

PORTLAND HOUSING AUTHORITY
Annual Report
Fiscal Year Ending June 30, 2010

Proudly serving our clients since 1943



Shirley McFarland Community Center in Sagamore Village

Portland Housing Authority
Board of Commissioners

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Letter from the Executive Director

This has been a year of transition for the Portland Housing Authority. It has been almost a year since I took over as Acting Executive Director. My goals were to ensure the agency stayed on course and maintained our high level of performance and service to our residents and the community. I'm pleased to report we accomplished this and much more. Once again we achieved high performer status from HUD for the management of our Public Housing and Section 8 Programs. We produced a new Five-Year Agency Plan that outlines our goals and objectives for the near future. We launched an updated website. We broke ground on the new Sagamore Village Boys and Girls Club and we filled important positions on the staff leadership team.

As the difficult economic times drag on, the work of PHA becomes even more important. Safe affordable housing is the key to stability for our residents and voucher holders. It gives them the foundation they need to work, or to receive the education and services they need to succeed.

In February 2010, I was appointed as the PHA's Executive Director. I couldn't be more honored than to be selected to lead such a great organization, with an excellent staff, a dedicated Board of Commissioners and a mission that is the culmination of everything I've worked toward in my career; helping people in need and building community.

I want to thank the PHA Board of Commissioners for their guidance and support. Also, I want to thank and commend each and every staff person for their hard work and dedication to the agency. I'm very proud of what we've accomplished during the past year, and I look forward to working with you as we face the challenges ahead.

Mark B. Adelson
Executive Director

Facilities Management and Modernization

Mark Dromgoole
Director of Facilities

The Facilities Department continues on its quest to provide skilled, efficient and professional services to the residents of the Portland Housing Authority. The Maintenance team remains focused on the goal of maintaining the units and grounds of the Portland Housing Authority at a high quality of livability. The Department had a valued long-term employee retire this year. Ray Daigle, who served as Foreman for the last ten years, and overall was with the Housing Authority for 32 years, has sailed off to uncharted waters. The Foreman's position was filled by Matt Gallagher. Matt has been with us only a few months and has brought a new energy to the position.

Many developments have seen the completion of major work this past year. Riverton Park had new lighting installed in all parking lots; residents will now be able find their vehicles and their way to and from their homes. Sagamore Village had 27 driveways replaced; new stoves were installed in all units and the rehabilitation of units continues. Kennedy Park had all masonry walls repaired and repainted. Bayside East saw the completion of the siding and roofing project. Washington Gardens had all exterior and interior doors painted along with the hallways; also, parking lots were repaved and the community room kitchen and bath were renovated to make them accessible to all residents. Franklin Towers and Harbor Terrace had the parking lots redone, along with complete kitchen remodels. This makes both parking and community space accessible to all residents.

Working with the root cellar, a number of volunteer groups have helped us to spruce up the Kennedy Park Development. All the decks, fire escapes and foundations have been repaired and painted. The church groups provided a great service to the Portland Housing Authority; the above work would not have been able to be completed with out them.

The numbers:

The department responded to many emergency requests in the past year. Emergency work is defined as a threat to persons or property. The department, in most cases, responds and abates the situation within an hour, many times quicker. The Department also completed over 12,000 work requests. The work requests are for a variety of work, ranging from changing light bulbs to replacing floors and everything in between. The vacant unit teams are maintaining the goal to turn all units in under ten days. This past year over 130 units were completed.

Housing Services

Jan Bosse, Director Housing Services

Housing Choice Vouchers

Through the Authority's Housing Choice Voucher Program (HCVP), voucher holders can live affordably in neighborhoods of their choice. The HCVP offers extremely low- and very low-income families, elderly and persons with disabilities a broad range of options to find homes in the private market in areas they desire. PHA's HCVP serves as many as 1,754 families throughout the Greater Portland area each month.

