

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 2008

PHA Name:

South Portland Housing Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: South Portland Housing Authority **PHA Number:** ME020

PHA Fiscal Year Beginning: 10/2008

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: 346 Number of S8 units: Number of public housing units:
Number of S8 units: 389

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Elaine M. Neelon Phone: 207-773-4140
TDD: Email (if available): eneelon@spha.net

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, 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)

Streamlined Annual PHA Plan
Fiscal Year 2008
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **NO**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
NA				

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component. **NONE**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. 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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description: NA

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. 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 of purchase price and requiring that at least 1 percent of the purchase price 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: **Cumberland County**

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 on its waiting lists 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 the initiatives contained in the Consolidated Plan. (list below)

The South Portland Housing Authority will continue to provide a drug free workplace and will begin the process of eliminating smoking from all of our facilities.

The South Portland Housing Authority will continue to maintain and renovate its public housing units.

The South Portland Housing Authority has successfully eliminated the risk of lead-based paint poisoning in all of its public housing units and strives to provide housing opportunities to its Section 8 program participants free of the risk of lead-based paint poisoning.

The South Portland Housing Authority will continue to meet the special needs of elderly families and families with disabilities by providing appropriate and accessible housing in the public housing program. The South Portland Housing Authority will explore the option for designating some properties as "elderly only".

The South Portland Housing Authority will continue to market its public housing and Section 8 program to make families and individuals aware of the availability of decent, safe, sanitary and affordable housing in the jurisdiction of the Housing Authority.

Our agency is part of a consolidated effort undertaken by the City of South Portland, Cumberland County and the State of Maine to address our jurisdiction's affordable housing needs. In accordance with our goals and

objectives included in this Plan, we will continue using appropriate resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants and loans from federal, state and local sources, including private sources to enhance the affordable housing available in our community. We intend to continue working with our local partners to try to meet these identified needs. This year we expect to continue to utilize the funds we receive for our existing programs to house people. We will be focusing on management improvements, modernization and increasing the number of owners willing to participate in our Section 8 program. Priorities and guidelines for programs often change from year to year, and our decisions to pursue certain opportunities and resources may change over the coming year if there are program changes beyond our control.

Other: (list below)

The South Portland Housing Authority (SPHA) elects to phase-in its management fees through 2011. Currently, the overhead charges to the public housing program is \$101.50 PUM based on the most recent financial statements (FYE 2007). The allowable management fees for the SPHA are as follows:

Management Fees -----	\$ 52.49 PUM
Bookkeeping Fee -----	\$ 7.50 PUM
<u>Asset Management Fee --</u>	<u>\$ 4.00 PUM</u>
Total	\$ 63.99 PUM

The difference between the current overhead costs, \$101.50 PUM, and the allowable fee schedule is \$36.55 PUM. The SPHA proposes the following phase-in schedule:

Schedule of Phased-in Management Fees

2008 (Initial Year of Project Based Budgeting and Accounting)	2009 (Year 2)	2010 (Year 3)	2011 (Year 4, first year of full compliance)
\$101.50 PUM	\$ 94.00 UM	\$ 86.50 PUM	\$ 63.99 PUM

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Maine Consolidated Plan for the 5-year period 2005-2009 is consistent with this South Portland Housing Authority 5-Year Plan and Annual Plan in many ways. Both plans cite similar objectives for very low- and low-income households in their jurisdictions. The State of Maine

ranks the needs for population groups also targeted by the South Portland Housing Authority 5-Year Plan and Annual Plan as follows:

HIGH	VLI Renters
HIGH	Homeless Persons and Families
HIGH	VLI Persons with Special Needs
MEDIUM	LI Renters
MEDIUM	Non-homeless Persons with Special Needs

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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
NA	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
NA	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	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
X	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 for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Any policy governing occupancy of Police Officers and Over-Income Tenants in	Annual Plan: Eligibility,

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	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
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
NA	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	Any 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
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
NA	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
NA	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
Possible	Approved or submitted applications for demolition and/or disposition of public housing. Possible - See below *	Annual Plan: Demolition and Disposition
Possible	Approved or submitted applications for designation of public housing (Designated Housing Plans). Possible – See below **	Annual Plan: Designation of Public Housing
NA	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
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	(Section _____ of the Section 8 Administrative Plan)	Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative 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
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	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.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
NA	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

* The Board of Commissioners of the South Portland Housing Authority is considering the possibility of submitting an application for the demolition and/or disposition of some public housing units.

