

The Commonwealth of Massachusetts

AUDITOR OF THE COMMONWEALTH

ONE ASHBURTON PLACE, ROOM 1819
BOSTON, MASSACHUSETTS 02108

A. JOSEPH DeNUCCI
AUDITOR

TEL. (617) 727-6200

NO. 2006-0606-3A

INDEPENDENT STATE AUDITOR'S REPORT
ON THE PHYSICAL CONDITION
OF STATE-AIDED PUBLIC HOUSING UNITS
AND RESOURCES ALLOCATED FOR THE
OPERATION AND UPKEEP OF THE
BARNSTABLE HOUSING AUTHORITY

JULY 1, 2003 TO JUNE 30, 2005

OFFICIAL AUDIT
REPORT
SEPTEMBER 28, 2007

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In accordance with Chapter 11, Section 12, of the Massachusetts General Laws, we have conducted a statewide comprehensive audit of the physical conditions and the resources available to provide for the operation and upkeep of the state-aided public housing authorities of the Commonwealth. To accomplish our audit, we performed work at the Department of Housing and Community Development (DHCD) and obtained data from surveys and site visits to a selected, representative cross-section of 66 Local Housing Authorities (LHAs) throughout the state. The Barnstable Housing Authority was one of the LHAs selected to be reviewed for the period July 1, 2003 to June 30, 2005. A complete list of the LHAs visited and surveyed is provided in our statewide report No. 2005-5119-3A. Our on-site visits were conducted to follow up on survey data we obtained in order to: observe and evaluate the physical condition of the state-regulated LHAs, review policies and procedures over unit site inspections, determine whether LHA-managed properties were maintained in accordance with public health and safety standards, and review the state modernization funds awarded to determine whether such funds have been received and expended for their intended purpose. In addition, we reviewed the adequacy of the level of funding provided to each LHA for annual operating costs to maintain the exterior and interior of the buildings and housing units, as well as capital renovation infrastructure costs to maximize the public housing stock across the state, and determined whether land already owned by the LHAs could be utilized to build additional affordable housing units. We also determined the number of vacant units, vacancy turnaround time, and whether any units have been taken off line and are no longer available for occupancy by qualifying families or individuals in need of housing.	
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DHCD's Property Maintenance Guide, Chapter 3(F), requires that inspections of dwelling units be conducted annually and upon each vacancy to ensure that every dwelling unit conforms to minimum standards for safe, decent, and sanitary housing as set forth in Chapter II of the State Sanitary Code. On January 23 and 24, 2006, we inspected 13 of the 205 state-aided housing units managed by the Authority and noted 163 instances of noncompliance with Chapter II of the State Sanitary Code, including windows in need of repair, worn floors, cracking foundations, holes in pavement, worn roof shingles, mold, peeling paint, water stains, and insect infestation. In its response, the Authority stated that it has applied for emergency funding from DHCD and is addressing the violations of the State Sanitary Code noted in this report.	
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In response to our questionnaires, the Authority indicated that on September 20, 2001 and March 4, 2002 it requested modernization funding from DHCD for capital modernization projects in its 667-1 Elderly and 705-1 and 705-2 Family developments. However, these requests were not funded by DHCD. Deferring or denying the	

Authority's modernization needs may result in further deteriorating conditions that could render the units and buildings uninhabitable. Moreover, if the Authority does not receive funding to correct these conditions (which have been reported to DHCD), additional emergency situations may occur, and the Authority's ability to provide safe, decent, and sanitary housing for its elderly and family tenants could be seriously compromised. In its response, the Authority stated that several developments and individual units have received modernization funding through DHCD's emergency funding process. Also, the Authority has instituted a computerized tracking system to document the receipt of awards from DHCD and the resulting modernization repairs made to its units and buildings.

3. VACANT UNITS NOT REOCCUPIED WITHIN DHCD GUIDELINES 8

DHCD's Property Maintenance Guide indicates that housing authorities should reoccupy units within 21 working days of their being vacated by a tenant. However, our review found that during the period July 1, 2003 through June 30, 2005, the Authority's average turnaround time for vacant units was 55 days. Moreover, we found that there were over 30 applicants on the Authority's waiting list. The Authority chose not to address this audit result in its response.

4. AVAILABILITY OF LAND TO BUILD AFFORDABLE HOUSING UNITS 8

During our audit, we found that the Authority had 10 parcels of land on which to build affordable housing. Most of these parcels abut conservation land, contain wetlands, or are subject to other use restrictions. The Authority indicated that, if it can resolve any of these restrictions, it will seek Community Preservation Funds and Massachusetts Housing Partnership funding in order to develop affordable housing. The Authority should apply for funding from DHCD for the construction of additional housing units. In its response, the Authority indicated that it has pursued the development of additional housing on its available land; Treetop Circle has been evaluated and deemed unfit for building, while Old Mill Road and Stage Coach Road are in the developmental process for affordable housing. The Authority further indicated that its Wakeby Road site in Marstons Mills is now an affordable family development with seven units.

