

1.0	PHA Information PHA Name: <u>Sanford Housing Authority</u> PHA Code: <u>ME011</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>3/31/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>124</u> Number of HCV units: <u>593</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 5%;">PH</th> <th style="width: 5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The SHA Mission Statement is attached.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Goals and Objectives are attached.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: No Significant Revisions (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Town of Sanford Planning Office and SHA Administrative Office																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.																										
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																										

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Housing Needs is included as an attachment.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Strategies are included as an attachment.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The SHA has successfully administered all housing programs and created 24 additional affordable units for the elderly. Partnered with the Town of Sanford, Goodall Hospital and Maine Housing. Organized landlord coalition and increased homeownership opportunities by 120%.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Substantial deviations / modifications and significant amendments are defined by the SHA as discretionary changes in the plans or policies of the SHA that fundamentally change the mission, goals, objectives, or plans of the SHA and require formal approval from the Board of Commissioners.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

Mission Statement

The mission of the Sanford Housing Authority is to assist low and moderate income families with decent, safe, and affordable housing opportunities as they strive to improve the quality of their lives. The Sanford Housing Authority is committed to operating in an efficient, ethical, and professional manner. The Sanford Housing Authority will develop and create affordable housing opportunities and maintain partnerships with our clients and community agencies in order to accomplish this mission.

Goals and Objectives

The Sanford Housing Authority has increased the availability of decent, safe, and affordable housing opportunities by:

- Improving the delivery of Section 8 vouchers and increasing the agencies SEMAP score to 93%.
- Implementing a Homeownership program and 12 families are enrolled in the program, an increase since last year.
- Creating 24 additional affordable units for elderly / disabled utilizing the tax credit program and funding from Maine Housing.
- Partnering with the Town of Sanford to implement the Neighborhood Stabilization Program. SHA will purchase foreclosed homes, renovate and sell 10 single family homes to clients who are 30 to 50% of AMI.
- Implementing a Landlord Coalition that meets monthly to discuss all aspects of rental housing in our town.
- Partnering with Goodall Hospital to begin assessment of lead based paint issues. Sanford has a high percentage of homes and apartments over 100 years old.

Housing Needs

Sanford's housing needs assessment shows that over 60% of the rental property is 75 to 100 years old. The economy has curtailed landlord efforts to rehabilitate existing properties to remove lead paint and make units more energy efficient.

The effect of the economy is seen by the increase in applications for assisted housing. In a 6 month period our waiting lists for Public and Section 8 housing have doubled. More incidence of homelessness is due to job loss and an inability to pay for basic essentials, including housing. 95% of the applicants on the waiting list are comprised of families at or below 30% of AMI.

SHA maintains an available apartment list that is updated monthly. We have seen an increase in the number of units available and more landlords willing to list apartments with SHA.

Sanford has been identified by the State of Maine as the town with the most number of foreclosures. The Neighborhood Stabilization Program (NSP) awarded Sanford the largest percentage of state funding to address this ongoing problem.

Strategies for Addressing Housing Needs

1. Utilize the Sanford Landlord Coalition to identify and seek energy efficient grants from Maine Housing.
2. Maintain 98% lease up rate in Section 8 and Public housing.
3. Turn over public housing units quickly so they are available to needy families.
4. Utilize the NSP program to create affordable housing opportunities and home ownership for families.
5. Review payment standards and increase, whenever possible.
6. Pursue additional housing resources and grants to create more affordable housing opportunities.
7. Cut SHA utility costs by using Capital Fund grants for more energy efficient systems.

Compliance with Section 3 Requirements

The Sanford Housing Authority will comply with the Section 3 requirements by:

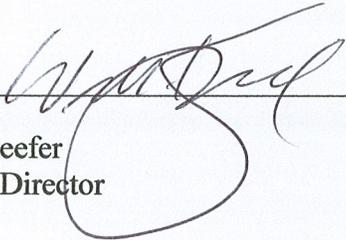
1. Attending training sessions conducted by HUD staff on the Section 3 regulations and requirements.
2. Training SHA staff on the requirements of the Section 3 regulations.
3. Implement procedures to notify Section 3 residents and businesses about employment, training, and contracting opportunities.
4. Incorporate the Section 3 clause into the covered solicitations and contracts to meet the minimum numerical goals outlined in 24 CFR Part 135.30.
5. Document actions taken by this agency to comply with the regulations.

Resident Advisory Board Comments

The Sanford Housing Authority did not receive any comments from the Resident Advisory Board in regards to this PHA Plan.

Challenged Elements

There were no challenged elements in this PHA Plan.



