | \$0                 | \$0               | \$0           | \$0 | \$0                  | \$0            |
| 097190                       | VU23: Interior<br>Remodel and<br>Structural Repairs                             | 097190 - VU23:<br>Interior Remodel<br>and Structural<br>Repairs                                      | \$0                  | \$0                   | \$0                 | \$646,108         | \$0           | \$0 | \$0                  | \$0            |
| 097193                       | VU2023: Vacancy<br>Turnover -<br>Additional 22<br>Units - Force acct.           | 097193 - VU2023:<br>Vacancy Turnover -<br>Additional 22 Units<br>- Force acct.                       | \$0                  | \$0                   | \$0                 | \$541,552         | \$0           | \$0 | \$0                  | \$0            |
| 097194                       | VU23 - Unit<br>turnovers<br>Additional Units -<br>Daniel Heights<br>(#10 & #18) | 097194 - VU23 -<br>Unit turnovers<br>Additional Units -<br>Daniel Heights<br>(#10 & #18)             | \$0                  | \$0                   | \$0                 | \$81,981          | \$0           | \$0 | \$0                  | \$0            |

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

| Cap Hub<br>Project<br>Number | Project Name   | DHCD Special<br>Award<br>Comment   | Special DHCD Awards  |                       |                     |                   | Other Funding |     |                      |                |
|------------------------------|--|--|----------------------|-----------------------|---------------------|-------------------|---------------|-----|----------------------|----------------|
|                              |  |  | Emergency<br>Reserve | Compliance<br>Reserve | Sustain-<br>ability | Special<br>Awards | CDBG          | CPA | Operating<br>Reserve | Other<br>Funds |
| 097195                       | VU23: Unit<br>Turnovers - Force<br>Acct.- CJ-Durkin            | 097195 - VU23:<br>Unit Turnovers -<br>Force Acct.-<br>CJ-Durkin  | \$0                  | \$0                   | \$0                 | \$98,466          | \$0           | \$0 | \$0                  | \$0            |
| 097196                       | VU23 Unit<br>Turnover -<br>Additional Units -<br>Canton Valley | 097196 - VU23<br>Unit Turnover -<br>Additional Units -<br>Canton Valley                                  | \$0                  | \$0                   | \$0                 | \$88,850          | \$0           | \$0 | \$0                  | \$0            |
| 097197                       | VU23 Unit<br>Turnovers -<br>Additional Units -<br>Mayland      | 097197 - VU23<br>Unit Turnovers -<br>Additional Units -<br>Mayland                                       | \$0                  | \$0                   | \$0                 | \$10,683          | \$0           | \$0 | \$0                  | \$0            |
| 097198                       | VU23 Ashburnham<br>St - Mildew -<br>Rehab – EMG                | 097198 - VU23<br>Ashburnham St -<br>Mildew - Rehab –<br>EMG  | \$0                  | \$0                   | \$0                 | \$242,000         | \$0           | \$0 | \$0                  | \$0            |
| 097200                       | Community Center<br>and Admin Offices<br>- Green Acres         | 097200 -<br>Community Center<br>and Admin Offices<br>- Green Acres<br>Gateway Cities<br>project (part 2) | \$0                  | \$0                   | \$0                 | \$7,827,688       | \$0           | \$0 | \$0                  | \$300,000      |
| 097201                       | Fitchburg-Wall<br>ace-Asbestos<br>Phase 5 - CR<br>Request-1    | asbestos removal   | \$0                  | \$329,408             | \$0                 | \$0               | \$0           | \$0 | \$0                  | \$0            |

**Capital Improvement Plan (CIP)**

## FUNDS IN ADDITION TO ANNUAL FORMULA FUNDING AWARD

| Cap Hub<br>Project<br>Number | Project Name   | DHCD Special<br>Award<br>Comment                                  | Special DHCD Awards  |                       |                     |                   | Other Funding |     |                      |                |
|------------------------------|--|---|----------------------|-----------------------|---------------------|-------------------|---------------|-----|----------------------|----------------|
|                              |  |   | Emergency<br>Reserve | Compliance<br>Reserve | Sustain-<br>ability | Special<br>Awards | CDBG          | CPA | Operating<br>Reserve | Other<br>Funds |
| 097202                       | Emergency Roof Replacement & Rooftop Ventilation repairs | 097202 - Emergency Roof Replacement & Rooftop Ventilation repairs | \$3,280,941          | \$80,163              | \$0                 | \$0               | \$0           | \$0 | \$0                  | \$0            |
| 097203                       | RA Request for Automatic ADA Doors                       | automatic door openers  | \$0                  | \$14,603              | \$0                 | \$0               | \$0           | \$0 | \$0                  | \$0            |
| 097205                       | Interior Remodel and Renovations                         | 097205 - Interior Remodel and Renovations 705-1k                  | \$0                  | \$0                   | \$0                 | \$332,750         | \$0           | \$0 | \$0                  | \$0            |

## **Capital Improvement Plan (CIP) Narrative**

### **Including Requests to DHCD & Supporting Statements**

**1. Request for increased spending flexibility.**

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

Fitchburg Housing Authority has not submitted an Alternate CIP.

**2. Request for additional funding.**

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

Fitchburg Housing Authority has not requested additional funding.

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

**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:

**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 .

**7. Capital Planning System (CPS) updates**

Fitchburg Housing Authority has not completed CPS updates. Our plan going forward is as follows:

**8. Project priorities**

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

**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**

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

**12. Energy and water consumption**

Our 12 most recent monthly energy reports are for months 10/2023 to 9/2024.

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<br>PUM > Threshold | Gas<br>PUM > Threshold | Oil<br>PUM > Threshold | Water<br>PUM > Threshold |
|----------------|-----------------------------|------------------------|------------------------|--------------------------|
| Threshold PUM: | \$100                       | \$80                   | \$50                   | \$60                     |
|                | 667-02                      | 705-1E                 |                        | 705-1B                   |
|                | 667-03                      |                        |                        | 200-01                   |
|                | 705-1F                      |                        |                        | 705-1H                   |
|                | 667-05                      |                        |                        | 705-1E                   |
|                | 705-1A                      |                        |                        | 705-1K                   |
|                |                             |                        |                        | 705-1C                   |

**13. Energy or water saving initiatives**

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

**14. Vacancy rate**

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

19.5% c. 667 (DHCD Goal 2%)

7.5% c. 200 (DHCD Goal 2%)

7.1% c. 705 (DHCD Goal 2%)

## **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 (EOHLC).

- 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.
    - ◇ Inspections are visual and operational examinations of parts of our property to determine their condition.
    - ◇ All dwelling units, buildings and sites must be inspected at least annually.
    - ◇ **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   | 978-342-5222  | 24/7                                      |
| Call LHA at Phone Number | 978-342-5222  | 8:00 am to 3:00 pm, Monday through Friday |
| Other                    |               |   |

See attached **Preventative Maintenance Plan** for more details.

**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 FITCHBURG 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        | 978-342-5222  | 24/7                                      |
| Call Housing Authority Office | 978-342-5222  | 8:00 am to 3:00 pm, Monday through Friday |
| Submit Online at Website      |               |   |
| Email to Following Email      |               |   |
| Other                         |               |   |

## Work Order Management

- A. EOHLC review of this housing authority's operations shows that the authority uses the following system for tracking work orders: PHA Web
- B. We do track deferred maintenance tasks in our work order system.
- C. Our work order process includes the following steps:

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

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

## Maintenance Plan Narrative

Following are FITCHBURG HOUSING AUTHORITY's answers to questions posed by EOHLC.

- A. Narrative Question #1: How would you assess your Maintenance Operations based on feedback you've received from staff, tenants, EOHLC's Performance Management Review (PMR) & Agreed Upon Procedures (AUP), and any other sources?

The FHA has a LTO which administration and maintenance staff meet with on a monthly basis. The responses received regarding our maintenance operations are that they are polite and responsive to the tenants needs. There is little negative feedback regarding response times or the quality of the work.

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

The FHA is in the process of reorganizing the maintenance operations from its current geographical operational setting to one centered on tasks and duties. Example currently the maintenance operations are divided between family and elderly properties. Going forward we are creating the following three divisions: Vacancies; Preventive and General Work Orders. The maintenance division will also be led by a non-union maintenance supervisor who will be working side by side with the maintenance workers to increase productivity.

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

To complete the reorganization of the maintenance division and reduce the number of vacancies and outstanding work orders.

- 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          | \$1,006,762.00                   | \$325,500.00                     |
| Last Fiscal Year Actual Spending | \$1,108,730.00                   | \$37,965.00                      |
| Current Fiscal Year Budget       | \$1,265,248.00                   | \$75,800.00                      |

- E. Unit Turnover Summary

|   |         |
|---|---------|
| # Turnovers Last Fiscal Year                                    | 75      |
| Average time from date vacated to make unit "Maintenance Ready" | 11 days |
| Average time from date vacated to lease up of unit              | 80 days |

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

## Attachments

These items have been prepared by the FITCHBURG 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.

# FITCHBURG HOUSING AUTHORITY

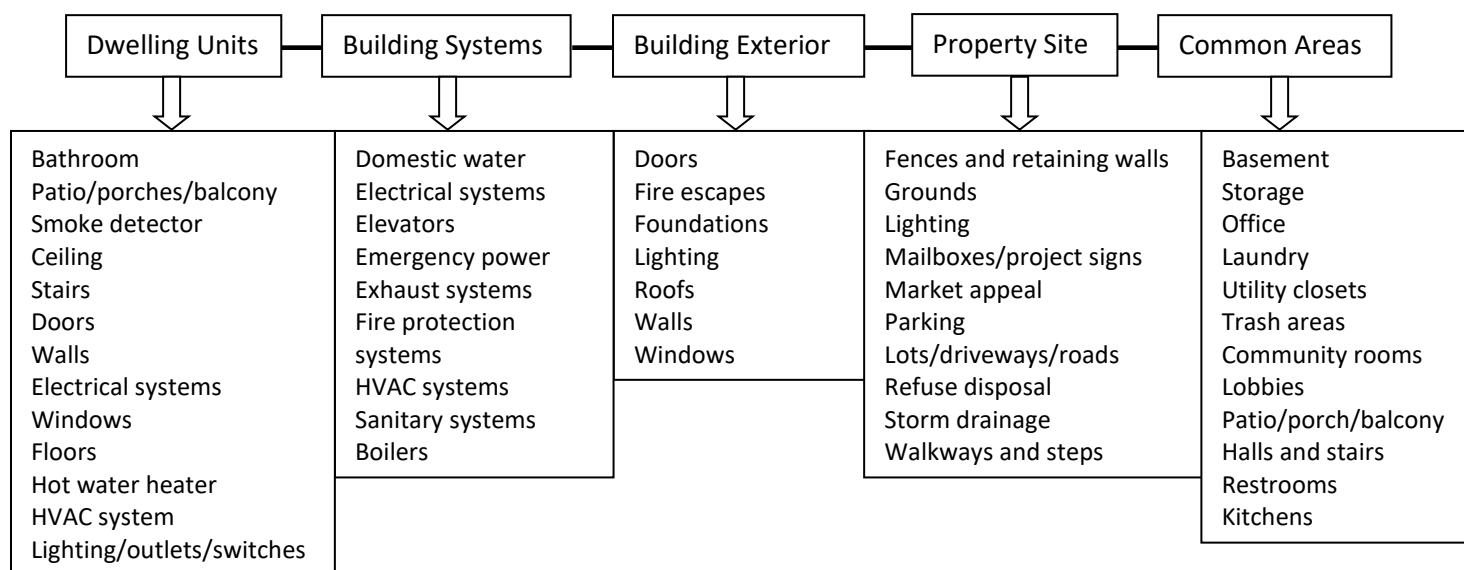
## PREVENTIVE & PROGRAMMED MAINTENANCE PLAN

### (PPMP)

#### 1. General Information

This is the Preventive and Programmed Maintenance Plan and schedule for the Fitchburg Housing Authority's five (5) state-aided public housing developments and eleven (11) scattered site homes. Please note that inventory, annual inspections and the work order policies and procedures are covered in separate administrative policies and should be cross referenced with the Preventive and Programmed Maintenance Plan and schedule. However, when maintenance personnel are undertaking their preventive and programmed maintenance duties, if they discover maintenance problems, a work order should be immediately generated and the maintenance issue should be resolved according to the proper procedures. This administrative procedure only covers scheduled preventive and programmed maintenance issues.<sup>1</sup>

#### Uniform Physical Condition Standard Basic Inspection Items



<sup>1</sup> This is an administrative procedure that can be changed per the directive of the FHA Executive Director; Preventive and Programmed Maintenance Plan Issued July 2020. The FHA Maintenance Union Local 248 also has a Union Agreement with the FHA which should be read in conjunction with this PPMP.

