

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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# PHA Plans

Annual Plan for Fiscal Year 2002

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** HOUSING AUTHORITY CITY OF CUMBERLAND

**PHA Number:** MD 005

**PHA Fiscal Year Beginning: (mm/yyyy)** 042002

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)



**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. Mission**

The Housing Authority, City of Cumberland Maryland, mission is:

**OUR** aim is to ensure safe, decent, sanitary, affordable and kept in good repair housing at a Fair market rent. **CREATE** opportunities for residents' self-sufficiency and economic independence. **ASSURE** fiscal integrity by all program participants.

**B. Goals**

**Goal 1: ENSURE VIABILITY OF THE AUTHORITY**

**Objectives:**

**FYE**

- |    |   |           |
|----|---|-----------|
| 1. | Diversify by expanding HACC Operation.  | 3/31/2001 |
| 2. | Establish programs which generate cash flow.  | 3/31/2001 |
| 3. | Hold expenses to 5% increase per year starting (1)  | 3/31/2001 |
| 4. | Reduce line #590 of Operating Budget (Residual Receipts or Deficit) by 5% per fiscal year.  |           |
| 5. | Increase number of units occupied by residents with income over 30% of Median Income by 5% per year, not to exceed 60% limit (presently 13%). |           |

**Goal 2: CHANGE FACE OF PUBLIC HOUSING**

**Objectives:**

- |    |  |           |
|----|--|-----------|
| 1. | Develop Marketing and PR programs.               | 3/31/2002 |
| 2. | Enhance Appearance and Curb Appeal.              | 3/31/2002 |
| 3. | Expand Security and Crime Reduction Programs.    | 3/31/2003 |
| 4. | Collaborate with the Community, Board, and staff | 3/31/2002 |

to determine if the poor design of Family Developments have an effect on the Rental Performance.

5. Determine if any or all of the developments should be replaced with housing that would be designed to appeal to the rental market. 3/31/2004

**Goal 3: HOMEOWNERSHIP**

**Objectives:**

1. Prepare Home ownership Plan. 3/31/2001
2. Apply for Special Home ownership Funds. 3/31/2001
3. Use HUD Capital Funds, Home Bonds and Tax Credits to develop new homes for Home ownership. 3/31/2003
4. Finance Homebuyers using a variety of sources and arrangements. 3/31/2004

**Goal 4: EXPAND RESIDENT SERVICES AND EMPLOYMENT OPPORTUNITIES**

**Objectives:**

1. Identify grants to fund transportation, day care, programs for the elderly, parent education, step-up and other employment programs. 3/31/2001

**Goal 5: PROVIDE ASSISTED OR CONGREGATE HOUSING FOR ELDERLY**

**Objectives:**

1. Add Assisted and/or Congregate Housing at John F. Kennedy and Queen City Towers by converting at least one floor of each highrise 3/31/2003

for this purpose.

**Note:** This will depend on information contained in the market study as to need for this service.

The Market Study completed by Morton Hoffman Co. on September 30, 1999 states the need for assisted living facilities for the elderly.

**Goal 6: UPGRADE AND EXPAND FACILITIES**

**Objectives:**

1. Expand the maintenance facilities to provide adequate space for storage of equipment and vehicles. 3/31/2004
2. Provide additional administrative space as may be required for non-profit and expanded resident service. 3/31/2004

**Goal 7: MAINTAIN HIGH PERFORMER RATING**

**Objectives:**

1. Score at least 90% on PHAS during each of the next five fiscal years.

(1) Goal 1 (3) Hold expenses to 3% increase per year starting FYE 3-31-2001

HACC was successful in holding expenses to 3% or less in FYE 3-31-2001 and FYE 3-31-2002, but with the increase in utility expenses and fuel for the vehicles, this goal is no longer realistic, the amount is now being increased to 5% or less effective with FYE 3-31-2003.

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**Annual PHA Plan**  
**PHA Fiscal Year 2002**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**  
 **Small Agency (<250 Public Housing Units)**  
 **Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

HACC has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The Annual Plan for fiscal year 2002 was prepared in joint effort with two Resident Advisory Boards, one representing the two elderly/disabled sites and the other group representing the three family developments. The Housing Authority has met most of the goals as listed in the five year plan for completion in 2001. A listing of the activities is included in another section of this plan.

The plans, statements, budget summary, policies, and the Capital Fund grant request as set forth in the Annual Plan, will all lead towards the accomplishment of our goals and objectives.

The Housing Authority, City of Cumberland, is on course to improve the condition of affordable housing and to provide opportunities for our residents, including the youth to grow and prosper in their endeavors.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.79 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

#### **Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	1
ii. Table of Contents	2
1. Housing Needs	5-11
2. Financial Resources	11-12
3. Policies on Eligibility, Selection and Admissions	12-22
4. Rent Determination Policies	22-26
5. Operations and Management Policies	26-28
6. Grievance Procedures	27-28
7. Capital Improvement Needs	28-68
8. Demolition and Disposition	69-70
9. Designation of Housing	70-71
10. Conversions of Public Housing	71-73
11. Homeownership	73-75
12. Community Service Programs	75-77
13. Crime and Safety	77-79
14. Pets	80
15. Civil Rights Certifications (included with PHA Plan Certifications)	80
16. Audit	80
17. Asset Management	80-81
18. Other Information	81-89

#### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### **Required Attachments:**

A	Brief Statement of Progress in Meeting 5-Year Plan Mission and Goals	84
B	Deconcentration and Income Mixing Questions	Component 3 17
C	Voluntary Conversion Required Initial Assessment	Component 9 71
D	Description of Implementation of Community Service Requirements	Component 12 77
E	Description of Pet Policy	Component 14 80

Most Recent Board Approved Operating Budget (for troubled or at risk of being designated as troubled PHAs)

F	Announcement of Membership of the Resident Advisory Board	85
G	Resident Membership of the PHA Governing Board	85
H	Definition of Substantial Deviation and Significant Amendment	85-86
		<u>Page #</u>
I	Admission Policy for Deconcentration	87-88
J	FY 2002 CFP Annual Statement	Component 7 53-59
K	Assessment of Site Based Waiting List	89

Optional Attachments:

- PHA Management Organizational Chart
- FY 2002 Capital Fund Program 5 Year Action Plan Component 7 28-42
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) Component 18 81
- Other (List below, providing each attachment name)

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	52599	
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures Lease Package
NA	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	attachment (provided at PHA option)	
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
x	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
x	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1164	5	4	5	3	3	2
Income >30% but <=50% of AMI	504	5	3	4	3	2	2
Income >50% but <80% of AMI	592	4	3	4	2	1	1
Elderly	600	5	3	4	3	3	3
Families with Disabilities	271	5	4	3	5	3	3
Race/Ethnicity All	133	5	3	4	3	4	2
Race/Ethnicity (B)	118	5	3	4	3	4	2
Race/Ethnicity (H)	9	5	3	4	3	3	2
Race/Ethnicity Other	6	5	3	4	5	3	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2000 - 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year: 1999
- Other sources: (list and indicate year of information)

HACC will update this information in 2003 using 2000 census data, if available.

