

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update

Annual Plan for Fiscal Year: **10/01/2002 – 09/30/2003**

***The HOUSING AUTHORITY
of the CITY OF BREWER***

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

Small PHA Plan Update

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

i. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Housing Authority of the City of Brewer serves up to 304 families of its jurisdiction, providing assistance in Public Housing and Section 8 Housing Choice Voucher programs, 154 Public Housing Units for elderly, disabled, and families, and 150 Section 8 Vouchers. Also, the Housing Authority of the City of Brewer provides Management and Maintenance services to two developments, a congregate low-income tax-credit facility with 90 Units for elderly, and a Section 8 Substantial Rehabilitation Project with 8 Units.

As provided in this Annual Plan, all the statements, budgetary summary, policies, and plans are means that lead us toward a successful accomplishment of our goals and objectives set forth in our 5 Year Plan. In addition, the statements and other summaries in this plan delineate a comprehensive approach for meeting goals and objectives, and are consistent with the Consolidated Plan of the Maine State Government.

The Housing Authority maintains its mission of assisting low-income families with decent, safe and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority asserts its commitment to operating in an efficient, ethical, and professional manner as high performer, creating and maintaining partnerships with its clients and appropriate community agencies in order to accomplish this mission.

The Housing Authority of the City of Brewer will adequately use the available resources to effectively manage its programs and to ensure every applicant is given equal housing opportunity. In addition, the Housing Authority maintains its plan of expanding the range and quality of housing choices available to participants. The Housing Authority is in the process of establishing a Section 8 Homeownership Program in partnership with its residents and other groups to help participants use the Section 8 Housing Choice Voucher Program to become homeowners.

ii. PHA Plan

Agency Identification

PHA Name: ***The HOUSING AUTHORITY
of the CITY OF BREWER***

PHA Number: **ME021**

PHA Fiscal Year Beginning: **10/01/2002**

PHA Plan Contact Information:

Name: **DOROTHY E. IGOE**

Phone: **207-989-7890**

TDD: **207-989-9810**

Email (if available): **BHADIGoe@aol.com**

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
 PHA development management offices

Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or State government
 Public library
 PHA website
 Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
 PHA development management offices
 Other (list below)

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

**Annual PHA Plan
Fiscal Year 2002**
[24 CFR Part 903.7]

iii. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary (optional)	x
ii. Annual Plan Information	xi
iii. Table of Contents	xii
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	1
2. Capital Improvement Needs	1
3. Demolition and Disposition	1
4. Homeownership: Voucher Homeownership Program	2
5. Crime and Safety: PHDEP Plan	3
6. Other Information:	3
A. Resident Advisory Board Consultation Process	3
B. Statement of Consistency with Consolidated Plan	4
C. Criteria for Substantial Deviations and Significant Amendments	4

Attachments

- Attachment **me021a05**: Supporting Documents Available for review
- Attachment **me021b05**: Capital Fund Program Annual Statement
- Attachment **me021c05**: Capital Fund Program 5 Year Action Plan
- Attachment ____: Capital Fund Program Replacement Housing Factor Annual Statement
- Attachment ____: Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment **me021d05**: Resident Membership on PHA Board or Governing Body
- Attachment **me021e05**: Membership of Resident Advisory Board or Boards
- Attachment **me021f05**: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
Attachment **me021i05**: Voluntary Conversion Analysis

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Housing Authority of the City of Brewer has made numerous HUD mandated changes to its policies and/or programs, based on changes in statutes and/or HUD regulations. All the changes were approved by Board Resolution. The Brewer Housing Authority has followed the due process described in 24 CFR 903.7(r), 24 CFR 903.17, and 24 CFR 903.21 to make a substantial deviation in Section B, Goal One (1) and Goal Two (1-2) of its Five Year Plan.

Also, the Brewer Housing Authority has followed the due process described in 24 CFR 903.7(r), 24 CFR 903.17, and 24 CFR 903.21 to make modifications in Section 7.4 of the Admission & Continued Occupancy Policy, as well as to 9.1 of the Admission and Continued Occupancy Policy as related to 24 CFR 960.505.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 254,970 (Estimated amount for FY 2002)

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment: me021c05

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment: me021b05

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C.

1437p)) in the plan Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: The Heritage 1b. Development (project) number: ME021-2
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:
5. Number of units affected: 0
6. Coverage of action (select one) <input type="checkbox"/> Part of the development – Selling of a twenty-five strip of land for a right-of way to a developer (no unit affected) - Sold on 04/30/2002 <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):
PENQUIS C.A.P. INC., Maine State Housing Authority (MSHA), and USDA-RHS (Rob Cross).

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

(Non Applicable) – We are exempt from this section because we are a Small PHA that is not applying for PHDEP funding.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____
- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

- 1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
- 2. If yes, the comments are Attached at Attachment (File name) **me021f05**
- 3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
 A list of these changes is included
 Yes No: below or

- Yes No: at the end of the RAB Comments in Attachment ____.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment.

Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: **The Maine State Consolidated Plan**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - Other: (list below)

The Housing Authority of the City of Brewer consulted with the Consolidated Plan agency (Maine State Housing Authority) during the development of the Fiscal Years 2000 – 2004 Annual and Five-Year Plans. Following HUD regulations, the Housing Authority is submitting a streamlined plan this year that includes only a portion of the information required last year. There have not been any substantial changes to policies and/or programs covered in the Five Year plan (other than HUD mandated changes and the Amendment to Section 8 Administrative Plan, Section 5.2).

3. PHA Requests for support from the Consolidated Plan Agency
 - Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The State of Maine is supportive of its Public Housing Authorities and we are always free to seek funding with the appropriate need.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

Substantial deviation from the 5-year Plan may occur when the Board of Commissioners deems necessary to modify the mission statement, goals or objectives of the Five Year Plan.

A. Significant Amendment or Modification to the Annual Plan:

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioner.

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
XX	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
XX	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
XX	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
XX	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
XX	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
XX	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
XX	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
XX	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
XX	Policies governing any Section 8 Homeownership program (section <u>23</u> of the Section 8 Administrative Plan)	Annual Plan: Homeownership
XX	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
XX	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
XX	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
XX	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
XX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
XX	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
XX	Other supporting documents (optional) (list individually; use as many lines as necessary) Deconcentration Analysis	(specify as needed) Analysis of Deconcentration of Poverty and Income Mixing

Capital Fund Program Tables Start Here

See Attachment **me021b05**

Capital Fund Program 5 Year Action Plan

See Attachment **me021c05**

**PHA Public Housing Drug Elimination Program Plan
(Non Applicable)**

Required Attachment me021d05 : Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **JANE B. PIERCE**
ERMA V. LANDRY

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires):

02/08/2000 – 01/11/2004
01/01/2002 – 12/31/2005

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):

B. Date of next term expiration of a governing board member: 01/09/2003

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **MICHAEL CELLI, Mayor, City of Brewer.**

Required Attachment me021e05 : Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

ALDEN MEEK

BETTE A. RUSSELL

DEBRA L. WILSON

EDWARD S. WALLACE, JR.

KAIJA L. COLMIN

MARY HENDERSON

RICHARD L. RICE

SARAH BEALS

Attachment me021a05

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
XX	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
XX	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
XX	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
XX	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
XX	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
XX	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
XX	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
XX	Policies governing any Section 8 Homeownership program (section 23 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
XX	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
XX	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
XX	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
XX	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
XX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
XX	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
XX	Other supporting documents (optional) (list individually; use as many lines as necessary) Deconcentration Analysis 2002 – 2003	(specify as needed) Analysis of Deconcentration of Poverty and Income Mixing

CAPITAL FUND PROGRAM FIVE YEAR PLAN TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Brewer Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P021-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	24,100.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	93,063.00	0.00	0.00	0.00
10	1460 Dwelling Structures	98,300.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	33,500.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collaterization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00			0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$248,963.00	0.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Brewer Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P021-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ME 21-2	Repl/repair concrete steps & handrails	1450		66,570.00	0.00	0.00	0.00	
	Inst photo cell sensors to common areas	1460		2,500.00	0.00	0.00	0.00	
	Insulate exhaust fans, reconnect duct.	1460		4,500.00	0.00	0.00	0.00	
	Repl common area lights and apt lights	1450	3	18,993.00	0.00	0.00	0.00	
ME 21-3	Repair/replace fire/smoke lights all bldgs	1465.1	5	3,500.00	0.00	0.00	0.00	
	Replace interior smoke detectors	1465.1	2 ea apt	20,000.00	0.00	0.00	0.00	
	Replace emergency pull cords	1465.1		10,000.00	0.00	0.00	0.00	
ME 21-4	Replace tub surrounds	1460		3,500.00	0.00	0.00	0.00	
19 A&B Chamberlain St.	Replace medicine cabinets and light	1460		1,800.00	0.00	0.00	0.00	
ME 21-4 25 Chamberlain St	Replace dryer vents, cover and duct.	1460		1,000.00	0.00	0.00	0.00	
ME 21-4 341 N. Main St.	Repl dryer pipe with metal to the outside	1460		1,000.00	0.00	0.00	0.00	
ME 21-4 Church St.	Replace dryer and bathrm vents to metal	1460		6,500.00	0.00	0.00	0.00	
	Repl tub surround and medicine cabinet	1460	8 apts	10,500.00	0.00	0.00	0.00	
ME 21-4	Repair/replace concrete pads: 26,28, 46 and Chamberlain St. (11) 139-151 Church St (moved from FY99)	1450	16 pads	7,500.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Brewer Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P021-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ME 21-5 Norumbega	Replace tub/shower surround and tub.	1460		13,000.00	0.00	0.00	0.00	
ME 21-7 Norumbega II	Replace tub/shower surround and tub (tub only as needed)	1460		8,500.00	0.00	0.00	0.00	
ME 21-8 Norumbega III	Repl kitchen cabinets, countertop, sink Replace dryer vents and ext hood cover	1460 1460		38,000.00 7,500.00	0.00 0.00	0.00 0.00	0.00 0.00	
ME 21-9 Gerald D. Robertson	No Work Items							
PHA-Wide	Arch/Eng, CGP insp, Coord Fees	1430		24,100.00	0.00	0.00	0.00	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Brewer Housing Authority		Grant Type and Number Capital Fund Program No: ME36-P021-501-02 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ME 21-2 Heritage Apts.	9/04			9/05			
ME 21-3 Dartnell Apts.	9/04			9/05			
ME 21-4 Scattered Sites	9/04			9/05			
ME 21-5 Norumbega Park	9/04			9/05			
ME 21-7 Norumbega Park II	9/04			9/05			
ME 21-8 Norumbega Park III	9/04			9/05			
ME 21-9 Robertson	9/04			9/05			
PHA – Wide	9/04			9/05			