The FHA provides state-aided public housing management and maintenance for the following five (5) project-based apartment complexes and eleven (11) single family homes:

|  |   |
|--|---|
| <b>C.J. DURKIN APARTMENTS</b><br><i>FHA Administrative Offices</i><br>125 Units – 1 Building | 50 Day Street<br><br><i>7 Floors</i>  |
| <b>WALLACE TOWER</b><br><i>FHA Satellite Office</i><br>130 Units – 1 Building                | 54 Wallace Avenue<br><br><i>14 Floors</i>   |
| <b>DANIELS HEIGHTS</b><br><br>56 Units – 10 Building   | 351 Daniels Street<br>5 – 40 Daniels Heights  |
| <b>CANTON VALLEY TERRACE</b><br><br>48 Units – 10 Buildings                                  | 1 – 41 Valley Street<br>379 – 441 Canton Street   |
| <b>GREEN ACRES VILLAGE</b><br><i>FHA Satellite Office</i><br><br>160 Units – 47 Buildings    | 1 – 103 Leyte Road<br>5 – 141 Normandy Road<br>34 – 53 Wanoosnoc Road<br>873 – 919 Water Street   |
| <b>SCATTERED SITE</b><br><b>SINGLE FAMILY HOMES FITCHBURG</b><br>11 Buildings                | 76 Mechanic Street<br>7 Sheridan Street<br>70 Maryland Street<br>66 Almount Road<br>114 Arlington Street<br>238 Ashburnham Street<br>174 Milk Street<br>52 Exeter Street<br>28 Taft Street<br>24 Forest Street<br>110-112 Overland Street |

In addition to the above state housing units, the FHA also maintains two (2) State 689 housing programs at 76 Mechanic Street and 240 Ashburnham Street. The FHA maintains Lease agreements with providers in these group homes and those Lease agreements should be referenced in conjunction with this PPMP. The provider agencies also provide auxiliary maintenance assistance from their internal staff.

The primary responsibility of the FHA Maintenance Department is to reoccupy vacancies as quickly as possible and to maintain all properties in safe and sanitary condition per the Lease agreement and State Sanitary and housing codes. **A well-developed PPMP will help to ensure that these goals are consistently met while reducing overall maintenance costs.**

## **2. Maintenance Department**

It is the FHA's goal is to ensure that on-site staff can effectively perform routine, emergency, preventive and programmed maintenance and responsibilities. All maintenance staff report to a Maintenance Foreman. Duties of the maintenance staff are also spelled out in their job description. Their duties include, but are not limited to, the following:

1. Perform general cleaning chores of community, common areas, and office spaces
2. Mow lawns, trim trees/shrubs, maintain appearance of all FHA properties
3. Assist in building maintenance and repair
4. Clean common areas and remove trash
5. Maintain the grounds for all FHA properties
6. Snow removal
7. Ensure the lease terms regarding maintenance of the 689 program group homes are in compliance
8. Clean and maintain floors at all FHA properties

The FHA provides tools and equipment to the Maintenance Department as needed. Maintenance personnel are responsible for proper care and upkeep of all FHA owned tools. Any maintenance staff who use their own tools do so at their own risk and the FHA is not responsible for any personal tools that are lost, stolen, or damaged when used at work.

During the performance of regular maintenance duties, maintenance staff members should be alert to repairs that should be made (Examples: malfunctioning washing machine, a broken light, etc.) and report them to their Maintenance Foreman for action. The Maintenance Foreman should then ask their Program Director to prepare a work order.

The Maintenance Foremen have responsibility for the oversight of operations and maintenance of the physical and mechanical aspects of the properties. The Maintenance Foremen's duties are spelled out in detail in their job description, an example of these duties are:

1. Provide supervision to the maintenance staff
2. Develop a preventive and programmed maintenance schedule for housing units and grounds
3. Perform maintenance and repairs on all FHA properties
4. Ensure that off-shift hours are covered by on-call maintenance staff person
5. Provide for ongoing training and familiarization of systems to other maintenance staff

The Maintenance Foremen report directly to the Deputy Director but are expected to closely work with the Program Directors on a regular basis to coordinate unit turnover, regular maintenance, and other issues.



### **Components of a Maintenance System**

The FHA maintenance system shall include certain components:

- A. Prioritization of work**
- B. Comprehensive work procedures**
- C. Performance standards and goals**
- D. Work order system**
- E. Skills, updates, and training programs**
- F. Long-range planning**

By developing a maintenance system that has these components in place, the FHA will have the tools it needs to control the performance of maintenance work.

### **3. Goals & Objectives**

The management of the physical plant is a crucial part of the overall management process. **A well thought out and executed PPMP will save time and money.** The appearance and condition of the buildings and grounds are essential to resident satisfaction, efficient use of operating funds, and community acceptance of public housing. All maintenance performed shall conform to or exceed the State Sanitary and Building Codes. Maintenance of the physical buildings is an ongoing process, therefore preventative and programmed maintenance should be used to keep operations running efficiently. The following are the three (3) primary standards for which maintenance can follow PPMP.

#### **I. Preventive Maintenance**

Scheduled inspections, service, and repair of various components to maximize the level of services at a property and reduce equipment breakdowns and service interruptions.

#### **II. Programmed Maintenance**

Work which is important and should be completed to the greatest extent possible within time and budget constraint.

#### **III. Deferred Maintenance**

Work orders created that upon commencement of the work it is discovered that more extensive maintenance/repairs are needed which may require specialized equipment, materials, and/or outside contractors to complete are deferred by management until they can be completed.

The Maintenance Foreman is responsible and accountable for the satisfactory performance of maintenance functions and should be aware of all maintenance work on the properties, as well as the overall conditions and property operation.

### **Preventive Maintenance**

Preventive maintenance is performed on a regularly scheduled basis to keep the level of services at the properties high and reduce equipment breakdowns and service interruptions. It requires that the maintenance staff and office make regular inspections for the repair and replacement of items before problems occur.

#### **A. Manufactured Components**

Whenever new equipment, facilities or fixtures are installed, manufacturers' information packets will be consulted regarding service. These recommendations will be immediately scheduled as a part of the FHA Preventive and Programmed Maintenance Plan to keep the component functioning efficiently.

#### **B. Industry Standards**

In the case of standard material and even some equipment and fixtures, industry standards will apply to effective maintenance. Examples might include the frequency of waxing linoleum tile, changing an air filter, etc.

#### **C. Technical Consultants**

In some cases, a consultant may be needed to design the best preventive maintenance strategy for FHA components.

The FHA shall have a schedule for performance of these PPMP tasks. This will include lists of tasks that need to be performed annually, seasonally, quarterly, monthly, weekly, and daily. These lists will be updated whenever new components are installed or new procedures are decided upon. From these lists, a weekly schedule can be assembled and converted into a daily set of work orders using the FHA's work order system.

All maintenance staff will rotate preventive maintenance tasks. This will give all maintenance staff an opportunity to become familiar with all equipment.

Preventive maintenance will be concentrated on one day of the week or one week of the month. This will prevent preventive maintenance work from being rescheduled when it is necessarily "bumped" for a higher priority work order.

## **Preventive Maintenance Components**

The FHA is responsible for coordinating and completing a wide-variety of inspections and preventative maintenance tasks for various components at each property. These inspections occur throughout the year with some of the tasks conducted by outside contractors, such as the elevator inspections, while other tasks can be completed by maintenance staff. The tasks below are for the all FHA properties and not for specific units.

| #  | Service Type  | Responsible Party    | Schedule Date |
|----|---|----------------------|---------------|
| 1  | Fire & Smoke Alarms   | Contract             | ANNUAL        |
| 2  | Fire Extinguishers  | Contract             | ANNUAL        |
| 3  | Boilers   | Internal             | ANNUAL        |
| 4  | Electrical  | Contract             | ANNUAL        |
| 5  | Plumbing  | Internal or Contract | ANNUAL        |
| 6  | Elevators   | Contract             | ANNUAL        |
| 7  | Boilers –Magnetic Filter (Canton Valley)                          | Internal             | ANNUAL        |
| 8  | Boilers   | Internal             | ANNUAL        |
| 9  | Furnace   | Internal             | ANNUAL        |
| 10 | Emergency Generator Servicing<br>(Including Fluid Check and Fill) | Contract             | ANNUAL        |
| 11 | Fire Sprinkler Systems  | Contract             | ANNUAL        |

### **A. Green Acres Village**

| # | Service Type        | Responsible Party    | Schedule Date     | Work Order | Vendor    | Date Completed |
|---|---------------------|----------------------|-------------------|------------|-----------|----------------|
| 1 | Fire & Smoke Alarms | Internal             | During AI         | N/A        | N/A       | N/A            |
| 2 | Fire Extinguishers  | Contract             | N/A               | N/A        | N/A       | N/A            |
| 3 | Boilers             | Internal             | During AI         | N/A        | Internal  | Not Completed  |
| 4 | Electrical          | Contract             | As Needed         | N/A        | Dave Biss | N/A            |
| 5 | Plumbing            | Internal or Contract | Internal/Contract | N/A        | N/A       | N/A            |
| 6 | Furnace             | Internal             | During AI         | N/A        | Internal  | N/A            |

**B. Canton Valley Terrace**

| # | Service Type             | Responsible Party    | Schedule Date | Vendor           | Date Completed   |
|---|--------------------------|----------------------|---------------|------------------|------------------|
| 1 | Fire & Smoke Alarms      | Contract             | December 2020 | Jupiter Electric | N/A              |
| 2 | Fire Extinguishers       | Contract             | N/A           | Impact Fire      | Sched. Sept 2020 |
| 3 | Boilers                  | Internal             | June 9, 2020  | Liberty Mutual   | June 9, 2020     |
| 4 | Electrical               | Contract             | N/A           | Dave Perry       | As Needed        |
| 5 | Plumbing                 | Internal or Contract | N/A           | Internal         | Internal         |
| 6 | Furnace                  | Internal             | June 9, 2020  | Liberty Mutual   | June 9, 2020     |
| 8 | Boilers –Magnetic Filter | Internal             | Year 2021     | Internal         | January 2021     |

**C. Scattered Sites**

| # | Service Type        | Responsible Party    | Schedule Date | Vendor     | Date Completed |
|---|---------------------|----------------------|---------------|------------|----------------|
| 1 | Fire & Smoke Alarms | Contract             | Not Schedule  | Internal   | Pending        |
| 2 | Fire Extinguishers  | Contract             | N/A           | N/A        | N/A            |
| 3 | Boilers             | Internal             | During A. I   | Internal   | During A.I     |
| 4 | Electrical          | Contract             | As Needed     | Dave Perry | As Needed      |
| 5 | Plumbing            | Internal or Contract | As Needed     | Internal   | As Needed      |
| 6 | Furnace             | Internal             | During A. I   | Internal   | During A.I     |

**D. C.J. Durkin Apartments**

| # | Service Type        | Responsible Party    | Schedule Date | Vendor           | Date Completed |
|---|---------------------|----------------------|---------------|------------------|----------------|
| 1 | Fire & Smoke Alarms | Contract             | 02/25/2020    | BEF              | 02/25/2020     |
| 2 | Fire Extinguishers  | Contract             | Sept 2020     | Impact Fire      | Sept 2020      |
| 3 | Boilers- HW Tanks   | Internal             | June 9, 2020  | Liberty Mutual   | June 9, 2020   |
| 4 | Electrical          | Contract             | As Needed     | Ken Bisson       | As Needed      |
| 5 | Plumbing            | Internal or Contract | As Needed     | Internal         | As Needed      |
| 6 | Furnace             | Internal             | June 9, 2020  | Liberty Ins      | June 9, 2020   |
| 7 | Elevators           | Contract             | July 31, 2020 | Elev. Maintenanc | Planning       |

