

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>South Portland Housing Authority</u> PHA Code: <u>ME020</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>346</u> Number of HCV units: <u>389</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">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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: <p style="text-align: center;">The mission of the South Portland Housing Authority is to provide quality housing for low to moderate income, elderly, individuals with disabilities, and families in need.</p>																										
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. See Attachment I Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p style="text-align: center;">See Attachment II</p>																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See Attachment III (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. <p style="text-align: center;">Main Office 51 Landry Circle South Portland, ME 04106 www.spha.net</p>																										
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> <p style="text-align: center;">The South Portland Housing Authority is exploring several options for enhancing its housing portfolio by: 1) selling some of its public housing scattered sites units, 2) project basing some of our vouchers, and/or 3) converting some or all of our public housing units to tenant based assistance.</p>																										
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	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. See Attachment IV.
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9.1	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. SPHA has recently engaged a development consultant and hired a new Executive Director with the goal of creating more affordable housing. We hope to work collaboratively with affordable housing developers in this jurisdiction to develop or redevelop housing that will make us that much closer to meeting the housing needs of the residents of South Portland..
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10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (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. As soon as we receive HUD approval for our 2010 5-year plan SPHA will begin addressing our newly approved goals. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” a. Substantial Deviation from the 5-Year Plan Substantial deviations are defined as discretionary changes in the plans or policies of the South Portland Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners. b. Significant Amendment or Modification to the Annual Plan Significant amendments or modifications are defined as discretionary changes in the plans or policies of the South Portland Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.
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11.0	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. (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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Part I: Summary			
PHA Name: South Portland Housing Authority	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Grant Type and Number Capital Fund Program Grant No: ME36S02050109 Replacement Housing Factor Grant No: Date of CFFP:</td> <td style="width:70%;">FFY of Grant: 2009 FFY of Grant Approval: 2009</td> </tr> </table>	Grant Type and Number Capital Fund Program Grant No: ME36S02050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
Grant Type and Number Capital Fund Program Grant No: ME36S02050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009		

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 3/31/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	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				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	2,000	59,695	59,695	1,835.91
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	55,000	50,517.34	50,517.34	44,045.93
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	409,948	376,710.66	376,710.66	218,725.09
11	1465.1 Dwelling Equipment—Nonexpendable	130,000	110,025	110,025	-0-
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
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
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Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	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)	596,948	596,948	596,948	264,606.93
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	20,000	17,202		
25	Amount of line 20 Related to Energy Conservation Measures	183,000	187,093.10		
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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Part II: Supporting Pages								
PHA Name: South Portland Housing Authority			Grant Type and Number Capital Fund Program Grant No: ME36S02050109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
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	Management Improvements	1408	Lump Sum					
	Computer software/hardware, upgrades, training	1408						
PHA Wide	Administration	1410	Lump Sum					
	Prorated salaries/benefits for administration of CFP staff	1410		2,000	59,695.00	59,695.00	1,835.91	In Progress
PHA Wide	Fees and Costs	1430	Lump Sum					
	A/E Fees; reimbursable costs	1430		55,000	50,517.34	50,517.34	44,045.93	In Progress
	Dwelling Structures	1460						
ME020-000001								
Hazard Towers	Remodel Bathrooms & Exhaust Fans	1460	100 units	118,948	103,641.80	103,641.80	103,641.80	Complete
	Digital TV Upgrade	1460	Bldg	8,000	6,864.00	6,864.00	6,864.00	Complete

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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	
Landry Village	Update Monitored Alarm System	1460	13 Bldgs	20,000	17,202.00	17,202.00	17,202.00	Complete
	Remodel Bathrooms & Vent System	1460	50 Units	100,000	61,003.16	61,003.16	61,003.16	Complete
St. Cyr Court	Digital TV Upgrade	1460	Bldg	8,000	7,640.00	7,640.00	7,640.00	Complete
	(2) Rinnia Heaters for Community Room	1460		8,000	8,068.10	8,068.10	8,068.10	Complete
	Exterior Brick Maintenance	1460	Bldg	0	22,393.60	22,393.60	0	In Progress – to be completed under 501-08
ME020-000002								
231 Broadway	Relocate Boiler & Tanks	1460		45,000	69,000.00	69,000.00	0.00	In Progress
225,231,235 Broadway	Exterior Siding	1460		90,000	68,900.00	68,900.00	12,401.04	In Progress
73 Hill St.	Pitched Roofs over Back Doors	1460		12,000	11,998.00	11,998.00	0.00	In Progress
				391,000	376,710.66	376,710.66	218,725.09	
		Subtotal Account 1460						
	Dwelling Equipment	1465.1						
ME020-000001								
Hazard Towers	New Energy Star Refrigerators	1465.1	100	50,000	41,100.00	41,100.00		
Landry Village	New Energy Star Refrigerators	1465.1	50	25,000	22,427.00	22,427.00		
St. Cyr Court	New Energy Star Refrigerators	1465.1	100	55,000	46,498.00	46,498.00		

		Subtotal Account 1465.1			110,025.00	110,025.00		

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: South Portland Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
ME020-000001	3/18/2010		3/18/2012		
ME020-000002	3/18/2010		3/18/2012		
PHA Wide	3/18/2010		3/18/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: South Portland Housing Authority				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
ME020-000001	3/18/2010		3/18/2012		
ME020-000002	3/18/2010		3/18/2012		
PHA Wide	3/18/2010		3/18/2012		

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Type of Grant	
<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Revised Annual Statement (revision no:)
	<input type="checkbox"/> Final Performance and Evaluation Report

Line	Summary by Development Account	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	24,839			
3	1408 Management Improvements	5,000			
4	1410 Administration (may not exceed 10% of line 21)	47,204			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000			
10	1460 Dwelling Structures	252,000			
11	1465.1 Dwelling Equipment—Nonexpendable	48,000			
12	1470 Non-dwelling Structures	25,000			
13	1475 Non-dwelling Equipment	20,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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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
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U.S. Department of Housing and Urban Development
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Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	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)	472,043				
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	35,000				
25	Amount of line 20 Related to Energy Conservation Measures	48,000				
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

