

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

**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 of Cumberland

PHA Number: KY 029

PHA Fiscal Year Beginning: (mm/yyyy) 04/2003

PHA Plan Contact Information:

Name: Henrietta Rogers, Executive Director

Phone: 606-589-4600

TDD: 1-800-247-2510

Email (if available): cumberland1@kih.net

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

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
- Main administrative office of the local, county or 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)

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan
Fiscal Year 2003
 [24 CFR Part 903.7]

i. Table of Contents

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

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| <input checked="" type="checkbox"/> Other (List below, providing each attachment name) | |
| Required Attachment F. Deconcentration Policy Information | |
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| Required Attachment H Report on the Progress in Meeting the 5 Year Mission/Goals. | |

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The only “major” changes is the elimination of the definition and application of “Ceiling Rents” in the PHA’s ACOPP. Since it had adopted an “identical” definition and application of “Flat Rents”, this change does not result in any real change to applicants or residents. The Housing Authority of Cumberland (HAC) will continue its efforts to make physical improvements in its two housing

projects, using both Operating Budget and Capital Funds Programs, to attract and retain “working families” and to improve the living environment for its residents.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year’s PHA Plan that are not covered in other sections of this Update.

In the current year (3rd Agency Plans) year, the major changes were adding a income deduction in the ACOPP for Court ordered Child Support payments, provided they can be documented with actual payment records. And since the PHDEP was cancelled by the US Congress in that year, HAC used available prior year PHDEP funds to purchase security surveillance camera systems for both of its housing developments, in lieu of continuing its contract guard services for another year.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 260,000 which is approximately 100% of the current year’s actual.

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: 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 next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

| Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities) |
|--|
| 1a. Development name: |

| |
|---|
| 1b. 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 planned for submission: (DD/MM/YY) |
| 5. Number of units affected: |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development |
| 7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below) |
| 8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity: |

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. 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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan NO LONGER APPLICABLE

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year?
- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment ____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s? The Resident Council members had a couple of questions. Specifically, one asked about having ceiling lights installed in the living room. Another asked about having the PHA provide carpeting. Executive Director Rogers indicated that the PHA had consider both items but due to the way the two story buildings were constructed it was not feasible to put ceiling lights in, and carpeting was a maintenance nightmare and potential safety hazard & PHA liability problem. One resident asked a maintenance question, i.e., about getting his furnace burners inspected. The Maintenance Supervisor indicated that he would ensure that the resident's furnace would be inspected and, if needed, repaired. There was some discussion on the surveillance camera system installed during the past year. Overall, the Resident Council members indicated that they were pleased with it and thought it was an improvement over the former (part-time) contract security service.
2. If yes, the comments are Attached at Attachment (File name)
3. In what manner did the PHA address those comments? (select all that apply)
- The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 Yes No: below or
 Yes No: at the end of the RAB Comments in Attachment ____.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included in the comments on item A. above. RAB Comments in Attachment _____. See A. 1. above.
- Other: (list below)

B. 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)
Commonwealth of Kentucky (state plan)- Kentucky Housing Corporation
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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below) The Housing Authority of Cumberland, will through its policies and procedures, attempt to attract and retain low income eligible residents while improving the quality of its living environment by making ongoing physical improvements through funding available from its annual Capital Funds Program grant. The HAC will also continue to offer the resident the option of paying the lesser of Flat Rents or Income-Based Rents, with a minimum gross monthly rent contribution of \$50.

3. PHA Requests for support from the Consolidated Plan Agency

- Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) The State Consolidated Plan sets forth the following, with which the HAC's activities are consistent: "Expand the supply of safe, decent, sanitary and affordable housing for very-low and low-income families through ...rehabilitation...."

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

- 1.) Redirection of more than 20% of its operating budget funds from any budgeted/scheduled activity to another activity or;
- 2.) A major change in program direction (e.g., new or different housing selection preference criterion, new or changes to deductions from income-based rents, additional efforts to enhance deconcentration opportunities, changes in the basis of determining Ceiling/Flat rent amounts, etc.) that requires action on the part of the Board of Commissioners; or
- 3.) Increasing or decreasing the total number of HAC employees by more than 25% from that authorized on the April 1st of each fiscal year.

However, NONE of these changes will be considered a Substantial Deviation IF those changes result from Government (i.e., Federal, State, or Local) actions over which the HAC exercises no control.