William Keefer
Executive Director

4/13/10

Date

Statement Relating to the Violence Against Women Act (VAWA)

The SHA offers the same activities, services and programs to child and adult victims of domestic violence, dating violence, sexual assault and stalking as it does to all other community members. Referrals to outside agencies are offered by program staff as appropriate. Confidentiality and safety are always priorities in the planning and implementation of policies and programs.

The SHA also has project-based 12 vouchers to Caring Unlimited in support of a transitional housing program. The program is designed to help formally battered woman rebuild their lives, and the services are provided to families who have been involved in a domestic violence situation. A family can stay in the facility for up to 24 months, and upon graduation from the program, the family is eligible to receive a Housing Choice Voucher if one is available.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2004	
PHA Name: Sanford Housing Authority		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: ME36P011-501-04 Replacement Housing Factor Grant No: Date of CFFP:			

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³			\$41,832		\$41,832	\$41,832
3	1408 Management Improvements			\$41,827		\$41,827	\$41,827
4	1410 Administration (may not exceed 10% of line 21)			\$20,913		\$20,913	\$20,913
5	1411 Audit			\$2,793		\$2,793	\$2,793
6	1415 Liquidated Damages						
7	1430 Fees and Costs			\$500		\$500	\$500
8	1440 Site Acquisition						
9	1450 Site Improvement			\$15,995		\$15,995	\$15,995
10	1460 Dwelling Structures			\$63,091.15		\$63,091.15	\$63,091.15
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment			\$22,185.85		\$22,185.85	\$22,185.85
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2004	
PHA Name: Sanford Housing Authority	Grant Type and Number: Capital Fund Program Grant No: ME36P011-501-04 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$209,137		\$209,137	\$209,137
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$80,277		\$80,277	\$80,277
Signature of Executive Director		Date	Signature of Public Housing Director		Date
		4/13/10			

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 Office of Public and Indian Housing
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 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Sanford Housing Authority	Grant Type and Number Capital Fund Program Grant No: ME36P011-501-04 CFPP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2004
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		\$41,832		\$41,832		Complete
	Management Improvements	1408		\$41,827		\$41,827		Complete
	Administration	1410		\$20,913		\$20,913		Complete
	Fees & Costs	1430		\$500		\$500		Complete
	Audit	1411		\$2,793		\$2,793		Complete
East Side Acres ME36-011/001	Replace furnace in community room	1475		\$17,185.85		\$17,185.85		Complete
	Upgrade community room electrical service	1475		\$5,000		\$5,000		Complete
	Roof repairs	1460		\$22,814.15		\$22,814.15		Complete
	Replace furnaces	1460	12 units	\$22,940		\$22,940		Complete
	Replace water heaters	1460	12 units	\$11,337		\$11,337		Complete
	Duct work associated with above	1460	12 units	\$6,000		\$6,000		Complete
	Replace playground equipment	1450		\$15,995		\$15,995		Complete
	TOTAL			\$209,137		\$209,137		

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² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2005	
PHA Name: Sanford Housing Authority	Grant Type and Number Capital Fund Program Grant No: ME36P011501-05 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
			Original	Total Estimated Cost Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		\$41,827		\$41,827	\$41,827
3	1408 Management Improvements		\$41,827		\$41,827	\$41,827
4	1410 Administration (may not exceed 10% of line 21)		\$20,913		\$20,913	\$20,913
5	1411 Audit		\$2,793		\$2,793	\$2,793
6	1415 Liquidated Damages					
7	1430 Fees and Costs		\$2,100		\$2,100	\$2,100
8	1440 Site Acquisition					
9	1450 Site Improvement		\$1,008		\$1,008	\$1,008
10	1460 Dwelling Structures		\$53,316		\$53,316	\$53,316
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment		\$30,000		\$30,000	\$30,000
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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U.S. Department of Housing and Urban Development
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 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2005	
PHA Name: Sanford Housing Authority	Grant Type and Number Capital Fund Program Grant No: MEE36P011501-05 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
Line	Original	Revised²	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$191,784	\$191,784
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Date	Signature of Public Housing Director
		7/13/10	
Date			Date

