

# PHAPlans

5YearPlanforPHAFiscalYears2001 -2005  
AnnualPlanforPHAFiscalYear2004

5YearPlanforFederalFiscalYears2000 -2004  
AnnualPlanforFedera lFiscalYear2003

**NOTE: THIS PHA PLAN TEMPLATE (HUD50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHAName:** Lewiston Housing Authority

**PHANumber :** ME005

**PHAFiscalYearBeginning:(mm/yyyy)** 07/2003

### Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

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

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

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

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

**5-YEAR PLAN**  
**PHAF ISCAL YEARS 2001 -2005**  
 [24CFRPart903.5]

**A.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. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is: (state mission here)

It is the mission of the Lewiston Housing Authority to provide decent, safe, and affordable housing free of discrimination to those eligible persons who are in need of housing assistance and, in so doing, promote economic uplift and personal growth.

**Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

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

PHA Goal: Expand the supply of assisted housing  
 Objectives:

- Apply for additional rental vouchers: 100 vouchers
- Reduce public housing vacancies: maintain 97% occupancy
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing  
 Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:

- Concentrate effortsto improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)  
Improve make -ready time for vacant units.
- Renovate or modernize public housing units: perform timely replacements  
and improvements to major systems at all buildings and sites per our  
Capital Fund five year Action Plan.
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach effortsto potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site -based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)
 Design and implement a homeownership program drawing on available  
federal, state and local resources.

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

- PHA Goal: Provide an improved living environment  
Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income  
public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by  
assuring access for lower income families into higher income  
developments:
  - Implement public housing security improvements:  
Aim to increase resident's sense of safety and security as indicated by  
surveys and Resident Advisory Board Reports
  - Designate developments or buildings for particular resident groups  
(elderly, persons with disabilities)
  - Other: (list below)

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

PHAGoal: Promoteself -sufficiencyandassetdevelopmentofassisted households

Objectives:

- Increasethenumberandpercentageofempl oyedpersonsinassisted families:
- Provideorattractsupportiveservicestoimproveassistancerecipients' employability:
- Provideorattractsupportiveservicestoincreaseindependenceforthe elderlyorfamilieswith disabilities.
- Other:(listbelow)

**HUDStrategicGoal:EnsureEqualOpportunityinHousingforallAmericans**

PHAGoal:Ensureequalopportunityandaffirmativelyfurtherfairhousing

Objectives:

- Undertakeaffirmativemeasurestoensureaccesstoassistedhousing regardlessofrace,color,religionnationalorigin,sex,familialstatus,and disability:
- Undertakeaffirmativemeasurestoprovideasuitablelivingenvironment forfamili eslivinginassistedhousing,regardlessofrace,color,religion nationalorigin,sex,familialstatus,anddisability:
- Undertakeaffirmativemeasurestoensureaccessiblehousingtopersons withallvarietiesofdisabilitiesregardles sofunitsizerequired:
- Other:(listbelow)

**OtherPHAGoalsandObjectives:(listbelow)**

PHAGoal:Developpartnershipswithothercommunityhousingandsocialservice agenciesinordertoexpandtheavailableresourcesetosolvehousingproblems.

Objectives:

Participateinthedevelopmentofacomunitycenterinthedowntown areatoenableprovisionofservices thatwillfosterresidentself - sufficiency

Participateinhousingdevelopmentactivitieswithcommunitypartners.

**Annual PHA Plan**  
**PHA Fiscal Year 2004**  
 [24CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24CFR Part 903.79(r)]

Provide a brief overview of the information in the Annual Plan, including high light of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Not required per Notice PIH99 -51

**iii. Annual Plan Table of Contents**

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachment s, and a list of supporting documents available for public inspection .

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### Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

#### Required Attachments:

- Admissions Policy for Deconcentration (me005a02.doc)
- FY2003 Capital Fund Program Annual Statement (me005b02.doc)
- Most recent board - approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Section 8 Homeownership Program Capacity Statement (me005a02.doc)
- Implementation of Public Housing Resident Community Service Requirements (me005a02.doc)
- Pet Policy (me005a02.doc)
- Progress in Meeting the 5 - Year Plan Mission and Goals (me005a02.doc)
- Resident Membership on the PHA Governing Board (me005a02.doc)
- Membership on the Resident Advisory Board (me005a02.doc)
- Section 8 Project Based Vouchers (me005a02.doc)
- Performance & Evaluation Report ME36P00550101 (me005d02.doc)
- Performance & Evaluation Report ME36P00550102 (me005e02.doc)
- Performance & Evaluation Report ME36P00550100 (me005f02.doc)

#### Optional Attachments:

- PHA Management Organizational Chart
- FY2003 Capital Fund Program 5 Year Action Plan (me005c02.doc)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (me005a02.doc)
- Other (List below, providing each attachment name)
  - Definition of a substantial deviation (me005a02.doc)
  - Voluntary Conversion Initial Assessments (me005a02.doc)

### Supporting Documents Available for Review

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



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; Notice and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy	Annual Plan: Operations

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## 1. Statement of Housing Needs

[24CFR Part 903.79(a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	1,990	5	5	5	2	2	2
Income > 30% but ≤ 50% of AMI	1,396	5	3	5	2	2	2
Income > 50% but < 80% of AMI	1,663	3	2	3	2	2	2
Elderly	1,809	5	3	5	2	2	2
Families with Disabilities	Unknown	4	3	4	2	2	2
White, non - Hispanic	4,943	4	3	4	2	2	2
Black, non - Hispanic	50	4	3	4	2	2	2
Hispanic	22	4	3	4	2	2	2
Native American	22	4	3	4	2	2	2
Asian/Pacific Island	12	4	3	4	2	2	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2000 -2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)  
  
City of Lewiston’s Analysis of Impediments to Fair Housing -1997

**B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists**

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA -wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	169		117
Extremely low income <= 30% AMI		82%	
Very low income (>30% but <= 50% AMI)		13%	
Low income (>50% but < 80% AMI)		5%	
Families with	117	69%	

Housing Needs of Families on the Waiting List			
children			
Elderly families	52	31%	
Families with Disabilities	Not Available		
Ethnicity - Hispanic	0	0%	
Ethnicity - Non Hispanic	169	100%	
Race - White	139	82%	
Race - Black or African American	30	18%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	68	40%	62
2BR	56	33%	15
3BR	24	14%	30
4BR	16	10%	10
5BR	5	3%	1
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant -based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	211		229

<b>Housing Needs of Families on the Waiting List</b>			
Extremely low income <=30% AMI	181	86%	
Very low income (>30% but <=50% AMI)	30	14%	
Low income (>50% but <80% AMI)	0	0	
Families with children	95	45%	
Elderly families	21	10%	
Families with Disabilities	95	45%	
Ethnicity – Not Hispanic	211	100%	
Ethnicity – Hispanic	0	0%	
Race – White	188	89%	
Race – Black or African American	23	11%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Twelve months Does the PHA expect to open the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

**C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

Lewiston Housing Authority will continue to optimize the use of its current programs by reducing public housing vacancies and actively marketing its Section 8 programs. We foresee no loss of public housing units except through conversion of efficiencies to one bedroom units at Blake Street Towers. The Section 8 Voucher Program works well in the present rental housing market and we would apply for additional units if they were available. We believe that the continued presence of project based Section 8 is important to the community and generally would support Market-to-Market applications which would enable project based development to retain their subsidy.

### **(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

#### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

#### **Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available

- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30% of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities :**

Select all that apply



- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs

- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## **2. Statement of Financial Resources**

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2003 grants)</b>		
a) Public Housing Operating Fund	794,181	
b) Public Housing Capital Fund	637,647	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,876,927	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Section 8 Moderate Rehab	735,187	Operations, HAP
Section 8 Substantial Rehab	2,228,224	Operations, HAP
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
Capital Fund Program	667,650	Modernization
ROSS Grant	33,000	Operations

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>3. Public Housing Dwelling Rental Income</b>		Operations
<b>4. Other income</b> (list below)		
Non-Dwelling Rent	4,800	Operations
Interest Income – Section 8	10,500	Operations
Interest Income – Public Housing	10,900	Operations
<b>4. Non -federal sources</b> (list below)		
State Pass Through Section 8	180,090	Operations, HAP
<b>Total resources</b>	<b>10,179,106</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24CFR Part 903.79(c)]

#### **A. Public Housing**

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

#### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number) five positions
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug -related activity
- Rental history
- Housekeeping
- Other (describe) Credit history, landlord references

- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

**(2) Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

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

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)? If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously? If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply

Other(listbelow)

**(3)Assignment**

a.Howmanyvacantunitchoicesareapplicantsoordinarilygivenbeforetheyfalltothe bottomoforareremovedfromthewaitinglist?(selectone)

One

Two

ThreeorMore -Threechoicesareofferedonlyiftherearevacanciesatthree or moresites,otherwisetwochoicesareoffered.

b.  Yes  No: Isthis policy consistent across all waiting list types?

c.Ifanswertobisno,listvariationsforanyotherthantheprimarypublichousing waitinglist/sforthePHA:

**(4)AdmissionsPreferences**

a.Incometargeting:

Yes  No: DoesthePHA permit to exceed the federal targeting requirements by targeting more than 40% of all new admission to public housing to families at or below 30% of median area income?

b.Transferpolicies:

Inwhatcircumstanceswilltransferstakeprecedenceovernewadmissions?(list below)

Emergencies

Overhoused

Underhoused

Medicaljustification

Administrativereasons determined by thePHA(e.g.,to permit modernization work)

Residentchoice:(statecircumstancesbelow)Incentivetransferstopromote deconcentration

Other:(listbelow)

c. Preferences

1.  Yes  No: Has thePHA established preferences for admission to public housing (other than date and time of application)?(If“no”is selected,skiptosubsection **(5)Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)  
Involuntary Displacement resulting from Government Action

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 2 Veterans and veterans' families
- Residents who live and/or work in the jurisdiction

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
  - 1 Involuntary Displacement resulting from government action

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA -resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

Notice PIH2001-4 replaced the questions in this section with questions that we have presented at the beginning of our attachment file me005a01.doc. Please refer to the attachment for a discussion of our deconcentration analysis in the section entitled **Admissions Policy for Deconcentration.**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) development to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:



## B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B.  
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8  
assistance program (vouchers, and until completely merged into the voucher program,  
certificates).