1990 Census: Census Tract for data by race & ethnicity.

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	41	100	115
Extremely low income <=30% AMI	35	85	
Very low income (>30% but <=50% AMI)	6	15	
Low income (>50% but <80% AMI)	0	0	
Families with children	15	37	
Elderly families	17	41	
Families with Disabilities	3	7	
Race/ethnicity	35 WHITE	85	
Race/ethnicity	6 BLACK	15	
Race/ethnicity	0	0	
Race/ethnicity	0	0	
Characteristics by			

Housing Needs of Families on the Waiting List			
Bedroom Size (Public Housing Only) Effec			
	16	39	
1BR	10	24	
2 BR	11	27	
3 BR	2	5	
4 BR	2	5	
5 BR	NA		
5+ BR	NA		

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

Market Study

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 grants)</b>		
a) Public Housing Operating Fund	765,975	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
b) Public Housing Capital Fund 2002	673,213	Capital Improvements Services
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self- Sufficiency Grants 2002	31,135	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
Capital Fund 2000	264,581	P.H. Capital Improvement & Services
CGP 99	25,139	
Drug 00	99,613	P.H. Security & Services
Drug 99	47,414	P. H. Security & Services
Ross Grant 2000	31,000	
Service Coordinator 2001	31,135	
<b>3. Public Housing Dwelling Rental Income</b>	805,000	
<b>4. Other income (list below)</b>		
Investment Income	44,000	
Non-dwelling and charges	52,000	
<b>4. Non-federal sources (list below)</b>		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	2,870,205	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.79 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)  
 When families are within a certain time of being offered a unit: (state time)  
 Other: (describe)

When application is approved, applicant is sent a letter advising them their application was approved for housing.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity  
 Rental history  
 Housekeeping  
 Other (describe)

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2) Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

Application available on HACC website. [www.cumberlandhousingauthority.org](http://www.cumberlandhousingauthority.org)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 5

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists? 2

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability and those enrolled currently in educational, training, or upward mobility programs
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction, City of Cumberland
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Residents of Allegany County  
Displaced as a result of government action or a disaster.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 2  Working families and those unable to work because of age or disability and those enrolled currently in educational, training, or upward mobility programs
- 5  Veterans and veterans' families
- 3  Residents who live and/or work in the City of Cumberland
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

1 Displaced – Government Action or Disaster  
4 Resident of Allegany County

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number Of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 At §903.2(c) (1)(v)]
_____			
_____			
_____			
_____			

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity

Other (describe below)

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

**(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices

Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

8% - working deduction

HACC will utilize a portion of retained income to offset the cost of this deduction.

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

100% and provision for reserve.

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

## B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families

Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

Annually

Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

Success rates of assisted families

Rent burdens of assisted families

Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

\$0

\$1-\$25

\$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

ORGANIZATIONAL MANAGEMENT STRUCTURE

- Board of Directors
- Executive Director
  - A. Occupancy
  - B. Marketing
  - C. Grantswriting
- Director of Housing Programs
  - A. Resident Services
  - B. Security
- Director of Finance
  - A. Finance
  - B. Information Systems
  - C. Human Resources
- Director of Technical Services
  - A. Capital Improvements
  - B. Maintenance
  - C. Housing inspection

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	430	120
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		

Public Housing Drug Elimination Program (PHDEP)	430	
Other Federal Programs(list individually)		

**C. Management and Maintenance Policies**

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Admissions and Continued Occupancy Policy, Blood Borne Disease Policy, Capitalization Policy, Check Signing Policy, Criminal Records Management Policy, Disposition Policy, Drug Free Policy, Equal Housing Opportunity Policy, Personnel Policy, Facilities Use Policy, Funds Transfer Policy, Investment Policy, Maintenance Policy, Natural Disaster Policy, Procurement Policy, Section 3 Policy, Future Board Representatives on the Board Policy, Banning & Trespassing Policy, HACC Lease, Staff drug testing policy, and the Safety policy.

**6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: ***High performing PHAs are not required to complete component 6.***  
 Section 8-Only PHAs are exempt from sub-component 6A.

**A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office  
 PHA development management offices  
 Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

See next page.



CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MD06P00570799 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 1999
<b>?Original Annual Statement ?Reserve for Disasters/ Emergencies ?Revised Annual Statement (revision no: )</b>					
<b>?Performance and Evaluation Report for Period Ending: 9/30/01 ?Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	135,000.00	135,954.00	135,954.00	135,954.00
4	1410 Administration	44,000.00	44,000.00	44,000.00	44,000.00
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	4,828.00	18,870.00	18,870.00	16,770.00
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	35,000.00	38,370.00	38,370.00	26,444.00
10	1460 Dwelling Structures	274,000.00	271,931.00	271,931.00	260,818.00
11	1465.1 Dwelling Equipment—Nonexpendable	5,000.00	4,500.00	4,500.00	4,500.00
12	1470 Nondwelling Structures	7,000.00	0	0	0
13	1475 Nondwelling Equipment	40,500.00	36,703.00	36,703.00	36,703.00
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collaterization or Debt Service	0	0	0	0

20	1502 Contingency	5000.00	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	550,328.00	550,328.00	550,328.00	525,189.00
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	39,500.00	39,500.00	39,500.00	39,500.00
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	56,271.00	56,271.00	56,271.00	56,271.000

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: MD06P00570799 Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Resident Service Director	1408	1	33,000.00	33,000.00	33,000.00	33,000.00	Completed
Management	Resident Maintenance Trainees	1408	6PT	62,000.00	62,000.00	62,000.00	62,000.00	Completed
Improvements	Maintenance Training	1408		500.00	1,454.00	1,454.00	1,454.00	Completed
	Security Guards	1408	1 ft 2 Pt	39,500.00	39,500.00	39,500.00	39,500.00	Completed
Administration	Mod Director	1410	1 ft	37,800.00	37,800.00	37,800.00	37,800.00	Completed
	Housekeeping Assistant	1410	1 Pt	6,200.00	6,200.00	6,200.00	6,200.00	Completed
Fees and Cost	Design Fees	1430	LS	4,828.00	18,870.00	18,870.00	16,770.00	Open
	1 Ton Dump Truck	1475	1	35,000.00	34,703.00	34,703.00	34,703.00	Completed
Contingency	Contingency	1502		5,000.00	0	0	0	Completed
MD005-1	Landscaping Improvements	1450	Misc.	3,000.00	3,846.00	3,846.00	749.00	Open
Jane Frazier	PHAS Improvements	1450	Misc.	500.00	314.00	314.00	314.00	Completed
Village	Concrete	1450	Misc.	5,000.00	14,874.00	14,874.00	14,874.00	Completed
	Close Lines	1450	Misc.	1,000.00	0	0	0	Deleted
	Rails/Shrubs	1450	Misc.	1,000.00	0	0	0	Deleted