**E. Wallace Tower**

| # | Service Type        | Responsible Party    | Schedule Date | Vendor         | Date Completed |
|---|---------------------|----------------------|---------------|----------------|----------------|
| 1 | Fire & Smoke Alarms | Contract             | 02/26/2020    | BEF            | 02/26/2020     |
| 2 | Fire Extinguishers  | Contract             | Sept 2020     | Impact Fire    | Sept 2020      |
| 3 | Boilers             | Internal             | 06/09/2020    | Liberty Mutual | 06/09/2020     |
| 4 | Electrical          | Contract             | As Needed     | Ken Bisson     | As Needed      |
| 5 | Plumbing            | Internal or Contract | As Needed     | Internal       | As Needed      |
| 6 | Furnace             | Internal             | 06/09/2020    | Liberty Ins    | 06/09/2020     |
| 7 | Elevators           | Contract             | 12/31/2020    | Elev Mainten   | Planning       |
| 8 | Sprinkler Systems   | Contract             | Pending       | Metro-Swift    | Pending        |

**F. Daniel Heights Apartments**

| # | Service Type        | Responsible Party    | Schedule Date | Vendor         | Date Completed |
|---|---------------------|----------------------|---------------|----------------|----------------|
| 1 | Fire & Smoke Alarms | Contract             | 02/27/2020    | BEF            | 02/27/2020     |
| 2 | Fire Extinguishers  | Contract             | N/A           | Impact Fire    | N/A            |
| 3 | Boilers             | Internal             | June 9, 2020  | Liberty Mutual | June 9, 2020   |
| 4 | Electrical          | Contract             | As Needed     | Ken Bisson     | N/A            |
| 5 | Plumbing            | Internal or Contract | As Needed     | Internal       | N/A            |
| 6 | Furnace             | Internal             | 06/09/2020    | Liberty Mutual | 06/09/2020     |

Preventive tasks that are to be completed in this schedule are entered into PHA-Web even if the task is to be completed by a contractor. Maintenance Foremen are responsible for ensuring these tasks are completed as scheduled. When a contractor completes a preventive task, the Maintenance Foreman who is responsible for oversight must close out the work order and put any necessary comments in the description box. Whenever a work order must be generated as a result of these tasks, the Maintenance Foremen will be responsible for creating the work order and assigning it to maintenance staff.

The PPMP addresses the following areas:

1. Building exterior
  - Entrances
  - Landscaping
  - Grounds
  - Buildings (appearance and evidence of structural cracks)
  - Exterior paint
  - Driveways/parking lots
  - Gutters and downspouts
  - Roofs (evidence of wear and leaks)
  - Windows and door (frames and hardware)
  - Lighting (fixtures, bulbs, switches, and timers)
  - Storm drain systems, catch basins, piping
  - Roof/ventilation fans
2. Building interior and units
  - Office
  - Entrance/lobby and mailboxes
  - Appliances (range, refrigerator)
  - Floors, walls, and ceilings
  - Doors, closets, and cabinets
  - Lighting and electrical outlets
  - Sinks, showers, bathtubs, and toilets
  - Laundry room
  - Community room
3. Major equipment
  - Heating, ventilating, and air conditions
  - Fuel storage and transfer
  - Devices for sensing the outside temperature
  - Pipes and valves
  - Controls that regulate the flow of heat
  - Radiators
  - Security systems
  - Sprinkler and smoke detector systems
  - Plumbing
  - Boilers

4. Elevator check (full monthly/annual inspection and testing contracted out)

Cab

Controls

Mechanical room

Lighting and smooth operation

5. Electrical

Wiring

Control panels

Fixtures

6. Solid waste disposal

Chute

Compactor

Water system

7. Emergency systems

Smoke and heat detecting devices

Emergency lighting

Extinguishers and hoses

8. Security system

Alarm devices

Locks and door buzzers

Regular inspections and servicing are planned for each of the areas listed above. Unlike custodial work, which is performed on the same day each week and therefore scheduled on a monthly basis, preventive maintenance is scheduled over the whole year.

**It is the policy of the FHA to provide a safe and sanitary environment for all its residents.** To that extent the Maintenance Department shall notify the Program Directors of any scheduled and unscheduled pest extermination for all properties. All vacated units will be exterminated as needed during the make-ready process.

### **Programmed Maintenance**

This work is performed after higher priority emergency, vacancy, and preventive maintenance tasks. Programmed maintenance are tasks that can be grouped and scheduled in such a way as to make their completion very efficient. Programmed maintenance comes from two primary sources:

#### **A. Routine Work**

These are not emergencies nor related to vacancies. They cannot be called preventive maintenance because they are not undertaken for the purpose of preserving equipment. Examples: picking up litter, cleaning tools, shoveling snow and plowing, raking, etc.

#### **B. Grouping**

This is appropriate for tasks that require particular tools, equipment, materials, and personnel. Other work can be grouped according to seasonal or timing considerations. In general, work should be grouped and assigned in a matter that assures that repairs will be performed within two (2) weeks.

### **Deferred Maintenance**

When routine work orders uncover larger issues that require more extensive maintenance and/or outside contractors to repair, work orders will be deferred by management until work can be completed. Deferred work orders are determined at regular maintenance meetings after discussion with staff and are deferred in the work order system by management. Management is responsible for the deferred work order schedule and may direct maintenance staff to procure specialized items, equipment, and/or outside contractors to correct certain maintenance issues.

#### **4. Elevators, Fire Alarms, and Fire Equipment**

Certification for elevators, fire alarms, and other fire equipment require annual tests that must be performed by outside contractors. If the State and/or City require additional testing, then those standards must be complied with. Therefore scheduling of said tests must be coordinated through the Maintenance Department in order to ensure scheduled tests coincide with their due inspection date. However, the Maintenance Staff must still regularly check elevators, fire alarms, and fire equipment for any breaks, malfunctions, or other issues which may require immediate attention or calling in of outside certified contractors.



## **5. PPMP Scheduling**

The scheduling method for maintenance tasks is the FHA work order system which is hosted through PHA-Web. Preventive priority work orders are pre-programed into the system by management. Each month, the scheduled preventive work orders will populate into the system with assigned work order numbers. As preventive tasks are completed, the work orders are closed out.

## **6. Detailed Maintenance Records, Forms, and Warranties**

A maintenance repair/work ledger must be kept and maintained for maintenance work performed on all apartment units, buildings, grounds, and equipment. This is done through PHA-Web when work orders are completed. When necessary, maintenance staff should document in the description box any information that may help to explain or note issues that arise during a work order. Individual tasks listed in work orders should always have labor attached by the maintenance staff who completed such task. Multiple employees' labor may be added to one or more tasks on the work order. Any additional tasks completed by maintenance staff should also be added to an existing work order if that work was completed at the same time as the existing work order.

All manufactured products that have warranties must be maintained at both the maintenance department and central office. Each form contained within this PPMP must be filled out and a copy must be provided to the Deputy Director when required. Please note that all logs, records, and reporting forms are public records that can only be disposed of with the approval of management in accordance with all applicable laws and regulations of the Commonwealth of Massachusetts.

## **7. Monthly Property Inspections**

Every month there will be an inspection of one (1) of the five (5) state-aided public housing developments on a rotating basis. These are not unit inspections which are conducted on an annual basis as mandated by DHCD and other government regulations; these inspections are more concerned with outside unit conditions such as common areas, basements, boiler rooms, grounds and laundry rooms. Each month one (1) of the state-aided public housing complexes will have this inspection.<sup>2</sup>

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<sup>2</sup> The two (2) 689 homes that the FHA Leases have auxiliary maintenance and is not schedule for monthly inspection.

The inspections schedule is as follows:

| <u>Development</u> | <u>Sample Month</u> |
|--------------------|---------------------|
| Green Acres –      | January             |
| Canton Valley –    | February            |
| Daniel Heights –   | March               |
| Wallace Tower –    | April               |
| CJ Durkin –        | May                 |

Any work orders that are generated during these inspections will be considered inspection generated work orders and should be completed within thirty (30) days, excluding emergency work orders. Work orders will be generated and assigned to the Maintenance Foreman of the development who will be responsible for ensuring the work is completed.

#### **8. Review of Collected Data and Planning**

At the beginning of each work week the Deputy Director and Maintenance Foremen and if applicable the Program Directors will meet to review the status of the PPMP and its compliance and future PPMP maintenance tasks. This meeting can also be used to discuss work order reports and budget issues.

## Preventive & Programmed Maintenance Plan Schedule

### **Daily Duties:**

1. Walk FHA properties and ensure grounds and landscaping are acceptable, free of dirt or trash, and gives the general appearance of neatness
2. Check windows and lights for breaks/cracks that need replacement
3. Check stairs, hallways, common areas, laundry and community rooms and ensure they are clean and that the lights work
4. Check for health/safety code violations or possible hazards
5. Check exterior painted surfaces for cracking, chipping, or peeling of paint
6. Inspect exterior lighting
7. Mop and scrub floors in restrooms, laundry rooms, and common rooms as needed
8. Ensure walls, baseboards, and other surfaces are free of slashing and marks and presents an overall appearance of cleanliness
9. Dust/vacuum and wet mop all tile floors as needed, there shall be no dirt, dust, or streaks
10. Check trash chute for blockage at Wallace Tower and CJ Durkin
11. Check boilers for temperature readings and circulators
12. Do tenant requests and non-routine repairs
13. Check on/off emergency pull chord switch for *all* buildings
14. Check common/community room furniture for wear and tear
15. Check community room American flag for wear and tear

### **Weekly Duties:**

1. Service tractors/lawnmowers
2. Gas up trucks and containers
3. Clean main entrances
4. Mop floors in trash rooms
5. Mow lawns for all FHA properties, seed and fertilize as needed
6. Keep beddings clear of weeds, papers, or leaves and trim shrubs as needed; *shrubs are not to cover window sills*
7. Clean boiler rooms as needed
8. Clear dumpster areas of all debris after removal of trash
9. Test emergency backup lights
10. Spot clean walls and wipe down light fixtures
11. Clean drier vents of lint and rubbish
12. Clean floors, sinks, toilets, and trash receptacles in restrooms with disinfectant
13. All door handles, locks, and hinges shall be cleaned and treated, washed and/or painted if needed

**Monthly Duties:**

1. Inspect grounds for all FHA properties
2. Vacuum common halls
3. Check and adjust clocks as needed
4. Organize and reorder stock and supplies
5. Clean and sanitize maintenance areas
6. Clear debris on basement stairs/floors
7. Run/test emergency generators
8. Ensure all drains/catch basins are clear of leaves/rocks or other debris
9. Wash windows in common areas
10. Check washers and driers for any repairs

**Quarterly Duties:**

1. Fire alarm/smoke and heat detector inspections at all FHA properties
2. Check roof tops and attics
3. Clean, disinfect, and spray down trash chute and compactor/compactor room
4. Mop stairwells and clean/inspect handrails for repairs
5. Check and test all sump pumps
6. Update tenant names on buzzer panel
7. Clear gutters of debris/obstruction
8. Lubricate blowers, fans, motors, and circulators
9. Inspect condition of parking lots and repair as needed
10. Change oil on vehicles after 3,000 miles or 6 months
11. Clean carpets at all FHA properties
12. Clean vinyl at all FHA properties three (3) times a year

**Annual Duties:**

1. Check light lenses
2. Check, grease, and change belts on roof fans
3. Inspect fire extinguishers and hoses
4. Check washing machine hoses
5. Inventory tools, equipment, refrigerators, and stoves in stock - *January 1 of each year*
6. Clean, repaint, or replace ceiling tiles in common areas as needed
7. Change oil and all other PM on slow blowers, lawn mowers, and highway sanders
8. Change air filters on rooftop air handler
9. Inspect apartments and change batteries in CO detectors (done during annual inspections)
10. Fire extinguisher inspections and tagging
11. Elevator inspection and sticker