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)
- Other (list below)  
Lifetimes sex offender registration  
Owes a housing authority money from a prior tenancy

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?  
Only for lifetimes sex offender registry

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
- Other (describe below)  
When a landlord requests information regarding a prospective tenant, Lewiston Housing Authority will give the family's current address and the name and address (if it is known) of the landlord at the family's prior address.

### (2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program

Other federal or local program (list below)

a. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

PHA main administrative office

Other (list below)

### (3) Search Time

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Extensions are permitted upon written request describing search effort to date and demonstrating likelihood of success if additional time is granted.

Extensions will be granted to persons with disabilities who need additional time.

### (4) Admissions Preferences

1. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program of families at or below 30% of median area income?

2. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

3. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)  
Preference will be given to participants in LHA programs who have a documented need to move and who cannot be placed in a public housing unit as a result of domestic violence, reprisals, hate crimes, inaccessibility of unit, or being underhoused.  
Preference is given to families who are displaced by government action.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

4 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 3 Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

- 1 Other preference(s) (list below)  
 Preference will be given to participants in LHA programs who have a documented need to move and who cannot be placed in a public housing unit as a result of domestic violence, reprisals, hate crimes, inaccessibility of unit, or being underhoused.
- 2 Preference is given to families who are displaced by government action.
4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)
- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
- b. How does the PHA announce the availability of any special -purpose section 8 program to the public?
- Through published notices
- Other (list below)

## **4.PHARentDeterminationPolicies**

[24CFRPart903.79(d)]

### **A.PublicHousing**

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component  
4A.

#### **(1)IncomeBasedRentPolicies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)  
If yes, state amount/s and circumstances below:
  
- Fixed percentage (other than general rent -setting policy)  
If yes, state percentage/s and circumstances below:
  
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income re-examinations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)  
Change in family composition.

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

## B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4 B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Payment Standards

Describe the voucher payments standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR. Federal regulations permit a housing authority to set the payment standard for each bedroom size at a different percentage of the FMR. LHA follows federal regulations in setting its payment standards. This question asks for a single answer that "best" describes LHA's payment standard. LHA is not precluded by its answer to this question from setting its payment standards between 90 and 110% of the FMR as conditions warrant. Nor is it precluded from seeking approval of payment standards above 110% of the FMR if conditions warrant.
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMR is inadequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMR is not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually



Other(listbelow)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?(select all that apply)

- Success rates of assisted families  
 Rent burdens of assisted families  
 Other(listbelow)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent?(select one)

- \$0  
 \$1-\$25  
 \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?(if yes, list below)

## **5. Operations and Management**

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.  
 A brief description of the management structure and organization of the PHA follows:

The Lewiston Housing Authority has thirty -three employees in five departments. Three of these departments are located at the Authority's main office at 1 College Street. The Executive Department, consisting of the Executive Director, Administrative Assistant, and Modernization Coordinator, provides planning and direction to the other departments and carries out the policies adopted by the Board of Commissioners.

The Eligibility and Occupancy Department, headed by the Rental Programs Manager, has a staff of seven and performs all of the waiting list, lease -up, and rent determination functions for both the Section 8 and public housing programs. This department is responsible for inspections of dwelling units.

The Accounting Department, consisting of the Controller and three staff, performs budgeting, accounting, and financial reporting for the agency as well as personnel, systems management, and compliance functions.

The Resident Services Department is located at the Hillview Community Center and is directed by the Manager of Resident Services who uses a staff of four to manage all of the public housing developments and to provide social, educational, and supportive services to residents.

The Maintenance Department, located at 47 Avon Street, is directed by the Manager of Physical Plant. The staff of twelve provides maintenance, grounds-keeping and janitorial services for the agency on a twenty-four hour on-call basis.

### B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	442	110
Section 8 Vouchers	987	114
Section 8 Certificates	0	
Section 8 Mod Rehab	190	
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
ROSS Grant	103	
Other Federal Programs (list individually)		
Section 8 Sub Rehab	278	
State Pass - Thru Sec 8	53	10

### C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1)PublicHousingMaintenanceandManagement:(listbelow)

AdmissionsandContinuedOccupancy Policy  
PestControlPolicy  
ProcurementPolicy  
TravelPolicy  
Section3Policy  
AffirmativeActionPlan  
InvestmentPolicy  
DispositionPolicy  
CapitalizationPolicy  
BondingPolicy  
SafetyPolicy  
PersonnelPolicies  
SmokingPolicy  
Sexual HarassmentPolicy  
SolicitationPolicy  
PettyCashPolicy  
PolicyonUseofCommunityRooms  
RentCollectionPolicy  
Close-outPolicy  
CheckSigningPolicy/Procedures  
  
CreditCardPolicy  
AnnualMaintenancePlan  
UniformPolicy  
HazardCommuni cationPolicy  
BloodbornePathogenStandard  
Lock-outTag -outProcedures  
WorkOrderSystem  
ApartmentPaintingPolicy  
Keys,Lockouts,LeaseholdImprovementsProcedures  
MaintenanceVehicles -StandardOperationProcedures

(2)Section8Manage ment:(listbelow)

Section8AdministrativePlan

## **6. PHA Grievance Procedures**

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6.  
Section8 -OnlyPHAsareexemptfromsub -component6A.

### **A. PublicHousing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office  
 PHA development management offices  
 Other (list below)

### **B. Section 8 Tenant -Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.79 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual

Statement tables provided in the table library at the end of the PHA Plan template option, by completing and attaching a properly updated HUD -52837.

OR, at the PHA's

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) ME005b02.doc. At the time of this writing, the amount of LHA's FFY03 Capital Fund allocation is not yet known. While an authority is permitted to estimate its future funding based on the amount received in the preceding year, LHA has based its planning on lower amounts. The FFY03 VA/ HUD appropriations bill funded the Capital Fund at approximately 96% of the FFY02 level. We have estimated that we will receive 95% of our FFY02 funding amount or \$637,647. HUD's FFY04 budget requests that Congress further reduce funding for the Capital Fund Program. In line with this expected reduction in funding, LHA has projected that it will receive funding for FFY's 2004 -2007 at a level equal to 96% of its FFY03 funding or \$612,141.

LHA has included amounts in its CFP Annual Statements for the line item 1440 Site Acquisition. LHA does not intend to acquire any land. This line is used to record expenditures for surveying costs. Some of the work that LHA is doing, such as rebuilding parking lots, requires surveying.

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

**(2) Optional 5 -Year Action Plan**

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template OR by completing and attaching a properly updated HUD -52834.

a.  Yes  No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) ME005c02.doc. For an explanation of the projected funding amounts, please see our answer to part (1) above.

-or-

- The Capital Fund Program 5 - Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## **B. HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)**

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development  
 Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway

- Yes  No: c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?  
If yes, list development name /s below:

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

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

**8. Demolition and Disposition**

[24CFR Part 903.79(h)]

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

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Meadowview Park
1b. Development (project) number:	ME5 -2
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(07/01/03)
5. Number of units affected:	0
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development The proposed disposition involves the sale of approximately 9,000 square feet of surplus land (without road frontage) to an abutter. No units are involved.  <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 07/01/03 b. Projected end date of activity: 06/30/04

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24CFR Part 903.79(i)]

Exemptions from Component 9: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <span style="float: right;"><u>(DD/MM/YY)</u></span>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	



## **10. Conversion of Public Housing to Tenant -Based Assistance**

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:	

Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: )

Units addressed in a pending or approved HOPEVI revitalization plan (date submitted or approved: )

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24CFR Part 903.79(k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B. )

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

AssetManagementTable?(If“yes”,skiptocomponent12.If  
 “No”,completetheActivityDescriptiontablebelow.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26- 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA - established eligibility criteria

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

If yes, list criteria below:

## **12. PHA Community Service and Self -sufficiency Programs**

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 03/23/00

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and program to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes  No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Family Self-sufficiency	25	Waiting List	Hillview Office	Both
Youth Enrichment Opportunity Program	100	Waiting List	Hillview Office	Public Housing
ROSS Grant at Blake St Towers	103	Available to all	Onsite at BST	Public Housing

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY2003 Estimate)	Actual Number of Participants (As of: 03/26/03)
Public Housing	0	13
Section 8	11	15

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

**13. PHA Safety and Crime Prevention Measures**

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub component D.

### A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

ME36P005001  
ME36P005003  
ME36P005005  
ME36P005006

### B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

ME36P005001  
ME36P005003  
ME36P005005  
ME36P005006

### C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

ME36P005001  
ME36P005003  
ME36P005005  
ME36P005006

### D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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



- Yes  No: Has the PHA included the PHDEP Plan for FY2001 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment.

## **14. RESERVED FOR PET POLICY**

[24CFR Part 903.79(n)]

## **15. Civil Rights Certifications**

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certification sections of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24CFR Part 903.79(p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

## **17. PHA Asset Management**

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Privatemanagement
- Development-basedaccounting
- Comprehensivestockassessment
- Other:(listbelow)

3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24CFR Part 903.79(r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached as Attachment (Filename) ME005a02.doc
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided in section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: (provide name here)

City of Lewiston

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of need of families in the jurisdiction on the need expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Apply for additional vouchers

Design & implement a homeownership program

Renovate public housing units

Participate in community center development

Participate in housing development

Continued drug prevention activities in partnership with Lewiston Police Dept

Participate in lead hazard reduction activities  
Participate in refugee resettlement activities

Other: (list below)

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

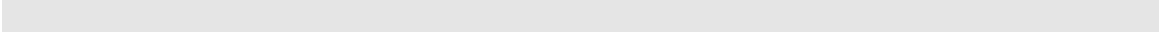
The Consolidated Plan supports the Housing Authority's plan with a number of housing initiatives. The City has supported homeless shelters, shelter for substance abusers, home care for elderly, housing rehab loan programs, community policing, lead paint and asbestos abatement, economic development initiatives, land use regulation changes aimed at reducing barriers to fair and affordable housing, and code enforcement. Initiatives like these enable Lewiston Housing Authority to use its resources in the most effective way.

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

## Attachments

Use this section to provide any additional attachments referenced in the Plans.