Dwelling	Roof Shingles	1460	1	39,000.00	12,290.00	12,290.00	12,290.00	Completed
Structure	Gutters	1460	4	3,000.00	7,400.00	7,400.00	7,400.00	Completed
	Siding/Shutters	1460	4	14,000.00	18,634.00	18,634.00	18,634.00	Completed
	Canopies	1460	20	12,000.00	12,995.00	12,995.00	12,995.00	Completed
	Boiler Replacement	1460	8	30,000.00	56,271.00	56,271.00	56,271.00	Completed
	Kitchen Pantry Renovation	1460	Misc.	5,000.00	4,330.00	4,330.00	2,911.00	Open
	Storm Door Closure	1460	Misc.	1,000.00	1,107.00	1,107.00	1,107.00	Completed

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: MD06P00570799 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MD005-1	PHAS Improvements	1460	Misc.	500.00	337.00	337.00	337.00	Completed
Non-Dwelling Equipment	Appliance Replacement Washer/Dryer Replacement	1465 1475	Misc. Misc.	2,000.00 500.00	2,500.00 0	2,500.00 0	2,500.00 0	Completed Deleted
MD005-2	Landscaping	1450	Misc.	500.00	539.00	539.00	539.00	Completed
Benjamin Banneker	PHAS Concrete	1450 1450	Misc. Misc.	500.00 1,000.00	305.00 0	305.00 0	305.00 0	Completed Deleted
Site Improvement	Fencing	1450	Hill	8,000.00	4,237.00	4,237.00	4,237.00	Completed
	Clothes Lines	1450	Misc.	300.00	0	0	0	Deleted
Dwelling Structure	Floor Tile Hallway Doors	1460 1460	Misc. Misc.	2,500.00 2,500.00	4,260.00 880.00	4,260.00 880.00	4,260.00 880.00	Completed Completed
	PHAS Improvements	1460	Misc.	500.00	100.00	100.00	100.00	Completed
Dwelling Equipment	Appliance Replacement Washer Dryer Replacement	1465 1475	Misc. Misc.	1,000.00 500.00	1,000.00 0	1,000.00 0	1,000.00 0	Completed Deleted
MD005-3	Landscaping	1450	Misc.	4,000.00	257.00	257.00	257.00	Completed
Fort Cumberland Homes	PHAS Improvements Concrete	1450 1450	Misc. Misc.	500.00 5,000.00	525.00 8,786.00	525.00 5,368.00	525.00 0	Completed Open
	Clothes Lines	1450	Misc.	700.00	0	0	0	Deleted
Dwelling Structures	Kitchen Pantry Modification GFI Outlets	1460 1460	Misc. Misc.	5,000.00 6,500.00	13,579.00 6,269.00	13,579.00 6,269.00	9,283.00 6,269.00	Open Completed

	Kitchen Lights	1460	All	4,000.00	3,842.00	3,842.00	3,842.00	Completed
	Living room Lights	1460	All	3,000.00	2,620.00	2,620.00	2,620.00	Completed
	Kitchen Pantry Lights	1460	Misc.	2,000.00	498.00	498.00	498.00	Completed
	Gutter Modifications	1460	Misc.	6,000.00	6,000.00	1,602.00	1,602.00	Open
	Bathroom Sink Cab. Mod.	1460	Misc.	4,000.00	409.00	409.00	409.00	Completed
	PHAS Improvements	1460	Misc.	500.00	500.00	500.00	500.00	Completed

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: MD06P00570799 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MD005-3 FORT	Storm Door Closure	1460	Misc.	0	1,000.00	1,000.00	0	Open
CUMBERLAND HOMES	Bathroom Sink Cab. Mod PHAS Improvements	1460	Misc.	4,000.00	409.00	409.00	409.00	Completed
Non-Dwelling Equipment	Washer Dryer Replacement	1475	1	500.00	0	0	0	Deleted
Dwelling Equip.	Appliances	1465	2	1,000.00	0	0	0	Deleted
	Comm. Room Floor Tile	1470	1	7,000.00	0	0	0	Deleted
MD005-4 John F. Kennedy	Landscaping PHAS Improvements	1450	Misc.	500.00	252.00	252.00	252.00	Completed
	Concrete	1450	Misc.	500.00	1,600.00	1,600.00	1,600.00	Completed
Dwelling Structures	Kitchen Drain lines Galv. Pipe Replacement	1460	Misc.	1,000.00	1,485.00	1,485.00	1,485.00	Completed
	PHAS Improvements	1460	Misc.	102,500.00	102,776.00	102,776.00	102,776.00	Completed
	PHAS Improvements	1460	Misc.	20,000.00	970.00	970.00	970.00	Completed
Dwelling Equipment	Appliance Replacement	1465	1	500.00	320.00	320.00	320.00	Completed
				500.00	500.00	500.00	500.00	Completed

Non-Dwelling Equipment	Washer/Dryer Replacement	1475	1	500.00	500.00	500.00	0	Completed
	Elevator Room Fan	1475	1	3,000.00	0	0	0	Deleted
MD005-5	Landscaping	1450	Misc.	500.00	1,038.00	1,038.00	343.00	Open
Queen City Tower	Concrete	1450	Misc.	1,000.00	312.00	312.00	312.00	Completed
	PHAS Improvements	1450	Misc.	500.00	0	0	0	Deleted
Dwelling Structures	Ceiling Tile Replacement	1460	1 floor	6,000.00	10,911.00	10,911.00	10,911.00	Completed
	Restroom Door Opener	1460	1	3,500.00	3,491.00	3,491.00	3,491.00	Completed

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: MD06P00570799 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MD005-5	PHAS Improvements	1460	Misc.	500.00	142.00	142.00	142.00	Completed
Dwelling Equipment	Appliance Replacement	1465	1	500.00	500.00	500.00	500.00	Completed
Non-Dwelling Equipment	Washer/Dryer Replacement	1475	1	500.00	1,500.00	1,500.00	1,500.00	Completed

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part III: Implementation Schedule

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: MD06P00570799 Replacement Housing Factor No:					Federal FY of Grant: 1999
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MD5-ALL PHA Wide		12/31/2001			9/30/2002		
MD5-1 Jane Frazier Village		12/31/2001			9/30/2002		
MD5-2 Benjamin Banneker		12/31/2001			9/30/2002		
MD5-3 Fort Cumberland Homes		12/31/2001			9/30/2002		
MD5-4 John F. Kennedy		12/31/2001			9/30/2002		
MD5-5 Queen City Tower		12/31/2001			9/30/2002		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: MD06P00550100 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2000
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?Original Annual Statement ?Reserve for Disasters/ Emergencies ?Revised Annual Statement (revision no: )  
 ?Performance and Evaluation Report for Period Ending: 9/30/01 ?Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	20,000.00	20,000.00	20,000.00	20,000.00
3	1408 Management Improvements	122,500.00	114,214.00	114,214.00	76,455.00
4	1410 Administration	54,900.00	54,900.00	54,900.00	47,155.00
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	18,148.00	32,764.00	32,764.00	22,141.00
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	24,000.00	67,935.00	50,045.00	32,110.00
10	1460 Dwelling Structures	400,150.00	364,096.00	204,247.00	191,885.00
11	1465.1 Dwelling Equipment—Nonexpendable	9,000.00	3,840.00	3,840.00	3,840.00
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	3,000.00	2,000.00	1,582.00	1,582.00
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collaterization or Debt Service	0	0	0	0
20	1502 Contingency	8,051.00	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	659,749.00	659,749.00	481,592.00	395,168.00
22	Amount of line 21 Related to LBP Activities	0	0	0	0