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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	<u>Operations</u>	<u>1406</u>	Lump Sum					
	Public Housing Operations	1406		24,839				
PHA Wide	<u>Management Improvements</u>	<u>1408</u>	Lump Sum					
	Computer Software/Hardware Upgrades, Training	1408		5,000				
PHA Wide	<u>Administrative</u>	<u>1410</u>	Lump Sum					
	Prorated salaries/benefits for administration of CFP staff	1410		47,204				
	<u>Fees and Costs</u>	<u>1430</u>	Lump Sum					
	A/E Fees; reimbursable costs	1430		40,000				
	<u>Site Improvement</u>	<u>1450</u>						
ME020-000001								
Maintenance Garage	Pave Parking lot	1450		10,000				
	<u>Subtotal Acct. 1450</u>			10,000				

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				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Structures</u>	<u>1460</u>						
ME020-000001								
425 Broadway	Electrical Panels	1460	100	102,000				
	Surveillance System	1460		10,000				
	Brick Maintenance	1460		40,000				
1700 Broadway	Common Area Carpet	1460		20,000				
	Surveillance System	1460		10,000				
ME020-000002								
20-3 Scattered Sites	N/A							
20-4 Family – BP’s, 73 Hill St. & Elmwood Ave.	Surveillance System	1460		10,000				
20-5 Family – 53-60 Landry, 55 Hill, Grandview & Free St	New Windows	1460	20Units	60,000				
	Subtotal Acc. 1460			252,000				

	Dwelling Equipment	1465.1						
ME020-000002								
20-3 Scattered Sites	New Energy Star Refrigerators	1465.1	26	13,000				
20-4 Family – BP’s, 73 Hill St. & Elmwood Ave.	New Energy Star Refrigerators	1465.1	50	25,000				
20-5 Family – 53-60 Landry, 55 Hill, Grandview & Free St	New Energy Star Refrigerators	1465.1	20	10,000				
	Subtotal Acc. 1465.1			48,000				
	Non-Dwelling Structures	1470						
Landry Laundry Bldg.	Surveillance System	1470		5,000				
Maintenance Garage	Renovation	1470		20,000				
	Subtotal Acc. 1470			25,000				
PHA Wide	Non-Dwelling Equipment	1475						
	Walker Mower	1475		20,000				
	Subtotal Acc. 1475			20,000				
	Grand Total			472,043				

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PHA Name: South Portland Housing Authority				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
ME020-000001	7/14/2012		7/14/2014		
ME020-000002	7/14/2012		7/14/2014		
PHA Wide	7/14/2012		7/14/2014		

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FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:2)
 Performance and Evaluation Report for Period Ending: 3/31/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	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	23,887	23,887	23,887	23,887
3	1408 Management Improvements	5,000	5,000	5,000	5,000
4	1410 Administration (may not exceed 10% of line 21)	47,592	47,592	24,007.60	23,500.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	44,437	46,103.50	210.00	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000	60,000	-0-	-0-
10	1460 Dwelling Structures	240,000	230,000	21,105.71	16,884.93
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	65,000	63,333.50	62,558.50	62,558.50
14	1485 Demolition				
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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
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: South Portland Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P02050109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010			<input type="checkbox"/> Final Performance and Evaluation Report			
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)	475,916	475,916	136,768.81	131,830.43	
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		

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.

Part II: Supporting Pages								
PHA Name: South Portland Housing Authority			Grant Type and Number Capital Fund Program Grant No: ME36P02050109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
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	<u>Operations</u>	<u>1406</u>	Lump Sum					
	Public Housing Operations	1406		23,887	23,887	23,887	23,887	Complete
PHA Wide	<u>Management Improvements</u>	<u>1408</u>	Lump Sum					
	Computer Software/Hardware Upgrades, Training	1408		5,000	5,000	5,000	5,000	Complete
PHA Wide	<u>Administrative</u>	<u>1410</u>	Lump Sum					
	Prorated salaries/benefits for administration of CFP staff	1410		47,592	47,592	24,007.60	23,500.00	In Progress
	<u>Fees and Costs</u>	<u>1430</u>	Lump Sum					
	A/E Fees; reimbursable costs	1430		44,437	46,103.50	210.00	-0-	In Progress
	<u>Site Improvement</u>	<u>1450</u>						
ME020-000002								
20-3 Scattered Family Sites	Pave Driveways & Walks	1450	11 Sites	30,000	30,000			
20-5 Scattered Family Sites	Pave & Sealcoat	1450	5 Sites	20,000	30,000			
	<u>Subtotal Acct. 1450</u>			50,000	60,000			

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

Part II: Supporting Pages								
PHA Name: South Portland Housing Authority			Grant Type and Number Capital Fund Program Grant No: ME36S02050109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
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	
	<u>Dwelling Structures</u>	<u>1460</u>						
ME020-000001								
1700 Broadway	Common Area Paint	1460		-0-	20,000			From 2008
ME020-000002								
20-3 Scattered Sites	Exterior Painting	1460		-0-	10,000			From 2008
20-4 Family - 73 Hill St. & Elmwood Ave.	Remodel Bathrooms	1460	14 Units	100,000	30,000			Moved to 2013 From 2013
	Remodel Laundry	1460		25,000	-0-			
	Relocate Electric Meters – 73 Hill St.	1460		-0-	25,000			
20-5 Family – Landry, 55 Hill, Grandview & Free St	New Gas Boilers	1460	5	25,000	25,000	21,105.71	16,884.93	In Progress
	Remodel Bathrooms	1460	14 units	80,000	60,000			Cancelled From 2008
	Add Water Shut-offs	1460	20 units	10,000	-0-			
	New Flooring	1460	20 units	-0-	60,000			
	Subtotal Acc. 1460			240,000	230,000			

	Non-Dwelling Structures	1470						
Landry Office Bldg.	Circuit Breaker Panels	1470		-0-	10,000			From 2008
	Subtotal Acc. 1470			-0-	10,000			
PHA Wide	Non-Dwelling Equipment	1475						
	Kubota Tractor w/Acc.	1475		35,000	31,525.00	31,525.00	31,525.00	Complete
	¾ Ton Truck w/Plow	1475		30,000	31,808.50	31,033.50	31,033.50	In Progress
	Subtotal Acc. 1475			65,000	63,333.50			
	Grand Total			475,916	475,916	136,768.81	131,830.43	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: South Portland Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
ME020-000001	09/14/2011		09/14/2013		
ME020-000002	09/14/2011		09/14/2013		
PHA Wide	09/14/2011		09/14/2013		