* *The Board of Commissioners of the South Portland Housing Authority is researching the issue of designating some public housing as elderly only projects.

APPENDIX A

Streamline Annual PHA Plan VAWA Attachment

South Portland Housing Authority is committed to assisting individuals and families who have been victims of domestic violence by ensuring compliance with all aspects of the Violence Against Women Act. By taking advantage of several local and national training opportunities South Portland Housing Authority has ensured that staff has the knowledge to effectively administer and comply with all provisions of the Violence Against Women Act.

South Portland Housing Authority has:

- Developed a separate statement that public housing and Section 8 residents sign at the time they sign their lease that reflect provisions of Sections 6(l) and 8(d).
 - The Housing Choice Voucher program administered through South Portland Housing Authority adopted the revised Tenancy Addendum (HUD-52641-A) as soon as it was made available in 1/2007.
- Amend Housing Assistance Payment contracts (HAPc).
 - The Housing Choice Voucher program administered through South Portland Housing Authority adopted the revised HAPc (HUD-52641) as soon as it was made available in 1/2007.
- Amend the Administrative Plan.
 - The Board of Directors for South Portland Housing Authority has approved the revised Administrative Plan which includes language throughout as to how we will manage the new provisions of the act.
- Obtain HUD-approved certification form when available.
 - South Portland Housing Authority has been using HUD-50066 since it became available on 11/2006.
- Notify tenants of rights and owners and managers of rights and obligations.
 - South Portland Housing Authority mailed documentation to both public housing tenants and Section 8 participants and owners.
 - South Portland Housing Authority posts information pertaining to VAWA in the main lobby
 - South Portland Housing Authority reviews the VAWA during the applicant briefing meeting.

Activities services or programs provided directly by South Portland Housing Authority (SPHA) or in partnership with other entities that help victims of domestic violence obtain or maintain housing, or prevent violence or enhance survivor safety include:

The South Portland Housing Authority implements VAWA to insure that victims of domestic violence either maintain their current housing or obtain new affordable housing, depending on

the best solution to the specific situation. In accordance to the VAWA revisions within our ACOP and lease, SPHA employs a variety of methods to accomplish this, including evicting the perpetrator so the victim and family can remain in their current apartment, transferring the victim to another public housing unit, or issuing a Section 8 voucher so the victim can move to a safe undisclosed location away from public housing.

Our Resident Services Coordinator works closely with the representatives of the South Portland Police Department to insure the victim remains safe by helping them implement their legal and security options and referring them medical and emergency housing services as needed. Family Crisis Services is an available resource that provides temporary secure undisclosed housing. When the victim and family are their care they also provide counseling and case management to find long-term solutions. The Community Counseling Center is also available to provide victims and families with the emotional counseling and support needed as part of the long-term healing process.”

The act has provided the freedom to “do the right thing” for the victims of domestic violence without further punishing them by eradicating their housing privileges.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: SOUTH PORTLAND HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: ME36P02050106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 3/31/2008 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	19,754	19,754	19,754	19,754
3	1408 Management Improvements Soft Costs	2,500	2,500	2,500	2,500
	Management Improvements Hard Costs	2,500	2,500	2,500	2,500
4	1410 Administration	41,076	41,622.97	41,622.97	41,622.97
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	11,218.26	11,218.26	11,218.26
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000	16,300	16,300	16,300
10	1460 Dwelling Structures	167,000	290,609.98	95,117.86	95,117.86
11	1465.1 Dwelling Equipment— Nonexpendable	15,000	-0-	-0-	-0-
12	1470 Nondwelling Structures	60,000	-0-	-0-	-0-
13	1475 Nondwelling Equipment	57,000	61,016.79	61,016.79	61,016.79