**LEWISTON HOUSING AUTHORITY**  
**Attachment to FYE 2004 Annual Plan**  
**Admissions Policy for Deconcentration**

**Component 3, (6) Deconcentration and Income Mixing**

a. X Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule?

b. X Yes No: Do any of these developments have average incomes above or below 85% to 115% of the average incomes of all such developments?

If yes, list these developments as follows:

Development Name	Number of Units	Explanation
ME36P005006	9	This is a 9 unit scattered site development which had an average income, adjusted for bedroom size, below 85% of average income. LHA plans no corrective action because this scattered site development cannot be said to represent "concentration".

The following is an excerpt from Lewiston Housing Authority's Admissions and Continued Occupancy Policy:

***DECONCENTRATION POLICY***

It is Lewiston Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Lewiston Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

**LEWISTONHOUSINGAUTHORITY**  
**AttachmenttotheFYE2004AgencyPlan**  
**Section8HomeownershipProgramCapacityStatement**

TheLewistonHousingAuthoritydemonstratesitscapacitytoadministeraSection8homeownershipprogrambyrequiringthatfinancingforpurchaseofahomeunderitsSection8homeownershipprogramwill: beprovided,insuredorguaranteedbytheStateorFederalgovernment;complywithsecondarymortgageunderwritingrequirements;orcomplywithgenerallyacceptedprivatesectorunderwritingstandards.

**LEWISTONHOUSINGAUTHORITY**  
**AttachmenttoFYE2004AnnualPlan**  
**CommunityServicePolicy**

IncompliancewiththeQualityHousingandWorkResponsibilityAct of1998,theLewistonHousingAuthorityhasdevelopedapolicytoimplementtheresidentcommunityservice requirement.ThispolicydescribesthewaytheLHAwillimplementthecomunityservice requirementandincludesthefollowingprovisions:

- Definitionsofcommunityserviceandeconomicself-sufficiency
- Howresidentswillbenotified
- Definitionsofexemptionsfromparticipation
- Howtheexemptionswillbeverified,bothatthebeginningofthe programandasanongoingpartofprogramadministration
- Howcompliancewillbedetermined
- Hownon-compliancewillbetreated
- LHA'scooperationwithotherorganizations.

LHA'sresidential lease will be modified to include the community service requirement and the community service policy has been subjected to public comment for inclusion in the 2004 Annual Plan. When the 2004 Annual Plan is approved the community service policy will be implemented. By July 31, 2003 all residents will be sent an information sheet advising them of the community service requirement. This sheet will provide a description of the requirement, qualifying activities, the exemptions and how the exemptions will be verified.

By October 31, 2003, affected residents must be performing their community service requirement. Another notification describing the requirement will be sent at least ninety days



before this annual recertification, so that residents will be reminded of the requirement and informed what documentation may be used to establish an exemption.

Each year at the time of their annual recertification resident compliance with the community service requirement will be determined and exemption status will be verified. Residents will be notified of this at least 90 days before the recertification date and required documentation will be specified in the notice. If a resident does not complete community service as required he or she will have one additional year to make up the required service. If the non-compliant resident does not do so or leaves the unit, lease termination proceedings will commence.

LHA intends to implement the policy using the range of alternatives described in the regulations. The authority will directly administer some activities and make others available through contractors or partners.

The policy includes a description of qualifying work and self-sufficiency activities. These activities include: unsubsidized employment, subsidized private or public sector employment, on the job training, job search and job readiness assistance, vocational educational training, job skills training, education directly related to employment, attendance at a secondary school or GED program or provision of child care services to an individual participating in a community service program.

**LEWISTON HOUSING AUTHORITY**  
**Attachment to FYE 2004 Annual Plan**  
**Pet Policy – Summary**

Lewiston Housing Authority maintains separate pet policies for its elderly developments, pursuant to 24 CFR 5.300 – 380, and its family developments, pursuant to 24 CFR 960.701 – 707. Under the policy for the elderly developments, Blake Street Towers and Meadowview, common household pets are allowed with certain restrictions. Prior approval is required, only one pet per unit is allowed, pets are limited to 15 lbs., no dogs are allowed above the first floor, all pets must be spayed or neutered, evidence of registration and inoculations must be provided annually to LHA, all pets must be leashed if outside the unit, and a refundable pet deposit of \$100 is charged to offset any damage the pet may cause. Pet owners are required to clean up after their pets and responsible for controlling noise, odor, and infestations associated with pets. Pet owners must sign an agreement to hold the Lewiston Housing Authority harmless from any claims caused by an action or inaction of the pet. Assistive animals are not covered by this policy as long as a member of the household has a disability, the animal is trained to assist with the disability, and the animal actually does assist with the disability.

The family policy is similar except that dogs are limited to 30 lbs and are not restricted to the first floor. Rottweilers, pit bulls, and attack or fight trained dogs are specifically excluded. In addition to the pet deposit, a non-refundable fee of \$60 will be charged annually. A waste

removal fee of \$25 is charged for failure to dispose of pet waste properly.

**LEWISTON HOUSING AUTHORITY**  
**Attachment to FYE 2004 Annual Plan**  
**Progress in Meeting the 5 -Year Plan Mission and Goals**

Lewiston Housing Authority has made progress towards meeting its 5 -Year Plan mission and goals. After three years, we are pleased to report several accomplishments. We have increased our lease -up rate for rental vouchers from 94% to 100%. We have increased our public housing occupancy rate to 97%. We applied for and received 197 additional rental vouchers over three years. We successfully appealed HUD's baseline unit count of four vouchers and received eleven additional vouchers as a result. We recently received 251 preservation vouchers for use in maintaining the affordability of Tall Pines, a large affordable housing development in the community. We have added an objective to our five -year plan, namely, to implement a voucher homeownership program. We have continued to modernize our public housing units and are on schedule with our Capital Fund activities. We applied for and received ROSS Grant funding to bring support services to Blake Street Towers, a development serving the elderly and the disabled. These achievements have served to increase the availability and quality of assisted housing.

We are working closely with our residents, especially at Blake Street Towers, to implement security improvements. We installed security cameras in the lobby at Blake Street Towers, added gates that could be closed to the perimeter fencing, and installed an alarm to prevent people from defeating the building's security system by propping open a side door. We have been working with the Lewiston Police Department, which encourages residents to call the police when they witness a crime or disturbance.

We have worked closely with community partners on two projects in the City's Enterprise Community. One project is a homeownership project that seeks to build affordable townhouses on a targeted block in the downtown area. The other project is a community center which would provide a venue for social services, health care and recreation for neighborhood residents. Both projects are fully funded. One of the homes has been completed and sold. The community center is under construction and is scheduled to open in September, 2003. We hope through these two projects to revitalize a neighborhood and bring additional housing choice and to the community.

**LEWISTON HOUSING AUTHORITY**  
**Attachment to the FYE 2004 Agency Plan**  
**Resident Membership on the PHA Governing Board**

Under Maine state law, Lewiston Housing Authority must have at least two resident commissioners. These commissioners are appointed by the mayor with the consent of the city council. The term of a commissioner is five years. The current resident commissioners and their

current terms are:

Commissioner	Beginning	Expiration
Anita Gosselin	09/17/98	09/17/03
Diantha Sargent	12/10/02	09/17/05

**LEWISTON HOUSING AUTHORITY  
Attachment to the FYE 2004 Agency Plan  
Membership on the Resident Advisory Board**

Lewiston Housing Authority's Resident Advisory Board consists of members chosen from among public housing and Section 8 residents. Public housing members representing developments with resident councils were chosen by the resident councils. Public housing members from developments without resident councils and Section 8 members were chosen by sending an invitation to apply for membership on the Resident Advisory Board to all households. All residents who completed a questionnaire were reappointed to the Board. This process resulted in a Resident Advisory Board with five Section 8 members and thirteen public housing members.

Maine law does not allow the disclosure of resident information by housing authorities, so we are not providing the names of the members of the Resident Advisory Board as part of the Agency Plan. However, several members of the Resident Advisory Board have requested that their names be included in the Plan. The following members requested to be named:

Ruth Bell  
Normand Blais  
Terry Green  
Judith Griffin

**LEWISTON HOUSING AUTHORITY  
Attachment to the FYE 2004 Agency Plan  
Section 8 Project Based Vouchers**

Lewiston Housing Authority intend to use up to 120 vouchers as project based vouchers. These may be used in census tracts with a poverty rate of less than 20%, but consideration will be given

in these selection processes to projects in the Enterprise Community, i.e. Census Tracts 201 & 204, which the City of Lewiston has prioritized for housing rehabilitation and development. These vouchers will be used to promote development of housing which meets needs not normally met by tenant-based vouchers. Examples would be housing development or rehabilitation projects or housing for persons with disabilities.

**LEWISTON HOUSING AUTHORITY**  
**Attachment to FYE 2004 Annual Plan**  
**Comments of the Resident Advisory Board**

The Resident Advisory Board decided to meet in two separate groups, one for Section 8 and the other for public housing. Each group held a series of meetings and developed extensive comments.

**Section 8 Comments**

The Section 8 group disapproved of a proposal to use a lottery to determine position on the Section 8 waiting list. The Section 8 group approved of a proposal to set aside a number of vouchers for victims of domestic violence within the jurisdiction of the Lewiston Housing Authority. Finally, the Section 8 group expressed approval of Admission Policy for Deconcentration as presented in the 2003 Annual Plan.

**Lewiston Housing Authority responses to Section 8 comments**

While LHA has yet to make a decision as to whether to modify its waiting list procedures for Section 8, the current practice of ranking applicants by time and date of application has certain drawbacks when the waiting list is opened for new applications after a prolonged closure. When over one hundred applicants line up to apply, a matter of a few minutes can mean a wait of several months for a voucher. Furthermore, the elderly and persons with disabilities are at a competitive disadvantage when a good position on the waiting list depends on lining up at 7:00 a.m. and waiting for the office to open at 8:00. A lottery or similar random assignment of position could make the application process more fair.

LHA has yet to decide whether to adopt a set-aside for victims of domestic violence, but is encouraged by the Resident Advisory Board's support for the concept. The voucher waiting list is generally closed for long periods of time, making the program useless for emergency assistance, yet our consultations with domestic violence organizations have indicated that vouchers are a preferred method of providing housing assistance to victims of domestic violence. A set-aside would allow at least a few families to receive immediate assistance in time of crisis.