12. Truck inspections and tagging
13. Emergency generator inspection and refuel storage tanks
14. Inspect/grease bearings and check fan belts on exhaust fans
15. Change heating filter in common room on Pleasant Street
16. Shampoo carpets and strip wax floors common areas at *all* properties

### **Seasonal Duties:**

#### *Winter*

1. Turn on heat September 15<sup>th</sup> or as required each season
2. Shovel, snow blow, and snowplow all parking lots, roadways, walkways, ramps, stairs
3. Sand and salt walking areas and parking lots
4. Get sand, ice, and fuel
5. Remove hanging ice from roofs and buildings
6. Keep storm drains clear
7. Routinely pick up fallen tree limbs
8. Check areas for melt and freeze up that need to be re-sanded

#### *Spring*

1. Pick up trash, leaves, tree branches, and other debris left on all FHA properties
2. Sweep up and remove sand from roads and walkways
3. Repair and add loam to grounds that have been disturbed by plows or heavy equipment
4. Mulch and reseed where needed and prune trees and shrubs
5. Turn off heat May 15<sup>th</sup> or as required each season

#### *Summer*

1. Keep flowers watered and prune/cut trees and shrubs as needed
2. Cut lawns and remove weeds/overgrowth
3. Repaint areas outside as needed
4. Deodorize and clean outside trash and dumpster areas
5. Pressure wash mold from all FHA properties
6. Install/maintain fencing
7. Outside light repair/replacement

#### *Fall*

1. Cut lawns and rake grass and leaves at all FHA properties as needed
2. Lay new mulch as needed/remove old mulch or other debris
3. Install storm windows and begin weatherization and winter preparation

I have read the Preventive and Programmed Maintenance Plan and fully understand the duties outlined. Regular preventive maintenance will be carried out according to the above-mentioned schedule. I understand that these duties are crucial for smooth operation of the maintenance department and for optimal service to the tenants.

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# FITCHBURG HOUSING AUTHORITY

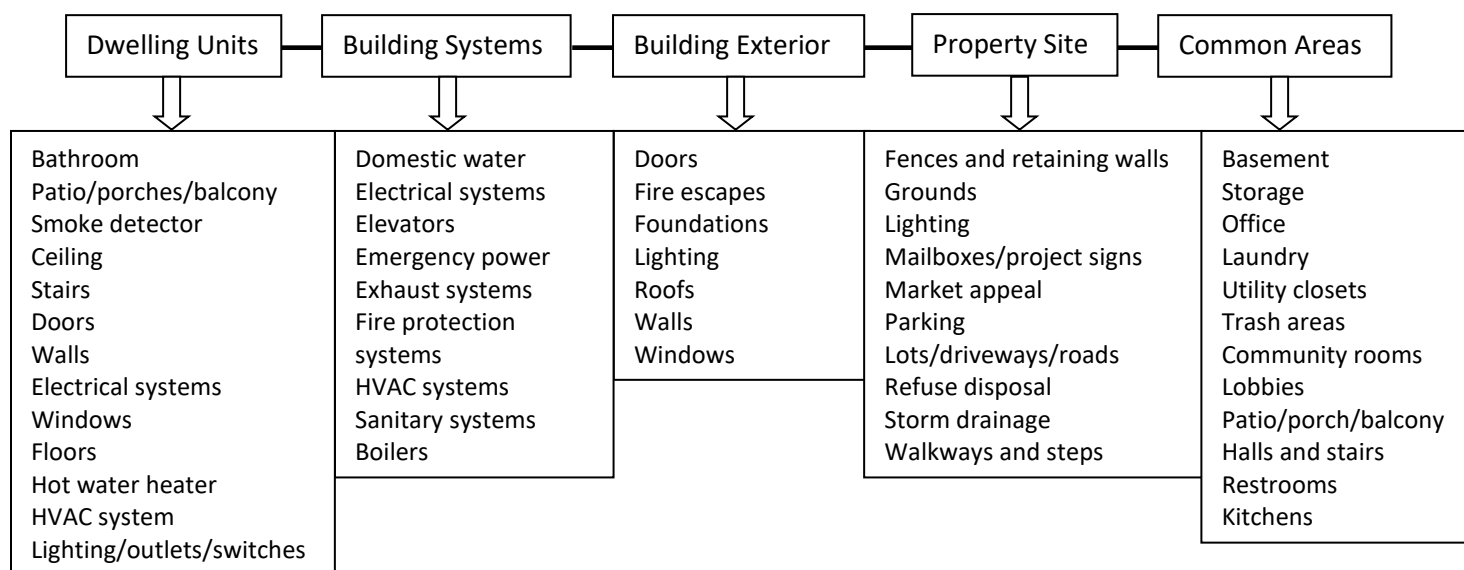
## PREVENTIVE & PROGRAMMED MAINTENANCE PLAN

### (PPMP)

#### 1. General Information

This is the Preventive and Programmed Maintenance Plan and schedule for the Fitchburg Housing Authority's five (5) state-aided public housing developments and eleven (11) scattered site homes. Please note that inventory, annual inspections and the work order policies and procedures are covered in separate administrative policies and should be cross referenced with the Preventive and Programmed Maintenance Plan and schedule. However, when maintenance personnel are undertaking their preventive and programmed maintenance duties, if they discover maintenance problems, a work order should be immediately generated and the maintenance issue should be resolved according to the proper procedures. This administrative procedure only covers scheduled preventive and programmed maintenance issues.<sup>1</sup>

#### Uniform Physical Condition Standard Basic Inspection Items



<sup>1</sup> This is an administrative procedure that can be changed per the directive of the FHA Executive Director; Preventive and Programmed Maintenance Plan Issued July 2020. The FHA Maintenance Union Local 248 also has a Union Agreement with the FHA which should be read in conjunction with this PPMP.

The FHA provides state-aided public housing management and maintenance for the following five (5) project-based apartment complexes and eleven (11) single family homes:

|  |   |
|--|---|
| <b>C.J. DURKIN APARTMENTS</b><br><i>FHA Administrative Offices</i><br>125 Units – 1 Building | 50 Day Street<br><br><i>7 Floors</i>  |
| <b>WALLACE TOWER</b><br><i>FHA Satellite Office</i><br>130 Units – 1 Building                | 54 Wallace Avenue<br><br><i>14 Floors</i>   |
| <b>DANIELS HEIGHTS</b><br><br>56 Units – 10 Building   | 351 Daniels Street<br>5 – 40 Daniels Heights  |
| <b>CANTON VALLEY TERRACE</b><br><br>48 Units – 10 Buildings                                  | 1 – 41 Valley Street<br>379 – 441 Canton Street   |
| <b>GREEN ACRES VILLAGE</b><br><i>FHA Satellite Office</i><br><br>160 Units – 47 Buildings    | 1 – 103 Leyte Road<br>5 – 141 Normandy Road<br>34 – 53 Wanoosnoc Road<br>873 – 919 Water Street   |
| <b>SCATTERED SITE</b><br><b>SINGLE FAMILY HOMES FITCHBURG</b><br>11 Buildings                | 76 Mechanic Street<br>7 Sheridan Street<br>70 Maryland Street<br>66 Almount Road<br>114 Arlington Street<br>238 Ashburnham Street<br>174 Milk Street<br>52 Exeter Street<br>28 Taft Street<br>24 Forest Street<br>110-112 Overland Street |

In addition to the above state housing units, the FHA also maintains two (2) State 689 housing programs at 76 Mechanic Street and 240 Ashburnham Street. The FHA maintains Lease agreements with providers in these group homes and those Lease agreements should be referenced in conjunction with this PPMP. The provider agencies also provide auxiliary maintenance assistance from their internal staff.

The primary responsibility of the FHA Maintenance Department is to reoccupy vacancies as quickly as possible and to maintain all properties in safe and sanitary condition per the Lease agreement and State Sanitary and housing codes. **A well-developed PPMP will help to ensure that these goals are consistently met while reducing overall maintenance costs.**



## **2. Maintenance Department**

It is the FHA's goal is to ensure that on-site staff can effectively perform routine, emergency, preventive and programmed maintenance and responsibilities. All maintenance staff report to a Maintenance Foreman. Duties of the maintenance staff are also spelled out in their job description. Their duties include, but are not limited to, the following:

1. Perform general cleaning chores of community, common areas, and office spaces
2. Mow lawns, trim trees/shrubs, maintain appearance of all FHA properties
3. Assist in building maintenance and repair
4. Clean common areas and remove trash
5. Maintain the grounds for all FHA properties
6. Snow removal
7. Ensure the lease terms regarding maintenance of the 689 program group homes are in compliance
8. Clean and maintain floors at all FHA properties

The FHA provides tools and equipment to the Maintenance Department as needed. Maintenance personnel are responsible for proper care and upkeep of all FHA owned tools. Any maintenance staff who use their own tools do so at their own risk and the FHA is not responsible for any personal tools that are lost, stolen, or damaged when used at work.

During the performance of regular maintenance duties, maintenance staff members should be alert to repairs that should be made (Examples: malfunctioning washing machine, a broken light, etc.) and report them to their Maintenance Foreman for action. The Maintenance Foreman should then ask their Program Director to prepare a work order.

The Maintenance Foremen have responsibility for the oversight of operations and maintenance of the physical and mechanical aspects of the properties. The Maintenance Foremen's duties are spelled out in detail in their job description, an example of these duties are:

1. Provide supervision to the maintenance staff
2. Develop a preventive and programmed maintenance schedule for housing units and grounds
3. Perform maintenance and repairs on all FHA properties
4. Ensure that off-shift hours are covered by on-call maintenance staff person
5. Provide for ongoing training and familiarization of systems to other maintenance staff

The Maintenance Foremen report directly to the Deputy Director but are expected to closely work with the Program Directors on a regular basis to coordinate unit turnover, regular maintenance, and other issues.

### **Components of a Maintenance System**

The FHA maintenance system shall include certain components:

- A. Prioritization of work**
- B. Comprehensive work procedures**
- C. Performance standards and goals**
- D. Work order system**
- E. Skills, updates, and training programs**
- F. Long-range planning**

By developing a maintenance system that has these components in place, the FHA will have the tools it needs to control the performance of maintenance work.

### **3. Goals & Objectives**

The management of the physical plant is a crucial part of the overall management process. **A well thought out and executed PPMP will save time and money.** The appearance and condition of the buildings and grounds are essential to resident satisfaction, efficient use of operating funds, and community acceptance of public housing. All maintenance performed shall conform to or exceed the State Sanitary and Building Codes. Maintenance of the physical buildings is an ongoing process, therefore preventative and programmed maintenance should be used to keep operations running efficiently. The following are the three (3) primary standards for which maintenance can follow PPMP.

#### **I. Preventive Maintenance**

Scheduled inspections, service, and repair of various components to maximize the level of services at a property and reduce equipment breakdowns and service interruptions.

#### **II. Programmed Maintenance**

Work which is important and should be completed to the greatest extent possible within time and budget constraint.

#### **III. Deferred Maintenance**

Work orders created that upon commencement of the work it is discovered that more extensive maintenance/repairs are needed which may require specialized equipment, materials, and/or outside contractors to complete are deferred by management until they can be completed.

The Maintenance Foreman is responsible and accountable for the satisfactory performance of maintenance functions and should be aware of all maintenance work on the properties, as well as the overall conditions and property operation.

### **Preventive Maintenance**

Preventive maintenance is performed on a regularly scheduled basis to keep the level of services at the properties high and reduce equipment breakdowns and service interruptions. It requires that the maintenance staff and office make regular inspections for the repair and replacement of items before problems occur.

#### **A. Manufactured Components**

Whenever new equipment, facilities or fixtures are installed, manufacturers' information packets will be consulted regarding service. These recommendations will be immediately scheduled as a part of the FHA Preventive and Programmed Maintenance Plan to keep the component functioning efficiently.