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: 2)
 Performance and Evaluation Report for Period Ending: 3/31/2010 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	27,000	27,000	27,000
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	47,160	47,160	47,160	47,160
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	30,000	4,956.37	4,956.37
8	1440 Site Acquisition				
9	1450 Site Improvement	65,000	52,550	2,550	2,550
10	1460 Dwelling Structures	242,000	267,197	80,243.86	6,474.46
11	1465.1 Dwelling Equipment— Nonexpendable	37,970	42,690	42,690	4,490
12	1470 Nondwelling Structures	10,000	-0-	-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: ME36P02050108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e 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		7,467		
21	Amount of Annual Grant: (sum of lines.....)		471,597	471,597	209,600.23
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	27,000	27,000	27,000	Complete	
	Subtotal Acct 1406			27,000	27,000	27,000.00	27,000.00		
	<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	5,000.00	5,000.00		
	<u>Administration</u>	1410	Lump Sum						
HA Wide	Prorated salaries/benefits for administration of CFP staff	1410		47,160	47,160	47,160	47,160	Complete	
	Subtotal Acct 1410			47,160	47,160	47,160.00	47,160.00		

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

PHA Name: 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	30,000	4,956.37	4,956.37	In Progress
	Subtotal Acct 1430			30,000	30,000	4,956.37	4,956.37	
	<u>Site Improvement</u>	1450						
ME020-004	Pave Parking Areas & Walkways	1450		15,000	50,000	-0-	-0-	
ME020-006	Emergency Generator	1450		50,000	-0-	-0-	-0-	Did under
St. Cyr Court	Pave Front Entrance Walk	1450		-0-	2,550.00	2,550.00	2,550.00	501-07 Complete
	Subtotal Acct 1450			65,000	52,550	2,550.00	2,550.00	
	<u>Dwelling Structures</u>	1460						

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	
ME020-001 Hazard Towers	Medeco Lock Conversion	1460	Bldg.	-0-	20,000			In Progress Supplement 2007	
ME020-002 Landry Village	Exterior Doors Vinyl Flooring	1460 1460		25,000 25,000	35,197 35,000	-0- 33,371.00	-0- 4,462.00	In Progress	
ME020-003 Boni Domus Toata Urbe	Exterior Painting	1460		10,000	-0-	-0-	-0-	Moved to 2009	
ME020-004 73 Hill St Broadpines	Hot Water Tank/Boiler Relocate 73 Hill – Wooden Canopies Building Entry Door Replacement Broadpines – Exterior Siding	1460 1460 1460 1460		15,000 -0- 5,000 -0-	20,000 2,000 -0- 60,000	-0- -0- -0- -0-	-0- -0- -0- -0-	Sup. ARRA PH Budget Sup. ARRA	
ME020-005 Community Commons	New Flooring	1460		60,000	-0-	-0-	-0-	Moved to 2009	
ME020-006 1700 Broadway	Common Area Carpet Common Area Paint New Flooring	1460 1460 1460		25,000 10,000 35,000	-0- -0- 45,000	-0- -0- 43,500.00	-0- -0- -0-	To 2010 To 2009 In Progress	

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
	Exterior & Interior Doors	1460		32,000	45,000	2,012.46	2,012.46	
	Exterior Brick Maintenance	1460		-0-	5,000	1,360.40		In Progress Supplement 2009 ARRA
	Subtotal Acct 1460			242,000	267,197	80,243.86	6,474.46	
	<u>Dwelling Equipment</u>	1465.1						
ME020-001 Hazard Towers	New Electric Ranges	1465.1		35,000	38,200	38,200	-0-	In Progress
ME020-004 73 Hill St.	Stack Washer / Dryer	1465.1		2,970	2,970	2,970	2,970	Complete
	Washer & Dryer	1465.1		-0-	1,520	1,520	1,520	Complete
	Subtotal Acct 1465.1			37,970	42,690	42,690.00	4,490.00	
	<u>Nondwelling Structures</u>	1470						
ME020-002 Office	Circuit Breaker Panels	1470		10,000	-0-	-0-	-0-	Moved to 2009

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
Building								
	Subtotal Acct 1470			10,000	-0-			
HA Wide	<u>Contingency</u>	1502						
	Contingency for cost overruns	1502		7,467	-0-			
	Subtotal Acct 1502			7,467	-0-			
	Grand Total			471,597	471,597	209,600.23	97,630.83	

**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: ME36P02050108 Replacement Housing Factor No:	Federal FY of Grant: 2008
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Development Number Name/HA-Wide Activities	All Funds Obligated By (Date)			All Funds Expended By (Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
23-020-001 Hazard Towers	6/12/2010			6/12/2012			
23-020-002 Landry Village	6/12/2010			6/12/2012			
23-020-003 Boni Domus Tota Urbe	6/12/2010	N/A		6/12/2012	N/A		Work Item Moved to 2009 CFP
23-020-004 Broadpines, Hill St., Elmwood	6/12/2010			6/12/2012			
23-020-005 Community Commons	6/12/2010	N/A		6/12/2012	N/A		Work Item Moved to 2009 CFP
23-020-006 St. Cyr Court	6/12/2010			6/12/2012			
PHA Wide	6/12/2010			6/12/2012			

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: 4)
 Performance and Evaluation Report for Period Ending: 3/31/2010 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	44,375.50	44,375.50	44,375.50	44,375.50
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	37,500	36,030.91	36,030.91	36,030.91
8	1440 Site Acquisition				
9	1450 Site Improvement	139,500.00	155,095.48	155,095.48	155,095.48
10	1460 Dwelling Structures	158,163.76	147,660.61	147,660.61	145,188.60
11	1465.1 Dwelling Equipment— Nonexpendable	18,000	16,525	16,525	-0-
12	1470 Nondwelling Structures	-0-	-0-	-0-	-0-
13	1475 Nondwelling Equipment	30,000	28,931.50	28,931.50	28,931.50

**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: 4)
 Performance and Evaluation Report for Period Ending: 3/31/2010 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	1,079.74	-0-		
21	Amount of Annual Grant: (sum of lines.....)	435,619	435,619	435,619	416,621.99
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	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	2,000	2,000		
	<u>Administration</u>	1410	Lump Sum						
HA Wide	Prorated salaries/benefits for administration of CFP staff	1410		44,375.50	44,375.50	44,375.50	44,375.50	Complete	
	Subtotal Acct 1410			44,375.50	44,375.50	44,375.50	44,375.50		