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: SOUTH PORTLAND HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: ME36P02050106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 3/31/2008 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	10,692	-0-		
21	Amount of Annual Grant: (sum of lines.....)	445,522.00	445,522.00	250,029.88	250,029.88
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: South Portland Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P02050106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006			
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		
	<u>Operations</u>	1406	Lump Sum						
HA Wide	Public Housing Operations	1406		19,754	19,754	19,754	19,754	Complete	
	Subtotal Acct 1406			19,754	19,754				
	<u>Management Improvements</u>	1408	Lump Sum						
HA Wide	Computer software/hardware upgrades, training	1408		5,000	5,000	5,000	5,000	Complete	
	Subtotal Acct 1408			5,000	5,000				
	<u>Administration</u>	1410	Lump Sum						
HA Wide	Prorated salaries/benefits for administration of CFP staff	1410		41,076	41,622.97	41,622.97	41,622.97	Complete	
	Subtotal Acct 1410			41,076	41,622.97				

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

PHA Name: South Portland Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P02050106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006			
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	
	<u>Fees and Costs</u>	1430	Lump Sum						
HA Wide	A & E Fees; reimbursable costs	1430		30,000	11,218.26	11,218.26	11,218.26	Complete	
	Subtotal Acct 1430			30,000	11,218.26				
	<u>Site Improvement</u>	1450							
ME020-006 St. Cyr Court	Pave Parking Lot	1450		40,000	-0-	-0-	-0-	Moved to 501-07	
	Drainage Repair	1450		-0-	16,300	16,300	16,300	Complete	
	Subtotal Acct 1450			40,000	16,300				
	<u>Dwelling Structures</u>	1460							
ME020-001 Hazard Towers	Air Cond. Duct – Comm. Room	1460	Lump sum	10,000	-0-	-0-	-0-	PH Budget	
	Replace Locksets & Key Medeco	1460	100 units	40,000	-0-	-0-	-0-	Moved to 501-07	
ME020-002	Vinyl Flooring	1460	Various	10,000	3,850.50	3,850.50	3,850.50	Complete	

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

PHA Name: South Portland Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P02050106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006			
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	
LandryVillage									
ME020-004 73 Hill St & 63 Elmwood	Kitchen Cabinets Bathroom Vanities	1460 1460	14 Units 12 Units	85,000 -0-	67,313 8,335.70	67,313 8,335.70	67,313 8,335.70	Complete Complete	
ME020-005 Community Commons	Kitchen Cabinets	1460	20 Units	-0-	15,618.66	15,618.66	15,618.66	Complete Started under 501- 05	
ME020-006 1700 Broadway	Patio Doors Kitchen Cabinets	1460 1460	22 Units 100 Units	22,000 -0-	-0- 195,492.12	-0- -0-	-0- -0-	Moved to 501-07 Work Item From 501- 07	
	Subtotal Acct 1460			167,000	290,609.98				
	<u>Dwelling Equipment</u>	1465.1							
ME020-002	New Electric Ranges	1465.1	50 Units	15,000	-0-	-0-	-0-	Moved to	

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

PHA Name: South Portland Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P02050106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006			
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	
Landry Village								501-07	
	Subtotal Acct 1465.1			15,000	-0-				
HA Wide	<u>Non-Dwelling Structures</u>	1470							
	G.O.B. – Fire Sprinkler System	1470		60,000	-0-	-0-	-0-	Cancelled	
	Subtotal Acct 1470			60,000	-0-				
	<u>Non-dwelling Equipment</u>	1475							
	New 1-Ton Truck	1475		30,000	35,054.53	35,054.53	35,054.53	Complete	
	New ¾-Ton Truck	1475		27,000	25,962.26	25,962.26	25,962.26	Complete	
	Subtotal Acct. 1475			57,000	61,016.79				
HA Wide	<u>Contingency</u>	1502							
	Contingency for cost overruns	1502		10,692	-0-				
	Subtotal Acct 1502			10,692	-0-				

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

PHA Name: South Portland Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P02050106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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
	Grand Total			445,522	445,522	250,029.88	250,029.88	

