Notice of Public Hearing

THE FALL RIVER HOUSING AUTHORITY invites all tenants and the general public to a review of the Authority's Proposed Annual Plan for Fiscal Year 2027

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: 3:00 PM on 1/6/2026

Hearing location: Fall River HA - Annual Plan Hearing 85 Morgan Street - Fall River MA

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=129
- 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 12/23/2025 at 12:00 PM
- o Contact information for FALL RIVER HOUSING AUTHORITY:

Office: 85 Morgan Street, P.O. Box 989 Fall River, MA 02722

Phone: 508-675-3500

Email: Kevin.Sbardella@fallriverha.org

10/2024 English version

Fall River Housing Authority

Annual Plan Hearing - Board Meeting

January 6th, 2026 at 3 PM

85 Morgan Street - Fall River MA

In Our Community Room

To View Our Annual Plan

Please Click or Enter The Link Below

Aviso de audiencia pública

EL/LA FALL RIVER 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 2027

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:

3:00 PM on 1/6/2026

Lugar de la audiencia: Fall River HA - Annual Plan Hearing

85 Morgan Street - Fall River MA

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=129. 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 1/6/2026 a las 3:00 PM.
- o Información de contacto de FALL RIVER HOUSING AUTHORITY:

Oficina: 85 Morgan Street, P.O. Box 989 Fall River, MA 02722

Teléfono: 508-675-3500

Correo electrónico: Kevin.Sbardella@fallriverha.org

10/2024 Spanish version

Fall River Housing Authority

Annual Plan Hearing - Board Meeting

January 6th, 2026 at 3 PM

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សេចក្តីជូនដំណឹងអំពីសវនការសាធារណ:

FALL RIVER HOUSING AUTHORITY

អញ្ជើញអ្នកដួល

និងសាធារណជនទូទៅទាំងអស់ឲ្យទៅពិនិក្យមើលឡើងវិញនូវផែនការប្រចាំឆ្នាំដែលបានដាក់ស្នើ របស់អាថ្ពាធរសម្រាប់ឆ្នាំសារពើពន្ធ 2027

ផែនការប្រចាំឆ្នាំមានគោលបំណងផ្តល់ការយល់ដឹងអំពីប្រតិបត្តិការ និងផែនការរបស់អាថ្មាធរសម្រាប់ឆ្នាំសារពើពន្ធខាងមុខនេះ ព្រោះវាប៉ះពាល់ដល់លំនៅដ្ឋានសាធារណៈដែលជួយដោយរដ្ឋរបស់អាថ្មាធរ។ ផែនការប្រចាំឆ្នាំដែលបានដាក់ស្នើ មានធាតុដូចខាងក្រោម៖

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



កាលបរិច្ឆេទ 3:00 PM នៅ 1/6/2026 និងម៉ោងសវនការ៖

ទីកន្លែងសវនការ៖ Fall River HA - Annual Plan Hearing 85 Morgan Street - Fall River MA

គេហជន និងសាជារណជនទូទៅក្រូវបានអញ្ជើញឱ្យពិនិត្យមើលឡើងវិញនូវផែនការប្រចាំឆ្នាំមុនពេលបើកសវនាការ ហើយអាចបញ្ជូនមតិសាជារណៈដូចបានកត់សម្គាល់ខាងក្រោម។ អាជ្ញាធរក្រូវគិតគូរពីកង្វល់នានារបស់អង្គការរបស់អ្នកដួលក្នុងមូលដ្ឋាន (LTO) ឬក្រុមប្រឹក្សាយោបល់គេហជន (RAB) អំពីតម្រូវការ និងអាទិភាពនានា ហើយបញ្ឈូលតម្រូវការ និងអាទិភាពទាំងនោះមួយចំនួន ឬទាំងអស់ទៅក្នុងសេចក្តីព្រាងផែនការ បើអាជ្ញាធរយល់ថាសមស្របជាមួយការគ្រប់គ្រងដែលត្រឹមត្រូវ។ មគិសំខាន់ៗ នឹងគ្រូវបានសង្ខេប និងបញ្ឈូលទៅក្នុងផែនការប្រចាំឆ្នាំ នៅពេលវាត្រូវបានដាក់ជូនក្រសួងអភិវឌ្ឍសហគមន៍ និងលំនៅដ្ឋាន (EOHLC)។

- សេចក្ដីចម្លងនៃផែនការប្រចាំឆ្នាំ មាននៅការិយាល័យរបស់អាថ្មាធរ ឬអាចពិនិត្យមើលឡើងវិញលើបណ្ដាញតាមរយៈ
 https://publichousingfacilityreview.mass.gov/Public?ap=129។ មានជាភាសាអង់គ្លេសតែប៉ុណ្ណោះ។
- មតិនានាអាចត្រូវបានផ្តល់ដោយថ្នាល់មាត់នៅក្នុងសវនាការ ដោយផ្ញើអ៊ីមែលទៅការិយាល័យអាថ្មាធរលំនៅដ្ឋាន ឬដោយដាក់មតិជាលាយលក្ខណ៍អក្សរនៅការិយាល័យអាថ្មាធរលំនៅដ្ឋាន។ មតិនានាត្រូវតែផ្តល់ឱ្យបានមុនពេលបិទសវនាការសាធារណៈ។
- សម្រាប់សំណើសុំការស្នាក់នៅសមរម្យ សូមទាក់ទងការិយាល័យអាជ្ញាធរលំនៅដ្ឋានត្រឹមថ្ងៃ 1/6/2026 នៅម៉ោង 3:00
 PM។
- ព័ត៌មានទំនាក់ទំនងសម្រាប់ FALL RIVER HOUSING AUTHORITY៖

ការិយាល័យ៖ 85 Morgan Street, P.O. Box 989 Fall River, MA 02722

ទូរស័ព្ទ៖ 508-675-3500

អ៊ីមែល៖ Kevin.Sbardella@fallriverha.org

10/2024 Khmer version

Fall River Housing Authority

Annual Plan Hearing - Board Meeting

January 6th, 2026 at 3 PM

85 Morgan Street - Fall River MA

In Our Community Room

To View Our Annual Plan

Please Click or Enter The Link Below

Thông báo Điều trần Công khai

FALL RIVER 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 2027

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: 3:00 PM và 1/6/2026

Địa điểm điều trần: Fall River HA - Annual Plan Hearing

85 Morgan Street - Fall River MA

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=129. 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 1/6/2026 lúc 3:00 PM.
- Thông tin liên hệ cho FALL RIVER HOUSING AUTHORITY:

Văn phòng: 85 Morgan Street, P.O. Box 989 Fall River, MA 02722

Điện thoại: 508-675-3500

Email: Kevin.Sbardella@fallriverha.org

10/2024 Vietnamese version

Fall River Housing Authority

Annual Plan Hearing - Board Meeting

January 6th, 2026 at 3 PM

85 Morgan Street - Fall River MA

In Our Community Room

To View Our Annual Plan

Please Click or Enter The Link Below

开公众听证会的通知

FALL RIVER 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: 2027

- 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: 3:00 PM 在 1/6/2026

听证会地点: Fall River HA - Annual Plan Hearing 85 Morgan Street - Fall River MA

审租尸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=129 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3:00 PM 在 1/6/2026 与住房管理局的办公室联系。
- FALL RIVER HOUSING AUTHORITY 的联系方式:

办公室: 85 Morgan Street, P.O. Box 989 Fall River, MA 02722

电话: 508-675-3500

电子邮件: Kevin.Sbardella@fallriverha.org

10/2024 Chinese version

Fall River Housing Authority

Annual Plan Hearing - Board Meeting

January 6th, 2026 at 3 PM

85 Morgan Street - Fall River MA

In Our Community Room

To View Our Annual Plan

Please Click or Enter The Link Below

Aviso de Audiência Pública

O FALL RIVER HOUSING AUTHORITY

convida todos os locatários e o público em geral para uma revisão do plano anual proposto pela Autoridade para o ano fiscal 2027

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: 3:00 PM on 1/6/2026

Local da audiência: Fall River HA - Annual Plan Hearing

85 Morgan Street - Fall River MA

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=129.
 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 1/6/2026 às 3:00 PM.
- Informações de contato para FALL RIVER HOUSING AUTHORITY:

Escritório: 85 Morgan Street, P.O. Box 989 Fall River, MA 02722

Telefone: 508-675-3500

E-mail: Kevin.Sbardella@fallriverha.org

10/2024 Portuguese version

Fall River Housing Authority

Annual Plan Hearing - Board Meeting

January 6th, 2026 at 3 PM

85 Morgan Street - Fall River MA

In Our Community Room

To View Our Annual Plan

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Уведомление о публичном слушании

FALL RIVER HOUSING AUTHORITY

приглашает всех жильцов и представителей общественности принять участие в рассмотрении предлагаемого Управлением Годового плана на фискальный год 2027

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:3:00 PM Дата слушания 1/6/2026Место проведения
слушания:Fall River HA - Annual Plan Hearing
85 Morgan Street - Fall River MA

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=129 . 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 1/6/2026 3:00 PM
- Контактная информация FALL RIVER HOUSING AUTHORITY

Офис: 85 Morgan Street, P.O. Box 989 Fall River, MA 02722

Телефон: 508-675-3500

Адрес эл. почты: Kevin.Sbardella@fallriverha.org

10/2024 Russian version

Fall River Housing Authority

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Avi Odisyon Piblik

FALL RIVER HOUSING AUTHORITY

ap envite tout lokatè ak piblik la an jeneral nan yon revizyon Plan Anyèl pou Ane Fiskal la ke Administrasyon an Pwopoze 2027

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
- Lis egzonerasyon 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: 3:00 PM nan dat 1/6/2026

Adrès odisyon an: Fall River HA - Annual Plan Hearing

85 Morgan Street - Fall River MA

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 nesesè 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=129. 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 1/6/2026 a 3:00 PM.
- Enfòmasyon kontak pou FALL RIVER HOUSING AUTHORITY:

Biwo: 85 Morgan Street, P.O. Box 989 Fall River, MA 02722

Telefòn: 508-675-3500

Imèl: Kevin.Sbardella@fallriverha.org

10/2024 Haitian version

Fall River Housing Authority

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FALL RIVER HOUSING AUTHORITY Proposed Annual Plan for Fiscal Year 2027 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 <u>An Act Relative to Local Housing Authorities</u>, <u>Massachusetts</u> <u>General Laws</u>, <u>Chapter 121B Section 28A</u>. 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 FALL RIVER HOUSING AUTHORITY's Annual Plan for their 2027 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.

