

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>Southwest Harbor Housing Authority</u> PHA Code: <u>ME022</u> PHA Type: <input checked="" 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>50</u> Number of HCV units: <u>0</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"> <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;">Our mission is to provide decent, safe and sanitary housing for low-income citizens of the greater Mount Desert Island and Ellsworth areas.</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. See Attachment II																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: N/A (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;">Town of Bar Harbor Housing Authority, 80 Mount Desert Street, Bar Harbor, Maine.</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> a. We will continue to explore opportunities for conversion of some public housing units too assisted living. This may require some demolition or disposition. b. Mixed financing for modernization will remain a viable option for our small PHA's CIP programs.																										
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. See Attachment III.</p>
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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>a. The Public Housing program has seen a significant decline in on island housing demand while off island demand is stable. For the island PHA’s to survive we’ll need to increase services to attract off island elderly and disabled populations.</p> <p>b. The Section-8 Voucher program on island is now almost non-existent with a small waiting list. Island employment provides for a good wage and weekly rentals now dominate the rental market. The island rentals that are available don’t provide for a twelve month lease period. Off island assistance is stable with a fair supply of units in our price range with the exception of our hard to house clients. For our three & four bedrooms clients the cost is above our payment standard. Adjustments will be needed along with a review of rent reasonableness.</p>
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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. We will begin working on our identified goals as soon as the 2010 5-Year and Annual Plan is approved.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”.</p> <p style="text-align: center;">a. Substantial Deviation from the Plan</p> <p>Substantial deviations are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.</p> <p style="text-align: center;">b. Significant Amendment or Modification to the Plan</p> <p>Significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.</p>
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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>
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Attachment I

MDI & Ellsworth Housing Authorities

2010 5 Year & Annual Plan

2010 – 2014 Goals

5.2

- a. Continue the use of force account labor in the CIP Program. The use of force account labor has enabled us stretch available funds to accomplish more work items.
- b. The consolidation for the Section 8 Voucher program has reduced operational cost while serving the same population in the same geographical area. We will continue to consolidate other operations when politically feasible.
- c. We will continue to make energy and environmental upgrades.
- d. We have built 31 single family highly efficient green homes for families earning up to 120% of AMI. We now have 50% occupancy, given the current economic climate it will be extremely challenging to hold this rate without supplemental funding, we will continue looking for funding.
- e. Our tenant services and meals program for the elderly is holding its own but has experienced significant reductions in funding from the state. We will continue to apply for funding to stabilize and expand this program.
- f. All five authorities are rated high performers.
- g. We will continue our aggressive in house commissioner and staff training policy.
- h. With in the next five years we will experience significant senior staff retirement. We are now preparing staff for authority and management position shifts.

Attachment II

MDI & Ellsworth Housing Authorities

Progress in Meeting 2005 HUD Strategic Goals

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Work with area nonprofits to develop approximately 30 new affordable homeownership units at a nearby farm.

This development has been built.

PHA Goal: Improve the quality of assisted housing

Objectives:

- **Improve/maintain public housing management: (PHAS score) 90+ All 5 authorities are High Performers**
- **Improve/maintain voucher management: (SEMAP score) 90+ Program was consolidated and is now a High Performer.**
- **Increase/maintain customer satisfaction: 90+**
- **Renovate or modernize public housing units: We continue to use CIP money with forced labor to modernize units**

II. HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

Increase the level of service being provided to our residents by our service partners. We have applied for ROSS Grant funds but have been unsuccessful. We continue to utilize state funding when available and this year provided 12,000 meals to our elderly regardless of their ability to pay.