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

PHA Name: South Portland Housing Authority	Grant Type and Number Capital Fund Program No: ME36P02050106 Replacement Housing Factor No:	Federal FY of Grant: 2006
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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	
23-020-001 Hazard Towers	9/08	N/A		9/10	N/A		Work Item moved to 501-07 CFP
23-020-002 Landry Village	9/08		12/06	9/10		12/06	
23-020-003 Boni Domus Tota Urbe	N/A			N/A			
23-020-004 Broadpines, Hill St., Elmwood	9/08		9/07	9/10		9/07	
23-020-005 Community Commons	N/A	9/08	3/07	N/A	9/10	3/07	Work item started under 501-05 CFP and completed under 501-06 CFP
23-020-006 St. Cyr Court	9/08	6/08	6/08	9/10			Moved a work item from 501-07 – will pay for work item using both 501-06 & 07 funds
PHA Wide	9/08		9/07	9/10		9/07	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: SOUTH PORTLAND HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: ME36P02050107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 03/31/2008 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	5,000	5,000	5,000	5,000
3	1408 Management Improvements Soft Costs	1,000	1,000	1,000	1,000
	Management Improvements Hard Costs	1,000	1,000	1,000	1,000
4	1410 Administration	43,562	43,562	34,582	19,774
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	30,000	20,400	15,338
8	1440 Site Acquisition				
9	1450 Site Improvement	-0-	90,000	-0-	-0-
10	1460 Dwelling Structures	350,000	220,000	-0-	-0-
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures	-0-	40,000	-0-	-0-
13	1475 Nondwelling Equipment				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: SOUTH PORTLAND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: ME36P02050107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	5,057	5,057		
21	Amount of Annual Grant: (sum of lines.....)	435,619	435,619	61,982	42,112
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: South Portland Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P02050107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007			
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		
	<u>Operations</u>	1406	Lump Sum						
HA Wide	Public Housing Operations	1406		5,000	5,000	5,000	5,000	Complete	
	Subtotal Acct 1406			5,000	5,000				
	<u>Management Improvements</u>	1408	Lump Sum						
HA Wide	Computer software/hardware upgrades, training	1408		2,000	2,000	2,000	2,000	Complete	
	Subtotal Acct 1408			2,000	2,000				
	<u>Administration</u>	1410	Lump Sum						
HA Wide	Prorated salaries/benefits for administration of CFP staff	1410		43,562	43,562	34,582	19,774	In Progress	
	Subtotal Acct 1410			43,562	43,562				

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

PHA Name: South Portland Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P02050107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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	
	<u>Fees and Costs</u>	1430	Lump Sum					
HA Wide	A & E Fees; reimbursable costs	1430		30,000	30,000	20,400	15,338	In Progress
	Subtotal Acct 1430			30,000	30,000			
	<u>Site Improvement</u>	1450						
ME020-002	Emergency Generator	1450		-0-	50,000			Moved from 501-06
G.O.B. & Community Room	Pave Parking Lot	1450		-0-	40,000			
	Subtotal Acct 1450			-0-	90,000			
	<u>Dwelling Structures</u>	1460						
ME020-001	Smoke/Heat Detector Upgrades	1460	100 Units	-0-	40,000			Moved from 501-06
Hazard Towers	Replace Locksets & Key Medeco	1460	100 Units	-0-	40,000			

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

PHA Name: South Portland Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P02050107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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
ME020-002 Landry Village	N/A							
ME020-003 Boni Domus Toata Urbe	N/A							
ME020-004 73 Hill St & 63 Elmwood	Remodel Laundry Room	1460		-0-	10,000			
ME020-005 Community Commons	N/A							
ME020-006 1700 Broadway	Kitchen Cabinets Patio Doors	1460 1460	100 Units 22 Units	350,000 -0-	105,000 25,000			Moved from 501-06
	Subtotal Acct 1460			350,000	220,000			

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

PHA Name: South Portland Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P02050107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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
	<u>Non-Dwelling Structures</u>	1470						
HA Wide	GOB – HVAC System	1470		-0-	40,000			
	Subtotal Acct 1470				40,000			
HA Wide	<u>Contingency</u>	1502						
	Contingency for cost overruns	1502		5,057	5,057			
	Subtotal Acct 1502			5,057	5,057			
	Grand Total			435,619	435,619			