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Brewer Housing Authority	Grant Type and Number Capital Fund Program Grant No: ME36-P021-501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
---	---	--

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 3/31/2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	15,000.00	15,000.00	15,000.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	19,414.00	26,100.00	26,100.00	8,367.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	12,000.00	52,557.18	49,577.00	0.00
10	1460 Dwelling Structures	208,556.00	161,312.82	48,737.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$254,970.00	\$254,970.00	\$139,414.00	\$8,367.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Brewer Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P021-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ME 21-2	No work items							
ME 21-3	Repl. tub surrounds at bathrooms.	1460		16,000.00	0.00	0.00	0.00	
ME 21-4 19 A&B Chamberlain St.	Repoint exterior, brick is loose/broken off or missing.	1460		18,691.00	0.00	0.00	0.00	
	Repl. apt. drs (4) total and (2) storm drs.	1460		3,715.00	3,715.00	0.00	0.00	
	Replace existing windows.	1460		13,000.00	13,000.00	0.00	0.00	
ME 21-4	Repoint brickwork, basement foundation	1460		1,000.00	0.00	0.00	0.00	
25 Chamberlain St	Repl 2 drs to entrances and 1 storm dr.	1460		3,000.00	3,000.00	0.00	0.00	
	Replace existing windows.	1460		5,500.00	5,500.00	0.00	0.00	
ME 21-4 26 A,B&C And 28 A&B Chamberlain St.	Repl entr. drs (10 total), front and back-back drs only have storm doors.	1460	10 doors	12,500.00	12,500.00	0.00	0.00	
	Replace the existing windows.	1460		20,500.00	14,635.00	0.00	0.00	
	Replace the roof.	1460		14,000.00	14,000.00	0.00	0.00	
ME 21-4 341 N. Main St.	Repoint foundation in minor areas.	1460		2,500.00	0.00	0.00	0.00	
	Replace all entrance doors.	1460		3,500.00	3,500.00	0.00	0.00	
ME 21-4 341 N. Main St.	Replace the existing windows.	1460		8,650.00	8,650.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Brewer Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P021-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ME 21-4 46 & 48 Chamberlain St.	Replace all entrance doors (4 total) Replace the existing windows. Replace the roof.	1460 1460 1460		4,500.00 5,500.00 10,000.00	4,500.00 5,500.00 10,000.00	0.00 0.00 0.00	0.00 0.00 0.00	
ME 21-4 Church Street	Replace exterior entrance doors (5)/bldg, (2) bldgs, 10 total; (2) screen drs/bldg. Replace the privacy fencing Repl. dryer & bathrm vents to metal duct	1460 1450 1460		12,500.00 4,500.00 6,500.00	12,500.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	
ME 21-4	Repair/replace concrete pads: 26,28,46 & 48 Chamberlain Sts (11) 139-151 Church St (moved from FY99)	1450	16 pads	7,500.00	0.00	0.00	0.00	
ME 21-5 ME 21-4	Complete the exterior door replacement Replace the existing windows.	1460 1460		20,000.00 8,650.00	15,000.00 8,650.00	15,000.00 0.00	0.00 0.00	
Norumbega	(started in FY00)							
ME 21-7 Norumbega II ME 21-7 Norumbega II	Replace 24 ext. entr. drs/hardware, inst. Storm doors to rear of units. Replace tub/shower surround and tub (tub only as needed).	1460 1460		22,000.00 5,000.00	18,000.00 0.00	16,424.18 0.00	0.00 0.00	
ME 21-8 Norumbega III	No work items.							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Brewer Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P021-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ME 21-9	No work items.							
Gerald D. Robertson								
HA-Wide	Arch/Eng, CGP inspection, Coord. Fees	1430		19,414.00	26,100.00	26,100.00	8,367.00	
	Administration	1410		15,000.00	15,000.00	15,000.00	0.00	
	New Work Items							
ME 21-4	Total kitchen renovation (funds needed To complete approved work in FY00)	1460		0.00	17,312.82	17,312.82	0.00	
ME 21-4	Church Street parking lot/site work	1450		0.00	52,557.18	49,577.00	0.00	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Brewer Housing Authority		Grant Type and Number Capital Fund Program No: ME 36-P021-501-01 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ME 21-2 Heritage Apts.	9/03			9/04			
ME 21-3 Dartnell Apts.	9/03			9/04			
ME 21-4 Scattered Sites	9/03			9/04			
ME 21-5 Norumbega Park	9/03			9/04			
ME 21-7 Norumbega Park II	9/03			9/04			
ME 21-8 Norumbega Park III	9/03			9/04			
ME 21-9 Robertson	9/03			9/04			
PHA – Wide	9/03			9/04			

