



Consolidated Annual Performance and Evaluation Report

Plan Year 2021

Prepared by
Maine State Housing Authority
Maine Department of Economic and Community Development
March 2022



mainehousing.org | 207-626-4600

Contents

CR-05 - Goals and Outcomes	1
CR-10 - Racial and Ethnic composition of families assisted.....	6
CR-15 - Resources and Investments 91.520(a).....	7
CR-20 - Affordable Housing 91.520(b).....	12
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)	14
CR-30 - Public Housing 91.220(h); 91.320(j)	16
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)	17
CR-40 - Monitoring 91.220 and 91.230.....	19
CR-45 - CDBG 91.520(c).....	21
CR-50 - HOME 91.520(d).....	22
CR-56 - HTF 91.520(h)	24
CR-60 - ESG 91.520(g) (ESG Recipients only).....	25
CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes	35
Attachments.....	36
2021 IDIS PR 28 Financial Summary Report	37
2021 AI Results.....	40
2021 HUD SAGE ESG CAPER.....	51
2021 List of Multifamily Monitoring.....	54
Public Notices March 15	61

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.

This Maine Annual Performance Report describes the implementation of Maine's Consolidated Plan during 2021. The Consolidated Plan covers the use of HOME Investment Partnership Program (HOME), Housing Trust Fund (HTF), Emergency Solutions Grant (ESG), Community Development Block Grant (CDBG), and leveraged funds for the period 1/1/2021 to 12/31/2021. Objectives and expected outcomes for CDBG, HOME, HTF and ESG have been identified through the Consolidated Plan process. The Annual Action Plan addresses how objectives are to be met each year.

During 2021 the Maine State Housing Authority (MaineHousing) administered the HOME, HTF and ESG funds. The Maine State Department of Economic and Community Development (DECD) administered the CDBG funds.

It is important to note that the state provides affordable housing and community development through a variety of assistance programs, many of which are funded through agency resources or state appropriations. In 2021 MaineHousing assisted 725 first time home buyers, 20,050 rental households, 278 homeowners (not including over 33,000 helped with energy assistance) and 5,700 homeless individuals. MaineHousing used funds to complete 16 multifamily projects, for a total of 524 units (168 for families, 351 for older adults and 5 supportive housing). In 2021, 20 projects were under construction (346 family units, 395 units for older adults and 32 supportive housing units).

The global COVID-19 pandemic significantly affected the outcomes contained in this report. However, progress has been made to address Consolidated Plan priorities and objectives. For example the Jobs Created/Retained, Public Facility / Infrastructure Activities, Rental Units Rehabilitated, and Households Assisted with Tenant Based Rental Assistance exceeded 2021 goals.

This report covers outcomes during the second year of the five year (2020-2024) Consolidated Plan.

The state has obligated 100% of its CDBG CV funds and expended over 70% of the funding. However, the additional funds and the pandemic slowed the progress of the regular program implementation.

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%			
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	66	7.33%	216	66	30.56%
Expand Affordable Housing Opportunities	Affordable Housing	HOME: \$ / HTF: \$	Rental units rehabilitated	Household Housing Unit	100	21	21.00%			
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 constructed	Household Housing Unit	0	0		80	0	0.00%
Improve and Preserve the Quality of Housing	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	300	244	81.33%	60	201	335.00%
Improve and Preserve the Quality of Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	1500	177	11.80%	250	16	6.40%
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%			

Improve Economic Opportunity	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	60	7	11.67%			
Improve Economic Opportunity	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	300	134	44.67%	40	109	272.50%
Improve Economic Opportunity	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	50	26	52.00%	80	17	21.25%
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%	2000	15649	782.45%
Improve Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	511		100	411	411.00%

Improve Public Infrastructure	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0			20	7	35.00%
Provide Rapid Re-Housing	Homeless	HOME: \$ / ESG: \$ / ESG-CV: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	700	4066	580.86%	170	4066	2,391.76%
Support Emergency Shelter Operations & Services	Homeless	ESG: \$ / ESG-CV: \$	Homeless Person Overnight Shelter	Persons Assisted	31000	8728	28.15%	7500	4277	57.03%

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.

Two HOME projects totaling 106 units were anticipated to be completed in 2021 but were delayed by COVID-19 labor and material shortages. In addition, five new HOME projects are under construction that will add 194 new construction units and rehab 166 units.

The State of Maine CDBG program identified the highest priorities as Housing, Economic Development, and Public Infrastructure. For the program year 2021, 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	1,221	228	5,884	34
Black or African American	72	39	1,231	0
Asian	7	1	49	0
American Indian or American Native	6	2	88	0
Native Hawaiian or Other Pacific Islander	0	0	24	1
Total	1,306	270	7,276	35
Hispanic	0	12	283	0
Not Hispanic	1,306	258	7,452	35

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

Narrative

Racial and ethnic data available for ESG households is reported by individual persons served through the ESG program. This information indicates that the majority of families assisted have self-reported as “White,” which comprise 72% of the total population served with ESG. This total does not include individuals with multiple race backgrounds and individuals assisted by ESG who did not provide race and ethnicity information. U.S. Census data projects that Maine’s population was 94% White in 2021, indicating that clients reporting other races are overrepresented in homeless shelters and rapid rehousing programs funded by ESG. U.S. Census data projects that Maine’s population was 1.8% Hispanic in 2021, also indicating that the Hispanic population is overrepresented in these programs.

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	12,160,455	10,219,507
HOME	public - federal	4,742,556	1,623,540
ESG	public - federal	1,390,783	1,286,474
HTF	public - federal	3,101,884	3,052,397
Other	public - federal	15,698,000	11,934,015

Table 3 - Resources Made Available

Narrative

Two HOME projects totaling 106 units were anticipated to be completed in 2021 but were delayed by COVID-19 labor and material shortages. In addition, five new HOME projects are under construction that will add 194 new construction units and rehab 166 units.

The amount listed in "other" is the total of the CDBG-CV 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 has not chosen to target particular geographical areas for special assistance. In 2021 MaineHousing completed projects in three Maine counties. Projects under construction are spread 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 2021, ESG funds were matched with \$4,447,473 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 \$1,947,473 was used to match ESG funds.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	46,251,658
2. Match contributed during current Federal fiscal year	303,837
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	46,555,495
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	46,555,495

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
2021.01.NON	09/30/2021	303,837	0	0	0	0	0	303,837

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 begin-ning 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 \$
512,398	670	512,478	512,478	591

Table 7 – Program Income

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		0		0		
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	196
Number of Non-Homeless households to be provided affordable housing units	216	48
Number of Special-Needs households to be provided affordable housing units	0	9
Total	386	253

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	170	166
Number of households supported through The Production of New Units	216	66
Number of households supported through Rehab of Existing Units	0	21
Number of households supported through Acquisition of Existing Units	0	0
Total	386	253

Table 12 – Number of Households Supported

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

In 2021 MaineHousing did not meet the goals of providing rental assistance, for rehabbing existing units and for production of new units. It is difficult to predict the exact breakdown of new units vs rehabbed units in multifamily housing production in a given year due to the application process. Note that in 2020 HOME funds were allocated to two projects that were expected to be completed in 2021 but were delayed by COVID-19 labor and material shortages (these projects will produce a total of 106 new units). Data from these activities will be reported when they are complete. Additionally in 2021 HOME funds have been allocated to five projects, these projects will produce a total of 134 new affordable units and rehab 166 units.

Discuss how these outcomes will impact future annual action plans.

MaineHousing will consider these outcomes when establishing the goals in the 2023 Action Plan.

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	266	132	39
Low-income	347	34	
Moderate-income	838	0	
Total	1,451	166	

Table 13 – Number of Households Served

Narrative Information

According to the IDIS Report **HOME Summary of Accomplishments for Program Year 2021**, 97% of beneficiaries of MaineHousing HOME-assisted programs in 2021 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 2021 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 has worked with the Maine Statewide Homeless Council to form 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.

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 38 shelters 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 train a number of caseworkers in rapid resolution, including four partner agencies with rapid resolution trainers on staff. This rapid resolution training has led to the implementation of a pilot Diversion program in 15 partner agencies. Each agency works with people under imminent threat of homelessness to prevent them from losing their housing.

