

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Westbrook Housing Authority</u> PHA Code: <u>ME015</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>84</u> Number of HCV units: <u>805</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years: The mission of Westbrook Housing is to assist very-low to moderate-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and to maintain and improve the quality of their lives.																										
5.2	Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attachments I & III																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <div style="display: flex; justify-content: space-around; text-align: center;"> <div> Westbrook Housing 30 Liza Harmon Drive Westbrook, ME 04092 </div> <div>and</div> <div> City of Westbrook 2 York Street Westbrook, ME 04092 </div> </div>																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.																										
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																										

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p style="text-align: center;">See Attachment II</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Westbrook Housing will continue to apply to all available funding sources, local, state and federal programs for additional money to support increased funding for affordable housing. With public funds at a minimum, WH continues to think outside the box and look for every opportunity to create affordable housing by mixing financing opportunities, federal, state and private.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. See Attachment III</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p style="padding-left: 40px;">i. Substantial Deviation from the 5-Year Plan</p> <p>Substantial deviation from the 5-year Plan may occur when the Board of Commissioners deems it necessary to change the intent of the mission statement or goals of the Five Year Plan.</p> <p style="padding-left: 40px;">ii. Significant Amendment or Modification to the Annual Plan</p> <p>Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

Attachment I

Agency Goals and Objectives

Goal # 1: Riverview Terrace: To utilize our capital fund program, coupled with some of the extra stimulus money that has been made available, for the continued progress at our oldest public housing community, Riverview Terrace...first occupied in 1974, as we move to make the “tired building” more marketable and accessible:

Strategies:

- Westbrook Housing is planning to combine six (6) studio units into three (3) one-bedroom apartments, to increase the quality and marketability of the units. As noted above we have done this once with two units into one; in addition to a better quality unit when we are done, the negative result is a lowering of our total portfolio of units from 59 to 56. We will continue to employ this strategy as unit configuration and dollars allow.
- One of these rehabilitated units will be fully handicapped accessible to fulfill our ADA requirements, the rest will be adaptable.
- Many other units will have kitchen and bathroom upgrades.
- Some exterior brickwork repair and the front awning.
- Work on a variety of other ADA compliance issues: handrails, ramps, etc.
- Also, we are going to try to upgrade the electric system in the common areas. As we are looking to continually make our buildings more “green” and energy efficient, so we are seeking energy saving alternatives whenever feasible and may take advantage of other opportunities for system upgrades if they present themselves.
- To continue to apply for ROSS grant funding to extend the support services that have been offered to residents which allows them to age in place.

Goal #2: Larrabee Woods: Through the capital funds program we also need to address many system items at Larrabee Woods (initial occupancy in 1983):

Strategies:

- Electrical work, there is a need to do some GFCI upgrades in bathrooms and kitchens along with other electrical upgrades.
- There are several ADA compliance upgrades in the budget (door knobs, railings, etc.).
- We intend to replace systems as needed with higher energy efficient systems. Window replacement to higher efficiency windows is scheduled.
- We continue to seek alternate uses for the large atrium area.

Goal #3: We will be exploring the opportunity of converting these two public housing buildings into a Section 8 supported buildings, securing the outright ownership and getting it off the HUD public housing roles.

Goal #4: We will continue to seek and apply for additional HCV when they become available.

Goal #5: We will continue to work with our development side, WDC, to bring affordable units to our area of operation.

Attachment II

9.0 Housing Needs

The greater Westbrook community continues to have a large unmet need for subsidized housing.