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

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 increase independence for the elderly or families with disabilities.**

IV. HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- **Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:**
- **Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:**
- **Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:**

Attachment III

Ellsworth & MDI Housing Authorities 2010 5-Year Plan

9.0 Housing Needs

Overview of Housing Needs

Demographic Trends

The demographics on Mt. Desert Island have changed dramatically in the last 5 years. The island population has become much more seasonal due in large part to a very rapid rise in the price of houses and land on Mount Desert Island and the downturn in the economy. As families move “off Island” in search of more affordable housing and employment, the average age of the remaining residents has increased. These demographic changes are reflected in a decrease in the number of children in 3 of the 4 Island school districts. These changes are also reflected in our Section 8 program. Previously 240 of the 373 Section 8 vouchers assigned to the MDI & Ellsworth Housing Authorities were used on the Island. Currently only 41 of the vouchers are on the Island. Of these 23 are in tax credit properties.

Housing Needs in Ellsworth & MDI

Affordability

From 2000 to 2009 the average rent for a 2 bedroom apartment in the Ellsworth LMA increased 51.7% from \$574 to \$870, while the median income for renter households increased only 21.3% from \$23,982 to \$29,099. Household unable to afford the average 2-bedroom rent in the Ellsworth LMA increased from 2,304 (47.9%) to 3,349 (58.9 %). In the various Island communities in 2009 the number of households unable to afford the average 2-bedroom rent ranges from 53.5% in Tremont to 61.7% in Southwest Harbor.

Supply

The supply of affordable housing has steadily decreased over the last 10 years due primarily to:

- a.) Many seasonal businesses have begun to purchase rental properties for use solely by their workers
- b.) There has been an influx of retirees who have purchased second homes
- c.) Landlords are renting to college students for nine months during the “off-season” and then renting their units to summer visits for 3 months at premium rates.

Quality

The housing stock in Maine is some of the oldest in the nation. Sixty-eight percent of the housing stock in the Ellsworth LMA was built prior to 1980 with 30.9% 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. Only 30 units of rental housing were built between 2000 – 2006.

Accessibility

The age of Maine’s housing stock has a significant impact on the number of handicap accessible units in the Ellsworth area. Other than units owned and/or operated by the MDI & Ellsworth Housing Authorities there are less than 20 handicapped accessible units in the Ellsworth LMA.

Summary

The sharp rise in the price of real estate on MDI has had a devastating effect on the overall economy of The Island”. The middle class can no longer find affordable housing, which has resulted in a decrease in the year round population, a decline in school enrollment, the closing of service related businesses such as grocery stores, hardware stores, car repair facilities, clothing stores, etc. The only hope for the survival of the community is a long term commitment to the development of affordable housing.

Data Sources:

Maine Housing Hancock County Rental Housing Facts 2009

U.S. Bureau of the Census

National Low Income Housing Coalition

Ellsworth & MDI Housing Authorities

Challenged Elements

There were no challenges to elements of the agency's goals, objectives, or policies at the June 16, 2010 public hearing.

**Ellsworth & MDI Housing Authorities
Resident Advisory Board (RAB) Comments**

The public comment period on the proposed 2010 Ellsworth & MDI Housing Authorities 5-Year & Annual Plan began on May 20, 2010 and ended June 16th with our annual public hearing. No comments were received and no concerns were expressed during the public hearing or at the resident advisory meetings.

2010 5-Year and Annual Plan

VAWA Statement

The Ellsworth & MDI Housing Authorities (EMDIHA) are 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 regional training opportunities EMDIHA has ensured that staff has the knowledge to effectively administer and comply with all provisions of the Violence Against Women.

In accordance to the VAWA revisions within our ACOP and lease, EMDIHA 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.