B. Significant Amendment or Modification to the Annual Plan:

- 1.) Changes to rent or admission policies or organization of its waiting list.
- 2.) Additions of non-emergency work items (not included in the current Annual Statement or 5-Year Action Plan) or change in use of the replacement reserve funds under the Capital Grant Funds Program.
- 3.) Any change with regard to demolition or disposition, designation of projects/buildings (for the elderly/disabled or families with disabilities), homeownership programs or conversion activities.

However, NONE of these changes will be considered Substantial Amendments/Modifications IF those changes result from Government (i.e., Federal, State, of Local) actions over which the HAC exercises no control.

Attachment A
Supporting Documents Available for Review

PHAs are to 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.

| List of Supporting Documents Available for Review | | |
|--|---|--|
| Applicable & On Display | Supporting Document | Related Plan Component |
| X | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| | State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update) | 5 Year and Annual Plans |
| X | Fair Housing Documentation Supporting Fair Housing Certifications: 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 | Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| X | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| X | 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 |
| | Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |

| List of Supporting Documents Available for Review | | |
|--|--|--|
| Applicable & On Display | Supporting Document | Related Plan Component |
| 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 | Results of latest binding Public Housing Assessment System (PHAS) Assessment | Annual Plan: Management and Operations |
| X | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) | Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency |
| | Results of latest Section 8 Management Assessment System (SEMAP) | Annual Plan: Management and Operations |
| | Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Operations and Maintenance |
| X | Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| | 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 any active grant year | Annual Plan: Capital Needs |
| X | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants | Annual Plan: Capital Needs |
| | 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 |
| X | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA). | 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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937 | Annual Plan: Conversion of Public Housing |

| List of Supporting Documents Available for Review | | |
|--|--|---|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| | Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan) | Annual Plan: Homeownership |
| X | Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies | Annual Plan: Community Service & Self-Sufficiency |
| | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| X | Section 3 documentation required by 24 CFR Part 135, Subpart E | Annual Plan: Community Service & Self-Sufficiency |
| | 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 | Annual Plan: Safety and Crime Prevention |
| | PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. | Annual Plan: Safety and Crime Prevention |
| X | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Pet Policy |
| X | The results of 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 |

| List of Supporting Documents Available for Review | | |
|--|--|-------------------------------|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| X | Other supporting documents: Community Services Requirement Implementation Plan and the Analysis of Deconcentration of Public Housing Developments. | Annual Plan |

Required Attachment D: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: **March 2004**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Mayor of the City of Cumberland Jeff Harrison.**

Required Attachment E: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.) Bobby Nolan (405 Scott Court), Susan Golden (1007 College Road, James Smith (404 Scott Court), Venon Coots (415 Scott Court) and Adora Hall (168 Russell Street).

Required Attachment F. Component 3, (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)] |
| | | | |
| | | | |
| | | | |
| | | | |

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

| | | |
|---|---|------------------------------|
| PHA Name: Housing Authority of Cumberland | Grant Type and Number Capital Fund Program Grant No: KY36P02950103 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|---|---|------------------------------|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 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 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | \$ 4,000. | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$ 20,200. | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | \$ 8,000. | | | |
| 10 | 1460 Dwelling Structures | \$192,800. | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | \$ 35,000. | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$260,000. | | | |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | \$ 5,000. | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | \$ 57,000. | | | |

| Annual Statement/Performance and Evaluation Report Required Attachment B. Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|---|---|---------------|---|----------------------|---------|---------------------------|----------------|----------------|
| PHA Name: Housing Authority of Cumberland | | | Grant Type and Number Capital Fund Program Grant No: KY36P02950103 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 | | |
| 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 | |
| HA – Wide | <i>Admin. Costs</i> -Advertise & Agency Pln. | 1410 | | \$ 4,000. | | | | |
| HA – Wide | <i>Fees & Costs</i> - hire A&E and Mod Mgr. | 1430 | | \$ 20,200. | | | | |
| | | | | | | | | |
| | <i>Site Improvements</i> | 1450 | | | | | | |
| HA – Wide | Construct Entrance Signs—both Projects | | 2 | \$ 3,000. | | | | |
| | Add 8 Additional Security Lights | | 8 | \$ 5,000. | | | | |
| | | | | | | | | |
| | <i>Dwelling Structures</i> | 1460 | | | | | | |
| KY 29-01 | 1. Replace Gutters | | 3, 045 SF | \$ 7,000. | | | | |
| Harvester Heights | 2. Replace Kitchen Faucets | | 60 DUs | \$ 9,000. | | | | |
| | 3. Install Storm Doors | | 120 Doors | \$ 48,000. | | | | |
| | | | | | | | | |
| KY 29-02 | 1. Re-roof Buildings, including tear offs | | 80 DUs | \$ 100,000. | | | | |
| Cloverlick Hgts. | 2. Replace Bi-fold Furnace Doors | | 80 DUs | \$ 28,800. | | | | |
| | | | | | | | | |
| HA – Wide | <i>Non-Dwelling Equipment</i> | 1475 | | | | | | |
| | Purchase Dump Truck | | 1 | \$ 35,000. | | | | |
| | | | | | | | | |
| | | | | | | | | |