23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	30,000.00	21,978.00	21,978.00	0
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	167,150.00	167,500.00	7,913.00	129,115.00

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: MD06P00550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Misc. Auth Expenses	1406	Misc.	20,000.00	20,000.00	20,000.00	20,000.00	Completed
PHA WIDE	Resident Service Director	1408	1	30,000.00	30,000.00	30,000.00	30,000.00	Completed
Management	Resident Maintenance Trainees	1408	6PT	60,000.00	60,000.00	60,000.00	37,068.00	Open
Improvements	Security Guards	1408	1FT 2PT	30,000.00	21,600.00	21,600.00	6773.00	Open
	Computer Up-Grade	1408	5	2,000.00	2,000.00	2000.00	2000.00	Completed
	Maintenance Training	1408	1	500.00	614.00	614.00	614.00	Completed
Administration	Technical Services Director	1410	1FT	36,000.00	36,000.00	36,000.00	28,736.00	Open
	Housekeeping Assistant	1410	1PT	6,400.00	6,400.00	6400.00	5,919.00	Open
	Technical Services Clerk	1410	1FT	12,500.00	12,500.00	12,500.00	12,500.00	Completed
A & E	Design Fees	1430	Misc.	18,148.00	32,764.00	32,764.00	22142.00	Open
Contingency	Contingency	1502	Misc.	8,051.00	0	0	0	Complete
MD005-1	PHAS Improvements	1450	Misc.	1,000.00	0	0	0	Deleted
Jane Frazier	Concrete	1450	Misc.	15,000.00	15,800.00	15,800.00	15,800.00	Completed
Village	Landscaping	1450	Misc.	500.00	1,500.00	100	0	Open
	Gutters	1460	4	24,000.00	24,000.00	24,000.00	24,000.00	Completed
Dwelling	Siding & Shutters	1460	4	4,800.00	4,800.00	4,800.00	4,800.00	Completed
Structure	Canopies	1460	6	30,000.00	30,000.00	29,623.00	20,023.00	Open
	Window A/C Panel	1460	Misc.	1,500.00	1,500.00	0	0	Open
	Boiler Replacement	1460	7	98,400.00	98,750.00	98,750.00	98,750.00	Completed

Dwelling Equip.	Appliances	1465	Misc.	9,000.00	3,840.00	3,840.00	3,840.00	Completed
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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: MD06P00550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
MD005-2									
Benjamin Banneker	PHAS Improvements	1450	Misc.	1,000.00	0	0	0	Deleted	
Site Improvement	Concrete	1450	Misc.	500.00	500.00	0	00	Open	
Dwelling Structures	Landscaping	1450	Misc.	500.00	500.00	0	0	Open	
Dwelling Equip.	Window A/C Panels	1460	Misc.	500.00	500.00	0	0	Open	
	Roof Repair	1460	Misc.	7,700.00	8,796.00	8,796.00	8,796.00	Completed	
	Appliances	1465	Misc.	1,000.00	0	0	0	Deleted	
Non Dwelling Equip.									
	Laundry Equipment	1475	Misc.	500.00	0	0	0	Deleted	
MD005-3									
Fort Cumberland Homes	PHAS Improvements	1450	Misc.	1,000.00	0	0	0	Deleted	
	Concrete	1450	Misc.	500.00	500.00	0	0	Open	
	Landscaping	1450	Misc.	500.00	1,500.00	100.00	0	Open	
Dwelling Structures									
	Window A/C Panels	1460	Misc.	1,500.00	0	0	0	Deleted	
	Gutter Modification	1460	Misc.	6,000.00	0	0	0	Deleted	
	Bathroom Wall Board	1460	Misc.	30,000.00	0	0	0	Deleted	
	Boiler Replacements	1460	3	20,000.00	20,000.00		0	Open	
	Retaining Wall 7 & 9	1460	2	0	33,410.00	33,410.00	15,949.00	Open	
Dwelling Equip.	Retaining Wall 5	1460	1	0	6,590.00	0	0	Open	

Non Dwelling Equip.	Appliance	1465	Misc.	2,000.00	0	0	0	Deleted
	Laundry Equipment	1475	Misc.	500.00	0	0	0	Deleted

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: MD06P00550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MD005-4	Landscaping	1450	Misc.	500.00	1,000.00	100.00	0	Open
John F. Kennedy	Concrete	1450	Misc.	1,000.00	1,000.00	361	361	Open
	PHAS	1450	Misc.	500.00	0	0	0	Deleted
Dwelling	Commode Replacements	1460	ALL	25,000.00	25,000.00	19,616.00	19,616.00	Open
Structures	Emergency Response	1460	ALL	65,000.00	65,000.00	0	0	Open
Dwelling Equip.	Appliances	1465	Misc.	1,000.00	1,000.00	0	0	Open
Non Dwelling Equip.	Laundry Equipment	1475	Misc.	1,000.00	1,000.00	0	0	Open
MD005-5	Landscaping	1450	Misc.	500.00	2,000.00	100.00	0	Open
Queen City	Concrete	1450	Misc.	1,000.00	0	0	0	Deleted
Tower	PHAS Improvements	1450	Misc.	500.00	0	0	0	Deleted
Dwelling	Commode Replacement	1460	ALL	23,750.00	23,750.00	18,662.00	15,900.00	Open
Structures	Emergency Response	1460	ALL	62,000.00	62,000.00	0	0	Open
Dwelling Equip.	Appliance Replacement	1465	Misc.	1,000.00	1,000.00	0	0	Open
Non Dwelling Equip.	Laundry Equipment	1475	Misc.	1,000.00	0	0	0	Delete

			Totals				
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<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY			<b>Grant Type and Number</b> Capital Fund Program No: MD06P00550100 Replacement Housing Factor No:			<b>Federal FY of Grant:</b> 2000	
Development Number Name/HA -Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MD5-ALL PHA WIDE	9/31/2000	3/31/2002			3/31/2003		
MD5-1 Jane Frazier Village	9/31/2000	3/31/2002			3/31/2003		
MD 5-2 Benjamin Banneker	9/31/2000	3/31/2002			3/31/2003		
MD5-3 Fort Cumberland Homes	9/31/2000	3/31/2002			3/31/2003		
MD5-4 John F. Kennedy	9/31/2000	3/31/2002			3/31/2003		
MD5-5 Queen City Tower	9/31/2000	3/31/2002			3/31/2003		