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

PHA Name: South Portland Housing Authority	Grant Type and Number Capital Fund Program No: ME36P02050107 Replacement Housing Factor No:	Federal FY of Grant: 2007
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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	
23-020-001 Hazard Towers	N/A	9/09		N/A	9/11		New Work Items
23-020-002 Landry Village	N/A	9/11		N/A	9/11		New Work Items
23-020-003 Boni Domus Tota Urbe	N/A			N/A			
23-020-004 Broadpines, Hill St., Elmwood	N/A	9/09		N/A	9/11		New Work Items
23-020-005 Community Commons	N/A			N/A			
23-020-006 St. Cyr Court	9/09			9/11			
PHA Wide	9/09			9/11			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: SOUTH PORTLAND HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: ME36P02050108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **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	27,000			
3	1408 Management Improvements Soft Costs	2,500			
	Management Improvements Hard Costs	2,500			
4	1410 Administration	47,160			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	65,000			
10	1460 Dwelling Structures	242,000			
11	1465.1 Dwelling Equipment— Nonexpendable	35,000			
12	1470 Nondwelling Structures	10,000			
13	1475 Nondwelling Equipment				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: SOUTH PORTLAND HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: ME36P02050108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency		10,437		
21	Amount of Annual Grant: (sum of lines.....)		471,597		
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: South Portland Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P02050108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
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	
	<u>Operations</u>	1406	Lump Sum					
HA Wide	Public Housing Operations	1406		27,000				
	Subtotal Acct 1406			27,000				
	<u>Management Improvements</u>	1408	Lump Sum					
HA Wide	Computer software/hardware upgrades, training	1408		5,000				
	Subtotal Acct 1408			5,000				
	<u>Administration</u>	1410	Lump Sum					
HA Wide	Prorated salaries/benefits for administration of CFP staff	1410		47,160				
	Subtotal Acct 1410			47,160				

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

PHA Name: South Portland Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P02050108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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
	<u>Fees and Costs</u>	1430	Lump Sum					
HA Wide	A & E Fees; reimbursable costs	1430		30,000				
	Subtotal Acct 1430			30,000				
	<u>Site Improvement</u>	1450						
ME020-004	Pave Parking Areas & Walkways	1450		15,000				
ME020-006 St. Cyr Court	Emergency Generator	1450		50,000				
	Subtotal Acct 1450			65,000				
	<u>Dwelling Structures</u>	1460						
ME020-001	N/A							

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

PHA Name: South Portland Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P02050108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
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
Hazard Towers								
ME020-002 LandryVillage	Exterior Doors Vinyl Flooring	1460 1460		25,000 25,000				
ME020-003 Boni Domus Toata Urbe	Exterior Painting	1460		10,000				
ME020-004 73 Hill St Broadpines	Hot Water Tank/Boiler Relocation Building Entry Door Replacement	1460 1460		15,000 5,000				
ME020-005 Community Commons	New Flooring	1460		60,000				
ME020-006 1700 Broadway	Common Area Carpet Common Area Paint New Flooring Exterior & Interior Doors	1460 1460 1460 1460		25,000 10,000 35,000 32,000				

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

PHA Name: South Portland Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P02050108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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
	Subtotal Acct 1460			242,000				
	<u>Dwelling Equipment</u>	1465.1						
ME020-001 Hazard Towers	New Electric Ranges			35,000				
	Subtotal Acct 1465.1			35,000				
	<u>Nondwelling Structures</u>	1470						
ME020-002 Office Building	Circuit Breaker Panels	1470		10,000				
	Subtotal Acct 1470			10,000				
HA Wide	<u>Contingency</u>	1502						
	Contingency for cost overruns	1502		10,437				
	Subtotal Acct 1502			10,437				

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

PHA Name: South Portland Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P02050108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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
	Grand Total				471,597			

