

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority of the City of Brewer</u> PHA Code: <u>ME 021</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: <u>10/1/2010</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>154</u> Number of HCV units: <u>133</u>				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	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:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<p><b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:</p> <p>The mission of the Housing Authority of the City of Brewer is to assist low-income families with decent, safe, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.</p>				
<b>5.2</b>	<p><b>Goals and Objectives.</b> 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:</p> <p>The Housing Authority of the City of Brewer has worked very hard to meet the goals and objectives from the last five years, With the retirement of the past Executive Director for the past 25 years, The present Executive Director has establish a working environment and an environment that the residents of the Housing Authority would be pleased to live. Our main goal for the next five years would be to obtain the high performance rating in our PHAS and SEMAP with HUD on how the Housing Authority is operating. Another goals for the Housing Authority in Public Housing is to upgrading the units, and the use of natural gas or solar energy. The Housing Authority will partner with the City of Brewer to support an effort to create affordable workforce housing opportunities. We have also partnership with Penquis to develop a 32 unit Senior tax credit project. The Brewer Housing Authority shall promote a responsive work environment whereby a capable and efficient team of employees operate a customer-friendly environment enhancing the communication between the Housing Authority and the residents. In the Section 8 Program the Housing Authority will continue to offer portable voucher counseling; will continue its annual outreach efforts to attract new landlords to the Section 8 program; increase the homeownership opportunities for the residents of the Section 8 and Public Housing residents; and will have applied for 15 vouchers for the non elderly families with disabilities. Goals for the Self-Sufficiency Program is to maintain funder in order to sustain the economic self-sufficiency programs, continue to form strong collaborative partnerships within the community ;assist families in overcoming the existing barriers; increase the educational level of assisted families; increase the number of assisted families that are employed; increase the number of assisted families that becomes homeowners; increase the number of families that becomes self-employed.</p>				

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>(a) In review the last 5 year plan , Brewer Housing has establish a continuous understanding that we will make sure our residents have a decent, safe and affordable housing. The Resident Advisory Board did do a resident survey was the only thing that we have revised from the last plan.</p> <p>(b) All of the PHA Plans/Policies are available for review/or obtain a copy may be find at the main office of the Housing Authority, 15 Colonial Circle, Suite 1 Brewer, Maine 04412:</p> <p>PHA Plan Elements:</p> <ol style="list-style-type: none"> <li>1. Eligibility, Selection and Admission Policies: this is under the Admissions and Continued Occupancy Policy</li> <li>2. Financial Resources: We received income from Operating Subsidy, Capital Fund, Ross Grant, Rental income; washer/dryer revenue.</li> <li>3. Rent Determination; In the Admission and Continued Occupancy Policy Section 14.0 (14.4)</li> <li>4. Operation and Management: In the Admission and Continued Occupancy Policy section 16.0 (Inspection) 16.1-16.9. We do move in and move out inspections, annual inspection on all of the units. We also have a Pest Control Policy.</li> <li>5. Grievance procedures: We have a Grievance Policy that covers Public Housing residents and applicants.</li> <li>6. Designated Housing for Elderly and Disable Families. N/A</li> <li>7. Community Service and Self-Sufficiency: The economic self-sufficiency program “Opportunities for Success” is designed to improve the overall quality of life for the residents that reside in Family Pubic Housing. This is to assist low-income families in achieving the American Dream of true upward mobility.</li> <li>8. Safety and Crime Prevention: We have a crime Reduction Plan with the Brewer Police Department. We also have a liaison officer that works directly with the E.D. of the Housing Authority and the residents. We also have a CAPIT which is a Community Anti-crime Planning and Implementation.</li> <li>9. Pets; In the Admission and Continued Occupancy Policy Section 17.0 Pets for Elderly/Disable Housing and 18.0 Pet Policy for Family Housing.</li> <li>10. Civil Right Certification: We work with Maine Housing to make sure our plan is consistent with ours.</li> <li>11. Fiscal Year Audit: Per Roy &amp; Associates CPA the Housing Authority of the City of Brewer complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended September 30, 2009.</li> <li>12. Asset Management: N/A</li> <li>13. Violence Against Women Act: Any person who is the perpetrator of or the subject of domestic violence ,dating violence, sexual assault or stalking as defined in Section 3 of the United States Housing Act of 1937, as amended by the Violence Against Women and Justice Department Reauthorization Act 2005 (42 U.S.C. 13925, et seq) shall only be evicted in accordance with the terms and conditions of said Act, and the rules and regulations promulgated by the United States Department of Housing and Urban Development. We also have collaboration with the following agencies: (1) Womancare/Aegis, (2) Rape Response Services, and (3) Spruce Run.</li> </ol>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>

8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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. <b>See Attached</b>
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> 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. <b>See Attached</b>
8.3	<b>Capital Fund Financing Program (CFFP).</b> <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	<b>Housing Needs.</b> 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.

9.1	<b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b>
10.0	<b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.  (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

11.0	<b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.  (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
------	---

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality




Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan

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

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Dale McCormick the Executive Director certify that the Five Year and  
Annual PHA Plan of the Housing Authority of the City of Brewer is consistent with the Consolidated Plan of  
MaineHousing prepared pursuant to 24 CFR Part 91.

 7-23-2010

Signed / Dated by Appropriate State or Local Official