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INTRODUCTION

Background

In accordance with Chapter 11, Section 12, of the Massachusetts General Laws, we have conducted a statewide comprehensive audit of the physical conditions and the resources available to provide for the operation and upkeep of the state-aided public housing authorities of the Commonwealth. To accomplish our audit, we performed work at the Department of Housing and Community Development (DHCD) and obtained data from surveys and site visits to a selected, representative cross-section of 66 Local Housing Authorities (LHAs) throughout the state. The Barnstable Housing Authority was one of the LHAs selected to be reviewed for the period July 1, 2003 to June 30, 2005. A complete list of the LHAs visited and surveyed is provided in our statewide report No. 2005-5119-3A.

Our on-site visits were conducted to follow up on survey data we obtained in order to: observe and evaluate the physical condition of the state-regulated LHAs, review policies and procedures over unit site inspections, determine whether LHA-managed properties are maintained in accordance with public health and safety standards, and review the state modernization funds awarded to determine whether such funds have been received and expended for their intended purpose. In addition, we reviewed the adequacy of the level of funding provided to LHAs for annual operating costs to maintain the exterior and interior of the buildings and housing units, as well as the capital renovation infrastructure costs to maximize the public housing stock across the state, and determined whether land already owned by the LHAs could be utilized to build additional affordable housing units. We also determined the number of vacant units, vacancy turnaround time, and whether any units have been taken off line and are no longer available for occupancy by qualifying families or individuals in need of housing.

Audit Scope, Objectives, and Methodology

The scope of our audit included an evaluation of management controls over dwelling unit inspections, modernization funds, and maintenance plans. Our review of management controls included those of both the LHAs and DHCD. Our audit scope included an evaluation of the physical condition of the properties managed; the effect, if any, that a lack of reserves, operating and modernization funds, and maintenance and repair plans has on the physical condition of the LHAs'

state-aided housing units/projects; and the resulting effect on the LHAs' waiting lists, operating subsidies, and vacant units.

Our audit was conducted in accordance with applicable generally accepted government auditing standards for performance audits and, accordingly, included such audits tests and procedures as we considered necessary.

Our primary objective was to determine whether housing units were maintained in proper condition and in accordance with public health and safety standards (e.g., the State Sanitary Code, state and local building codes, fire codes, Board of Health regulations) and whether adequate controls were in place and in effect over site-inspection procedures and records. Our objective was to determine whether the inspections conducted were complete, accurate, up-to-date, and in compliance with applicable laws, rules, and regulations. Further, we sought to determine whether management and DHCD were conducting follow-up actions based on the results of site inspections.

Second, we sought to determine whether the LHAs were owed prior-year operating subsidies from DHCD, and whether the untimely receipt of operating subsidies from DHCD may have resulted in housing units not being maintained in proper condition.

Third, in instances where the physical interior/exterior of LHA-managed properties were found to be in a state of disrepair or deteriorating condition, we sought to determine whether an insufficient allocation of operating or modernization funds from DHCD contributed to the present conditions noted and the resulting effect, if any, on the LHAs' waiting lists and vacant unit reoccupancy.

To conduct our audit, we first reviewed DHCD's policies and procedures to modernize state-aided LHAs, DHCD subsidy formulas, DHCD inspection standards and guidelines, and LHA responsibilities regarding vacant units.

Second, we sent questionnaires to each LHA in the Commonwealth requesting information on the:

- *Physical condition of its managed units/projects*
- *State program units in management*
- *Off-line units*
- *Waiting lists of applicants*

- *Listing of modernization projects that have been formally requested from DHCD within the last five years, for which funding was denied*
- *Amount of funds disbursed, if any, to house tenants in hotels/motels*
- *Availability of land to build affordable units*
- *Written plans in place to maintain, repair, and upgrade its existing units*
- *Frequency of conducting inspections of its units/projects*
- *Balances, if any, of subsidies owed to the LHA by DHCD*
- *Condition Assessment Reports (CARS) submitted to DHCD*
- *LHA concerns, if any, pertaining to DHCD's current modernization process*

The information provided by the LHAs was reviewed and evaluated to assist in the selection of housing authorities to be visited as part of our statewide review.

Third, we reviewed the report entitled “Protecting the Commonwealth’s Investment – Securing the Future of State-Aided Public Housing.” The report, funded through the Harvard Housing Innovations Program by the Office of Government, Community and Public Affairs, in partnership with the Citizens Housing and Planning Association, assessed the Commonwealth’s portfolio of public housing, documented the state inventory capital needs, proposed strategies to aid in its preservation, and made recommendations regarding the level of funding and the administrative and statutory changes necessary to preserve state public housing.

Fourth, we attended the Joint Legislative Committee on Housing’s public hearings on March 7, 2005 and February 27, 2006 on the “State of State Public Housing;” interviewed officials from the LHAs, the Massachusetts Chapter of the National Association of Housing and Redevelopment Officials, and DHCD; and reviewed various local media coverage regarding the condition of certain local public housing stock.