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Brewer Housing Authority	Grant Type and Number Capital Fund Program Grant No: ME36-P021-501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
---	---	--

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 3/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	21,571.02	21,571.02	21,571.02	21,571.02
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	26,173.69	26,173.69	26,173.69	26,173.69
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	202,381.29	202,381.29	202,381.29	187,641.51
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	250,126.00	250,126.00	250,126.00	235,386.22
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Brewer Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P021-501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ME 21-2	Repair vinyl siding, reinstall/reattach or replace. Replace foundation crawlspace vents (carryover from FY99)	1460		35,368.13	35,408.13	35,408.13	35,408.13	
ME 21-3	Repair/replace fire/smoke lights, all buildings, (5 total)	1465.1	5 bldgs	0.00	0.00	0.00	0.00	
ME 21-3	Repair/replace emerg. pull cords at Bldg. 200	1465.1		0.00	0.00	0.00	0.00	
ME 21-3	Replace interior smoke detectors, one in the bedroom and one in the hallway	1465.1		0.00	0.00	0.00	0.00	
ME 21-4	19 A&B Chamberlain Street							
Scattered Sites	Replace kit. cabinets, countertops	1460	2 units	9,000.00	9,000.00	9,000.00	9,000.00	
	Replace range hood.	1460	2 units	900.00	900.00	900.00	900.00	
	Repl. attic windows, 3 rd floor windows	1460		800.00	800.00	800.00	800.00	
	Replace basement windows	1460		1,500.00	1,500.00	1,500.00	1,500.00	
ME 21-4	25 Chamberlain Street							
	Repl dryer vents, cover & duct w/metal	1460		0.00	0.00	0.00	0.00	
	Replace attic/3 rd floor window	1460		450.00	450.00	450.00	450.00	
	Repl. kit. cabs, countertops, provide additional cabinets on walls.	1460	1 unit	5,000.00	5,000.00	5,000.00	5,000.00	
	Repl. 2 basement windows/one attic win.	1460		1,500.00	1,500.00	1,500.00	1,500.00	
ME 21-4	26A,B,C & 28A, B Chamberlain St.							
	Repl. kit. cabs, countertops, sink/faucet	1460	5 units	17,347.21	17,347.21	17,347.21	17,347.21	
ME 21-4	341 N. Main Street							
	Repl. kit. cabs/countertop, sink/faucet	1460	2 units	11,500.00	11,500.00	11,500.00	11,500.00	
	Repl. dryer pipe w/metal to outside	1460		0.00	0.00	0.00	0.00	
ME 21-4	46 & 48 Chamberlain Street							

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Brewer Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P021-501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace kitchen cabs, countertops	1460		10,000.00	10,000.00	10,000.00	10,000.00	
ME 21-4	Church Street							
	Replace the bathroom exhaust fan	1460		0.00	0.00	0.00	0.00	
	Repl. kit countertops, cabs, sinks, faucets and stove exhaust	1460	8 units	22,400.00	22,400.00	22,400.00	22,400.00	
	Replace existing windows	1460		19,055.08	19,055.08	19,055.08	19,055.08	
ME 21-5	Repl. 24 ext entrance doors/hardware	1460		3,813.87	0.00	0.00	0.00	
Norumbega	install storm doors to rear of units.							
Park	Repl kit cabs, countertops, sink/ faucet, stove exhaust is now vented outside	1460	12 units	29,433.00	29,433.00	29,433.00	29,433.00	
ME 21-7	Repl kit. cabs, countertops, sink/faucet stove exhaust is now vented outside	1460	10 units	34,314.00	38,087.87	38,087.87	23,348.09	
Park II								
ME 21-8	Replace dryer vents and exterior covers	1460		0.00	0.00	0.00	0.00	
Park III								
ME 21-9	No Work Items							
Robertson								
HA-Wide	Arch/Eng contract to develop plans and specs for construction bid documents	1430		26,173.69	26,173.69	26,173.69	26,173.69	
	Inspect work and certify completion to design							
	Operations (grounds, equipment and Maintenance item).	1408.1		21,571.02	21,571.02	21,571.02	21,571.02	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Brewer Housing Authority		Grant Type and Number Capital Fund Program No: ME36-P021-501-00 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ME 21-2 Heritage Apts.	9/02		12/01	9/03			
ME 21-3 Dartnell Apts.	9/02		12/01	9/03			
ME 21-4 Scattered Sites	9/02		12/01	9/03			
ME 21-5 Norumbega Park	9/02		12/01	9/03			
ME 21-7 Park II	9/02		12/01	9/03			
ME 21-8 Park III	9/02		12/01	9/03			
ME 21-9 Robertson	9/02		12/01	9/03			
PHA-Wide	9/02		12/01	9/03			

