



Consolidated Annual Performance and Evaluation Report

Plan Year 2022

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Maine Department of Economic and Community Development
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mainehousing.org | 207-626-4600

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
CDBG CARES Act CV 19	Affordable Housing Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	338432	1,692.16%			
CDBG CARES Act CV 19	Affordable Housing Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2000	1301	65.05%			

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CDBG CARES Act CV 19	Affordable Housing Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	400	572	143.00%			
Expand Affordable Housing Opportunities	Affordable Housing	HOME: \$ / HTF: \$	Rental units constructed	Household Housing Unit	900	237	26.33%	162	106	65.43%
Expand Affordable Housing Opportunities	Affordable Housing	HOME: \$ / HTF: \$	Rental units rehabilitated	Household Housing Unit	100	35	35.00%	18	10	55.56%
Homelessness Diversion	Homeless	ESG-CV: \$	Homelessness Prevention	Persons Assisted	325	586	180.31%			
Improve and Preserve the Quality of Housing	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	300	631	210.33%	100	344	344.00%
Improve and Preserve the Quality of Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	1500	553	36.87%	100	215	215.00%
Improve Economic Opportunity	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%			

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Improve Economic Opportunity	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	60	0	0.00%			
Improve Economic Opportunity	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	300	216	72.00%	50	82	164.00%
Improve Economic Opportunity	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	50	130	260.00%	125	130	104.00%
Improve Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	16995	339.90%			
Improve Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		1000	21061	2,106.10%
Provide Rapid Re-Housing	Homeless	HOME: \$ / ESG: \$ / ESG-CV: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	700	4476	639.43%	170	223	131.18%

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Support Emergency Shelter Operations & Services	Homeless	ESG: \$ / ESG-CV: \$	Homeless Person Overnight Shelter	Persons Assisted	31000	17295	55.79%	5000	4116	82.32%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The State of Maine CDBG program identified the highest priorities as Housing, Economic Development, and Public Infrastructure. For the program year 2022, over 90% of CDBG funding went to those three areas.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG	HTF
White	2,657	212	2,469	12
Black or African American	39	33	793	0
Asian	7	2	10	0
American Indian or American Native	13	3	37	0
Native Hawaiian or Other Pacific Islander	1	0	5	0
Total	2,717	250	3,314	12
Hispanic	0	5	133	0
Not Hispanic	2,717	245	3,332	12

Table 2 – Table of assistance to racial and ethnic populations by source of funds

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	11,862,076	12,995,163
HOME	public - federal	4,679,140	4,974,577
ESG	public - federal	1,387,536	1,491,845
HTF	public - federal	2,982,433	1,733,711
Other	public - federal	0	

Table 3 - Resources Made Available

Narrative

Funding that HUD provided to Maine for 2022 CDBG, HOME, HTF and ESG programs is shown above. Note that amounts may include funds from previous allocations.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
State Of Maine	100	100	State Of Maine

Table 4 – Identify the geographic distribution and location of investments

Narrative

The State of Maine does not target particular geographical areas for special assistance. In 2022 MaineHousing completed HOME Assisted projects in three Maine counties. Projects with HOME assistance are under construction across five counties.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

In 2022, ESG funds were matched with \$5,020,598 in state funding. The State of Maine provided \$2,500,000 in Shelter Operating Subsidy funds and MaineHousing allocated \$3,000,000 of State HOME funds to the Emergency Shelter and Shelter Assistance Program (ESHAP), of which \$5,020,598 was used to match ESG funds.

An additional \$1,081,526 was contributed to match HOME funds.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	46,555,495
2. Match contributed during current Federal fiscal year	1,081,526
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	47,637,021
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	47,637,021

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
10503	03/29/2022	499,507	198,538	0	0	0	0	698,045
10536	06/01/2022	383,481	0	0	0	0	0	383,481

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
591	63,413	721	0	62,283

Table 7 – Program Income

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Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		2		700,000		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	170	82
Number of Non-Homeless households to be provided affordable housing units	180	114
Number of Special-Needs households to be provided affordable housing units	0	0
Total	350	196

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	170	82
Number of households supported through The Production of New Units	162	106
Number of households supported through Rehab of Existing Units	18	8
Number of households supported through Acquisition of Existing Units	0	0
Total	350	196

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

In 2022 MaineHousing did not meet the goals of providing rental assistance, for rehabilitation of existing units and for production of new units. It is difficult to predict the exact breakdown of new units vs rehab units in multifamily housing production in a given year. Eight projects under construction in 2021 that should have been completed in 2022 were delayed by labor and material shortages (these projects will produce a total of 194 new units and rehab 190 more.) Data from these activities will be reported when they are complete. Additionally in 2022, HOME funds were allocated to five projects, expecting to

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produce a total of 193 new affordable units.

In 2022 MaineHousing expanded rental assistance for the homeless. In addition to STEP (HOME TBRA), the Home To Stay and the Emergency Housing Voucher Programs provide housing assistance targeted to the homeless population. Transitional housing agencies, agencies administering the Housing Navigator Pilot Program, as well as agencies administering the Emergency Rental Assistance Programs, can refer homeless households to the Homeless Priority waiting list for Housing Choice Vouchers. As a result of the increased long term support for homeless households, STEP is not receiving as many referrals, possibly due to the fact that STEP rental assistance is limited to 24 months.

Discuss how these outcomes will impact future annual action plans.

MaineHousing will consider these outcomes when establishing the goals in the 2024 Action Plan. MaineHousing may reduce the amount of HOME utilized for tenant based rental assistance. The ability for agencies working with homeless households to make referrals to other Housing Choice Voucher Homeless programs appears to be impacting the STEP Program.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	4	113	0
Low-income	0	20	
Moderate-income	0	3	
Total	4	136	

Table 13 – Number of Households Served

Narrative Information

The CDBG, HOME and HTF data in the table above is populated from the HUD IDIS system; it does not include information on all activities covered by this report. For HOME and HTF, this income data is only from activities completed in 2022; many other individuals and families were assisted with HOME in 2022.

According to the IDIS Report **HOME Summary of Accomplishments for Program Year 2022**, 96% of beneficiaries of MaineHousing HOME-assisted programs in 2022 had incomes at or below 60% of HUD median income, with the greatest number at or below 30% of area median income.

Maine is assisting extremely low-income, low-income and moderate income persons, and progress is being made towards the goals identified in both the 2022 Annual Action Plan and the Consolidated Plan.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Maine Continuum of Care (CoC) outreach plan is supported by the Department of Health and Human Services (DHHS) Projects for Assistance in Transition from Homelessness (PATH) grantees. PATH Grantees work closely with ESG funded shelters, the CoC, and the ESG Grantee. The goal of these outreach efforts is to engage individuals who are unsheltered, assess their immediate needs and health care concerns, determine their eligibility for MaineCare and other services, and transition them to a community provider for ongoing assistance.

Maine has two Supportive Services for Veteran Families (SSVF) programs that conduct outreach across the entire state of Maine and work directly with veterans and their families who are either homeless or at risk of homelessness.

In addition to these efforts, the Maine CoC, in collaboration with the Maine Statewide Homeless Council, operates nine regional Service Hubs for homeless services. These collaborative groups include various local outreach and community organizations that connect people experiencing homelessness with appropriate shelter and supportive services. Coordinators in each of the Service Hubs have worked to seek out independent and privately funded outreach providers in order to increase their connections to federally and state funded homeless services. These coordinators have also leveraged the annual volunteer drive for the Point-In-Time count to promote outreach in portions of the jurisdiction that lack outreach coverage.

Addressing the emergency shelter and transitional housing needs of homeless persons

Maine continues to address both emergency shelter and transitional housing needs of persons who are homeless through the direction and advocacy of the Maine Continuum of Care and the Maine Statewide Homeless Council. Maine utilizes ESG funding to support 40 shelters and homeless service agencies across the state, including adult individual, family, youth, and domestic violence shelters. These funds support shelter operations, as well as Housing Navigator positions. Navigators work with people experiencing homelessness to access housing resources. It is the goal of all ESG supported shelters to move clients from Emergency Shelter (ES) and Transitional Housing (TH) into appropriate permanent housing as quickly as possible, thus freeing up ES and TH space for others needing immediate assistance.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care

facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Maine CoC worked with the ESG Grantee to establish a Diversion Program in 15 homeless service agencies across the state, which has now expanded to a more robust program based on the principles of Rapid Resolution being utilized by 16 agencies. This Housing Problem Solving approach focuses on creative solutions to housing crises through meaningful conversations with people at risk of homelessness and follow-on support that may include dispute resolution and alternate resource identification and leveraging. Practitioners in Housing Problem Solving have access to a shared pool of flexible funding that can be used for one-time or short-term assistance to avert homelessness.

The Statewide Homeless Council continues to work with the Department of Corrections to implement the **Maine Criminal Justice System Blueprint for Ending and Preventing Homelessness**, which seeks to prevent inmates from being released into homelessness. A similar **Blueprint for Ending Homelessness** with DHHS is used to address discharge planning from state-run mental health facilities.