**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: MD06P00550101 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2001
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?Original Annual Statement ?Reserve for Disasters/ Emergencies ?Revised Annual Statement (revision no: )  
 ?Performance and Evaluation Report for

Period Ending:9/30/01 ?Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	10,000.00	10,000.00	10,000.00	10,000.00
3	1408 Management Improvements	111,500.00	111,500.00	111,462.00	22,328.00
4	1410 Administration	62,000.00	62,000.00	62,000.00	8,104.00
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	12,692.00	12,692.00	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	12,500.00	12,500.00	0	0
10	1460 Dwelling Structures	352,125.00	352,125.00	59,198.00	36,200.00
11	1465.1 Dwelling Equipment—Nonexpendable	78,000.00	78,000.00	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	26,000.00	26,000.00	0	0

14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	8,396.00	8,396.00	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	673,213.00	673,213.00	242,660.00	76,632.00
22	Amount of line 21 Related to LBP Activities	0		0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	20,000.00	20,000.00	0	0
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	132,000.00	132,000.00	0	0

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: MD06P00550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Misc. Auth Expenses	1406	Misc.	10,000.00	10,000.00	10,000.00	10,000.00	Completed
Management	Resident Services Director	1408	1	30,000.00	30,000.00	30,000.00	10,723.00	Open
Improvements	Resident Maintenance Trainees	1408	6 PT	55,000.00	49,300.00	49,300.00	0	Open
	Security Guards	1408	1FT 2 PT	25,000.00	20,000.00	20,000.00	0	Open
	Computer Up-Grade	1408	Misc.	1,000.00	1,000.00	905.00	905.00	Open
	Maintenance Training	1408	Misc.	500.00	557.00	557.00	557.00	Complete
	Utility Study	1408	ALL	0	3900.00	3900.00	3900.00	Complete
	Salary Study	1408	ALL	0	6800.00	6800.00	6800.00	Complete
Administration	Technical Services Director	1410	1FT	37,200.00	37,200.00	37,200.00	0	Open
	Housekeeping Assistant	1410	1PT	6,600.00	6,600.00	6,600.00	0	Open
	Technical Services Clerk	1410	1FT	18,200.00	18,200.00	18,200.00	9,580.00	Open
A & E	Design Fees	1430	All	12,692.00	12,692.00	0	0	Open

Non								
Dwelling Equip.	Maintenance Van	1475	1	18,000.00	18,000.00	0	0	Open
Contingency	Contingency	1502	Misc.	8,396.00	8,339.00	0	0	Open

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: MD06P00550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MD005-1	Concrete	1450	Misc.	5,000.00	5,000.00	0	0	Open
Jane Frazier Village								
Dwelling Structures	Roofs Replacement	1460	4	45,000.00	45,000.00	0	0	Open
	Gutter, Siding	1460	4	40,000.00	40,000.00	36,200.00	36,200.00	Open
	Canopies	1460	1	10,000.00	10,000.00	6,350.00	0	Open
	Bathroom Wall Board	1460	Misc.	40,000.00	40,000.00	0	0	Open
	Storm Doors	1460	ALL	75,000.00	75,000.00	0	0	Open
	Windows Admin. Office	1460	5	6,000.00	6,000.00	0	0	Open
Dwelling Equip.	Appliances	1465	Misc.	3,500.00	3,500.00	0	0	Open
MD005-2	Concrete	1450	Misc.	500.00	500.00	0	0	Open

Benjamin Banneker	Landscaping	1450	Misc.	500.00	500.00	0	0	Open
Dwelling Structures	Community Room Wall Molding	1460	Misc.	2,000.00	2,000.00	0	0	Open
	Hallway Door Modification	1460	Misc.	4,125.00	4,125.00	0	0	Open

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: MD06P00550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MD005-2								
Benjamin Banneker								
Dwelling Equip	Appliances	1465	Misc.	1,000.00	1,000.00	0	0	Open
Non Dwelling Equipment	Laundry Equipment	1475	Misc.	500.00	500.00	0	0	Open
	Playground Equipment	1475	Misc.	5,000.00	5,000.00	0	0	Open
MD005-3	Landscaping	1450	Misc.	500.00	500.00	0	0	Open
Fort Cumberland Homes	Concrete	1450	Misc.	5,000.00	5,000.00	0	0	Open

Dwelling Structures	Bathroom Floor Tile	1460	Misc.	16,000.00	16,000.00	0	0	Open
	Gutter Modification	1460	Misc.	6,000.00	6,000.00	5149.00	0	Open
	Boiler Replacement	1460	3	60,000.00	60,000.00	0	0	Open
	Storm Doors	1460	ALL	48,000.00	48,000.00	0	0	Open
Dwelling Equip.	Appliances	1465	Misc.	1,000.00	1,000.00	0	0	Open

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: MD06P00550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MD005-3 Fort Cumberland Homes								
Non Dwelling Equipment	Laundry Equipment	1475	Misc.	500.00	500.00	0	0	Open
MD005-4 John F. Kennedy	Landscaping	1450	Misc.	500.00	500.00	0	0	Open
Dwelling Equip.	Appliance	1465	ALL	37,000.00	37,000.00	0	0	Open
Non Dwelling Equipment	Laundry Equipment	1475	Misc.	1,000.00	1,000.00	0	0	Open

MD005-5 Queen City Tower	Concrete	1450	Misc.	500.00	500.00	0	0	Open
Dwelling Equip.	Appliances	1465	ALL	35,500.00	35,500.00	0	0	Open
Non Dwelling Equipment	Laundry Equipment	1475	Misc.	1,000.00	1,000.00	0	0	Open
TOTALS				673,213.00	673,213.00	231,161	78,108.00	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: MD06P00550101 Replacement Housing Factor No:	Federal FY of Grant:
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Development Number Name/HA -Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MD5-ALL PHA WIDE	4/23/01	12/31/02			12/31/03		
MD5-1 Jane Frazier Village	4/23/01	12/31/02			12/31/03		
MD5-2 Benjamin Banneker	4/23/01	12/31/02			12/31/03		
MD5-3 Fort Cumberland Homes	4/23/01	12/31/02			12/31/03		

MD5-4 John F. Kennedy	4/23/01	12/31/02			12/31/03		
MD5-5 Queen City Tower	4/23/01	12/31/02			12/31/03		

### Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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?Original Annual Statement ?Reserve for Disasters/ Emergencies ?Revised Annual Statement (revision no: )  
 ?Performance and Evaluation Report for Period Ending:9/30/01 ?Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	20,000.00	NONE	NONE	NONE
3	1408 Management Improvements	129,000.00	NONE	NONE	NONE
4	1410 Administration	63,300.00	NONE	NONE	NONE
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	15,000.00	NONE	NONE	NONE
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	32,500.00	NONE	NONE	NONE
10	1460 Dwelling Structures	313,475.00	NONE	NONE	NONE
11	1465.1 Dwelling Equipment—Nonexpendable	60,500.00	NONE	NONE	NONE
12	1470 Nondwelling Structures	0	0	0	0