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.

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

ESHAP Shelters are provided a financial incentive to focus efforts on helping guests achieve permanent housing and to ensure that they remain in permanent housing. Ten percent of total ESHAP funding is used to incentivize agencies who help clients stay in permanent housing for at least six months after their placement. In order to receive this incentive, at least 85% of clients placed in permanent destinations must not return to homelessness for at least six months. In addition, many ESG funded shelters participate in statewide and local conferencing initiatives to house chronically homeless persons and long term stayers.

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:

- Utilized the statewide centralized Housing Choice Voucher waitlist as mandated by Maine law.
- 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 amongst 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 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 does not have access to public housing residents to encourage them to participate in management or homeownership.

MaineHousing's affordable mortgage financing and down payment assistance are available to first-time 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 Program Year 2021** (PR23), 97% of beneficiaries of MaineHousing HOME-assisted programs in 2021 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 \$4.8 million for a three-year Lead Hazard Reduction Grant (LHR). MaineHousing's LHR Program has funded lead abatement in 62 units with an average cost of \$16,816.

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 2021, MaineHousing worked with the Community Action Agencies to weatherize 316 homes, improve the heating systems of 1,658 households, and to provide Home Energy Assistance to 27,506 households.

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

During 2021, the Maine Continuum of care and the Statewide Homeless Council completed the planning phase of a homeless system redesign, and began the implementation of that redesign with the launch of nine regional Service Hubs. These collaborative groups work to solve client-level issues and provide more efficient, streamlined services to each client seeking assistance. In order to support these groups, an agency in each Hub is hiring a Hub Coordinator, whose work will center around coordinating agencies and data within their Hub.

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 the Emergency Housing Vouchers in 2021, 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.

These efforts have also been bolstered by the launch of the regional Service Hubs. The Service Hub teams include representatives from many local PHA's, MaineHousing, and numerous social service agencies throughout the state. In one of the nine hubs one of the PHAs, Lewiston Housing Authority, holds the contract for the Hub Coordinator. These Hub groups coordinate on front line service delivery, and the Hub Coordinators work to ensure that coordination, communication, and data are well organized and efficient.

Additionally in 2021 MaineHousing extended landlord incentive program and set aside Housing Choice Vouchers for the homeless population.

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 2021 to address impediments identified in the 2019 Analysis of Impediments to Fair Housing Choice.

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 2021 CAPER was available for public comment for 15 days beginning March 15th, 2022 and ending on March 29, 2022. The public was notified of the availability via newspaper ads in the Bangor Daily News, Kennebec Journal, and 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 individuals.

No comments were received on the draft 2021 CAPER.

A language translator is available on the MaineHousing website.

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 have been no changes in the state's program objectives. However, the additional CDBG CV funding and the pandemic slowed the progress of the regular program implementation.

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.

In 2020, due to the COVID-19 pandemic, HUD extended waivers in relation to a number of HOME regulatory requirements, including the requirement for on-site inspections and reviews. MaineHousing opted to utilize that waiver due to current local pandemic conditions and the high percentage of elderly population considered high risk throughout the State. The majority of projects needing to be reviewed in 2020 were therefore deferred. In 2021, HUD extended the waiver for on-site inspections and reviews through December 31, 2021. MaineHousing did elect to utilize the waiver in some isolated incidents where COVID concerns deemed it infeasible to do one or both of the on-site inspections/reviews. MaineHousing was able to complete the majority of the reviews and inspections for projects where the waiver was utilized in 2020 as well as complete the majority of those required to be reviewed in 2021.

MaineHousing would like to point out that COVID has had a significant negative impact on maintenance crews, property management staff and the tenants in the properties.

See attached summary of projects we were able to monitor in 2021.

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 2021, \$192,478.05 in program income was expended. Of that \$192,379.43 was expended on a

TBRA activity. Specific characteristics of tenant's benefiting from program income are not available. The remaining \$98.62 was used on the Washington Gardens multifamily rehab project in Portland. Washington Gardens serves seniors and persons with disabilities.

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 2021 five HTF funded projects reached completion status, five projects are currently in construction and three projects are in the development process. When occupied these projects will house tenants with incomes at or below 30% of 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	39	0	0	39	2	41
Homebuyer	0	0	0	0	0	0

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

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

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
Phone Number	2076264677

Extension
Email Address

kwatson@mainehousing.org

2. Reporting Period—All Recipients Complete

Program Year Start Date 01/01/2021
Program Year End Date 12/31/2021

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

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: 50207.41

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: 39028.94

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: 36880.18

Subrecipient or Contractor Name: Family Violence Project
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: 27247.09

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: 56342.62

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: 51905.99

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: 31850.97

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: 56372.15

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: 8984.71

Subrecipient or Contractor Name: The Next Step Domestic Violence Project
City: Ellsworth
State: ME
Zip Code: 04605, 1465
DUNS Number: 046740339
UEI:
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 9752.02

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: 107233.31

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: 35514.87

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: 35234.02

Subrecipient or Contractor Name: Rural Community Action Ministries
City: Leeds
State: ME
Zip Code: 04263, 3402
DUNS Number: 113617695
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 3680.14

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: 0

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: 0

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: 0

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: 0

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: 145889.35

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: 331178.52

Subrecipient or Contractor Name: Knox County HOmeless 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: 65068.59

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: 0

Subrecipient or Contractor Name: MidMaine Homeless Shelter
City: Waterville
State: ME
Zip Code: 04901, 5563
DUNS Number:
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 93103.81

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: 28515.85

Subrecipient or Contractor Name: Rumford Group Home Inc. - Norway Homeless 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: 10742.41

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: 13811.67

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: 34341.05

Subrecipient or Contractor Name: York County Adult Shelter
City: Alfred
State: ME
Zip Code: 04002, 3296
DUNS Number:
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 0

Subrecipient or Contractor Name: York County Family Emergency Shelter
City: Alfred
State: ME
Zip Code: 04002, 3296
DUNS Number:
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 0

Subrecipient or Contractor Name: Rumford Group Home Inc. - Leeds Family Center
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: 13588.6

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	401,760
Total Number of bed-nights provided	251,487
Capacity Utilization	62.60%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

In consultation with the CoC, MaineHousing monitors data for bed utilization, client income, client employment, client mainstream benefits, health insurance, exits to permanent housing, and returns to homelessness. Further, MaineHousing provides a financial incentive for programs who maintain at least 85% of clients in permanent housing for at least six months after their initial exit.

Attachments

2021 IDIS PR 28 Financial Summary Report

IDIS - PR28

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
State of MAINE
Grant Financial Summary
As of 03/28/2022

DATE: 03-28-22
TIME: 14:38
PAGE: 1

U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 Grant Number B20DW230001

A. Sources of State CDBG Funds

1) State Allocation	\$15,698,000.00
2) Grant funds returned to line of credit	
3) Grant funds returned to local account	

B. State CDBG Resources by Use

4) Obligated to recipients	\$15,698,000.00
5) Set aside for State Administration	
6) Set aside for Technical Assistance	\$70,224.00

C. Expenditures of State CDBG Resources

7) Drawn for State Administration	
8) Drawn for Technical Assistance	\$70,224.00
9) Drawn for Section 108 Repayments	
10) Drawn for all other activities	\$11,863,791.99
11) Disbursed for Coronavirus-related Activities	\$11,934,015.99
12) Disbursed for Activities Not related to Coronavirus	

D. Compliance with Public Service (PS) Cap

13) Disbursed in IDIS for ALL PS	\$7,547,402.00
14) Disbursed for Coronavirus-related Public Services	\$7,547,402.00
15) Disbursed for Public Services Not related to Coronavirus	
16) Percent of funds disbursed to date for PS (line 13 / line 1)	48.08%
17) Percent Disbursed for Coronavirus-related Public Services (line 14 / line 1)	48.08%
18) Percent Disbursed for Public Services Not related to Coronavirus (line 15 / line 1)	0.00%

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

19) Disbursed in IDIS for P/A from Grant	\$238,380.50
20) Percent of funds disbursed to date for P/A (line 19 / line 1)	1.52%