Maine has also implemented a number of programs utilizing funding from the Youth Homelessness Demonstration Program, including programs aimed at assisting youth exiting foster care and the child welfare system. This includes a Mobile Diversion program, which works to meet youth at risk of homelessness where they are both physically and situationally, and work with them to prevent them from experiencing homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Maine CoC has established the Maine Coordinated Entry System (MCES), which works to quickly identify and prioritize people experiencing homelessness and move them into appropriate permanent housing as quickly as possible. The MCES common assessment identifies length of time homeless, family composition, safety, and domestic violence history as components of its prioritization for housing, which ensures households with the most acute needs are considered for housing promptly. All ESG funded homeless service agencies in Maine participate in MCES as Access Points, conducting assessments and attending regular case conferencing meetings to coordinate care and facilitate prompt placements in housing.

MaineHousing, in its roles as ESG Grantee and the statewide Housing Authority, and with the support of the Maine CoC and Statewide Homeless Council, work with PHAs across the state to increase access to

affordable housing for people experiencing homelessness. This collaboration has led to more PHAs in Maine creating or increasing homeless preferences and/or set-asides in their voucher programs.

ESHAP participating agencies utilize their Housing Navigators to provide Housing Stabilization activities after a household has successfully been housed. Navigator support for up to 24 months helps these households through the critical rehousing period, decreasing the likelihood that they will return to homelessness.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

MaineHousing is not a public housing authority (PHA). In 2021, MaineHousing worked collaboratively with the PHAs in Maine as follows:

- The centralized Housing Choice Voucher waitlist is utilized statewide as mandated by Maine law.
- The MaineHousing Director attends quarterly PHA Director meetings.
- MaineHousing Family Self-Sufficiency (FSS) staff continue to lead statewide efforts to improve processes and evaluation of the program among those PHAs who administer it, along with bringing together all other PHA FSS staff to analyze and respond to new HUD program regulations. Along with the Portland Housing Authority, we are members of the National FSS Network through a partnership with Compass Working Capital.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

MaineHousing does not own or manage public housing and therefore does not have access to public housing residents.

MaineHousing's affordable mortgage financing and down payment assistance are available to firsttime homebuyers who meet income requirements.

Actions taken to provide assistance to troubled PHAs

There are no troubled PHAs in Maine.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The Annual Action Plan states that MaineHousing and the Department of Economic and Community Development will continue to encourage qualified applicants to apply for CDBG, HOME, HTF and ESG funds. Additionally, both agencies monitor public policy with particular interest in issues related to affordable housing and community development.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

MaineHousing and the Department of Economic and Community Development encourage qualified applicants to apply for CDBG, HOME, HTF and ESG funds.

According to the IDIS Report **HOME Summary of Accomplishments for FY 2022** (PR23), 96% of beneficiaries of MaineHousing HOME-assisted programs in 2022 had incomes at or below 60% of HUD median income, with the greatest number at or below 30% of area median income.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

MaineHousing receives funding from state and federal sources to offer lead safe programs for single-family households and owners of rental properties in Maine. Priority for program funds is granted to remediation and abatement projects of households with a child who has elevated blood lead levels.

In February 2020, MaineHousing was awarded \$3.8 million for a three-year Lead Hazard Reduction Grant (LHR). MaineHousing's LHR Program has funded lead abatement in 187 units with an average cost of \$18,000.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

In Maine, there is a statewide network of Community Action Agencies (CAAs) with a common purpose of providing services to low income people across Maine. The goal of these agencies is to empower low-income people to lift themselves and their families out of poverty.

In 2022, MaineHousing worked with the Community Action Agencies to weatherize 332 homes, improve the heating systems of 2,074 households, and to provide Home Energy Assistance to 32,861 households.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

During 2022, the Maine Continuum of Care and the Statewide Homeless Council implemented a system

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redesign for homeless services in Maine, establishing nine regional Service Hubs to address homelessness across the state. Each Service Hub has a full-time coordinator, who is tasked with facilitating collaboration and communication between all agencies in the Hub whose work is impacted by people experiencing homelessness. These agencies include homeless service agencies, community action programs, healthcare providers, criminal justice agencies, and other local and statewide stakeholders. These Hubs allow agencies to provide more streamlined, user-friendly services to people experiencing homelessness. Hubs also work together to gather more comprehensive data across systems, allowing for an informed and targeted approach to combating homelessness in each area.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Through the process of issuing Emergency Housing Vouchers in 2022, MaineHousing and the Maine CoC worked extensively with a number of local PHAs and social service agencies to coordinate services and housing as required by the EHV process. The Maine CoC used this opportunity to invite local PHA's into a deeper, longer term relationship with their local service agencies.

In 2022 MaineHousing launched the Housing Navigator Pilot Program. Two-year contracts were awarded to ten agencies that include local PHAs, Community Action Agencies, Cultural Broker Agencies and a Public Health and Wellness agency. These ten agencies work with the HUB coordinators, social service and state agencies as well as their local resource partners, to provide Landlord Engagement, Pre-Tenancy Assistance to families, and Housing Stability Services.

MaineHousing also operates multiple programs which provides landlords with financial incentives to lease units to people experiencing homelessness. In 2022 MaineHousing continued the landlord incentive program and set aside Housing Choice Vouchers for the homeless population.

The MCoC and the ESG Grantee have also facilitated trainings for individual service providers that cover the topics of landlord engagement and housing resource identification; MaineHousing in its dual role as ESG Grantee and statewide PHA has leveraged those connections to provide social service agency representatives access to regional and statewide landlord/property management councils.

These efforts have also been bolstered by the launch of the nine regional Service Hubs, specifically designed to increase interagency collaboration. Service Hub teams include representatives from many local PHAs, MaineHousing, and numerous social service agencies throughout the state (and in one region, Lewiston Housing Authority holds the contract as Hub Coordinator.) These Hub groups coordinate front line service delivery, and Hub Coordinators work to ensure that coordination, communication, and data are well organized and efficient.

In each Service Hub, MaineHousing and local PHAs participate in regular meetings to discuss collaborative efforts to house people experiencing homelessness. These efforts include connecting individual households to specific housing opportunities, as well as discussions regarding how to conduct

systemic changes to increase access to housing opportunities

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

See the attached list of actions taken in 2022 to address impediments identified in the 2019 Analysis of Impediments to Fair Housing Choice.

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CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

MaineHousing monitors multi-family rental projects receiving HOME funds for compliance with the program rules and property standards through on-site inspections at the required frequency outlined in 24 CFR §92.504(d). As outlined in the 2013 Final HOME Rule, in 2016 MaineHousing implemented a risk-based model which adjusted the frequency intervals for inspections. On-site inspections consist of both tenant file reviews and physical plant inspections of 20% of HOME-assisted units, although the two may not happen simultaneously. In some cases, the file review and inspection may occur in offsetting years to allow for broader coverage – this is especially true in those cases where there is no other financing in the property. Reports are issued for both types of inspections and Owners are provided 30 days to rectify any non-compliance identified during the review (or less if more significant health and safety items are identified through the physical plant inspection of the units). If non-compliance remains uncorrected, the property could be declared to be in default and action taken to call the note. In some circumstances, the period of affordability may be extended for any period the property was deemed non-compliant.

In addition to on-site reviews, annually MaineHousing reviews all financial reports provided by the owner (budgets and Audited Financial Reviews) to identify potential financial risks to the property, as well as the submitted tenant status reports that outline the tenancy and income levels of tenants in HOME units, allowing validation that the targeted population continues to be served in the property and that rents fall within allowable limits.

MaineHousing utilizes a monitoring tool developed in coordination with HUD to monitor ESG subrecipient compliance and performance on an annual basis. The monitoring process encompasses programmatic monitoring of both policies and client files, financial monitoring, and physical inspections of all physical shelter buildings. These monitoring findings lead into a risk assessment score, which allows MaineHousing to easily assess which agencies are presenting risk to the ESG funding. When such issues arise, MaineHousing works with those agencies to provide technical assistance and mitigate those risks.

DECD monitors all CDBG projects before final closeout.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The draft 2022 CAPER was available for public comment for 15 days beginning March 10, 2023 and ending on March 27, 2023. The public was notified of the availability via newspaper ads in the Bangor Daily News, the Kennebec Journal, and the Portland Press Herald. DECD and MaineHousing posted copies of the draft document on their websites and email announcements were sent to individuals and

organizations. The MaineHousing email list includes community leaders, developers, CHDOs, local housing authorities, advocacy groups, not-for-profit organizations, providers of housing and services to the homeless, and interested individuals.

A language translator is available on the MaineHousing website.

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CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no substantive changes in the State of Maine CDBG program.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

See attached summary of projects monitored in 2022.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

All property owners are required to have a Management Plan and a Marketing Plan that affirmatively furthers Fair Housing. MaineHousing has provided Marketing Plan Guidance to Owners/Managers that outlines requirements for assuring affirmative fair housing occurs. The owner is responsible for selecting residents in a non-discriminatory manner and maintaining a written waiting list of applicants in accordance with the project's resident selection policies and criteria that comply with all federal and state laws prohibiting discrimination on the grounds of race, color, national origin, religion, sex, physical or mental handicap, sexual orientation, familial status, ancestry, and receipt of public assistance. As a result, there is a diverse ethnic and religious population that resides in MaineHousing funded properties.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

In 2022, \$721 in program income was expended. No program income was expended on TBRA activities. Specific characteristics of tenant's benefiting from program income are not available. Two multifamily projects, Milliken Heights and 155 Danforth, received program income in 2022.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

MaineHousing uses the Rental Loan Program (RLP) to provide low interest, long term mortgage financing to qualified private, for profit and not-for-profit developers of affordable rental housing. The RLP may be used for new construction and for the acquisition and rehabilitation of existing housing. MaineHousing combines a number of financial resources for the RLP, including HOME and HTF funding, tax-exempt financing, and various state resources. This program is specifically designed to be used in conjunction with the equity provided through the LIHTC.

CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

MaineHousing is in compliance with its approved HTF Allocation Plan. In 2022, two HTF funded projects reached completion status, five projects are currently in construction, and six projects are in the development process. When occupied, these projects will house tenants with incomes at or below 30% AMI. MaineHousing is not funding Homebuyer housing with HTF funding.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	8	0	0	8	0	8
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	3	0	0	0	2
Total Labor Hours	6,661				12,305
Total Section 3 Worker Hours	2,557				3,745
Total Targeted Section 3 Worker Hours	0				1,440

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	1				1
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					1
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					1
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					1
Assisted residents to apply for, or attend vocational/technical training.					1
Assisted residents to obtain financial literacy training and/or coaching.					1
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	1				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

CAPER

Other.	1				
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

In addition to the two HTF activities presented in table 15, MaineHousing has five activities funded in part with HTF and eight activities funded in part with HOME for which labor hour data is actively being collected and is expected to be reported in fiscal year 2023.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	MAINE
Organizational DUNS Number	809045511
UEI	
EIN/TIN Number	016000001
Identify the Field Office	BOSTON
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Maine Balance of State CoC

ESG Contact Name

Prefix	Mrs
First Name	PAULA
Middle Name	M
Last Name	WEBER
Suffix	
Title	Compliance Officer II

ESG Contact Address

Street Address 1	26 Edison Drive
Street Address 2	
City	Augusta
State	ME
ZIP Code	04330-4633
Phone Number	2076264600
Extension	4619
Fax Number	2076464678
Email Address	pweber@mainehousing.org

ESG Secondary Contact

Prefix	Ms
First Name	Kelly
Last Name	Watson
Suffix	
Title	Homeless Initiatives Operations Manager

CAPER

Phone Number 2076264677
Extension
Email Address kwatson@mainehousing.org

2. Reporting Period—All Recipients Complete

Program Year Start Date 01/01/2022
Program Year End Date 12/31/2022

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: RURAL COMMUNITY ACTION MINISTRY
City: LEEDS
State: ME
Zip Code: 04263,
DUNS Number:
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 6662.15

Subrecipient or Contractor Name: Bangor Area Homeless Shelter
City: Bangor
State: ME
Zip Code: 04401, 6403
DUNS Number: 783449689
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 50659.73

Subrecipient or Contractor Name: Bread of Life Ministries
City: Augusta
State: ME
Zip Code: 04330, 4607
DUNS Number: 780854311
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 46903.2

Subrecipient or Contractor Name: Caring Unlimited Inc.

City: Sanford

State: ME

Zip Code: 04073, 0550

DUNS Number: 780082806

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 35553.34

Subrecipient or Contractor Name: HOME Inc.

City: Orland

State: ME

Zip Code: 04472, 0010

DUNS Number: 071733240

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 57654.99

Subrecipient or Contractor Name: Homeless Services of Aroostook

City: Presque Isle

State: ME

Zip Code: 04769, 1753

DUNS Number: 195221630

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 49178.9

Subrecipient or Contractor Name: Hope and Justice Project

City: Presque Isle

State: ME

Zip Code: 04769, 2254

DUNS Number: 627646102

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 34638.72

CAPER

Subrecipient or Contractor Name: Mid-Maine Homeless Shelter
City: Waterville
State: ME
Zip Code: 04903, 2612
DUNS Number: 803876713
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 82447.63

Subrecipient or Contractor Name: Milestone Foundation
City: Portland
State: ME
Zip Code: 04101, 4209
DUNS Number: 073993883
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 42401.35

Subrecipient or Contractor Name: New Beginnings Inc.
City: Lewiston
State: ME
Zip Code: 04240, 6736
DUNS Number: 194538534
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 7994.58

Subrecipient or Contractor Name: Penobscot Community Health Center Inc.
City: Bangor
State: ME
Zip Code: 04402, 2100
DUNS Number: 034744040
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 54962.73

Subrecipient or Contractor Name: Preble Street: Florence House

City: Portland

State: ME

Zip Code: 04104, 1459

DUNS Number: 780081485

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 20819.22

Subrecipient or Contractor Name: Preble Street: Joe Kreisler Shelter

City: Portland

State: ME

Zip Code: 04104, 1459

DUNS Number: 780081485

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 15989.16

Subrecipient or Contractor Name: Rumford Group Homes Inc.: Norway Shelter

City: Rumford

State: ME

Zip Code: 04276, 1846

DUNS Number: 603062365

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 9993.22

Subrecipient or Contractor Name: Rumford Group Homes Inc.: Rumford/South Paris

City: Rumford

State: ME

Zip Code: 04276, 1846

DUNS Number: 603062365

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 11325.65

Subrecipient or Contractor Name: Safe Voices

City: Auburn

State: ME

Zip Code: 04212, 0713

DUNS Number: 840710149

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 11325.65

Subrecipient or Contractor Name: Shaw House

City: Bangor

State: ME

Zip Code: 04401, 6327

DUNS Number: 927356907

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 10659.44

Subrecipient or Contractor Name: Tedford Housing: Family Shelter

City: Brunswick

State: ME

Zip Code: 04011, 1927

DUNS Number: 781973946

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 19320.23

Subrecipient or Contractor Name: Tedford Housing: Adult Shelter

City: Brunswick

State: ME

Zip Code: 04011, 1927

DUNS Number: 781973946

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 10659.44

Subrecipient or Contractor Name: City of Portland: Family Shelter

City: Portland

State: ME

Zip Code: 04101, 2418

DUNS Number: 071747802

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 150177.35

Subrecipient or Contractor Name: City of Portland: Oxford Street Shelter

City: Portland

State: ME

Zip Code: 04101, 2418

DUNS Number: 071747802

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 369688.54

Subrecipient or Contractor Name: Knox County H0meless Coalition

City: Rockland

State: ME

Zip Code: 04841, 1696

DUNS Number: 020536997

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 71247.44

Subrecipient or Contractor Name: Family Violence Project - Kennebec

City: Augusta

State: ME

Zip Code: 04332, 0304

DUNS Number: 198925133

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 29265.06

Subrecipient or Contractor Name: York County Shelter Programs Inc. - Family Emergency Shelter

City: Alfred

State: ME

Zip Code: 04002, 0820

DUNS Number: 187039425

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 11991.87

Subrecipient or Contractor Name: York County Shelter Programs Inc. - Adult Shelter

City: Alfred

State: ME

Zip Code: 04002, 0820

DUNS Number: 187039425

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 24649.95

Subrecipient or Contractor Name: Through These Doors

City: Portland

State: ME

Zip Code: 04104, 0704

DUNS Number: 884755166

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 10659.44

Subrecipient or Contractor Name: Next Step

City: Ellsworth

State: ME

Zip Code: 04605, 1466

DUNS Number:

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 7994.58

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Subrecipient or Contractor Name: Rumford Group Homes Inc. - Monier Family Center (Annex)

City: Rumford

State: ME

Zip Code: 04276, 2212

DUNS Number:

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 9327.01

Subrecipient or Contractor Name: Rumford Group Homes Inc. - Rumford Family Center Shelter

City: Rumford

State: ME

Zip Code: 04276, 2212

DUNS Number:

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 7994.58

Subrecipient or Contractor Name: Partners for Peace

City: Bangor

State: ME

Zip Code: 04402, 0653

DUNS Number:

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 11325.65

Attachments

PR 28 Grant Financial Summary

IDIS - PR28

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
State of Maine
Performance and Evaluation Report
For Grant Year 2022
As of 01/03/2023
Grant Number B22DC230001

DATE: 01-03-23
TIME: 13:12
PAGE: 1

Part I: Financial Status

A. Sources of State CDBG Funds

1)	State Allocation	\$11,862,076.00
2)	Program Income	
3)	Program income receipted in IDIS	\$0.00
3 a)	Program income receipted from Section 108 Projects (for SI type)	\$0.00
4)	Adjustment to compute total program income	
5)	Total program income (sum of lines 3 and 4)	\$0.00
6)	Section 108 Loan Funds	
7)	Total State CDBG Resources (sum of lines 1,5 and 6)	\$11,862,076.00

B. State CDBG Resources by Use

8)	State Allocation	
9)	Obligated to recipients	\$4,535,937.00
10)	Adjustment to compute total obligated to recipients	
11)	Total obligated to recipients (sum of lines 9 and 10)	\$4,535,937.00
12)	Set aside for State Administration	\$0.00
13)	Adjustment to compute total set aside for State Administration	
14)	Total set aside for State Administration (sum of lines 12 and 13)	\$0.00
15)	Set aside for Technical Assistance	
16)	Adjustment to compute total set aside for Technical Assistance	
17)	Total set aside for Technical Assistance (sum of lines 15 and 16)	
18)	State funds set aside for State Administration match	