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Brewer Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P021-912-99 Replacement Housing Factor Grant No:		Federal FY of Grant: 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/02 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	15,000.00	15,000.00	15,000.00	15,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	20,359.25	20,359.25	20,359.25	20,359.25
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	82,483.00	87,468.40	87,468.40	87,468.40
10	1460 Dwelling Structures	142,107.75	137,122.35	137,122.35	137,122.35
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	3,832.00	3,832.00	3,832.00	3,832.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	263,782.00	263,782.00	263,782.00	263,782.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Brewer Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P021-912-99 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ME 21-2	Correct waviness & unlevelled spots on office ramp, remove asphalt and use concrete to resurface.	1450		12,933.00	11,193.85	11,193.85	11,193.85	
		1460		0.00	1,739.15	1,739.15	1,739.15	
ME 21-2	Repair or replace, as needed, concrete steps replacing handrails (16 steps) (Move to 2003, 04)	1450		0.00	0.00	0.00	0.00	
ME 21-2	Repl. foundation crawlspace vents (add'l \$ come from FY00, \$32,746.13)	1460		1,093.87	1,093.87	1,093.87	1,093.87	
ME 21-2	Repair vinyl siding, reinstall/reattach or replace	1460		26,662.00	15,995.00	15,995.00	15,995.00	
ME 21-3	Install GFCIs in kitchens	1460		3,954.72	3,954.72	3,954.72	3,954.72	
ME 21-3	Repair/repave parking areas (6 lots) & walkways	1450		21,585.00	28,309.55	28,309.55	28,309.55	
ME 21-4	Replace flat roofs-Church Street	1460		9,191.00	9,191.00	9,191.00	9,191.00	
ME 21-4	Repl flooring; carpet & vinyl-Church St.	1460		18,890.00	18,890.00	18,890.00	18,890.00	
ME 21-4	Repair/replace concrete pads: 26,28,46 & 48 Chamberlain St. (11) 139-151 Church St (4) (Move to FY 2001)	1450		0.00	0.00	0.00	0.00	
ME 21-5	Rep/resurface walkways & parking areas	1450		18,000.00	18,000.00	18,000.00	18,000.00	
ME 21-5	Replace roofing	1460		32,853.36	32,853.36	32,853.36	32,853.36	
ME 21-5	Replace windows	1460		49,462.80	49,462.80	49,462.80	49,462.80	
ME 21-7	Rep/resurface walkways & parking areas	1450		14,982.50	14,982.50	14,982.50	14,982.50	
ME 21-7	Rep/resurface walkways & parking areas	1460		0.00	3,942.45	3,942.45	3,942.45	
ME 21-8	Rep/resurface walkways & parking areas	1450		14,982.50	14,982.50	14,982.50	14,982.50	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Brewer Housing Authority		Grant Type and Number Capital Fund Program No: ME36-P021-912-99 Replacement Housing Factor No:				Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ME 21-2	9/01		9/00	9/02		9/01	
ME 21-3	9/01		9/00	9/02		9/01	
ME 21-4	9/01		9/00	9/02		9/01	
ME 21-5	9/01		9/00	9/02		9/01	
ME 21-7	9/01		9/00	9/02		9/01	
ME 21-8	9/01		9/00	9/02		9/01	
PHA Wide And Management Improvements	9/01		9/00	9/02		9/01	

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Brewer Housing Authority				<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY:	Work Statement for Year 3 FFY Grant: 2004 PHA FY:	Work Statement for Year 4 FFY Grant: 2005 PHA FY:	Work Statement for Year 5 FFY Grant: 2006 PHA FY:
	See Annual Statement				
ME 21-2 Heritage Apts		52,700.00	270,000.00	45,000.00	45,000.00
ME 21-3 Dartnell Apts.		145,200.00	48,00.00	110,000.00	5,500.00
ME 21-4 Scattered Sites		20,400.00	0.00	35,600.00	144,700.00
ME 21-5 Norumbega Park		0.00	0.00	24,700.00	45,500.00
ME 21-7 Norumbega Park II		35,000.00	0.00	13,200.00	48,000.00
ME 21-8 Norumbega Park III		65,400.00	0.00	25,600.00	15,300.00
ME 21-9 Gerald D. Robertson		8,000.00	39,500.00	38,400.00	49,500.00
CFP Funds Listed for 5-year planning		396,200.00	397,000.00	334,000.00	349,500.00
Replacement Housing Factor Funds		0	0	0	0