#### **B. Industry Standards**

In the case of standard material and even some equipment and fixtures, industry standards will apply to effective maintenance. Examples might include the frequency of waxing linoleum tile, changing an air filter, etc.

#### **C. Technical Consultants**

In some cases, a consultant may be needed to design the best preventive maintenance strategy for FHA components.

The FHA shall have a schedule for performance of these PPMP tasks. This will include lists of tasks that need to be performed annually, seasonally, quarterly, monthly, weekly, and daily. These lists will be updated whenever new components are installed or new procedures are decided upon. From these lists, a weekly schedule can be assembled and converted into a daily set of work orders using the FHA's work order system.

All maintenance staff will rotate preventive maintenance tasks. This will give all maintenance staff an opportunity to become familiar with all equipment.

Preventive maintenance will be concentrated on one day of the week or one week of the month. This will prevent preventive maintenance work from being rescheduled when it is necessarily "bumped" for a higher priority work order.

## **Preventive Maintenance Components**

The FHA is responsible for coordinating and completing a wide-variety of inspections and preventative maintenance tasks for various components at each property. These inspections occur throughout the year with some of the tasks conducted by outside contractors, such as the elevator inspections, while other tasks can be completed by maintenance staff. The tasks below are for the all FHA properties and not for specific units.

| #  | Service Type  | Responsible Party    | Schedule Date |
|----|---|----------------------|---------------|
| 1  | Fire & Smoke Alarms   | Contract             | ANNUAL        |
| 2  | Fire Extinguishers  | Contract             | ANNUAL        |
| 3  | Boilers   | Internal             | ANNUAL        |
| 4  | Electrical  | Contract             | ANNUAL        |
| 5  | Plumbing  | Internal or Contract | ANNUAL        |
| 6  | Elevators   | Contract             | ANNUAL        |
| 7  | Boilers –Magnetic Filter (Canton Valley)                          | Internal             | ANNUAL        |
| 8  | Boilers   | Internal             | ANNUAL        |
| 9  | Furnace   | Internal             | ANNUAL        |
| 10 | Emergency Generator Servicing<br>(Including Fluid Check and Fill) | Contract             | ANNUAL        |
| 11 | Fire Sprinkler Systems  | Contract             | ANNUAL        |

### **A. Green Acres Village**

| # | Service Type        | Responsible Party    | Schedule Date     | Work Order | Vendor    | Date Completed |
|---|---------------------|----------------------|-------------------|------------|-----------|----------------|
| 1 | Fire & Smoke Alarms | Internal             | During AI         | N/A        | N/A       | N/A            |
| 2 | Fire Extinguishers  | Contract             | N/A               | N/A        | N/A       | N/A            |
| 3 | Boilers             | Internal             | During AI         | N/A        | Internal  | Not Completed  |
| 4 | Electrical          | Contract             | As Needed         | N/A        | Dave Biss | N/A            |
| 5 | Plumbing            | Internal or Contract | Internal/Contract | N/A        | N/A       | N/A            |
| 6 | Furnace             | Internal             | During AI         | N/A        | Internal  | N/A            |

**B. Canton Valley Terrace**

| # | Service Type             | Responsible Party    | Schedule Date | Vendor           | Date Completed   |
|---|--------------------------|----------------------|---------------|------------------|------------------|
| 1 | Fire & Smoke Alarms      | Contract             | December 2020 | Jupiter Electric | N/A              |
| 2 | Fire Extinguishers       | Contract             | N/A           | Impact Fire      | Sched. Sept 2020 |
| 3 | Boilers                  | Internal             | June 9, 2020  | Liberty Mutual   | June 9, 2020     |
| 4 | Electrical               | Contract             | N/A           | Dave Perry       | As Needed        |
| 5 | Plumbing                 | Internal or Contract | N/A           | Internal         | Internal         |
| 6 | Furnace                  | Internal             | June 9, 2020  | Liberty Mutual   | June 9, 2020     |
| 8 | Boilers –Magnetic Filter | Internal             | Year 2021     | Internal         | January 2021     |

**C. Scattered Sites**

| # | Service Type        | Responsible Party    | Schedule Date | Vendor     | Date Completed |
|---|---------------------|----------------------|---------------|------------|----------------|
| 1 | Fire & Smoke Alarms | Contract             | Not Schedule  | Internal   | Pending        |
| 2 | Fire Extinguishers  | Contract             | N/A           | N/A        | N/A            |
| 3 | Boilers             | Internal             | During A. I   | Internal   | During A.I     |
| 4 | Electrical          | Contract             | As Needed     | Dave Perry | As Needed      |
| 5 | Plumbing            | Internal or Contract | As Needed     | Internal   | As Needed      |
| 6 | Furnace             | Internal             | During A. I   | Internal   | During A.I     |

**D. C.J. Durkin Apartments**

| # | Service Type        | Responsible Party    | Schedule Date | Vendor           | Date Completed |
|---|---------------------|----------------------|---------------|------------------|----------------|
| 1 | Fire & Smoke Alarms | Contract             | 02/25/2020    | BEF              | 02/25/2020     |
| 2 | Fire Extinguishers  | Contract             | Sept 2020     | Impact Fire      | Sept 2020      |
| 3 | Boilers- HW Tanks   | Internal             | June 9, 2020  | Liberty Mutual   | June 9, 2020   |
| 4 | Electrical          | Contract             | As Needed     | Ken Bisson       | As Needed      |
| 5 | Plumbing            | Internal or Contract | As Needed     | Internal         | As Needed      |
| 6 | Furnace             | Internal             | June 9, 2020  | Liberty Ins      | June 9, 2020   |
| 7 | Elevators           | Contract             | July 31, 2020 | Elev. Maintenanc | Planning       |

**E. Wallace Tower**

| # | Service Type        | Responsible Party    | Schedule Date | Vendor         | Date Completed |
|---|---------------------|----------------------|---------------|----------------|----------------|
| 1 | Fire & Smoke Alarms | Contract             | 02/26/2020    | BEF            | 02/26/2020     |
| 2 | Fire Extinguishers  | Contract             | Sept 2020     | Impact Fire    | Sept 2020      |
| 3 | Boilers             | Internal             | 06/09/2020    | Liberty Mutual | 06/09/2020     |
| 4 | Electrical          | Contract             | As Needed     | Ken Bisson     | As Needed      |
| 5 | Plumbing            | Internal or Contract | As Needed     | Internal       | As Needed      |
| 6 | Furnace             | Internal             | 06/09/2020    | Liberty Ins    | 06/09/2020     |
| 7 | Elevators           | Contract             | 12/31/2020    | Elev Mainten   | Planning       |
| 8 | Sprinkler Systems   | Contract             | Pending       | Metro-Swift    | Pending        |

**F. Daniel Heights Apartments**

| # | Service Type        | Responsible Party    | Schedule Date | Vendor         | Date Completed |
|---|---------------------|----------------------|---------------|----------------|----------------|
| 1 | Fire & Smoke Alarms | Contract             | 02/27/2020    | BEF            | 02/27/2020     |
| 2 | Fire Extinguishers  | Contract             | N/A           | Impact Fire    | N/A            |
| 3 | Boilers             | Internal             | June 9, 2020  | Liberty Mutual | June 9, 2020   |
| 4 | Electrical          | Contract             | As Needed     | Ken Bisson     | N/A            |
| 5 | Plumbing            | Internal or Contract | As Needed     | Internal       | N/A            |
| 6 | Furnace             | Internal             | 06/09/2020    | Liberty Mutual | 06/09/2020     |

Preventive tasks that are to be completed in this schedule are entered into PHA-Web even if the task is to be completed by a contractor. Maintenance Foremen are responsible for ensuring these tasks are completed as scheduled. When a contractor completes a preventive task, the Maintenance Foreman who is responsible for oversight must close out the work order and put any necessary comments in the description box. Whenever a work order must be generated as a result of these tasks, the Maintenance Foremen will be responsible for creating the work order and assigning it to maintenance staff.

The PPMP addresses the following areas:

1. Building exterior
  - Entrances
  - Landscaping
  - Grounds
  - Buildings (appearance and evidence of structural cracks)
  - Exterior paint
  - Driveways/parking lots
  - Gutters and downspouts
  - Roofs (evidence of wear and leaks)
  - Windows and door (frames and hardware)
  - Lighting (fixtures, bulbs, switches, and timers)
  - Storm drain systems, catch basins, piping
  - Roof/ventilation fans
2. Building interior and units
  - Office
  - Entrance/lobby and mailboxes
  - Appliances (range, refrigerator)
  - Floors, walls, and ceilings
  - Doors, closets, and cabinets
  - Lighting and electrical outlets
  - Sinks, showers, bathtubs, and toilets
  - Laundry room
  - Community room
3. Major equipment
  - Heating, ventilating, and air conditions
  - Fuel storage and transfer
  - Devices for sensing the outside temperature
  - Pipes and valves
  - Controls that regulate the flow of heat
  - Radiators
  - Security systems
  - Sprinkler and smoke detector systems
  - Plumbing
  - Boilers

4. Elevator check (full monthly/annual inspection and testing contracted out)

Cab

Controls

Mechanical room

Lighting and smooth operation

5. Electrical

Wiring

Control panels

Fixtures

6. Solid waste disposal

Chute

Compactor

Water system

7. Emergency systems

Smoke and heat detecting devices

Emergency lighting

Extinguishers and hoses

8. Security system

Alarm devices

Locks and door buzzers

Regular inspections and servicing are planned for each of the areas listed above. Unlike custodial work, which is performed on the same day each week and therefore scheduled on a monthly basis, preventive maintenance is scheduled over the whole year.

**It is the policy of the FHA to provide a safe and sanitary environment for all its residents.** To that extent the Maintenance Department shall notify the Program Directors of any scheduled and unscheduled pest extermination for all properties. All vacated units will be exterminated as needed during the make-ready process.



### **Programmed Maintenance**

This work is performed after higher priority emergency, vacancy, and preventive maintenance tasks. Programmed maintenance are tasks that can be grouped and scheduled in such a way as to make their completion very efficient. Programmed maintenance comes from two primary sources:

#### **A. Routine Work**

These are not emergencies nor related to vacancies. They cannot be called preventive maintenance because they are not undertaken for the purpose of preserving equipment. Examples: picking up litter, cleaning tools, shoveling snow and plowing, raking, etc.

#### **B. Grouping**

This is appropriate for tasks that require particular tools, equipment, materials, and personnel. Other work can be grouped according to seasonal or timing considerations. In general, work should be grouped and assigned in a matter that assures that repairs will be performed within two (2) weeks.

### **Deferred Maintenance**

When routine work orders uncover larger issues that require more extensive maintenance and/or outside contractors to repair, work orders will be deferred by management until work can be completed. Deferred work orders are determined at regular maintenance meetings after discussion with staff and are deferred in the work order system by management. Management is responsible for the deferred work order schedule and may direct maintenance staff to procure specialized items, equipment, and/or outside contractors to correct certain maintenance issues.

#### **4. Elevators, Fire Alarms, and Fire Equipment**

Certification for elevators, fire alarms, and other fire equipment require annual tests that must be performed by outside contractors. If the State and/or City require additional testing, then those standards must be complied with. Therefore scheduling of said tests must be coordinated through the Maintenance Department in order to ensure scheduled tests coincide with their due inspection date. However, the Maintenance Staff must still regularly check elevators, fire alarms, and fire equipment for any breaks, malfunctions, or other issues which may require immediate attention or calling in of outside certified contractors.

## **5. PPMP Scheduling**

The scheduling method for maintenance tasks is the FHA work order system which is hosted through PHA-Web. Preventive priority work orders are pre-programed into the system by management. Each month, the scheduled preventive work orders will populate into the system with assigned work order numbers. As preventive tasks are completed, the work orders are closed out.

## **6. Detailed Maintenance Records, Forms, and Warranties**

A maintenance repair/work ledger must be kept and maintained for maintenance work performed on all apartment units, buildings, grounds, and equipment. This is done through PHA-Web when work orders are completed. When necessary, maintenance staff should document in the description box any information that may help to explain or note issues that arise during a work order. Individual tasks listed in work orders should always have labor attached by the maintenance staff who completed such task. Multiple employees' labor may be added to one or more tasks on the work order. Any additional tasks completed by maintenance staff should also be added to an existing work order if that work was completed at the same time as the existing work order.