CAPER

Performance and Evaluation Report
 For Grant Year 2022
 As of 01/03/2023

Grant Number B22DC230001

19)	Program Income	
20)	Returned to the state and redistributed	
20 a)	Section 108 program income expended for the Section 108 repayment	
21)	Adjustment to compute total redistributed	
22)	Total redistributed (sum of lines 20 and 21)	\$0.00
23)	Returned to the state and not yet redistributed	\$0.00
23 a)	Section 108 program income not yet disbursed	\$0.00
24)	Adjustment to compute total not yet redistributed	
25)	Total not yet redistributed (sum of lines 23 and 24)	\$0.00
26)	Retained by recipients	\$0.00
27)	Adjustment to compute total retained	
28)	Total retained (sum of lines 26 and 27)	\$0.00
C. Expenditures of State CDBG Resources		
29)	Drawn for State Administration	\$0.00
30)	Adjustment to amount drawn for State Administration	
31)	Total drawn for State Administration	\$0.00
32)	Drawn for Technical Assistance	\$0.00
33)	Adjustment to amount drawn for Technical Assistance	
34)	Total drawn for Technical Assistance	\$0.00
35)	Drawn for Section 108 Repayments	\$0.00
36)	Adjustment to amount drawn for Section 108 Repayments	
37)	Total drawn for Section 108 Repayments	\$0.00
38)	Drawn for all other activities	\$188,413.00
39)	Adjustment to amount drawn for all other activities	
40)	Total drawn for all other activities	\$188,413.00

Performance and Evaluation Report
For Grant Year 2022
As of 01/03/2023

Grant Number B22DC230001

D. Compliance with Public Service (PS) Cap

41)	Disbursed in IDIS for PS	\$50,000.00
42)	Adjustment to compute total disbursed for PS	
43)	Total disbursed for PS (sum of lines 41 and 42)	\$50,000.00
44)	Amount subject to PS cap	
45)	State Allocation (line 1)	\$11,862,076.00
46)	Program Income Received (line 5)	\$0.00
47)	Adjustment to compute total subject to PS cap	
48)	Total subject to PS cap (sum of lines 45-47)	\$11,862,076.00
49)	Percent of funds disbursed to date for PS (line 43 / line 48)	0.42%

E. Compliance with Planning and Administration (P/A) Cap

50)	Disbursed in IDIS for P/A from all fund types - Combined	\$126,677.00
51)	Adjustment to compute total disbursed for P/A	
52)	Total disbursed for P/A (sum of lines 50 and 51)	\$126,677.00
53)	Amount subject to Combined Expenditure P/A cap	
54)	State Allocation (line 1)	\$11,862,076.00
55)	Program Income Received (line 5)	\$0.00
56)	Adjustment to compute total subject to P/A cap	
57)	Total subject to P/A cap (sum of lines 54-56)	\$11,862,076.00
58)	Percent of funds disbursed to date for P/A (line 52 / line 57) Combined Cap	1.07%
59)	Disbursed in IDIS for P/A from Annual Grant Only	\$126,677.00
60)	Amount subject the Annual Grant P/A cap	
61)	State Allocation	\$11,862,076.00
62)	Percent of funds disbursed to date for P/A (line 59 / line 61) Annual Grant Cap	1.07%

Part II: Compliance with Overall Low and Moderate Income Benefit

- 63) Period specified for benefit: grant years _____ - _____
- 64) Final PER for compliance with the overall benefit test: []

No data returned for this view. This might be because the applied filter excludes all data.

2022 AI Results

Analysis of Impediments to Fair Housing

MaineHousing - 2022 Results

MaineHousing submits the following action plan to address impediments identified in its Analysis of Impediments to Fair Housing.

Impediment 1: Lack of Affordable Housing			
Action	Measurable Objective	Timeline	Responsible Department

1.1 Increase the number of affordable housing units and preserve existing units	Number of affordable housing units created and preserved	Annually	Dev/AM
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<p><u>2022 Results</u></p> <ul style="list-style-type: none"> • MaineHousing funded 935 affordable units of housing with Low Income Housing Tax Credits and Housing Trust Fund capital. • Together, the Subsequent Loan and Contract Administration Loan Programs were used to preserve 6 projects, for a total of 428 units. • Through the Supportive Housing and Emergency Shelter Repair Programs, MaineHousing was able to preserve and/or extend the affordability of 131 units, as well as an additional 126 beds for projects and homeless shelters dedicated to the special needs population. • A total of 225 units were preserved through MaineHousing's Weatherization program. 			
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1.2 Increase the resources available to develop affordable housing	Changes (increase/decrease) in funding available for programs	Annually	Directors/Dev
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CAPER

2022 Results

An additional \$7,658,665 in subsidy above 2021 levels was made available for LIHTC programs in 2022.

<p>1.3 Conduct data collection and analysis of affordable housing availability and needs in Maine</p> <ul style="list-style-type: none"> • Publish housing facts and organize data to assist external partners conducting affordable housing related research • Work with communities to conduct local community housing assessments upon request 	<ul style="list-style-type: none"> • Publication of housing facts • Number of community housing assessment requests received and completed 	<p>Annually</p>	<p>CPD</p>
<p><u>2022 Results</u></p> <p>In response to funding appropriated via LD 2003 with additional financial resources pledged from MaineHousing, the agency conducted a procurement process to identify a vendor to research and develop a landmark study on housing supply, needs and affordability gaps statewide. The \$225,000 contract was awarded to HR&A advisors in 2022. The firm will conduct the necessary research over the first half of 2023, with a final report expected by the end of the summer. This report, which will be created with the input of municipalities, the real estate industry, the state Economist and the departments of Economic and Community Development and Labor, is expected to become a primary affordable housing planning tool for Maine policymakers and municipal officials over the next decade.</p> <p>Published data dashboards now include: Affordable Housing Development, Home Accessibility & Repair, Lead Hazard Reduction, Well Water Abatement, Maine Water Assistance, First Home Loan, and Emergency Rental Assistance, CHIP, Heat Pump, and Weatherization.</p> <p>In addition, MaineHousing provided Technical Assistance to two communities who were updating their comprehensive plans.</p>			

<p>1.4 Achieve deeper affordability than the statutory minimum affordability required for LIHTC and tax-exempt bond projects</p>	<ul style="list-style-type: none"> • Number of affordable units that exceed the minimum required • Number of units with income targeting below minimum required • Number of units that are affordable longer than the minimum affordability period 	<p>Annually</p>	<p>Dev</p>
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<p><u>2022 Results</u></p> <ul style="list-style-type: none"> • 132 additional units are affordable at 50 percent of AMI above the amount required for Section 42 of the IRS Code. • 508 additional units are affordable at 60 percent of AMI above the amount required by Section 42 of the IRS Code. • 935 units are affordable for periods longer than required by Section 42 of the IRS Code.
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<p>1.5 Increase homebuyer affordability</p> <ul style="list-style-type: none"> • Maintain or increase the difference between MaineHousing's interest rate relative to the average bank rate for low and moderate income homebuyers • Provide down payment assistance to qualified homebuyers 	<ul style="list-style-type: none"> • Change in yearly differential in MaineHousing interest rate compared to market rate • Number of buyers receiving down payment assistance 	<p>Annually</p>	<p>HO</p>
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<p><u>2022 Results</u></p> <ul style="list-style-type: none"> • The First Home Loan (FHL) program maintained an interest rate of nearly 1 percent or more below the market rate for much of 2022.

- A total of 918 FHL loans were purchased in 2022, valued at \$177.7 million (a record loan amount for the program.)
- The vast majority of FHL borrowers (886 or 97 percent) received the Advantage downpayment and closing cost assistance grant, which was increased from \$3,500 to \$5,000 in April 2022.
- Newly constructed/under construction condominiums are a property type not previously eligible for a FHL, which until now has only included existing/occupied condo projects that could meet mortgage insurer requirements. A recent surge in new condo construction has brought developer requests to make the FHL available to new unit buyers. MaineHousing is currently in the process of creating new FHL program guidelines that would apply to this property type.

<p>1.6 Preserve existing affordable single family homes</p> <p>Provide grants and/or no interest loans to low-income households to make repairs and improvements</p>	<p>Number of low-income households assisted</p>	<p>Annually</p>	<p>EHS</p>
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- 2022 Results**
- 115 low-income households received home repair grants through the Home Accessibility and Repair Program (HARP).
 - 2,074 low-income households received assistance with replacement or repair of their heating systems through the Central Heating Improvement Program (CHIP).
 - 1,683 heat pumps were installed for low-income home owners.

Impediment 2. Racial, Ethnic and Cultural Barriers			
Action	Measurable Objective	Timeline	Responsible Department
2.1 Examine MaineHousing programs for opportunities to broaden participation	<ul style="list-style-type: none"> • Summary report shared with MaineHousing program directors. • Number of program modifications recommended. 	Annually	CPD/ Fair Housing Team
<p><u>2022 Results</u></p> <p>MaineHousing continues to work with community partners to determine how best to ensure equity in access to our client-based programs as well as our partner funding opportunities.</p> <ul style="list-style-type: none"> • Added two Ethnic and Culturally Based Community Organizations to the cohort of Community Action Agencies administering the Emergency Rental Assistance program, to ensure that financial assistance and housing stability services was reaching underserved communities. • Contracted organizations to provide Housing Navigation and Stability services to underserved populations including immigrants and asylum seekers and Native Americans. • Provided emergency and permanent housing opportunities for newly arrived asylum seekers through state emergency housing relief funding. • Contracted with Diversity, Equity and Inclusion consultants to review programs and policies of the statewide Continuum of Care to ensure equal access and opportunities for communities of color and the LGBTQ community. • Extended the impact of our newly designed Fair Housing Training by providing access to partners such as shelters, Community Action Agencies and housing navigation program staff. • The Community Solutions Grant guidelines were updated to allow a broader range of applications – now from community-based organizations and not just municipalities. In 2022, we received an application from a non-municipality group. 			