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

PHA Name: South Portland Housing Authority	Grant Type and Number Capital Fund Program No: ME36P02050107 Replacement Housing Factor No:	Federal FY of Grant: 2007
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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	
23-020-001 Hazard Towers	9/10			9/12			
23-020-002 Landry Village	9/10			9/12			
23-020-003 Boni Domus Tota Urbe	9/10			9/12			
23-020-004 Broadpines, Hill St., Elmwood	9/10			9/12			
23-020-005 Community Commons	9/10			9/12			
23-020-006 St. Cyr Court	9/10			9/12			
PHA Wide	9/10			9/12			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name : South Portland Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 3			
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 10/01/09	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 10/01/10	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 10/01/11	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 10/01/12
	Annual Statement				
ME020-1		40,000	80,000	35,000	170,000
ME020-2		45,000	-0-	75,000	20,000
ME020-3		20,000	102,000	50,000	-0-
ME020-4		85,000	90,000	45,000	-0-
ME020-5		100,000	-0-	20,000	110,000
ME020-6		-0-	20,000	50,000	40,000
PHA Wide		145,619	143,619	160,619	95,619
CFP Funds Listed for 5-year planning		435,619	435,619	435,619	435,619
Replacement Housing Factor Funds					

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: 2009 PHA FY: 10/01/09			Activities for Year: <u>3</u> FFY Grant: 2010 PHA FY: 10/01/10		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<u>ME020-1</u> Hazard Towers	<u>Dwelling Equipment (1465.1)</u>		<u>ME020-1</u> Hazard Towers	<u>Dwelling Structures (1460)</u>	
See		Replace Refrigerators	40,000		Remodel Bathtubs	80,000
					Total ME020-1	80,000
		Total ME020-1	40,000			
Annual				<u>ME020-2</u> Landry Village	<u>N/A</u>	
Statement	<u>ME020-2</u> Landry Village	<u>Dwelling Equipment (1465.1)</u>			Total ME020-2	-0-
		Replace Refrigerators	20,000			
		<u>Dwelling Structures (1460)</u>		<u>ME020-003 Boni Domus Tota Urbe</u>	<u>Dwelling Structures (1460)</u>	
		Bathroom Vents	25,000		Remodel Bathrooms Exterior Siding	82,000 20,000
		Total ME020-2	45,000		Total ME020-3	102,000
	<u>ME020-003 Boni Domus Tota Urbe</u>	<u>Ste Improvements (1450)</u>				

		Paving Driveways & Walks	20,000	<u>ME020-4</u> Broadpines, Hill St. & Elmwood	<u>Dwelling Structures (1460)</u>	
		Total ME020-003	20,000		Exterior Siding	90,000
					Total ME020-4	90,000
	<u>ME020-4</u> Broadpines, Hill St. & Elmwood	<u>Dwelling Structures (1460)</u>				
		Remodel Bathrooms	60,000	<u>ME020-5</u> Community Commons	<u>Dwelling Structures (1460)</u>	
		Remodel Laundry	25,000			
		Total ME020-4	85,000		<u>N/A</u>	
	<u>ME020-5</u> Community Commons	<u>Dwelling Structures (1460)</u>			Total ME020-5	-0-
		Remodel Bathrooms	70,000			
		Water Shut-offs	10,000			
		<u>Site Improvements (1450)</u>		<u>ME020-6</u> St. Cyr Court	<u>Dwelling Structures (1460)</u>	
		Paving & Sealcoat	20,000		Exterior Brick Maintenance	20,000
		Total ME020-5	100,000		Total ME020-6	20,000
	<u>ME020-6</u> St. Cyr Court	<u>Dwelling Structures (1460)</u>		<u>HA Wide</u>	<u>Operations (1406)</u>	
		N/A			Operations	25,000
		Total ME020-6	-0-			
				<u>HA Wide</u>	<u>Management Improvements (1408)</u>	

	<u>HA Wide</u>	<u>Operations (1406)</u>			Mgt. Improvements	10,000
		Operations	20,000			
	<u>HA Wide</u>	<u>Management Improvements (1408)</u>		<u>HA Wide</u>	<u>Administration (1410)</u>	
		Mgt. Improvements	10,000		Administration of CFP	43,561
	<u>HA Wide</u>	<u>Administration (1410)</u>				
		Administration of CFP	43,561	<u>HA Wide</u>	<u>Fees & Costs (1430)</u>	
	<u>HA Wide</u>	<u>Fees & Costs (1430)</u>			A & E Fees; reimbursable costs	30,000
		A & E Fees; reimbursable costs	30,000			
	<u>HA Wide</u>	<u>Non Dwelling Equipment (1475)</u>		<u>HA Wide</u>	<u>Non Dwelling Equipment (1475)</u>	
		½ Ton Van	30,000		Company Car	25,000
	<u>HA Wide</u>	<u>Contingency (1502)</u>		<u>HA Wide</u>	<u>Contingency (1502)</u>	
		Contingency	12,058		Contingency	10,058
		Total HA Wide	145,619		Total HA Wide	143,619
		Total CFP Estimated Cost	435,619			435,619