			Num	Year	Dwelling
Dev No	Туре	Development Name	Bldgs	Built	Units
705-02	Family	CORKY ROW	10	1991	24
200-02	Family	MAPLE GARDENS	50	1949	196
667-03	Elderly	BISHOP JOSEPH EID	1	1981	54
	Other	Other Special Occupancy units	4		32
Total			65		306

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.

FALL RIVER HOUSING AUTHORITY manages 104 MRVP vouchers.

Federally Assisted Developments

FALL RIVER HOUSING AUTHORITY also manages Federally-assisted public housing developments and/or federal rental subsidy vouchers serving 4517 households.

LHA Central Office

FALL RIVER HOUSING AUTHORITY 85 Morgan Street, P.O. Box 989 Fall River, MA 02722

Kevin Sbardella, Acting Executive Director

Phone: 508-675-3500

Email: Kevin.Sbardella@fallriverha.org

LHA Board of Commissioners

	<u>Role</u>	Category	<u>From</u>	<u>To</u>
David Underhill	Member		06/19/2024	06/19/2029
Jason Burns	Member		11/22/2022	11/22/2027
Jo Ann Bentley	Member		07/15/2020	07/15/2025
John Medeiros	Member		08/30/2021	08/01/2026
Stephen R. Long	Chair		01/10/2024	07/12/2028

Plan History

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

REQU	IREMENT	DATE COMPLETED
A.	Advertise the public hearing on the LHA website.	11/10/2025
В.	Advertise the public hearing in public postings.	11/10/2025
C.	Notify all LTOs or RAB (if there is one) of the hearing and provide access to the Proposed Annual Plan.	11/10/2025
D.	Post draft AP for tenant and public viewing.	11/10/2025
E.	Hold quarterly meeting with LTO or RAB to review the draft AP. (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. (For Boston, the Administrator will host the hearing.)	
G.	Executive Director presents the Annual Plan to the Board.	
Н.	Board votes to approve the AP. (For Boston Housing Authority, the Administrator approves and submits the AP.)	

Annual Plan 2027 Overview and Certification

Draft Plan for public posting

FALL RIVER HOUSING AUTHORITY

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.

Annual Plan

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.

Annual Plan Capital Improvement Plan (CIP)

Aggregate Funding Available for Projects in the First Three Years of the CIP:

Category of Funds	Allocation	Planned	Description
Balance of Formula Funding (FF)	\$2,226,343.63	Spending	Total of all FF awards minus prior FF spending
LHA Emergency Reserve	\$333,951.54		Amount to reserve for emergencies
Net FF Funds (First 3 Years of the CIP)	\$1,892,392.09		Funds to plan & amount actually planned in the first 3 years of the CIP
ADA Set-aside	\$25,497.59	\$21,217.83	Accessibility projects
DMH Set-aside	\$122,883.91	\$116,340.16	Dept. of Mental Health facility
DDS Set-aside	\$194,874.83	\$166,469.16	Dept. of Developmental Services facility
Unrestricted Formula Funding (FF)	\$1,549,135.75	\$1,961,348.15	Funds awarded by DHCD to be used on projects selected by the LHA and approved by DHCD.
Special DHCD Funding	\$11,987,203.73	\$11,966,403.73	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 of town for specific projects.
Operating Reserve(OR) Funds	\$35,598.45	\$35,598.45	Funds from the LHA's operating budget.
Other Funds	\$3,306,304.86	\$3,306,304.86	Funds other than those in the above categories. See explanation below.
Total funds and planned spending	\$17,221,499.12	\$17,573,682.33	Total of all anticipated funding available for planned projects and the total of planned spending.

Annual Plan 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)

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
095133	FF: Kitchen Cabinet and Countertop Replacement - DMH	Stanley Ray Streets 167-01	\$63,920	\$10,833	\$0	\$53,088	\$0	\$0	\$0	\$0
095146	FF: Vacancy Unit - Reduction - Initiative - 667-03	BISHOP JOSEPH EID 667-03	\$10,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0
095148	FF: Replace Failing Fencing - 689-01	STAFFED APTS 689-01	\$16,500	\$0	\$0	\$0	\$10,901	\$0	\$0	\$0
095149	FF: Walkways & Patio Repairs 689-04	BULLOCK ST/OAK GROVE AVE 689-04	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
095150	FF: Replace Failing Fencing - 689-04	BULLOCK ST/OAK GROVE AVE 689-04	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
095151	FF: Bathtub/Shower Replacement	STAFFED APTS 689-01	\$27,500	\$0	\$0	\$26,400	\$1,100	\$0	\$0	\$0
095152	FF: Bathroom Plumbing Fixture Replacement	BATES/ORSWELL 689-03	\$34,000	\$7,071	\$0	\$25,262	\$1,668	\$0	\$0	\$0
095155	FF: Underground Elec phase 3	MAPLE GARDENS 200-02	\$256,827	\$254,110	\$0	\$1,464	\$0	\$0	\$0	\$0
095165	Replace Roof - DDS	STAFFED APTS 689-01	\$68,286	\$33,162	\$0	\$13,732	\$0	\$0	\$0	\$0
095170	Deck Replacement - DMH	Stanley Ray Streets 167-01	\$37,565	\$26,730	\$0	\$8,162	\$0	\$0	\$0	\$0

Capital Improvement Plan (CIP)

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
095173	Walkways & Fencing Replacement	BULLOCK ST/OAK GROVE AVE 689-04	\$36,152	\$9,847	\$0	\$25,320	\$0	\$0	\$0	\$0
	Gateway Award, ARPA Targeted - Maple Gardens Comprehensive Project	MAPLE GARDENS 200-02	\$12,245,236	\$408,113	\$0	\$946,716	\$4,199,404	\$0	\$0	\$0
095178	Interior Flooring, Trim & ADA Improvements - Stanley Ray St	Stanley Ray Streets 167-01	\$16,695	\$0	\$0	\$16,695	\$0	\$0	\$0	\$0
095179	Interior Flooring, Trim & ADA Improvements - Staffed Apts	STAFFED APTS 689-01	\$315,423	\$220,276	\$0	\$5,950	\$0	\$0	\$0	\$0
	ARPA Targeted- Fall River Fed Pac Panel and Fire Alarm Syst	167-01, 200-02, 667-03, 689-01, 689-02, 689-03	\$862,957	\$14,320	\$0	\$814,790	\$0	\$0	\$0	\$0
	ARPA FF: Security Camera Installation	MAPLE GARDENS 200-02	\$257,700	\$0	\$0	\$166,681	\$90,666	\$0	\$0	\$0
095186	Replacing 689 at 229 Highland Ave	HIGHLAND AVENUE 689-02	\$437,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
095187	DMH - Kitchen Updates	Stanley Ray Streets 167-01	\$18,082	\$0	\$0	\$18,082	\$0	\$0	\$0	\$0
	Replace Fire Pump - DHCD ER Request	BISHOP JOSEPH EID 667-03	\$15,750	\$0	\$0	\$15,750	\$0	\$0	\$0	\$0

Capital Improvement Plan (CIP)

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
	Install New 2nd Elevator - Bishop Eid	BISHOP JOSEPH EID 667-03	\$2,170,099	\$0	\$0	\$0	\$775,319	\$1,320,676	\$0	\$0
	Kitchen Stove/Oven Replacement Bishop EID	BISHOP JOSEPH EID 667-03	\$285,858	\$0	\$0	\$233,663	\$41,410	\$0	\$0	\$0
	Replace Original Mechanical AC System	STAFFED APTS 689-01	\$18,299	\$0	\$0	\$3,301	\$0	\$0	\$0	\$0
	Replace Failing Gas Lines - Phase 2024	MAPLE GARDENS 200-02	\$336,301	\$0	\$0	\$10,783	\$0	\$0	\$0	\$0
	Security Camera Sys Upgrade - Bishop Eid	BISHOP JOSEPH EID 667-03	\$37,056	\$0	\$0	\$17,997	\$500	\$0	\$0	\$0
	Basement Foundation Improvements – Possible Resiliency/Funds	MAPLE GARDENS 200-02	\$408,100	\$0	\$0	\$45,096	\$363,005	\$0	\$0	\$0
095196	Fire Alarm Upgrade-Improve ments - DHCD ER Request	HIGHLAND AVENUE 689-02	\$4,400	\$0	\$0	\$4,400	\$0	\$0	\$0	\$0
	Corkey Row 68-70 Boiler Replacement	CORKY ROW 705-02	\$680,625	\$0	\$0	\$75,210	\$605,416	\$0	\$0	\$0
095198	Smoke / CO Detector Modernization	CORKY ROW 705-02	\$37,813	\$0	\$0	\$36,482	\$1,332	\$0	\$0	\$0

Capital Improvement Plan (CIP)

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
	Flooring , Trim and ADA Improvements - Elmer / Corbett	STAFFED APTS 689-01	\$275,467	\$0	\$0	\$265,467	\$10,000	\$0	\$0	\$0
	Maple Gardens Kitchens and Baths Upgrades-Phase 1	MAPLE GARDENS 200-02	\$831,875	\$0	\$0	\$0	\$44,586	\$353,051	\$434,239	\$0