Impediment 2. Racial, Ethnic and Cultural Barriers			
Action	Measurable Objective	Timeline	Responsible Department
<ul style="list-style-type: none"> The new “first generation homebuyer” program guidelines were completed in 2022 and the program will launch in Q1 of 2023. The program is designed to help reduce the racial disparity of home ownership in Maine. 			

2.2 Coordinate and fund Fair Housing Workshops for racial, ethnic and cultural communities	Number of participants	Annually	HO
<p><u>2022 Results</u></p> <p>To affirmatively further fair housing in the state, MaineHousing formed a Cultural Advisory Board with the purpose of obtaining feedback and recommendations on MaineHousing’s programs and services from organizations serving communities of color. The Board has been focused on underserved communities of color because of the significant over-representation of people of color experiencing homelessness in the state, as well as a significant under-representation of homeowners of color. Homeownership met with this team in 2022 to hear their concerns, and circle discussions are planned for 2023 within immigrant communities. The needs and concerns that arise from these meetings will guide MaineHousing’s next steps.</p> <p>Also in 2022, 203 external homeownership partners enrolled to take the MaineHousing’s Fair Housing training on the Bridge platform, with 137 having completed it thus far.</p>			

2.3 Fund English as a Second Language financial literacy group education and one-on-one counseling for individuals who are not proficient in the English language	<ul style="list-style-type: none"> • Number of individuals counseled • Number of individuals funded for translated homebuyer education 	Annually	HO
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2022 Results

MaineHousing established a partnership with eHome America for individuals who require a Spanish version of Homebuyer Education. MaineHousing offers a discount code for these individuals, bringing the \$99 cost of the eHome America Class down to \$35 (equal to the cost of a hoMEworks Homebuyer Education Class). MaineHousing will also pay for translation services during the one-on-one follow up call; a separate billing line was created with Language Line Solutions for this purpose. Homebuyer Education Organizations across the state were notified of this opportunity, and were provided instructions and guidance.

MaineHousing met with Prosperity ME in regards to sponsoring Financial Literacy Classes for individuals across the state through Zoom and in-person classes, however COVID continued to impact services offered through 2022. MaineHousing has budgeted funds for this purpose in 2023, and is waiting to receive a proposal from Prosperity ME.

2.4 Fund training of housing counselors that offer English as a Second Language financial literacy group education.	Number of training sessions offered or sponsored.	Annually	HO
<p><u>2022 Results</u></p> <p>MaineHousing supported and advised partner agencies as needed. No funding was provided in 2022.</p> <p>The Emergency Rental Assistance Program continued through 2022 with program guidelines translated into ten non-English languages spoken in Maine. MaineHousing contracted with two Ethnic Community Based organizations to help provide cultural broker services to administer the ERA program in various non English-speaking and new Mainer communities.</p>			

Impediment 3. Community Planning and Zoning Decisions that Impede Affordable Housing			
Action	Measurable Objective	Timeline	Responsible Department
3.1 Educate the public and local officials on the multiple benefits housing can bring to each and every community	<ul style="list-style-type: none"> • Number of meetings • Number of requests made and number of presentations delivered • Materials Developed 	On going	CPD/Dev/Directors
<p><u>2022 Results</u></p> <p>LD 2003, a comprehensive zoning reform bill, was enacted by the legislature in 2022. MaineHousing took an active role in a special legislative commission that met weekly over the fall of 2022 to consider policy solutions to both the state’s short and long term affordable housing needs.</p>			

3.2 Support affordable housing projects against NIMBY efforts (discrimination by communities or neighbors) as necessary	Number of projects experiencing NIMBYism supported by MaineHousing	Ongoing	LEGAL/CPD/ Dev
<p><u>2022 Results</u></p> <p>MaineHousing supported one project experiencing NIMBY efforts in 2022. A LIHTC project in Gray was issued a Notice to Proceed with knowledge by MaineHousing that NIMBY issues exist. By refusing to withdraw the Notice to Proceed, MaineHousing is essentially supporting the project.</p>			

MaineHousing was also invited to the town of Madison to discuss a proposed affordable housing development that was garnering opposition. This community meeting was a factor in convincing the community to move forward with the project.

Impediment 4. Lack of Availability and Access to housing for disabled individuals			
Action	Measurable Objective	Timeline	Responsible Department

4.1 Create more accessible units than required by state and federal law through scoring incentives in the multifamily development programs	Number of additional accessible units created	Annually	Dev
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<p><u>2022 Results</u></p> <p>A total of 88 accessible units above the minimum required were funded in 2022.</p>			
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4.2 Expand accessibility in existing housing through targeted programs and funding	<ul style="list-style-type: none"> • Number of accessible units created • Number of accessible units financed 	Annual	EHS / AM
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<p><u>2022 Results</u></p> <ul style="list-style-type: none"> • 21 low-income households were provided accessibility grants through the Home Accessibility and Repair Program (HARP). • 86 low income households were provided accessibility grants through the Community Aging in Place Program (CAIP). 			
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4.3 Inform developers and landlords about accessibility requirements	Number of developers and landlords reached with information	Ongoing	AM / Dev /EHS
<p><u>2022 Results</u></p> <ul style="list-style-type: none"> • 14 developers were informed of Federal, State, and Local accessibility requirements. • The pre-application Accessibility Worksheet (Appendix B of MaineHousing’s <i>Quality Standards and Procedures Manual</i>) on the MaineHousing website had 89 hits in 2022. • 33 landlords were informed about accessibility requirements through MaineHousing’s HUD Lead Hazard Reduction – Healthy Homes grant. 			

4.4 Continue to encourage the use of MainehousingSearch.org to identify accessible units	* Number flagged for accessibility * Hits on mainehousingsearch.org	Ongoing	HCV/HI/ CPD/AM
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<p><u>2022 Results</u></p> <ul style="list-style-type: none"> • A total of 646 HCV Briefing packets (including notices on Fair Housing and the MaineHousing Search site) were sent to clients. • It is a requirement of Loan Closing that projects be listed on MaineHousingSearch.org. The Asset Manager validates the project is listed on the website prior to closing. • A total of 2,525 shelter clients were provided information on how to utilize mainehousingsearch.org in 2022. • mainehousingsearch.org received 317,215 hits in 2022. 			
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4.5 Collaborate with other state agencies to help individuals with special needs move to independent living	<ul style="list-style-type: none"> • Number of homeward bound vouchers • The number of individuals assisted with HTF and 811 • # of PSH units to come online 	Ongoing	HCV / Dev AM
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<p><u>2022 Results</u></p> <ul style="list-style-type: none"> • A total of 17 units were made available in 2022 under the Housing Trust Fund Program. • 8 “Homeward Bound” vouchers were utilized in 2022. • 32 “811” vouchers were utilized in 2022. • 5 tenants assisted with ASL interpretation. 			
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- A total of 8 individuals (who qualified under one of the five MaineCare waiver groups) were housed under the PRA811 program in 2022.

Impediment 5. Limited access to neighborhood opportunities and community assets			
Action	Measurable Objective	Timeline	Responsible Department
5.1 Qualified Allocation Plan Utilize selection criteria in the LIHTC to incent the development of affordable housing in high-opportunity areas	Number of projects awarded LIHTC that are located in high-opportunity areas	Annually	Dev
<u>2022 Results</u> High-Opportunity Areas as an incentive category was removed from the Qualified Allocation Plan in 2022.			

5.2 Qualified Allocation Plan Incent development of new housing in areas with access to community assets (location in service center communities with higher need and location near public transportation, schools, employment, services and other amenities important to daily living)	Number of projects awarded LIHTC that are awarded points for smart growth concepts.	Annually	Dev
<u>2022 Results</u> Seven LIHTC projects received points for Smart Growth concepts in 2022.			