The Authority has, since 2000, "project-based" some of the 1,754 HCVs. In 2007, we issued a Request for Proposals (RFP) to continue this process and assist more people through this method. Twenty-five of the Project-Based Vouchers were set aside for use by chronically homeless and disabled persons at Florence House Apartments which began construction in 2008. In partnership with Avesta Housing, the developers and managers and Preble Street Resource Center, the service providers, the Florence House project opened in April 2010. The new facility not only provides 25 subsidized efficiency apartments but it also provides an overnight shelter and short-term transitional housing for homeless women and a site for meals to be produced for homeless people in the community. Currently we have 164 units under contract serving the groups of people identified in the chart below.

| S8 PROJECT-BASED VOUCHER PORTFOLIO | |
|---|------------------------|
| Project-Based Contracts with Supportive Services | Total Units |
| Refugee Families | 4 |
| Parenting Families | 4 |
| Adults w/Mental Health Issues | 9 |
| Young Adults w/Developmental Disabilities | 7 |
| Chronically Homeless Adults | 55 |
| Elderly and Disabled Adults | 61 |
| | Subtotal 140 |
| Undesignated Project-Based Contracts | 24 |
| | Grand Total 164 |

In October 2009, HUD awarded the PHA 35 Veteran Administration Subsidized Housing (VASH) Vouchers. VASH caseworkers at the VA in Augusta refer eligible homeless veterans who require case management through the VA to Portland Housing Authority. We provide voucher rental assistance for a unit for these participants. As of the end of this FY PHA had housed 14 veterans.

HCVP realized a unit utilization rate of 99.3% and a 99.8% utilization of funding. The HCVP generated more than \$14 million in housing assistance payments (HAP) to private owners. The economy is still having an effect on the local community and there have been some foreclosure and bankruptcy actions in our housing marketplace. Rents did not fluctuate much and the rental market remains soft. In FYE 2010, 78% of 82 new Voucher holders were successful at leasing up under the HCVP. Fifty-four Voucher holders ported in to PHA's jurisdiction; 51 or 94% of the port-ins leased up.

HUD increased the FMRs effective October 1, 2009. The Payment Standards (PS) were not changed at that time because of future funding uncertainty and the high rate of utilization of funds at the time. We were able to

increase the PSs in May 2010. The PSs were set at 100% of the FMR for bedroom sizes 0,1, and 2 bedroom units. The PSs for larger units remained the same as FY 2008 but were now set at 101% of FMR for 3-bedrooms, and 103% for 4 and 5 bedrooms. These rates are used to determine the amount of subsidy paid by PHA. Every unit must pass a Rent Reasonableness test to qualify for HAP.

| FMR/PAYMENT STANDARDS Effective 10/1/08 vs 05/1/10 | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| | 0-BR | 1-BR | 2-BR | 3-BR | 4-BR | 5-BR |
| PHA Payment Standard 10/01/08 | 677 | 804 | 1042 | 1411 | 1547 | 1779 |
| PHA Payment Standard 05/01/10 | 685 | 817 | 1059 | 1411 | 1547 | 1779 |

At the end of the fiscal year the average Housing Assistance Payment (HAP) per unit was \$683 per month.

The HCVP Wait List was reopened in 2009. During a period of time in July and August, PHA accepted over 1,500 applications. Our other waiting lists for Mod. Rehab. and Project-Based Voucher units continue to be long.

HCV Homeownership Program

This program continues to be a high priority for the PHA. These lower prices prompted interest in the S8 Homeownership Program and the tax rebate offered as part of the federal stimulus package sparked a number of sales. In FY 2010, the PHA and its partners have assisted 5 new homeownership voucher families in financing their new homes. The total number of homeowners is now 41. Several more are currently in the process of buying homes. There have been no foreclosures on VHO units.