All manufactured products that have warranties must be maintained at both the maintenance department and central office. Each form contained within this PPMP must be filled out and a copy must be provided to the Deputy Director when required. Please note that all logs, records, and reporting forms are public records that can only be disposed of with the approval of management in accordance with all applicable laws and regulations of the Commonwealth of Massachusetts.

## **7. Monthly Property Inspections**

Every month there will be an inspection of one (1) of the five (5) state-aided public housing developments on a rotating basis. These are not unit inspections which are conducted on an annual basis as mandated by DHCD and other government regulations; these inspections are more concerned with outside unit conditions such as common areas, basements, boiler rooms, grounds and laundry rooms. Each month one (1) of the state-aided public housing complexes will have this inspection.<sup>2</sup>

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<sup>2</sup> The two (2) 689 homes that the FHA Leases have auxiliary maintenance and is not schedule for monthly inspection.

The inspections schedule is as follows:

| <u>Development</u> | <u>Sample Month</u> |
|--------------------|---------------------|
| Green Acres –      | January             |
| Canton Valley –    | February            |
| Daniel Heights –   | March               |
| Wallace Tower –    | April               |
| CJ Durkin –        | May                 |

Any work orders that are generated during these inspections will be considered inspection generated work orders and should be completed within thirty (30) days, excluding emergency work orders. Work orders will be generated and assigned to the Maintenance Foreman of the development who will be responsible for ensuring the work is completed.

#### **8. Review of Collected Data and Planning**

At the beginning of each work week the Deputy Director and Maintenance Foremen and if applicable the Program Directors will meet to review the status of the PPMP and its compliance and future PPMP maintenance tasks. This meeting can also be used to discuss work order reports and budget issues.

## Preventive & Programmed Maintenance Plan Schedule

### **Daily Duties:**

1. Walk FHA properties and ensure grounds and landscaping are acceptable, free of dirt or trash, and gives the general appearance of neatness
2. Check windows and lights for breaks/cracks that need replacement
3. Check stairs, hallways, common areas, laundry and community rooms and ensure they are clean and that the lights work
4. Check for health/safety code violations or possible hazards
5. Check exterior painted surfaces for cracking, chipping, or peeling of paint
6. Inspect exterior lighting
7. Mop and scrub floors in restrooms, laundry rooms, and common rooms as needed
8. Ensure walls, baseboards, and other surfaces are free of slashing and marks and presents an overall appearance of cleanliness
9. Dust/vacuum and wet mop all tile floors as needed, there shall be no dirt, dust, or streaks
10. Check trash chute for blockage at Wallace Tower and CJ Durkin
11. Check boilers for temperature readings and circulators
12. Do tenant requests and non-routine repairs
13. Check on/off emergency pull chord switch for *all* buildings
14. Check common/community room furniture for wear and tear
15. Check community room American flag for wear and tear

### **Weekly Duties:**

1. Service tractors/lawnmowers
2. Gas up trucks and containers
3. Clean main entrances
4. Mop floors in trash rooms
5. Mow lawns for all FHA properties, seed and fertilize as needed
6. Keep beddings clear of weeds, papers, or leaves and trim shrubs as needed; *shrubs are not to cover window sills*
7. Clean boiler rooms as needed
8. Clear dumpster areas of all debris after removal of trash
9. Test emergency backup lights
10. Spot clean walls and wipe down light fixtures
11. Clean drier vents of lint and rubbish
12. Clean floors, sinks, toilets, and trash receptacles in restrooms with disinfectant
13. All door handles, locks, and hinges shall be cleaned and treated, washed and/or painted if needed

**Monthly Duties:**

1. Inspect grounds for all FHA properties
2. Vacuum common halls
3. Check and adjust clocks as needed
4. Organize and reorder stock and supplies
5. Clean and sanitize maintenance areas
6. Clear debris on basement stairs/floors
7. Run/test emergency generators
8. Ensure all drains/catch basins are clear of leaves/rocks or other debris
9. Wash windows in common areas
10. Check washers and driers for any repairs

**Quarterly Duties:**

1. Fire alarm/smoke and heat detector inspections at all FHA properties
2. Check roof tops and attics
3. Clean, disinfect, and spray down trash chute and compactor/compactor room
4. Mop stairwells and clean/inspect handrails for repairs
5. Check and test all sump pumps
6. Update tenant names on buzzer panel
7. Clear gutters of debris/obstruction
8. Lubricate blowers, fans, motors, and circulators
9. Inspect condition of parking lots and repair as needed
10. Change oil on vehicles after 3,000 miles or 6 months
11. Clean carpets at all FHA properties
12. Clean vinyl at all FHA properties three (3) times a year

**Annual Duties:**

1. Check light lenses
2. Check, grease, and change belts on roof fans
3. Inspect fire extinguishers and hoses
4. Check washing machine hoses
5. Inventory tools, equipment, refrigerators, and stoves in stock - *January 1 of each year*
6. Clean, repaint, or replace ceiling tiles in common areas as needed
7. Change oil and all other PM on slow blowers, lawn mowers, and highway sanders
8. Change air filters on rooftop air handler
9. Inspect apartments and change batteries in CO detectors (done during annual inspections)
10. Fire extinguisher inspections and tagging
11. Elevator inspection and sticker

12. Truck inspections and tagging
13. Emergency generator inspection and refuel storage tanks
14. Inspect/grease bearings and check fan belts on exhaust fans
15. Change heating filter in common room on Pleasant Street
16. Shampoo carpets and strip wax floors common areas at *all* properties

### **Seasonal Duties:**

#### *Winter*

1. Turn on heat September 15<sup>th</sup> or as required each season
2. Shovel, snow blow, and snowplow all parking lots, roadways, walkways, ramps, stairs
3. Sand and salt walking areas and parking lots
4. Get sand, ice, and fuel
5. Remove hanging ice from roofs and buildings
6. Keep storm drains clear
7. Routinely pick up fallen tree limbs
8. Check areas for melt and freeze up that need to be re-sanded

#### *Spring*

1. Pick up trash, leaves, tree branches, and other debris left on all FHA properties
2. Sweep up and remove sand from roads and walkways
3. Repair and add loam to grounds that have been disturbed by plows or heavy equipment
4. Mulch and reseed where needed and prune trees and shrubs
5. Turn off heat May 15<sup>th</sup> or as required each season

#### *Summer*

1. Keep flowers watered and prune/cut trees and shrubs as needed
2. Cut lawns and remove weeds/overgrowth
3. Repaint areas outside as needed
4. Deodorize and clean outside trash and dumpster areas
5. Pressure wash mold from all FHA properties
6. Install/maintain fencing
7. Outside light repair/replacement

#### *Fall*

1. Cut lawns and rake grass and leaves at all FHA properties as needed
2. Lay new mulch as needed/remove old mulch or other debris
3. Install storm windows and begin weatherization and winter preparation

I have read the Preventive and Programmed Maintenance Plan and fully understand the duties outlined. Regular preventive maintenance will be carried out according to the above-mentioned schedule. I understand that these duties are crucial for smooth operation of the maintenance department and for optimal service to the tenants.

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| Deputy Director | Date |
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| Maintenance Forman | Date |
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| Maintenance Staff | Date |
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| Other Staff | Date |
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## **Annual Operating Budget**

The tables on the following pages show the approved budget and actual income and spending per budget account (row) for the fiscal year ending 12/31/2025. It also shows the approved budget for the current year (2026) 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 Executive Office of Housing and Livable Communities (EOHLC). 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 EOHLC 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 EOHLC.

EOHLC 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 EOHLC 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 EOHLC and obtain its approval.

The FITCHBURG HOUSING AUTHORITY operating reserve at the end of fiscal year 2025 was \$0.00, which is 0.00% 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 FITCHBURG HOUSING AUTHORITY |  |                              |                              |                              |  |  |
|--|--|------------------------------|------------------------------|------------------------------|--|--|
| REVENUE  |  |                              |                              |                              |  |  |
| Account Number   | Account Class  | 2025 Approved Revenue Budget | 2025 Actual Amounts Received | 2026 Approved Revenue Budget | % Change from 2025 Actual to 2026 Budget | 2026 Dollars Budgeted Per Unit per Month |
| 3110   | Shelter Rent -Tenants  | 2,088,000.00                 | 2,316,565.00                 | 2,315,508.00                 | 0.00%                                    | 366.84                                   |
| 3111   | Shelter Rent - Tenants - Fraud/Retroactive                   | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 3115   | Shelter Rent -Federal Section 8\MRVP One-time Leased up Rev. | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 3190   | Nondwelling Rentals  | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 3400   | Administrative Fee - MRVP                                    | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 3610   | Interest on Investments - Unrestricted                       | 0.00                         | 25,643.00                    | 0.00                         | -100.00%                                 | 0.00                                     |
| 3611   | Interest on Investments - Restricted                         | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 3690   | Other Revenue  | 35,000.00                    | 40,899.00                    | 35,000.00                    | -14.40%                                  | 5.54                                     |
| 3691   | Other Revenue - Retained                                     | 538,573.00                   | 897,897.00                   | 453,732.00                   | -49.50%                                  | 71.88                                    |
| 3692   | Other Revenue - Operating Reserves                           | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 3693   | Other Revenue - Energy Net Meter                             | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 3801   | Operating Subsidy - EOHLC (4001)                             | 2,873,181.00                 | 2,219,535.00                 | 3,010,631.00                 | 35.60%                                   | 477.88                                   |
| 3802   | Operating Subsidy - MRVP Landlords                           | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 3803   | Restricted Grants Received                                   | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 3920   | Gain/Loss From Sale/Disp. of Prop.                           | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 3000   | TOTAL REVENUE  | 5,534,754.00                 | 5,500,539.00                 | 5,814,871.00                 | 5.70%                                    | 923.00                                   |

| Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by FITCHBURG HOUSING AUTHORITY |   |                              |                              |                              |  |  |
|--|---|------------------------------|------------------------------|------------------------------|--|--|
| EXPENSES   |   |                              |                              |                              |  |  |
| Account Number   | Account Class                               | 2025 Approved Revenue Budget | 2025 Actual Amounts Received | 2026 Approved Revenue Budget | % Change from 2025 Actual to 2026 Budget | 2026 Dollars Budgeted Per Unit per Month |
| 4110   | Administrative Salaries                     | 897,858.00                   | 897,858.00                   | 992,538.00                   | 10.50%                                   | 157.55                                   |
| 4120   | Compensated Absences                        | 0.00                         | 124,801.00                   | 0.00                         | -100.00%                                 | 0.00                                     |
| 4130   | Legal                                       | 65,000.00                    | 108,698.00                   | 120,000.00                   | 10.40%                                   | 19.01                                    |
| 4140   | Members Compensation                        | 1,500.00                     | 6,390.00                     | 1,500.00                     | -76.50%                                  | 0.24                                     |
| 4150   | Travel & Related Expenses                   | 5,500.00                     | 5,499.00                     | 10,500.00                    | 90.90%                                   | 1.66                                     |
| 4170   | Accounting Services                         | 24,324.00                    | 24,652.00                    | 25,548.00                    | 3.60%                                    | 4.05                                     |
| 4171   | Audit Costs                                 | 14,294.00                    | 18,360.00                    | 22,226.00                    | 21.10%                                   | 3.52                                     |
| 4180   | Penalties & Interest                        | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 4190   | Administrative Other                        | 167,139.00                   | 214,367.00                   | 193,315.00                   | -9.80%                                   | 30.63                                    |
| 4191   | Tenant Organization                         | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 4100   | TOTAL ADMINISTRATION                        | 1,175,615.00                 | 1,400,625.00                 | 1,365,627.00                 | -2.50%                                   | 216.77                                   |
| 4310   | Water                                       | 501,272.00                   | 444,307.00                   | 516,502.00                   | 16.20%                                   | 81.83                                    |
| 4320   | Electricity                                 | 1,210,706.00                 | 928,611.00                   | 925,077.00                   | -0.40%                                   | 146.56                                   |
| 4330   | Gas   | 147,169.00                   | 152,577.00                   | 174,081.00                   | 14.10%                                   | 27.58                                    |
| 4340   | Fuel  | 0.00                         | 1,969.00                     | 1,621.00                     | -17.70%                                  | 0.26                                     |
| 4360   | Net Meter Utility Debit/Energy Conservation | 0.00                         | 470,638.00                   | 453,732.00                   | -3.60%                                   | 71.88                                    |
| 4390   | Other                                       | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 4391   | Solar Operator Costs                        | 226,673.00                   | 212,937.00                   | 229,843.00                   | 7.90%                                    | 36.41                                    |
| 4392   | Net Meter Utility Credit (Negative Amount)  | -226,673.00                  | -683,575.00                  | -683,575.00                  | 0.00%                                    | -108.30                                  |
| 4300   | TOTAL UTILITIES                             | 1,859,147.00                 | 1,527,464.00                 | 1,617,281.00                 | 5.90%                                    | 256.71                                   |

| Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by FITCHBURG HOUSING AUTHORITY |                                       |                              |                              |                              |  |  |
|--|---------------------------------------|------------------------------|------------------------------|------------------------------|--|--|
| <b>EXPENSES</b>  |                                       |                              |                              |                              |  |  |
| Account Number   | Account Class                         | 2025 Approved Revenue Budget | 2025 Actual Amounts Received | 2026 Approved Revenue Budget | % Change from 2025 Actual to 2026 Budget | 2026 Dollars Budgeted Per Unit per Month |
| 4410   | Maintenance Labor                     | 681,722.00                   | 756,067.00                   | 752,778.00                   | -0.40%                                   | 119.26                                   |
| 4420   | Materials & Supplies                  | 125,000.00                   | 61,309.00                    | 130,000.00                   | 112.00%                                  | 20.60                                    |
| 4430   | Contract Costs                        | 200,040.00                   | 291,354.00                   | 382,470.00                   | 31.30%                                   | 60.59                                    |
| 4510   | Insurance                             | 216,411.00                   | 226,620.00                   | 233,943.00                   | 3.20%                                    | 37.06                                    |
| 4520   | Payment in Lieu of Taxes              | 10,163.00                    | 10,260.00                    | 10,163.00                    | -0.90%                                   | 1.61                                     |
| 4540   | Employee Benefits                     | 854,682.00                   | 944,946.00                   | 875,950.00                   | -7.30%                                   | 138.78                                   |
| 4541   | Employee Benefits - GASB 45           | 0.00                         | 135,773.00                   | 0.00                         | -100.00%                                 | 0.00                                     |
| 4542   | Pension Expense - GASB 68             | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 4570   | Collection Loss                       | 10,000.00                    | 109,735.00                   | 20,000.00                    | -81.80%                                  | 3.17                                     |
| 4571   | Collection Loss - Fraud/Retroactive   | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 4580   | Interest Expense                      | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 4590   | Other General Expense                 | 0.00                         | 14,612.00                    | 0.00                         | -100.00%                                 | 0.00                                     |
| 4500   | TOTAL GENERAL EXPENSES                | 1,091,256.00                 | 1,441,946.00                 | 1,140,056.00                 | -20.90%                                  | 180.96                                   |
| 4610   | Extraordinary Maintenance             | 325,500.00                   | 37,965.00                    | 75,800.00                    | 99.70%                                   | 12.01                                    |
| 4611   | Equipment Purchases - Non Capitalized | 15,000.00                    | 7,423.00                     | 15,000.00                    | 102.10%                                  | 2.38                                     |
| 4612   | Restricted Reserve Expenditures       | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 4715   | Housing Assistance Payments           | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 4801   | Depreciation Expense                  | 0.00                         | 610,689.00                   | 0.00                         | -100.00%                                 | 0.00                                     |
| 4600   | TOTAL OTHER EXPENSES                  | 340,500.00                   | 656,077.00                   | 90,800.00                    | -86.20%                                  | 14.41                                    |
| 4000   | TOTAL EXPENSES                        | 5,473,280.00                 | 6,134,842.00                 | 5,479,012.00                 | -10.70%                                  | 869.68                                   |

| Consolidated Budget (400-1) for all state-aided 667 (Elderly), 200 (family), and 705 (scattered site family) developments owned by FITCHBURG HOUSING AUTHORITY |                                       |                              |                              |                              |  |  |
|--|---------------------------------------|------------------------------|------------------------------|------------------------------|--|--|
| <b>SUMMARY</b>   |                                       |                              |                              |                              |  |  |
| Account Number   | Account Class                         | 2025 Approved Revenue Budget | 2025 Actual Amounts Received | 2026 Approved Revenue Budget | % Change from 2025 Actual to 2026 Budget | 2026 Dollars Budgeted Per Unit per Month |
| 3000   | TOTAL REVENUE                         | 5,534,754.00                 | 5,500,539.00                 | 5,814,871.00                 | 5.70%                                    | 923.00                                   |
| 4000   | TOTAL EXPENSES                        | 5,473,280.00                 | 6,134,842.00                 | 5,479,012.00                 | -10.70%                                  | 869.68                                   |
| 2700   | NET INCOME (DEFICIT)                  | 61,474.00                    | -634,303.00                  | 335,859.00                   | -152.90%                                 | 53.31                                    |
| 7520   | Replacements of Equip. - Capitalized  | 0.00                         | 24,901.00                    | 0.00                         | -100.00%                                 | 0.00                                     |
| 7540   | Betterments & Additions - Capitalized | 0.00                         | 0.00                         | 0.00                         | 0.00%                                    | 0.00                                     |
| 7500   | TOTAL NONOPERATING EXPENDITURES       | 0.00                         | 24,901.00                    | 0.00                         | -100.00%                                 | 0.00                                     |
| 7600   | EXCESS REVENUE OVER EXPENSES          | 61,474.00                    | -659,204.00                  | 335,859.00                   | -150.90%                                 | 53.31                                    |

## **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 EOHLC 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 – EOHLC (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 EOHLC 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 EOHLC 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 EOHLC 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 EOHLC 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 (EOHLC) for the 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 the LHA'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 EOHLC 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:** Corrective Action

Reason: The FHA received Operational Guidance and Corrective Action due to the family housing developments carrying large balances. This has historically been an issue that has been made more difficult to address after the COVID pandemic. Several tenants in family housing have large balances and although the FHA has served eviction notices, we have not been able to successfully receive payment or quickly move out the tenants in question. RAFT assistance program has also delayed cases and in some instances where RAFT was received, tenants have later ended up getting a new 14 Day Notice for non-payment. Although the FHA has had several evictions due to non-payment of rent, those cases took several months to conclude and rent balances continue to add up each month that is unpaid.

Response: This year the FHA has rolled out online payments through PHA-Web's tenant portal. Tenants are now able to make their rent payments in multiple different ways removing excuses as to why tenants could not previously pay. The FHA Board adopted a new rent collection policy that is more aggressive in the time frame in which 14 Day Notices are served. While this may lead to increased legal costs, we anticipate that the total TAR outstanding balance will decrease to an acceptable level after some of the worst offenders have been evicted.

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

**Rating:** No Findings

**Criterion:** Completion of mandatory online board member training

**Rating:** No Findings

**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 Spending**

**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:** Operational Guidance

**Criterion:** Fair Housing Policies Uploaded

**Rating:** No Findings

**Category: Facility Management - Inspection Standards and Practices**

**Criterion:** 100% of units inspected during FYE under review

**Rating:** Corrective Action

Reason: Two of the selected units vacated in 2023 and have remained vacant for all of 2024 due to planned construction that is currently being designed by an architect. Since these units were vacant in all of 2024, an annual inspection was not conducted. While the FHA did show that staff had been in those units over the course of 2024 with documented work orders, there was no inspection report that could be provided. Since those two units were not inspected, we received Corrective Action in this category.

Response: The FHA has partnered with the Fitchburg Board of Health to inspect units. A schedule of all FHA units has been created for 2025 and all units, regardless of vacant status, will be inspected going

forward. Vacant unit inspections will not be used to create new work orders since items will be addressed during vacancy turnover.

**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:** Corrective Action

Reason: One unit that was inspected in December 2024 noted that exterior stairs needed repair and the work order for this inspection was not created until April of 2025. The reason it was missed was due to a new process in creating work orders tied to the inspection report led to the creation of this work order being overlooked. Since this work order was not created timely and properly deferred, we received Corrective Action in this category. However, maintenance was aware of the work which was deferred until the Spring and has since been completed by a contractor.

Response: The new inspection process will ensure that all work orders are generated directly from the inspection report. Each week staff review the completed inspections and generate work orders and send tenant letters based on various failures identified. This will ensure that all inspection generated work orders are created the same week of the completed inspections.

**Criterion:** Unit inspection reports accurately reflect necessary repairs

**Rating:** Corrective Action

Reason: The FHA recent went through staff turnover and some details were missed in inspection reports.

Response: FHA staff will be conducting inspections in addition to the Board of Health and all staff who conduct inspections will receive formal training.

### **Category: Facility Management - Vacancy Turnover Standards and Practices**

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

**Rating:** No Findings

**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

**Additional comments regarding the PMR:**

**Explanation of PMR Criteria Ratings**

| CRITERION                                | DESCRIPTION   |
|--|---|
| <b>Management</b>                        |   |
| Occupancy Rate                           | <p>The rating is calculated using the following formula: (Total Number of Occupied units on Monthly Report divided by (Total Number of Units Minus Units that Received a Waiver Minus Number of Units Vacant less than 30 days on Monthly Report)</p> <ul style="list-style-type: none"> <li>• “No Findings” : Occupancy Rate is at or above 98%</li> <li>• Operational Guidance: Occupancy rate is at 95% up to 97.9%</li> <li>• Corrective Action: Adjusted occupancy rate is less than 95%</li> </ul>  |
| Tenant Accounts Receivable (TAR)         | <p>This criterion calculates the percentage of uncollected rent and related charges owed by starting with the amount reported by the LHA, as uncollected balances for the TAR (Account 1122 from the Balance Sheet) minus Normal Repayment Agreements* divided by Shelter (Tenant) Rent (account 3110 from the Operating Statement)</p> <ul style="list-style-type: none"> <li>• “No Findings” : At or below 2%</li> <li>• “Operational Guidance”: More than 2% , but less than 5%</li> <li>• “Corrective Action”: 5% or more</li> </ul>            |
| Certifications and Reporting Submissions | <p>Housing authorities are required to submit 4 quarterly vacancy certifications by end of the month following quarter end; 4 quarterly operating statements and 4 Tenant Accounts Receivable (TAR) reports within 60 days of quarter end.</p> <ul style="list-style-type: none"> <li>• “No Findings”: At least 11 of the required 12 reports were submitted and at least 9 were submitted on time.</li> <li>• “Operational Guidance”: Less than 11 of the required 12 reports were submitted and/or less than 9 were submitted on time.</li> </ul> |
| Board Member Training                    | <p>Percentage of board members that have completed the mandatory online board member training.</p> <ul style="list-style-type: none"> <li>• “No Findings” : 80% or more completed training</li> <li>• “Operational Guidance” : 60-79.9% completed training</li> <li>• “Corrective Action” : &lt;60 % completed training</li> </ul>  |
| Staff Certifications and Training        | <p>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.</p> <ul style="list-style-type: none"> <li>• No Findings: LHAs completed the required number of trainings</li> <li>• Corrective Action: LHAs have not completed any trainings</li> </ul>   |
| Annual Plan (AP) Submitted               | <p>Housing authorities are required to submit an annual plan every year.</p> <ul style="list-style-type: none"> <li>• “No Findings” =Submitted on time</li> <li>• “Operational Guidance” =Up to 45 days late</li> <li>• “Corrective Action” =More than 45 days late</li> </ul>  |