5.3 Qualified Allocation Plan Incent development of affordable housing in areas where the differential between the maximum LIHTC rent and the market rent is higher	Number of LIHTC units awarded in areas where the market rent exceeds LIHTC rent.	Annually	Dev

<p><u>2022 Results</u></p> <p>A total of 970 units were funded in areas where the market rate exceeds the maximum LIHTC rent.</p>
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<p>5.4 Qualified Allocation Plan Encourage economic diversity by incenting the development of mixed-income housing in qualified census tracts (QCTs)</p>	<p>Number of LIHTC units awarded in mixed-income projects in QCTs</p>	<p>Annually</p>	<p>Dev</p>
<p><u>2022 Results</u></p> <p>A total of 477 units were awarded tax credits in QCTs.</p>			

<p>5.5 Increase the use of HCV vouchers in low poverty areas</p>	<p>Number of new tenants leasing up in low poverty areas</p>	<p>Annually</p>	<p>HCV</p>
<p><u>2022 Results</u></p> <p>Households in low poverty areas are offered security deposit funds (paid to the landlord) up to the contract rent. The security deposit program is also available to all new participants in MaineHousing’s HCV program, helping to increase lease-up totals by removing the security deposit barrier for low income families.</p> <p>In 2022, 646 HCV Briefing packets were sent.</p> <p>Landlords also receive a \$750 Lease Up incentive for all households participating in the HCV Program. In 2022, these landlord incentives were paid on behalf of 458 households. Lease-up incentives were also paid to landlords on behalf of 48 households in the Emergency Housing Voucher program.</p>			

Impediment 6. Lack of Understanding of Fair Housing and Affirmatively Furthering Fair Housing			
Action	Measurable Objective	Timeline	Responsible Department
6.1 Partner with associations focused on human rights as it pertains to fair housing	Number of joint initiatives	Ongoing	HO and Program Directors
<p><u>2022 Results</u></p> <p>MaineHousing created a comprehensive “Understanding Fair Housing” training course with the Bridge Learning Management System. This course was mandatory for all MaineHousing employees, and made available to partners across the state through the training portal on MaineHousing’s website.</p>			

6.2 Coordinate fair housing complaint resolution with partners and clients and refer fair housing complaints to appropriate agencies if necessary.	Number of fair housing interventions and/or referrals	Ongoing	Legal/Fair Housing Chair/All Departments
<p><u>2022 Results</u></p> <p>In 2022, there were 7 fair housing interventions and/or referrals.</p>			

6.3 Continue fair housing public education programs designed to assist landlords, builders, and relevant professionals	Number of relevant professionals receiving training	Ongoing	HCV/HO/AM/HI
<p><u>2022 Results</u></p>			

- MaineHousing developed and offered a comprehensive, 2.5 hour Fair Housing Training course through the Bridge Learning Management System in 2022.
 - This mandatory training was completed by all MaineHousing staff in 2022.
 - A total of 87 Shelter Navigators completed the course.
 - A total of 137 Homeownership department partners also completed this Fair Housing Training during the year.
- The Asset Management department provides affirmative marketing information to project owners via the *Marketing Plan and Resident Selection Guidance* document available under the partner section of MaineHousing’s website. The *Plan* received 6 website hits in 2022.

6.4 Maintain MaineHousing's Fair Housing website page which includes information and resources about fair housing and equal access laws.	Number of website hits on the Fair Housing page.	Ongoing	CPD
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2022 Results

The Fair Housing website had 2,556 hits.

6.5 Provide MaineHousing's comprehensive Communications Resource Guide to employees, contractors, agents, and owners/property managers of multi-family projects	Number of guides distributed/website hits	Ongoing	LEGAL/AM/ CPD
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2022 Results

The Communication Access Guide is available on MaineHousing’s website on the Asset Management page as a resource to partners under “Regulatory Requirements.” The Guide was updated in 2022 and received 6 hits during the year.

6.6 Provide an internal grievance procedure for applicants and participants to file fair housing complaints about programs and services	Number of internal grievances resolved	Ongoing	LEGAL/EA Coordinator
<p><u>2022 Results</u></p> <p>No internal grievances were filed in 2022.</p>			

<p>6.7 Education and Outreach</p> <p>Distribute materials on affordable housing and fair housing at conferences, workshops, and other appropriate public venues</p>	<ul style="list-style-type: none"> • Number of people educated at Fair Housing Workshops and Trainings • Number of events at which materials are distributed • Number of brochures and other materials distributed • Number in attendance at the biennial (every other year) conference 	<p>Ongoing</p>	<p>HO/ CPD</p>
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<p><u>2022 Results</u></p> <p>Educational documents were translated into Arabic, French, and Spanish. These documents include a list of <i>“MaineHousing Lenders,” “The Quick Guide to MaineHousing Mortgages,”</i> and <i>“Steps to Homeownership.”</i> Documents were shared with agencies to make available for clients.</p> <p>MaineHousing’s biennial conference is held during odd number years, so it did not occur in 2022.</p> <p>MaineHousing’s Rental Housing guide on the website received 1,171 hits in 2022.</p>

<p>6.8 Coordinate and fund tenant education and financial literacy training for Navigators who in turn deliver financial literacy training for individuals transitioning from homeless shelters to permanent housing</p>	<ul style="list-style-type: none"> • Number of navigators trained • Number of clients trained 	<p>Annually</p>	<p>HI/HCV</p>

2022 Results

- 9 BFF (Building Family Futures) Navigators completed RentSmart training in 2022
- 49 Shelter Navigators were trained on the RentSmart Curriculum
- 2,525 shelter clients were trained on financial literacy

6.9 Provide eHomeAmerica as an on-line option for home buyer education	Number of participants who utilize eHomeAmerica on-line.	Ongoing	HO
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<p><u>2022 Results</u></p> <ul style="list-style-type: none"> • A total of 1,116 individuals completed eHome American’s online <i>Homebuyer Education Class</i>, which requires a one-hour follow-up session with a certified housing counselor. • MaineHousing also established a partnership with eHome America, offering the Spanish version to clients at a reduced cost. 			
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6.10 Continue to sponsor homeownership education classes that contain information about Fair Housing laws that are relevant to prospective home buyers.	Number of participants in home buyer education classes.	Ongoing	HO
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<p><u>2022 Results</u></p> <p>A total of 1,868 individuals completed an in-person or virtual Homebuyer Education Class through hoMEworks, which offered 123 classes during the period from October 1, 2021 to September 20, 2022. The curriculum for these classes require class educators to address Fair Housing laws and practices.</p>			
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Sage HMIS CAPER



HUD ESG CAPER

Grant: ESG: Maine Nonentitlement - ME - Report Type: CAPER

Report Date Range

1/1/2022 to 12/31/2022

Contact Information

First Name Paula
Middle Name
Last Name Weber
Suffix
Title Compliance Officer II
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Street Address 2
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Extension
Fax Number

Project types carried out during the program year

Components	Projects	Total Persons Reported	Total Households Reported
Emergency Shelter	39	5029	4364
Day Shelter	0	0	0
Transitional Housing	0	0	0
Total Emergency Shelter Component	39	5029	4364
Total Street Outreach	0	0	0
Total PH - Rapid Re-Housing	39	3849	2948
Total Homelessness Prevention	0	0	0

Grant Information

Emergency Shelter Rehab/Conversion

Did you create additional shelter beds/units through an ESG-funded rehab project No
Did you create additional shelter beds/units through an ESG-funded conversion project No

Data Participation Information

Are there any funded projects, except HMIS or Admin, which are not listed on the Project Links and Uploads form? This includes projects in the HMIS and from VSP No

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Project Outcomes

Project outcomes are required for all CAPERS where the program year start date is 1-1-2021 or later. This form replaces the narrative in CR-70 of the eCon Planning Suite.

From the Action Plan that covered ESG for this reporting period copy and paste or retype the information in Question 5 on screen AP-90: "Describe performance standards for evaluating ESG."

With Assistance from HUD Technical Assistance, a monitoring tool which includes a risk analysis score, and a CoC reporting mechanism have been created and are currently in use. Using these tools, a written report will be presented to the CoC at least annually.

Based on the information from the Action Plan response previously provided to HUD:

1. Briefly describe how you met the performance standards identified in A-90 this program year. If they are not measurable as written type in N/A as the answer.

N/A

2. Briefly describe what you did not meet and why. If they are not measurable as written type in N/A as the answer.

N/A

OR

3. If your standards were not written as measurable, provide a sample of what you will change them to in the future? If they were measurable and you answered above type in N/A as the answer.

With assistance from HUD Technical Assistance, a monitoring tool which includes a risk analysis score, and a CoC reporting mechanism have been created and are currently in use. Using these tools, a written report will be presented to the CoC at least annually.

The ESG monitoring tool creates a risk assessment score that ranges from 0 to 100. The risk assessment predicts the risk any individual subgrantee will have to the overall ESG funding. Scores 0 to 30 are categorized as low; 31 to 50 is medium risk; 51 to 100 is high risk.

MaineHousing reviews risk assessment results with subgrantees and provides technical assistance to minimize risk and improve service delivery. Through these efforts, MaineHousing aims to limit high risk programs to 5% or less of total funded subgrantees, and limit medium risk programs to 20% or less of total funded subgrantees.