One of the biggest obstacles for homeownership for HCVP participants continues to be the amount of mortgage for which they qualify due to their lower income, very tight mortgage approval numbers and our payment standards in comparison to the price of homes despite lowered house prices; however, deserving families with good credit ratings and access to financing are being rewarded with a larger market to choose from at lower prices.

| S8 HOMEOWNERSHIP AVERAGES | |
|---|-----------|
| Average Price of Homes for FY 2010 (6 Houses and 3 condos) | \$180,260 |
| Average Annual Adjusted Income all Homeowners | \$23,706 |
| Average Total Homeownership Cost all Homeowners | \$1,271 |
| Average HAP all Homeowners | \$569 |
| Average Family Share all Homeowners | \$702 |
| Average UHAP all Homeowners | 0 |

Moderate Rehabilitation

The PHA's Moderate Rehabilitation program continues to provide ongoing subsidies on 100 1-bedroom apartments at Loring House for the elderly and persons with disabilities and 5 apartments on Grant Street for immigrant families who are homeless.

Multi-family Housing Contract Administration

The PHA conducts annual Management Reviews for HUD for Congress Square (Section 8 Substantial Rehabilitation). This development provides assistance to 160 low-income elderly and disabled households.

Inspection Division

The Housing Services Inspection Division conducted 2,787 HQS Inspections for all Section 8 programs and multifamily housing units. The inspectors traveled throughout the City of Portland to the islands of Casco Bay and into Cumberland County. The Inspections Department continues its focus on the issue of Lead-Based Paint (LBP) by providing owners and voucher holders with up-to-date information and conducting pre-inspection walkthroughs with landlords renting to families with small children to assure their understanding of the required standards for paint and the dangers of LBP. PHA has entered into an agreement with the City of Portland to assist in signing up landlords for LBP remediation assistance. Three newer concerns for the Inspections department are the installation and operation of required carbon monoxide detectors, the recent passage of a bill by the Legislature to determine radon emission standards in rental property, and an epidemic of bed bug infestations.

SEMAP

Our Section 8 Programs are successful if we help the right people, in the right units, at the right cost to the government. SEMAP is HUD's tool to measure PHA's success in meeting that goal. PHA received a perfect SEMAP score of 100 for FY2009. The Housing Services staff has done a commendable job in maintaining our outstanding rating.

More and more HUD is relying on automated systems to monitor the Section 8 programs as administered by housing authorities. PHA continues to be a High Performer in its administration of these programs. This a testament to the hard work provided by the administrative staff while dealing with non-stop procedural and regulatory change required by HUD.

Property Management

AMP 1 – Franklin Towers and Harbor Terrace

Karin Lavigne, Property Manager

Asset Management Project #1 (AMP) consists of 318 apartments for elderly, near elderly and disabled residents; 200 in Franklin Towers and 118 in Harbor Terrace.

During FY 2010, 50 apartments were vacated, 47 were re-leased (30 at Franklin Towers and 17 at Harbor Terrace), while 3 remain vacant for more substantial renovations.

Both Franklin Towers and Harbor Terrace experienced the passing of long-time, active members of their communities. Although it is difficult to see these wonderful residents go, the hard work and dedication has continued with both resident councils.

I'm pleased to report that now both Franklin Towers and Harbor Terrace have privately managed stores within the buildings for their residents to utilize. Bob and John Lister have come into the building and expanded their business of small convenience stores. They have been very responsive and accommodating to the needs and challenges our residents live with on a daily basis.

Harbor Terrace has enjoyed the addition of two new food programs: a local co-op group has been using the community room as a distribution site and in return has offered free membership to our residents. Also, the Wayside Soup Kitchen has partnered with the West End Community Policing Center and has offered their mobile food pantry to the building. Both Franklin Towers and Harbor Terrace have benefited from a new USDA surplus food program for seniors administered by the Southern Maine Agency on Aging and distributed by Wayside. Each participant receives 30 lbs. of good quality, useable food each month.