To determine whether state-aided programs were maintained in proper condition and safety standards, we (a) observed the physical condition of housing units/projects by conducting inspections of selected units/projects to ensure that the units and buildings met the necessary minimum standards set forth in the State Sanitary Code, (b) obtained and reviewed the LHAs’ policies and procedures relative to unit site inspections, and (c) made inquiries with the local boards

of health to determine whether any citations had been issued, and if so, the LHAs' plans to address the deficiencies.

To determine whether the modernization funds received by the LHAs were being expended for the intended purposes and in compliance with laws, rules, and regulations, we obtained and reviewed the Quarterly Consolidated Capital Improvement Cost Reports, Contracts for Financial Assistance, and budget and construction contracts. In addition, we conducted inspections of the modernization work performed at each LHA to determine compliance with its work plan.

To determine whether LHAs were receiving operating subsidies in a timely manner, we analyzed each LHA subsidy account for operating subsidies earned and received and the period of time that the payments covered. In addition, we made inquiries with the LHA's Executive Director/fee accountant, as necessary. We compared the subsidy balance due the LHAs per DHCD records to the subsidy data recorded by the LHAs.

To assess controls over waiting lists, we determined the number of applicants on the waiting list for each state program and reviewed the waiting list for compliance with DHCD regulations.

To assess whether each LHA was adhering to DHCD procedures for preparing and filling vacant units in a timely manner, we performed selected tests to determine whether the LHAs had uninhabitable units, the length of time the units were in this state of disrepair, and the actions taken by the LHAs to renovate the units.

AUDIT RESULTS

1. RESULTS OF INSPECTIONS – NONCOMPLIANCE WITH STATE SANITARY CODE

The Department of Housing and Community Development's (DHCD) Property Maintenance Guide, Chapter 3(F), requires that inspections of dwelling units be conducted annually and upon each vacancy to ensure that every dwelling unit conforms to minimum standards for safe, decent, and sanitary housing as set forth in Chapter II of the State Sanitary Code. For the period July 1, 2003 to June 30, 2005, we reviewed inspection reports for 13 of the 205 state-aided dwelling units managed by the Barnstable Housing Authority. In addition, on January 23 and 24, 2006, we conducted inspections of these units located at the Authority's Adams Court (Elderly Housing 667-1), 32 and 54 Sea Street (Elderly Housing 667-2), and units at Seabrook Road, Arrowhead Drive, Hinckley Road, Elm Street, Louis Street, Bishops Terrace, LaFrance Avenue, Woodland Avenue, Melbourne Road, and Sea Street (Family Housing 705-1). Our inspection noted 163 instances of noncompliance with Chapter II of the State Sanitary Code, including windows in need of repair, worn floors, cracking foundations, holes in pavement, worn roof shingles, peeling paint, water stains, insect infestation, and mold. (Appendix I of our report summarizes the specific State Sanitary Code violations noted, and Appendix II includes photographs documenting the conditions found.)

The photographs presented in Appendix II illustrate the pressing need to address the conditions noted, since postponing the necessary improvements would require greater costs at a future date, and may result in the properties not conforming to minimum standards for safe, decent, and sanitary housing.

Recommendation

The Authority should apply for funding from DHCD to address the issues noted during our inspections of the interior (dwelling units) and exterior (buildings) of the Authority, as well as other issues that need to be addressed. Moreover, DHCD should obtain and provide sufficient funds to the Authority in a timely manner so that it may provide safe, decent, and sanitary housing for its tenants.

Auditee's Response

In response to this issue, the Authority stated, in part:

The list of state sanitary code violations . . . have been a guide to our maintenance department and assisted the BHA in applying for DHCD emergency funding. The BHA maintenance department has addressed many of the concerns in the report.

Auditor's Reply

We commend the actions initiated by the Authority in response to our concerns. However, since the corrective measures taken by the Authority originated after the completion of our audit fieldwork, we cannot express an opinion on their adequacy and will review any and all corrective actions taken during our next scheduled audit.

2. MODERNIZATION INITIATIVES NOT FUNDED

In response to our questionnaires, the Authority informed us that there is a need for modernizing its managed properties. Specifically, the Authority indicated that on September 20, 2001 and March 4, 2002 it applied for funding from DHCD for the following three capital modernization projects for its 667-1, 705-1, and 705-2 developments:

<u>Development</u>	<u>Description</u>
<u>705-1 Family Housing</u> 20 Louis Street	Comprehensive Modernization
<u>705-2 Family Housing</u> 170 Melbourne Road	Comprehensive Modernization
<u>667-1 Elderly Housing</u> Adams Court	Exterior Modernization, Security Upgrade

However, these requests were not funded by DHCD.

The above conditions are mainly the result of aging, use, and wear and tear and, as illustrated by photographs included in Appendix II, may pose a safety hazard to tenants. Deferring or denying the Authority's modernization needs may result in further deteriorating conditions that could render the units and buildings uninhabitable. If the Authority does not receive funding to correct these conditions, (which have been reported to DHCD), additional emergency situations

may occur, and the Authority's ability to provide safe, decent, and sanitary housing for its elderly and family tenants could be seriously compromised. Lastly, deferring the modernization needs into feature years will cost the Commonwealth's taxpayers additional money due to inflation, higher wages, and other related costs.