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	
	Fees and Costs	1430	Lump Sum					
HA Wide	A & E Fees; reimbursable costs	1430		37,500	36,030.91	36,030.91	36,030.91	Complete
	Subtotal Acct 1430			37,500	36,030.91	36,030.91	36,030.91	
	Site Improvement	1450						
ME020-002 G.O.B. & Community Room	Emergency Generator	1450		26,250	34,000	34,000	34,000	Complete
ME020-006 1700 Broadway	Pave Parking Lot Emergency Generator	1450 1450		77,000 36,250	76,753 44,342.48	76,753 44,342.48	76,753 44,342.48	Complete Complete
	Subtotal Acct 1450			139,500.00	155,095.48	155,095.48	155,095.48	
	Dwelling Structures	1460						

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	
ME020-001 Hazard Towers	Smoke/Heat Detector Upgrades	1460	100 Units	-0-	-0-	-0-	-0-	Moved to 501-08 In Progress	
	Replace Locksets & Key Medeco	1460	100 Units	40,000	29,496.85	29,496.75	27,02484		
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		13,163.58	13,163.58	13,163.58	13,163.58	Complete	
ME020-005 Community Commons	N/A								
ME020-006 1700 Broadway	Kitchen Cabinets	1460	100 Units	67,847.18	67,847.18	67,847.18	67,847.18	Completed w/501-06 See 501-08 Complete	
	Patio Doors	1460	22 Units	-0-	-0-	-0-	-0-		
	New Gas Boilers	1460	2	37,153	37,153	37,153	37,153		

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
	Subtotal Acct 1460			158,163.76	147,659.76	147,659.76	145,188.60	
	<u>Dwelling Equipment</u>	1465.1						
ME020-002 Laundry Village	New Electric Ranges	1465.1	50	18,000	16,525	16,525	-0-	In Progress
	Subtotal Acct 1465.1			18,000	16,525	16,525	-0-	
	<u>Non-Dwelling Structures</u>	1470						
HA Wide	GOB – HVAC System	1470		-0-	-0-	-0-	-0-	Cancelled
	Subtotal Acct 1470			-0-	-0-			
	<u>Non-Dwelling Equipment</u>	1475						
	New ¾ Ton Truck w/plow	1475		30,000	28,931.50	28,931.50	28,931.50	Complete
	Subtotal Acct 1475			30,000	28,931.50	28,931.50	28,931.50	
HA Wide	<u>Contingency</u>	1502						
	Contingency for cost overruns	1502		1079.74	-0-			
	Subtotal Acct 1502			1079.74	-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: 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
	Grand Total			435,619	435,619	435,619	416,621.99	

**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	9/13/09		9/09	9/13/11			
23-020-002 Landry Village	9/13/09		9/09	9/13/11			
23-020-003 Boni Domus Tota Urbe	N/A			N/A			
23-020-004 Broadpines, Hill St., Elmwood	9/13/09		9/08	9/13/11		9/08	
23-020-005 Community Commons	N/A			N/A			
23-020-006 St. Cyr Court	9/13/09		9/09	9/13/11		3/10	
PHA Wide	9/13/09		12/31/08	9/13/11		12/31/08	

South Portland Housing Authority - ME020
2010 5-Year and Annual Plan

VAWA Statement

The 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 works with the South Portland Police Dept., Family Crisis Services, and Sexual Assault Support Services to support victims of domestic violence, dating violence, sexual assault, or stalking. Each of these local agencies accepts referrals, offers individual counseling, and group prevention programs to South Portland Housing Authority staff and tenants. Information about the programs and services are posted prominently in the lobby at all SPHA offices. All residents are informed of all resources available to victims of domestic violence, dating violence, sexual assault, or stalking at the time of their annual recertification.

In addition, the South Portland Housing Authority employs a variety of methods to assist victims of domestic violence, 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.

South Portland Housing Authority has:

Amended leases/assistance contracts to 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.

Amended 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.

Amended the Administrative Plan.

- The Administrative Plan has been revised to include language throughout as to how South Portland Housing Authority will manage the new provisions of the act.

Has obtained and disseminates certification form HUD-50066

- Notified tenants of rights and owners and managers of rights and obligations.
- South Portland Housing Authority has mailed documentation to both Public Housing Tenants and Section 8 participants and owners.
- South Portland Housing Authority posts information pertaining to VAWA in the lobby of all SPHA offices.
- South Portland Housing Authority reviews the VAWA during the applicant briefing meeting and at the time of their annual recertification.

**South Portland Housing Authority
Resident Advisory Board (RAB) Comments**

The public comment period on the proposed 2010 South Portland Housing Authority 5-Year & Annual Plan began on May 6, 2010 and ended June 21st with a public meeting of the South Portland Housing Authority Resident Advisory Board (RAB). No comments were received and no concerns were expressed during the public hearing or the resident advisory meeting regarding the South Portland Housing Authority 2010 5-Year & Annual Plan.

**Challenged Elements
South Portland Housing Authority
2010 5-Year & Annual Plan**

There were no challenges to elements of the agency's 2010 5-Year & Annual Plan.

Attachment IV

South Portland Housing Authority 2010 5-Year & Annual Plan 9.0 Housing Needs

Overview

Demographic Trends in Cumberland County

The demographics in Maine are changing faster than any time in our history. From 2000-2008, Cumberland County has grown by just 10,435 people, less than half what was projected for 2010. The diversity of the region is growing more rapidly. Minorities now comprise 7.2% of the population in Cumberland County, with Blacks accounting for the largest sector. From 2000-2008, the Black population more than doubled. Single persons living alone comprised the fastest growing segment of all households, tied with single parents with children. Married couples with children posted the largest decline. The region is aging. By 2025, 1 in 3 people will be a senior over the age of 55. All of these trends are having and will continue to have a huge impact on the housing needs of the residents of the Greater Portland area.

The City of South Portland is the fourth largest city in the State of Maine with an estimated population of 24,500. Renter household income is currently 52% of the Area Median Income

South Portland Housing Authority manages 346 Public Housing units; 250 are for elderly/disabled and 96 are for families. Twenty-five percent (25%) of the units are accessible to disabled individuals. SPHA recently reopened its waiting list and received over 400 applications.

Region 1, which includes the South Portland Market Area, is home to 45% of Maine's homeless population according to the most recent Maine Housing Point-in-Time Survey for Homelessness. Over 46% of the homeless individuals responding to the Point-in-Time Survey indicate they had no income and were unable to pay rent because of job loss.

