



Sanford Housing Authority 2023 Annual Report



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Sanford Housing Authority 2023 Annual Report

WHO WE ARE

The Sanford Housing Authority was established in 1965 and was fully chartered in 1969 by the Selectmen of the Town of Sanford, in an effort to address the lack of affordable housing in our community. It was clear at the time that individuals and families who were living and working here were unable to find affordable housing. Additionally, Sanford's population was growing, which also increased the demand for housing.

In response to that need, SHA developed Sunset Tower, located on Main Street. Over time, additional projects have been built, including Village View Apartments, East Side Acres, The Maples and Mayflower Place. Sanford Housing Authority has also purchased and rehabilitated three family homes, which are rented out to Housing Choice Voucher holders.

We are dedicated to supporting our applicants in their search for affordable housing. Despite the fact that affordable housing has become even harder to access, SHA continues to assist people and place them in affordable housing. We provide a case-management type of support that also allows us to connect tenants to other needed resources, such as care providers and other types of support.

At this time, SHA has 222 rental units in its five properties. Additionally, we administer approximately 600 Housing Choice Vouchers (formerly known as Section 8). This program is funded by the Department of Housing and Urban Development. Renters pay approximately 30% of their income toward the rent and the remainder of the rent is paid by SHA to the landlord.

In 2023, SHA assisted 1500 individuals and families with affordable housing opportunities. Our waiting list is currently open for all complexes.

MISSION STATEMENT

Sanford Housing Authority's Mission is to provide safe, quality and affordable housing for eligible populations in need of assistance and to promote opportunities for growth and development of residents as well as our community.

LETTER FROM THE EXECUTIVE DIRECTOR

Greetings! Thank you for your interest in Sanford Housing Authority. In our 2023 Annual Report, we will give you an overview of what our agency does and what we accomplished in 2023.

Something that has become very clear is the need for organizations such as ours to work together. This is especially critical now, due to the dire lack of affordable housing, which has led to an increase in homelessness.

We are working with numerous community partners to address this crisis.

We belong to the Homeless Task Force, which includes city staff and officials and area agencies. It formed to address the needs of Sanford's unhoused population. The task force seeks to implement evidence-based solutions to combat homelessness. This might include looking at ways to handle encampments, needle exchanges and providing services such as public Port-a-Potties, for example.

We are also part of Homeless Response Services HUB, a statewide initiative intended to improve and streamline systems connecting homeless people with appropriate resources or agencies.

Lastly, we will develop, own and maintain the city's first Housing First project, a state-supported program. York County Government is partnering with us and providing \$440,000 in funding through the American Rescue Plan Act. We will construct 30 units of permanent housing for people who are unhoused and meet the criteria for this project. The program makes housing available without preconditions that may be a barrier for someone trying to enter a shelter or find housing. (Barriers include issues such as substance abuse and unemployment.) York County Community Action Corp. will be the 24/7 services provider, offering case management, treatment for substance abuse and mental health, and other assistance.

We have also partnered with SaVida Health, which focuses on treating people with opioid addiction. The agency has a holistic and patient-centric approach that integrates evidence-based medical treatment with emotional psychological support. Every Friday, SaVida has a peer recovery coach at SHA's offices, to meet with people, offer treatment and/or support. SaVida staff will also make telephone call appointments or make home visits.

Sanford Housing Authority believes safe housing is essential for a
(cont. on pg 4)



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LETTER FROM THE EXECUTIVE DIRECTOR

person's well-being, and can lay the groundwork for addressing issues that prevent people from living a healthy life. We will continue to work to help those in our community who need and deserve a safe place to call home. Currently, we are looking for property in order to construct a 44-unit complex for seniors.