Bed bugs continue to be a menace and management challenge in both buildings. Harbor Terrace proudly hosted the first heat treatment for bed bugs in Maine in one of our apartments. Although not fool-proof, this method has resulted in some cost savings and efficiencies for our residents. Hopefully, the future will bring more effective treatment options which will allow us to manage the pests more effectively.

The AMP 1 staff: Housing Officer, Maureen Welton; Office Assistant, Cheryl Wilkins; and Resident Service Coordinator, Stephanie Kaplan; do an excellent job supporting residents in both buildings and many thanks go to our exceptional maintenance staff for their tireless efforts in keeping our buildings safe and looking good.

We look forward to the coming year and hope to continue the cooperative relationships with our residents and service partners that make both buildings such vital communities.

AMP 2 – Kennedy Park, Bayside Terrace, Bayside East, Peninsula Housing, Dermot Court and Liberty Square

David Gagne, Property Manager

Asset Management Project #2 (AMP) consists of 185 apartments for low income families; 45 in Kennedy Park, 24 in Bayside Terrace, 98 in Bayside East, 13 in Peninsula Housing, 4 in Dermot Court and 1 in Liberty Square.

During FY 2010, 19 apartments were vacated, 17 were re-leased (5 at Kennedy Park, 11 at Bayside East, 1 at Bayside Terrace), while 2 remain vacant for more substantial renovations.

AMP 2 and the Kennedy Park area received a lot of undeserved negative press this past year. With the combined efforts of the Tenant Council, the Portland Police Department and the Portland Housing Authority, we are looking forward to a positive future. Kennedy Park, like all properties, does have its share of problems; unfortunately, the media is focused on the negative. To combat the adverse effects the negative press was having on our younger residents, a Junior Tenant Council was formed to get the perspective of our younger residents. Many great ideas came from these meetings and we are looking forward to keeping our younger residents involved with community activities.

The Kennedy Park/Bayside neighborhood is one of the most culturally diverse communities in the City. In my short time as Property Manager, I've seen the families learning about each other and coming together to become valued members of one community. You can see and feel the difference; residents are concerned about the community, are more open to the staff, and are willing to lend a helping hand when needed.

This year Portland Housing Authority provided an office in Kennedy Park for the Community Policing Coordinator. Our community now has an excellent resource for direct personal contact between residents and the Portland Police Department. The Coordinator also works with the Tenant Council and me to insure that when trouble happens, we get the information needed in a timely fashion. Furthermore, the Coordinator has done an excellent job building the trust of our young residents in the neighborhood. Now they feel they can go to her with questions and in times of trouble.

The Study Center, under the direction of Michael Wilson and the AmeriCorps members, has been very active this year. The facility was moved to its new location at 51 Mayo Street. More computers were added. The AmeriCorps members have proven to be a very valuable resource, and are providing our younger residents with excellent guidance and assistance with their homework and studies.

Portland Regional Opportunity Program (PROP) Head Start Center, located in the Community Building at 58 Boyd Street, continues to provide superb services to our residents. During the summer months when Head Start is not in session, the Community Room is used for a Summer Lunch Program that offers free lunches to our younger residents Monday through Friday.

The summer soccer program was a huge success again this year and brings together kids from all developments with coaches and volunteers to learn skills and sportsmanship.

Housing Officer Jennifer Whitley and Office Assistant Jenna Sawyer have provided excellent support to the residents, and a special thank you goes out to our exceptional maintenance staff for their tireless efforts in keeping our buildings and properties safe and looking good.

As you can see, many positive things are happening in the Kennedy Park/Bayside neighborhood. I am looking forward to next year and continuing to build the improvements taking place in our community.

AMP 3 - Washington Gardens and Front Street

Trevor Nugent, Property Manager

Asset Management Project #3 (AMP) consists of 150 apartments; 100 in Washington Gardens for the elderly, near elderly and disabled, and 50 in Front Street for low-income families.

During FY 2010, 19 apartments were vacated, 17 were re-leased (8 at Washington Gardens and 9 at Front Street), while 2 remain vacant for more substantial renovations.