ESG Information from IDIS

As of 2/10/2023

FY	Grant Number	Current Authorized Amount	Funds Committed By Recipient	Funds Drawn	Balance Remaining	Obligation Date	Expenditure
2022	E220C230001	\$1,387,536.00	\$1,387,536.00	\$1,387,536.00	\$0	9/20/2022	9/20/2024
2021	E210C230001	\$1,390,783.00	\$1,390,783.00	\$1,390,783.00	\$0	8/6/2021	8/6/2023
2020	E200C230001	\$1,390,914.00	\$1,390,914.00	\$1,390,914.00	\$0	5/27/2020	5/27/2022
2019	E190C230001	\$1,352,454.00	\$1,352,454.00	\$1,352,454.00	\$0	7/10/2019	7/10/2021
2018	E180C230001	\$1,303,506.00	\$1,303,506.00	\$1,303,506.00	\$0	8/22/2018	8/22/2020
2017	E170C230001	\$1,311,285.00	\$1,311,285.00	\$1,311,285.00	\$0	9/22/2017	9/22/2019
2016	E160C230001	\$1,322,743.00	\$1,322,743.00	\$1,322,743.00	\$0	7/22/2016	7/22/2018
2015	E150C230001	\$1,329,400.00	\$1,329,400.00	\$1,329,400.00	\$0	6/24/2015	6/24/2017
Total		\$13,076,279.00	\$13,076,279.00	\$13,076,279.00	\$0		

Expenditures	2022 Yes	2021 No	2020 No	2019 No	2018 No	2017 No
	FY2022 Annual ESG Funds for					
Homelessness Prevention	Non-COVID					
Rental Assistance						
Relocation and Stabilization Services - Financial Assistance						
Relocation and Stabilization Services - Services						
Hazard Pay (unique activity)						
Landlord Incentives (unique activity)						
Volunteer Incentives (unique activity)						
Training (unique activity)						
Homeless Prevention Expenses						0.00
	FY2022 Annual ESG Funds for					
Rapid Re-Housing	Non-COVID					
Rental Assistance						
Relocation and Stabilization Services - Financial Assistance						
Relocation and Stabilization Services - Services						464,192.97
Hazard Pay (unique activity)						
Landlord Incentives (unique activity)						
Volunteer Incentives (unique activity)						
Training (unique activity)						
RRH Expenses						464,192.97
	FY2022 Annual ESG Funds for					
Emergency Shelter	Non-COVID					
Essential Services						
Operations						819,277.83
Renovation						
Major Rehab						
Conversion						
Hazard Pay (unique activity)						
Volunteer Incentives (unique activity)						
Training (unique activity)						
Emergency Shelter Expenses						819,277.83
	FY2022 Annual ESG Funds for					
Temporary Emergency Shelter	Non-COVID					
Essential Services						
Operations						
Leasing existing real property or temporary structures						
Acquisition						
Renovation						

Hazard Pay (unique activity)	
Volunteer Incentives (unique activity)	
Training (unique activity)	
Other Shelter Costs	
Temporary Emergency Shelter Expenses	
	FY2022 Annual ESG Funds for
Street Outreach	Non COVID
Essential Services	
Hazard Pay (unique activity)	
Volunteer Incentives (unique activity)	
Training (unique activity)	
Handwashing Stations/Portable Bathrooms (unique activity)	
Street Outreach Expenses	0.00
	FY2022 Annual ESG Funds for
Other ESG Expenditures	Non COVID
Cell Phones - for persons in CoC/YHDP funded projects (unique activity)	
Coordinated Entry COVID Enhancements (unique activity)	
Training (unique activity)	
Vaccine Incentives (unique activity)	
HMIS	
Administration	104,065.20
Other Expenses	104,065.20
	FY2022 Annual ESG Funds for
	Non-COVID
Total Expenditures	1,387,536.00
Match	5,020,598.00
Total ESG expenditures plus match	6,408,134.00

Total expenditures plus match for all years

Sources of Match

	FY2022	FY2021	FY2020	FY2019	FY2018	FY2017	FY2016	FY2015
Total regular ESG plus COVID expenditures brought forward	\$1,387,536.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total ESG used for COVID brought forward	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total ESG used for regular expenses which requires a match	\$1,387,536.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Match numbers from financial form	\$5,020,598.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Match Percentage	361.83%	0%	0%	0%	0%	0%	0%	0%

Match Source	FY2022	FY2021	FY2020	FY2019	FY2018	FY2017	FY2016	FY2015
Other Non-ESG HUD Funds								
Other Federal Funds								
State Government	5,020,598.00							
Local Government								
Private Funds								
Other								
Fees								
Program Income								
Total Cash Match	5,020,598.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non Cash Match								
Total Match	5,020,598.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2022 Multifamily Monitoring Report

PrjNum	IDIS #	Fed Home Funds	Total Units	Fed Home Units	Fed Home Compliance Period	Compliance End Date	Last MOR date	Last PPI date	Summary of Findings
MSHA-RLP-1553		\$0.00	48	4	20	2/15/2033	12/30/2022	11/3/2022	Physical Plant - inoperable GFI in one unit - corrected. Management review - no issues identified with tenant eligibility.
MSHA-RLP-1495		\$0.00	37	4	20	5/10/2032	3/3/2022	7/8/2022	Physical Plant - Fire rated door not engaging in self closing in one unit. Corrected. Management review - no issues identified with tenant eligibility.
MSHA-RLP-1298		\$0.00	30	4	20	3/30/2024	12/5/2022	3/10/2022	Physical Plant - minor deficiencies noted including discolored wall in two units, window hardware damage, small hole in wall, cracks in walkways. All items cleared. Management Review - Prohibited lease language missing from the Home addendum, annual unit inspections not completed by the management agent, and incorrect home designation identified for two units, did not impact eligibility. Deficiencies corrected timely and cleared.
MSHA-RLP-1524		\$0.00	24	10	20	10/1/2033	8/25/2022	9/24/2021	Management review and physical inspection off cycle due to COVID. Inspection completed in 2021 but MOR delayed until 2022. File reviews found several deficiencies: missing HOME and VAWA lease addendums, incorrect unit designations on two tenants - did not affect eligibility. Items were corrected within required timeframe.
MSHA-RLP-1545		\$0.00	24	10	20	10/29/2035	6/26/2020	1/11/2022	Management review and physical inspection off cycle due to COVID. Management review completed in 2020, due again in 2023. Physical Plant inspection in 2022 identified malfunctioning hardware of one window unit which was subsequently corrected.
MSHA-RLP-1368		\$0.00	26	11	20	3/22/2027	2/18/2022	4/19/2022	Physical Plant - deficiencies including some ponding/erosion and one on the site and one unit with an inoperable window. Still working with management to correct the items. Management review identified no concerns.

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MSHA-RLP-1366		\$0.00	32	20	20	5/3/2026	12/9/2019	5/9/2022	This project was due for both PPI and MOR in 2022. The Management review was not able to be scheduled in December but is on tap for early 2023. The physical plant identified a few minor deficiencies: missing stopper in bathroom sink and damaged hardware on one door in a unit. Working with management on resolution of the deficiencies.
MSHA-RLP-1367		\$0.00	66	29	20	8/17/2025	8/9/2018	10/27/2021	Management review and physical inspection off cycle due to COVID. Physical plant inspection was completed in 2021, due again in 2024. MOR has been delayed due to COVID and due in 2022 but unable to be scheduled due to staff turnover-reassignments. On the schedule for early 2023.
MSHA-RLP-1383	6983	\$145,000.00	20	1	date certain	9/1/2036	5/26/2022	9/16/2021	Management review and physical inspection off cycle due to COVID. Inspection completed in 2021 but MOR delayed until 2022. Tenant file review identified one missing HOME and VAWA lease addendum. Item corrected and cleared timely.
MSHA-COC-1390h	9980	\$133,919.90	30	2	15	4/30/2027	9/21/2022	8/27/2021	Management review and physical inspection off cycle due to COVID. Inspection completed in 2021 but MOR delayed until 2022. MOR identified no concerns.
MSHA-RLP-1632	10355	\$155,270.00	21	2	20	6/7/2039	4/20/2022	3/9/2022	Physical Plant - deficiencies included missing outlet cover, missing closet door, small hole in wall, evidence of water stain on bathroom floor, inoperable bath ventilation fan, missing screen door, garbage and debris build up in front of one unit. Items cleared. Management review identified no concerns.
MSHA-RLP-1636	10357	\$108,200.00	39	2	20	9/7/2038	9/19/2022	11/30/2022	Physical Plant - only deficiency identified was call to aid inoperable in one unit. Item cleared. Management review identified a few issues but nothing affecting tenant eligibility. Items included wrong rent amounts being noted on the TIC and missing 3rd party validation. Items corrected.

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MSHA-RLP-1487	9817	\$132,174.00	66	3	30	1/14/2041	12/30/2022	4/26/2022	Physical Plant - deficiencies included inoperable windows in one unit, torn carpet, missing closet doors, entry doors not working as designed, small hole in wall, garbage and debris build up. Items cleared. Management review got delayed and is still be finalized in early in 2023 due to staffing shortages at the management company. The review has not identified tenant eligibility issues, just some administrative shortcomings, i.e. messy documentation. Report being finalized to be issued shortly.
MSHA-RLP-1259	5947	\$75,000.00	12	3	20	3/10/2024	5/26/2022	8/2/2021	Management review and physical inspection off cycle due to COVID. Inspection completed in 2021 but MOR delayed until 2022. Management review identified several deficiencies: missing HOME and VAWA lease addendums and rent was overcharged to a HOME tenant who became over income. Items cleared.
MSHA-RLP-1341	6451	\$320,000.00	16	3	date certain	1/1/2036	6/1/2022	9/16/2021	Management review and physical inspection off cycle due to COVID. Inspection completed in 2021 but MOR delayed until 2022. Management review identified one deficiency: utility allowance adjustments were not completed timely. Items cleared.
MSHA-RLP-1357	6515	\$320,000.00	16	3	20	8/9/2025	12/13/2022	3/17/2022	Physical Plant - Several deficiencies noted: hot water not operable in one unit bathroom sink, blocked egress in one unit, drain stop missing/inoperable, closet door off track, shower has leak contained by basin, missing vinyl on exterior wall of a building. Still working with management on correction of all items. Management review - no issues identified.