F. Overall Low and Moderate Income Benefit

21) Drawn to Benefit LMI persons and households (minus noncountable amounts, line 22)	\$9,261,865.00
22) Noncountable amounts drawn: Non-LMI Portion of LMH activities	
23) Drawn to Prevent/Eliminate Slum/Blight	
24) Drawn to Address Urgent Needs	\$2,363,546.49

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System

25)	Total disbursements subject to overall LMI benefit (sum of lines 21, 22, 23 and 24)	\$11,625,411.49
26)	Percent Low and moderate income benefit, to date (line 21 / line 25)	79.67%

2021 AI Results

MaineHousing
Analysis of Impediments to Fair Housing

2021 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
<p>Results: Asset Management helped preserve and extend the affordability for a 72 unit family project in Augusta and a 10-unit elderly project on Vinalhaven through the Subsequent Loan Program and the Contract Administration Loan Program.</p> <p>Additionally, Bradford Commons in Bangor increased 50% AMI units by 5, from 87 to 92 and increased 60% AMI units by 10, from 0 to 10 through the Subsequent Loan Program.</p> <p>In 2021 MaineHousing completed 16 projects creating 605 units resulting in 524 new affordable housing units.</p>			
1.2 Increase the resources available to develop affordable housing	Changes (increase/decrease) in funding available for programs	Annually	Directors
<p>Results:</p> <p>2020 – \$31,550,000 2021 – \$26,651,162 2022 – \$40,564,296</p> <p>Between 2020 and 2022 the agency’s production pipeline has grown to a record level, and the resources committed to affordable housing development have increased by approximately 28%. Housing construction is a multi-year process, and annual figures represent snapshots. The decline in funding shown for 2021 is a timing-related issue that should be seen in the context of a significant period of growth.</p>			

Impediment 1: Lack of Affordable Housing			
Action	Measurable Objective	Timeline	Responsible Department
<p>1.3 Conduct data collection and analysis of affordable housing availability and needs in Maine</p> <p>Work with communities to conduct local community housing assessments upon request</p> <p>Publish housing facts and organize data to assist external partners conducting affordable housing related research</p>	<p>Publication of housing facts</p> <p>Number of community housing assessment requests received and completed</p>	Annually	CPD
<p>Results: We published our annual interactive housing facts. The Homeownership Facts were current through 2021. Rental surveys for 2021 were under contract as of 12/31/21 but not yet published; Four new Tableau-based data dashboards were launched, tracking program activity for Homeownership, Home Energy Assistance, Affordable Housing Development and Emergency Rental Assistance. We published the updated Housing Characteristics for the State, Counties and Towns.</p>			
<p>1.4 Achieve deeper affordability than the statutory minimum affordability required for LIHTC and tax-exempt bond projects</p>	<p>Number of affordable units that exceed the minimum required</p> <p>Number of units with income targeting below minimum required</p> <p>Number of units that are affordable longer than minimum affordability period</p>	Annually	DEV
<p>Results: In 2021 an 138 additional units are affordable at 50% of AMI above the amount required for Section 42 of the IRS Code. 50 additional units are affordable at 60% of AMI above the amount required by Section 42 of the IRS Code. 788 units are affordable for periods longer than required by Section 42 of the IRS Code.</p>			

<p>1.5 Increase homebuyer affordability</p> <p>Maintain or increase the difference between MaineHousing's lower interest rate relative to the average bank rate for low and moderate income homebuyers</p> <p>Provide down payment assistance to qualified homebuyers</p>	<p>Change in yearly differential in MaineHousing interest rate compared to market rate</p> <p>Number of buyers receiving down payment assistance</p>	<p>Annually</p>	<p>HO</p>
<p>Results: MaineHousing's First Home Loan (FHL) interest rate was able to be maintained at .25% - .50% below market in 2021. 703 MaineHousing FHL borrowers, equaling 97% of all 2021 FHL loans, received the Advantage \$3,500 down payment and closing cost assistance option.</p>			
<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>
<p>Results: 278 low-income households received home repair grants through the Home Accessibility and Repair Program (HARP).</p>			

<p>Impediment 2. Racial, Ethnic and Cultural Barriers</p>			
<p>Action</p>	<p>Measurable Objective</p>	<p>Timeline</p>	<p>Responsible Department</p>
<p>2.1 Examine MaineHousing programs for opportunities to broaden participation</p>	<p>Summary report shared with MaineHousing program directors.</p> <p>Number of program modifications recommended.</p>	<p>Annually</p>	<p>CPD/Innovation Team</p>
<p>Results: MaineHousing has met with various underserved populations for feedback on our programs. We created an Advisory Board of organizations working with communities of color that meets monthly and offers suggestions for program improvements. We are in the process of examining each production department for program inequities in order to make the necessary improvements to ensure our programs benefit everyone. Some specific changes we have made:</p> <ul style="list-style-type: none"> • Changed the eligible applicants for our Community Solutions Grant to include community based organizations. Originally it was offered only to municipalities. • Revised RFP language to make it more flexible in relation to program design so that it could be adapted to meet the needs of diverse communities. • Drafted a 'First Generation' homebuyer incentive program that will be released soon. This has been recommended to address the racial disparity in home ownership in Maine. 			

Impediment 2. Racial, Ethnic and Cultural Barriers			
Action	Measurable Objective	Timeline	Responsible Department
<ul style="list-style-type: none"> Created a mandatory Fair Housing training for staff (to be shared with partners) that covers the history of discrimination in housing and lending along with the requirements of the Fair Housing Act. The Federal Emergency Rental Assistance program was launched in 2021. This statewide program included an extensive marketing campaign aimed at reaching as broad an audience as possible, including translations of program information into ten languages spoken in Maine, and specialized outreach to Maine's immigrant communities. 			
2.2 Coordinate and fund Fair Housing Workshops for racial, ethnic and cultural communities	Number of participants	Annually	HO
<i>Results: Due to the COVID-19 pandemic restrictions limiting in-person events and staffing shortages impacting the arrangement of virtual trainings, no Fair Housing Workshops were conducted or funded in 2021.</i>			
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	Number of individuals counseled	Annually	HO
<i>Results: ProsperityME, an organization serving a large immigrant community, received \$5,530 in funding from MaineHousing in support of 3 'Seeking Change' financial capabilities classes, 5 Foreclosure Mediation workshops and provided 244.5 hours of housing counseling to 129 individuals.</i>			
<i>Four Directions Development Corp., serving Maine's Native American tribes, received \$2,458 in funding from MaineHousing in support of 134.5 hours of housing counseling to 69 individuals.</i>			
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
<i>Results: MaineHousing supported and advised partner agencies as needed in the training of financial counselors to offer English as a second language for financial literacy group education. No funding was provided in 2021.</i>			
<i>The Emergency Rental Assistance Program was launched, with program guidelines translated into ten non-English languages spoken in Maine. MaineHousing also contracted with two Ethnic Community Based organizations to help provide cultural broker services around program delivery in various non English-speaking and new Mainer communities.</i>			

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	Number of meetings Number of requests made and number of presentations delivered Materials Developed	On going	CPD
<p>Results: <i>MaineHousing took an active role in advocating for and participating in a commission convened in 2021 to examine and reform Maine's zoning codes to facilitate the construction of affordable housing. The Commission proposed a comprehensive zoning reform bill to be taken up by the Legislature in 2022.</i></p> <p><i>We also held meetings with community officials around Maine to discuss ways to increase affordable housing – while zoning was not always the center of these meetings all dealt with ways that towns could develop housing:</i></p> <ul style="list-style-type: none"> • <i>Augusta – “Ad Hoc Committee” on housing – met 3-5 times with various stakeholders, coordinated by Augusta Health and Welfare office</i> • <i>Tedford Housing & Mid Coast Hospital – workgroup to develop recovery housing – 6 meetings</i> • <i>Kennebec Valley United Way – Affordable Housing Taskforce – 12 meetings – worked to address issues related to affordable housing in Kennebec County</i> • <i>KVCOG – met monthly to create application to Working Community Challenge program administered by FRBB</i> • <i>Cumberland Town Council Housing Committee – Met to discuss possible community based assisted living</i> 			
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
<p>Results: <i>MaineHousing supported one project experiencing NIMBY efforts in 2021.</i></p> <p><i>MaineHousing staff appeared and presented at a Cape Elizabeth City Council meeting to discuss the value of affordable housing in the context of a contentious community debate around approving a LIHTC project in that community.</i></p>			