Statement of Housing Needs for Section 8 Tenant Based Housing (HCV)

2006 Data	# of Families	% of Families
<u>Waiting List Totals</u>	<u>334</u>	<u>100%</u>
ELI	277	83%
VLI	53	16%
LI	4	1%
Families w/ Children	174	52%
Elderly	46	14%
Families w/Disabilities	114	34%
White	210	63%
African American	121	36%
American Indian	1	0.003%
Asian	1	0.003%
Native Hawaiian	0	0.00%
Hispanic	1	0.003%

Statement of Housing Needs for Public Housing (84 total units for seniors/disabled residents)

2006 Data	# of Families	% of Families
<u>Waiting List</u>		
<u>Totals</u>	<u>206</u>	<u>100%</u>
ELI	161	78%
VLI	45	22%
LI	0	0%
Elderly	99	48%
Families w/Disabilities	107	52%
White	206	100%
African American	0	0.00%
American Indian	0	0.00%
Asian	0	0.00%
Native Hawaiian	0	0.00%
Hispanic	0	0.00%

HCV Program: The WH waiting list for Section 8 (HCV) has been closed since 12/06. Over 1400 hundred families applied for the Section 8 (HCV) program between 7/06 and 12/06 when we finally closed the list. Today we still have 334 families on that list. Hopefully, we will be able

to open the list again in 2010. We are eagerly awaiting the opportunity to apply for new vouchers and will as soon as there are units declared available.

Affordability and Supply

Rents in Cumberland County (Westbrook Housing’s jurisdictional area) continue to exceed HUD’s published FMRs. Approximately 60% of the population in Cumberland County is unable to afford the average 2-bedroom rent. In 2000 36% of renters paid over 30% of their income for rent.

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

Quality and Accessibility

The housing stock in Maine is some of the oldest in the nation. Seventy percent of the housing stock in Cumberland County was built prior to 1980 with 29% built prior to 1940, which has a significant impact on the number of handicap accessible units. However, between 2000 and 2008 Cumberland County saw an increase in the development of quality accessible housing units by private developers which has freed up some of the older accessible units for renters with lower incomes.

Size and Location of Units

Westbrook Housing has 84 public housing units located in the City of Westbrook and 805 HCV units located in 20 cities and towns primarily in Cumberland County. Within Cumberland County approximately 30% of housing units are renter occupied. Vacancy rates have been approximately 4%. Affordability is the major barrier to finding decent, safe rental housing in Cumberland County.

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

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

Data Sources:

Maine Housing Cumberland County Rental Housing Facts 2008
U.S. Bureau of the Census

National Low Income Housing Coalition

Attachment III

2005 Westbrook Housing Goals and Objectives – Status Update

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

A. PHA Goal: **Expand the supply of assisted housing WH will:**

i. **Apply for additional rental vouchers:**

Westbrook Housing did not apply for any new vouchers as there were no new vouchers available that fit our goals during the last 5 years.

ii. **Leverage private or other public funding to create additional housing opportunities:**

Our development arm (WDC – Westbrook Development Corp) developed a family community in 2006, through the use of tax credits; at the same time renovating an adjoining family property that has 8 units of family housing (Section 8 project based).

iii. **Acquire or build units or developments:**

Homeownership opportunities were provided through our development partner (WDC), to include: Homestead Village (18-3 bedroom family condos), and two 1 and 2 bedroom communities: Forest Street School (12 condos) and Riverfront Lofts (44 condos).

B. PHA Goal: **Improve the quality of assisted housing WH will:**

i. **Increase customer satisfaction**

Westbrook Housing did apply for and received a 3-year ROSS grant for our elderly/disabled residents, so we could guarantee support services through 2010, at which point we will reapply. These services are essential for the continued support of many of our residents. The support allows residents to remain independent for an extended period of time, affordably keeping them from entering the system at a higher more expensive level of care.

ii. **Renovate or modernize public housing units:**

In an attempt to make some of our less desirable units more marketable and livable, at our oldest public housing community, Riverview Terrace, we combined two 0 bedroom units and made a one (1) bedroom ADA compliant unit.

C. PHA Goal: **Increase assisted housing choices**

WH will:

Convert public housing to vouchers: (if available for elderly units)

We were unable to accomplish this due to lack of vouchers; however, we remain hopeful that we may accomplish this within the next 5 year plan.