In June 2000, Harvard University awarded a grant to a partnership of the Boston and Cambridge Housing Authorities to undertake a study of state-aided family and elderly/disabled housing. The purpose of the study was to document the state inventory of capital needs and to make recommendations regarding the level of funding and the administrative and statutory changes necessary to give local Massachusetts housing authorities the tools to preserve and improve this important resource. The report, "Protecting the Commonwealth's Investment - Securing the Future of State-Aided Public Housing," dated April 4, 2001, stated, "Preservation of existing housing is the fiscally prudent course of action at a time when Massachusetts faces an increased demand for affordable housing. While preservation will require additional funding, loss and replacement of the units would be much more expensive in both fiscal and human terms."

Recommendation

The Authority should continue to appeal to DHCD to provide the necessary modernization funds to remedy these issues in a timely manner.

Auditee's Response

In response to this issue, the Authority stated, in part:

Since the issuing of your report the three developments mentioned on page 6, 20 Louis Street, 170 Melbourne Road, and Adams Court, have received modernization funding. Adams Court was awarded \$94,000 for new roofs and the two 705's have gotten roofing, siding and new windows. Additional requests for new carpeting at Sea Street Extension have also been granted. This funding is being awarded through DHCD's emergency funding process.

The BHA has also instituted a computerized new tracking system on modernization awards to be certain the repairs have been made and the funding received. DHCD has been very supportive in the past two years addressing BHA emergency repairs through emergency funding.

The inspections [of units in need of modernization] have produced priority capital funding projects ... [The Authority and] DHCD [are] committed to addressing the backlog of repairs to public housing units through a ... funding system and the recent bond cap increases will help make these repairs possible.

Auditor's Reply

We commend the actions initiated by the Authority in response to our concerns. However, since the corrective measures taken by the Authority originated after the completion of our audit fieldwork, we cannot express an opinion on their adequacy and will review any and all corrective actions taken during our next scheduled audit.

3. VACANT UNITS NOT REOCCUPIED WITHIN DHCD GUIDELINES

DHCD's Property Maintenance Guide indicates that housing authorities should reoccupy units within 21 working days of their being vacated by a tenant. However, our review found that during the period July 1, 2003 through June 30, 2005, the Authority's average turnaround time for reoccupying vacant units was 55 days. Moreover, we found that there were over 30 applicants on the Authority's waiting list.

By not ensuring that vacant units are reoccupied within DHCD's guidelines, the Authority may have lost the opportunity to earn potential rental income net of maintenance and repair costs and may have lost the opportunity, at least temporarily, to provide needy citizens with subsidized housing.

Recommendation

The Authority should ensure that its vacant units are refurbished and reoccupied within DHCD's timeframe. DHCD should obtain and provide the Authority with the funds necessary to fulfill their respective statutory mandate.

Auditee's Response

The Authority chose not to address this audit result in its response.

4. AVAILABILITY OF LAND TO BUILD AFFORDABLE HOUSING UNITS

During our audit, we found that the Authority had 10 parcels containing approximately 44 acres of land on which to build additional housing units, as follows:

Location

Newtown Road, Marstons Mills
Old Mill Road, Osterville
Santuit Road & Old Oyster Road, Cotuit
Wakeby Road, Marstons Mills
Independence Park, Hyannis
Treetop Circle, Marstons Mills, lots 22-27
Treetop Circle, Marstons Mills, lots 44-49
Stage Coach Road, Centerville
Oakmont Road, Cummaquid
Highpoint Road, Marstons Mills

The majority of land was seized by the Town of Barnstable for back taxes and donated to the Authority. Most of these parcels abut conservation land, contain wetlands, or are subject to other use restrictions. The Authority indicated that, if it can resolve any of these restrictions, it will seek Community Preservation Funds and Massachusetts Housing Partnership funding in order to develop affordable housing.

The need for additional housing at the Authority is justified, considering that there are over 30 applicants listed and waiting for affordable housing. Furthermore, the cost to build additional housing on Authority property would be considerably less, since the Authority already owns the land and there would be no acquisition costs. Without affordable housing, substantial costs may be incurred by the Commonwealth's social service programs and assistance organizations, where displaced individuals turn for help. A lack of decent affordable housing results in many families living in substandard housing, living in temporary shelters or motels, or becoming homeless. The need for affordable housing is especially critical for the elderly, whose fixed incomes and special needs limit their housing options.

Recommendation

The Authority should apply to DHCD for the development funds needed to construct sufficient affordable housing units to meet the current demand.