Housing Needs in Greater Portland

Affordability

The recent downturn in the economy of Greater Portland is having a significant impact on citizens' ability to secure adequate rental housing. The average salary of \$35,957 in Greater Portland is not enough to pay for the average two bedroom apartment. Two thirds (66%) of owners and three quarters (75%) of renters who earn less than 50% of the area median income have a housing problem, with severe cost burdens being the most prevalent. Cost burden increases with age. Overcrowding is also a problem for Black and Asian households. Rents in Cumberland County continue to exceed HUD's published FMRs. Approximately 52% of the population in Cumberland County is unable to afford the average 2-bedroom rent. In 2000 36% of renters paid over 30% of their income for rent.

The affordability of rental housing appears to be increasing for the general population. From 2000 to 2009 the average rent for a 2 bedroom apartment has increased

21.9% which is less than the rate of inflation. During this period the median income of renters increased 20.5%. But renters, seniors, Black families, and single parents have not seen any gains in real income over the last decade. It is easier for low income households to find affordable small units in the marketplace than large units: 68% of efficiencies and 1-bedroom apartments that are affordable to very low income households are actually occupied by such households.

Supply

With 10,211 rental units available to meet the demands of 12,108 households earning less than 50% of median income, there is an estimated gap of 1,897 for subsidized units in Greater Portland.

Seventy-four percent of the homes in Cumberland County are heated with fuel oil. The sharp increase in the price of oil coupled with the recent economic downturn has had a significant impact on rents, renters and landlords. A few landlords have stopped renting their properties and others are facing foreclosure

From 2000 to 2008, the region’s urban centers built more housing units than the suburbs, and more housing units than new jobs. The suburbs captured a surprising 66% of new jobs growth in Cumberland County but built only 13% of the region’s new multi-family housing units.

Large gaps between supply and demand persist for elderly low-income renters and the physically disabled.

Quality

The housing stock in Maine is some of the oldest in the nation. Seventy percent of the housing stock in Cumberland County was built prior to 1980 with 29% built prior to 1940. While there are a variety of programs to rehabilitate single family homes. There are few programs to support the renovation of multi-family units.

Accessibility

Twenty-five percent of the housing units owned by South Portland Housing Authority are accessible to disabled individuals.

The age of Maine’s housing stock has a significant impact on the number of handicap accessible units in the Greater Portland area. However, between 2000 and 2008 Cumberland County saw an increase in the development of quality accessible housing units by private developers which has freed up some of the older accessible units for renters with lower incomes.

Size of Units & Location

Within Cumberland County approximately 30% of housing units are renter occupied. Vacancy rates have been approximately 4%. Affordability is the major barrier to finding decent, safe rental housing in Cumberland County.

Distribution of all Rental Dwellings by # of Bedrooms in Cumberland County, Maine

1 Bedroom	2 Bedroom	3 Bedroom	4/5+ Bedroom
37%	41%	16%	6%

Summary

Finding affordable housing in the Greater Portland area continues to be a challenge for Maine's low, very low, and extremely low income residents. The recent economic downturn has added to this challenge. But there is some hope. Greater Portland housing authorities and non-profit organizations are continuing to work together to address this issue and to raise awareness of the housing challenges facing our most vulnerable citizens.

Data Sources:

Cumberland County Regional Housing Plan - Draft December 2009

Maine Housing Portland-South Portland-Biddeford Labor Market Area Rental Housing Facts 2009

U.S. Bureau of the Census

National Low Income Housing Coalition

See South Portland Housing Authority Wait List statistics below – page 4.

South Portland Housing Authority Wait List Statistics

South Portland (ME) Housing Authority Wait List Statistics

PUBLIC HOUSING	#	%	SECTION 8 - HCV	#	%
<u>Total # of Families by Race</u>			<u>Total # of Families by Race</u>		
White	202	86	White	85	79
Black/AF-AM	27	11	Black/AF-AM	19	18
AM/Indian/Alaskan	2	1	AM/Indian/Alaskan	2	2
Asian	5	2	Asian	1	1
Hawaiian/Pacific Islander	0	0	Hawaiian/Pacific Islander	0	0
<u>Related Data</u>			<u>Related Data</u>		
Female	163	69	Female	85	79
Male	73	31	Male	22	21
Handicapped			Handicapped		
Disabled	67	28	Disabled	25	23
Family w/Children	75	32	Family w/Children	68	64
Elderly	42	18	Elderly	9	8
Single	52	22	Single	5	5
<u>Family Size</u>			<u>Family Size</u>		
0			0		
1			1		
2			2		
3			3		
4			4		
5			5		
6			6		
7			7		
8			8		
9			9		
10			10		
<u>Bedrooms</u>			<u>Bedrooms</u>		
0	57	24	0	0	0
1	84	36	1	36	34
2	72	30	2	39	36
3	16	7	3	24	22
4	7	3	4	8	7
5	0	0	5	0	0
6	0	0	6	0	0

Attachment III

South Portland Housing Authority 2010 5-Year & Annual Plan 6.0 (a) Changes to ACOP & HCV Administrative Plan

A) Admissions and Continued Occupancy Policy for Public Housing

Following is a summary of the proposed changes to the South Portland Housing Authority Admissions and Continued Occupancy Policy for Public Housing.

Section 3.0 Added Limited English Proficiency (LEP).

“The South Portland Housing Authority will take affirmative steps to communicate with persons who need services or information in a language other than English. (See federal register dated 1/22/07).”

Section 8.5 Changed the number of days to appeal a Housing Authority decision from 10 days to 14 days.

Section 11.2 Added two sections on Income Exclusions, Kinship Guardian Assistance and Income from Census Bureau.

- t. Payments made under Kin-GAP or similar guardianship care programs for children leaving the juvenile court system.
- u. Income Payments from the U.S. Census Bureau defined as employment lasting no longer than 180 days and not culminating in permanent employment.”

Section 12.2 (a) Updated the section on Enterprise Income Verification (EIV). HUD requirement.

“The Enterprise Income Verification (EIV) system is a web-based computer system that contains employment and income information of individuals who participate in HUD rental assistance programs. All applicants will be checked on the Enterprise Income Verification (EIV) system when offered housing. We will check the following reports: Existing Tenant Search and Multiple Subsidy Report. These reports will:

1. Confirm your name, date of birth and social security number.
2. Confirm that you are not receiving rental assistance at another address.
3. Show if you owe an outstanding debt to any housing authority.
4. Show any negative status if you moved out of a subsidized unit in the past.