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

A. PHA Goal: Provide an improved living environment

WH will:

i. Implement public housing security improvements:

We did fund security cameras at Riverview Terrace and they have been most helpful in providing additional security for the residents. We have used tapes in several incidences which ended up resulting in positive outcomes (change of behavior, evictions, etc.). Also, there is a new police chief in town and a renewed effort for the police to assist us as needed, that has been a real positive for our communities.

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

A. PHA Goal: Promote self sufficiency and asset development of families and individuals.

WH will:

i. Increase the number and percentage of employed persons in assisted families:

Our current computer system does not all for tracking employment, so the FSS coordinator will start keeping track on a monthly basis of such activity. Increased escrows do not necessarily mean the person became employed; however, currently, there are 17 people working (12 with escrows).

ii. Provide or attract supportive services to improve assisted recipients' employability:

PCC members provide supportive services that improve recipients' employability. This is done by the networking of the new board members and their willingness to assist the recipients in meeting their employment goals.

iii. Provide or attract supportive services to increase independence for the elderly or families with disabilities:

At this time there are no disabled recipients on the FSS program. In regards to the elderly/disabled communities, we continue to offer private pay homemaking, a mealsite and reduced price services under a grant through the State and one under HUD. We are also able to reduce the cost of services for those not able to pay the full price under the fundraising piece called Senior Dreams.

iv. Other: Continue efforts to assist residents in moving toward self-sufficiency via the ROSS program, as funds permit:

In 2008, we were again awarded a grant under the ROSS program to provide reduced priced services at our two public housing sites. The average number of participants is around 14 but at one time a high of 17. Without these services most of these folks would have to move to a higher level of care, this is a very affordable option.

4) HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

A. PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

WH will:

i. Other: Maintain efforts to assure equal housing opportunity;

We have appointed an internal officer to monitor and train the staff on compliance in this area.

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

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

Part I: Summary					
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-10 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	85,000			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	20,000			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	105,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

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

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

Part I: Summary				
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-09 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director		Date 02/01/10	Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority			Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-10 CFFP (Yes/ No): no Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
15-1 Riverview	Generator Repair and upgrade	1470		20,000				
HA Wide	Operations	1406		85,000				

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

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Westbrook Housing Authority					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
15-1 Riverview	9/30/2012		9/30/2014		
HA Wide	9/30/2012		9/30/2014		

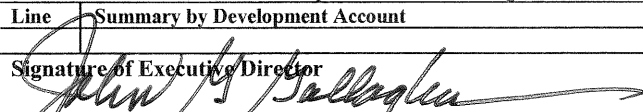
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-00 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
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	Signature of Executive Director 	Date 12/02/09	Signature of Public Housing Director	Date

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	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	9/30/2011		9/30/2013		

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Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

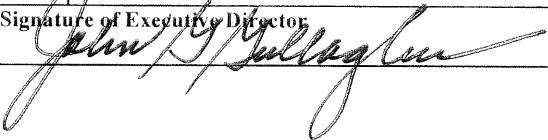
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

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

Part I: Summary						
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-08 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	101,926				
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures		101,926	101,926	101,926	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant. (sum of lines 2 – 19)	101,926	101,926	101,926	101,926	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

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

Part I: Summary				
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-08 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2008 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director 		Date 12-01-09		Signature of Public Housing Director Date

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Unit Repairs and Improvements	1460		101,926	101,926	101,926	101,926	100 %

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

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Westbrook Housing Authority					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	06/12/2010		06/12/2012		

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Westbrook Housing Authority					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

Part I: Summary					
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-07 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	96,064	96,064	96,064	96,064
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	96,064	96,064	96,064	96,064
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

Part I: Summary					
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No. ME36-P015-501-07 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2007 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director <i>John G. Gallegos</i>	Date 11-18-09	Signature of Public Housing Director		Date

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Operations	1406		96,064	96,064	96,064	96,064	Complete

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

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Westbrook Housing Authority					Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	09/12/2009	04/24/2008	09/12/2011	04/24/2008	

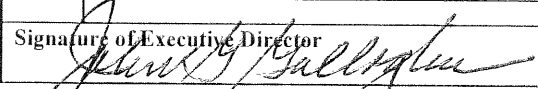
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