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MSHA-RLP-1397	8016	\$600,000.00	30	4	30	5/1/2037	11/17/2022	2/9/2022	Physical Plant - Several deficiencies noted: one unit had hazards identified that were due to tenant caused concerns, refrigerator seal broken. Items cleared. Management review identified several concerns: Tenant selection plan missing important key pieces, HOME lease language required revisions, missing release of information on file for tenants, missing student verification, missing move in inspection, missing VAWA addendum, Tenant income certifications did not include all required subsidy information, inaccurate accounting of HOME units. Still working with management to correct all the deficiencies.
MSHA-RLP-1428	8520	\$520,000.00	26	4	20	12/18/2027	11/21/2022	9/14/2021	Management review and physical inspection off cycle due to COVID. Inspection completed in 2021 but MOR delayed until 2022. Management review identified no tenant eligibility concerns.
MSHA-RLP-1427	8147	\$364,000.00	26	4	30	9/17/2038	9/1/2022	9/8/2021	Management review and physical inspection off cycle due to COVID. Inspection completed in 2021 but MOR delayed until 2022. Management review did not identify any tenant eligibility issues; however, the management team was delinquent in providing the required annual reporting. Reporting is now up to date.
MSHA-RLP-1288	5923	\$350,000.00	18	4	20	12/17/2023	8/25/2022	9/24/2021	Management review and physical inspection off cycle due to COVID. Inspection completed in 2021 but MOR delayed until 2022. Management review identified missing HOME and VAWA lease addendums. Items were corrected.
MSHA-RLP-017	10164	\$319,889.00	27	5	15	8/12/2031	5/26/2022	5/17/2022	No items identified with either the management review or inspection.
MSHA-RLP-1521	9874	\$915,901.00	30	5	15	9/26/2026	12/12/2022	11/5/2021	Management review and physical inspection off cycle due to COVID. Inspection completed in 2021 but MOR delayed until 2022. Management review identified no tenant eligibility concerns.

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MSHA-RLP-1519	9910	\$702,825.00	38	5	20	12/13/2031	10/17/2022	8/4/2021	Management review and physical inspection off cycle due to COVID. Inspection completed in 2021 but MOR delayed until 2022. Management review identified no tenant eligibility concerns.
MSHA-RLP-1522	9991	\$925,000.00	54	5	20	7/31/2033	9/26/2022	7/28/2022	Inspection identified a few deficiencies: Damaged kitchen faucet, holes in wall in one unit, entry door doesn't engage in self latch in one unit, inoperable dishwasher. Items cleared. Management review identified that self cert forms were not signed by management. Items cleared.
MSHA-RLP-1430	8072	\$590,312.00	30	5	30	7/2/2038	11/15/2022	10/27/2021	Management review and physical inspection off cycle due to COVID. Inspection completed in 2021 but MOR delayed until 2022. Management review identified no tenant eligibility concerns.
MSHA-RLP-1375	8117	\$735,000.00	23	5	30	9/1/2038	11/3/2022	9/16/2021	Management review and physical inspection off cycle due to COVID. Inspection completed in 2021 but MOR delayed until 2022. Management review identified no tenant eligibility concerns.
MSHA-RLP-1634	10309	\$661,250.00	59	6	20	12/20/2037	10/12/2022	7/22/2021	Management review and physical inspection off cycle due to COVID. Inspection completed in 2021 but MOR delayed until 2022. Management review got delayed and is still be finalized in early in 2023 due to staffing shortages at the management company. The review has not identified tenant eligibility issues, just some administrative shortcomings, i.e. messy documentation. Report being finalized to be issued shortly.
MSHA-RLP-1462	9569	\$900,000.00	41	6	date certain	6/1/2040	11/10/2022	8/30/2022	Inspection report was sent 12/27/2022 and identified a few deficiencies: Damaged hardware on a window in one unit, missing drain stop, inoperable burners on stove. Awaiting response from management on correction of deficiencies. Management review identified that the wrong utility allowance was used in a few instances. No impact on tenant eligibility. Waiting on management to clear the items.

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MSHA-RLP-1379	6998	\$600,000.00	30	6	30	2/28/2037	8/24/2022	5/4/2022	Physical Plant inspection identified a few deficiencies: damaged hardware on one window in a unit, peeling paint in a common area. Items cleared. Management Review identified no concerns.
MSHA-RLP-1680		\$750,000.00	64	6	20	10/18/2042	8/22/2022	8/3/2022	Physical Plant inspection identified a few deficiencies: entry door in common area doesn't function properly, wall has small hole in one unit and another unit needs ceiling painted. Items cleared. Management Review identified missing tenant signatures on house policy forms. Items cleared.
MSHA-RLP-1617	10264	\$986,758.00	62	7	30	7/31/2047	12/28/2022	11/15/2022	Physical Plant inspection identified a few deficiencies: damaged refrigerator seal, hole/damaged ceiling in several bathroom ceilings, damaged countertop, missing stove top coils, infestation of roaches in two units, missing drain stop, toilet water tank leak not contained by basin, inoperable GFI. Management still working to correct the deficiencies. Management Review was scheduled and subsequently delayed due to non-compliance by management. They did not provide the necessary documentation as required. The Asset Manager is currently working with management to complete the review.
MSHA-RLP-1635	10313	\$809,659.00	66	7	20	9/7/2038	12/11/2019	8/31/2022	Last management review was 12/11/2019 - unable to schedule in Dec 2022 - on tap for early 2023. Physical plant identified no issues in the common areas or HOME units.
M925-0001-874	1903	\$157,000.00	7	7	30	12/15/2024	10/24/2019	10/6/2021	The last management review was completed 10/24/2019. Unable to successfully schedule a review by year end 2022 - on tap for early 2023.
MSHA-RLP-1651	10401	\$475,000.00	83	7	15	8/29/2034	11/23/2022	11/8/2022	Physical Plant identified minor deficiencies: Peeling paint in one bathroom, damaged floor covering in a unit, fire rated door does not operate as designed, and missing drain stop. Items corrected. The management review identified one concern - one annual tenant income certification was not signed by the owner or tenant. Awaiting correction.

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MSHA-RLP-949	10163	\$775,283.00	73	7	30	8/12/2046	10/19/2022	10/12/2022	Physical Plant identified minor deficiencies: small piece of siding missing on the exterior of the building. Item being corrected through a rehab loan with MaineHousing. Waiting for better weather. The management review identified nothing affecting tenant eligibility, only minor incorrect calculations. Items corrected.
MSHA-SHP-1183	6851	\$437,865.96	8	8	20	11/17/2024	7/13/2022	6/21/2022	Physical Plant identified minor deficiencies: fire rated door does not operate as designed in multiple units, water stains on ceilings in several units. Items corrected. The management review identified nothing affecting tenant eligibility, but the lease was missing the required HOME Lease Addendum. Items corrected.
MSHA-RLP-1532	10296	\$1,350,000.00	60	11	30	9/28/2047	8/30/2022	9/15/2022	Physical Plant identified no deficiencies. The management review identified a few minor deficiencies: late certifications, wrong HOME designations being used, missing release form. Nothing affecting tenant eligibility. Still working with management to correct items.
MSHA-RLP-1623	10301	\$1,803,622.00	38	15	20	7/31/2037	11/23/2021	2/3/2022	Management review and physical inspection off cycle due to COVID. Management review completed in 2021 but inspection delayed until 2022. Inspection identified no deficiencies.
MSHA-RLP-1315	6387	\$396,456.00	26	18	20	1/18/2025	11/14/2022	8/3/2021	Management review and physical inspection off cycle due to COVID. Inspection completed in 2021 but MOR delayed until 2022. Management review identified no tenant eligibility concerns.
MSHA-RLP-751	10162	\$1,450,000.00	50	18	30	7/5/2046	10/12/2022	8/31/2022	Physical Plant inspection identified a few deficiencies: doors had missing hardware, auxiliary lighting inoperable, door has small hole in one unit and another unit needs ceiling painted. Items cleared. Management Review identified missing information in the lease and missing recertification questionnaires. Items cleared.

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MSHA-RLP-1202	5130	\$2,262,670.00	36	36	20	12/4/2024	12/7/2020	9/20/2022	Management review and physical inspection off cycle. MOR completed in 2020 due in 2023. Inspection completed in 2022 identified. Call to aid system does not function as intended, fire rated door on laundry room does not function as designed, GFI inoperable in one unit. Items cleared.
MSHA-SHP-855	544	\$40,000.00	4	4	30	2/2/2026	7/13/2022	7/6/2021	Management review and physical inspection off cycle due to COVID. Inspection completed in 2021 but MOR delayed until 2022. Management review identified no concerns.
MSHA-CHDO-1161	4752	\$216,150.00	18	12	30	11/13/2031	11/4/2022	11/10/2021	Management review and physical inspection off cycle due to COVID. Inspection completed in 2021 but MOR delayed until 2022. Limited tenant eligibility review completed in 2022 because of staffing changes which impacted this project. No tenant eligibility concerns identified. A full MOR will be completed in 2023.

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