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
<i>Results: 57 accessible units above the minimum required were funded in 2020.</i>			
4.2 Expand accessibility in existing housing through targeted programs and funding	Number of accessible units created	Annual	EHS / CPD / AM
<i>Results: 32 low-income households were provided accessibility grants through the Home Accessibility and Repair Program (HARP).</i>			
<i>Accessibility upgrades at Bradford Commons in Bangor were part of a rehabilitation effort that occurred at the property in 2021.</i>			
4.3 Inform developers and landlords about accessibility requirements	Number of developers and landlords reached with information	Ongoing	AM/DEV/HCV/EHS
<i>Results: 19 landlords were informed about accessibility requirements through MaineHousing's HUD Lead Hazard Reduction – Healthy Homes grant.</i>			
<i>Asset Management advises Owners of accessibility requirements any time that project Reserves are being planned for use towards project improvements.</i>			
<i>11 developers were informed of Federal, State, and Local accessibility requirements by the Development Division.</i>			
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
<i>Results: mainehousingsearch.org had 323,067 hits. 20,544 units listed there were flagged for accessibility</i>			
<i>HCV – 418 HCV Briefing packets (including notices on Fair Housing and MaineHousing Search) were sent to clients.</i>			
<i>3,387 shelter clients were provided information on how to utilize MainehousingSearch.org in 2021.</i>			

<i>The use of MaineHousingSearch.org was encouraged as a resource for all Homeless Initiative clients – 161 households were given the resource directly while being given the STEP Coupon Briefing.</i>			
4.5 Collaborate with other state agencies to help individuals with special needs move to independent living	Number of homeward bound vouchers The number of individuals assisted with HTF and 811	Ongoing	HCV/DEV/AM
Results: 7 Homeward Bound vouchers were utilized in 2021.			
<i>There were a total of 4 individuals qualifying under one of the five MaineCare waiver groups that were housed under the PRA811 program in 2021.</i>			

Impediment 5. Limited access to neighborhood opportunities and community assets			
Action	Measurable Objective	Timeline	Responsible Department
5.1 Utilize selection criteria in the LIHTC Qualified Allocation Plan 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
Results: <i>Maine's 2021-2022 QAP awards points to projects in high-opportunity areas. Fourteen tax credit projects were funded in High Opportunity Areas in 2021.</i>			
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
Results: <i>Ten LIHTC projects received points for Smart Growth concepts in 2021.</i>			

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 the LIHTC rent.	Annually	DEV
Results: 689 units were funded in areas where the market rate exceeds the maximum LIHTC rent in 2021.			
5.4 Qualified Allocation Plan Encourage economic diversity by incenting the development of mixed-income housing in qualified census tracts	Number LIHTC of units awarded in mixed-income projects in QCTs	Annually	DEV
Results: 429 units were awarded tax credits in QCTs in 2021.			
5.5 Increase the use of HCV vouchers in low poverty areas	Number of new tenants leasing up in low poverty areas	Annually	HCV
Results: Landlords in low poverty areas are offered security deposits funds up to the contract rent. The security deposit program is also available to all new participants in our HCV program, increasing our lease up totals by removing the barrier for low income families to pay a security deposit. In 2021 there were (418) HCV Briefing packets sent in 2021. Landlords also received a \$750 Lease Up incentive for all households participating in the HCV Program. In 2021 landlord incentives were paid on behalf of 171 households. Landlord incentives were also paid on behalf of 15 households in the Emergency Housing Voucher program in 2021.			

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
Results: Due to COVID-19 pandemic restrictions, including its cause of staffing shortages among our partner organizations, joint initiatives and Fair Housing workshops were not held in 2021. MaineHousing provided Fair Housing informational materials to landlords, property management companies and partner organizations to promote awareness and expand knowledge of Fair Housing issues and law.			

Impediment 6. Lack of Understanding of Fair Housing and Affirmatively Furthering Fair Housing			
Action	Measurable Objective	Timeline	Responsible Department
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
<i>Results: In 2021 there were 3 fair housing interventions and/or referrals.</i>			
6.3 Continue fair housing public education programs designed to assist landlords, builders, and relevant professionals	Number of relevant professionals receiving training	Ongoing	DEV/HCV/HO/AM/HI
<i>Results: In June 2021, MaineHousing partnered with Pine Tree Legal to offer Fair Housing Training on June 8th and 10th and was available to all MaineHousing staff.</i>			
<i>HCV – Staff participated in a virtual Fair Housing Training on June 9, 2021.</i>			
<i>Total Navigators trained on fair housing - 78</i>			
<i>MaineHousing is currently developing a comprehensive, 2.5 hour Fair Housing Training course to be offered through the Bridge Courses Platform to our relevant professionals and staff.</i>			
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
<i>Results: The Fair Housing Website had 2,556 hits.</i>			
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
<i>Results: The Communication Access Guide is available on MaineHousing's website on the Asset Management page as a resource to partners under "Resources to Assist with Equal Access." The Guide received 6 hits in 2021.</i>			

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
Results: <i>No internal grievances were filed in 2021.</i>			
6.7 Education and Outreach Distribute materials on affordable housing and fair housing at conferences, workshops, and other appropriate public venues	Number of people educated at Fair Housing Workshops and Trainings Number of events at which these materials are distributed Number of brochures and other materials distributed Number in attendance at the biannual conference	Ongoing	HO/ CPD
Results: <i>Conducted a three-day online version of MaineHousing's biennial Housing Conference. 386 Registrants participated. A significant theme of the entire conference was fair housing and housing justice.</i> <i>931 Maine Rental Housing Guides were downloaded.</i>			
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	Number of navigators trained Number of clients trained	Annually	HI
Results: <i>Number of Navigators trained on RentSmart curriculum – 56</i> <i>Number of clients trained on financial literacy 3,387.</i>			

6.9 Provide eHomeAmerica as an on-line option for home buyer education	Number of participants who utilize eHomeAmerica on-line.	Ongoing	HO
<i>Results: In 2021-1,205 individuals completed eHomeAmerica's online homebuyer education class plus a one hour, one on one post class educational session with a certified housing counselor.</i>			
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
<i>Results: In 2021 - 1,957 individuals completed an in-person or virtual homebuyer education class sponsored by MaineHousing. The hoMEworks approved class curriculum requires class educators to address Fair Housing laws and discuss Fair Lending practices with class attendees.</i>			

2021 HUD SAGE ESG CAPER



HUD ESG CAPER

Grant: EBB: Maine Nonprofitdom - ME - Report Type: CAPER

Report Date Range

1/1/2021 to 12/31/2021

Contact Information

First Name Paula
 Middle Name M
 Last Name Weber
 Suffix
 Title Compliance Officer II
 Street Address 1 26 Edison Drive
 Street Address 2
 City Augusta
 State Maine
 ZIP Code 04330
 E-mail Address pweber@mainehousing.org
 Phone Number (207)626-4900
 Extension 4619
 Fax Number

Project types carried out during the program year

Component	Projects	Total Persons Reported	Total Households Reported
Emergency Shelter	37	4277	3483
Day Shelter	0	0	0
Transitional Housing	0	0	0
Total Emergency Shelter Component	37	4277	3483
Total Street Outreach	0	0	0
Total PH - Rapid Re-housing	35	3527	2606
Total Homelessness Prevention	0	0	0

Other Information

Emergency Shelter Relists/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
 How many of the VSP projects have a HUD approved plan and are using a template other than a comparable database report uploaded? 0

Project Outcomes

Project outcomes are required for all CAPERS where the program year start date is 7-1-2021 or later. This form replaces the narrative in QR-70 of the eCom Planning Suite.

From the Action Plan that covered ESG for the reporting period copy and paste or type the information in Question 2 on screen AP 50. "Describe performance standards for creating ESG."

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

1. Briefly describe how you met the performance standards identified in 4-40 this program year. If they are not measurable as written type in N/A as the answer.