Part I: Summary						
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No. ME36-P015-501-06 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2006 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	47,163	57,331	57,331	57,331	
3	1408 Management Improvements	19,298	9,130	9,130	9,130	
4	1410 Administration (may not exceed 10% of line 21)	9,649	9,649	9,649	9,649	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	28,541	28,541	28,541	28,541	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant. (sum of lines 2 – 19)	104,651	104,651	104,651	104,651	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

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

Part I: Summary					
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-06 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2006 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director 		Date 11-18-09		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-06 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Operations	1406		47,163	57,331	57,331	57,331	100 %
HA Wide	Management Improvements	1408		19,298	9,130	9,130	9,130	100%
HA Wide	Administration	1410		9,649	9,649	9,649	9,649	100%
15-1 Riverview Terraces	Rehab Units/Moderization	1460		28,541	28,541	28,541	28,541	100%

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

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-06 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Westbrook Housing Authority					Federal FFY of Grant: 2006
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	07/17/2008	1031/2008	07/17/2010		

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Westbrook Housing Authority					Federal FFY of Grant: 2006
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

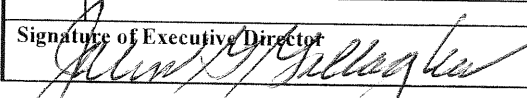
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

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

Part I: Summary					
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-05 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2005
					FFY of Grant Approval:
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	39,000	39,000	39,000	39,000
3	1408 Management Improvements	20,742	20,742	20,742	20,742
4	1410 Administration (may not exceed 10% of line 21)	10,371	10,371	10,371	10,371
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	33,599	33,599	33,599	33,599
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	103,712	103,712	103,712	103,712
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

Part I: Summary				
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-05 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2005 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director 		Date 11-18-09	Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-05 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2005		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Operations	1406		39,000	39,000	39,000	39,000	88.2 %
HA Wide	Management Improvements	1408		20,742	20,742	20,742	20,742	100%
HA Wide	Administration	1410		10,371	10,371	10,371	10,371	100%
15-1 Riverview Terraces	Rehab Units/Moderization	1460		27,500	27,500	27,500	27,500	100%
15-3 Larrabee Woods	Rehab Units/Moderization	1460		6,099	6,099	6,099	6,099	100%

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

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-05 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2005		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Westbrook Housing Authority					Federal FFY of Grant: 2005
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	08/17/2007	08/17/2007	08/17/2009	08/17/2009	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Westbrook Housing Authority					Federal FFY of Grant: 2005
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

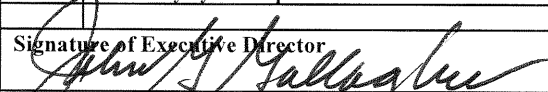
Part I: Summary					
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-04 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2004 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	82,459.77		82,459.77	82,459.77
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	10,820.00		10,820.00	10,820.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	14,929.23		14,929.23	14,929.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	108,209		108,209	108,209
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36P015501-04 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2004 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
	Signature of Executive Director 	Date 12/02/09	Signature of Public Housing Director	Date		

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-04 CFFP (Yes/ No): no Replacement Housing Factor Grant No:			Federal FFY of Grant: 2004			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Operations	1406		82,459.77		82,459.77	82,459.77	
	Administration	1410		10,820.00		10,820.00	10,820.00	
	Rehab Unit/Modernization	1460		14,929.23		14,929.23	14,929.23	
	Total			108,209		108,209	108,209	

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

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-04 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2004		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Westbrook Housing Authority					Federal FFY of Grant: 2004
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	9/13/2006	9/11/2006	9/13/2008	11/13/06	
15-1 Riverview Terrace	9/13/2006	9/11/2006	9/13/2008	11/13/06	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Westbrook Housing Authority					Federal FFY of Grant: 2004
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