Our staff works closely with the representatives of the Ellsworth Police Department to insure the victim remains safe by helping them implement their legal and security options and referring them to medical and emergency housing services as needed. Next Step, a shelter for battered women, is an available resource that provides temporary secure undisclosed housing. When the victim and family are their care they also provide counseling and case management to find long-term solutions.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Southwest Harbor Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME 36P 022 501 08 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: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	3,000.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	6,000.00	6,000.00	6,000.00	6,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	10,500.00	10,500.00	10,500.00	10,000.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	17,292.00	0.00	0.00	0.00
10	1460 Dwelling Structures	20,000.00	21,253.78	21,253.78	21,253.78
11	1465.1 Dwelling Equipment—Nonexpendable	18,000.00	37,038.22	37,038.22	37,038.22
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	74,792.00	74,792.00	74,792.00	74,792.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Southwest Harbor Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME 36P 022 501 08 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	
ME 22-1	Repl Community area bldg roof	1460		20,000.00	16,423.72	16,423.72	16,423.72	Started FY07
Ridge Apts	Replace hallway ceiling lights	1465.1		12,750.00	0.00	0.00	0.00	Energy item
	Add antifreeze to heat lines	1465.1		500.00	0.00	0.00	0.00	
	Install smoke/CO2 detectors in ea unit	1465.1		1,500.00	0.00	0.00	0.00	
	Inst dr hold backs on Comm area doors	1465.1		2,250.00	3,008.00	3,008.00	3,008.00	
ME 22-2	Repair-replace planters	1450		2,500.00	0.00	0.00	0.00	
Norwood Cove	Apply final paving coat to parking lot	1450		14,292.00	0.00	0.00	0.00	
	Install curb stops	1450		500.00	0.00	0.00	0.00	
	Install smoke/CO2 detectors in ea unit	1465.1		1,000.00	0.00	0.00	0.00	
HA-Wide	Administration	1410		6,000.00	6,000.00	6,000.00	6,000.00	
	Operations	1406		3,000.00	0.00	0.00	0.00	
	Arch/Eng contract to develop plans and specs for construction bid documents, inspect work and certify completion of design	1430		10,500.00	10,500.00	10,500.00	10,500.00	
	<i>New Work Items</i>							
	<i>Range hood lens cover replacement</i>	<i>1460</i>		<i>0.00</i>	<i>90.00</i>	<i>90.00</i>	<i>90.00</i>	<i>Started FY07</i>
	<i>Purchase and setup a generator</i>	<i>1465.1</i>		<i>0.00</i>	<i>23,287.57</i>	<i>23,287.57</i>	<i>23,287.57</i>	
	<i>Replace 3-way valve</i>	<i>1465.1</i>		<i>0.00</i>	<i>3,007.31</i>	<i>3,007.31</i>	<i>3,007.31</i>	
	<i>Inst high H2O alarm & fuel/water pickup</i>	<i>1465.1</i>		<i>0.00</i>	<i>2,503.60</i>	<i>2,503.60</i>	<i>2,503.60</i>	
	<i>Replace light at auto door entrance</i>	<i>1460</i>		<i>0.00</i>	<i>633.00</i>	<i>633.00</i>	<i>633.00</i>	
	<i>Weatherization work at doors</i>	<i>1460</i>		<i>0.00</i>	<i>594.99</i>	<i>594.99</i>	<i>594.99</i>	
	<i>Relocate photo cell-Norwood Cove</i>	<i>1465.1</i>		<i>0.00</i>	<i>140.00</i>	<i>140.00</i>	<i>140.00</i>	
	<i>Install high water censor in basement</i>	<i>1465.1</i>		<i>0.00</i>	<i>780.00</i>	<i>780.00</i>	<i>780.00</i>	
	<i>Hook-up wall heaters</i>	<i>1465.1</i>		<i>0.00</i>	<i>4,311.74</i>	<i>4,311.74</i>	<i>4,311.74</i>	
	<i>Replace lights with energy start</i>	<i>1460</i>		<i>0.00</i>	<i>3,512.07</i>	<i>3,512.07</i>	<i>3,512.07</i>	

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

PHA Name: Southwest Harbor Housing Authority		Grant Type and Number Capital Fund Program No: ME 36P 022 501 08 Replacement Housing Factor No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ME 22-1 Ridge Apts	6/30/10		6/30/2009	6/30/12		9/30/2009	
ME 22-2 Norwood Cove	6/30/10		6/30/2009	6/30/12		9/30/2009	
PHA – Wide	6/30/10		6/30/2009	6/30/12		9/30/2009	