Capital Improvement Plan (CIP)

FUNDS IN ADDITION TO ANNUAL FORMULA FUNDING AWARD

Cap Hub	Project Name	DHCD Special		Special DHC	CD Awards			Other	Funding	
Project Number		Award Comment	Emergency Reserve	Compliance Reserve	Sustain- ability	Special Awards	CDBG	СРА	Operating Reserve	Other Funds
095133	FF: Kitchen Cabinet and Countertop Replacement - DMH	E-Bidding/E-Hostin g rebate for #095133	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0
095146	FF: Vacancy Unit - Reduction - Initiative - 667-03		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,800
095148	FF: Replace Failing Fencing - 689-01		\$0	\$0	\$0	\$0	\$0	\$0	\$5,600	\$0
095149	FF: Walkways & Patio Repairs 689-04		\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	\$0
095150	FF: Replace Failing Fencing - 689-04		\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0
095177	Gateway Award, ARPA Targeted - Maple Gardens Comprehensive Project	gateway cities	\$0	\$118,799	\$0	\$8,904,436	\$0	\$0	\$0	\$3,222,000
095180	ARPA Targeted- Fall River Fed Pac Panel and Fire Alarm Syst	ARPA Targeted	\$530,111	\$0	\$0	\$332,846	\$0	\$0	\$0	\$0
095185	ARPA FF: Security Camera Installation	ARPA Formula Funding	\$0	\$0	\$0	\$257,700	\$0	\$0	\$0	\$0

Capital Improvement Plan (CIP)

FUNDS IN ADDITION TO ANNUAL FORMULA FUNDING AWARD

Cap Hub	Project Name	DHCD Special Award		Special DHC	D Awards			Other	Funding	
Project Number		Comment	Emergency Reserve	Compliance Reserve	Sustain- ability	Special Awards	CDBG	СРА	Operating Reserve	Other Funds
095186	Replacing 689 at 229 Highland Ave	095186 - Replacing 689 at 229 Highland Ave - sale proceeds \$420,000	\$0	\$0	\$0	\$420,000	\$0	\$0	\$0	\$0
095189	Install New 2nd Elevator - Bishop Eid	095189 - Install New 2nd Elevator - Bishop Eid - 2nd elevator	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$73,797
095190	Kitchen Stove/Oven Replacement Bishop EID	095190 kitchen stove replacement 667-3	\$0	\$285,858	\$0	\$0	\$0	\$0	\$0	\$0
095192	Replace Failing Gas Lines - Phase 2024	095192 - Replace Failing Gas Lines - Phase 2024- master meter award	\$0	\$336,301	\$0	\$0	\$0	\$0	\$0	\$0
095196	Fire Alarm Upgrade-Improve ments - DHCD ER Request	095196 - Fire Alarm Upgrade-Improvem ents - DHCD ER Request	\$4,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0
095197	Corkey Row 68-70 Boiler Replacement	095197 - Corkey Row 68-70 Boiler Replacement	\$680,625	\$680,625	\$0	\$0	\$0	\$0	\$0	\$0
095198	Smoke / CO Detector Modernization	095198 - Smoke / CO Detector Modernization	\$37,812	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Capital Improvement Plan (CIP)

FUNDS IN ADDITION TO ANNUAL FORMULA FUNDING AWARD

Cap Hub Project	Project Name	DHCD Special Award		Special DHC	D Awards			Other	Funding	
Number		Comment	Emergency	Compliance	Sustain-	Special	CDBG	CPA	Operating	Other
Number		Comment	Reserve	Reserve	ability	Awards			Reserve	Funds
095199	Flooring , Trim and	095199 - Flooring ,	\$76,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	ADA	Trim and ADA								
	Improvements -	Improvements -								
	Elmer / Corbett	Elmer / Corbett								

Annual Plan Capital Improvement Plan

Draft Plan for Public Posting

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.

Fall River 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.

Fall River 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 .

Annual Plan Capital Improvement Plan

Draft Plan for Public Posting

7. Capital Planning System (CPS) updates

Fall River 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

Fall River 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 8/2024 to 7/2025.

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

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

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13. Energy or water saving initiatives

Fall River 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.)

5.6% c. 667 (DHCD Goal 2%)

11.2% c. 200 (DHCD Goal 2%)

0% 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		4:00pm - 7:30am + Weekends & Holidays
Call LHA at Phone Number		7:30am - 4:00pm Monday thru 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 FALL RIVER 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	508-675-3502	4:00pm - 7:30am + Weekends & Holidays
Call Housing Authority Office	508-675-3552	7:30am - 4:00pm Monday thru 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.	✓
2	Maintenance Requests logged into the work system	V
3	Work Orders generated	\checkmark
4	Work Orders assigned	V
5	Work Orders tracked	\checkmark
6	Work Orders completed/closed out	\checkmark
7	Maintenance Reports or Lists generated	✓

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

Maintenance Plan Narrative

Following are FALL RIVER 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?

We have received very favorable feedback as tenants still send us thank you letters complimenting maintenance staff that have provided some type of maintenance service to them. During our PM EOHLC that they did not need to see any Maintenance Reports.

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

We have not had to make any changes this year.

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

To continue to provide excellent service to our tenants as well as continue to make vacant units ready for occupancy in 29 days or less.

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	Extraordinary Maintenance
	Budget	Budget
Last Fiscal Year Budget	\$917,529.00	\$0.00
Last Fiscal Year Actual Spending	\$1,063,497.00	\$0.00
Current Fiscal Year Budget	\$924,757.00	\$0.00

E. Unit Turnover Summary

# Turnovers Last Fiscal Year	22
Average time from date vacated to make unit "Maintenance Ready"	23 days
Average time from date vacated to lease up of unit	64 days

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

Attachments

These items have been prepared by the FALL RIVER HOUSING AUTHORITY and appear on the following pages:

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

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

Deferred Maintenance Plan

Deferred maintenance is maintenance upgrades, repairs or routine work that is postponed until future funds are available, weather conditions improve or for some other reason.

As an operating procedure the FRHA does not participate in a deferred maintenance program. It is understood that all work order category types should be addressed within the time frame assigned to the specific work order category. It is further understood that an emergency should never fall under deferred maintenance.

Should there be an absolute need to defer a maintenance issue, the appropriate work order will be generated and the Maintenance Leader/Foreman will confer with the Director of Maintenance. A spreadsheet will then be established, listing all the specifics, such as, date, description, location, cost and estimated completion date etc. This issue will later be discussed at the monthly scheduled maintenance meetings.

Mission Statement

To provide living units to all residents that are warm, dry and safe and also to exceed all building and sanitary codes.

To promote a safe environment for all employees and visitors while conducting ourselves as good neighbors within the community.

Preventative Maintenance Plan

There are several components that make up the FRHA preventative maintenance plan.

Quarterly Building & Ground Inspections:

To be conducted January-March, April-June, July-September, October-December. The FMM/Leader conduct these inspections of common areas (to include hallways, stairwells, community rooms), building systems, building exterior, and site (to include grounds, fences, parking lots, private roads, sidewalks, play areas) for any potential problems in accordance with UPCS standards while utilizing the quarterly B & G inspection form.

Heating & Hot Water Systems:

The FRHA trades people conduct annual inspections and servicing of these building systems.

Fire Alarm & Sprinkler Systems:

The FRHA contracts with independent contractors for the inspection and testing of these systems.

Small Engine Equipment:

The FRHA contracts with independent contractors for the servicing of small engine machines.

Vehicle Fleet:

The FRHA has all maintenance vehicles serviced by local service centers on an annual basis.

Security Cameras:

The FRHA has contracted with an independent consultant for the servicing of all cameras and equipment.

Emergency Response Service

The FRHA does have an after hour on call system to respond to emergency maintenance request twenty four (24) hours a day with a work order system that documents the results of that response.

The Maintenance Answering Service notifies the second shift staff person between the hours of 4:00pm – 12:30am for any resident requested work order, and the on-call supervisor from 12:30am – 7:30am for any resident requested work order. This includes weekends and holidays. The After Hour work order log is then forwarded to the Work Order Clerk on the next business day to be entered into the work order database.

Work Order Category Type

1. Annual Inspections:

Any deficiencies found during FRHA annual inspection of all units. To be completed (30 days or less)

2. Emergencies:

Fire, Flooding, Gas odor, Power failure, No heat, Blocked toilet, Blocked drain, No hot water, Smoke/CO detector failure, Lock out, Appliance failure
To be completed (24-48 hours or less)

3. Vacancies:

Any work required to turnover for occupancy as soon as possible. To be completed (30 days or less)

4. Preventative Maintenance:

Quarterly Building & Grounds inspections, annual building system inspections, servicing and testing.

To be completed (30 days or less)

5. Routine:

Weekly cleaning of offices, maintenance areas, laundry rooms, community rooms, grounds, grass cutting and snow removal.

To be completed (7 days or less)

6. Requested:

Resident generated requests.

To be completed (14 days or less)

After Hours Work Order Processing (Monday through Friday 4:00pm - 7:30am Weekends & Holidays)

Summary

If the request for maintenance is reported between 4:00pm and 12:30am including weekends and holidays, the maintenance answering service notifies the Second Shift staff person for work order completion. If the request for maintenance is deemed an emergency in accordance with FRHA guidelines, the second shift staff person will contact the on-call supervisor. The supervisor will travel to the location and initiate the appropriate action to abate the emergency and totally resolve the problem if possible.

If the request for maintenance is reported between 12:30am and 7:30am including weekends and holidays, the maintenance answering service notifies the on call supervisor. The on-call supervisor will then initiate the appropriate action to abate the emergency or complete the request for maintenance by utilizing the Amp staff person first, then the two (2) or four (4) hour overtime list accordingly, to resolve the problem.