Part I: Summary					
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-502-02 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2003
FFY of Grant Approval:					
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	13,035.00		13,035.00	13,035.00
3	1408 Management Improvements	3,724.00		3,724.00	3,724.00
4	1410 Administration (may not exceed 10% of line 21)	1,862.00		1,862.00	1,862.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	18,621.00		18,621.00	18,621.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary				
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-502-03 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2003 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director <i>John P. Gallagher</i>		Date 12/02/09	Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-502-03 CFFP (Yes/ No): no Replacement Housing Factor Grant No:				Federal FFY of Grant: 2003		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Operations	1406		13,035		13,035	13,035	
	Management Improvements	1408		3,724		3,724	3,724	
	Administration	1410		1,862		1,862	1,862	
	Total			18,621		18,621	18,621	

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

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-502-03 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2003		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Westbrook Housing Authority					Federal FFY of Grant: 2003
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	2/12/06	12/28/05	2/12/08	02/21/06	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Westbrook Housing Authority					Federal FFY of Grant: 2003
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

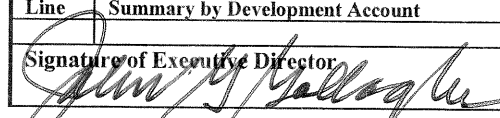
Part I: Summary						
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-02 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2003	FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	17,368.00	52,049.00	52,049.00	52,049.00	
3	1408 Management Improvements	18,688.00	17,649.00	17,649.00	17,649.00	
4	1410 Administration (may not exceed 10% of line 21)	9,344.00	9,344.00	9,344.00	9,344.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	48,036.00	14,394.00	14,394.00	14,394.00	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 – 19)	93,436.00		93,436.00	93,436.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary				
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-03 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2003 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
	Signature of Executive Director 	Date 12/02/09	Signature of Public Housing Director	Date

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-03 CFFP (Yes/ No): no Replacement Housing Factor Grant No:				Federal FFY of Grant: 2003		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Operations	1406		52,049.00		52,049.00	52,049.00	
	Management Improvements	1408		17,649.00		17,649.00	17,649.00	
	Administration	1410		9,344.00		9,344.00	9,344.00	
	Rehab Unit/Modernization	1460		14,929.23		14,929.23	14,929.23	
	Total			93,436.00		93,436.00	93,436.00	

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

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority			Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-03 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2003		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Westbrook Housing Authority					Federal FFY of Grant: 2003
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	09/16/05	01/31/06*	09/16/07	02/21/06	*90% of funds obligated by 9/16/05
15-1 Riverview Terrace	09/16/05	01/31/06*	09/16/07	02/21/06	*90% of funds obligated by 9/16/05

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Westbrook Housing Authority					Federal FFY of Grant: 2003
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

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

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

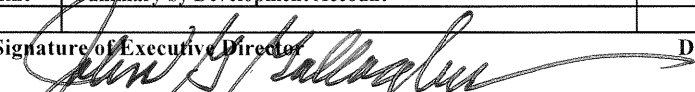
Part I: Summary						
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No. ME36P015501-02 <input checked="" type="checkbox"/> Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2002 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	28,800	28,800	28,800	28,800	
3	1408 Management Improvements	22,712	22,712	22,712	22,712	
4	1410 Administration (may not exceed 10% of line 21)	11,356	11,356	11,356	11,356	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	45,000	45,000	45,000	45,000	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	5,692	5,692	5,692	5,692	
20	Amount of Annual Grant: (sum of lines 2 – 19)	113,560	113,560	113,560	113,560	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-02 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2002 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director 	Date 12/02/09	Signature of Public Housing Director		Date

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-02 CFFP (Yes/No): no Replacement Housing Factor Grant No:				Federal FFY of Grant: 2002		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Operations	1406		28,800		28,800	28,800	100%
	Management Improvements	1408		22,712		22,712	22,712	100%
	Administration	1410		11,356		11,356	11,356	100%
	Rehab Unit/Modernization	1460		45,000		45,000	45,000	100%
	Contingency	1502		5,692		5,692	5,692	100%
	Total			113,560		113,560	113,560	100%

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Westbrook Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME36-P015-501-02 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2002		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Westbrook Housing Authority					Federal FFY of Grant: 2002
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	5/31/04	5/30/04	5/31/06	11/30/04	
15-1 Riverview Terrace	5/31/04	5/30/04	5/31/06	11/30/04	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Westbrook Housing Authority					Federal FFY of Grant: 2002
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

2010 Westbrook Housing ME015 VAWA Statement

Westbrook Housing (WH) is committed to assisting individuals and families who have been victims of domestic violence, dating violence, sexual assault, or stalking by ensuring compliance with all aspects of the Violence Against Women Act.