The information will be used to determine your eligibility for rental assistance at the time of application. The purpose of EIV is to identify and prevent fraud within HUD rental assistance programs. The consent you sign at application gives SPHA permission to check your status on the EIV system.

Once you are on the program, we will continue to check EIV at recertification and any time that you have an interim change or back charge. We will also check the following reports on a monthly basis: Multiple Subsidy Report, Identity Verification Report, Failed EIV Pre-Screening Report, Failed Verification Report, Deceased Tenant Report and New Hires Report. At recertification time, we will check the following reports: Income Report, Income Discrepancy Report and No Income Report.”

Section 14.0 Added to the community service section that the eight hours of activity must be performed each month - no skipping months and then doubling up.

“The eight hours of activity must be performed each month. An individual may not skip a month and then double up the following month unless special circumstances warrant it.”

Section 23.0 Added the No-Smoking lease addendum which reads:

NO-SMOKING LEASE ADDENDUM

Tenant and all members of Tenant's family or household are parties to a written lease with South Portland Housing Authority. This Addendum states the following additional terms, conditions and rules which are hereby incorporated into the Lease.

A breach of this Lease Addendum shall give each party all the rights contained herein, as well as the rights in the Lease. **This addendum is effective as of January 1, 2009.**

1. Purpose of No-Smoking Policy. The parties desire to mitigate (i) the irritation and known health effects of secondhand smoke; (ii) the increased maintenance, cleaning, and redecorating costs from smoking; (iii) the increased risk of fire from smoking; and (iv) the higher costs of fire insurance for a non-smoke-free building.

2. Definition of Smoking. The term “smoking” means inhaling, exhaling, breathing, or possession or carrying any lighted cigar, cigarette, or other tobacco product or similar lighted product (tobacco, weed or plant product) in any manner or in any form, including but not limited to a pipe, cigar or cigarette of any kind).

3. Smoke-Free Property. Tenant agrees and acknowledges that the premises to be occupied by Tenant and members of Tenant's household have been designated as a smoke-free living environment. Tenant and members of Tenant's household shall not smoke anywhere in the unit rented by Tenant, or the building where the Tenant's unit is

located or in any of the common areas or adjoining grounds of such building or other parts of the rental community, nor shall Tenant permit any guests or visitors under the control of Tenant to do so.

4. Tenant to Promote No-Smoking Policy and to Alert South Portland Housing Authority of Violations. Tenant shall inform Tenant's guests of the no-smoking policy. Further, Tenant shall promptly give South Portland Housing Authority a written statement of any incident of smoking at the Property and/or smoke is migrating into the Tenant's unit from sources outside of the Tenant's apartment unit.

5. South Portland Housing Authority to Promote No-Smoking Policy. South Portland Housing Authority shall post no-smoking signs at entrances and exits, common areas, hallways, and in conspicuous places adjoining the grounds of the Property.

6. South Portland Housing Authority Not a Guarantor of Smoke-Free Environment. Tenant acknowledges that South Portland Housing Authority's adoption of a smoke-free living environment, and the efforts to designate the Property as smoke-free, do not make the South Portland Housing Authority or any of its managing agents the guarantor of Tenant's health or of the smoke-free condition of the Tenant's unit and the common areas. However, South Portland Housing Authority shall take reasonable steps to enforce the smoke free terms of its leases and to make the complex smoke-free. South Portland Housing Authority is not required to take steps in response to smoking unless South Portland Housing Authority knows of said smoking or has been given written notice of said smoking.

7. Effect of Breach and Right to Terminate Lease. A breach of this Lease Addendum is a breach of the Lease. A material breach of this Addendum shall be a material breach of the Lease and grounds for immediate termination upon 30 days written notice.

8. Disclaimer by South Portland Housing Authority. Tenant acknowledges that South Portland Housing Authority's ability to police, monitor, or enforce the agreements of this Addendum is dependent in significant part on voluntary compliance by Tenant and Tenant's guests. Tenants with respiratory ailments, allergies, or any other physical or mental condition relating to smoke are put on notice that South Portland Housing Authority does not assume any higher duty of care to enforce this Addendum than any other South Portland Housing Authority obligation under the Lease.

9. Permitted Smoking Areas. The South Portland Housing Authority may designate a portion of the outdoor area of the Property as a permitted smoking area. Any permitted smoking area will be a distance of twenty-five (25) feet or larger from the Property to ensure that other tenants in the area are not exposed to smoke and smokers. Smokers are responsible for safely disposing of trash and cigarette butts in designated receptacle.

10. Effect on Current Tenants. Tenants in residence **prior to January 1, 2009** will be subject to this new addendum **as of July 1, 2009.**

Section 24.0 Added the Oxygen Tank Use lease addendum.

Lease Addendum

Oxygen Tank Use

Oxygen Tank Use. Tenants may have oxygen tanks for medical reasons. The use of commercial oxygen poses a potentially life threatening hazard if not used properly. Oxygen helps fire spread fast and may make ordinarily non-flammable items become fire hazards. To reduce the risk of injury, fire or death, the SPHA requires residents to comply with safety rules and requirements including:

DO NOT allow smoking in your unit or within 10 feet of your oxygen tank in any area that tenants are permitted to smoke (including other tenants' units and outdoor areas);

Post **NO SMOKING** and **OXYGEN IN USE** signs on the entrance to your unit;

When oxygen is in use, Tenant shall keep it at least 10 feet away from any open fire, stoves, gas appliances, dryers, hot water heaters, etc.;

Tenant shall not allow children or others to play with toys that have friction motors or that give off sparks;

Tenant may not use electrical equipment while using oxygen, such as electric razors, hairdryers, electric blankets or electric heaters - cell phones are okay;

Tenant may not use flammable products such as paint thinner, rubbing alcohol or oil-based products such as Vaseline near oxygen;

Tenant must keep oxygen tanks and liquid oxygen vessels in a cart, rack or stable base out of direct sunlight; and

Tenant must report any non-working smoke detectors to the SPHA immediately.

Tenant's failure to abide by any of the above rules of oxygen tank use is a breach of this Lease and grounds for Notice of Termination of Tenancy.

B) Administrative Plan for Section 8

Following is a summary of the proposed changes made to the Section 8 Housing Choice Voucher Program Administrative Plan.