Auditee's Response

In response to this issue, the Authority stated, in part:

There have been several changes to the Availability of Land to Build Affordable Housing Units on pages seven and eight. The Old Mill Road property in Osterville was transferred to the town and is part of an RFP for new housing. The Wakeby Road side in Marstons Mills is now a seven unit 100% affordable homeownership family development. Treetop Circle was evaluated by an environmental engineer and does not appear to be buildable land. And the BHA is actively developing the Stage Coach Road site looking to put ten units on this land. Funding for these projects has come from the Cape Cod Commission, the Priority Development Fund, and Mass Housing Partnership.

SUPPLEMENTARY INFORMATION

Barnstable Housing Authority-Managed State Properties

The Authority's state-aided developments, the number of units, and the year each development was built is as follows:

<u>Development</u>	<u>Number of Units</u>	<u>Year Built</u>
667-1	64	1970
667-2	71	1970
667-3	18	1980
705-1	26	1948-1980
705-2	8	1965-1988
705-4	<u>18</u>	1988,1989
Total	<u>205</u>	

APPENDIX I**State Sanitary Code Noncompliance Noted****705-1 Family Housing Development**

<u>Location</u>	<u>Noncompliance</u>	<u>Regulation</u>
Seabrook Road Building	Five old bicycles in back yard	105 CMR 410.602
163 Seabrook Road	Kitchen – Floors are worn	105 CMR 410.504
	Kitchen – Countertops and cabinets are worn	105 CMR 410.100
	Kitchen – Paint on ceiling is peeling	105 CMR 410.500
	Kitchen – Light cover is missing	105 CMR 410.351
	Kitchen – Stove knobs and three burners are broken	105 CMR 410.351
	Kitchen – Water stains on ceiling	105 CMR 410.500
	Bathroom – Sink drains slowly, stopper is missing	105 CMR 410.351
	Bathroom – Baseboard and electric heating ducts are blocked and rusted	105 CMR 410.500
	Bathroom – Water stains on wall	105 CMR 410.500
	Bathroom – Water stains on ceiling	105 CMR 410.500
	Bathroom – Toilet's ceramic top is cracking	105 CMR 410.150
	Bathroom – Ceramic toothbrush holder is cracking	105 CMR 410.500
	Bathroom – Mold on ceiling	105 CMR 410.750
	Bathroom – Window is broken	105 CMR 410.500
	Bedroom – Hole in wall	105 CMR 410.500
	Bedroom – Hole in window	105 CMR 410.501
	Bedroom – Door is damaged	105 CMR 410.500

<u>Location</u>	<u>Noncompliance</u>	<u>Regulation</u>
165 Seabrook Road	Bedroom – Cracked electrical outlet plate	105 CMR 410.351
	Living Room – Smoke detector indicates low battery	105 CMR 410.482
	Basement – Water meter and electric panel are blocked by furniture	105 CMR 410.451
	Basement – Electric outlet plate cover is missing	105 CMR 410.351
	Front and Back Doors – Damaged, not secured	105 CMR 410.480
	Building Exterior – Broken and missing gutters, fascia boards are rotting	105 CMR 410.500
	Building Exterior – Window sills and walls are rotting	105 CMR 410.500
	Building Exterior – Worn out wooden shingles are covered by mold	105 CMR 410.750
	Bathroom – Sink and vanity top are worn	105 CMR 410.500
	Bathroom – Electric light cover is missing	105 CMR 410.351
	Bathroom – Toilet tank is cracking, lid is missing	105 CMR 410.150
	Bathroom – Floors are worn	105 CMR 410.504
	Bathroom – Cabinet knob is missing	105 CMR 410.500
	Stairway, Second Floor – Carpeting is worn	105 CMR 410.504

<u>Location</u>	<u>Noncompliance</u>	<u>Regulation</u>
164 Arrowhead Drive	Basement – Hole in wall	105 CMR 410.500
	Basement – Electrical outlet plate cover is missing	105 CMR 410.351
	Building Exterior – Broken and missing gutters, downspouts	105 CMR 410.500
	Building Exterior – Window sills and walls are rotting	105 CMR 410.500
	Kitchen – Cabinet doors are broken	105 CMR 410.100
	Kitchen – Housefly infestation in and around light cover	105 CMR 410.550
	Bathroom – Mold on walls and ceiling	105 CMR 410.750
	Bedroom – Poor insulation on window	105 CMR 410.501
	Bedroom – Storm window casement needs replacing	105 CMR 410.505
	Basement – Teenager's bedroom, including bed, bureau, table, book shelves, and two desks surrounded by several hanging sheets, causing obstruction	105 CMR 410.451
	Basement – Insect infestation	105 CMR 410.550
	Basement – Overloaded extension cord, potential fire hazard	105 CMR 410.750
	Basement – Extension cord runs along rug on floor	105 CMR 410.256
	Basement – Bedroom set up is close to furnace, water heater; potential fire hazard	105 CMR 410.750