Goals, Objectives, Policies and Programs

The goals and objectives of Westbrook Housing's policies and procedures as they relate to victims of domestic violence, dating violence, sexual assault, or stalking is to help victims obtain or maintain housing, prevent domestic violence, and enhance survivor safety.

By taking advantage of several regional training opportunities Westbrook Housing has ensured that staff has the knowledge to effectively administer and comply with all provisions of the Violence Against Women Act.

Westbrook Housing staff works closely with the representatives of Westbrook Police Department and Family Crisis Services to support victims of domestic violence, dating violence, sexual assault, or stalking. Family Crisis Services accepts referrals, offers individual counseling, and group prevention programs to Westbrook Housing staff and tenants. Information about the programs and services are posted prominently in the lobby at all WH facilities.

Westbrook Housing also employs a variety of methods to directly assist victims of domestic violence, dating violence, sexual assault, or stalking to maintain their housing including: evicting the perpetrator so the victim and family can remain in their current apartment, and/or transferring the victim to another public housing unit. All residents are informed of all resources available to victims of domestic violence, dating violence, sexual assault, or stalking at the time of their annual recertification.

Westbrook Housing has:

Amended leases/assistance contracts to reflect provisions of Sections 6(l) and 8(d).

- The Housing Choice Voucher program administered through Westbrook Housing adopted the revised Tenancy Addendum (HUD-52641-A) as soon as it was made available in 1/2007.

Amended Housing Assistance Payment contracts (HAPc).

- The Housing Choice Voucher program administered through Westbrook Housing adopted the revised HAPc (HUD-52641) as soon as it was made available in 1/2007.

Amended the Administrative Plan.

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

Obtained and disseminates certification form HUD-50066

- Notified tenants of rights and owners and managers of rights and obligations.

- Westbrook Housing has mailed documentation to both Public Housing Tenants and Section 8 participants and owners.
- Westbrook Housing posts information pertaining to VAWA in the lobby of all Westbrook Housing properties.

Westbrook Housing Resident Advisory Board (RAB) Comments

The public comment period on the proposed 2010 Westbrook Housing Annual and 5-Year Plans began on August 7, 2009 and ended on September 23rd, 2009 with a public meeting of the Westbrook Housing Resident Advisory Board (RAB).

No comments were received and no comments were expressed during the September 24th meeting regarding the WH 2010 Annual and 5-Year Plans.

**Challenged Elements
Westbrook Housing
2010 Annual and 5-Year Plans**

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

Attachment III

2005 Westbrook Housing Goals and Objectives – Status Update

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

A. PHA Goal: **Expand the supply of assisted housing WH will:**

i. **Apply for additional rental vouchers:**

Westbrook Housing did not apply for any new vouchers as there were no new vouchers available that fit our goals during the last 5 years.

ii. **Leverage private or other public funding to create additional housing opportunities:**

Our development arm (WDC – Westbrook Development Corp) developed a family community in 2006, through the use of tax credits; at the same time renovating an adjoining family property that has 8 units of family housing (Section 8 project based).

iii. **Acquire or build units or developments:**

Homeownership opportunities were provided through our development partner (WDC), to include: Homestead Village (18-3 bedroom family condos), and two 1 and 2 bedroom communities: Forest Street School (12 condos) and Riverfront Lofts (44 condos).