13	1475 Nondwelling Equipment	18,700.00	NONE	NONE	NONE
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	20,738.00	NONE	NONE	NONE
21	Amount of Annual Grant: (sum of lines 2 – 20)	673,213.00	NONE	NONE	NONE
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	32,000.00	NONE	NONE	NONE
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	NONE	NONE	NONE

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Misc. Auth Expenses	1406	Misc.	20,000.00	None	None	None	Open
Management	Resident Services Director	1408	1	31,000.00	None	None	None	Open
Improvements	Resident Maintenance Trainees	1408	6 PT	56,000.00	None	None	None	Open
	Security Guards	1408	1FT 2 PT	32,000.00	None	None	None	Open
	Housekeeping Assistant	1408	1PT	10,000.00	None	None	None	Open

Administration	Technical Services Director	1410	1FT	38,300.00	None	None	None	Open
	Technical Services Clerk	1410	1FT	25,000.00	None	None	None	Open
A & E Non	Design Fees	1430	All	15,000.00	None	None	None	Open
Contingency	Contingency	1502	Misc.	20,738.00	None	None	None	Open

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MD005-1	Concrete	1450	Misc.	15,000.00	None	None	None	Open
Jane Frazier Village								
Dwelling Structures	Roofs Replacement Canopies	1460 1460	Adm. Bldg. 30	10,400.00 30,000.00	None None	None None	None None	Open Open
	Replace lt. Over kit. sink	1460	Misc.	4,000.00	None	None	None	Open

Non Dwelling Equipment	Playground Equipment	1475	Misc.	6,000.00	None	None	None	Open
MD005-2								
Benjamin								
Banneker								
Dwelling Structures	Replace Bathroom Floors	1460	Misc.	60,000.00	None	None	None	Open
	Hallway Door Modification	1460	Misc.	7,575.00	None	None	None	Open
Non Dwelling Equipment	Playground Equipment	1475	Misc.	5,700.00	None	None	None	Open

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MD005-3	Landscaping	1450	Misc.	2,500.00	None	None	None	Open
Fort Cumberland Homes	Concrete	1450	Misc.	15,000.00	None	None	None	Open
Dwelling Structures	Bathroom Me. Cabinets	1460	Misc.	5,000.00	None	None	None	Open
	Gutter Modification	1460	Misc.	3,000.00	None	None	None	Open

	Boiler Replacement	1460	3	78,500.00	None	None	None	Open
	Kitchen Door Light Switch	1460	Misc.	9,000.00	None	None	None	Open
	Kitchen Pantry Modifications	1460	Misc.	6,000.00	None	None	None	Open
Non Dwelling Equipment	Playground Equipment	1475	Misc.	5,000.00	None	None	None	Open
MD005-4 John F. Kennedy Dwelling Structure	220 Service Apartments	1460	100	65,000.00	None	None	None	Open
Dwelling Equip.	Electric Ranges	1465	100	31,000.00	None	None	None	Open
Non-Dwelling Equipment	Washer/Dryer	1475	Misc.	1,000.00	None	None	None	Open

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: CITY OF CUMBERLAND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MD005-5 Queen City Tower Dwelling Structure	220 Service Apartments	1460	100	35,000.00	None	None	None	Open
Dwelling Equip.	Electric Ranges	1465	100	29,500.00	None	None	None	Open
Non Dwelling Equipment	Washer/Dryer	1475	Misc.	1,000.00	None	None	None	Open



MD5-3 Fort Cumberland Homes	6/30/04				6/30/05		
MD5-4 John F. Kennedy	6/30/04				6/30/05		
MD5-5 Queen City Tower	6/30/04				6/30/05		

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name				<b>?Original 5-Year Plan ?Revision No:</b>	
Development Number/Name/HA-Wide	Year 1 2002	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 3-31-04	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 3-31-05	Work Statement for Year 4 FFY Grant:2005 PHA FY:3-31-06	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 3-31-07
JANE FRAZIER VILLAGE MD005001	Annual Statement	333000	80000	130500	172500
BENJAMIN BANNEKER MDOO5002		16000	98500	7500	42500
FORT CUMBERLAND HOMES MDOO5003		40500	201000	261100	70000
<b>JOHN F KENNEDY MDOO5004</b>		9000	5000	15000	75000
QUEEN CITY TOWERS MDOO5005		9000	5000	2000	50000

CFP Funds Listed for 5- year planning		407500	389500	416100	410000
Replacement Housing Factor Funds					

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 ___ FFY Grant 2003 PHA FY: 3-31-04			Activities for Year: 3 FFY Grant: 2004 PHA FY: 3-31-05		
2002	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>JANE FRAZIER VILLAGE MDOO5001</b>	<b>ROOFS</b>	45000	JANE FRAZIER VILLAGE MDOO5001	<b>CANOPIES</b>	76000
Annual		<b>CANOPIES</b>	80000		<b>REPLACE COMM ROOM A/C</b>	4000
Statement		CORRECT EGRESS PROBLEM WINDOW A/C	208000	<i>Sub Total</i>		<b>80000</b>
	Sub totals		<b>333000</b>			
	BENJAMIN BANNEKER MDOO5002	MOULDING APARTMENT WALLS	15000	BENJAMIN BANNEKER MDOO5002	REPLACE ROOF	85000
		REPLACE A/C COMMUNITY ROOM	1000		REFRIGERATORS	12000
	Sub totals		<b>16000</b>		LANDSCAPING	1500
	FORT CUMBERLAND HOMES MDOO5003	CORRECT EGRESS PROBLEM WINDOW A/C	33000	<b>Sub Total</b>		<b>98500</b>
		FINISH KITCHEN PANTRY MODIFICATION	6000	FORT CUMBERLAND HOMES MDOO5003	APT WINDOW REPLACEMENT	200000
		LAUNDRY EQUIPMENT	1500		REPLACE COMM ROOM A/C	1000
	Sub totals		<b>40500</b>	<b>Sub Totals</b>		<b>201000</b>
	JOHN F KENNEDY MD OO5004	LAUNDRY EQUIPMENT	7000	JOHN KENNEDY MDOO5004	CONCRETE WORK	5000
		LANDSCAPING	2000	<i>Sub Total</i>		<b>5000</b>
	Sub totals		<b>9000</b>	QUEEN CITY TOWERS MDOO5005	CONCRETE WORK	5000

	QUEEN CITY TOWERS MDOO5005	LAUNDRY EQUIPMENT	4000	Sub Total		5000
		REPLACE A/C COMM ROOM	3000			
		LANDSCAPING	2000			
	Sub totals		9000			
	<b>Total CFP Estimated Cost</b>		\$407500			\$389500