Section 2.0 Added Limited English Proficiency (LEP). This is a HUD requirement.

“The South Portland Housing Authority will take affirmative steps to communicate with persons who need services or information in a language other than English. (See federal register dated 1/22/07).”

Section 4.2 (F) We added Eligibility of Student for Section 8 Assistance. This is a HUD requirement.

F. Eligibility of Students for Section 8 Assistance

1. Owners must determine a student’s eligibility for Section 8 assistance at move-in, annual recertification, initial recertification (when an in-place tenant begins receiving Section 8) and at the time of an interim recertification if one of the family composition changes reported is that a household member is enrolled as a student.
2. Section 8 assistance shall not be provided to any individual who:
 - a. Is enrolled as either part-time or full-time student at an institution of higher education for the purpose of obtaining a degree, certificate or other program leading to a recognized educational credential;
 - b. Is under the age of 24
 - c. Is not married
 - d. Is not a veteran of the United States Military;
 - e. Does not have dependent child;
 - f. Is not a person with disabilities, such term is defined in 3(b)(3)(E) of the United States Housing Act of 1937 (42 U.S.C. 1437a (b) (3)(E) and was not receiving Section 8 assistance as of November 30,2006;
 - g. Is not living with his or her parents who are receiving Section 8 assistance; and
 - h. Is not individually eligible to receive Section 8 assistance and has parents (the parents individually or jointly) who are not income eligible to receive Section 8 assistance.
3. For a student to be eligible independent of his or her parents (where the income of the parents is not relevant) the student must demonstrate the absence of or his or her independence

from the parents. While owner may use additional criteria for determining the student's independence from parents, owners must use, and the student must meet, at a minimum all of the following criteria to be eligible for Section 8 assistance. The student must:

- a. Be of legal contract age under state law;
 - b. Have established a household separate from parents or legal guardian for at least one year prior to application for occupancy or meet the US Department of Education's definition of an independent student.
 - c. Not be claimed as a dependent by parents or legal guardians pursuant to IRS regulations; and
 - d. Obtain a certification of the amount of financial assistance that will be provided by parents, signed by the individual providing the support. This certification is required even if no assistance will be provided.
4. Any financial assistance a student receives (1) under the Higher Education Act of 1965 (2) from private sources or (3) from an institution of higher education that is in excess of amounts received for tuition is included in annual income, except if the student is over the age of 23 with dependent children or if the student is living with his or her parents who are receiving Section 8 assistance.
 5. If an ineligible student is a member of an applicant household or an existing household receiving Section 8 assistance, the assistance for the household will not be prorated but will be terminated.

NOTE An owner cannot evict or require an ineligible student to move from a unit as long as the student is in compliance with the terms of the lease.

Section 5.9 Changed the number of days to appeal a Housing Authority decision from 10 days to 14 days.

Section 10.3 Added two sections on Income Exclusions, Kinship Guardian Assistance and Income from Census Bureau.

- t. Payments made under Kin-Gap or similar guardianship care for children leaving the juvenile court system.
- u. Income Payments from the US Census Bureau defined as employment lasting no longer than 180 days and not culminating in permanent employment.

Section 11.2 (a) We updated this section on Enterprise Income Verification (EIV). HUD requirement.

EIV- ENTERPRISE INCOME VERIFICATION

The Enterprise Income Verification (EIV) system is a web-based computer system that contains employment and income information of individuals who participate in HUD rental assistance programs. All applicants will be checked on the Enterprise Income Verification (EIV) system when offered housing. We will check the following reports: Existing Tenant Search and Multiple Subsidy Report. These reports will:

5. Confirm your name, date of birth and social security number.
6. Confirm that you are not receiving rental assistance at another address.
7. Show if you owe an outstanding debt to any housing authority.
8. Show any negative status if you moved out of a subsidized unit in the past.

The information will be used to determine your eligibility for rental assistance at the time of application. The purpose of EIV is to identify and prevent fraud within HUD rental assistance programs. The consent you sign at application gives SPHA permission to check your status on the EIV system.

Once you are on the program, we will continue to check EIV at recertification and any time that you have an interim change or back charge. We will also check the following reports on a monthly basis: Multiple Subsidy Report, Identity Verification Report, Failed EIV Pre-Screening Report, Failed Verification Report, Deceased Tenant Report and New Hires Report. At recertification time, we will check the following reports: Income Report, Income Discrepancy Report and No Income Report.

Section 12.3.1 Added if a higher payment standard is needed, what the Housing Authority has to submit to HUD.

12.3.1 Setting the Payment Standard

The Statute requires that the payment standard be set by the Housing Authority at between 90 and 110% of the FMR without HUD's prior approval. The SOUTH PORTLAND Housing Authority will review its determination of the payment standard annually after publication of the FMRs. The SOUTH PORTLAND Housing Authority will consider vacancy rates and rents in the market area, size and quality of units leased under the program, rents for units leased under the program, success rates of housing choice voucher holders in finding units, and the percentage of annual income families are paying for rent under the Voucher Program. If it is determined that success rates will suffer or that families are having to rent low quality units located only in poverty-impacted neighborhoods, or pay over 40% of income for rent, the payment standard may be raised to the

level judged necessary to alleviate these hardships. The objective is to allow families a reasonable selection of modest, decent, and safe housing in a range of neighborhoods.

The SOUTH PORTLAND Housing Authority may establish a higher payment standard (although still within 110% of the published fair market rent) as a reasonable accommodation for a family that includes people with disabilities. With approval of the HUD Field Office, the payment standard can go to 120%. The Housing Authority shall submit the following to HUD:

- a. A statement from a health care provider regarding the nature of the disabled person's disability and the features of the unit (which may include its location) which meet the person's needs.
- b. The contract rent and utility allowance for the unit.
- c. A statement from the agency that it has determined the rent for the unit is reasonable, and that the unit has the feature/s required to meet the needs of the person with disabilities as noticed in the statement from the health care provider.
- d. The household's monthly adjusted income.
- e. The FMR for the unit size for which the family is eligible.
- f. Proposed effective date of the new lease or actual effective date of the lease renewal.

Payment standards will not be raised solely to allow the renting of luxury quality units.

If success levels are projected to be extremely high and rents are projected to be at or below 30% of income, the Housing Authority will reduce the payment standard. Payment standards for each bedroom size are evaluated separately so that the payment standard for one bedroom size may increase or decrease while another remains unchanged. The SOUTH PORTLAND Housing Authority may consider adjusting payment standards at times other than the annual review when circumstances warrant.