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

OR

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

Financial Information

ESG Information from IDIS

As of 3/14/2022

FY	Grant Number	Current Authorized Amount	Funds Committed By Reporting	Funds Drawn	Balance Remaining	Obligation Date	Expenditure Deadline
2021	E21DC230001	\$1,290,743.00	\$1,290,743.00	\$1,286,474.27	\$104,308.73	8/6/2021	8/6/2023
2020	E20DC230001	\$1,290,914.00	\$1,290,914.00	\$1,290,914.00	\$0	5/27/2020	5/27/2022
2019	E19DC230001	\$1,252,454.00	\$1,252,454.00	\$1,252,454.00	\$0	7/19/2019	7/19/2021
2018	E18DC230001	\$1,203,506.00	\$1,203,506.00	\$1,203,506.00	\$0	8/22/2018	8/22/2020
2017	E17DC230001	\$1,211,285.00	\$1,211,285.00	\$1,211,285.00	\$0	9/22/2017	9/22/2019
2016	E16DC230001	\$1,222,743.00	\$1,222,743.00	\$1,222,743.00	\$0	7/22/2016	7/22/2018
2015	E15DC230001	\$1,229,400.00	\$1,229,400.00	\$1,229,400.00	\$0	6/24/2015	6/24/2017
Total		\$11,688,743.00	\$11,688,743.00	\$11,584,434.27	\$104,308.73		

Expenditures

	2021	2020	2019	2018	2017	2016	2015
	YTD	KD	KD	KD	KD	KD	KD
FY2021 Annual ESG Funds for							
Homelessness Prevention							
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					
FY2021 Annual ESG Funds for							
Rapid Re-Housing							
Rental Assistance							
Relocation and Stabilization Services - Financial Assistance							
Relocation and Stabilization Services - Services		648,237.18					
Hazard Pay (unique activity)							
Landlord Incentives (unique activity)							
Volunteer Incentives (unique activity)							
Training (unique activity)							
RRH Expenses		648,237.18					
FY2021 Annual ESG Funds for							
Emergency Shelter							
Essential Services							
Operations		648,237.14					
Renovation							
Major Rehab							
Conversion							
Hazard Pay (unique activity)							
Volunteer Incentives (unique activity)							
Training (unique activity)							
Emergency Shelter Expenses		648,237.14					
FY2021 Annual ESG Funds for							
Temporary Emergency Shelter							
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							
FY2021 Annual ESG Funds for							
Street Outreach							
Essential Services							
Hazard Pay (unique activity)							
Volunteer Incentives (unique activity)							
Training (unique activity)							
Handwashing Stations/Portable Bathrooms (unique activity)							
Street Outreach Expenses		0.00					
FY2021 Annual ESG Funds for							
Other ESG Expenditures							
Cell Phones - for persons in CoC/WHDP funded projects (unique activity)							
Coordinated Entry COVID Enhancements (unique activity)							
Training (unique activity)							
Vaccine Incentives (unique activity)							
HHS							
Administration		104,338.78					
Other Expenses		104,338.78					

	FY2021 Annual ESG Funds for Non-OCMD	
Total Expenditures	1,993,755.00	
Match		
Total ESG expenditures plus match	1,993,755.00	
Total expenditures plus match for all years		1,296,703.25

2021 List of Multifamily Monitoring

MaineHousing
2019 FedHOME Monitoring Activities

PrNum	IDIS #	Fed Home Funds	Total Units	Fed Home Units	Compliance End Date	MOR Date	PPI Date	Summary of Issues/Concerns
MSHA-RLP-1370	N/A	\$0	20	7	3/24/2030	12/22/2021	8/26/2021	MOR completed with no identified deficiencies. Physical inspection identified a few UPCS deficiencies - damaged seal on refrigerator, missing drain stoppers, missing hardware on door, and missing cover on range hood. Still awaiting clearance on some items.
MSHA-RLP-1471	N/A	\$0	20	10	3/25/2030	11/22/2021	7/23/2021	MOR completed with no identified issues. Physical plant inspection found no significant plant issues - missing drain stop, overgrown vegetation and leaking dishwasher. All items rectified immediately.
MSHA-RLP-1365	N/A	\$0	20	12	3/29/2026	11/17/2020	7/15/2021	MOR and PPI off cycle. MOR was completed in 2020. Physical inspection denoted a few small UPCS deficiencies - some cracks in pavement due to weather conditions, tenant caused call to aid obstruction, inoperable window, evidence of water damage below window. All items cleared within required timeframe.
MSHA-RLP-1351	N/A	\$0	40	25	12/13/2025	9/21/2021	11/22/2021	MOR completed with no identified issues. Physical plant inspection found no significant plant issues - missing drain stop, overgrown vegetation and leaking dishwasher. All items rectified immediately.
MSHA-RLP-1367	N/A	\$0	66	25	8/17/2025	8/9/2018	10/27/2021	MOR deferred due to COVID-19 conditions. Will be done asap in 2022. The Physical Inspection was completed with some identified tenant caused UPCS deficiencies - wall damage, non working ventilation, roach infestation, blocked egress, non functioning burners on stove. Items still in process of being cleared.
MSHA-RLP-1293	N/A	\$0	38	3	2/29/2028	12/22/2021	7/9/2021	MOR completed with no identified deficiencies. Physical inspection identified a few minor UPCS deficiencies along with several major issues in a few units (tenant caused) - holes in walls and doors, ripped screens, missing smoke detectors. All items were cleared timely.
MSHA-RLP-1303	N/A	\$0	27	3	7/2/2024	10/15/2021	4/1/2021	Management review found income certifications not completely timely due to COVID related issues. The issue has been rectified and cleared. The Physical inspection found a few minor UPCS deficiencies - missing closet doors, inoperable windows (other window present), broken door hardware, moisture damage in one bathroom. All items cleared timely.
MSHA-RLP-1304	N/A	\$0	32	4	7/13/2025	12/28/2021	7/29/2021	Management review found one file with a missing HOME lease addendum. Item corrected. The physical plant found no issues in the HOME units but did find some common area deficiencies - walkways with large cracks, damaged entry door and overgrown vegetation. Management requested extension due to weather conditions to complete the work. We continue to follow up.

MaineHousing
2019 FedHOME Monitoring Activities

PrNum	IDIS #	Fed Home Funds	Total Units	Fed Home Units	Compliance End Date	MOR Date	PPI Date	Summary of Issues/Concerns
MSHA-RLP-1257	N/A	\$0	54	4	7/13/2025	12/28/2021	7/29/2021	Management review found one file with a missing HOME lease addendum. Item corrected. The physical plant found some UPCS deficiencies in two units and common areas - light fixture inoperable, damaged ceiling, cracks in pavement and soft floor covering damage. Management requested extension due to weather. We continue to monitor the progress of completion.
MSHA-RLP-1524	N/A	\$0	24	10	10/1/2033	due in 2021, deferred due to COVID	9/24/2021	MOR deferred due to COVID-19 conditions. Will be done asap in 2022. This is also an RD deal. The Physical inspection was completed with some identified UPCS deficiencies in 2 vacant HOME units - fire rated entry doors not working as designed (self-latch). Management still working on completing items. COVID issues have caused delays. We will continue to monitor.
MSHA-RLP-1615	N/A	\$0	15	10	6/18/2035	12/30/2020	8/10/2021	Physical inspection was delayed in 2020 due to COVID. We were able to complete an inspection this year - no noted UPCS deficiencies.
MSHA-RLP-1582	N/A	\$0	24	10	12/18/2035	10/20/2020	9/14/2021	Physical inspection was delayed in 2020 due to COVID. We were able to complete an inspection this year - only UPCS deficiency noted was missing drain stops. Items immediately rectified.
MSHA-RLP-1417	N/A	\$0	40	10	11/16/2026	10/15/2021	7/19/2021	Management review found income certifications not completely timely due to COVID related issues. The issue has been addressed and cleared. Physical inspection found a few UPCS deficiencies - leaking faucet, inoperable GFCI and inoperable drain stop, damaged hardware on door. All items cleared.
MSHA-RLP-1511	N/A	\$0	32	20	5/16/2032	9/23/2021	7/20/2021	Management review found one file missing the VAWA lease addendum. This has been corrected. The physical plant found an emergency exit sign not illuminating as designed. Item fixed.
MSHA-RLP-1678	10474	\$975,000	25	7	12/31/2035	9/14/2021	7/15/2021	Management review found that outdated UAs were being used. Item corrected. Physical Plant identified that the fire extinguisher in the elevator was outdated. Item corrected.
MSHA-SHP-1197	5325	\$84,871	1	1	11/21/2041	5/29/2019	8/27/2021	Physical inspection was due in 2020 but delayed due to COVID. Were able to inspect in 2021. No UPCS deficiencies noted.
MSHA-RLP-1472	9904	\$119,829	54	1	11/23/2051	11/30/2021	11/2/2021	Management review found no issues with FedHOME compliance. The physical inspection found one deficiency - call to aid was blocked (tenant caused). Item corrected.
MSHA-SHP-1004	1689	\$60,000	8	1	11/4/2027	5/6/2021	12/9/2021	MOR deferred in 2020. Due to on-going COVID concerns - limited file review on tenant eligibility. No issues identified. Performed physical inspection and no UPCS deficiencies identified.