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

Activities for Year : <u>4</u> FFY Grant: 2011 PHA FY: 10/01/11			Activities for Year: <u>5</u> FFY Grant: 2012 PHA FY: 10/01/12		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<u>ME020-1</u> Hazard Towers	<u>Dwelling Structures (1460)</u>		<u>ME020-1</u> Hazard Towers	<u>Dwelling Structures (1460)</u>	
	Bathroom Exhaust Fans	20,000		New windows	150,000
	B..B. Heat - Ball Valve Replacement	15,000			
	Total ME020-1	35,000			
				<u>Site Improvement Acct 1450</u>	
				Landscaping	20,000
				Total ME020-1	170,000
<u>ME020-2 Landry Village</u>	<u>Dwelling Structures (1460)</u>		<u>ME020-2 Landry Village</u>	<u>Dwelling Structures (1460)</u>	
	Remodel Bathrooms	75,000		Entry Roofs	20,000
	Total ME020-2	75,000		Total ME020-2	20,000
<u>ME020-3 Boni Domus Tota Urbe</u>	<u>Dwelling Structures (1460)</u>		<u>ME020-3 Boni Domus Tota Urbe</u>	<u>Dwelling Structures (1460)</u>	

	Basement Restoration	50,000		N/A	-0-
	Total ME020-3	50,000		Total ME020-3	-0-
<u>ME020-4 73 Hill St. & 63 Elmwood Ave.</u>	<u>Dwelling Structures (1460)</u>		<u>ME020-4 73 Hill St. & 63 Elmwood Ave.</u>	<u>Dwelling Structures (1460)</u>	
	Hill St. - Boiler Relocation	25,000		N/A	-0-
	BP'S Bath Vents & Ceilings	20,000			
	Total ME020-4	45,000		Total ME020-4	-0-
<u>ME020-5 Community Commons</u>	<u>Dwelling Structures (1460)</u>		<u>ME020-5 Community Commons</u>	<u>Dwelling Structures (1460)</u>	
	Boiler Replacement 53-56 Landry & Free St.	20,000		New Windows Deck Roof (Grandview Ave)	100,000 10,000
	Total ME020-5	20,000		Total ME020-5	110,000
<u>ME020-6 St. Cyr Court</u>	<u>Dwelling Structures (1460)</u>		<u>ME020-6 St. Cyr Court</u>	<u>Dwelling Equipment (1465.1)</u>	
	Generator	50,000		New Refrigerators	40,000
	Total ME020-6	50,000		Total ME020-6	40,000
<u>HA Wide</u>	<u>Operations (1406)</u>				
	Operations	35,000			

<u>HA Wide</u>	<u>Management Improvements (1408)</u>				
	Management Improvements	10,000			
<u>HA Wide</u>	<u>Administration (1410)</u>		<u>HA Wide</u>	<u>Operations (1406)</u>	
	Administration of CFP	43,561		Operations	10,000
<u>HA Wide</u>	<u>Fees & Costs (1430)</u>		<u>HA Wide</u>	<u>Management Improvements (1408)</u>	
	A & E Fees; reimbursable costs	30,000		Management Improvements	5,000
<u>HA Wide</u>	<u>Non Dwelling Equipment (1475)</u>		<u>HA Wide</u>	<u>Administration (1410)</u>	
	Company Truck	30,000		Administration of CFP	43,561
			<u>HA Wide</u>	<u>Fees & Costs (1430)</u>	
<u>HA Wide</u>	<u>Contingency (1502)</u>			A & E Fees; reimbursable costs	30,000
	Contingency	12,058	<u>HA Wide</u>		
	Total HA Wide	160,619		<u>Contingency (1502)</u>	
			<u>HA Wide</u>	Contingency	7,058
				Subtotal HA Wide	95,619

Total CFP Estimated Cost	435,619			435,619