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u> 2 </u> FFY Grant: 2003 PHA FY:			Activities for Year: <u> 3 </u> FFY Grant: 2004 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	ME 21-2	Repl bifold dr in kitchen	\$14,000.00	ME 21-2	Replace electric heat	\$210,000.00
Annual	Heritage Apts	clt with an accordion		Heritage Apts	with gas or oil	
Statement		door (\$180/dr).-45 drs.			Tenant Storage area	\$60,000.00
		Reset drying lines, 2	\$7,500.00		24 x 50 bldg plus add'l	
		sets, 4 poles each.			parking	
		Repl hose bibs	\$2,200.00			
		Replace handrails –ramp	\$29,000.00	ME 21-3	Replace bedrm closet	\$48,000.00
		Replace water shut-off		Dartnell Apts.	Door, kit clt accordian	
		in crawl space.	\$7,500.00		doors and bathrm clt	
	ME 21-3	Replace side lights	\$10,000.00	ME 21-4 Scattered Sites	No work items	
	Dartnell Apts.	(windows) next to entre				
		Repl (7) 2 nd fl. hall	\$2,100.00	ME 21-5 Norumbega	No work items	
		windows.		Park (12 Apts), 3 bldgs		
		Repl (40) apt. bedroom	\$32,000.00			
		windows		ME 21-7 Norumbega	No work items	
		Repl apt hall & kit light	\$18,000.00	Park (12 apts), 2 bldgs		
		Repl kit. cabinets and	\$46,000.00			
		countertops.		ME 21-8 Norumbega	No work items	
		Repl stove hood	\$8,900.00	Park (10 apts), 2 bldgs		
		exhaust				
		Repl bath vanity & top	\$16,000.00	ME 21-9, Gerald D.	Repair parking lot,	
		Repl med cab't & light	\$4,600.00	Robertson Apts. (20	recoat and strip parking	\$39,500.00
		Repl toilet	\$7,600.00			

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2003 PHA FY:			Activities for Year: <u>3</u> FFY Grant: 2004 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	ME 21-4 Church St (8 apartments)	Remove/replace the roof	\$18,000.00	HA-Wide	Arch/Eng fees	\$24,500.00
		Install door closures to all exterior doors	\$2,400.00		Salaries and benefits	\$15,000.00
	ME 21-5, Norumbega Park (12 apts.) 3 bldgs	No work items				
	ME 21-7, Norumbega Park II (12 apts.) 3 bldg	Replace roof.	\$35,000.00			
	ME 21-8, Norumbega Park III (10 apts.) 2 bldgs, 3 boiler rms.	Replace the boilers & burners (3 apts. on one, x 2, + one boiler w/4)	\$22,000.00			
		Repl kit cabs, counter-top, sink and faucet.	\$38,000.00			
		Repl 10 toilets w/ energy effi. 1.6 gal tanks	\$2,800.00			
		Repl 10 med cab't	\$2,600.00			
	ME 21-9, Gerald D. Robertson Apts. (20 Apts), 5 Bldgs	Replace the dryer vents	\$4,500.00			
		Replace the kitchen faucets	\$3,500.00			
	HA-Wide	Arch/Eng fees	\$24,500.00			
		Salaries and benefits	\$15,000.00			
		Purchase a truck	\$30,000.00			
Total CFP Estimated Cost			396,200.00			397,000.00