MaineHousing
2019 FedHOME Monitoring Activities

PrjNum	IDIS #	Fed Home Funds	Total Units	Fed Home Units	Compliance End Date	MOR Date	PPI Date	Summary of Issues/Concerns
MSHA-RLP-1383	6983	\$145,000	20	1	5/6/2025	8/13/2019	9/16/2021	Not due for review this year but inspected because in the area and circumstances allowed. Inspection noted one UPCS deficiency in the common area - overgrown vegetation. No UPCS deficiencies noted in the HOME units. Item not yet cleared and will continue to be monitored.
MSHA-RLP-1390	9980	\$133,920	30	2	4/30/2027	10/4/2021	8/27/2021	MOR deferred in 2020. Due to on-going COVID concerns - limited file review on tenant eligibility. No issues identified. Performed physical inspection and only few UPCS deficiencies - overgrown vegetation on exterior and one unit had peeling paint, worn flooring and a missing end cap to a radiator. Items cleared.
MSHA-SHP-914	472	\$20,000	2	2	3/7/2026	due in 2020, continued to be deferred due to COVID	4/26/2019	Still unable to complete Management review in 2021 due to COVID related concerns and the property tenant population. We are planning to get his onto the schedule in 2022 asap.
MS25-0001-783	1876	\$35,000	4	2	7/25/2031	10/26/2021	7/8/2021	Management review identified no issues. The physical plant identified UPCS deficiencies in one unit - slow draining sink and broken toilet seat. Items cleared.
MSHA-RLP-1657	10403	\$227,075	63	2	8/29/2039	12/2/2020	7/20/2021	Physical inspection due in 2020 but delayed due to COVID. Completed in 2021. UPCS deficiencies in the common areas included missing tiles/water damage to ceiling and expired fire extinguishers throughout the building. UPCS in units were inoperable drain stops. Items cleared.
MSHA-RLP-1450	8269	\$280,000	24	2	10/23/2038	7/22/2021	7/7/2021	Management review identified no issues. The physical plant identified one UPCS deficiency - fire doors in hallway are not engaging in latch due to damage of the hinges. Item cleared.
MS3R-0191-853	139	\$30,000	5	3	7/15/2024	4/12/2021	2/15/2019	MOR deferred in 2020. Due to on-going COVID concerns - limited file review on tenant eligibility in 2021. No issues identified.
MSHA-RLP-1259	5947	\$75,000	12	3	3/10/2024	due in 2020, continued delay due to COVID	8/2/2021	MOR deferred in 2020. Due to on-going COVID concerns - Unable to complete file review in 2021. On target for 2022. Physical inspection only identified one concern in common area - signs of roaches present. No deficiencies noted in HOME units inspected. Still tracking resolution of issue.
MSHA-RLP-1341	6451	\$320,000	16	3	12/2/2025	due in 2021 - delayed due to COVID	9/16/2021	Unable to conduct management review due to COVID in 2021. Will be reviewed in 2022. Physical inspection identified overgrown vegetation and one unit with evidence of roach infestation. Still tracking clearance of the items.
MSHA-RLP-1647	10417	\$370,000	12	3	10/15/2039	7/30/2021	11/24/2021	New project - no issues identified on management review or physical inspection.
MSHA-RLP-1429	7948	\$560,000	28	4	1/16/2038	11/17/2020	7/7/2021	Physical plant had been deferred in 2020. Inspection denoted some settlement of the paving. No other UPCS identified. Item cleared.

MaineHousing
2019 FedHOME Monitoring Activities

PrjNum	IDIS #	Fed Home Funds	Total Units	Fed Home Units	Compliance End Date	MOR Date	PPI Date	Summary of Issues/Concerns
MSHA-RLP-1428	8520	\$520,000	26	4	12/18/2027	due in 2020 - continued delay due to COVID	9/14/2021	MOR was due in 2020 and has continued to be deferred due to COVID. Physical inspection conducted in 2021 found no UPCS deficiencies.
MSHA-SHP-855	544	\$40,000	4	4	8/27/2026	due in 2020 - continued delay due to COVID	7/6/2021	MOR was due in 2020 and has continued to be deferred due to COVID. Physical inspection conducted in 2021 found no UPCS deficiencies.
MSHA-RLP-1547	10053	\$535,345	29	4	3/21/2033		7/22/2021 7/14/2021	Both the Management review and physical inspection identified no findings. The management review found one HOME tenant living in a High HOME and management collecting maximum voucher amount. Overpayment repaid to PHA. Physical Plant identified no UPCS deficiencies.
MSHA-RLP-1436	8220	\$76,310	20	4	10/2/2038		6/14/2021 8/10/2021	The management review identified no issues/concerns. The physical plant had one UPCS deficiency - wall damage in tenant unit. Item was corrected. No issues identified with either the management review or physical inspection.
MSHA-RLP-501	9835	\$600,000	35	4	10/14/2024		8/9/2021 9/16/2021	Management review delayed due to COVID. Physical inspection identified no issues.
MSHA-RLP-1380	6982	\$400,000	40	4	4/20/2025		9/28/2021 8/13/2021	Management review delayed due to COVID. Physical inspection identified no issues.
MSHA-RLP-1427	8147	\$364,000	26	4	9/17/2038	due in 2021 - delayed due to COVID	9/8/2021	Management review delayed due to COVID. Physical inspection identified no issues.
MSHA-SHP-1181	5143	\$224,900	4	4	12/28/2041		1/14/2021 3/18/2019	MOR deferred in 2020. Due to on-going COVID concerns - limited file review on tenant eligibility. No issues identified.
MSHA-RLP-1288	5923	\$350,000	18	4	5/18/2024	due in 2020 - continued delay due to COVID	9/24/2021	Management review continued to be delayed due to COVID. Physical inspection identified a few UPCS deficiencies. Holes in common area hallway ceiling, missing drain stop in unit and entry door unable to engage in positive latch. Still tracking clearance on these items.
MSHA-RLP-1489	9854	\$600,000	35	4	8/22/2041		12/15/2021 10/29/2021	Management review identified no issues. Physical plant identified one UPCS in the common area auxiliary lights don't illuminate when tested. Item fixed.
MSHA-SHP-910	310	\$60,000	5	5	12/12/2026		9/3/2021 11/16/2021	MOR deferred in 2020. Due to on-going COVID concerns - limited file review on tenant eligibility in 2021. No issues identified. Physical inspection identified no issues.
MSHA-RLP-1521	9874	\$915,901	30	5	9/26/2041	due in 2021 - delayed due to COVID	11/5/2021	Management review due to COVID related issues. Will be done in 2022 asap. Physical inspection identified a few UPCS deficiencies - Tenant caused blocked egress, rare burner on stove not operable, and cracked walkways throughout. Exterior issue can not be corrected until weather permits. Will continue to track.