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2005				
PHA Name: Sanford Housing Authority		Capital Fund Program Grant No: ME36P011-501-05						
		CFFP (Yes/No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
PHA Wide	Operations	1406		Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Administrative Salaries & Benefits	1408		\$41,827		\$41,827	\$41,827	Complete
	Software Contract	1408		\$33,000		\$33,000	\$33,000	Complete
	Staff Training	1408		\$6,327		\$6,327	\$6,327	Complete
	Administration	1410		\$2,500		\$2,500	\$2,500	Complete
	Audit	1411		\$20,913		\$20,913	\$20,913	Complete
	Fees/Costs	1430		\$2,793		\$2,793	\$2,793	Complete
	New Pickup Truck to Replace 1994 vehicle	1475	1	\$2,100		\$2,100	\$2,100	Complete
				\$30,000		\$30,000	\$30,000	Complete
East Side Acres	Replace Sidewalk Bowdoin/Emery Streets	1450		\$1,008		\$1,008	\$1,008	Complete
ME36-011/002	Canvas canopy on rear doors	1460	2	\$3,492		\$3,492	\$3,492	Complete
	Re-wallpaper lower floor common halls	1460		\$9,000		\$9,000	\$9,000	Complete
Sunset Towers	Rehab elevator interiors	1460	2	\$5,000		\$5,000	\$5,000	Complete
ME36-011/002	Replace light fixtures all halls	1460	96	\$20,324		\$20,324	\$20,324	Complete
	Paint interior walls, halls, stairways	1460	8 floors	\$13,500		\$13,500	\$13,500	Complete
	TOTAL			\$191,784		\$191,784	\$191,784	Complete

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Part I: Summary		Grant Type and Number	
PHA Name: Sanford Housing Authority		Capital Fund Program Grant No: ME36P011-501-06	
		Replacement Housing Factor Grant No:	
		Date of CFFP:	
		FFY of Grant: 2006	
		FFY of Grant Approval:	

Line	Type of Grant	Original	Total Estimated Cost		Obligated	Total Actual Cost ¹	
			Revised ²	Final Performance and Evaluation Report		Expended	
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³	\$35,384.80			\$35,384.80		\$35,384.80
3	1408 Management Improvements	\$35,384.80			\$35,384.80		\$35,384.80
4	1410 Administration (may not exceed 10% of line 21)	\$17,692.40			\$17,692.40		\$17,692.40
5	1411 Audit	\$3,698			\$3,698		\$3,698
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$9,853.02			\$9,853.02		\$9,853.02
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures	\$29,525.98			\$29,525.98		\$5,693.12
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment	\$45,385			\$45,385		\$43,150.12
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

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PHA Name: Sanford Housing Authority	Grant Type and Number Capital Fund Program Grant No: ME36P011-501-06 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Type of Grant	Performance and Evaluation Report for Period Ending: 9/30/2008	Original		Revised ²		Total Actual Cost ¹	
			Total Estimated Cost	Revised ²	Obligated	Expended		
18a	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2008	1501 Collateralization or Debt Service paid by the PHA						
18ba		9000 Collateralization or Debt Service paid Via System of Direct Payment						
19		1502 Contingency (may not exceed 8% of line 20)						
20		Amount of Annual Grant: (sum of lines 2 - 19)	\$176,924		\$176,924		\$150,856.26	
21		Amount of line 20 Related to LBP Activities						
22		Amount of line 20 Related to Section 504 Activities						
23		Amount of line 20 Related to Security - Soft Costs						
24		Amount of line 20 Related to Security - Hard Costs						
25		Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		<i>William King</i>	Date	3/26/10	Signature of Public Housing Director		Date	