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u> FFY Grant: 2005 PHA FY:			Activities for Year: <u>5</u> FFY Grant: 2006 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
ME 21-2, Heritage	Repl 50 emerg pull light	\$7,000.00	ME 21-2, Heritage	Repl apt entr drs, 2	\$45,000.00
	Install 50 magnetic strike releases apt. dr.	\$38,000.00		each apts. (100 total)	
ME 21-3, Dartnell	Repl elec heat with DHW with oil.	\$110,000.00	ME 21-3, Dartnell	Two dumpster enclosure fence and concrete pads	\$3,300.00
				Repl hose bibs with frost-free ones	\$2,200.00
ME 21-4 19A&B Chamberlain St (2 units)	Repl 6 ceiling mounted lights w/fluorescent install 2 washer pans.	\$1,000.00 \$800.00	ME 21-4 19A&B Chamberlain St (2 units)	Replace the roof. Inst oil DHW & htg sys	\$12,500.00 \$15,000.00
ME 21-4	Install a washer pan	\$200.00			
25 Chamberlain Street	Remove/replace the roof	\$5,000.00	ME 21-4	Install an oil DHW and heating system	\$7,000.00
	Repl medicine cabinet and light in bedroom.	\$550.00	25 Chamberlain Street	Add insulation to the attic.	\$12,500.00
	Repl ceiling mounted lights w/fluorescent	\$1,100.00			
	Add insulation to the stairway wall.	\$1,000.00			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u>4</u> FFY Grant: 2005 PHA FY:			Activities for Year: <u>5</u> FFY Grant: 2006 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
ME 21-4 26A,B&C And 28A&B	Repl ceiling lights in kit.	\$1,600.00	ME 21-4 26A,B&C And 28A&B	Grade site, construct retaining wall	\$6,500.00
Chamberlain St (5 apts)	Washer pan in kitchen	\$1,000.00	Chamberlain St (5 apts)	Construct a dumpster pad/fence area.	\$2,200.00
	Repl tub surr. all units	\$5,500.00		Repl fence at end of parking lot.	\$2,000.00
	Repl 5 toilets w/1.6 gal	\$3,100.00		Inst oil DHW & htg sys	\$30,500.00
	Repl 5 exhaust fans	\$3,600.00			
ME 21-4 341 N. Main Street (2 apts.)	Repl.2 toilets w/1.6 gal	\$500.00	ME 21-4 341 N. Main Street (2 apts.)	Install an oil DHW and heating system.	\$17,000.00
	Repl tub surrounds all units + mixing valves	\$5,500.00			
	Repl.2 medicine cab'ts and light.	\$650.00	ME 21-4 46 & 48 Chamberlain St (2 apts.)	Install an oil DHW and heating system.	\$9,500.00
ME 21-4 46 & 48 Chamberlain St (2 apts.)	No work items		ME 21-4 Church Street (8 apts.)	Install an oil DHW and heating system.	\$30,000.00
ME 21-4 Church Street (8 apts.)	Replace ceiling lights	\$4,500.00	ME 21-5 Norumbega Park (12 apts) 3 bldgs.	Install an oil DHW and heating system.	\$38,000.00
ME 21-5 Norumbega Park (12 apts) 3 bldgs.	Inst a washer pan (12)	\$2,000.00		Inst. fluorescent fixtures in bathroom & kitchen	\$7,500.00
	Replace 72 ceiling lights	\$15,000.00			
	Replace 12 toilets	\$3,200.00			
	Replace medicine cabs and lights.	\$3,000.00			
	Replace hose bibs with frost-free ones	\$1,500.00			

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2005 PHA FY:			Activities for Year: <u>5</u> FFY Grant: 2006 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
ME 21-7 Norumbega	Install a washer pan	\$2,000.00	ME 21-7 Norumbega	Replace medicine	\$3,000.00
Park (12 apts) 2 bldgs.	Replace the round incandescent fixtures	\$8,000.00	Park (12 apts) 2 bldgs.	Replace cabinet and lights.	
	Repl. 12 toilets with 1.6 gal tanks.	\$3,200.00		Replace hose bibs with frost-free ones.	\$1,500.00
				Install an oil DHW and heating system.	\$35,000.00
ME 21-8 Norumbega	Replace 20 ext ent doors	\$16,000.00		Install fluorescent fixtures, bathrm & kit.	\$8,500.00
Park (10 apts), 2 bldgs,	Install 10 washer pans.	\$1,500.00			
3 boiler rooms	Replace 40 round incandescent fixtures.	\$4,100.00	ME 21-8 Norumbega	Replace hose bibs with frost-free ones.	\$1,800.00
	Replace tub surrounds (tubs as needed).	\$4,000.00	Park (10 apts), 2 bldgs,	Replace the bathrm and toe heater in kitchen	\$5,000.00
			3 boiler rooms	Install fluorescent fixtures bathrm & kit.	
ME 21-9 Gerald D.	Replace 20 toilets with 1.6 gal tanks.	\$6,400.00			
Robertson Apts. (20	Repl 75 bifold doors with an accordion door.	\$32,000.00	ME 21-9 Gerald D.	Insulate party wall in attic space.	\$8,500.00
Apts) 5 bldgs.			Robertson Apts. (20	Replace 20 vinyl and carpet floors.	\$41,000.00
			Apts) 5 bldgs.		
HA-Wide	Architect/Engineer fees	\$26,500.00	HA-Wide	Architect/Engineer fees	\$26,500.00
	Salaries and benefits	\$15,000.00		Salaries and benefits	\$15,000.00
Total CFP Estimated Cost		\$343,100.00			\$349,500.00

Attachment me021f05

Comments by Resident Advisory Board members

A. Comments regarding changes in PHA Policies.

1. One Resident Advisory Board member made the following comments:

“The Housing Authorities should think about mixing the community residents by admitting the elderly, disabled, the young families, the singles, and married couples in the same project in order to reflect a heterogeneous community allowing a diversified resident’s community and livable interconnection. Among the preference criteria for priority admissions, Housing Authorities should consider homelessness caused by natural disaster”.

2. Another Resident Advisory Board member made a comment by asking if the Police Officer will be evaluated in order to know how well his presence has helped increase security in the Public Housing projects.
3. Another Board member made a comment, asking if the police officer will be overseeing all of the Public Housing projects.