Best,
Diane

ACCOMPLISHMENTS

In 2023, SHA offered more opportunities to our communities and our tenants. Among our achievements:

- We sold one duplex and a single-family home to Sanford residents. The sale of a second duplex is currently pending.
- Thanks to a grant, we created “business centers” at The Maples, Village View Apartments and Sunset Tower. Each complex has a computer and printer accessible to people who are seeking information/resources on the Internet. Our partners, Southern Maine Agency on Aging and Trafton Center, offer one-on-one tutorials.
- We made garden plots available at The Maples, Village View Apartments and Mayflower Place. Some of our tenants started garden clubs, as a result. We are working on a grant to install gardens at Sunset Tower.
- We partnered with Southern Maine Agency on Aging and the Department of Health and Human Services in order to offer a comprehensive services program at Mayflower Place. This program is for people living independently and is not the same as an assisted living program. It provides services such as meals preparation, light housekeeping and chores, service coordination and care management, personal care services, emergency response, and more. Unlike assisted living programs, the program is not staffed 24-7, and does not include nursing services or medication management. It does include case management, in order to track residents' needs. The program could be expanded to other apartment complexes over time.
- Southern Maine Area on Agency also is helping us by delivering Meals on Wheels in our complexes and throughout the community. SMAA also offers a weekly meal - the “Community Cafe” - at The Maples. A small donation is required.

STAFF NEWS

Jennifer Ouellette Helping with an Important Project

Our Deputy Director, Jen Ouellette, has been working as a clinical consultant for York County on a proposed recovery center project. This is something she is doing outside of her work with SHA.

Jen has a lot of knowledge and insight to offer, with 32 years of experience in the addiction field. This new regional center, which will be located in Alfred, will have 58 beds, offer three levels of residential treatment for substance abuse disorder, and also provide outpatient services.

It's a great model, allowing an individual to access progressive levels of treatment within the same place. "This stands to be something Maine has not yet ever seen," Jen says. Eventually, there will be a link to SHA, as SHA and the county are collaborating on a "Housing First" program that will provide housing to people such as those who have finished a program at the recovery center and have nowhere to go.

Jen says the recovery center would help fill a void in an area with a high percentage of substance abusers. "Treatment is not only beneficial, but necessary, and available options in Maine are somewhat limited in York County," she says. "For example, York County does not have any detox beds, making it necessary for individuals to travel outside of their community in order to detox safely. Many have no means of transportation to get there."

We're so appreciative of Jen's work and are glad we will be able to offer housing to people who have successfully worked a recovery program.

Misty White Launches Activities and Programs

After working in healthcare for 22 years, Misty White came to work at Sanford Housing Authority in 2023. As our Activities Coordinator, she schedules activities for residents of The Maples, Mayflower Place, Sunset Tower and Village View Apartments. "Activities consist of volunteers and vendors who host things like a movie afternoon, bingo, word games, trivia, luncheons, and educational in-services," Misty says. She is also offering craft programs. "My aim is to schedule things to keep folks active physically, mentally, and socially."



So far, lots of residents have turned out for these fun events!

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BOARD MEMBERS

Sanford Housing Authority Board Members

Kimberly LaChance: Chairperson
Mike Jean: Vice Chairperson
George Little: Public Housing Representative
Glenn Dowey: Tenant Representative
Rebecca Ames: Member
Lauren LePage: Member
Kendra Williams: Member

Board members are appointed by the City of Sanford Councilors through an application process. All SHA Board members must live in Sanford or Springvale.

Sanford Housing Development Corporation Board Members

Diane Small: President
Mike Jean: Treasurer
Chris LaRoche: Member
Rebecca Ames: Member
Todd Rothstein: Member
Kimberly LaChance: Member
Mary Hastings: Member
Cora Roberge: Tenant Representative



Village View Apartments

OUR PARTNERS

Sanford Housing Authority collaborates with local partners in order to meet housing and other needs in our communities. These collaborations strengthen our mission and allow us to expand our abilities. Our current partners include:

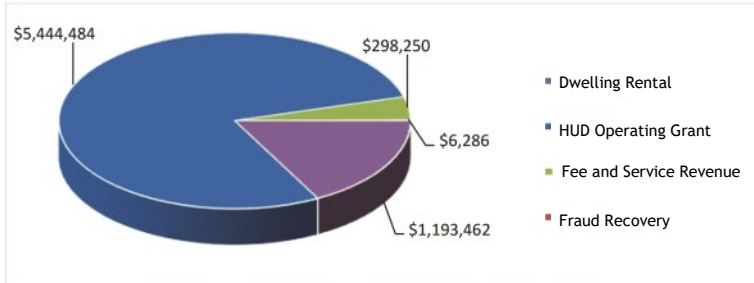
- Caring Unlimited
- CHOM (Community Housing of Maine)
- City of Sanford and City Council
- Evernorth
- HUD (Housing and Urban Development)
- Huntington Commons Charitable Trust
- Kennebunk Savings Bank
- Maine Behavioral Health
- MaineHousing
- Opportunity Alliance/PATH Program
- Pine Tree Institute
- Portland Recovery Community Center
- Representative Ann Fredericks
- Representative Anne-Marie Mastraccio
- Safety Works/Department of Labor
- Sanford Back Pack Program
- Sanford Maine Police Department
- Sanford School Department
- Sanford/Springvale Rotary Club
- SaVida
- Southern Maine Agency on Aging
- Strategies for a Stronger Sanford
- Town of Kennebunk
- The Trafton Senior Center
- Waypoint
- York County Community Action Corp.
- York County Government
- York County Shelter Programs, Inc.
- York County Rural Opioid Consortium

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FINANCES

Operating Income

Revenues for the years ended March 31, 2023 and 2022 were \$6,942,482 and \$6,290,540, respectively. The following is a chart showing income from the various revenue sources:



Capital Asset and Long-Term Debt Activity

Capital Assets

As of March 31, 2023, the net book value of capital assets recorded by the Authority increased by \$121,297 from the prior year. This increase is the result of capital additions of \$474,851 less net disposals of \$999 and current year depreciation expense of \$352,555.

Table 4
Sanford Housing Authority
Capital Assets
(Net of Depreciation)
March 31,

	<u>2023</u>	<u>2022</u>
Land and improvements	\$ 1,081,598	\$ 1,043,769
Construction in progress	30,139	-
Buildings and improvements	13,860,600	13,506,245
Dwelling equipment	478,343	475,914
Non-dwelling equipment	<u>431,528</u>	<u>411,973</u>
	15,882,208	15,437,901
Accumulated depreciation	<u>(10,441,116)</u>	<u>(10,118,106)</u>
Net capital assets	<u>\$ 5,441,092</u>	<u>\$ 5,319,795</u>

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FINANCES

STATEMENT B

SANFORD HOUSING AUTHORITY

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED MARCH 31, 2021 AND MARCH 31, 2022

	<u>2022</u>	<u>2021</u>
OPERATING REVENUES		
Dwelling revenues	\$ 1,076,999	\$ 1,095,636
Tenant revenue other	61,036	78,633
HUD operating grants	4,820,290	5,382,845
Section 8 fraud recovery	8,720	8,986
Fee and service revenue	323,495	189,907
TOTAL OPERATING REVENUES	<u>6,290,540</u>	<u>6,756,007</u>
OPERATING EXPENSES		
Administration	934,182	917,631
Tenant services	55,876	72,484
Utilities	341,183	293,063
Repairs and maintenance	703,748	674,110
General	261,968	281,990
Housing assistance payments	3,786,863	3,784,637
Depreciation and amortization	357,707	359,980
TOTAL OPERATING EXPENSES	<u>6,441,527</u>	<u>6,383,895</u>
OPERATING INCOME	<u>(150,987)</u>	<u>372,112</u>
NONOPERATING REVENUES (EXPENSES)		
Gain (loss) on disposal of assets	84,286	10,939
Investment income	9,553	8,854
Interest expense	<u>(176,424)</u>	<u>(171,759)</u>
TOTAL NONOPERATING REVENUES (EXPENSES)	<u>(82,585)</u>	<u>(151,966)</u>
INCOME/(LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	<u>(233,572)</u>	<u>220,146</u>
CAPITAL CONTRIBUTIONS AND TRANSFERS		
HUD capital grants and contributions	285,942	23,714
TOTAL CAPITAL CONTRIBUTIONS AND TRANSFERS	<u>285,942</u>	<u>23,714</u>
CHANGE IN NET POSITION	52,370	243,860
NET POSITION - APRIL 1	<u>3,987,922</u>	<u>3,744,062</u>
NET POSITION - MARCH 31	<u>\$ 4,040,292</u>	<u>\$ 3,987,922</u>