Lewiston Housing Authority continues to promote the deconcentration of poverty in both its public housing and Section 8 programs.

## Public Housing Comments

### ME5 1 Blake Street Towers

Stoves need replacement. Washers in laundry room don't spin the clothes adequately. The dryers don't dry clothes as they should. Lighting in parking lots is inadequate and there are dark spots. New rugs are needed in the entryways. The automatic doors stay open too long. Traverse rods in apartments are in poor condition and limit the kind of curtain a person can put up. Several parking problems exist. Guests park in parking reserved for tenants and remain too long in the five minute loading zone (sometimes hours). Guests park in a manner that obstructs the driveway making it difficult for ambulances, Western Maine Transportation and residents to get in and out. More signage seems necessary. Violators should be towed. Thermostats in each apartment would give residents more control of heat. Many people feel the grounds are dangerous at night and that the buildings should have security guards.

### ME5 2 Meadowview

Speed bumps at each circle and on the main drive as well as speed limit signs are needed. Kids on bikes and skateboards are becoming a problem as the weather warms up. The solarium roof has been leaking and some damage to the plaster has resulted. One window is broken on the solarium. An outside light by the building entrance is out. There are problems reported with two electrical outlets in the community room. The computers could be moved to the cloakroom and a rack to hang up coats could be placed in the hallway. Kitchen sinks in first floor apartments back up with wastewater from upstairs. Vacant basement apartment 280, used for tenant storage, is afflicted by mold. The shuffleboard court needs a new epoxy surface. Various apartments in Circle 3 have suffered from insufficient domestic hot water. Apt. 433 reports insufficient water pressure in the shower. Friendly's dumpster tends to be left open and overflowing, causing trash to blow around Meadowview. The hydrant was reportedly not shoveled out during the winter. Winters are not swept promptly, and when it is swept, sand piles are left for long periods of time before pickup. Resident name board in community building is not up to date. There is a shortage of parking whenever there is a function at the community building. There are procedural problems that arise with hall rentals. Residents do not always attend their own functions and do not direct their guests where to park. Residents using parking lot 3 find it difficult to enter and exit from Sabattus street. Residents would like assistance in extending cable TV into bedrooms.

### ME5 3 Hillview, Rosedale, Lafayette Park

The Pet Policies were discussed and a reduced fee was requested. There is a general parking shortage and visitors often take tenant spaces. Handicapped spaces reportedly don't have signs. Some building need paint in places. Paint is flaking off the green door to the boiler rooms. There are basement moisture problems at building 8. Maintenance has been slow to replace burned out lights at the handicapped units and on basement stairs. TV reception is poor in many apartments.

ME5- 5&5 -6Park,Ash,Whipple,Shawmut,Horton,Oak,Sabattus

Concernwasepressedaboutfloorsat198Parkthatarenotlevelandwhetherthebuilding neededreinforcement.

**LHAResponsetoPublicHousingComments**

LHAintendstoaddressthesconcernsthroughacombinationofordinarymaintenanceand CapitalFundactivities.

**LEWISTONHOUSINGAUTHORITY**

**AttachmenttoFYE2004AnnualPlan**

**Definitionsof“substantialdeviation”and“significantamendmentormodification”**

Substantialdeviationsorsignificantamendmentsormodificationsaredefinedas discretionarychangesintheplansorpoliciesofthehousingauthoritythatfundamentally changethemission,goals,objectives,orplansoftheagencyandwhichrequirefo rmal approvaloftheBoardofCommissioners.

**LEWISTONHOUSINGAUTHORITY**

**AttachmenttoFYE2004AnnualPlan**

**VoluntaryConversionInitialAssessments**

LHAhasperformedtherequiredinitialassessmentsanddeterminedthatnoneofitscovered developmentsshouldbeconverted.

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: <b>LEWISTON HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: ME36P00550103 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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Original Annual Statement  
  Reserve for Disasters/Emergencies  
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	2,000.00			
3	1408 Management Improvements	57,000.00			
4	1410 Administration	55,000.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	1,000.00			
8	1440 Site Acquisition	1,000.00			
9	1450 Site Improvement	31,000.00			
10	1460 Dwelling Structures	447,000.00			
11	1465.1 Dwelling Equipment — Nonexpendable	2,000.00			
12	1470 Non -dwelling Structures	9,000.00			
13	1475 Non -dwelling Equipment	31,647.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	1,000.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	637,647.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of line 21 Related to Section 504 compliance	25,000.00			
24	Amount of line 21 Related to Security – Soft Costs	45,000.00			
25	Amount of Line 21 Related to Security – Hard Costs	5,000.00			
26	Amount of line 21 Related to Energy Conservation Measures	243,000.00			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHAName: LEWISTONHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo: ME36P00550103 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2003			
DevelopmentNumber Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
<b>ME5 -1</b>								
BlakeSt.Towers	HallwaysandApartmentFlooring	1460	Development	10,000.00				
BlakeSt.Towers	Landscaping	1450	Development	4,000.00				
BlakeSt.Towers	HandicapUnitConversions	1460	1-3Units	10,000.00				
	<b>TOTALME5 -1</b>			<b>24,000.00</b>				
<b>ME5 -2</b>								
MeadowviewPark	HandicapUnitConversions	1460	1-2Units	15,000.00				
MeadowviewPark	ReplaceBoilers(Phase1of2)	1460	Development	50,000.00				
MeadowviewPark	ExteriorPainting&Repairs	1460	Development	10,000.00				
MeadowviewPark	ReplaceComm.Ctr.SecuritySystem	1470	1Bldg.	5,000.00				
MeadowviewPark	ElectricalServicePanels(Phase1of3)	1460	Development	50,000.00				
	<b>TOTALME5 -2</b>			<b>130,000.00</b>				
<b>ME5 -3</b>								
HillviewApts.	ReplaceApartm entFloors	1460	Development	15,000.00				
HillviewApts.	ReplaceBoilers(Phase2of2)	1460	Development	50,000.00				
HillviewApts.	InteriorLighting(Phase1of3)	1460	Development	20,000.00				
HillviewApts.	Ext.PaintingandRepairs	1460	Development	10,000.00				
HillviewApts.	ReplaceWindows(Phase2of8)	1460	Development	35,000.00				
HillviewApts.	Basement/MoldAbatement	1460	Development	5,000.00				
RosedaleAcres	PaveParkingLots(Phase3of4)	1450	1Lot	20,000.00				
RosedaleAcres	ReplaceApartmentFloors	1460	Development	42,000.00				
RosedaleAcres	Ext.PaintingandRepairs	1460	Development	5,000.00				
RosedaleAcres	RepaceBaseboards	1460	Development	12,000.00				
RosedaleAcres	Basement/MoldAbatement	1460	Development	5,000.00				
LafayettePark	ReplaceApartmentFloors	1460	Development	37,000.00				
LafayettePark	Ext.PaintingandRepairs	1460	Development	5,000.00				
LafayettePark	ReplaceBaseboards	1460	Development	12,000.00				
LafayettePark	Basement/MoldAbatement	1460	Development	5,000.00				
	<b>TOTALME5 -3</b>			<b>278,000.00</b>				





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

PHAName: LEWISTONHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo: ME36P00550103 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2003			
DevelopmentNumber Name/HA-WideActivities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
<b>LHAWIDE</b>								
	Operations	1406		2,000.00				
	Training&Consultants	1408		2,000.00				
	ResidentI nitiatives	1408		3,000.00				
	Investigator'sPositionw/Benefits	1408		45,000.00				
	ComputerSoftware	1408		7,000.00				
	AdministrativeCosts	1410		55,000.00				
	TransportationCosts	1430		1,000.00				
	Surveys&Maps	1440		1,000.00				
	Landscaping&Paving	1450		2,000.00				
	Energy/DwellingImprovements	1460		2,000.00				
	EnvironmentalImprovements	1460		2,000.00				
	EnvironmentalImprovements/Non -Dwelling	1470		2,000.00				
	DwellingEquipment	1465.1		2,000.00				
	Energy/Non-DwellingImprovements	1470		2,000.00				
	ComputerHardware	1475		6,000.00				
	OfficeEquipment	1475		10,647.00				
	CommunityBuildingEquipment	1475		5,000.00				
	MaintenanceTools&Equipment	1475.2		10,000.00				
	RelocationCosts	1495.1		1,000.00				
	<b>TOTALLHAWIDE</b>			<b>160,647.00</b>				
	<b>TOTAL</b>			<b>637,647.00</b>				

**Annual Statement/Performance and Evaluation Report**  
**Comprehensive Grant Program (CGP)**  
**Part III: Implementation Schedule**

PHAName: LEWISTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: ME36P0055003 Replacement Housing Factor No:					Federal FY of Grant: 2003	
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		
ME5 -1	9/30/2006	6/30/2005		6/30/2006	6/30/2007		Wrong dates entered.	
ME5 -2	9/30/2006	6/30/2005		6/30/2006	6/30/2007		Wrong dates entered.	
ME5 -3	9/30/2006	6/30/2005		6/30/2006	6/30/2007		Wrong dates entered.	
ME5 -5	9/30/2006	6/30/2005		6/30/2006	6/30/2007		Wrong dates entered.	
ME5 -6	9/30/2006	6/30/2005		6/30/2006	6/30/2007		Wrong dates entered.	
LHAWIDE	9/30/2006	6/30/2005		6/30/2006	6/30/2007		Wrong dates entered.	