The After Hour work order log is then forwarded to the work order clerk on the next business day to be entered into the work order database.

Work Order Processing (Monday through Friday 7:30am – 4:00pm)

Summary

During regular business hours, the site management office receives requests for work orders, enters all pertinent information into the Work Order database including a job priority code, and generates the work order. Once the work order has been processed in the system, it is distributed to the site Facilities Maintenance Manager/Working Leader who is responsible for coordinating the completion of all work orders for the Development/Amp in a timely fashion based on its priority status. The FMM/Working Leader assigns each work order to a maintenance worker for completion.

From time to time, the Director of Maintenance/Building & Grounds may determine to initiate the work process on an order that has yet to be processed through the computer/work order system. This may happen either due to the emergency status of the job or as a result of staff availability. In such a case, the Director of Maintenance/Building & Grounds will give a directive in lieu of a work order, once the work order is generated, it will be completed and closed out in the system.

Upon receipt of the work order, the staff person goes to the location to begin the job. If the staff person is unable to complete the task, gain access to the unit, or lacks the available parts, they should write the explanation on the work order and inform the FMM/Leader so that arrangements can be made for completion. If the work can be completed, the assigned staff person should fill in the appropriate section of the work order and return to the FMM/Leader so that it can be closed out by the Work Order Clerk in the computer system.

Vehicle Fleet Service Procedure

Objective:

To ensure the safe and continuous operation of all maintenance vehicles listed below:

	2018	F150	White
	2017	F250	White
	2017	F350	White
	2017	F350	White
X	2016	F250	White Surplus Removed
• •	2014	F350	Green
	2012	F450	White
	2009	F350	Green
	2006	Ranger	Green
	1995	Van	Green
	2021	Transit Va	an (White)
	2021	Γransit Va	ın (White)

Policies & Procedures:

Currently all vehicles receive annual routine maintenance at various service centers.

Reports:

Service Invoices.

Small Equipment Maintenance Procedure

Objective:

To ensure the safe and continuous operation of all maintenance equipment.

Policies & Procedures:

All landscaping equipment is serviced in the winter months and all snow removal equipment is serviced in the summer months by the FRHA independent contractor, currently, **HELGER'S SOUTH COAST POWER EQUIPMENT.**

Reports:

Service Invoices.

Heating System Inspection and Service Procedure

Objective:

To ensure the continuous, efficient operation of the heating systems.

Policies & Procedures:

- 1. Heating systems located in the Family Developments are serviced by in house plumbers on even calendar years.
- 2. Heating systems located in the Elderly Developments are serviced by in house plumbers on odd calendar years.

Any problems identified by the plumbers during servicing are to be reported to the Director of Maintenance.

Reports:

Completed work order.

Elevator Inspection and Service Procedure

Objective:

To ensure the safe and continuous operation of all elevators at the following properties listed below:

Two (2) Bates & Tower

Four (4) Cardinal Medeiros Tower

Two (2) Barresi Heights

Two (2) Cottell Heights

Two (2) Mitchell Heights

Two (2) Oliveira Apartments

Two (2) O'Brien Apartments

Two (2) Holmes Apartments

One (1) Bishop Eid Apartments

Policies & Procedures:

- 1. Daily, the site maintenance staff person will clean the elevator cabs and sills, check the lighting in the cab and replace any burnt out bulbs, check all call buttons, and determine that each elevator is operable. In the event that an elevator is not functioning properly, he/she will report this to the site Facilities Maintenance Manager/Working Leader, who in turn will contact the service contractor, currently, DELTA-BECKWITH.
- 2. The service contractor is responsible for inspecting and servicing each elevator at least twice a month. The tasks to be completed and the frequency for each task are defined in the elevator preventative maintenance agreement.

Reporting:

- 1. The site staff person notes any problem with the elevator cabs or general operation and reports verbally to the Facilities Maintenance Manager/Working Leader.
- **2.** The service contractor is responsible for filling in the Elevator Preventative Maintenance Chart maintained at the time of each servicing.

External Inspection:

Annual inspection performed by State Elevator Inspector.

Emergency Generator

Objective:

To ensure the continuous provision of power to key building systems during electrical power outages.

Policies & Procedures:

The site maintenance person is responsible for monitoring and maintaining a log of the programed weekly test to ensure the continuous provision of power to the development.

Annually, the FRHA electrician along with their independent contractor, currently **RALCO ELECTRIC**, will perform a general inspection.

Any problems identified by the electrician during the inspection are to be reported to the Facilities Management Department.

Reports:

Inspection Report delivered to the Facilities Management Department.

Electrical System Inspection Procedure

Objective:

To ensure the continuous provision of electricity to all Federal and State sites.

Policies & Procedures:

The electricians are responsible for performing all tasks necessary to ensure the continuous provision of electricity to the development.

Annually, the electricians will perform a general inspection of the electrical system including (but not necessarily limited to):

- A. Pulling the main circuitry boards
- B. Checking all circuit breakers and circuit breaker boxes
- C. Checking all main feeders
- D. Tightening all lugs

Any problem identified by the electrician during the inspection are to be reported to the Facilities Management Department.

Reports:

Completed Work Order.

Back Flow Prevention Inspection Procedure

Objective:

To prevent water from flowing back into the water supply.

Policies & Procedures:

- 1. Annually, the local water & sewer department will perform a back flow inspection.
- 2. All repairs or replacement of the back flow valves will be made by a licensed Back Flow Technician.

Reports:

The local water & sewer department will provide a copy of the inspection report.

Roof Inspection and Service Procedure

Objective:

To identify necessary maintenance, repair and replacement of building roofs to minimize damage to facilities resulting from faulty roofing.

Policies & Procedures:

At least quarterly, the Facilities Maintenance Manager/Working Leader will inspect the flat roofs for:

- A. Clogged drains and water standing on the roof;
- B. Debris requiring removal;
- C. Problems with exhaust fans;
- D. Signs of flashing discrepancies;

Periodically these inspections should be made while it is raining.

Reports:

Quarterly "Building and Grounds Inspection" reports to be submitted to the Facilities Management Department.

Fire Extinguisher Policy and Procedure

Objective:

To ensure that all fire extinguishers are in proper working order and maintained in accordance with applicable codes.

Policy & Procedure:

- Routinely the Facilities Maintenance Manager/Working Leader is responsible for checking that all fire extinguishers are in their proper location and that the seal is unbroken and the inspection tags are in place. Any exception should be noted on the "Building & Grounds Inspection" report and brought to the attention of the Director of Building and Grounds.
- Annually, all fire extinguishers are inspected by an independent contractor, currently FIRE PRO. Inspections are noted by the contractor on the inspection tag attached to each unit.
- **3.** At least every five (5) years, each unit must be pressure tested by an independent contractor.

Reporting:

- The Facilities Maintenance Manager/Working Leader is responsible for reporting any missing or damaged fire extinguishers on the "Building & Grounds Inspection" report.
- **2.** Annual inspections will be noted on the inspection tag attached to each extinguisher by the contractor.

Fire Alarm System Inspection and Service Procedure

Objective:

To ensure that the fire alarm system is operating properly and is maintained in accordance with applicable ordinances and codes.

Policies & Procedures:

- Fire Alarm System Inspection and Servicing is conducted by an independent licensed contractor, currently RUSTIC FIRE PROTECTION, who will be responsible for inspecting and servicing each alarm system at least every three months.
- 2. At least annually the contractor will test each device related to the system to ensure it is functioning properly. Each pull station, smoke detector and heat detector will be tested. It is typical that 25% of these devices will be tested each quarter as the contractor perform his/her quarterly inspection and servicing.

Reporting:

The independent contractor submits copies of the "Quarterly Inspection Report" to both the Facilities Management Department and the local Fire Department.

Sprinkler System Inspection and Service Procedure

Objective:

To ensure the continuous, efficient operation of the sprinkler system.

Policies & Procedures:

- 1. Annually, site management staff conduct apartment inspections, and all sprinkler heads should be visually inspected as part of the inspection. Any appearance of a deficiency should be reported following the proper work order procedure.
- 2. Sprinkler systems require servicing and inspection by an independent licensed sprinkler system company. The servicing process should include, but not limited to, the following:
 - **a.** Flow testing to insure that the fire alarm will go off if the sprinkler system is triggered.
 - **b.** Sprinkler pump testing for fire pump and/or jockey pump. (The contractor may subcontract this testing)
- **3.** Sprinkler System Inspections are tested quarterly by FRHA independent contractor currently, **RUSTIC FIRE PROTECTION.**

Reporting:

Independent Contracting Reports are generated during quarterly inspections with copies to the Facilities Management Department as well as the local Fire Department.

Smoke Detector and Carbon Monoxide Inspection Procedure

Objective:

To ensure that all smoke detectors and carbon monoxide detectors are operable.

Policies & Procedures:

- Routinely, all maintenance staff are instructed to have (batteries, extra devices) on their person when dispatched to any type of work order request inside a residential unit. Should it be discovered that any of these devices is inoperable it should be repaired/replaced at that time.
- 2. Annually, site management staff conducts apartment inspections and both devices should be tested as part of the inspection, any failures should be reported following the proper work order procedure.
- **3.** Common area devices are tested quarterly by the FRHA independent contractor currently, **RUSTIC FIRE PROTECTION**.

Reports:

Quarterly Building & Grounds inspection reports to be submitted to the Facilities Management Department. Apartment Inspection Reports are submitted to the site management office and Independent Contractor Reports are generated during quarterly inspections with copies to the Facilities Management Department as well as the local Fire Department.