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year : ___4_ FFY Grant: 2005 PHA FY: 3-31-06			Activities for Year: _5_ FFY Grant: 2006 PHA FY: 3-31-07		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
JANE FRAZIER VILLAGE MDOO5001	ROOF	7500	JANE FRAZIER VILLAGE MDOO5001	ROOFS	47500
	CANOPIES	4000		FLOOR TILE/COVE BASE	100000
	REFRIGERATORS	58000		PLAYGROUND EQUIP.	25000
			<i>Sub Totals</i>		<b>172500</b>
	DOMESTIC HOT WATER TANKS	56000	BENJAMIN BANNEKER MDOO5002	REPLACE KITCHEN FAUCETS	5000
	CONCRETE WORK	5000		BOILER REPLACEMENT	35000
<b>Sub Total</b>		<b>130500</b>		LAUNDRY EQUIPMENT	2500
BENJAMIN BANNEKER MDOO5002	RANGES	7500	<b>Sub Total</b>		<b>42500</b>
			FORT CUMBERLAND HOMES MD005003	RESURFACE PLAYGROUND	70000
<i>Sub Total</i>		<b>7500</b>	<b>Sub Total</b>		<b>70000</b>
FORT CUMBERLAND HOMES MDOO5003	ROOFS	180000	JOHN KENNEDY MDOO5004	BOILER REPLACEMENT	75000
	KITCHEN PANTRY MODIFICATION	11500	<b>Sub Total</b>		<b>75000</b>

	220 SERVICE FOR RANGES	36000	QUEEN CITY TOWERS MDOO5005	RESURFACE PARKING LOT	50000
	REFRIGERATORS	33600	<b>Sub Total</b>		<b>50000</b>
	<i>Sub Total</i>	<b>261100</b>			
JOHN KENNEDY MDOO5004	BALCONY STORM DOORS	7000			
	REPLACE COMM ROOM A/C	8000			
	<i>Sub Total</i>	<b>15000</b>			
QUEEN CITY TOWERS MDOO5005	REPLACE HALLWAY LIGHTS	2000			
	<i>Sub Total</i>	<b>2000</b>			
<b>Total CFP Estimated Cost</b>		<b>\$416100</b>			<b>\$410000</b>



**AGENCY-WIDE MANAGEMENT IMPROVEMENT NEEDS**

**HOUSING AUTHORITY:**                   Housing Authority, City of Cumberland  
 FY 2002-2006

<b>Need</b>	<b>Estimated Cost FY 2002</b>	<b>Estimated Cost FY 2003 - 2006</b>
<b>Computer Hardware and/or Software</b>	0	7,000
<b>Maintenance Trainee Program</b>	56,000	231,000
<b>Resident Programs</b>	31,000	138,000
<b>Resident Services – Elderly/Disabled</b>	0	250,000
<b>Security Needs</b>	32,000	130,500
<b>Other technical Assistance</b>	63,300	257,500
<b>Specific Need Maintenance Training</b>	0	1,000
<b>Specific Need Housekeeping Assistant</b>	10,000	43,000
<b>Specific Need Maintenance Van</b>	0	18,000
	-----	-----
<b>Total:</b>	<b>192,300</b>	<b>1,076,000</b>

**(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5- Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

The Capital Fund Program 5- Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

**B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below: (Any of the following)

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:  
(Any of the following)

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:  
(Any of the following)

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes  No: X Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
--

1a. Development name: . Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or <u>planned</u> for submission:
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or <u>projected</u> start date of activity: b. Projected end date of activity:

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If

“yes”, skip to component 11. If “No”, complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

a. How many of the PHA’s developments are subject to the Required Initial Assessments?

3 *Jane Frazier Village, Benjamin Banneker and Fort Cumberland Homes*

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

2 *John F. Kennedy and Queen City Towers*

- c. How many Assessments were conducted for the PHA's covered developments?

3 *Jane Frazier Village, Benjamin Banneker and Fort Cumberland Homes*

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

*None*

Development Name	Number of units
NONE	

- e. If the PHA has not completed the required Initial Assessments, describe the status of these assessments:

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input type="checkbox"/>	5(h)
<input type="checkbox"/>	Turnkey III
<input type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input type="checkbox"/>	Approved; included in the PHA’s Homeownership Plan/Program
<input type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/>	Part of the development
<input type="checkbox"/>	Total development

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

## 12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

*Note: This item has been postponed until 2003 by federal regulations.*

### A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? **28/08/00**

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals  
 Information sharing regarding mutual clients (for rent determinations and otherwise)  
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families  
 Jointly administer programs

- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)


**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

Requirement not applicable as of Fiscal Year Beginning 4/1/2002.

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

**A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

Jane Frazier Village, Benjamin Banneker Apts., and Fort Cumberland Homes

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

Jane Frazier Village, Benjamin Banneker Apts., and Fort Cumberland Homes

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

Jane Frazier Village, Benjamin Banneker Apts., and Fort Cumberland Homes

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment.

PHDEP Eliminated. Will complete as much as possible as desired by RAB's with funds provided under operating budget.

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

HACC adopted a Pet Policy on March 18, 1986 that allowed certain pets in both elderly and family developments. This policy was revised, effective November 1, 2000, to add the following clauses: (1) Information on animals that are necessary as a reasonable accommodation to assist, support or provide service to persons with documented disabilities. (2) Increased size of pet allowed from 15 lbs. To 20 lbs.

(3) Clarified type of pets allowed. (4) Deleted all references to a Pet Deposit. (5) Added a one time non-refundable fee of \$100 and an annual pet maintenance fee of \$25.00 to cover administrative cost relating to presence of pets.

The balance of the Pet Policy approved in 1986 remained as is.

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

- 1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
- 2.  Yes  No: Was the most recent fiscal audit submitted to HUD?

3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:

- \* The RAB members of Queen City Tower and John F. Kennedy asked about additional funding for security guards.
- \* At the hearing for the Annual Plan, the Chairman of the RAB for the two high rise buildings, suggested that since the grant to fund services to the elderly/disabled residents that would allow them to stay in their home and not move prematurely to a nursing facility was not funded, that a provision be made in the annual plan for fiscal years 2003 through 2006 for this program.

The Chairman of the RAB also stated that in a conversation she had with Mr. Mummert that the amount need would be \$60,000 per year or \$240,000 for the four year period. The chairman further stated that with this provision in the approved capital plan, if funding becomes available in 2002, the service could start earlier than FY 2003 with the fungibility clause.

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments

List changes below:

HACC will have to make this determination when the amount allowed under the Operating Budget is determined for drug elimination purposes.

This item will then be reviewed with the RAB to determine if additional funds are available and how can Security Guards be increased to allow for additional coverage, especially at the high rise buildings.

Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) *As of November 2001*

3. Description of Resident Election Process **For Future Replacements**

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

### C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) Cumberland, Maryland

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Change Face of Public Housing By:

- \*Develop Marketing and PR Programs
- \*Enhance Appearance and Curb Appeal
- \*Collaborate with the Community, Board, and Staff to determine if the poor design of Family Developments have an effect on the Rental performance.