<u>Location</u>	<u>Noncompliance</u>	<u>Regulation</u>
	Basement – Old washer and dryer, bed frames, box springs, mattresses, dressers, and garbage bags full of clothes causing obstruction	105 CMR 410.451
	Building Exterior – Side door's wood trim is missing	105 CMR 410.500
	Back Door – Obstructed by guitar, sound amplification system, screens, and two plastic barrels	105 CMR 410.451
	Building Exterior – Gutters need to be cleaned	105 CMR 410.500
	Building Exterior – Paint is peeling on siding	105 CMR 410.500
	Building Exterior – Water damage under doors, rotted thresholds	105 CMR 410.500
	Building Exterior – Old windows, old shutters, window screens, fence panels, four old bicycles, large television, barrel containing aluminum poles, electric lawn mower, six summer chairs, and trampoline in back yard	105 CMR 410.602
188 Hinckley Road	Building Exterior – Gutters are missing	105 CMR 410.500
	Building Exterior – Windows are rotting	105 CMR 410.500
	Building Exterior – Termite infestation	105 CMR 410.550
	Building Exterior – Various and potentially hazardous debris in back yard, including plastic gasoline container 75% full, car battery, tires, bicycles, and plastic coolers	105 CMR 410.602
54 Elm Street	Kitchen – Worn countertops and cabinets	105 CMR 410.100
	Kitchen – Rusty and greasy stove	105 CMR 410.100

<u>Location</u>	<u>Noncompliance</u>	<u>Regulation</u>
20 Louis Street	Bathroom – Floors are worn	105 CMR 410.504
	Bathroom – Worn toilet seat	105 CMR 410.150
	Bathroom – Wood trim on door is missing	105 CMR 410.500
	Basement – Railing is detached from wall	105 CMR 410.503
	Basement – Rusty boiler casing	105 CMR 410.200
	Basement – Couch, two chairs, bed frames, three bicycles, and window air conditioner are causing obstruction	105 CMR 410.451
	Basement – Rusty bulkhead door	105 CMR 410.500
	Basement – Smoke detector is hanging from ceiling	105 CMR 410.482
	Front Door – Threshold is broken	105 CMR 410.500
	Building Exterior – Shingles on roof are uneven and worn	105 CMR 410.500
20 Louis Street	Building Exterior – Fallen tree in backyard	105 CMR 410.602
	Kitchen – Water stains and peeling paint on ceiling	105 CMR 410.500
	Kitchen – Floor is worn	105 CMR 410.504
	Bathroom – Floor is worn	105 CMR 410.504
	Bathroom – Ceramic tile is deteriorating	105 CMR 410.504
20 Louis Street	Living room – Water stains on ceiling	105 CMR 410.500
	Bedroom – Broken window cord and glass	105 CMR 410.501
	Bedroom – Hole, cracks, and peeling paint on bulging wall, due to leaking roof	105 CMR 410.500

<u>Location</u>	<u>Noncompliance</u>	<u>Regulation</u>
	Bedroom – Water stains on wall and ceiling, cracked ceiling	105 CMR 410.500
	Basement – Hot water tank valve is leaking	105 CMR 410.190
	Back door – Hole in screen	105 CMR 410.552
	Building Exterior – Roof shingles are worn	105 CMR 410.500
	Building Exterior – Paint is peeling on all windows	105 CMR 410.500
	Building Exterior – Sidewalk is cracking	105 CMR 410.750
	Building Exterior – Trees and shrubs are rubbish lying on the ground in back yard	105 CMR 410.602
	Building Exterior – Bricks on chimney are cracking and falling, daylight is visible through cracks	105 CMR 410.750
	Building Exterior – Sidewall shingles are rotting, underlying wood is exposed	105 CMR 410.500
151 Bishops Terrace	Basement – Hole in wall	105 CMR 410.500
	Basement – Electrical outlet plate cover is missing	105 CMR 410.351
	Building Exterior – Tree, metal pipes, mail box post on ground in back yard	105 CMR 410.602
131 LaFrance Avenue	Kitchen – Water stains on ceiling	105 CMR 410.500
	Bathroom – Mold around tub	105 CMR 410.750
	Bathroom – Floor tiles are loose	105 CMR 410.504
	Living room – Water stains on ceiling	105 CMR 410.500

<u>Location</u>	<u>Noncompliance</u>	<u>Regulation</u>
57 Woodland Avenue	Bedroom – Holes in wall	105 CMR 410.500
	Bedroom – Water stains on ceiling	105 CMR 410.500
	Hallway – Smoke detectors are disconnected, missing battery	105 CMR 410.482
	Basement – Water stains behind water heater	105 CMR 410.500
	Basement – Dresser, two lamps, bed headboard, armoire, freezer doors, and plastic totes filled with clothes are causing obstruction	105 CMR 410.451
	Doors – Worn, cracked handle	105 CMR 410.500
	Building Exterior – Holes on shingles; breaking and curling upwards	105 CMR 410.500
	Building Exterior – Bricks are crumbling on rear stairs	105 CMR 410.750
	Building Exterior – Condensation on rear sliding door, due to broken gasket	105 CMR 410.501
	Kitchen – Stove panel is worn off	105 CMR 410.100
227 Sea Street	Bathroom – Toilet is not securely attached to floor	105 CMR 410.150
	Windows – Old and worn	105 CMR 410.500
	Basement – Old disconnected furnace is causing obstruction	105 CMR 410.451
	Building Exterior – Paint is chipping	105 CMR 410.500
	Building Exterior – Concrete foundation is cracking	105 CMR 410.750
	Building Exterior – Stairway missing bricks	105 CMR 410.500
	Kitchen – Countertops and cabinets are worn	105 CMR 410.100
	Kitchen – Paint is peeling on ceiling	105 CMR 410.500