**CapitalFundProgramFive -YearActionPlan**  
**PartI:Summary**

PHAName LEWISTONHOUSINGAUTHORITY		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant:2004 PHAFY:2005	WorkStatementforYear3 FFYGrant:2005 PHAFY:2006	WorkStatementforYear4 FFYGrant:2006 PHAFY:2007	WorkStatementforYear5 FFYGrant:2007 PHAFY:2008
	Annual Statement				
ME5-1/BlakeSt.Towers		20,000.00	60,000.00	121,500.00	99,500.00
ME5-2/MeadowviewPark		100,000.00	120,000.00	100,000.00	100,000.00
ME5-3/HillviewApts.		200,000.00	157,600.00	99,500.00	85,500.00
ME5-3/LafayettePark		42,000.00	70,000.00	53,000.00	75,000.00
ME5-3/RosedaleAcres		72,000.00	70,000.00	53,000.00	85,000.00
ME5-5		15,000.00	12,000.00	10,000.00	10,000.00
ME5-6		15,000.00	10,000.00	28,000.00	10,000.00
LHA-Wide		148,141.00	112,541.00	147,141.00	147,141.00
CFPFundsListedfor5 -year planning		612,141.00	612,141.00	612,141.00	612,141.00
ReplacementHousingFactor Funds					

**CapitalFundProgramFive -YearActionPlan  
PartII:SupportingPages —WorkActivities**

Activities for Year1	ActivitiesforYear : <u>2</u> FFYGrant:2004 PHAFY:2005			ActivitiesforYear: <u>3</u> FFYGrant:2005 PHAFY:2006		
See	Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWork Categories	Estimated Cost
Annual Statement	ME5 -1/BlakeSt.Towers	ExteriorLighting	10,000.00	ME5 -1/BlakeSt.Towers	ReplaceStoves	25,000.00
		UnitConversions	10,000.00		UnitConversions	10,000.00
	<i>Subtotal</i>		<i>20,000.00</i>		Paving(AshSt.)	15,000.00
					Ext.Painting/Repairs	10,000.00
	ME5 -2/MeadowviewPark	ServicePanels(2of3)	50,000.00	<i>Subtotal</i>		<b><i>60,000.00</i></b>
		Boilers(2of2)	50,000.00			
	<i>Subtotal</i>		<i>100,000.00</i>	ME5 -2/MeadowviewPark	ServicePanels(3of3)	100,000.00
					UnitConversions	20,000.00
	ME5 -3/HillviewApts.	BathroomVanities	20,000.00	<i>Subtotal</i>		<i>120,000.00</i>
		Windows(2of8)	35,000.00			
		Maint.Garage(1of2)	100,000.00	ME5 -3/HillviewApts.	Maint.Garage(2of2)	100,000.00
		BoilerRoomDoors	10,000.00		Windows(3of8)	35,000.00
		Ext.Painting/Repairs	25,000.00		BathroomVanities	17,600.00
		InteriorDoors(1of3)	10,000.00		Ext.Painting/Repairs	5,000.00
	<i>Subtotal</i>		<i>200,000.00</i>	<i>Subtotal</i>		<i>157,600.00</i>
	ME5 -3/LafayettePark	UnitConversions	10,000.00	ME5 -3/LafayettePark	Windows(1of4)	50,000.00
		Apt.Flooring	32,000.00		InteriorLighting	20,000.00
	<i>Subtotal</i>		<i>42,000.00</i>	<i>Subtotal</i>		<i>70,000.00</i>
	ME5 -3/RosedaleAcres	Apt.Flooring	42,000.00	ME5 -3/RosedaleAcres	Windows(1of4)	50,000.00
		Paving(4of4)	18,000.00		InteriorLighting	20,000.00
		Baseboards	12,000.00	<i>Subtotal</i>		<i>70,000.00</i>
	<i>Subtotal</i>		<i>72,000.00</i>			
				ME5 -5,Park,Ash,Whipple	Ext.Painting/Repairs	5,000.00
	ME5 -5/Park,Ash,Whipple	ReplaceDoors	8,000.00		OutsideLighting	2,000.00
		Ext.Painting/Repairs	7,000.00		HeatingSystems	5,000.00
	<i>Subtotal</i>		<i>15,000.00</i>	<i>Subtotal</i>		<i>12,000.00</i>
	ME5 -6/Development	HeatingSystem	8,000.00	ME5 -6/Development	34ShawmutLaundry	6,000.00
		Ext.Painting/Repairs	7,000.00		Ext.Painting/Repairs	4,000.00
	<i>Subtotal</i>		<i>15,000.00</i>	<i>Subtotal</i>		<i>10,000.00</i>
	LHA-Wide		148,141.00	LHA-Wide		112,541.00
	<i>Subtotal</i>		<b><i>148,141.00</i></b>	<i>Subtotal</i>		<b><i>112,541.00</i></b>
	<b>TotalCFPEstimatedCost</b>		612,141.00			612,141.00

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

Activities for Year 1	Activities for Year: <u>4</u> FFY Grant: 2006 PHAFY: 2007			Activities for Year: <u>5</u> FFY Grant: 2007 PHAFY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	ME5 -1/BlakeSt.Towers	Windows	46,000.00	ME5 -1/BlakeSt.Towers	Apt.Flooring	10,500.00
		Apt.Flooring	10,500.00		HotWaterMaker	20,000.00
		HandicapConversions	8,000.00		BathroomVanities	45,000.00
		UnitConversions	7,000.00		UnitConversions	14,000.00
		ElevatorCylinders	50,000.00		Comm.RoomRenov.	10,000.00
	<b>Subtotal</b>		<b>121,500.00</b>	<b>Subtotal</b>		<b>99,500.00</b>
	ME5 -2/MeadowviewPark	Windows(Phase1of2)	75,000.00	ME5 -2/MeadowviewPark	Windows(Phase1of2)	100,000.00
		HandicapConversions	15,000.00		<b>Subtotal</b>	<b>100,000.00</b>
		RenovateComm.Bldg.	10,000.00			
	<b>Subtotal</b>		<b>100,000.00</b>	ME5 -3/HillviewApts.	Windows(Phase5of8)	35,000.00
	ME5 -3/HillviewApts.	Windows(Phase4of8)	35,000.00		Int.Stairs(Phase2of3)	20,000.00
		Int.Stairs(Phase1of3)	20,000.00		Int.Doors(2of3)	12,000.00
		Int.Doors(Phase1of3)	12,000.00		Comm.Bldg.Renovate	15,000.00
		ReplaceWaterHeaters	22,500.00		Ext.Painting/Repairs	3,500.00
		Landscaping/Paving	3,000.00		<b>Subtotal</b>	<b>85,500.00</b>
		Ext.Painting/Repairs	7,000.00	ME5 -3/LafayettePark	Windows(Phase3of4)	50,000.00
	<b>Subtotal</b>		<b>99,500.00</b>		ReplaceInt.Doors	15,000.00
	ME5 -3/LafayettePark	Apt.Flooring	3,000.00		HotWaterHeaters	10,000.00
		Windows(Phase2of4)	50,000.00		<b>Subtotal</b>	<b>75,000.00</b>
	<b>Subtotal</b>		<b>53,000.00</b>			



**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

Activities for Year1	ActivitiesforYear : <u>4</u> FFYGrant:2006 PHAFY:2007			ActivitiesforYear: <u>5</u> FFYGrant:2007 PHAFY:2008		
	Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWork Categories	EstimatedCost
See	ME5 -3/RosedaleAcres	Apt.Flooring	3,000.00	ME5 -3/RosedaleAcres	Windows(Phase3of4)	50,000.00
Annual		Windows(Phase2of4)	50,000.00		ReplaceInt.Doors	15,000.00
Statement	<i>Subtotal</i>		<i>53,000.00</i>		HotWaterHeaters	10,000.00
					Ext.Painting/Repairs	10,000.00
	ME5 -5/Park,Ash,Whipple	KitchenCabinets	10,000.00	<i>Subtotal</i>		<i>85,000.00</i>
	<i>Subtotal</i>		<i>10,000.00</i>			
				ME5 -5/Development	RenovateBathrooms	6,000.00
	ME5 -6/Development	KitchenCabinets	28,000.00		Ext.Painting/Repairs	4,000.00
	<i>Subtotal</i>		<i>28,000.00</i>	<i>Subtotal</i>		<i>10,000.00</i>
				ME5 -6/Development	RenovateBathrooms	10,000.00
				<i>Subtotal</i>		<i>10,000.00</i>
	LHAWide		147,141.00	LHAWide		147,141.00
	<i>Subtotal</i>		<i>147,141.00</i>	<i>Subtotal</i>		<i>147,141.00</i>
		<b>TotalCFPEstimatedCost</b>	612,141.00			612,141.00

## Annual Statement/Performance and Evaluation Report Comprehensive Grant Program (CGP) Part I: Summary

<b>PHAName:</b> LEWISTONHOUSINGAUTHORITY		<b>GrantTypeandNumber</b> ComprehensiveGrantProgramNo: ME36P00550101 ReplacementHousingFactorGrantNo:			<b>FederalFYof Grant:</b> 2001	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno: 2) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: 12/31/2002 <input type="checkbox"/> FinalPerformanceandEvaluationReport						
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost		
		Original	Revised	Obligated	Expended	
1	Totalnon -CFPFunds	0.00	0.00			
2	1406Operations	1,000.00	1,000.00			
3	1408ManagementImprovements	40,955.00	46,273.00	44,105.79	34,926.01	
4	1410Administration	50,000.00	50,000.00	50,000.00	25,834.46	
5	1411Audit	0.00	0.00			
6	1415LiquidatedDamages	0.00	0.00			
7	1430FeesandCosts	10,000.00	1,700.00	1,700.00	1,700.00	
8	1440SiteAcquisition	1,000.00	1,000.00			
9	1450SiteImprovement	209,416.00	217,086.00	198,885.92	198,885.92	
10	1460DwellingStructures	306,400.00	318,121.00	218,286.52	176,944.73	
11	1465.1DwellingEquipment —Nonexpendable	36,800.00	9,000.00	1,712.85	1,712.85	
12	1470Non -dwellingStructures	3,000.00	8,673.00	2,357.10	2,357.10	
13	1475Non -dwellingEquipment	50,655.00	56,913.00	48,752.31	48,752.31	
14	1485Demolition	0.00	0.00			
15	1490ReplacementReserve	0.00	0.00			
16	1492MovingtoWorkDemonstration	0.00	0.00			
17	1495.1RelocationCosts	1,000.00	500.00	55.75	55.75	
18	1499DevelopmentActivities	0.00	0.00			
19	1501CollateralizationorDebtService	0.00	0.00			
20	1502Contingency	0.00	0.00			
21	AmountofAnnualGrant:(sumoflines2 –20)	710,266.00	710,266.00	565,856.24	491,169.13	
22	Amountofline21RelatedtoLBPActivities	45,000.00	0.00			
23	Amountofline21RelatedtoSection504compliance	20,000.00	27,642.00	27,642.00	27,642.00	
24	Amountofline21RelatedtoSecurity –SoftCosts	0.00	0.00			
25	AmountofLine21RelatedtoSecurity –HardCosts	5,000.00	4,950.00	4,950.00	4,950.00	
26	Amountofline21RelatedtoEnergyConservation	38,000.00	6,493.00	6,493.00	6,493.00	