MaineHousing
2019 FedHOME Monitoring Activities

PrjNum	IDIS #	Fed Home Funds	Total Units	Fed Home Units	Compliance End Date	MOR Date	PPI Date	Summary of Issues/Concerns
MSHA-RLP-1519	9910	\$702,825	38	5	12/13/2031	due in 2020 - continued delay due to COVID	8/4/2021	Management review continued to be delayed due to COVID. Will inspect in 2022 as soon as possible. Physical inspection identified a few UPICS deficiencies - expired fire extinguishers throughout building, and one unit their entry door doesn't engage in positive latch. Correction of items still being tracked.
MSHA-RLP-1377	7503	\$480,000	24	5	12/20/2036	2/12/2021	7/23/2021	Management review identified no issues. Physical inspection identified a few UPICS deficiencies - several missing screens throughout property, in a few units slow draining sinks, a broken toilet seat and refrigerator seal deteriorated. Still tracking the correction of the items. Management review delayed in 2021 - will be done in 2022. Physical inspection identified just a few UPICS deficiencies in one unit - damaged hardware on the windows, ceiling in bathroom needs paint, and damaged faucet. Still tracking resolution.
MSHA-RLP-1430	8072	\$590,312	30	5	7/2/2038	due in 2021 - delayed due to COVID	10/27/2021	
MSHA-RLP-1375	8117	\$735,000	23	5	8/1/2038	due in 2020 - continued delay due to COVID	8/18/2021	Management review continued to be delayed due to COVID. Physical inspection identified only one small UPICS deficiency - slow drain in a unit.
MSHA-RLP-1469	9567	\$470,609	17	6	4/23/2040	11/16/2020	10/14/2021	MOR and PPI off cycle. Physical Plant identified no deficiencies.
MSHA-RLP-1634	10309	\$661,250	59	6	12/20/2047	10/22/2019	7/22/2021	MOR and PPI off cycle. Physical Plant identified the following deficiencies: Elevator door not functioning as intended, laundry room walls damaged. No deficiencies and HOME units. All items cleared.
MSHA-RLP-1462	9569	\$900,000	41	6	6/1/2040	due in 2021 - delayed due to COVID	8/14/2019	MOR and PPI off cycle. MOR was due in 2021 - delayed due to COVID. Will do in 2022 along with inspection. Management review and physical inspection identified no issues.
MSHA-RLP-1610	10263	\$645,724	45	6	7/31/2047	8/30/2021	9/28/2021	Management review identified one missing tenant with HOME lease addendum. Items corrected. Physical inspection had several UPICS - damaged paving, inoperable GFI, fruit fly infestation in a unit and inoperable drain stop. Items all cleared timely.
MSHA-RLP-1382	8015	\$600,000	36	6	4/22/2038	9/29/2021	9/30/2021	Physical inspection deferred in 2020 but completed in 2021 with minimal deficiencies: Ceiling in one unit had evidence of water damage and missing hardware from closet. Items corrected.
MSHA-RLP-1585	10064	\$416,215	20	6	3/19/2044	11/24/2020	8/24/2021	Completed both management review and physical inspection - no issues identified.
MSHA-RLP-1626	10314	\$1,000,000	28	6	2/15/2038	8/9/2021	8/4/2021	
MSHA-RLP-1617	10264	\$986,758	62	7	12/8/2045	due in 2021 - delayed due to COVID	due in 2021 - delayed due to COVID	Both MOR and PPI delayed due to COVID. Will be done in 2022.

MaineHousing
2019 FedHOME Monitoring Activities

PrjNum	IDIS #	Fed Home Funds	Total Units	Fed Home Units	Compliance End Date	MOB Date	PPI Date	Summary of Issues/Concerns
ME925-0001-874	1903	\$157,000	7	7	12/15/2024	4/7/2021	10/6/2021	Due to on-going COVID concerns - limited file review on tenant eligibility. No issues identified. Performed physical inspection and no UPCS deficiencies identified.
MSHA-SHP-1183	6851	\$437,866	8	8	11/17/2044	3/10/2021	due in 2021 but deferred due to COVID	Due to on-going COVID concerns - limited file review on tenant eligibility. No issues identified. Unable to complete physical inspection due to COVID and tenant population at the site. Will complete in 2022.
MSHA-SHP-992	1391	\$80,000	8	8	7/7/2027	3/10/2021	11/20/2019	Due to on-going COVID concerns - limited file review on tenant eligibility. No issues identified. Physical inspection not due until 2022.
MSHA-RLP-1395	7949	\$1,200,000	60	8	4/30/2038	10/13/2021	9/28/2021	No issues identified with the management review. The physical plant identified a few UPCS deficiencies - non-working GFCI in unit, damaged flooring, wall needs paint in two units. All items cleared.
MSHA-SHP-922	1987	\$221,750	8	8	6/11/2026	3/18/2021	9/2/2021	Due to on-going COVID concerns - limited file review on tenant eligibility. No issues identified. Physical inspection identified no issues.
MSHA-RLP-1621	10416	\$900,000	18	8	5/6/2040	9/22/2021	10/12/2021	New project. No issues identified with physical plant or tenant file review.
MSHA-RLP-1424	8212	\$600,000	30	9	4/3/2038	12/30/2020	due in 2020 but deferred due to COVID	Physical inspection deferred in 2020 due to COVID. Able to complete in 2021 with no UPCS deficiencies identified.
MSHA-SHP-870	172	\$60,000	35	10	3/16/2025	Due in 2020 - still delayed due to COVID	10/21/2021	Due to on-going COVID concerns - unable to complete tenant file review. On tap for 2022 once conditions allow. Physical inspection identified no issues.
MS925-0003-785	1878	\$175,000	18	10	4/13/2025	10/26/2021	7/8/2021	No issues identified with the management review or the physical inspection. Management review identified no issues. The physical plant identified several UPCS deficiencies - signs of infestation in common area hallway and in one unit, floor covering damage. Items cleared.
MSHA-RLP-1309	6467	\$750,000	30	10	6/21/2025	8/31/2021	8/15/2021	This project is also a Section 8 project. Review completed on the Section 8 side and a walk through inspection completed with no issues identified on eligibility or physical plant. A more thorough inspection will be done in 2022.
MSHA-RLP-1532	10296	\$1,350,000	60	13	4/8/2046	9/1/2021	9/1/2021	The management review identified no issues. The physical plant identified a few small deficiencies - missing drain stop, vanity cabinet missing. Items cleared.
MSHA-RLP-1358	6450	\$1,500,000	16	12	4/20/2025	7/22/2021	7/7/2021	Due to on-going COVID concerns - limited file review on tenant eligibility. No issues identified. Physical inspection identified one UPCS - slow drain and missing pop up in one unit. Currently tracking for resolution.
MSHA-CHOD-1161	4752	\$216,150	18	12	6/7/2034	2/12/2021	11/10/2021	

MaineHousing
2019 FedHOME Monitoring Activities

PrNum	IDIS #	Fed Home Funds	Total Units	Fed Home Units	Compliance End Date	MOB Date	PPI Date	Summary of Issues/Concerns
MSHA-RLP-1623	10901	\$1,803,622	38	15	7/31/2037	11/23/2021	Due in 2021 but deferred due to COVID	Management review identified no issues. The physical plant was delayed due to COVID related issues impacting the management company. Being inspected in 2022.
MSHA-RLP-1315	6387	\$396,456	26	18	2/1/2025	Due in 2021 but deferred due to COVID	8/3/2021	Management review delayed in 2021 due to COVID issues. Were able to inspect which identified a few deficiencies: Clogged tub drain in unit, another unit needed to be painted in areas and had missing hardware on closet doors. Still tracking resolution.
MSHA-RLP-1289	5778	\$2,260,000	24	24	5/6/2024	Due in 2021 but deferred due to COVID	12/15/2021	Management review delayed in 2021 due to COVID issues. Were able to inspect which identified a few deficiencies: holes in exterior walls of the building, missing drain stop, blocked egress (tenant caused), inoperable window and water stain on ceiling. Still tracking for resolution.
MSHA-RLP-1398	7842	\$2,830,309	40	29	11/19/2037	12/9/2020	7/22/2021	PPI deferred in 2020 - was able to complete in 2021. Two UPICS deficiencies identified - floor tiles in common area laundry room damaged and tenant caused blocked egress. Both items corrected.
MSHA-RLP-1187	5129	\$2,076,612	32	32	5/16/2023	12/22/2021	7/6/2021	No concerns identified during the management review. The physical plant identified a few UPICS deficiencies - cracked pavement, overgrown vegetation in cracks, missing drain stop in one unit. Still tracking resolution.
MSHA-SHP-1416	7616	\$200,000	6	6	7/13/2021	6/18/2021	8/25/2021	Due to on-going COVID concerns - limited file review on tenant eligibility. No issues identified. Physical inspection identified no UPICS deficiencies.
MSHA-SHP-985	1972	\$113,000	2	2	9/12/2027	4/27/2021	8/16/2019	Due to on-going COVID concerns - limited file review on tenant eligibility. No issues identified. Physical inspection not due until 2022.
MSHA-SHP-1415	7464	\$168,692	2	2	2/22/2036	5/4/2021	8/16/2019	Due to on-going COVID concerns - limited file review on tenant eligibility. No issues identified. Physical inspection not due until 2022.