Capital Fund Program Five-Year Action Plan ATTACHMENT C.
Part I: Summary

| PHA Name Housing Authority of Cumberland | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | | | |
|---|------------------|---|--|---|---|
| Development Number/Name/HA-Wide | Year 1 | Work Statement for Year 2 FFY Grant:2004 PHA FY: 2004 | Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005 | Work Statement for Year 4 FFY Grant:2006 PHA FY: 2006 | Work Statement for Year 5 FFY Grant:2007 PHA FY: 2007 |
| | Annual Statement | | | | |
| KY 29-01, Harvester Heights | | \$ 145,500. | \$ 113,000. | \$ 55,000. | \$ 159,000. |
| KY 29-02, Cloverlick Heights | | \$ 54,500. | \$ 113,000. | \$ 73,000. | \$ 10,000. |
| H A -Wide | | \$ 60,000. | \$ 34,000. | \$ 132,000. | \$ 91,000. |
| CFP Funds Listed for 5-year planning | | \$ 260,000. | \$260,000. | \$ 260,000. | \$ 260,000. |
| Replacement Housing Factor Funds | | | | | |

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

| | | |
|---|---|------------------------------|
| PHA Name: Housing Authority of Cumberland | Grant Type and Number Capital Fund Program Grant No: KY36P02950102 Replacement Housing Factor Grant No: | Federal FY of Grant: 2002 |
|---|---|------------------------------|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 9-30-02 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost As of 9-30-02 | |
|----------|---|----------------------|------------|------------------------------------|------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | \$ 5,000. | \$ 5,000. | \$ 3,800. | None |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$ 25,500. | \$ 13,141. | None | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | \$ 20,000. | \$ 24,000. | \$ 4,000. | \$ 4,000. |
| 10 | 1460 Dwelling Structures | \$ 199,500. | \$207,859. | \$104,359. | \$ 6,611. |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | \$ 10,164. | \$ 10,164. | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$ 260,164. | \$260,164. | \$112,159. | \$ 10,611. |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | \$ 5,000. | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | \$ 16,000. | | | |

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

| PHA Name: Housing Authority of Cumberland | | Grant Type and Number Capital Fund Program Grant No: KY36P02950102 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 As of 9-30-02 | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| H A – Wide | Admin. -Agency Plan, copies, etc. | 1410 | | \$ 5,000. | \$ 5,000. | \$ 3,800. | None | Contracted |
| H A - Wide | Fees & Costs - hire A&E and/or Mod Consultant | 1430 | | \$ 25,500. | \$ 13,141. | None | | |
| | Site Improvements | 1450 | | | | | | |
| KY 29-02 | 1. Remove trees on hillside behind Bldgs | | 24 trees | \$ 15,000. | \$ 19,000. | \$ 4,000. | \$ 4,000. | Partial |
| KY 29-02 | 2. Install addt'l Security Cameras | | Various | \$ 2,500. | \$ 2,500. | None | | |
| KY 29-01 | 1. Install addt'l Security Cameras | | Various | \$ 2,500. | \$ 2,500. | None | | |
| | Dwelling Structures | 1460 | | | | | | |
| KY 29-01 | Tear off & reroof all buildings, includes replacement of any bad plywood decking | | 24 Bldgs. | \$ 80,000. | \$ 80,000. | \$ 80,000. | None | Force Account In Process |
| KY 29-01 | 1. Re-tile Bathroom Floors | | 72 Baths | -0- | \$ 6,611. | \$ 6,611. | \$ 6,611. | Completed |
| KY 29-02 | 1. Construct 48 SF Storage Buildings | | 80 Dus | \$103,500. | \$103,500. | None | | |
| | 2. Install New Digital type Gas Meters & new regulators. | | 80 Dus | \$ 16,000. | \$ 17,748. | \$ 17,748. | None | Contracted |
| PHA –Wide | Contingency -roof & decking and storage sheds built w/ force acct. labor | 1502 | | \$ 10,164. | \$ 10,164. | | | |