Policies and Procedures for Apartment Inspection Summary

Apartment Inspections are performed by the FRHA site management staff. These inspections are to be performed in accordance with Federal Standard Uniform Physical Conditions Standards (UPCS) so that all units are decent, safe, sanitary and in good condition. At least forty eight (48) hours prior to the inspection, the site management staff prepares and delivers a written notice advising the resident that the unit will be inspected. If the resident denies access or fails to respond, the inspection will be rescheduled, and a second notice is then delivered to the resident. If access is still denied, then the FRHA staff will follow legal lease procedure that authorizes FRHA staff to enter the unit and complete the inspection. These procedures are performed at all Federal and State Site Properties.

Once in the unit, the staff person will conduct housekeeping and UPCS inspection, documenting any sanitary code violation, damage to the unit, and needed repair on the inspection form. Upon completion of the inspection, the staff person may if possible, have the resident sign the inspection form and provide a copy. The staff person then returns the inspection reports to the office in order to generate necessary work orders to make all necessary repairs. In the event that a repair is an emergency, the site staff contacts the Maintenance Department/Work order Clerk to report the emergency repair.

Policies and Procedures for Apartment Inspections Functional Overview

Each occupied residential unit under the management of the Fall River Housing Authority (FRHA) must be inspected at least annually to ensure that the unit meets the Standard of the State Sanitary Code and FEDERAL STANDARD HUD UPCS standards as well as to identify any necessary maintenance or property damages caused by the residents or routine wear and tear. Additionally, the apartment inspection provides development staff with the opportunity to perform a housekeeping inspection to ensure that the resident is maintaining the unit in accordance with the standards defined in the lease. As landlord, the FRHA is responsible for code compliance regardless of the cause (i.e. resident induced violation). The inspection provides FRHA staff with the opportunity to evaluate firsthand the resident's compliance with the terms of the lease. A copy of the form to be used in the inspection is attached hereto as an appendix to this plan.

INTRODUCTION

The Fall River Housing Authority administers over 2300 units of family, elderly and disabled affordable housing at twenty six (26) locations. It is committed to maintaining warm, dry, safe and clean residential units beyond the minimum standard.

The maintenance plan which follows has four essential components: Apartment Inspections, System Inspections, Work Order Processing and Preventative Maintenance. The Fall River Housing Authority recognizes that the performance of these tasks is essential if the FRHA is to reach their stated objective.

In furtherance of its objective the Authority shall use the FEDERAL STANDARD HUD UPCS inspection standard in performing all of the inspections performed upon its properties.

FALL RIVER HOUSING AUTHORITY MAINTENANCE PLAN

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MAINTENANCE PLAN

Prepared: October 2018

Deferred Maintenance Plan

Deferred maintenance is maintenance upgrades, repairs or routine work that is postponed until future funds are available, weather conditions improve or for some other reason.

As an operating procedure the FRHA does not participate in a deferred maintenance program. It is understood that all work order category types should be addressed within the time frame assigned to the specific work order category. It is further understood that an emergency should never fall under deferred maintenance.

Should there be an absolute need to defer a maintenance issue, the appropriate work order will be generated and the Maintenance Leader/Foreman will confer with the Director of Maintenance. A spreadsheet will then be established, listing all the specifics, such as, date, description, location, cost and estimated completion date etc. This issue will later be discussed at the monthly scheduled maintenance meetings.

Mission Statement

To provide living units to all residents that are warm, dry and safe and also to exceed all building and sanitary codes.

To promote a safe environment for all employees and visitors while conducting ourselves as good neighbors within the community.

Preventative Maintenance Plan

There are several components that make up the FRHA preventative maintenance plan.

Quarterly Building & Ground Inspections:

To be conducted January-March, April-June, July-September, October-December. The FMM/Leader conduct these inspections of common areas (to include hallways, stairwells, community rooms), building systems, building exterior, and site (to include grounds, fences, parking lots, private roads, sidewalks, play areas) for any potential problems in accordance with UPCS standards while utilizing the quarterly B & G inspection form.

Heating & Hot Water Systems:

The FRHA trades people conduct annual inspections and servicing of these building systems.

Fire Alarm & Sprinkler Systems:

The FRHA contracts with independent contractors for the inspection and testing of these systems.

Small Engine Equipment:

The FRHA contracts with independent contractors for the servicing of small engine machines.

Vehicle Fleet:

The FRHA has all maintenance vehicles serviced by local service centers on an annual basis.

Security Cameras:

The FRHA has contracted with an independent consultant for the servicing of all cameras and equipment.

Emergency Response Service

The FRHA does have an after hour on call system to respond to emergency maintenance request twenty four (24) hours a day with a work order system that documents the results of that response.

The Maintenance Answering Service notifies the second shift staff person between the hours of 4:00pm – 12:30am for any resident requested work order, and the on-call supervisor from 12:30am – 7:30am for any resident requested work order. This includes weekends and holidays. The After Hour work order log is then forwarded to the Work Order Clerk on the next business day to be entered into the work order database.

Work Order Category Type

1. Annual Inspections:

Any deficiencies found during FRHA annual inspection of all units. To be completed (30 days or less)

2. Emergencies:

Fire, Flooding, Gas odor, Power failure, No heat, Blocked toilet, Blocked drain, No hot water, Smoke/CO detector failure, Lock out, Appliance failure
To be completed (24-48 hours or less)

3. Vacancies:

Any work required to turnover for occupancy as soon as possible. To be completed (30 days or less)

4. Preventative Maintenance:

Quarterly Building & Grounds inspections, annual building system inspections, servicing and testing.

To be completed (30 days or less)

5. Routine:

Weekly cleaning of offices, maintenance areas, laundry rooms, community rooms, grounds, grass cutting and snow removal.

To be completed (7 days or less)

6. Requested:

Resident generated requests.

To be completed (14 days or less)

After Hours Work Order Processing (Monday through Friday 4:00pm - 7:30am Weekends & Holidays)

Summary

If the request for maintenance is reported between 4:00pm and 12:30am including weekends and holidays, the maintenance answering service notifies the Second Shift staff person for work order completion. If the request for maintenance is deemed an emergency in accordance with FRHA guidelines, the second shift staff person will contact the on-call supervisor. The supervisor will travel to the location and initiate the appropriate action to abate the emergency and totally resolve the problem if possible.

If the request for maintenance is reported between 12:30am and 7:30am including weekends and holidays, the maintenance answering service notifies the on call supervisor. The on-call supervisor will then initiate the appropriate action to abate the emergency or complete the request for maintenance by utilizing the Amp staff person first, then the two (2) or four (4) hour overtime list accordingly, to resolve the problem.

The After Hour work order log is then forwarded to the work order clerk on the next business day to be entered into the work order database.

Work Order Processing (Monday through Friday 7:30am – 4:00pm)

Summary

During regular business hours, the site management office receives requests for work orders, enters all pertinent information into the Work Order database including a job priority code, and generates the work order. Once the work order has been processed in the system, it is distributed to the site Facilities Maintenance Manager/Working Leader who is responsible for coordinating the completion of all work orders for the Development/Amp in a timely fashion based on its priority status. The FMM/Working Leader assigns each work order to a maintenance worker for completion.

From time to time, the Director of Maintenance/Building & Grounds may determine to initiate the work process on an order that has yet to be processed through the computer/work order system. This may happen either due to the emergency status of the job or as a result of staff availability. In such a case, the Director of Maintenance/Building & Grounds will give a directive in lieu of a work order, once the work order is generated, it will be completed and closed out in the system.

Upon receipt of the work order, the staff person goes to the location to begin the job. If the staff person is unable to complete the task, gain access to the unit, or lacks the available parts, they should write the explanation on the work order and inform the FMM/Leader so that arrangements can be made for completion. If the work can be completed, the assigned staff person should fill in the appropriate section of the work order and return to the FMM/Leader so that it can be closed out by the Work Order Clerk in the computer system.

Vehicle Fleet Service Procedure

Objective:

To ensure the safe and continuous operation of all maintenance vehicles listed below:

	2018	F150	White
	2017	F250	White
	2017	F350	White
	2017	F350	White
X	2016	F250	White Surplus Removed
• •	2014	F350	Green
	2012	F450	White
	2009	F350	Green
	2006	Ranger	Green
	1995	Van	Green
	2021	Transit Va	an (White)
	2021	Γransit Va	ın (White)

Policies & Procedures:

Currently all vehicles receive annual routine maintenance at various service centers.

Reports:

Service Invoices.

Small Equipment Maintenance Procedure

Objective:

To ensure the safe and continuous operation of all maintenance equipment.

Policies & Procedures:

All landscaping equipment is serviced in the winter months and all snow removal equipment is serviced in the summer months by the FRHA independent contractor, currently, **HELGER'S SOUTH COAST POWER EQUIPMENT.**

Reports:

Service Invoices.

Heating System Inspection and Service Procedure

Objective:

To ensure the continuous, efficient operation of the heating systems.

Policies & Procedures:

- 1. Heating systems located in the Family Developments are serviced by in house plumbers on even calendar years.
- 2. Heating systems located in the Elderly Developments are serviced by in house plumbers on odd calendar years.

Any problems identified by the plumbers during servicing are to be reported to the Director of Maintenance.

Reports:

Completed work order.

Elevator Inspection and Service Procedure

Objective:

To ensure the safe and continuous operation of all elevators at the following properties listed below:

Two (2) Bates & Tower

Four (4) Cardinal Medeiros Tower

Two (2) Barresi Heights

Two (2) Cottell Heights

Two (2) Mitchell Heights

Two (2) Oliveira Apartments

Two (2) O'Brien Apartments

Two (2) Holmes Apartments

One (1) Bishop Eid Apartments

Policies & Procedures:

- 1. Daily, the site maintenance staff person will clean the elevator cabs and sills, check the lighting in the cab and replace any burnt out bulbs, check all call buttons, and determine that each elevator is operable. In the event that an elevator is not functioning properly, he/she will report this to the site Facilities Maintenance Manager/Working Leader, who in turn will contact the service contractor, currently, DELTA-BECKWITH.
- 2. The service contractor is responsible for inspecting and servicing each elevator at least twice a month. The tasks to be completed and the frequency for each task are defined in the elevator preventative maintenance agreement.