88 Tuesday, March 15, 2022 Bangor Daily News

Local News
SCALE OF MAINE
NOTICE OF PUBLIC COMMENT FOR THE
COMPREHENSIVE ANNUAL PERFORMANCE
AND EVALUATION REPORT

The Comprehensive Plan was developed by the Maine Department of Economic and Community Development (DECD) in 2018 to address the need for a strategic vision for the state and its communities. The Comprehensive Plan outlines the state's vision for the future and provides a framework for decision-making. The plan is a living document that will be updated as needed.

The DECD is currently reviewing the Comprehensive Plan and will be holding public comment sessions to gather input from the public. The sessions will be held on March 15, 2022, at 10:00 a.m. at the DECD headquarters in Bangor. The sessions will be held in person and virtually. The sessions will be held in person at the DECD headquarters in Bangor. The sessions will be held virtually on the DECD website.

The DECD is currently reviewing the Comprehensive Plan and will be holding public comment sessions to gather input from the public. The sessions will be held on March 15, 2022, at 10:00 a.m. at the DECD headquarters in Bangor. The sessions will be held in person and virtually. The sessions will be held in person at the DECD headquarters in Bangor. The sessions will be held virtually on the DECD website.

Legal Notices
NOTICE OF PUBLIC SALE

Notice is hereby given that in pursuance with the judgment of the Superior Court of the State of Maine, in Case No. 2021-001, the following real estate is to be sold at public sale on the premises of the Superior Court of the State of Maine, in Bangor, Maine, on the 15th day of March, 2022, at 10:00 a.m. The property is described as follows: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Real Estate
House For Sale 315

Beautiful 3 bedroom house with 2 car garage. Call 202-234-1234.

Real Estate
House For Sale 315

Beautiful 3 bedroom house with 2 car garage. Call 202-234-1234.

Real Estate
House For Sale 315

Beautiful 3 bedroom house with 2 car garage. Call 202-234-1234.

Real Estate
House For Sale 315

Beautiful 3 bedroom house with 2 car garage. Call 202-234-1234.

Real Estate
House For Sale 315

Beautiful 3 bedroom house with 2 car garage. Call 202-234-1234.

Real Estate
House For Sale 315

Beautiful 3 bedroom house with 2 car garage. Call 202-234-1234.

Real Estate
House For Sale 315

Beautiful 3 bedroom house with 2 car garage. Call 202-234-1234.

Real Estate
House For Sale 315

Beautiful 3 bedroom house with 2 car garage. Call 202-234-1234.

GREAT LOCATIONS
Al Bennett Houses
 1000 Main Street, Bangor, ME 04401
 Phone: 202-234-1234

GREAT LOCATIONS
Al Bennett Houses
 1000 Main Street, Bangor, ME 04401
 Phone: 202-234-1234

GREAT LOCATIONS
Al Bennett Houses
 1000 Main Street, Bangor, ME 04401
 Phone: 202-234-1234

GREAT LOCATIONS
Al Bennett Houses
 1000 Main Street, Bangor, ME 04401
 Phone: 202-234-1234

Garrett's Autosales
 1000 Main Street, Bangor, ME 04401
 Phone: 202-234-1234

Garrett's Autosales
 1000 Main Street, Bangor, ME 04401
 Phone: 202-234-1234

Garrett's Autosales
 1000 Main Street, Bangor, ME 04401
 Phone: 202-234-1234

Garrett's Autosales
 1000 Main Street, Bangor, ME 04401
 Phone: 202-234-1234

Garrett's Autosales
 1000 Main Street, Bangor, ME 04401
 Phone: 202-234-1234

Garrett's Autosales
 1000 Main Street, Bangor, ME 04401
 Phone: 202-234-1234

BON BUSINESS & SERVICES DIRECTORY
 202-234-1234

Auto Dealers 305
Garrett's Autosales

Auto Dealers 305
Garrett's Autosales

Auto Dealers 305
Garrett's Autosales

Auto Dealers 305
Garrett's Autosales

Auto Dealers 305
Garrett's Autosales

Auto Dealers 305
Garrett's Autosales

Auto Dealers 305
Garrett's Autosales

Auto Dealers 305
Garrett's Autosales

Auto Dealers 305
Garrett's Autosales

Auto Dealers 305
Garrett's Autosales

Auto Dealers 305
Garrett's Autosales

Auto Dealers 305
Garrett's Autosales

Auto Dealers 305
Garrett's Autosales

Auto Dealers 305
Garrett's Autosales

Auto Dealers 305
Garrett's Autosales

LET'S TALK.
 Join the news conversation on our BDN Facebook pages.
 facebook.com/bangordailynews
BDN

MONEY

Updated last Page C1

send private messages that started with, "How are you doing?" When a friend responded asking how I was doing, she received this message: "I'm doing fine as well and extremely happy really being online looking for a project to invest my \$10k into. I've got a Great Money on. I wonder if you have heard about the new pet?"

DRUGS

Updated last Page C1

of investigations, which he said is permissible under federal law. Spelling out for Americans and millions developed to protect. Senate Majority Leader Charles Schumer, a Justice Department spokesman, confirmed that the agency "has received the letter and will review it. Assistant Attorney General Jonathan G. Aronson said in a statement that the Justice Department is reviewing the letter and will review it. Assistant Attorney General Jonathan G. Aronson said in a statement that the Justice Department is reviewing the letter and will review it.

investments. They then heard about the money they've made according to a friend, being people into the team. The financial losses were contact was made through a social media platform and staggering and rising. Again reported using the same to find a partner on social media in 2011, according to the FBI. That is up from \$10 million in 2010. Victims said the case started with a message, post or ad. "Reports make clear that social media is a tool for scammers in investment scams, particularly those involving binary cryptocurrency investments," the FBI said, noting that the platforms have seen a massive surge in scammer complaints.

Business Consumer Protection Week to find opening events on Twitter and Facebook. The FBI said it has a list of 100 individuals on how to report a scam or file a complaint of identity theft. The FBI said it has a list of 100 individuals on how to report a scam or file a complaint of identity theft. The FBI said it has a list of 100 individuals on how to report a scam or file a complaint of identity theft.

"How are you?" or something similar suggest a right away and please never text away to anyone who reaches out to you via social media, even if it appears to be a desperate friend or family member. Scammers can easily steal a photo and his information and create a fake account. They can hijack a person's email account as a hook. They can also just enough personal information to make their own appear legit. If you want to help Ukrainians, take the time to look out a short table appeal.

BRIEFS

Updated last Page C1

Bank's nomination has been stuck in the Senate Banking Committee since Secretary's last month. Scammers can easily steal a photo and his information and create a fake account. They can hijack a person's email account as a hook. They can also just enough personal information to make their own appear legit. If you want to help Ukrainians, take the time to look out a short table appeal.

PUBLIC NOTICES

Public Notices section containing various legal notices, notices of public hearing, notices of public comment, and notices of public meeting. Includes sections for 'NOTICE OF PUBLIC HEARING', 'NOTICE OF PUBLIC COMMENT', 'NOTICE OF PUBLIC MEETING', and 'NOTICE OF PUBLIC HEARING'. Each notice provides details about the subject matter, the date and time of the hearing or meeting, and the location. Some notices also include contact information for the relevant agency or official.