The Front Street and Washington Gardens properties continue to be thriving communities. Some of our new residents went out of their way to thank Portland Housing Authority for how peaceful the properties are! This takes a total team effort from the residents, the maintenance staff, and the administrative staff. We stress the importance of working together to keep Front Street and Washington Gardens flourishing.

The physical conditions have been improved at both properties this year. The replacement of exterior decks and stairs at Front Street began a major upgrade this past year. The Washington Gardens Community Center kitchen was completely renovated. It has new cabinets, stove, and refrigerator all specifically designed for handicapped accessibility.

The Washington Gardens Community Center continues to be an important gathering place for the surrounding neighborhood. On Wednesdays and Sundays each week, Alcoholics Anonymous convenes their meetings. The Girl Scouts use the Community Center every Wednesday as well. They even held a sleepover for the troop there this year. PROP's Fuel Assistance Program used the Community Center as their meeting place for Portland residents.

The food pantries continue to prosper. The Washington Gardens food pantry runs every Wednesday. With resident volunteers, the pantry allows residents to fill at least one large bag with food each week. Also, the volunteers will fill up and deliver bags for residents that have a hard time getting to and from the community center. Their help and time is greatly appreciated. Special thanks go to Al Schryver of the United Way. He volunteers to deliver the donated food from Hannaford to Washington Gardens. The Front Street food pantry serves residents throughout the community; this includes non-PHA residents. Over 100 families benefit from the generosity of the food pantry each week. It runs three days a week and always has a line running out and around the building. None of this would be possible without the tireless efforts of the Merrill family and other volunteers. They spend countless hours making sure the food pantry is stocked with an excellent supply each week.

The Front Street and Washington Gardens tenant councils continue to be very active. They plan activities at their properties and residents have a place voice their ideas and concerns. This year Washington Garden's tenant council used the money generated from rental income to hold bi-weekly cookouts; 20 to 30 residents have been attending these cookouts. It is a great time for residents to get out of their apartments and socialize. The Front Street tenant council invites program coordinators to speak about their services during their meetings. Boys Scouts of America gave a presentation and afforded residents an opportunity to participate in the Boy Scouts. We look forward to seeing how many children take advantage of this great organization in the upcoming year.

With the help of the Portland Police Department; in particular, Shawna Ohm, the Community Policing Coordinator, and Senior Lead Officer, Officer Andjelko Napijalo, we have been able to resolve some serious problems and make Front Street and Washington Gardens a safer environment for all our residents.

The AMP 3 staff: Housing Officer, Ann-Marie Pride; and Office Assistant, Carol Varney, work very hard and do an excellent job supporting residents in both developments. Also, many thanks to our excellent maintenance staff for their tireless efforts in keeping our buildings safe, and the grounds looking good.

Throughout the past year, Front Street and Washington Gardens continued to provide a quiet and safe community for our residents. I want to thank everybody for their efforts in making this possible.

AMP 4 – Sagamore Village and Riverton Park

Annette Rogers, Property Manager

Asset Management Project #4 (AMP) consists of 339 apartments for low-income families; 198 in Sagamore Village and 141 in Riverton Park.

During FY 2010, 77 apartments were vacated, 60 were re-leased (36 at Sagamore Village and 24 at Riverton Park), while 17 remain vacant for more substantial renovations.

One of the more important events to occur this year was the ceremony in AMP 4 which was the dedication of the Sagamore Village Community Center to long-time resident, Shirley McFarland. Shirley has lived in Sagamore Village since 1966, and has been an outstanding leader in the community for the entire time. Her commitment to the residents and the neighborhood has been inspiring. Not only has she been the mail organizer and spokesperson for the neighborhood, but she continues to run our food pantry two days a week, rents the community room space for meetings and functions, takes countless residents grocery shopping and to doctors appointments. She has also served many terms as resident council President and continues as its treasurer to this day. We applaud her leadership and unselfish dedication to her community.