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Part II: Supporting Pages

PHA Name: Sanford Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P011-501-06 CFPP (Yes/ No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2006				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		\$35,384.80		\$35,384.80	\$35,384.80	Complete
	Management Improvements	1408		\$35,384.80		\$35,384.80	\$35,384.80	Complete
	Administration	1410		\$17,692.40		\$17,692.40	\$17,692.40	Complete
	Audit	1411		\$3,698		\$3,698	\$3,698	Complete
	Fees & Costs	1430		\$9,853.02		\$9,853.02	\$9,853.02	Complete
	Computer Equipment Upgrades	1475		\$10,000		\$10,000	\$10,000	Complete
East Side Acres ME36-011/001	Replace furnace (with 2007 funds, total = \$61,008)	1475		\$25,385		\$25,385	\$24,745.81	On Schedule
Sunset Towers ME36-011/002	Re-paint exterior brick	1460		\$15,000		\$15,000	\$1,702.94	On Schedule
	Lighting upgrades	1460	74 Units	\$14,525.98		\$14,525.98	\$3,990.18	On Schedule
	Domestic hot water boiler	1475		\$10,000		\$10,000	\$8,404.31	On Schedule
	TOTAL			\$176,924		\$176,924	\$150,856.26	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Housing and Indian Development
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Sanford Housing Authority	Grant Type and Number Capital Fund Program Grant No: ME36P011501-07 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant: 2007 FFY of Grant Approval:
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³			\$43,384		\$43,384	\$43,384
3	1408 Management Improvements			\$35,384		\$35,384	\$35,384
4	1410 Administration (may not exceed 10% of line 21)			\$17,692		\$17,692	\$17,692
5	1411 Audit			\$2,800		\$2,800	\$2,800
6	1415 Liquidated Damages						
7	1430 Fees and Costs			\$1,500		\$1,500	\$0.00
8	1440 Site Acquisition						
9	1450 Site Improvement			\$15,354		\$15,354	\$4,120.97
10	1460 Dwelling Structures			\$4,000		\$4,000	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment			\$58,823		\$58,823	\$5,462
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2007	
PHA Name: Sanford Housing Authority	Grant Type and Number Capital Fund Program Grant No: MEE36P011501-07 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant Approval:	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$178,937		\$178,937	\$108,842.97
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director <i>[Signature]</i>	Date 3/26/10	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: Sanford Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P011-501-07 CFPP (Yes/ No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2007			Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost			
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		\$43,384		\$43,384	\$43,384	Complete
	Management Improvements	1408		\$35,384		\$35,384	\$35,384	Complete
	Computer Upgrade	1475		\$5,000		\$5,000	\$5,000	Complete
	Administration	1410		\$17,692		\$17,692	\$17,692	Complete
	Audit	1411		\$2,800		\$2,800	\$2,800	Complete
	Fees & Costs	1430		\$1,500		\$1,500		
East Side Acres ME36-011/001	Replace furnace (with 2006 funds, total = \$61,008)	1475		\$36,310		\$36,310	\$0.00	On Schedule
	Overlay or repave Emery Street parking lot	1450		\$11,854		\$11,854	\$620.97	On Schedule
Sunset Towers ME36-011/002	Rehab elevator interiors	1460		\$4,000		\$4,000	\$0.00	On Schedule
	Crack seal parking lot	1450		\$3,500		\$3,500	\$3,500	Complete
	Automatic entry doors	1475		\$6,000		\$6,000	\$0.00	
	Intercom system	1475		\$9,513		\$9,513	\$462	On Schedule
	DVR for security cameras	1475		\$2,000		\$2,000	\$0.00	
	TOTAL			\$178,937		\$178,937	\$108,842.97	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary		FFY of Grant: 2008	
PHA Name: Sanford Housing Authority	Grant Type and Number Capital Fund Program Grant No: ME36P011501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies	Original	Total Estimated Cost		Obligated	Total Actual Cost ¹	
				Revised ²	Final Performance and Evaluation Report		Expended	
1	Total non-CFP Funds							
2	1406 Operations (may not exceed 20% of line 21) ³		\$35,607			\$35,607		\$35,607
3	1408 Management Improvements		\$35,607			\$35,607		\$2,967.25
4	1410 Administration (may not exceed 10% of line 21)		\$17,803			\$17,803		\$17,803
5	1411 Audit		\$4,000			\$4,000		
6	1415 Liquidated Damages							
7	1430 Fees and Costs		\$2,031			\$2,031		
8	1440 Site Acquisition							
9	1450 Site Improvement							
10	1460 Dwelling Structures		\$45,453			\$45,453		
11	1465.1 Dwelling Equipment—Nonexpendable							
12	1470 Non-dwelling Structures		\$35,533					
13	1475 Non-dwelling Equipment		\$2,000			\$2,000		\$826.31
14	1485 Demolition							
15	1492 Moving to Work Demonstration							
16	1495.1 Relocation Costs							
17	1499 Development Activities ⁴							

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary		FFY of Grant: 2008	
PHA Name: Sanford Housing Authority	Grant Type and Number Capital Fund Program Grant No.: ME36P011501-08 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant Approval:	

Line	Type of Grant	Performance and Evaluation Report for Period Ending: 9/30/2009	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)		\$178,034			\$57,203.56
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director: *William Karp* Date: *3/26/10* Signature of Public Housing Director: _____ Date: _____

¹ To be completed for the Performance and Evaluation Report.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary		PHA Name: Sanford Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36S011501-09 Replacement Housing Factor Grant No: Date of CFPP:		FFY of Grant: 2009 FFY of Grant Approval:	
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009	Reserve for Disasters/Emergencies <input type="checkbox"/>	Original	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
				Total Estimated Cost	Revised ²	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)		\$10,000				
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition		\$7,800				
9	1450 Site Improvement						
10	1460 Dwelling Structures		\$166,500			\$81,370	
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures		\$7,500				
13	1475 Non-dwelling Equipment		\$33,555			\$17,818.93	
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