**Annual Statement/Performance and Evaluation Report**  
**Comprehensive Grant Program (CGP)**  
**Part II: Supporting Pages**

PHAName: LEWISTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: ME36P00550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision (#2)	Funds Obligated	Funds Expended	
<b>ME5 -3</b>								
Hillview Apts.	Paving Parking Lots (Phase 2 of 3)	1450	2 Lots	29,940.00	31,235.00	31,235.00	31,235.00	Completed
Hillview Apts.	Sidewalks	1450	Dev.	67,920.00	67,920.00	67,920.00	67,920.00	Completed
Hillview Apts.	Replace Apartment Floors	1460	15-18 Floors	18,000.00	44,000.00	43,813.93	43,813.93	
Hillview Apts.	Duct Work in HS Kitchen	1460	1	0.00	3,790.00	3,790.00	3,790.00	Completed
Hillview Apts.	Install Stove Fans	1465	94 Each	18,800.00	2,000.00	1,712.85	1,172.85	
Hillview Apts.	Install Smoke Detectors	1460	94 Each	0.00	3,008.00	3,008.00	1,316.00	
Hillview Apts.	Replace Bathroom Fans	1460	94 Each	18,800.00	1,000.00			
Hillview Apts.	Replace Electrical Panels	1460	94 Each	0.00	18,706.00	18,706.00	18,706.00	Completed
Hillview Apts.	Replace Boilers	1460	Dev.	0.00	3,458.00	3,457.67	3,457.67	
Hillview Apts.	Drainage/Basement/Mold Improvements	1460		0.00	1,000.00	624.54	624.54	
Hillview Apts.	Exterior Painting & Repairs	1460	Dev.	5,000.00	2,000.00			
Rosedale Acres	Paving Parking Lots (Phase 1 of 4)	1450	1 Lot	0.00	0.00			Moved to '02
Rosedale Acres	Replace Electrical Panels	1460	30 Each	0.00	5,970.00	5,970.00	5,970.00	Completed
Rosedale Acres	Install Smoke Detectors	1460	30 Each	0.00	960.00	960.00	420.00	
Rosedale Acres	Replace Bathroom Fans	1460	30 Each	6,000.00	0.00			Moved to '02
Rosedale Acres	Replace Apartment Floors	1460	3-5 Floors	0.00	4,986.00	4,985.50	4,985.50	
Rosedale Acres	Install Stove Fans	1465	30 Each	6,000.00	0.00			
Lafayette Park	Paving Parking Lots (Phase 2 of 2)	1450	1 Lot	17,452.00	18,552.00	18,552.00	18,552.00	Completed
Lafayette Park	Apartment Flooring	1460	3-5 Floors	0.00	5,000.00	4,587.92	4,587.92	
Lafayette Park	Breaker Panels	1460	30 Each	9,600.00	5,400.00	5,400.00	5,400.00	Completed
Lafayette Park	Install Stove Fans	1460	30 Each	0.00	1,000.00	311.00	311.00	
Lafayette Park	Replace Bathroom Fans	1460	30 Each	6,000.00	6,000.00	136.50	136.50	

PHANam e: LEWISTONHOUSING AUTHORITY	GrantTypeandNumber ComprehensiveGrantProgramNo: ME36P00550101 ReplacementHousingFactorGrantNo:		FederalFYofGrant: 2001					
DevelopmentNumber Name/HA-WideActivities	GeneralDesc riptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revision (#2)	Funds Obligated	Funds Expended	
LafayettePark	InstallSmokeDetectors	1460	30Each	0.00	960.00	960.00	744.50	
LafayettePark	ReplaceBoilers	1460		0.00	3,035.00	3,035.00	3,035.00	
LafayettePark	Hoods/VentingSystem	1465	30Each	6,000.00	0.00			Movedto'02
AvonSt.	RepaveParkingLot	1450	1Lot	10,100.00	12,200.00	12,200.00	12,200.00	Completed
	<b>DevelopmentSubtotalME5 -3</b>			<b>219,612.00</b>	<b>242,180.00</b>	<b>231,365.91</b>	<b>228,918.31</b>	
<b>ME5 -5</b>								
Park,Ash,Whipple	ReplaceFlooring	1460	Dev.	0.00	0.00			Movedto03
110AshSt.	LeadPaintAbatement	1460	1Bldg.	75,000.00	0.00			Movedto03
Park,Ash,Whipple	ReplaceWindows	1460	Dev.	14,800.00	35,000.00			
Park,Ash,Whipple	RelineHallways	1460	Dev.	5,200.00	8,761.00	8,760.94	8,760.94	Completed
Park,Ash,Whipple	RepairHalls	1460	Dev.	0.00	3,000.00	2,148.55	2,148.55	Completed
Park,Ash,Whipple	ExteriorPainting/Repairs	1460	Dev.	5,000.00	5,033.00	5,032.80	5,032.80	Completed
Park,Ash,Whipple	RepairMasonry	1460		0.00	2,070.00	2,070.00	2,070.00	Completed
Park,Ash,Whipple	Landscaping/Paving	1450	Dev.	5,000.00	2,000.00			
Park,Ash,Whipple	Stoves	1465	27Each	3,000.00	4,000.00			
	<b>DevelopmentSubtotalME5 -5</b>			<b>108,000.00</b>	<b>59,864.00</b>	<b>18,012.29</b>	<b>18,012.29</b>	
<b>ME5 -6</b>								
Sabbatus,Oak,Horton,Shawmut	ReplaceHotWaterHeaters	1460	Dev.	10,000.00	0.00			Movedto03
Sabbatus,Oak,Horton,Shawmut	Stoves	1465	5Each	2,000.00	2,000.00			
Sabbatus,Oak,Horton,Shawmut	ReplaceWindows	1460	Dev.	0.00	20,000.00			
Sabbatus,Oak,Horton,Shawmut	ExteriorPainting/Repairs	1460	Dev.	2,000.00	2,000.00			
	<b>DevelopmentSubtotalME5 -6</b>			<b>14,000.00</b>	<b>24,000.00</b>	<b>0.00</b>	<b>0.00</b>	

**Annual Statement/Performance and Evaluation Report**  
**Comprehensive Grant Program (CGP)**  
**Part II: Supporting Pages**

PHAName: LEWISTON HOUSING AUTHORITY		Grant Type and Number Comprehensive Grant Program No: ME36P00550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision (#2)	Funds Obligated	Funds Expended	
<b>LHA Wide</b>								
	Operations	1406		1,000.00	1,000.00			
	Training & Consultants	1408		2,000.00	2,000.00	2,000.00	2,000.00	
	Resident Initiatives	1408		2,500.00	1,000.00			
	Investigator's Position w/Benefits	1408		20,000.00	40,000.00	40,000.00	30,820.22	
	Computer Software	1408		4,000.00	3,273.00	2,105.79	2,105.79	
	Administrative Costs	1410		50,000.00	50,000.00	50,000.00	25,834.46	
	Computer Consultant	1430		10,000.00	1,700.00	1,700.00	1,700.00	
	Surveys & Maps	1440		1,000.00	1,000.00			
	Landscaping & Paving	1450		1,200.00	1,200.00			
	Exterior Painting/Repairs	1460		1,000.00	1,000.00			
	Energy/Dwelling Improvements	1460		2,000.00	1,000.00			
	Dwelling Equipment	1465.1		1,000.00	1,000.00			
	Maintenance Tool Shed at BST	1470		1,000.00	1,840.00	1,839.65	1,839.65	Completed
	Energy/Non-Dwelling Improvements	1470		2,000.00	3,333.00	517.45	517.45	
	Computer Hardware	1475		4,505.00	5,000.00	4,831.71	4,831.71	
	Computer Hardware Installation	1475		12,995.00	18,000.00	17,746.71	17,746.71	
	Office Equipment	1475		6,150.00	4,150.00	1,216.09	1,216.09	
	Community Building Equipment	1475		3,000.00	1,000.00	1,120.00	1,120.00	
	Maintenance Tools & Equipment	1475.2		7,000.00	5,000.00	74.95	74.95	
	Skid Steer Tractor	1475		30,000.00	23,763.00	23,763.00	23,763.00	Completed
	Relocation Costs	1495.1		1,000.00	500.00	55.75	55.75	
	<b>LHA Wide Subtotal</b>			<b>162,850.00</b>	<b>166,759.00</b>	<b>146,970.95</b>	<b>113,625.63</b>	
	<b>TOTAL</b>			<b>710,266.00</b>	<b>710,266.00</b>	<b>565,856.24</b>	<b>491,169.13</b>	

**Annual Statement/Performance and Evaluation Report**  
**Comprehensive Grant Program (CGP)**  
**Part III: Implementation Schedule**

PHAName: LEWISTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: ME36P00550101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ME5 -1	03/31/2003	06/30/2003		9/30/2004	06/30/2003		Anticipating expending all funds by revised date.
ME5 -2	03/31/2003	06/30/2003		9/30/2004	06/30/2003		Anticipating expending all funds by revised date.
ME5 -3	03/31/2003	06/30/2003		9/30/2004	06/30/2003		Anticipating expending all funds by revised date.
ME5 -5	03/31/2003	06/30/2003		9/30/2004	06/30/2003		Anticipating expending all funds by revised date.
ME5 -6	03/31/2003	06/30/2003		9/30/2004	06/30/2003		Anticipating expending all funds by revised date.
LHAWIDE	03/31/2003	06/30/2003		9/30/2004	06/30/2003		Anticipating expending all funds by revised date.