Part I: Summary						
PHA Name: Southwest Harbor Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME 36P 022 501 09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:	
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:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2010 <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	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	10,000.00	10,000.00	10,000.00	0.00	
3	1408 Management Improvements	0.00	0.00	0.00	0.00	
4	1410 Administration (may not exceed 10% of line 21)	5,000.00	5,000.00	5,000.00	0.00	
5	1411 Audit	0.00	0.00	0.00	0.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	10,500.00	10,500.00	10,500.00	3,500.00	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	2,000.00	2,000.00	0.00	0.00	
10	1460 Dwelling Structures	37,534.00	39,310.19	3,500.00	0.00	
11	1465.1 Dwelling Equipment—Nonexpendable	4,000.00	2,279.83	2,279.83	2,279.83	
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00	
13	1475 Non-dwelling Equipment	5,000.00	4,943.98	4,943.98	4,943.98	
14	1485 Demolition	0.00	0.00	0.00	0.00	
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	
17.	1499 Development Activities	0.00	0.00	0.00	0.00	
18a.	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00	
18b.	9000 Collateralization or Debt Service paid Via Sys of Direct Payment	0.00	0.00	0.00	0.00	
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00	
20.	Amount of Annual Grant:: (sum of lines 2 - 19)	74,034.00	74,034.00	36,223.81	10,723.81	
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

Part II: Supporting Pages								
PHA Name: Southwest Harbor Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME 36P 022 501 09 CFFP (Yes/ 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	
ME 22-1	Install smoke/CO2 detector in each unit	1465.1		2,500.00	1,000.00	1,000.00	1,000.00	
Ridge Apts	Replace flat EPDM roofing	1460		15,000.00	15,000.00	0.00	0.00	
	Paint exterior doors	1460		3,500.00	3,500.00	0.00	0.00	
	Replace kitchen cab'ts/countertops, etc	1460		12,534.00	14,310.19	0.00	0.00	
	Landscaping/walkway	1450		2,000.00	2,000.00	0.00	0.00	
ME 22-2	Install smoke/CO2 detectors in each unit	1465.1		1,500.00	1,279.83	1,279.83	1,279.83	
Norwood Cove	Replace doors, side entrance	1460		6,500.00	6,500.00	3,500.00	0.00	
HA-Wide	Administration	1410		5,000.00	5,000.00	5,000.00	0.00	
	Operations	1406		10,000.00	10,000.00	10,000.00	0.00	
	Arch/Eng contract to develop contracts specs for construction bid documents, grant administrator, coordinator & design	1430		10,500.00	10,500.00	10,500.00	10,500.00	
	Purchase a truck	1475		5,000.00	4,943.98	4,943.98	4,943.98	
				74,034.00	74,034.00	36,223.81	10,723.81	

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.

Part I: Summary

PHA Name: Southwest Harbor Housing Authority	Grant Type and Number Capital Fund Program Grant No: ME 36P 022 501 10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	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	4,000.00			
3	1408.1 Management Improvements Soft Costs	0.00			
	1408.2 Management Improvements Hard Costs	1,000.00			
4	1410 Administration (may not exceed 10% of line 21)	6,000.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	11,500.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	500.00			
10	1460 Dwelling Structures	34,110.00			
11	1465.1 Dwelling Equipment—Nonexpendable	12,750.00			
12	1470 Non-dwelling Structures	500.00			
13	1475 Non-dwelling Equipment	5,000.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17.	1499 Development Activities	0.00			
18a.	1501 Collateralization or Debt Service paid by the PHA	0.00			
18b.	9000 Collateralization or Debt Service paid Via Sys of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20.	Amount of Annual Grant:: (sum of lines 2 - 19)	75,360.00			
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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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