<u>Location</u>	<u>Noncompliance</u>	<u>Regulation</u>
Bathroom – Vanity door handles are missing	105 CMR 410.500	
Bathroom – Floors are worn	105 CMR 410.504	
Living room – Ceiling is cracking, paint is peeling	105 CMR 410.500	
Bedroom – Termite damage	105 CMR 410.500	
Bedroom – Water stains on ceiling	105 CMR 410.500	
Bedroom – Holes on walls, ceilings are cracking	105 CMR 410.500	
Bedroom – Floors are worn	105 CMR 410.504	
Bedroom – Door is broken	105 CMR 410.500	
Bedroom – Paint is peeling on ceiling	105 CMR 410.500	
Basement – Mold on walls	105 CMR 410.750	
Basement – Paint cans are in front of furnace, possible fire hazard	105 CMR 410.750	
Doors – Front door is rotting due to termite damage	105 CMR 410.500	
Doors – Front screen door is broken	105 CMR 410.552	
Doors – Back door handle is broken	105 CMR 410.480	
Building Exterior – Window screens are missing	105 CMR 410.551	
Building Exterior – Shingles are weathered, moldy, and rotting	105 CMR 410.500	

667-1 Elderly Housing Development

<u>Location</u>	<u>Noncompliance</u>	<u>Regulation</u>
200 Stevens Street		
24 Adams Court	Kitchen – floors are worn	105 CMR 410.504
	Kitchen – Countertops and cabinets are worn	105 CMR 410.100
	Bathroom – Floors are worn	105 CMR 410.504
	Bathroom – Walls are deteriorating	105 CMR 410.500
	Bathroom – Caulking is crumbling	105 CMR 410.500
Exterior	Building Exterior – Roof is worn	105 CMR 410.500
	Building Exterior – Paint is peeling on doors	105 CMR 410.500
	Electric lighting – Covers are missing	105 CMR 410.351
	Parking lot – Holes in pavement; potential trip hazard for pedestrians	105 CMR 410.750
Community Room	Kitchen – Countertops and cabinets are worn, and cabinet doors are missing	105 CMR 410.100 105 CMR 410.500
	Doors – Paint is peeling	105 CMR 410.500

667-2 Elderly Housing Development

32 & 54 Sea Street	Building Exterior – Lighting is poor	105 CMR 410.253
	Building Exterior – Wrought iron rails are loose and deteriorating	105 CMR 410.503
	Building Exterior – Holes in parking lot pavement	105 CMR 410.750

705-2 Family Housing Development

<u>Location</u>	<u>Noncompliance</u>	<u>Regulation</u>
170 Melbourne Road	Kitchen – Countertops and cabinets are worn	105 CMR 410.100
	Kitchen – Water stains on ceiling	105 CMR 410.500
	Bathroom – Medicine cabinet, vanity doors are worn, handle is missing	105 CMR 410.500
	Bathroom – Shower stall grout is deteriorating	105 CMR 410.150
	Living room – Water stains on ceiling	105 CMR 410.500
	Living room – Sliding doors are broken	105 CMR 410.500
	Living room – Wall is damaged	105 CMR 410.500
	Living room – Electrical outlet plate is held in place by tape	105 CMR 410.351
	Bedroom – Holes in walls	105 CMR 410.500
	Bedroom – Holes on door	105 CMR 410.500
	Bedroom – Doorknobs are missing, door trim is broken	105 CMR 410.480
	Hallway – Wall is cracking	105 CMR 410.500
	Hallway – Thermostat cover is missing	105 CMR 410.351
	Basement – Bedroom door, portable hot water tank, boxes, desk, futon, two chairs, two computer hard drive units with monitors and keyboards, two televisions, sofa, two bed frames, mattress and box spring, broken dryer, four bicycles, three air conditioners, and a crib are causing obstruction	105 CMR 410.451
	Basement – Holes on door	105 CMR 410.500
	Doors – Front door is broken	105 CMR 410.500

<u>Location</u>	<u>Noncompliance</u>	<u>Regulation</u>
	Building Exterior – Windows are rotting, due to water damage	105 CMR 410.500
	Building Exterior – Bulkhead door is worn	105 CMR 410.500
	Building Exterior – Old car battery and tire are abandoned in front yard	105 CMR 410.602
	Building Exterior – Armoire, three bicycles in back yard	105 CMR 410.602
	Building Exterior – Inoperable car left in driveway	105 CMR 410.602