## Annual Statement/Performance and Evaluation Report Comprehensive Grant Program (CGP) Part I: Summary

<b>PHAName:</b> LEWISTONHOUSINGAUTHORITY		<b>GrantTypeandNumber</b> ComprehensiveGrantProgramNo: ME36P00550102 ReplacementHousingFactorGrantNo:			<b>FederalFYof Grant:</b> 2002	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno: 1)						
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: 12/31/2002 <input type="checkbox"/> FinalPerformanceandEvaluationReport						
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost		
		Original	Revised	Obligated	Expended	
1	Totalnon -CFPFunds		0.00	NoFundsobligatedor		
2	1406Operations	11,000.00	97,450.00	Expendedasof12/31/02		
3	1408ManagementImprovements	8,500.00	55,000.00			
4	1410Administration	55,000.00	50,000.00			
5	1411Audit					
6	1415LiquidatedDamages					
7	1430FeesandCosts	1,000.00	11,000.00			
8	1440SiteAcquisition	1,000.00	1,000.00			
9	1450SiteImprovement	76,200.00	96,200.00			
10	1460DwellingStructures	471,600.00	287,000.00			
11	1465.1DwellingEquipment —Nonexpendable	2,000.00	2,000.00			
12	1470Non -dwellingStructures	12,000.00	26,000.00			
13	1475Non -dwellingEquipment	31,907.00	44,557.00			
14	1485Demolition					
15	1490ReplacementReserve					
16	1492MovingtoWorkDemonstration					
17	1495.1RelocationCosts	1,000.00	1,000.00			
18	1499DevelopmentActivities					
19	1501CollateralizationorDebtService					
20	1502Contingency					
21	AmountofAnnualGrant:(sumoflines2 –20)	671,207.00	671,207.00			
22	Amountofline21RelatedtoLBPActivities	45,000.00	45,000.00			
23	Amountofline21RelatedtoSection504compliance	20,000.00	20,000.00			
24	Amountofline21RelatedtoSecurity –SoftCosts	20,000.00	20,000.00			
25	AmountofLine21RelatedtoSecurity –HardCosts	0.00	0.00			
26	Amountofline21RelatedtoEnergyConservation	38,000.00	38,000.00			

**Annual Statement/Performance and Evaluation Report**  
**Comprehensive Grant Program (CGP)**  
**Part II: Supporting Pages**

PHAName: LEWISTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: ME36P00550102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised(1)	Funds Obligated	Funds Expended	
<b>ME5 -1</b>								
Blake St. Towers	Hallway & Apt. Flooring	1460	12 Each	20,000.00	5,000.00			
Blake St. Towers	Handicap Unit Conversions	1460	1-3 Units	12,000.00	6,000.00			
Blake St. Towers	Unit Conversions	1460	I-2 Units	0.00	5,000.00			
Blake St. Towers	Landscaping	1450	Dev.	2,000.00	2,000.00			
Blake St. Towers	Sidewalks	1450		0.00	15,000.00			
Blake St. Towers	Install Fire Doors	1460		0.00	10,000.00			
Blake St. Towers	BST Renovations	1470		0.00	20,000.00			
	<b>Development Subtotal ME5 -1</b>			<b>34,000.00</b>	<b>63,000.00</b>			
<b>ME5 -2</b>								
Meadowview Park	Handicap Unit Conversions	1460	1-2 Units	40,000.00	8,000.00			
Meadowview Park	Doors (Phase 3 of 3)	1460	Dev.	5,000.00	5,000.00			
Meadowview Park	Replace Bathroom Vanities	1460	Dev.	18,000.00	18,000.00			
Meadowview Park	Elec. Service Panels (Phase 1 of 3)	1460	Dev.	50,000.00	0.00			Moved to '03
Meadowview Park	Landscaping	1450	Dev.	5,000.00	3,000.00			
Meadowview Park	Replace Ceilings in Boiler Rooms	1460	Dev.	0.00	10,000.00			
	<b>Development Subtotal ME5 -2</b>			<b>118,000.00</b>	<b>44,000.00</b>			
<b>ME5 -3</b>								
Hillview Apts.	Replace Apartment Floors	1460	1-2 Floors	15,000.00	2,000.00			
Hillview Apts.	Paving Parking Lots (Phase 2 of 3)	1450	2 Lots	40,000.00	30,000.00			
Hillview Apts.	Replace Baseboards	1460	Dev.	38,000.00	0.00			Moved to '03

**Annual Statement/Performance and Evaluation Report**  
**Comprehensive Grant Program (CGP)**  
**Part II: Supporting Pages**

PHAName: LEWISTON HOUSING AUTHORITY		Grant Type and Number Comprehensive Grant Program No: ME36P00550102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Hillview Apts.	Replace Bathroom Fans	1460	Dev.	0.00	3,000.00			
Hillview Apts.	Breaker Panels	1460	Dev.	30,000.00	0.00			Moved to 01
Hillview Apts.	Replace Boilers	1460	Dev.	50,000.00	50,000.00			
Hillview Apts.	Interior Lighting (Phase 1 of 3)	1460	Dev.	20,000.00	0.00			Moved to 03
Hillview Apts.	Replace Windows (Phase 1 of 8)	1460	Dev.	35,000.00	25,000.00			
Rosedale Acres	Pave Parking Lots (Phase 2 of 4)	1450	2 Lots	20,000.00	40,000.00			
Rosedale Acres	Replace Boilers	1460	Dev.	16,000.00	16,000.00			
Rosedale Acres	Breaker Panels	1460	Dev.	9,600.00	0.00			Moved to 01
Lafayette Park	Replace Boilers	1460	Dev.	16,000.00	16,000.00			
Lafayette Park	Replace Baseboards	1460	Dev.	12,000.00	0.00			Moved to 03
	<b>Development Subtotal ME5 -3</b>			<b>301,600.00</b>	<b>182,000.00</b>			
	<b>ME5 -5</b>							
110 Ash St.	Replace Windows @ 110 Ash	1460	1 Bldg.	8,000.00	8,000.00			
110 Ash St.	110 Ash St. Siding	1460	1 Bldg.	40,000.00	40,000.00			
110 Ash St.	110 Ash Lead Paint Abatement	1460	1 Bldg.	0.00	50,000.00			
Whipple	Replace Roof @ Whipple St.	1460	1 Bldg.	5,000.00	5,000.00			
	<b>Development Subtotal ME5 -5</b>			<b>53,000.00</b>	<b>103,000.00</b>			
	<b>ME5 -6</b>							
Sabbatus, Oak, Horton, Shawmut	Pave Parking Lots	1450	Dev.	5,000.00	5,000.00			
Sabbatus, Oak, Horton, Shawmut	Replace Windows	1460	Dev.	10,000.00	0.00			Moved to 01
Sabbatus, Oak, Horton, Shawmut	Replace Heating System	1460	Dev.	10,000.00	0.00			Moved to 03
	<b>Development Subtotal ME5 -6</b>			<b>25,000.00</b>	<b>5,000.00</b>			

**Annual Statement/Performance and Evaluation Report**  
**Comprehensive Grant Program (CGP)**  
**Part II: Supporting Pages**

PHAName: LEWISTON HOUSING AUTHORITY		Grant Type and Number Comprehensive Grant Program No: ME36P00550102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>LHA Wide</b>								
	Operations	1406		1,000.00	97,450.00			Replace anticipated
	Training & Consultants	1408		2,000.00	2,000.00			Shortfall in Operatin
	Management Improvement	1408		0.00	3,000.00			Subsidy
	Resident Initiatives	1408		2,500.00	2,000.00			
	Investigator's Position w/Benefits	1408		10,000.00	45,000.00			
	Computer Software	1408		4,000.00	3,000.00			
	Administrative Costs	1410		55,000.00	50,000.00			
	Energy Audit	1430		0.00	10,000.00			
	Fees & Costs	1430		1,000.00	1,000.00			
	Surveys & Maps	1440		1,000.00	1,000.00			
	Landscaping & Paving	1450		4,200.00	1,200.00			
	Exterior Painting/Repairs	1460		4,000.00	2,000.00			
	Energy/Dwelling Improvements	1460		8,000.00	3,000.00			
	Dwelling Equipment	1465.1		2,000.00	2,000.00			
	Energy/Non-Dwelling Improvements	1470		12,000.00	6,000.00			
	Computer Hardware	1475		12,500.00	6,000.00			
	Office Equipment	1475		11,407.00	7,557.00			
	Community Building Equipment	1475		2,000.00	2,000.00			
	Maintenance Vehicle	1475		0.00	22,000.00			
	Maintenance Tools & Equipment	1475		6,000.00	7,000.00			
	Relocation Costs	1495.1		1,000.00	1,000.00			
	<b>LHA Wide Subtotal</b>			<b>139,607.00</b>	<b>274,207.00</b>			
	<b>TOTAL</b>			<b>671,207.00</b>	<b>671,207.00</b>			

**Annual Statement/Performance and Evaluation Report**  
**Comprehensive Grant Program (CGP)**  
**Part III: Implementation Schedule**

PHAName: LEWISTONHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramNo: ME36P00550102 ReplacementHousingFactorNo:				FederalFYofGrant: 2002	
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
ME5 -1	06/30/2004			06/302006			
ME5 -2	06/30/2004			06/302006			
ME5 -3	06/30/2004			06/302006			
ME5 -5	06/30/2004			06/302006			
ME5 -6	06/30/2004			06/302006			
LHAWIDE	06/30/2004			06/302006			







# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: <b>LEWISTON HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: ME36P00550100 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2000</b>
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Original Annual Statement  
  Reserve for Disasters/Emergencies  
  Revised Annual Statement (revision no: 3 )  
 Performance and Evaluation Report for Period Ending: 12/31/2002  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original – Rev2	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	20,214.00	21,812.00	21,812.00	21,812.00
4	1410 Administration	44,000.00	27,874.00	27,874.00	27,874.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	19,000.00	5,800.00	5,800.00	5,800.00
8	1440 Site Acquisition	1,000.00	0.00	0.00	0.00
9	1450 Site Improvement	120,438.00	120,367.00	120,367.00	120,367.00
10	1460 Dwelling Structures	291,357.00	340,815.00	340,815.00	340,815.00
11	1465.1 Dwelling Equipment — Nonexpendable	96,663.00	87,645.00	87,645.00	87,645.00
12	1470 Non -dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non -dwelling Equipment	103,389.00	91,748.00	91,748.00	91,748.00
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)	696,061.00	696,061.00	696,061.00	696,061.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	77,606.00	77,606.00	77,606.00
24	Amount of line 21 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	67,900.00	62,367.00	62,367.00	62,367.00



# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHAName: LEWISTONHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo: ME36P00550100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
DevelopmentNumber Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original Rev.2	Revised (3)	Funds Obligated	Funds Expended	
<b>ME5 -1</b>								
BlakeSt.Towers	HallwaysandApartmentFlooring	1460	12Floors	5,000.00	3,584.00	3,584.00	3,584.00	Completed
BlakeSt.Towers	ZoneControls(Phase3of4)	1460	1Bldg.	0.00	0.00	0.00	0.00	
BlakeSt.Towers	KitchenCabinets	1460	52Units	70,178.00	85,048.00	85,048.00	85,048.00	Completed
BlakeSt.Towers	Caulk100Windows	1450	100Each	11,250.00	11,250.00	11,250.00	11,250.00	Completed
BlakeSt.Towers	ConversionofEfficiencies	1460	2-4Units	1,830.00	1,829.00	1,829.00	1,829.00	Completed
BlakeSt.Towers	HandicapUnitConversions	1460	1-3Units	18,386.00	17,746.00	17,746.00	17,746.00	Completed
BlakeSt.Towers	Waterproofing-1CollegeSt.	1460	1Bldg.	400.00	363.00	363.00	363.00	Completed
BlakeSt.Towers	RepaveParkingLot -CollegeSt.	1450	1 Lot	0.00	0.00	0.00	0.00	Movedto01Grant
	<b>TOTALME5 -1</b>			<b>107,044.00</b>	<b>119,820.00</b>	<b>119,820.00</b>	<b>119,820.00</b>	
<b>ME5 -2</b>								
MeadowviewPark	HandicapUnitConversions	1460	1-4Units	49,000.00	59,860.00	59,860.00	59,860.00	Completed
MeadowviewPark	KitchenCabinets(Phase2of2)	1460	76Units	17,000.00	7,125.00	7,125.00	7,125.00	Completed
MeadowviewPark	Hallways	1460	Dev.	10,400.00	10,399.00	10,399.00	10,399.00	Completed
MeadowviewPark	Doors(Phase1of3)	1460	Dev.	5,050.00	5,127.00	5,127.00	5,127.00	Completed
MeadowviewPark	Roofs(Phase2of2)	1460	Dev.	21,000.00	20,936.00	20,936.00	20,936.00	Completed
MeadowviewPark	2ParkingLotsandRoadway	1450	2PL,1RW	70,588.00	70,588.00	70,588.00	70,588.00	Completed
	<b>TOTALME5 -2</b>			<b>173,038.00</b>	<b>174,035.00</b>	<b>174,035.00</b>	<b>174,035.00</b>	
<b>ME5 -3</b>								
HillviewApts.	ReplaceApartmentFloors	1460	Dev.	45,443.00	77,533.00	77,533.00	77,533.00	Completed
HillviewApts.	Refrigerators	1465	94Each	30,024.00	30,024.00	30,024.00	30,024.00	Completed
HillviewApts.	RepaveParkingLots(Phase2of3)	1450	2Lots	38,000.00	37,936.00	37,936.00	37,936.00	Completed
HillviewApts.	ReplaceStoves	1465	94Each	22,000.00	21,983.00	21,983.00	21,983.00	Completed
HillviewApts.	InstallStoveFans	1465	94Each	0.00	0.00	0.00	0.00	Movedto01Grant
HillviewApts.	Sidewalks	1450	Dev.	0.00	0.00	0.00	0.00	Movedto01Grant
HillviewApts.	WeatherstrippingDoors/Windows	1460	Dev.	0.00	0.00	0.00	0.00	Movedto01Grant
HillviewApts.	Waterproofing	1460	Dev.	17,402.00	17,402.00	17,402.00	17,402.00	Completed
HillviewApts.	Landscaping	1450	Dev.	600.00	593.00	593.00	593.00	Completed
HillviewApts.	SpeakerSystemHVComm.Center	1460		1,379.00	1,379.00	1,379.00	1,379.00	Completed

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

PHAName: LEWISTONHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo: ME36P00550100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
DevelopmentNumber Name/HA-WideActivities	GeneralDescriptionofMajor WorkCategories	Dev. AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original Rev.2	Revised (3)	Funds Obligated	Funds Expended	
HillviewApts.	ExteriorPainting&Repairs	1460	5Bldgs.	2,870.00	2,869.00	2,869.00	2,869.00	Completed
RosedaleAcres	ReplaceApartmentFloors	1460	Dev.	2,560.00	2,556.00	2,556.00	2,556.00	Completed
RosedaleAcres	PaveParkingLots(Phase1of4)	1450	1Lot	0.00	0.00	0.00	0.00	Movedto01Grant
RosedaleAcres	ReplaceRefrigerators	1465	30Each	9,372.00	9,372.00	9,372.00	9,372.00	Completed
RosedaleAcres	ReplaceStoves	1465	30Each	7,515.00	7,515.00	7,515.00	7,515.00	Completed
RosedaleAcres	InstallStoveFans	1465	30Each	0.00	0.00	0.00	0.00	Movedto01Grant
RosedaleAcres	Waterproofing	1460	5Bldgs.	3,444.00	3,444.00	3,444.00	3,444.00	Completed
LafayettePark	PaveParkingLots(Phase2of2)	1450	1Lot	0.00	0.00	0.00	0.00	Movedto01Grant
LafayettePark	ReplaceRefrigerators	1465	30Each	8,913.00	8,913.00	8,913.00	8,913.00	Completed
LafayettePark	ReplaceStoves	1465	30Each	7,031.00	7,030.00	7,030.00	7,030.00	Completed
LafayettePark	Hood/VentingSystem	1465	30Each	0.00	0.00	0.00	0.00	Movedto01Grant
LafayettePark	ReplaceElectricalPanels	1465	30Each	9,000.00	3,600.00	3,600.00	3,600.00	Completed
LafayettePark	ReplaceApartmentFloors	1460		7,458.00	7,458.00	7,458.00	7,458.00	Completed
LafayettePark	Waterproofing	1460	5Bldgs.	5,386.00	5,386.00	5,386.00	5,386.00	Completed
AvonSt.	RepaveParkingLot	1450	1Lot	0.00	0.00	0.00	0.00	Movedto01Grant
	<b>TOTALME5 -3</b>			<b>218,397.00</b>	<b>244,993.00</b>	<b>244,993.00</b>	<b>244,993.00</b>	
<b>ME5 -5</b>								
Park,Ash,Whipple	ExteriorPainting&Repairs	1460	5Bldgs.	240.00	240.00	240.00	240.00	Completed
Park,Ash,Whipple	Landscaping/Paving	1450	2Lots	0.00	0.00	0.00	0.00	Movedto01Grant
	<b>TOTALME5 -5</b>			<b>240.00</b>	<b>240.00</b>	<b>240.00</b>	<b>240.00</b>	
<b>ME5 -6</b>								
Sabattus,Horton,Oak,Shawmut	ReplaceRefrigerators	1465	9Each	2,808.00	2,808.00	2,808.00	2,808.00	Completed
Sabattus,Horton,Oak,Shawmut	ExteriorPainting&Repairs	1460	Dev.	6,931.00	6,931.00	6,931.00	6,931.00	Completed
	<b>TOTALME5 -6</b>			<b>9,739.00</b>	<b>9,739.00</b>	<b>9,739.00</b>	<b>9,739.00</b>	

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

PHAName: LEWISTONHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo: ME36P00550100 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2000			
DevelopmentNumber Name/HA-WideActivities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original Rev.2	Revised (3)	Funds Obligated	Funds Expended	
<b>LHAWIDE</b>								
	Training&Consultants	1408		0.00	0.00	0.00	0.00	
	ResidentInitiatives	1408		0.00	0.00	0.00	0.00	
	Investigator'sPositionw/Benefits	1408		10,214.00	10,952.00	10,952.00	10,952.00	Completed
	ComputerTechSupport	1408		10,000.00	10,860.00	10,860.00	10,860.00	Completed
	AdministrativeCosts	1410		44,000.00	27,874.00	27,874.00	27,874.00	Completed
	EnergyAudit&ComputerConsultant	1430		18,000.00	5,800.00	5,800.00	5,800.00	Completed
	InspectionCosts	1430.7		1,000.00	0.00	0.00	0.00	
	Surveys&Maps	1440		1,000.00	0.00	0.00	0.00	
	Landscaping&Paving	1450		0.00	0.00	0.00	0.00	
	Energy/DwellingImprovements	1460		0.00	0.00	0.00	0.00	
	Carpetingfor1CollegeSt.	1470		0.00	0.00	0.00	0.00	
	Energy/Non-DwellingImprovements	1470		0.00	0.00	0.00	0.00	
	ComputerHardware	1475		50,680.00	42,452.00	42,452.00	42,452.00	Completed
	OfficeEquipment	1475		14,400.00	15,011.00	15,011.00	15,011.00	Completed
	CommunityBuildingEquipment	1475		1,000.00	0.00	0.00	0.00	
	MaintenanceTools&Equipment	1475.2		2,000.00	849.00	849.00	849.00	Completed
	AutomotiveEquipment	1475.6		1,000.00	565.00	565.00	565.00	Completed
	MaintenanceVehicle	1475		34,309.00	32,871.00	32,871.00	32,871.00	Completed
	<b>TOTALLHAWIDE</b>			<b>187,603.00</b>	<b>147,234.00</b>	<b>147,234.00</b>	<b>147,234.00</b>	
	<b>TOTAL</b>			<b>696,061.00</b>	<b>696,061.00</b>	<b>696,061.00</b>	<b>696,061.00</b>	

**Annual Statement/Performance and Evaluation Report**  
**Comprehensive Grant Program (CGP)**  
**Part III: Implementation Schedule**

PHAName: LEWISTONHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramNo: ME36P00550100 ReplacementHousingFactorNo:					FederalFYofGrant: 2000
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTarget Dates
	Original	Revised	Actual	Original	Revised	Actual	
ME5 -1	03/31/2002		03/31/2002	9/30/2003		03/31/2002	
ME5 -2	03/31/2002		03/31/2002	9/30/2003		03/31/2002	
ME5 -3	03/31/2002		03/31/2002	9/30/2003		03/31/2002	
ME5 -5	03/31/2002		03/31/2002	9/30/2003		03/31/2002	
ME5 -6	03/31/2002		03/31/2002	9/30/2003		03/31/2002	
LHAWIDE	03/31/2002		03/31/2002	9/30/2003		03/31/2002	