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan of the City of Cumberland, was prepared for the period 2000-2005, which includes language in support of the Housing Authority, City of Cumberland, Annual and Five Year Plan.

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

### **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

## **Attachment A**

### **Progress in Meeting the Five Year Plan Mission and Goals**

#### **Those scheduled for completion FYE 3-31-02**

##### **Goal 2: Change face of public housing**

##### **Objective 1: Develop marketing and PR programs**

*A local housing group has been formed by the Cumberland Housing Alliance which has met over a period of the past six months to work with a consultant who is preparing a five year strategic plan to develop needs that can be met by the nonprofit and market the skills of the CHA..*

##### **Objective 2: Enhance appearance and curb appeal**

*HACC has entered into a contract with a landscape architect to enhance the appearance of our developments which is increasing curb appeal.*

**Objective 3: Collaborate with the Community, Board and Staff to determine if the poor design of Family Developments have an effect on the rental performance.**

*The local housing group as listed under 1 above is one of the ways we are obtaining information on this matter, another, is a study that has just been completed, (Sept. 2001) on the future of our developments over the next five years. There are over fifteen agencies, including political, housing and services who serve on the local housing group.*

Attachment E: Pet Policy  
*Refer to note in Component 14*

Attachment F:

### **Membership of the Resident Advisory Boards**

#### **For Elderly/Disabled Buildings Queen City Towers & John F. Kennedy**

Norma Lintz	Bill Lewis
Gladys Barbe	Ella Saville
June Goetz	Josephine Aldridge
Joyce Snyder	Mary Wolfe
Bill Snyder	Beatrice Bledsoe
Angela Rafferty	Ann Jenkins
Janet Nixon	Gerldine Hudson

#### **Family Members Jane Frazier Village, Benjamin Banneker**

**and Fort Cumberland Homes**

Emma Banks  
Debbie Crawford  
Garland Kearney  
Wayne Andrews

Pat Andrews  
Linda Wilson  
Marsha Blank  
Lianne Cofield

**Attachment G          Resident Membership of HACC Governing Board**  
*Joyce Snyder*

**Attachment H**

Resolution No. 2002-10

WHEREAS, HUD policy makes it a requirement that the Housing Authority, City of Cumberland, adopts a definition of “substantial deviation” from the five year plan and a “significant amendment to the annual or five year plan, and,

WHEREBY, the definitions of “substantial deviation” and “significant amendment” have been reviewed by the two RAB groups and were satisfactory to them, and an advertisement was placed in the local paper notifying the availability of said change for review and comment by the public through the end of August 2001.

NOW, THEREFORE, the Board of Commissioners approve the two definitions as described herein, pending no adverse input from the public. If there is adverse comments received by the end of August, the Executive Director is hereby instructed to resubmit the Resolution, along with the adverse comments at the September board meeting for consideration.

“substantial deviation” from the five year plan is defined as “any addition, deletion or modification to the five year plan that effects the goals and objectives previously adopted and included in previous submissions to HUD that have been approved by that agency”.

A “significant amendment” is defined as one or more of the following:

A. Any addition, deletion or modification to the seventeen main headings as listed in the table of contents in the Annual Plan that was reviewed by the RAB and presented to the public and residents at a public hearing and was submitted and approved by HUD.

B. Capital Plan: If HACC wishes to conduct a non-emergency capital work item that has not been included in a previously approved plan, we must first amend our plan through the significant amendment process to add the work item(s). The amended plan must be approved by HUD before HACC may begin work.

C. Add or delete a work item to the Public Housing Drug Elimination budget may be approved by obtaining approval from the Resident Advisory Boards and the Board of Commissioners. This will not require the preparation of an amended plan. A budget revision submitted to HUD and approved will be sufficient.

The last day on which HACC may submit a significant amendment or modification to its PHA plan(s) to HUD for review, is the day before the PHA plan submission due date for its next PHA plan.

## **Attachement I**

### Resolution No. 99-30

WHEREAS, the Quality Housing and Work Responsibility Act of 1999 (QHWRA) requires HACC to submit with their Annual Public Housing Agency Plans an Admissions Policy designed to provide for Deconcentration of Poverty and Income Mixing, by bringing higher income residents into lower income public housing developments and bring lower income residents into higher income public housing developments, and

WHEREAS, the effective date of this section of the law is February 18, 1999, and whereas the HACC must pass a resolution within 120 days of the effective date indicating that any necessary changes have been made in the HACC Admissions Policy.

NOW THEREFORE, to meet this obligation, HACC will place the following policy into effect as of April 1, 1999.

Current Facts:

1. The average annual income of all five of our developments are less than 30% of median annual income, which would place all five in the lower income category.
2. Both the family and elderly/disabled waiting lists contain a total of less than 25 applicants and only four of those have income that is larger than 30% of median annual income.
3. HACC needs to take the necessary steps to increase the number of applicants on the waiting list and also attract those families with incomes above the 30% median annual income.

To accomplish this, HACC will:

1. Take these facts into the decision of setting flat rents in that they would not discourage the higher income applicants to apply.
2. Enter into marketing effort to create interest among those higher income applicants to apply for HACC housing.
3. Comply with the 40% rule on admission of those less than 30% of median annual income.
4. Consider other incentives to attract higher income applicants.

At the time any of our five developments average annual income exceeds the lower income criteria, then HACC will attempt to fill those vacancies with lower income applicants.

Approved By the Board of Commissioners on 3/25/99.

**Attachment K**

**Assessment of Site-Based Waiting List**  
 Development Demographic Changes

		Race		Ethnic		Disabled	
	1	2	1	2	1	2	
<b>Jane Frazier Village</b>							
<b>09/30/00</b>		100	20	0		120	31
<b>10/01/01</b>	104	19	0	123		30	
 <b>Benjamin Banneker Apts.</b>							
<b>09/30/00</b>		17	12		1	29	7
<b>10/01/01</b>	16	11	1	26			
 <b>Fort Cumberland Homess</b>							

<b>09/30/00</b>	<b>58</b>	<b>19</b>	<b>0</b>	<b>77</b>	<b>11</b>
<b>10/01/01</b>	<b>61</b>	<b>16</b>	<b>0</b>	<b>77</b>	<b>11</b>

**John F. Kennedy**

<b>09/30/00</b>		<b>92</b>	<b>5</b>	<b>0</b>	<b>97</b>	<b>41</b>
<b>10/01/01</b>	<b>94</b>	<b>5</b>	<b>0</b>	<b>99</b>	<b>41</b>	

**Queen City Towers**

<b>09/30/00</b>		<b>94</b>	<b>1</b>	<b>0</b>	<b>95</b>	<b>40</b>
<b>10/01/01</b>	<b>94</b>	<b>1</b>	<b>0</b>	<b>95</b>	<b>42</b>	

**There were no significant changes in race, ethnic or disability-related composition at any of the HACC housing developments for the period September 30, 2000 through October 1, 2001.**