During the summer, annual block parties were held in both developments. Residents enjoyed the live music, food and activities. It's always a refreshing change for residents, volunteers, staff and support agencies to meet each other for a fun occasion outside the business of housing and services.

This year there were changes to the services provided in both Riverton Park and Sagamore Village. The Peoples Regional Opportunity Program (PROP) moved the Head Start Program out of Riverton Park to the Riverton Community School.

The Boys and Girls Club opened a site at Sagamore Village in temporary space and expanded its programming in Riverton Park to include summer activities. Ground was broken and construction started on the new clubhouse for the Boys and Girls Club in Sagamore Village. The PHA Study Centers at both locations continued to provide a quiet place for school kids to get help with their homework. They are always active and well attended. Also, the University Of Maine Cooperative Extension assisted residents in creating and maintaining community gardens at both sites.

AMP 4 Staff: Housing Officers, Corynne Aldrich and Christine Syska; Office Assistant, Heather Prouty, have done an excellent job working with residents on compliance paperwork and assisting them when they have needed help throughout the year. An integral part of our team is our dedicated PHA maintenance staff. Without their consistent and diligent effort, much of our success would not be possible. They have been indispensable in keeping Riverton Park and Sagamore Village running smoothly and looking their best. We greatly appreciate their valued assistance.

As property manager, my goal is to make Riverton Park and Sagamore Village a safe home to enjoy for all residents, young and old, new tenant and old resident alike. I strongly encourage all residents to take advantage of the many resources we have to offer. Together we can make Riverton Park and Sagamore Village a great place to live and work for all.

Resident Services

Michael Wilson, MEd.
Director of Resident Services

The primary goal of the Resident Services Program is to provide support opportunities for Public Housing families. Through the Education Centers, Resident Services coordinates an extensive array of direct resident services to youth and adults.

AmeriCorps has proven to be the most cost effective way to provide on-site staffing at the PHA Education Centers. This year, the Sagamore Village, Kennedy Park, Bayside and Riverton Park Education Centers were once again each awarded a full time AmeriCorps position to coordinate the study centers and help organize other services in the communities. The PHA also hires a part-time worker to support the AmeriCorps coordinators at each study center. The PHA was also awarded one VISTA position to help coordinate services to residents.

The Portland Housing Authority has a long history of working closely with local agencies as well as local colleges. Since HUD eliminated direct federal funding for resident services, PHA has worked closely with local agencies to maintain services that help improve the quality of life for public housing communities. The PHA has retained resident services through the operating budget. The PHA Education Centers remain a recognized Bowdoin College Service Club and is linked on the college's website.

Services provided through the Resident Services department include:

YOUTH SERVICES

- Education Centers: Kennedy Park, Riverton Park, and Sagamore Village offer homework help, access to various scholarships, computer access, and school supplies. 341 students utilized the centers with 6,867 student visits. The centers were open a total of 1,505 hours over 129 days. There was a slight drop in attendance as a result of the centers being open fewer days this year than the previous. Volunteers contributed 1,167 hours of service at the centers.
- The Boys and Girls Club Riverton Park Satellite Club continued to operate at capacity and used by 140 registered members. The new Sagamore Clubhouse was utilized by 110 registered members.
- A Place for Girls (Girls Scouts) continued working with girls throughout the year at Riverton Park and Sagamore Village. Unfortunately they had to end programming in June 2010 due to lack of funds.
- Pihcintu, a multinational youth chorus, and Sankofa West African Drumming continued their music enrichment programs provided on a volunteer basis.
- Head Start continues to operate at Kennedy Park and Sagamore Village.
- Cultivating Community continues to be located at 52 Mayo St. and has started weekly farmers markets in Kennedy Park.
- Kids Catering summer lunch program was again provided at Kennedy Park, Sagamore Village, Front Street, and Riverton Park.
- The summer soccer program entered its fourth year after school ended with a morning program Monday through Friday. The AmeriCorps members successfully developed, recruited, and implemented the program, as well as provided coordination with Soccer Maine.
- This year PHA rented space in Riverton Park to providers for tutoring services under the Supplementary Education Services (SES). Aces, Sylvan and Babbage SES tutoring services all participated and over 100 students living in Riverton Park benefited.