Part II: Supporting Pages								
PHA Name: Southwest Harbor Housing Authority			Grant Type and Number Capital Fund Program Grant No: ME 36P 022 501 10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
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	
ME 22-1	Add antifreeze to heat lines	1465.1		500.00				
Ridge Apts	Repl windows (phased)	1460		8,110.00				
	Hallway heater upgrade & replace controls	1465.1		2,500.00				
	Construct a new sign	1470		500.00				
	Patch foundation wall/repair foundation spalling	1460		1,500.00				
	Paint exterior doors	1460		2,500.00				
	Tighten breaker panels and work breakers	1460		1,000.00				
	Provide sound insulation between floors	1460		8,000.00				
ME 22-2	Replace refrigerators	1465.1		8,750.00				
Norwood Cove	Replace carpet and vinyl in bathroom. Prep work will be required to level the existing floor.	1460		10,000.00				
	Replace bi-fold closet doors (presently metal)	1460		2,000.00				
	Paint interior common halls	1460		1,000.00				
	Stump Removal	1450		500.00				
PHA- Wide	Salaries and Benefits	1410		6,000.00				
	Operations	1406		4,000.00				
	2 PC/workstations	1408.2		1,000.00				
	Security System	1465.1		1,000.00				
	Truck purchase	1475		5,000.00				
	Arch/Eng contract to develop plans and specs for construction bid documents, inspect work, and certify completion to design.	1430		11,500.00				

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.

Part I: Summary						
PHA Name: Southwest Harbor Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME 36P 022 501 09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:	
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:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2010 <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	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	10,000.00	10,000.00	10,000.00	0.00	
3	1408 Management Improvements	0.00	0.00	0.00	0.00	
4	1410 Administration (may not exceed 10% of line 21)	5,000.00	5,000.00	5,000.00	0.00	
5	1411 Audit	0.00	0.00	0.00	0.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	10,500.00	10,500.00	10,500.00	3,500.00	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	2,000.00	2,000.00	0.00	0.00	
10	1460 Dwelling Structures	37,534.00	39,310.19	3,500.00	0.00	
11	1465.1 Dwelling Equipment—Nonexpendable	4,000.00	2,279.83	2,279.83	2,279.83	
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00	
13	1475 Non-dwelling Equipment	5,000.00	4,943.98	4,943.98	4,943.98	
14	1485 Demolition	0.00	0.00	0.00	0.00	
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	
17.	1499 Development Activities	0.00	0.00	0.00	0.00	
18a.	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00	
18b.	9000 Collateralization or Debt Service paid Via Sys of Direct Payment	0.00	0.00	0.00	0.00	
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00	
20.	Amount of Annual Grant:: (sum of lines 2 - 19)	74,034.00	74,034.00	36,223.81	10,723.81	
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

Part II: Supporting Pages								
PHA Name: Southwest Harbor Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME 36P 022 501 09 CFFP (Yes/ 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	
ME 22-1	Install smoke/CO2 detector in each unit	1465.1		2,500.00	1,000.00	1,000.00	1,000.00	
Ridge Apts	Replace flat EPDM roofing	1460		15,000.00	15,000.00	0.00	0.00	
	Paint exterior doors	1460		3,500.00	3,500.00	0.00	0.00	
	Replace kitchen cab'ts/countertops, etc	1460		12,534.00	14,310.19	0.00	0.00	
	Landscaping/walkway	1450		2,000.00	2,000.00	0.00	0.00	
ME 22-2	Install smoke/CO2 detectors in each unit	1465.1		1,500.00	1,279.83	1,279.83	1,279.83	
Norwood Cove	Replace doors, side entrance	1460		6,500.00	6,500.00	3,500.00	0.00	
HA-Wide	Administration	1410		5,000.00	5,000.00	5,000.00	0.00	
	Operations	1406		10,000.00	10,000.00	10,000.00	0.00	
	Arch/Eng contract to develop contracts specs for construction bid documents, grant administrator, coordinator & design	1430		10,500.00	10,500.00	10,500.00	10,500.00	
	Purchase a truck	1475		5,000.00	4,943.98	4,943.98	4,943.98	
				74,034.00	74,034.00	36,223.81	10,723.81	