| CRITERION                      | DESCRIPTION   |
|--------------------------------|---|
| <b>CHAMP</b>                   |   |
| Paper applications             | <p>Paper applications are available, received and entered into CHAMP</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• 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</li> </ul>   |
| Vacancies occupied using CHAMP | <p>Vacancies are recorded correctly and occupied using CHAMP</p> <ul style="list-style-type: none"> <li>• No Findings: All vacancies during the fiscal year are recorded in EOHLC's Housing Applications Vacancy System within 30 days; And the housed Applicant ID and Pull List ID match between EOHLC'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</li> <li>• Operational Guidance: All vacancies during the fiscal year are recorded in EOHLC's Housing Applications Vacancy System, all vacancies are not recorded within 30 days; Or the Housed Applicant ID and Pull List ID match between EOHLC'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</li> <li>• Corrective Action: All vacancies during the fiscal year are not recorded in EOHLC's Housing Applications Vacancy System; Or the Housed Applicant ID and Pull List ID do not match (or data is missing) between EOHLC's Housing Applications Vacancy System and CHAMP for units occupied during the fiscal year, excluding administrative transfers</li> </ul> |

| CRITERION                  | DESCRIPTION  |
|----------------------------|--|
| <b>Financial</b>           |  |
| Adjusted Net Income        | <p>The Adjusted Net Income criterion calculation starts with an LHA's Net Income and subtracts Depreciation, GASB 45 (Retirement Costs), GASB 68 (Retirement Costs), Extraordinary Maintenance (maintenance expense outside of routine/ordinary expenses), and Equipment Purchases – Non Capitalized. This Adjusted Net Income amount is then divided by the Total Expenses of the LHA. If this Adjusted Net Income amount is positive, it means underspending and if it is negative it means overspending.</p> <p>Underspending Rating:</p> <ul style="list-style-type: none"> <li>• "No Findings" : 0 to 9.9%</li> <li>• "Operational Guidance": 10 to 14.9%</li> <li>• "Corrective Action": 15% or higher</li> </ul> <p>Overspending Rating:</p> <ul style="list-style-type: none"> <li>• "No Findings" : 0 to -4.9%</li> <li>• "Operational Guidance": -5% to -9.9%</li> <li>• "Corrective Action": -10% or below</li> </ul> |
| Operating Reserves         | <p>Current Operating Reserve as a percentage of total maximum reserve level. Appropriate reserve level is buffer against any unforeseen events or expenditures.</p> <ul style="list-style-type: none"> <li>• "No Findings" :35%+ of maximum operating reserve</li> <li>• "Operational Guidance": 20% to 34.9% of maximum operating reserve</li> <li>• "Corrective Action": &lt;20% of maximum operating reserve</li> </ul>   |
| <b>Capital Planning</b>    |  |
| Capital Spending           | <p>Under the Formula Funding Program (FF), authorities receive undesignated funds to spend on projects in their Capital Improvement Plan. They are rated on the percentage of available funds they have spent over a three-year period</p> <ul style="list-style-type: none"> <li>• "No Findings" = at least 80%</li> <li>• "Operational Guidance" = At least 50%</li> <li>• "Corrective Action" = Less than 50%</li> </ul>  |
| <b>Health &amp; Safety</b> |  |
| Health & safety violations | EOHLC 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.  |

| CRITERION   | DESCRIPTION  |
|---|--|
| <b>Facility Management – Inspection Standards and Practices</b>                             |  |
| 100% Unit Inspections   | <p>All units inspected at LHA during FY under review</p> <ul style="list-style-type: none"> <li>• No Findings: 100% of units inspected</li> <li>• Corrective Action: Less than 100% of units inspected</li> </ul>  |
| LHA Inspections Reports/Work Orders   | <p>Unit inspection reports create, track, and report work orders for inspection repairs, and inspection WOs completed within 30 days or add to DM/CIP</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• 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)</li> </ul> |
| Accuracy of LHA Inspections   | <p>Unit inspection reports accurately reflect necessary repairs</p> <ul style="list-style-type: none"> <li>• No Findings: c.667 unit has less than 2 EHS deficiencies and c.200/705 unit has less than 3 EHS deficiencies</li> <li>• Operational Guidance: c.667 unit has 2 EHS deficiencies or c.200/705 has 3 EHS deficiencies</li> <li>• 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</li> </ul>  |
| <b>Facility Management – Preventative Maintenance Standards and Practices</b>               |  |
| LHA Preventative Maintenance Schedule Accuracy and Implementation of Preventative Schedules | <p>LHA preventative maintenance schedule accurately reflects all necessary work to maximize the life of LHA components</p> <ul style="list-style-type: none"> <li>• No Findings: c.667 unit less than 2 EHS deficiencies and c.200/705 less than 3 EHS deficiencies</li> <li>• Operational Guidance: c.667 2 EHS deficiencies or c.200/705 3 EHS deficiencies</li> <li>• Corrective Action: c.667 equal to or greater than 3 EHS deficiencies or c.200/705 equal to or greater than 4 EHS deficiencies</li> </ul>  |

| CRITERION   | DESCRIPTION  |
|---|--|
| <b>Facility Management – Vacancy Turnover Standards and Practices</b> |  |
| Vacancy Turnover Work Orders  | <p>Work orders created for every vacancy and completed within 30 days (or waiver requested)</p> <ul style="list-style-type: none"> <li>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 &lt;=30 days for c.667 units or &lt;=45 days for c.200/705 units or have approved waiver</li> <li>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</li> <li>Corrective Action: Vacancy work orders are not created, tracked and reported for every unit; Or vacancy work orders are Maintenance Ready in &gt;45 days for c.667 and &gt;60 days for c.200/705 and have no approved waiver</li> </ul> |
| Accuracy and Standard of Vacancy Turnovers                            | <p>Vacancy turnover work orders accurately reflect necessary repairs</p> <ul style="list-style-type: none"> <li>No Findings: c.667 unit less than 2 EHS deficiencies and c.200/705 less than 3 EHS deficiencies</li> <li>Operational Guidance: c.667 2 EHS deficiencies or c.200/705 3 EHS deficiencies</li> <li>Corrective Action: c.667 equal to or greater than 3 EHS deficiencies or c.200/705 equal to or greater than 4 EHS deficiencies</li> </ul>  |
| <b>Work Order Types and Systems</b>                                   |  |
| Emergency Work Orders   | <p>All emergency work orders are created, tracked, reported and completed within 48 hours</p> <ul style="list-style-type: none"> <li>No Findings: All emergency work orders under review are created, tracked, reported and completed within 48 hours</li> <li>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</li> <li>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</li> </ul>   |
| CRITERION   | DESCRIPTION  |
| Requested Work Orders   | <p>All requested work orders are created, tracked, reported and completed within 14 days or added to DM/CIP</p> <ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>Corrective Action: Not all requested work orders are completed within 14 days or added to DM/CIP</li> </ul>  |

## **Policies**

The following policies are currently in force at the FITCHBURG HOUSING AUTHORITY:

| <b>Policy</b>                     | <b>Last Ratified by Board Vote</b> | <b>Notes</b> |
|-----------------------------------|------------------------------------|--------------|
| *Capitalization Policy            | 3/16/2016                          |              |
| *Fair Housing Marketing Plan      | 11/15/2022                         |              |
| *Grievance Policy                 | 1/4/2017                           |              |
| *Language Access Plan             | 11/15/2022                         |              |
| *Personnel Policy                 | 9/18/2015                          |              |
| *Procurement Policy               | 9/21/1994                          |              |
| *Reasonable Accommodations Policy | 12/16/2015                         |              |
| *Rent Collection Policy           | 6/12/2024                          |              |
| Maintenance and Other Charges     | 10/27/2021                         |              |
| Pet Policy                        | 7/22/2015                          |              |
| Smoking Policy                    | 10/23/2019                         |              |

\* Starred policies are required by EOHLIC. 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 EOHLIC.

**Waivers**

FITCHBURG HOUSING AUTHORITY has received the following waivers from EOHLC'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 Approved<br>by EOHLC | Date Expired |
|-------------|--------|---------------------------|--------------|
|-------------|--------|---------------------------|--------------|

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



## 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 oucher 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.

- . Performance Management Review
- . Cover sheet for tenant satisfaction surveys

## **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.

# **FITCHBURG HOUSING AUTHORITY**

## **Performance Management Review (PMR) Report**

**Fiscal Year End 12/31/2024**

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

| <b>Executive Office of Housing and Livable Communities (EOHLC)</b><br><b>PMR Desk Audit Ratings Summary</b> <b>Official Published PMR Record</b><br>For a detailed report of the Performance Management Review (PMR), please contact the Local Housing Authority |                             |
|--|-----------------------------|
| Housing Authority  | FITCHBURG HOUSING AUTHORITY |
| Fiscal Year Ending   | Dec 2024                    |
| Housing Management Specialist  | Evelyn Muasya               |
| Facilities Management Specialist   | Chad Howard                 |

| 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  | Operational Guidance | Corrective Action | Corrective Action |
| Board Member Training                    | No Findings  |                      |                   |                   |
| Certifications and Reporting Submissions | No Findings  |                      |                   |                   |
| Annual Plan                              | No Findings  |                      |                   |                   |
|  | Financial    |                      |                   |                   |
| Adjusted Net Income                      | No Findings  |                      |                   |                   |
| Operating Reserves                       | No Findings  |                      |                   |                   |

| EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES (EOHLC)<br>Staff Certification & Training Rating |                             |
|--|-----------------------------|
| LHA Name   | FITCHBURG HOUSING AUTHORITY |
| FYE  | Dec 2024                    |
| HMS Name   | Evelyn Muasya               |
| FMS Name   | Chad Howard                 |
|  |                             |
| Criteria   | Rating                      |
| Staff Certification and Training   | No Findings                 |



| EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES (EOHLC)<br>CFA Submission |                             |
|---|-----------------------------|
| LHA Name  | FITCHBURG HOUSING AUTHORITY |
| FYE   | Dec 2024                    |
| HMS Name  | Evelyn Muasya               |
| FMS Name  | Chad Howard                 |

CFA Submission

Rating: No Findings

Recommendations: 1. No Recommendations

| EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES (EOHLC)<br>PMR Desk Audit Recommendations Report |                             |
|--|-----------------------------|
| LHA Name   | FITCHBURG HOUSING AUTHORITY |
| FYE  | Dec 2024                    |
| HMS Name   | Evelyn Muasya               |
| FMS Name   | Chad Howard                 |

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: Corrective Action  
Rating 667: No Findings  
Rating 705: Operational Guidance  
Rating 200: Corrective Action

- 1. HMS and LHA discussed the housing authority’s efforts to collect rents and enter into repayment agreements; HMS recommends LHA continue its efforts.

Board Member Training

Rating: No Findings

- 1. No Recommendations

Certifications and Reporting Submissions

Rating: No Findings

- 1. No Recommendations

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 | FITCHBURG HOUSING AUTHORITY |
| FYE      | Dec 2024                    |
| HMS Name | Evelyn Muasya               |
| FMS Name | Chad Howard                 |

### 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: Operational Guidance

Recommendations: 1. Ensure that you are entering vacancy data correctly within 30 days.

### CHAMP Criteria 2b

Rating: Operational Guidance

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 | FITCHBURG HOUSING AUTHORITY |
| FYE      | Dec 2024                    |
| HMS Name | Evelyn Muasya               |
| FMS Name | Chad Howard                 |

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

Rating: Corrective Action

Recommendations: 1. Ensure that Units are Inspected per EOHLC guidance  
2. Ensure Inspection Reports are created for each Unit Inspection  
3. Ensure that all work orders are completed in the appropriate timeframe or appropriately added to the DM/CIP  
4. Ensure that all work orders for all Health and Safety deficiencies are completed in the appropriate timeframe

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: Corrective Action

Recommendations: 1. Ensure that Units are Inspected per EOHLC guidance  
2. Ensure Inspection Reports are created for each Unit Inspection  
3. Ensure that all work orders are completed in the appropriate timeframe or appropriately added to the DM/CIP  
4. Ensure that all work orders for all Health and Safety deficiencies are completed in the appropriate timeframe

Criteria 3: Unit Inspection Reports accurately reflect necessary repairs

Rating: Corrective Action

Recommendations: 1. No Recommendations

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

Rating: No Findings

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.