Reporting:

- 1. The site staff person notes any problem with the elevator cabs or general operation and reports verbally to the Facilities Maintenance Manager/Working Leader.
- **2.** The service contractor is responsible for filling in the Elevator Preventative Maintenance Chart maintained at the time of each servicing.

External Inspection:

Annual inspection performed by State Elevator Inspector.

Emergency Generator

Objective:

To ensure the continuous provision of power to key building systems during electrical power outages.

Policies & Procedures:

The site maintenance person is responsible for monitoring and maintaining a log of the programed weekly test to ensure the continuous provision of power to the development.

Annually, the FRHA electrician along with their independent contractor, currently **RALCO ELECTRIC**, will perform a general inspection.

Any problems identified by the electrician during the inspection are to be reported to the Facilities Management Department.

Reports:

Inspection Report delivered to the Facilities Management Department.

Electrical System Inspection Procedure

Objective:

To ensure the continuous provision of electricity to all Federal and State sites.

Policies & Procedures:

The electricians are responsible for performing all tasks necessary to ensure the continuous provision of electricity to the development.

Annually, the electricians will perform a general inspection of the electrical system including (but not necessarily limited to):

- A. Pulling the main circuitry boards
- B. Checking all circuit breakers and circuit breaker boxes
- C. Checking all main feeders
- D. Tightening all lugs

Any problem identified by the electrician during the inspection are to be reported to the Facilities Management Department.

Reports:

Completed Work Order.

Back Flow Prevention Inspection Procedure

Objective:

To prevent water from flowing back into the water supply.

Policies & Procedures:

- 1. Annually, the local water & sewer department will perform a back flow inspection.
- 2. All repairs or replacement of the back flow valves will be made by a licensed Back Flow Technician.

Reports:

The local water & sewer department will provide a copy of the inspection report.

Roof Inspection and Service Procedure

Objective:

To identify necessary maintenance, repair and replacement of building roofs to minimize damage to facilities resulting from faulty roofing.

Policies & Procedures:

At least quarterly, the Facilities Maintenance Manager/Working Leader will inspect the flat roofs for:

- A. Clogged drains and water standing on the roof;
- B. Debris requiring removal;
- C. Problems with exhaust fans;
- D. Signs of flashing discrepancies;

Periodically these inspections should be made while it is raining.

Reports:

Quarterly "Building and Grounds Inspection" reports to be submitted to the Facilities Management Department.

Fire Extinguisher Policy and Procedure

Objective:

To ensure that all fire extinguishers are in proper working order and maintained in accordance with applicable codes.

Policy & Procedure:

- Routinely the Facilities Maintenance Manager/Working Leader is responsible for checking that all fire extinguishers are in their proper location and that the seal is unbroken and the inspection tags are in place. Any exception should be noted on the "Building & Grounds Inspection" report and brought to the attention of the Director of Building and Grounds.
- Annually, all fire extinguishers are inspected by an independent contractor, currently FIRE PRO. Inspections are noted by the contractor on the inspection tag attached to each unit.
- **3.** At least every five (5) years, each unit must be pressure tested by an independent contractor.

Reporting:

- The Facilities Maintenance Manager/Working Leader is responsible for reporting any missing or damaged fire extinguishers on the "Building & Grounds Inspection" report.
- **2.** Annual inspections will be noted on the inspection tag attached to each extinguisher by the contractor.

Fire Alarm System Inspection and Service Procedure

Objective:

To ensure that the fire alarm system is operating properly and is maintained in accordance with applicable ordinances and codes.

Policies & Procedures:

- Fire Alarm System Inspection and Servicing is conducted by an independent licensed contractor, currently RUSTIC FIRE PROTECTION, who will be responsible for inspecting and servicing each alarm system at least every three months.
- 2. At least annually the contractor will test each device related to the system to ensure it is functioning properly. Each pull station, smoke detector and heat detector will be tested. It is typical that 25% of these devices will be tested each quarter as the contractor perform his/her quarterly inspection and servicing.

Reporting:

The independent contractor submits copies of the "Quarterly Inspection Report" to both the Facilities Management Department and the local Fire Department.

Sprinkler System Inspection and Service Procedure

Objective:

To ensure the continuous, efficient operation of the sprinkler system.

Policies & Procedures:

- 1. Annually, site management staff conduct apartment inspections, and all sprinkler heads should be visually inspected as part of the inspection. Any appearance of a deficiency should be reported following the proper work order procedure.
- 2. Sprinkler systems require servicing and inspection by an independent licensed sprinkler system company. The servicing process should include, but not limited to, the following:
 - **a.** Flow testing to insure that the fire alarm will go off if the sprinkler system is triggered.
 - **b.** Sprinkler pump testing for fire pump and/or jockey pump. (The contractor may subcontract this testing)
- **3.** Sprinkler System Inspections are tested quarterly by FRHA independent contractor currently, **RUSTIC FIRE PROTECTION.**

Reporting:

Independent Contracting Reports are generated during quarterly inspections with copies to the Facilities Management Department as well as the local Fire Department.

Smoke Detector and Carbon Monoxide Inspection Procedure

Objective:

To ensure that all smoke detectors and carbon monoxide detectors are operable.

Policies & Procedures:

- Routinely, all maintenance staff are instructed to have (batteries, extra devices) on their person when dispatched to any type of work order request inside a residential unit. Should it be discovered that any of these devices is inoperable it should be repaired/replaced at that time.
- 2. Annually, site management staff conducts apartment inspections and both devices should be tested as part of the inspection, any failures should be reported following the proper work order procedure.
- **3.** Common area devices are tested quarterly by the FRHA independent contractor currently, **RUSTIC FIRE PROTECTION**.

Reports:

Quarterly Building & Grounds inspection reports to be submitted to the Facilities Management Department. Apartment Inspection Reports are submitted to the site management office and Independent Contractor Reports are generated during quarterly inspections with copies to the Facilities Management Department as well as the local Fire Department.

Policies and Procedures for Apartment Inspection Summary

Apartment Inspections are performed by the FRHA site management staff. These inspections are to be performed in accordance with Federal Standard Uniform Physical Conditions Standards (UPCS) so that all units are decent, safe, sanitary and in good condition. At least forty eight (48) hours prior to the inspection, the site management staff prepares and delivers a written notice advising the resident that the unit will be inspected. If the resident denies access or fails to respond, the inspection will be rescheduled, and a second notice is then delivered to the resident. If access is still denied, then the FRHA staff will follow legal lease procedure that authorizes FRHA staff to enter the unit and complete the inspection. These procedures are performed at all Federal and State Site Properties.

Once in the unit, the staff person will conduct housekeeping and UPCS inspection, documenting any sanitary code violation, damage to the unit, and needed repair on the inspection form. Upon completion of the inspection, the staff person may if possible, have the resident sign the inspection form and provide a copy. The staff person then returns the inspection reports to the office in order to generate necessary work orders to make all necessary repairs. In the event that a repair is an emergency, the site staff contacts the Maintenance Department/Work order Clerk to report the emergency repair.

Policies and Procedures for Apartment Inspections Functional Overview

Each occupied residential unit under the management of the Fall River Housing Authority (FRHA) must be inspected at least annually to ensure that the unit meets the Standard of the State Sanitary Code and FEDERAL STANDARD HUD UPCS standards as well as to identify any necessary maintenance or property damages caused by the residents or routine wear and tear. Additionally, the apartment inspection provides development staff with the opportunity to perform a housekeeping inspection to ensure that the resident is maintaining the unit in accordance with the standards defined in the lease. As landlord, the FRHA is responsible for code compliance regardless of the cause (i.e. resident induced violation). The inspection provides FRHA staff with the opportunity to evaluate firsthand the resident's compliance with the terms of the lease. A copy of the form to be used in the inspection is attached hereto as an appendix to this plan.

INTRODUCTION

The Fall River Housing Authority administers over 2300 units of family, elderly and disabled affordable housing at twenty six (26) locations. It is committed to maintaining warm, dry, safe and clean residential units beyond the minimum standard.

The maintenance plan which follows has four essential components: Apartment Inspections, System Inspections, Work Order Processing and Preventative Maintenance. The Fall River Housing Authority recognizes that the performance of these tasks is essential if the FRHA is to reach their stated objective.

In furtherance of its objective the Authority shall use the FEDERAL STANDARD HUD UPCS inspection standard in performing all of the inspections performed upon its properties.

FALL RIVER HOUSING AUTHORITY MAINTENANCE PLAN

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MAINTENANCE PLAN

Prepared: October 2018

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 3/31/2026. It also shows the approved budget for the current year (2027) 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 FALL RIVER HOUSING AUTHORITY operating reserve at the end of fiscal year 2026 was \$0.00, which is 0.00% of the full reserve amount defined above.