B. Comments regarding the FY 2002-2003 PHA Annual Agency Plan Process.

1. A Resident Advisory Board member made this comment: “I’m convinced that Housing Authority is doing very well in the PHA Plan Process”.
2. Another Board member: “I’m satisfied with the PHA Plan process and detail in it.”
3. And another member: “Being on the Residents Advisory Board made me realize how lucky we are to have the people we have running the Brewer Housing Authority. At each meeting, Betty and Ben went over every detail of the programs that Brewer Housing has, and how they are run. When someone had a comment to make, they listened and we talked about it, and they took time to make sure everyone understood about it. Betty and Ben did this very professional. They showed how and what it meant to our community and in this day and age that is a rare find. I came out of the meeting with a new understanding of how hard it must be to run a BHA such as theirs and to work as hard as Betty does to keep every thing running well. It’s not an easy task to run such a program. I feel they are doing an excellent job. The comment I have is that I would like to see more housing for our communities”.

Attachment **me021i05**

Amendment to Part B, Goal Two (2):

The Brewer Housing Authority shall assist 2 families move from renting to homeownership by September 30, 2003, and a total of 5 families by September 30, 2004.

The HOUSING AUTHORITY
of the City of BREWER

Attachment **me021j05**

voluntary CONVERSION OF family developments from public HOUSING
stock.

Assessed by

BENOIT M. MIRINDI
Assistant to the Executive Director
Brewer Housing Authority – One, Colonial Circle, ME 044

September 21, 2001

voluntary CONVERSION OF family developments from public HOUSING
stock.

purpose

24 CFR 972 of June 22, 01 – Final Rule, requires that all PHA conduct an initial assessment once for its covered developments by October 1, 2001. Under the Final Rule, a PHA must certify that it has reviewed each development’s operations as public housing, consider the implications of converting the public housing developments to tenant based housing assistance program, and conclude that conversion of the development may be:

- (i) Appropriate because removal of the development would meet the necessary conditions for voluntary conversion; or***
- (ii) Inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.***

applicability

According to 24 CFR 972 Subpart B:

All PHA developments must be assessed for conversion unless they are:

- 1. Subject to a required conversion;***
- 2. Subject to a demo/dispo application that has been filed with HUD and not rejected;***
- 3. Subject to a HOPE VI Grant; or***
- 4. An elderly site.***

testing the feasibility

24 CFR 972.200(c)

To test the feasibility of the conversion of developments more adequately, and exploring the conditions for voluntary conversion in 24 CFR 972.200(c), we decided to respond to the test questions in reverse order.

- 1. Would the conversion not adversely affect the availability of affordable housing in the community of the Brewer Housing Authority?***

NO

The answer is “NO”, we



here: We don’t need to conduct the development conversion assessment.

explanation

It is the opinion of the Housing Authority of the City of Brewer that Voluntary Conversion of Developments from Public Housing Stock to Housing Choice Vouchers would have an adverse affect on the availability of affordable housing within the community.

According to the local media, the current vacancy rate is less than 4% area wide, and probably lower in this Housing Authority' jurisdiction. The current vacancy rate in Public Housing is 0%. There is a serious shortage of affordable units currently available to Section 8 Voucher holders, as illustrated by the following information. Of the 49 Vouchers issued since January 1, 2001, only 18 were successful in their unit search, a success rate of only 36.7%. Average search time for the successful searcher was 45 days.

The Brewer Housing Authority's 72 units of families housing represents a substantial proportion of the rental market in this jurisdiction. Most of the other units of comparable quality and amenities have a market value significantly higher, placing them out of range for most very-low and low income families. Since the Housing Authority units are maintained at a level that substantially exceeds the condition of modest affordable housing in the area, they would be very appealing to the general market. If public housing units were made available without regard to income limits at turnover, the low and very low income families normally assisted in Public Housing would have to compete with moderate and higher income families for these and other available units. This would certainly increase the search time for each family, and reduce the success rate. Because the Housing Authority has the ability to restrict access to the Public Housing units on the basis of income, and maintains a 100% occupancy rate, it can maximize the use of funds set aside for Public Housing. Converting those tenants to a tenant-based subsidy would, in the long run, significantly impact the availability of affordable housing for low and very low income families in this area.

In addition, the Authority has two Public Housing developments with a total of 82 units (over the half of the total units of the Authority) occupied by the elderly and/or persons with disabilities. According to 24 CFR 972, these developments are exempt from the conversion requirements.

Therefore, based on the facts, the Housing Authority of the City of Brewer will not proceed with the conversion of its developments to tenant-based subsidy.

Certification

Under the conversion requirements of 24 CFR 972

I, DOROTHY E. IGOE the EXECUTIVE DIRECTOR of the Housing Authority of the City of Brewer, certify that I have reviewed each development's operations as public housing; considered the implications of converting the public housing to tenant-based assistant, and concluded that the conversion of the developments may be inappropriate because removal of the developments would not meet the necessary conditions for voluntary conversion described in 24 CFR 972.200 (c).

Signed: DOROTHY E. IGOE
2002

Date: JULY 11,