B. PHA Goal: **Improve the quality of assisted housing WH will:**

i. **Increase customer satisfaction**

Westbrook Housing did apply for and received a 3-year ROSS grant for our elderly/disabled residents, so we could guarantee support services through 2010, at which point we will reapply. These services are essential for the continued support of many of our residents. The support allows residents to remain independent for an extended period of time, affordably keeping them from entering the system at a higher more expensive level of care.

ii. **Renovate or modernize public housing units:**

In an attempt to make some of our less desirable units more marketable and livable, at our oldest public housing community, Riverview Terrace, we combined two 0 bedroom units and made a one (1) bedroom ADA compliant unit.

C. PHA Goal: **Increase assisted housing choices**

WH will:

Convert public housing to vouchers: (if available for elderly units)

We were unable to accomplish this due to lack of vouchers; however, we remain hopeful that we may accomplish this within the next 5 year plan.

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

A. PHA Goal: **Provide an improved living environment**

WH will:

i. Implement public housing security improvements:

We did fund security cameras at Riverview Terrace and they have been most helpful in providing additional security for the residents. We have used tapes in several incidences which ended up resulting in positive outcomes (change of behavior, evictions, etc.). Also, there is a new police chief in town and a renewed effort for the police to assist us as needed, that has been a real positive for our communities.

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

A. PHA Goal: **Promote self sufficiency and asset development of families and individuals.**

WH will:

i. Increase the number and percentage of employed persons in assisted families:

Our current computer system does not all for tracking employment, so the FSS coordinator will start keeping track on a monthly basis of such activity. Increased escrows do not necessarily mean the person became employed; however, currently, there are 17 people working (12 with escrows).

ii. Provide or attract supportive services to improve assisted recipients' employability:

PCC members provide supportive services that improve recipients' employability. This is done by the networking of the new board members and their willingness to assist the recipients in meeting their employment goals.

iii. Provide or attract supportive services to increase independence for the elderly or families with disabilities:

At this time there are no disabled recipients on the FSS program. In regards to the elderly/disabled communities, we continue to offer private pay homemaking, a mealsite and reduced price services under a grant through the State and one under HUD. We

are also able to reduce the cost of services for those not able to pay the full price under the fundraising piece called Senior Dreams.

iv. Other: Continue efforts to assist residents in moving toward self-sufficiency via the ROSS program, as funds permit:

In 2008, we were again awarded a grant under the ROSS program to provide reduced priced services at our two public housing sites. The average number of participants is around 14 but at one time a high of 17. Without these services most of these folks would have to move to a higher level of care, this is a very affordable option.

4) HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

A. PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

WH will:

i. Other: Maintain efforts to assure equal housing opportunity;

We have appointed an internal officer to monitor and train the staff on compliance in this area.

Attachment II

9.0 Housing Needs

The greater Westbrook community continues to have a large unmet need for subsidized housing.

Statement of Housing Needs for Section 8 Tenant Based Housing (HCV)

2006 Data	# of Families	% of Families
<u>Waiting List Totals</u>	<u>334</u>	<u>100%</u>
ELI	277	83%
VLI	53	16%
LI	4	1%
Families w/ Children	174	52%
Elderly Families	46	14%
w/Disabilities	114	34%
White	210	63%
African American	121	36%
American Indian	1	0.003%
Asian	1	0.003%
Native Hawaiian	0	0.00%
Hispanic	1	0.003%

Statement of Housing Needs for Public Housing (84 total units for seniors/disabled residents)

2006 Data	# of Families	% of Families
<u>Waiting List</u>		
<u>Totals</u>	<u>206</u>	<u>100%</u>
ELI	161	78%
VLI	45	22%
LI	0	0%
Elderly Families	99	48%
w/Disabilities	107	52%
White	206	100%
African American	0	0.00%
American Indian	0	0.00%
Asian	0	0.00%
Native Hawaiian	0	0.00%
Hispanic	0	0.00%

HCV Program: The WH waiting list for Section 8 (HCV) has been closed since 12/06. Over 1400 hundred families applied for the Section 8 (HCV) program between 7/06 and 12/06 when we finally closed the list. Today we still have 334 families on that list. Hopefully, we will be able to open the list again in 2010. We are eagerly awaiting the opportunity to apply for new vouchers and will as soon as there are units declared available.