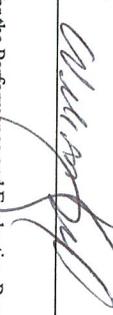
¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary		FFY of Grant: 2009	
PHA Name: Sanford Housing Authority	Grant Type and Number Capital Fund Program Grant No: ME36S011501-09 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant Approval:	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$225,355		\$99,188.93	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director		Date	<i>3/26/10</i>	Signature of Public Housing Director	Date
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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Sanford Housing Authority		Capital Fund Program Grant No: ME36P011-501-09 Replacement Housing Factor Grant No:		FFY of Grant Approval:	
		Date of CFFP:			

Line	Type of Grant	Original	Revised Annual Statement (revision no:)		Total Actual Cost ¹
			Total Estimated Cost	Revised ²	
	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009				
	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report				
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$35,437			
3	1408 Management Improvements	\$35,437			
4	1410 Administration (may not exceed 10% of line 21)	\$17,717			
5	1411 Audit	\$4,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$60,094			
11	1465.1 Dwelling Equipment—Nonexpendable	\$22,500			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$2,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary		FFY of Grant: 2009	
PHA Name: Sanford Housing Authority	Grant Type and Number Capital Fund Program Grant No: ME36P011-501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$177,185			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	<i>William P. ...</i>	Date	3/26/10	Signature of Public Housing Director		Date	
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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary		PHA Name: Sanford Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P011501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval:	
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/>	Original	Total Estimated Cost		Obligated	Total Actual Cost ¹	
				Revised ²	Final Performance and Evaluation Report <input type="checkbox"/>		Expended	
1	Total non-CFFP Funds							
2	1406 Operations (may not exceed 20% of line 21) ³		\$36,000					
3	1408 Management Improvements		\$36,000					
4	1410 Administration (may not exceed 10% of line 21)		\$18,000					
5	1411 Audit		\$4,000					
6	1415 Liquidated Damages							
7	1430 Fees and Costs							
8	1440 Site Acquisition							
9	1450 Site Improvement							
10	1460 Dwelling Structures		\$35,000					
11	1465.1 Dwelling Equipment—Nonexpendable		\$10,000					
12	1470 Non-dwelling Structures		\$6,000					
13	1475 Non-dwelling Equipment		\$32,000					
14	1485 Demolition							
15	1492 Moving to Work Demonstration							
16	1495.1 Relocation Costs							
17	1499 Development Activities ⁴							

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2010	
PHA Name: Sanford Housing Authority	Grant Type and Number Capital Fund Program Grant No: ME36P011501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
18a	<input type="checkbox"/> Reserve for Disasters/Emergencies	1501 Collateralization or Debt Service paid by the PHA				
18ba		9000 Collateralization or Debt Service paid Via System of Direct Payment				
19		1502 Contingency (may not exceed 8% of line 20)				
20		Amount of Annual Grant:: (sum of lines 2 - 19)	\$177,000			
21		Amount of line 20 Related to LBP Activities				
22		Amount of line 20 Related to Section 504 Activities				
23		Amount of line 20 Related to Security - Soft Costs				
24		Amount of line 20 Related to Security - Hard Costs				
25		Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director			Date	Signature of Public Housing Director		Date

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary

PHA Name/Number		Sanford Housing Authority		Sanford, ME		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____ 2011	Work Statement for Year 3 FFY _____ 2012	Work Statement for Year 4 FFY _____ 2013	Work Statement for Year 5 FFY _____ 2014	
B.	Physical Improvements Subtotal	Approved Statement	\$146,000.00	\$158,700.00	\$116,000.00	\$38,700.00	
C.	Management Improvements		\$36,000.00	\$36,000.00	\$36,000.00	\$36,000.00	
D.	PHA-Wide Non-dwelling Structures and Equipment		\$2,000.00	\$2,000.00	\$22,000.00	\$99,300.00	
E.	Administration		\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	
F.	Other		\$15,500.00	\$5,500.00	\$5,500.00	\$5,500.00	
G.	Operations		\$36,000.00	\$36,000.00	\$36,000.00	\$36,000.00	
H.	Demolition						
I.	Development						
J.	Capital Fund Financing – Debt Service						
K.	Total CFP Funds		\$253,500.00	\$256,200.00	\$233,500.00	\$233,500.00	
L.	Total Non-CFP Funds						
M.	Grand Total						