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.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/20011

Part I: Summary						
PHA Name/Number Southwest Harbor Housing Authority ME 22-1 Ridge Apts & ME 22-2 Norwood Cove		Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	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	Annual Statement	72,500.00	73,000.00	45,000.00	21,000.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		6,000.00	6,000.00	6,000.00	6,000.00
F.	Other		18,500.00	20,000.00	18,500.00	18,500.00
G.	Operations		4,000.00	4,000.00	4,000.00	4,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		101,000.00	103,000.00	73,500.00	49,500.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/20011

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/county & State)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	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
		Annual Statement				
	ME 22-1					
	Ridge Apts		58,500.00	53,000.00	44,000.00	8,500.00
	ME 22-2					
	Norwood Cove		14,000.00	20,000.00	1,000.00	12,500.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	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	ME 22-1, Ridge Apts			ME 22-1, Ridge Apts		
Annual				Replace flat EPDM roofing		20,000.00
Statement	Paint exterior doors		3,000.00	Landscaping/walkway		3,000.00
	Landscaping/walkway		3,500.00			
	Replace ceiling tiles in common areas		15,000.00	Replace kitchen cabinets & countertops		25,000.00
	Replace common area halls & community room carpet		9,000.00	Replace front walkway handrails		4,000.00
	Clean Sewer drain lines		1,000.00	Clean Sewer drain lines		1,000.00
	Day tank for boiler fuel system		2,000.00	Project Subtotal		53,000.00
	Replace Kitchen cabinets and countertops, etc		25,000.00			
	Project Subtotal		58,500.00			
	ME 22-2, Norwood Cove			ME 22-2, Norwood Cove		
	Landscaping		1,000.00	Replace bi-fold closet doors (presently metal)		15,000.00
	Replace bi-fold closet doors (presently metal)		13,000.00	Boiler energy up grade		5,000.00
	Computer hardware		1,000.00	Project Subtotal		20,000.00
	Project Subtotal		14,000.00			
	PHA Wide			PHA Wide		
	Truck purchase (PHA Wide)		5,000.00	Truck purchase (PHA Wide)		5,000.00
	Operations		4,000.00	Operations		4,000.00
	Administration		6,000.00	Administration		6,000.00
	A/E Fees		11,500.00	A/E Fees		11,500.00
	Purchase 2 computers		1,000.00	Communications		1,500.00
	Computer Hardware		1,000.00	Purchase 2 computers		1,000.00
				Computer Hardware		1,000.00
	Subtotal of Estimated Cost		\$101,000.00	Subtotal of Estimated Cost		\$103,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	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	ME 22-1, Ridge Apts			ME 22-1, Ridge Apts		
	Landscaping/walkway		3,000.00	Landscaping/walkway		6,000.00
	Complete roofing area		35,000.00	Paint interior common areas		1,500.00
	Boiler energy upgrade		5,000.00	Clean Sewer drain lines		1,000.00
	Clean Sewer drain lines		1,000.00	Project Subtotal		8,500.00
	Project Subtotal		44,000.00			
				ME 22-2, Norwood Cove		
	ME 22-2, Norwood Cove			Rehab 1st floor dryer vent lines		2,500.00
	Construct a new sign		1,000.00	Replace Exterior Apt. Doors		10,000.00
	Project Subtotal		1,000.00	Project Subtotal		12,500.00
	PHA Wide			PHA Wide		
	Truck purchase (PHA Wide)		5,000.00	Truck purchase (PHA Wide)		5,000.00
	Operations		4,000.00	Operations		4,000.00
	Administration		6,000.00	Administration		6,000.00
	A/E Fees		11,500.00	A/E Fees		11,500.00
	Purchases 2 Computers		1,000.00	Purchases 2 Computers		1,000.00
	Computer Hardware		1,000.00	Computer Hardware		1,000.00
	Subtotal of Estimated Cost		\$73,500.00	Subtotal of Estimated Cost		\$49,500.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual				
Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$