Before increasing any payment standard, the Housing Authority will conduct a financial feasibility test to ensure that in using the higher standard, adequate funds will continue to be available to assist families in the program.

Attachment II
South Portland Housing Authority
Progress in Meeting
2005 5-Year & Annual Plan Goals

1) HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

A. PHA Goal: Expand the supply of assisted housing

Objectives:

Leverage private or other public funds to create additional housing opportunities:

Progress: SPHA has recently engaged a development consultant and hired a new Executive Director with the goal of creating more affordable housing.

B. PHA Goal: Improve the quality of assisted housing

Objectives:

Other: (list below)

Maintain high-performer status under PHAS & SEMAP

Progress: High performer status has been achieved in each year.

C. PHA Goal: Increase assisted housing choices

Objectives:

Conduct outreach efforts to potential voucher landlords

Progress: This is an ongoing successful effort.

2) HUD Strategic Goal: Improve community quality of life and economic vitality

A. PHA Goal: Provide an improved living environment

Objectives:

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Progress: In progress

3) HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.

A. PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Progress: We have redefined our approach to resident services and are beginning to achieve these goals

4) HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans
A. PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Other: (list below)

Maintain high staff skill levels in working with diverse populations.

Progress: This is an ongoing successful effort.

5) Other PHA Goals and Objectives: (list below)

A. GOAL: MANAGE THE SOUTH PORTLAND HOUSING AUTHORITY'S PUBLIC HOUSING PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER

The South Portland Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry. This is an on-going objective.

Progress: This is an ongoing successful effort.

B. GOAL: ENHANCE THE MARKETABILITY OF THE SOUTH PORTLAND HOUSING AUTHORITY'S PUBLIC HOUSING UNITS

1. The South Portland Housing Authority shall maintain a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.

2. The South Portland Housing Authority shall maintain proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions. This is an on-going objective.

Progress: This is an ongoing successful effort.

C. GOAL: IMPROVE ACCESS OF PUBLIC HOUSING RESIDENTS TO SERVICES THAT SUPPORT ECONOMIC OPPORTUNITY AND QUALITY OF LIFE

The South Portland Housing Authority shall continue to assist its resident organizations in strengthening their organizations. This is an on-going objective.

Progress: This is an ongoing successful effort.

Attachment I

South Portland Housing Authority 2010 5-Year & Annual Plan Strategic Goals

Expand the supply of assisted housing by leveraging private or other public funds to create additional housing opportunities.

Improve the quality of assisted housing by maintaining our high-performer status under PHAS & SEMAP.

Increase assisted housing choices by conducting outreach efforts to potential voucher landlords.

Provide an improved living environment by designating developments or buildings for particular resident groups (elderly and persons with disabilities).

Promote self-sufficiency and asset development of assisted households by:
 Increasing the number and percentage of employed persons in assisted families:
 Providing or attracting supportive services to improve assistance recipients' employability:
 Providing or attracting supportive services to increase independence for the elderly or families with disabilities.

Ensure equal opportunity and affirmatively further fair housing by maintaining high staff skill levels in working with diverse populations.

Manage the South Portland Housing Authority's Public Housing programs in an efficient and effective manner by promoting a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry. This is an on-going objective.

Enhance the marketability of the South Portland Housing Authority's public housing units by:

 Maintaining a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.

 Maintaining proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions. This is an on-going objective.

Improve the access of public housing residents to services that support economic opportunity and quality of life by continuing to assist its resident organizations in strengthening their organizations. This is an on-going objective.

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						
South Portland Housing Authority / ME020		South Portland, Maine			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY: <u>2010</u>	Work Statement for Year 2 FFY : <u>2011</u>	Work Statement for Year 3 FFY : <u>2012</u>	Work Statement for Year 4 FFY : <u>2013</u>	Work Statement for Year 5 FFY: <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	310,000	360,000	330,000	265,000
C.	Management Improvements		5,000	10,000	10,000	10,000
D.	PHA-Wide Non-dwelling Structures and Equipment		63,000		33,000	98,000
E.	Administration		47,204	47,204	47,204	47,204
F.	Other		30,000	30,000	30,000	30,000
G.	Operations		16,839	24,839	21,839	21,839
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		472,043	472,043	472,043	472,043
L.	Total Non-CFP Funds					
M.	Grand Total		472,043	472,043	472,043	472,043

Part I: Summary (Continuation)							
South Portland Housing Authority / ME020		South Portland, Maine				<input type="checkbox"/> Original 5-Year Plan	<input checked="" type="checkbox"/> Revision No: 5
A.	Development Number and Name	Work Statement for Year 1 FFY : 2009	Work Statement for Year 2 FFY : 2010	Work Statement for Year 3 FFY: 2011	Work Statement for Year 4 FFY: 2012	Work Statement for Year 5 FFY: 2013	
		Annual Statement					

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year: 4 FFY: 2013			Work Statement for Year: 5 FFY: 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>ME020-000001</u> 20-1 Hazard Towers	N/A		<u>ME020-000001</u> 20-1 Hazard Towers		
				Lobby & Entrance Remodel		75,000
	20-2 Landry Village					
	Paving Walks & Driveways		55,000	20-2 Landry Village	N/A	
				N/A		
	20-6 St. Cyr Court			20-6 St. Cyr Court		
	Community Room Kitchen Remodeling		10,000	New Lever Handle Locksets	100	25,000
	<u>ME020-000002</u> 20-3 Scattered Site Families			<u>ME020-000002</u> 20-3 Scattered Site Families		
	Exterior Siding		40,000	Exterior Siding		85,000
	Basement Restorations		20,000			
				20-4 Family Units		
	20-4 Family Units					
	225, 235 BP'S (2) New Boilers		30,000	73 Hill & Elmwood – Exterior Siding	2 Bldgs	50,000
	Pave Lots & Walks		50,000	Broadpines – Bath Exhaust Vents & Ceilings	36 units	20,000
	Remodel Laundry		25,000	Elmwood Ave – New Boiler		10,000
	20-5 Family Units			20-5 Family Units		
	Pave Lots & Walks		50,000			

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**

	Roof Over Boiler Rooms		50,000			
	Subtotal of Estimated Cost		\$330,000	Subtotal of Estimated Cost		\$265,000