Affordability and Supply

Rents in Cumberland County (Westbrook Housing's jurisdictional area) continue to exceed HUD's published FMRs. Approximately 60% of the population in Cumberland County is unable to afford the average 2-bedroom rent. In 2000 36% of renters paid over 30% of their income for rent.

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

Quality and Accessibility

The housing stock in Maine is some of the oldest in the nation. Seventy percent of the housing stock in Cumberland County was built prior to 1980 with 29% built prior to 1940, which has a significant impact on the number of handicap accessible units. However, between 2000 and 2008 Cumberland County saw an increase in the development of quality accessible housing units by private developers which has freed up some of the older accessible units for renters with lower incomes.

Size and Location of Units

Westbrook Housing has 84 public housing units located in the City of Westbrook and 805 HCV units located in 20 cities and towns primarily in Cumberland County. Within Cumberland County approximately 30% of housing units are renter occupied. Vacancy rates have been approximately 4%. Affordability is the major barrier to finding decent, safe rental housing in Cumberland County.

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

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

Data Sources:
Maine Housing Cumberland County Rental Housing Facts 2008
U.S. Bureau of the Census
National Low Income Housing Coalition

Attachment #1

Agency Goals and Objectives

Goal # 1: Riverview Terrace: To utilize our capital fund program, coupled with some of the extra stimulus money that has been made available, for the continued progress at our oldest public housing community, Riverview Terrace...first occupied in 1974, as we move to make the “tired building” more marketable and accessible:

Strategies:

- Westbrook Housing is planning to combine six (6) studio units into three (3) one-bedroom apartments, to increase the quality and marketability of the units. As noted above we have done this once with two units into one; in addition to a better quality unit when we are done, the negative result is a lowering of our total portfolio of units from 59 to 56. We will continue to employ this strategy as unit configuration and dollars allow.
- One of these rehabilitated units will be fully handicapped accessible to fulfill our ADA requirements, the rest will be adaptable.
- Many other units will have kitchen and bathroom upgrades.
- Some exterior brickwork repair and the front awning.
- Work on a variety of other ADA compliance issues: handrails, ramps, etc.
- Also, we are going to try to upgrade the electric system in the common areas. As we are looking to continually make our buildings more “green” and energy efficient, so we are seeking energy saving alternatives whenever feasible and may take advantage of other opportunities for system upgrades if they present themselves.
- To continue to apply for ROSS grant funding to extend the support services that have been offered to residents which allows them to age in place.

Goal #2: Larrabee Woods: Through the capital funds program we also need to address many system items at Larrabee Woods (initial occupancy in 1983):

Strategies:

- Electrical work, there is a need to do some GFCI upgrades in bathrooms and kitchens along with other electrical upgrades.
- There are several ADA compliance upgrades in the budget (door knobs, railings, etc.).

- We intend to replace systems as needed with higher energy efficient systems. Window replacement to higher efficiency windows is scheduled.
- We continue to seek alternate uses for the large atrium area.

Goal #3: We will be exploring the opportunity of converting these two public housing buildings into a Section 8 supported buildings, securing the outright ownership and getting it off the HUD public housing roles.

Goal #4: We will continue to seek and apply for additional HCV when they become available.

Goal #5: We will continue to work with our development side, WDC, to bring affordable units to our area of operation.

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Westbrook Housing Authority		Locality (City/County & State) Westbrook, Cumberland, ME		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	28,400	34,600	50,000	46,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		76,600	70,400	55,000	59,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		105,000	105,000	105,000	105,000
L.	Total Non-CFP Funds					
M.	Grand Total		105,000	105,000	105,000	105,000

Capital Fund Program—Five-Year Action Plan

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Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2009	Work Statement for Year <u>4</u> FFY 2013		Work Statement for Year: <u>5</u> FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement				
	Subtotal of Estimated Cost	\$ 0	Subtotal of Estimated Cost	\$ 0