ADULT SERVICES

- Portland Adult Education: Onsite basic English as a second language classes at Riverton Park and Franklin Towers.
- Spiral Arts: Art programming for residents of Franklin Towers and Harbor Terrace.
- Wayside Mobile Food Pantry established at Riverton Park and Sagamore Village.
- USM Extension Service: seeds and Master Gardening Program for Sagamore Village, Washington Gardens, Kennedy Park/Bayside, and Riverton Park.
- USM Center for Workplace Learning: Adult ESL writing at Kennedy Park.
- Literacy Volunteers: Kennedy Park Study Center as well as individual ESL tutoring off site.
- USM Nursing Clinic at Sagamore Village.
- UNE Dental Clinic at Franklin Towers.
- Southern Maine Agency on Aging continued to provide Resident Service Coordinators as Franklin Tower, Harbor Terrace, Washington Gardens and Sagamore Village.

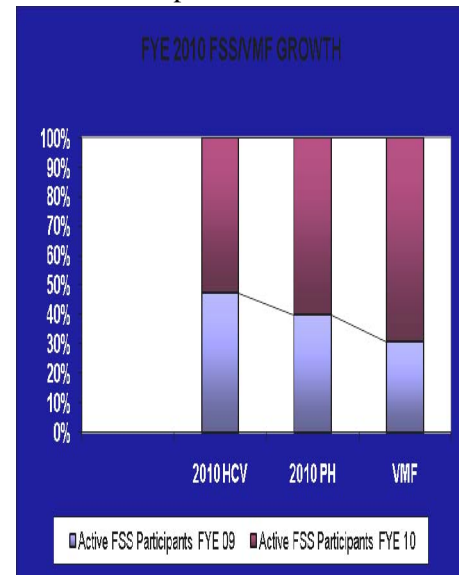
FAMILY SELF-SUFFICIENCY

Joni Boissonneault
Self-Sufficiency Program Manager

SELF-SUFFICIENCY PROGRAMS **Housing Choice Voucher & Public Housing** Family Self-Sufficiency & Visions of My Future

The Resident Opportunities Self-Sufficiency (ROSS) Family and Homeownership Grant, aptly named “*Visions of My Future*” really took off this year. It was year two of the program and current participation has risen to 45 participants, that’s an increase of 68% over last year. The primary focus of the VMF Program is homeownership. In an effort to increase participation and raise awareness, we directly marketed the program to all public housing families. Case management began with all those who expressed an interest in participating. As of 6/30/2010, one participant made her dream come true and became a homeowner! Also, 13 participants are enrolled in homeownership counseling/education and three completed homeownership education and earned a certificate. Another success is a participant completed driver education (paid for by VMF) and attained a Maine Driver’s License. This success enables the participant to broaden her scope of job searches while continuing adult education classes.

It was also an excellent year for the Family Self-Sufficiency (FSS) Programs for participation. The fiscal year ended on a high note with 25 new participants (*17 HCV, 8 PH*)! We also had an FSS participant become a first-time homeowner! As always, our knowledgeable and highly energetic FSS PCC (Program Coordinating Committee) “Creative Partners” assisted the program manager with creating and/or promoting short-term job training, workshops, newsletters and providing general support for all the participants to assist them in reaching their educational, employment, financial stability and/or homeownership goals.



| <u>FYE 2010 FSS Statistics</u> | TOTAL FSS | 2010 HCV | 2010 PH | VMF |
|------------------------------------|-----------------|-----------------|------------|--------------------|
| Active FSS Participants FYE | 65 | 38 | 27 | 45 |
| New Participants | 17 | 9 | 8 | 14 |
| Contracts Ended | 5 | 3 | 2 | |
| Contracts Completed | 2 | 2 | 0 | |
| Escrows Paid | \$17,296 | \$17,296 | \$0 | \$1,535.93* |
| # Participants Rec. Escrows | 1 | 1 | 0 | 4** |