REVENUE 2027 % Change 2026 2027 2026 Actual **Dollars Approved** Amounts Approved from 2026 Budgeted Received Account Revenue Revenue Actual to Per Unit per 2027 Budget Budget Number Account Class Budget Month 3110 **Shelter Rent -Tenants** 1,175,000.00 1,263,745.00 1,250,000.00 -1.10% 380.17 3111 Shelter Rent - Tenants -0.00 0.00 0.00% 0.00 Fraud/Retroactive 0.00 3115 Shelter Rent -Federal Section 8\MRVP 0.00 0.00 0.00 0.00% 0.00 One-time Leased up Rev. **Nondwelling Rentals** 3190 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 7,000.00 18,669.00 18,700.00 0.20% 5.69 3611 Interest on Investments - Restricted 0.00 0.00 0.00 0.00% 0.00 9,275.00 3690 Other Revenue 4,300.00 9,090.00 2.00% 2.82 69,757.00 104,000.00 3691 0.00 49.10% Other Revenue - Retained 31.63 3692 Other Revenue - Operating Reserves 0.00 0.00 0.00 0.00% 0.00 3693 Other Revenue - Energy Net Meter 0.00 46,801.00 0.00 -100.00% 0.00 3801 Operating Subsidy - EOHLC (4001) 1,479,426.00 1,386,946.00 1,651,973.00 19.10% 502.42 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 2,665,726.00 2,795,008.00 3,033,948.00 8.50% 922.73

EXPENSES

		1		<u> </u>	_	1
		2026 Approved	2026 Actual Amounts	2027 Approved	% Change from 2026	2027 Dollars Budgeted
Account		Revenue	Received	Revenue	Actual to	Per Unit per
Number	Account Class	Budget		Budget	2027 Budget	Month
4110	Administrative Salaries	150,125.00	131,096.00	220,189.00	68.00%	66.97
4120	Compensated Absences	0.00	5,414.00	0.00	-100.00%	0.00
4130	Legal	0.00	225.00	0.00	-100.00%	0.00
4140	Members Compensation	15,000.00	16,580.00	17,000.00	2.50%	5.17
4150	Travel & Related Expenses	2,200.00	2,131.00	2,700.00	26.70%	0.82
4170	Accounting Services	0.00	0.00	0.00	0.00%	0.00
4171	Audit Costs	2,550.00	6,062.00	2,650.00	-56.30%	0.81
4180	Penalties & Interest	0.00	0.00	0.00	0.00%	0.00
4190	Administrative Other	231,970.00	376,571.00	291,500.00	-22.60%	88.66
4191	Tenant Organization	37,150.00	35,733.00	33,400.00	-6.50%	10.16
4100	TOTAL ADMINISTRATION	438,995.00	573,812.00	567,439.00	-1.10%	172.58
4310	Water	205,000.00	246,426.00	250,000.00	1.50%	76.03
4320	Electricity	367,000.00	375,130.00	370,300.00	-1.30%	112.62
4330	Gas	217,000.00	226,991.00	227,000.00	0.00%	69.04
4340	Fuel	0.00	0.00	0.00	0.00%	0.00
4360	Net Meter Utility Debit/Energy	0.00	93,602.00	0.00	-100.00%	
	Conservation					0.00
4390	Other	0.00	0.00	0.00	0.00%	0.00
4391	Solar Operator Costs	0.00	70,780.00	71,000.00	0.30%	21.59
4392	Net Meter Utility Credit (Negative	0.00	-164,382.00	-175,000.00	6.50%	
	Amount)					-53.22
4300	TOTAL UTILITIES	789,000.00	848,547.00	743,300.00	-12.40%	226.06

EXPENSES

			I	I		
		2026	2026 Actual	2027	% Change	2027 Dollars
		Approved	Amounts	Approved	from 2026	Budgeted
Account		Revenue	Received	Revenue	Actual to	Per Unit per
Number	Account Class	Budget		Budget	2027 Budget	Month
4410	Maintenance Labor	371,366.00	403,992.00	407,979.00	1.00%	124.08
4420	Materials & Supplies	62,400.00	145,497.00	62,400.00	-57.10%	18.98
4430	Contract Costs	515,200.00	564,507.00	447,150.00	-20.80%	135.99
4510	Insurance	67,900.00	87,893.00	72,400.00	-17.60%	22.02
4520	Payment in Lieu of Taxes	14,600.00	14,670.00	14,600.00	-0.50%	4.44
4540	Employee Benefits	295,445.00	248,804.00	355,084.00	42.70%	107.99
4541	Employee Benefits - GASB 45	0.00	34,622.00	0.00	-100.00%	0.00
4542	Pension Expense - GASB 68	0.00	0.00	0.00	0.00%	0.00
4570	Collection Loss	16,750.00	93,222.00	16,750.00	-82.00%	5.09
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	0.00	0.00	0.00%	0.00
4500	TOTAL GENERAL EXPENSES	394,695.00	479,211.00	458,834.00	-4.30%	139.55
4610	Extraordinary Maintenance	0.00	0.00	0.00	0.00%	0.00
4611	Equipment Purchases - Non Capitalized	0.00	1,000.00	0.00	-100.00%	0.00
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	851,758.00	0.00	-100.00%	0.00
4600	TOTAL OTHER EXPENSES	0.00	852,758.00	0.00	-100.00%	0.00
4000	TOTAL EXPENSES	2,571,656.00	3,868,324.00	2,687,102.00	-30.50%	817.25

SUMMARY 2027 % Change 2026 2026 Actual 2027 **Dollars Approved Approved** from 2026 Amounts Budgeted Revenue Revenue Actual to Received Account Per Unit per 2027 Budget Number **Account Class** Budget Budget Month 3000 **TOTAL REVENUE** 2,665,726.00 2,795,008.00 3,033,948.00 8.50% 922.73 4000 TOTAL EXPENSES 2,571,656.00 3,868,324.00 2,687,102.00 -30.50% 817.25 2700 **NET INCOME (DEFICIT)** 346,846.00 94,070.00 -1,073,316.00 -132.30% 105.49 7520 Replacements of Equip. - Capitalized 0.00 0.00% 0.00 0.00 0.00 7540 Betterments & Additions - Capitalized 0.00 0.00 0.00 0.00% 0.00

0.00

94,070.00

0.00

-1,073,316.00

0.00

346,846.00

0.00%

-132.30%

7500

7600

TOTAL NONOPERATING EXPENDITURES

EXCESS REVENUE OVER EXPENSES

0.00

105.49

Explanation of Budget Accounts

The following explains how each of the line items is to be prepared.

<u>3110</u>: 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 repayment 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.

<u>3115: Shelter Rent - Section 8</u>: 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.

<u>3190: Non-Dwelling Rental:</u> 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.

<u>3400: Administrative Fee- MRVP/AHVP</u>: 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.

<u>3610</u>: Interest on Investments – Unrestricted: This account should be credited with interest earned on unrestricted administrative fund investments.

<u>3611:</u> 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.

<u>3690: Other Operating Revenues</u>: 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..

<u>3691: Other Revenue – Retained</u>: This account should be credited with certain miscellaneous revenue to be <u>retained</u> 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.

<u>3692: Other Revenue - Operating Reserves:</u> 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.

<u>3801: Operating Subsidy – EOHLC (400-1):</u> 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.

<u>3920: Gain/Loss from Sale or Disposition of Property (Capitalized or Non-Capitalized):</u> 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 properly that has not been fully depreciated.

<u>4110</u>: 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.

<u>4120:</u> 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.).

<u>4130:</u> 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.

<u>4150: Travel and Related Expense:</u> 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.

<u>4170:</u> 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.

<u>4171: Audit Costs:</u> 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.

<u>4180: Penalties and Interest:</u> Any expenses incurred from penalties, fees, and interest paid on delinquent accounts shall be included in this line item.

<u>4190</u>: 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.

<u>4310: Water:</u> 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.

<u>4330: Gas:</u> This account should be charged with the cost of gas (natural, artificial, or liquefied) purchased for all purposes.

<u>4340</u>: 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.

<u>4360: Net Meter Utility Debit/Energy Conservation:</u> 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.

<u>4410: Maintenance Labor:</u> 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.

<u>4420: Materials & Supplies</u>: 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.

<u>4430: Contract Costs:</u> 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.

<u>4510: Insurance:</u> 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.

<u>4540: Employee Benefits</u>: 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.

<u>4542</u>: 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.

<u>4570:</u> 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.

<u>4571: Collection Loss – Fraud/Retroactive:</u> 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.

<u>4580</u>: 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.

<u>4590: Other General Expense:</u> This account represents the cost of all items of general expenses for which no specific account is prescribed in the general group of accounts.

<u>4610</u>: 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.

<u>4611: Equipment Purchases – Non-Capitalized:</u> 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.

<u>4715: Housing Assistance Payments:</u> This account should be debited with all housing assistance payments paid to landlords for the MRVP program on a monthly basis.

<u>4801: Depreciation Expense:</u> This account should be debited with annual fixed asset depreciation expenses as determined by the LHA's capitalization policy.

<u>7520:</u> 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.

<u>7540: Betterments & Additions – Capitalized:</u> 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

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

Explanation of PMR Criteria Ratings

CRITERION	DESCRIPTION
Management	
Occupancy Rate	The rating is calculated using the following formula: (Total Number of Occupied units on Monthly Report divided by (Total Number of Units Minus Units that Received a Waiver Minus Number of Units Vacant less than 30 days on Monthly Report)
	"No Findings": Occupancy Rate is at or above 98%
	Operational Guidance: Occupancy rate is at 95% up to 97.9%
	Corrective Action: Adjusted occupancy rate is less than 95%
Tenant Accounts Receivable (TAR)	This criterion calculates the percentage of uncollected rent and related charges owed by starting with the amount reported by the LHA, as uncollected balances for the TAR (Account 1122 from the Balance Sheet) minus Normal Repayment Agreements* divided by Shelter (Tenant) Rent (account 3110 from the Operating Statement) • "No Findings": At or below 2% • "Operational Guidance": More than 2%, but less than 5% • "Corrective Action": 5% or more
C. Ifficial and	
Certifications and Reporting Submissions	 Housing authorities are required to submit 4 quarterly vacancy certifications by end of the month following quarter end; 4 quarterly operating statements and 4 Tenant Accounts Receivable (TAR) reports within 60 days of quarter end. "No Findings": At least 11 of the required 12 reports were submitted and at least 9 were submitted on time. "Operational Guidance": Less than 11 of the required 12 reports were submitted and/or less than 9 were submitted on time.
Board Member Training	Percentage of board members that have completed the mandatory online board member training. • "No Findings": 80% or more completed training • "Operational Guidance": 60-79.9% completed training • "Corrective Action": <60 % completed training
Staff Certifications and Training	Each LHA must have at least one staff member complete a relevant certification or training During the fiscal year. The number of required trainings varies by LHA size. • No Findings: LHAs completed the required number of trainings Corrective Action: LHAs have not completed any trainings
Annual Plan (AP)	Housing authorities are required to submit an annual plan every year.
Submitted	 "No Findings" =Submitted on time "Operational Guidance" =Up to 45 days late