APPENDIX II

Photographs of Conditions Found

705-1 Development, 20 Louis Street
Water Stains and Peeling Paint on Kitchen Ceiling due to Leaky Roof



705-1 Development, 20 Louis Street
Bricks on Chimney Are Cracking and Falling; Daylight Is Visible through Cracks



705-1 Development, 20 Louis Street
Sidewall Shingles Are Rotting, Underlying Wood Is Exposed



705-1 Development, 20 Louis Street
Paint Is Peeling on Window



705-1 Development, 20 Louis Street
Hole, Cracks, and Peeling Paint on Bulging Wall in Bedroom due to Leaking Roof



705-1 Development, 131 LaFrance Road
Bricks Are Crumbling in Rear Stairs



705-1 Development, 131 LaFrance Road
Condensation on Rear Sliding Glass Door due to Broken Gasket



705-1 Development, 131 LaFrance Road
Holes in Shingles, Breaking and Curling Upward



705-1 Development, 163 Seabrook Road
Broken and Missing Gutters, Fascia Boards Are Rotting



705-1 Development, 164 Arrowhead Drive
Water Damage under Door, Rotted Threshold



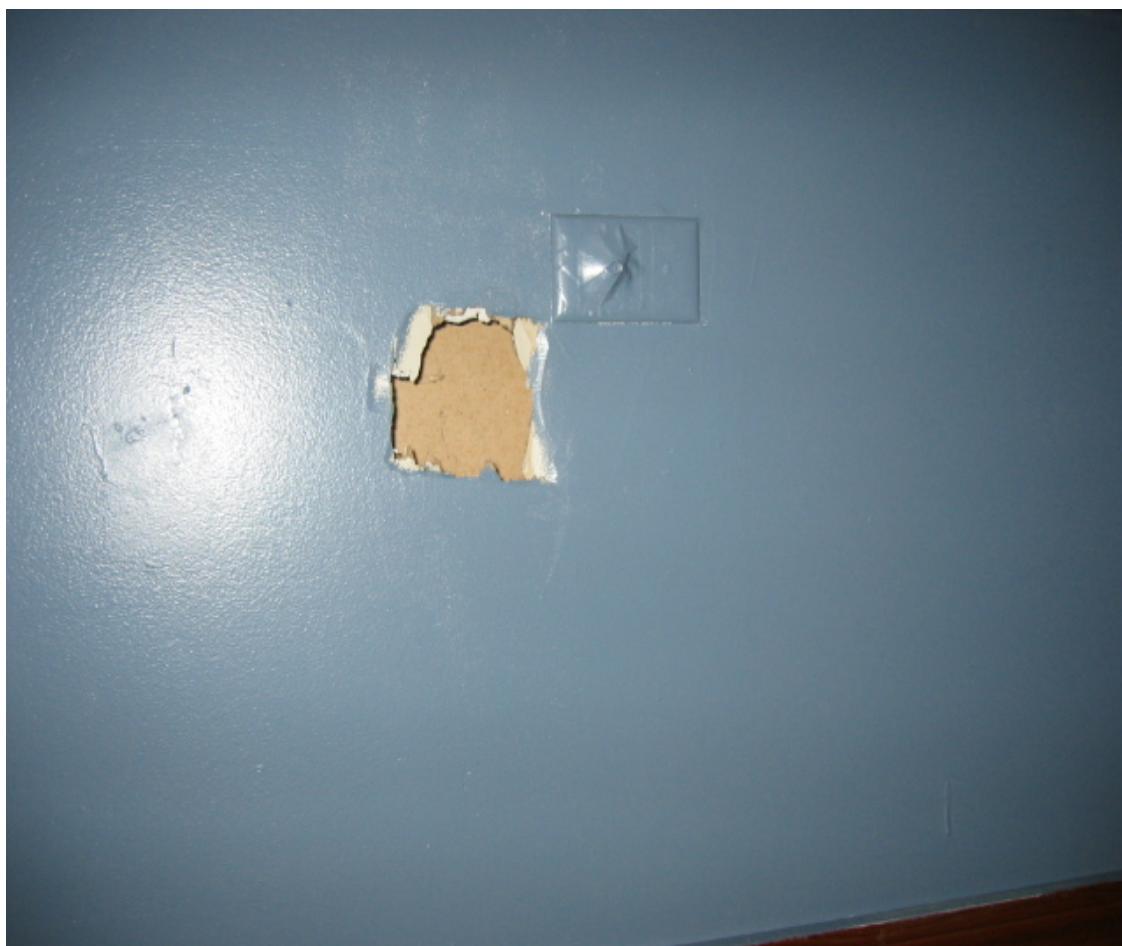
705-1 Development, 227 Sea Street

Mold on Rotting Shingles



705-1 Development, 170 Melbourne Road

Holes in Bedroom Door



705-1 Development, 170 Melbourne Road
Kitchen's Window Sill Is Rotting due to Water Damage



705-1 Development, 227 Sea Street
Shingles Are Weathered and Decaying