*VMF paid out in Supportive services

**# of VMF participants who received VMF funded supportive services

FSS and VMF Goals Attained:

- Employed: 46 (throughout the year)
- Job Search: 28 participants
- Education & Training: 15 currently enrolled and/or completions
- Homeownership Education/Counseling: 4 Completed
- Homeownership: 2
- Positive Escrow Balance: 35 participants
- Cumulative Escrow Earnings: \$80,487.80

Fiscal

Larry Giddinge, Finance Director

Financial Report Fiscal Year 2010 (Ending June 30, 2010)

| | |
|--|-------------------|
| ASSETS | |
| CURRENT ASSETS | |
| Cash | |
| Cash – unrestricted | 3,034,491 |
| Cash – restricted | 2,212,369 |
| Cash – security deposits | 236,118 |
| Total Cash | 5,482,978 |
| Accounts and notes receivables | |
| Accounts Receivable – HUD other projects | 912,307 |
| Accounts Receivable – Other government | 22,449 |
| Accounts Receivable – Miscellaneous | 18,393 |
| Accounts Receivable – tenants – dwelling rents | 100,781 |
| Allowance for doubtful accounts | (30,907) |
| Notes receivable – current | 3,842 |
| Total Receivables, net of allowances for uncollectible | 1,026,865 |
| Current Investments | |
| Investments – unrestricted | 4,673,992 |
| Investments – restricted | 656,192 |
| Prepaid expenses and other assets | 277,491 |
| Inventory | 240,141 |
| Allowance for obsolete inventories | -- |
| Assets held for sale | -- |
| Interprogram due from | -- |
| TOTAL CURRENT ASSETS | 12,357,659 |
| Less interfund | 12,357,659 |
| NON-CURRENT ASSETS | |
| Capital Assets | |
| Land | 1,516,862 |
| Buildings | 55,199,390 |
| Furniture and equipment | 2,305,850 |
| Accumulated depreciation | (47,428,721) |
| Construction in progress | 2,278,440 |
| Total Capital Assets, net of accumulated depreciation | 13,871,821 |
| Notes receivable – noncurrent | 883,302 |
| Other assets | 452,264 |
| TOTAL NONCURRENT ASSETS | 15,207,387 |
| TOTAL ASSETS | 27,565,046 |
| LIABILITIES AND NET ASSETS | |
| LIABILITIES | |
| Current Liabilities | |
| Accounts payable <= 90 days | 40,168 |
| Accrued wage/payroll taxes payable | 63,685 |
| Accrued compensated absences – current portion | 52,709 |
| Accrued interest payable | 127,711 |
| Accounts payable – HUD PHA programs | 5,716 |
| Accounts payable – other gov. | 74,916 |

| | |
|---|-------------------|
| Tenant security deposits | 236,118 |
| Unearned revenue | 140,080 |
| Long-term debt – current | 835,000 |
| Other current liabilities | 12,329 |
| TOTAL CURRENT LIABILITIES | 1,588,432 |
| NON-CURRENT LIABILITIES | |
| Long-term debt, net of current – capital projects | 8,750,000 |
| Accrued compensated absences – long-term | 474,384 |
| Other noncurrent liabilities | 80,488 |
| TOTAL NONCURRENT LIABILITIES | 9,304,872 |
| TOTAL LIABILITIES | 10,893,304 |
| NET ASSETS | |
| Capital assets net of related debt | 4,291,154 |
| Restricted net assets | 1,793,318 |
| Unrestricted net assets | 10,587,270 |
| TOTAL NET ASSETS | 16,671,742 |
| TOTAL LIABILITIES AND NET ASSETS | 27,565,046 |