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

| | | |
|--|---|---------------------------|
| PHA Name: Housing Authority of Cumberland | Grant Type and Number Capital Fund Program No: KY36P02950102 Replacement Housing Factor No: | Federal FY of Grant: 2002 |
|--|---|---------------------------|

| 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 | |
| H A – Wide | 06-04 | | | 06-06 | | | |
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Annual Statement/Performance and Evaluation Report Required Attachment G.
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part I: Summary

| | | |
|---|---|------------------------------|
| PHA Name: Housing Authority of Cumberland | Grant Type and Number Capital Fund Program Grant No: KY36P02950101 Replacement Housing Factor Grant No: | Federal FY of Grant: 2001 |
|---|---|------------------------------|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 9-30-02 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost As of 9-30-02 | |
|----------|---|----------------------|------------|------------------------------------|--------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | \$ 5,000. | \$ 3,470. | \$ 3,469.88 | \$ 3,469.88 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$ 33,400. | \$ 33,400. | \$ 33,400.00 | \$ 24,055.00 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | \$232,810. | \$233,758. | \$193,130.00 | \$156,621.93 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | -0- | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | \$ 582. | \$ 582.18 | \$ 582.18 |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$271,210. | \$271,210. | \$230,582.06 | \$184,728.99 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

| PHA Name: Housing Authority of Cumberland | | Grant Type and Number Capital Fund Program Grant No: KY36P02950101 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 As of 9-30-02 | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| H A – Wide | <i>Admin-Agency Plans & Advertising & reproduction for advertising for bids</i> | 1410 | Various | \$ 5,000. | \$ 3,470. | \$ 3,469.88 | \$ 3,469.88 | Completed |
| H A – Wide | <i>Fees & Costs-hire A&E & Mod Consult.</i> | 1430 | 2 | \$ 33,400. | \$ 33,400. | \$ 33,400.00 | \$ 24,055.00 | In Process |
| | <i>Dwelling Structures</i> | 1460 | | | | | | |
| KY 29-01 | Upgrade (all 72) bathrooms | | 60 DUs | \$160,810. | \$160,810. | \$ 120,182.00 | \$ 99,318.60. | In Process |
| KY29-01 | Construct 36 SF StorageBuildings | | 17 Bldgs. | \$ 72,000. | \$ 72,948. | \$ 72,948.00 | \$ 57,303.33 | In Process |
| | | | | | | | | |
| | | | | | | | | |
| KY 29-01 | <i>Relocation Cots- Relocate families as necessary during bathroom renovations</i> | 1495. | Various | -0- | \$ 582. | \$ 582.18 | \$ 582.18 | In Process |
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Annual Statement/Performance and Evaluation Report Attachment G.
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule

| PHA Name: Housing Authority of Cumberland | | Grant Type and Number Capital Fund Program No: KY36P02950101 Replacement Housing Factor No: | | | | | Federal FY of Grant: 2001 |
|--|---|---|--------|---|---------|--------|----------------------------------|
| 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 | |
| H A – Wide | 12-31-02 | | | 6-30-04 | | | |
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Attachment H. Report on the Progress in Meeting the Five-Year Mission/Goals

The following goals and objectives are/were applicable during this third year. The goals and objectives are repeated verbatim from that plan. Housing Authority accomplishments and/or problems are noted in bold immediately following each:

1. The Housing Authority will strive to increase the availability of decent, safe and affordable housing by reducing vacancies that existed on July 1, 2000, by 20% (from 21 to 17 or lower) during the next twelve months. Over the next 5 years, the HAC will attempt to the best of its abilities to reduce vacancies to an amount of no greater than 5% (or not greater than 7) of the units available. **AS OF SEPTEMBER 1, 2002, THERE WERE ONLY 4 VACANCIES (OR A 97% OCCUPANCY RATE). THUS, THE HAC HAS ACHIEVED ITS 5 YEAR GOAL/OBJECTIVE.**
2. The HAC will attempt to improve the quality of its programs by increasing its Resident Satisfaction Survey score in the "Safety" area (the lowest of the five areas ranked by the calendar year 2000 survey) by at least 5% from the 74% score registered on the first HUD REAC Survey. Among the ways of achieving this goal will be by having at least monthly meetings with the Resident Council, seeking their evaluation of current efforts and input as to how to deal with pertinent issues. **THE CALENDAR YEAR 2001 HUD "RESIDENT SERVICES AND SATISFACTION SURVEY" RESULTS REVEALED A 82% SCORE IN THIS AREA; THUS HAC HAS ACHIEVED THIS GOAL/OBJECTIVE.**
3. HAC will also attempt to improve living conditions by undertaking capital improvements within its financial means. Each year, to the extent that capital and operating funds are available, necessary and/or meaningful capital improvements will be undertaken. Resident input will be sought and considered in determining the items and the priority of work to be accomplished each year. For example, beginning the fall of calendar year 2000, work will be started on the design for the replacement of the water and sewer lines at Harvester Heights (Project KY 29-1). The actual construction related tasks associated with that work will start either in the fall of calendar year 2000 or the spring of calendar year 2001. In the Capital Funds Program (CFP) the HAC anticipates, based on outstanding HUD instructions, \$232,400 to be funded during Federal Fiscal Year [FFY] 2001 (which begins on October 1, 2000). With these funds, HAC will finance both the upgrading of kitchens and construction of 35 resident storage sheds at Harvester Heights, Project KY 29-1. Actual work on these latter two items may not actually start until the spring of calendar year 2002, depending on WHEN the actual funding is received. **HAC HAS CONTINUED TO MAKE PHYSICAL IMPROVEMENTS TO ITS TWO HOUSING COMPLEXES. DURING THE PAST YEAR, THE BATHROOMS IN ALL UNITS IN KY 29-01, HARVESTER HEIGHTS, HAVE HAD BATHROOM IMPROVEMENTS MADE AND EXTERIOR STORAGE SHEDS ARE UNDER CONSTRUCTION THERE AS WELL. HERE AGAIN, HAC HAS BEEN SUCCESSFUL IN ACCOMPLISHING THIS GOAL/OBJECTIVE.**
4. The HAC will strive to improve the quality of life for residents though implementation of security improvements. Safe and secure housing for all HAC residents will be a continuing goal, which will be measured by applicant interest and resident satisfaction. To help facilitate knowledge and necessary improvements in this area, monthly meetings between the members of the resident council and the Executive Director and/or Resident Coordinator will be held to discuss applicable issues. City and/or County Police Officials and a representative of the contract security services will also be invited to attend these meetings. Collectively, the HAC, its residents, law enforcement officials and guard services will strive to implement necessary changes, corrections and/or measures that are realistic and obtainable within the financial resources available to all parties. It was HAC's goal in the FFY2000 funded Drug Elimination

Grant to reduce the instances of reported crimes by at least 5% per year. However, based on the absence of good solid statistics/data from the local police, in its FFY2001 PHDEP application template the HAC will simply state its goal as to “reduce drugs and drug-related crimes in the targeted neighborhoods (i.e., Public Housing).” **AS STATED ABOVE, HAC SCORED 82% ON THE CALENDAR YEAR 2001 CUSTOMER SERVICES & SATISFACION SURVEY. BOTH THE CHIEF OF POLICE AND THE RESIDENT COUNCIL MEMBERS ARE COMPLIMENTARY OF THE NEW SECURITY SURVEILLANCE CAMERA SYSTEMS AND FEEL THAT “SECURITY” AT THE PROJECTS HAS IMPROVED.**

5. The HAC will strive to promote self-sufficiency and asset development of its residents by: a) providing free transportation (i.e., van ride) to the unemployment office and places of higher educational institutions, such as GED courses and other higher educational offering at the local public schools and Southeast Community College located in Cumberland. **THIS WAS ACCOMPLISHED, PRIMARLY BY THE RIS PROVIDING THE HAC VAN TRANSPORTATION TO AND FROM SUCH PLACES.**