CRITERION	DESCRIPTION
СНАМР	
Paper applications	 Paper applications are available, received and entered into CHAMP No Findings: Paper applications are available; And paper applications are date and time stamped correctly; And 90% of new paper applications are entered into CHAMP within 15 calendar days of date/time stamp; And 2% or less of new paper applications are entered more than 30 days after date/time stamp Operational Guidance: Paper applications are available; And paper applications are date and time stamped and entered correctly; And 75% - 89% of new paper applications are entered into CHAMP within 15 calendar days; And 3% - 5% of new paper applications are entered more than 30 days after date/time stamp Corrective Action: Paper applications are not available; Or the LHA has failed to date and time stamp paper applications and/or failed to enter them correctly; Or Less than 75% of new paper applications are entered into CHAMP within 15 calendar days of date/time stamp; Or more than 5% of new paper applications are entered more than 30 days after date/time stamp
Vacancies occupied using CHAMP	 Vacancies are recorded correctly and occupied using CHAMP No Findings: All vacancies during the fiscal year are recorded in 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 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 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

CRITERION	DESCRIPTION
Financial	•
Adjusted Net Income	The Adjusted Net Income criterion calculation starts with an LHA's Net Income and subtracts Depreciation, GASB 45 (Retirement Costs), GASB 68 (Retirement Costs), Extraordinary Maintenance (maintenance expense outside of routine/ordinary expenses), and Equipment Purchases – Non Capitalized. This Adjusted Net Income amount is then divided by the Total Expenses of the LHA. If this Adjusted Net Income amount is positive, it means underspending and if it is negative it means overspending.
	 Underspending Rating: "No Findings": 0 to 9.9% "Operational Guidance": 10 to 14.9% "Corrective Action": 15% or higher
	Overspending Rating: • "No Findings": 0 to -4.9%
	"Operational Guidance": -5% to -9.9%
	"Corrective Action": -10% or below
Operating Reserves	Current Operating Reserve as a percentage of total maximum reserve level. Appropriate reserve level is buffer against any unforeseen events or expenditures.
	 "No Findings":35%+ of maximum operating reserve "Operational Guidance": 20% to 34.9% of maximum operating reserve "Corrective Action": <20% of maximum operating reserve
Capital Planning	
Capital Spending	Under the Formula Funding Program (FF), authorities receive undesignated funds to spend on projects in their Capital Improvement Plan. They are rated on the percentage of available funds they have spent over a three-year period "No Findings" = at least 80% "Operational Guidance" = At least 50% "Corrective Action" = Less than 50%
Health & Safety	
Health & safety	EOHLC has observed conditions at the LHA's developments and reported health
violations	and safety violations. The LHA has certified the number of corrected violations in each category.

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

CRITERION	DESCRIPTION
Facility Management – \	 Vacancy Turnover Standards and Practices Work orders created for every vacancy and completed within 30 days (or waiver requested) No Findings: Vacancy work orders are created, tracked and reported for every unit and reflect all work in unit; And Vacancy work orders are Maintenance Ready in <=30 days for c.667 units or <=45 days for c.200/705 units or have approved waiver Operational Guidance: Vacancy work orders are created, tracked and reported for every unit; And work orders do not reflect all work completed in unit; Or vacancy work orders are Maintenance Ready in 31-45 days for c.667 and 46-60 days for c.200/705 and no approved waiver Corrective Action: Vacancy work orders are not created, tracked and reported for every unit; Or vacancy work orders are Maintenance
Accuracy and Standard of Vacancy Turnovers	Ready in >45 days for c.667 and >60 days for c.200/705 and have no approved waiver Vacancy turnover work orders accurately reflect necessary repairs No Findings: c.667 unit less than 2 EHS deficiencies and c.200/705 less
	 than 3 EHS deficiencies Operational Guidance: c.667 2 EHS deficiencies or c.200/705 3 EHS deficiencies Corrective Action: c.667 equal to or greater than 3 EHS deficiencies or c.200/705 equal to or greater than 4 EHS deficiencies
Work Order Types and S	ystems
Emergency Work Orders	 All emergency work orders are created, tracked, reported and completed within 48 hours No Findings: All emergency work orders under review are created, tracked, reported and completed within 48 hours Operational Guidance: All emergency work orders completed within 48 hours; Less than 100% but greater than or equal to 80% of work orders under review are correctly created, tracked and reported administratively 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
CRITERION	DESCRIPTION
Requested Work Orders	 All requested work orders are created, tracked, reported and completed within 14 days or added to DM/CIP No Findings: All requested work orders under review are created, tracked, and reported; All work is complete within 14 days or added to DM/CIP Operational Guidance: All requested work orders completed within 14 days or added to DM/CIP; And less than 100% of work orders under review are correctly created, tracked and reported Corrective Action: Not all requested work orders are completed within 14 days or added to DM/CIP

Policies

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

Policy	Last Ratified by Board Vote	Notes
*Capitalization Policy	4/1/2016	
*Fair Housing Marketing Plan	1/24/2022	
*Grievance Policy	4/1/2018	
*Language Access Plan	1/24/2022	
*Personnel Policy	1/14/2002	
*Procurement Policy	12/12/2016	
*Reasonable Accommodations Policy	1/24/2022	
*Rent Collection Policy	4/1/2018	

^{*} Starred policies are required by EOHLC. 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 EOHLC.

Waivers

FALL RIVER 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 by EOHLC	Date Expired
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^{*}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 the 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.

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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.

FALL RIVER HOUSING AUTHORITY

Performance Management Review (PMR) Report

Fiscal Year End 3/31/2024

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

Executive Office of Housing and Livable Communities (EOHLC) PMR Desk Audit Ratings Summary Official Published PMR Record

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

Housing Authority	FALL RIVER HOUSING AUTHORITY	
Fiscal Year Ending	Mar 2024	
Housing Management Specialist	Mary Farrell	
Facilities Management Specialist	Bob Arsenault	

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

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES (EOHLC) Staff Certification & Training Rating		
LHA Name	FALL RIVER HOUSING AUTHORITY	
FYE	Mar 2024	
HMS Name	Mary Farrell	
FMS Name	Bob Arsenault	

Criteria	Rating
Staff Certification and Training	No Findings

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES (EOHLC)		
CFA Submission		
LHA Name	FALL RIVER HOUSING AUTHORITY	
FYE	Mar 2024	
HMS Name	Mary Farrell	
FMS Name	Bob Arsenault	

CFA Submission (Planning Year)

Rating: Not Applicable

Recommendations: 1. No Recommendations

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES (EOHLC) PMR Desk Audit Recommendations Report		
LHA Name	FALL RIVER HOUSING AUTHORITY	
FYE	Mar 2024	
HMS Name	Mary Farrell	
FMS Name	Bob Arsenault	

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: Corrective Action Rating 705: Corrective Action Rating 200: Corrective Action

1. 4th Quarter reporting was submitted late and couldn't be evaluated.

Board Member Training

Rating: Corrective Action

- 1. Ensure you update the board attendance application with the most recent board members, and their term dates.
- 2. Ensure each board member has a unique email for the board member training.
- 3. Provide computer guidance as needed to help board members complete the training.
- 4. Please refer to PHN 2018-08. Board trainings to be done every two years or upon reelection/reappointment.

Certifications and Reporting Submissions

Rating: No Findings

1. No Recommendations

Annual Plan Submission

Rating: No Findings

1. No Recommendations

Adjusted Net Income/Revenue

Rating: Corrective Action

Revenue

1. No Recommendations

Expense

Salaries

1. No Recommendations

Legal

1. No Recommendations

Utilities

1. No Recommendations

Maintenance

1. No Recommendations

Other

1. 4th Quarter reporting was submitted late and couldn't be evaluated.

Operating Reserve

Rating: Corrective Action

1. 4th Quarter reporting was submitted late and couldn't be evaluated.

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES (EOHLC)		
CHAMP Close Out Report		
LHA Name	FALL RIVER HOUSING AUTHORITY	
FYE	Mar 2024	
HMS Name	Mary Farrell	
FMS Name	Bob Arsenault	

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. 100% of applications entered into the system in less than 15 days is an outstanding rating.

CHAMP Criteria 2a

Rating: Operational Guidance

Recommendations: 1. Ensure that all vacancies are recorded in the EOHLC Housing Apps Vacancy Reporting

System within 30 days of the vacancy date.

CHAMP Criteria 2b

Rating: No Findings

Recommendations: 1. No Recommendations

CHAMP Criteria 3a

Rating: No Findings

Recommendations: 1. No Recommendations

CHAMP Criteria 3b (Planning Year)

Rating: Not Applicable

Recommendations: 1. No Recommendations

CHAMP Criteria 3c (Planning Year)

Rating: Not Applicable

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	FALL RIVER HOUSING AUTHORITY	
FYE	Mar 2024	
HMS Name	Mary Farrell	
FMS Name	Bob Arsenault	

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

Rating: No Findings

Recommendations: 1. No Recommendations

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

Rating: No Findings

Recommendations: 1. No Recommendations

Criteria 3: Unit Inspection Reports accurately reflect necessary repairs

Rating: No Findings

Recommendations: 1. No Recommendations

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

Rating: 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.