

# **PHA Plans**

## **Streamlined Annual Version**

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

OMB No. 2577-0226  
(exp. 05/31/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# **Streamlined Annual PHA Plan**

## **for Fiscal Year: 2006**

# **PHA Name: Housing Authority of the County of Cumberland**

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Housing Authority of Cumberland County **PHA Number:** PA075

**PHA Fiscal Year Beginning:** 07/2006

**PHA Programs Administered:**

**Public Housing and Section 8**     
  **Section 8 Only**     
  **Public Housing Only**  
 Number of public housing units: 210     
 Number of S8 units:     
 Number of public housing units:  
 Number of S8 units: 1331 appropriated

**PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**PHA Plan Contact Information:**

Name: Cathy Graver      Phone: (717) 249-1315, ext. 114  
 TDD: NA      Email (if available): cgraver@cchra.com

**Public Access to Information**

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

PHA's main administrative office     
  PHA's development management offices

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

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.     
 Yes     
 No.

If yes, 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)

## Streamlined Annual PHA Plan

### Fiscal Year 20

[24 CFR Part 903.12(c)]

### Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

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<input checked="" type="checkbox"/> 1. Site-Based Waiting List Policies	4
<b>903.7(b)(2) Policies on Eligibility, Selection, and Admissions</b>	
<input checked="" type="checkbox"/> 2. Capital Improvement Needs	5
<b>903.7(g) Statement of Capital Improvements Needed</b>	
<input checked="" type="checkbox"/> 3. Section 8(y) Homeownership	6
<b>903.7(k)(1)(i) Statement of Homeownership Programs</b>	
<input checked="" type="checkbox"/> 4. Project-Based Voucher Programs	7
<input type="checkbox"/> 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.	
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<input checked="" type="checkbox"/> 12. Progress in Meeting 5-Year Mission and Goals	Attachment E

#### B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

**Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan*** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070, *Certification for a Drug-Free Workplace*;**

**Form HUD-50071, *Certification of Payments to Influence Federal Transactions*;** and

**Form SF-LLL & SF-LLL a, *Disclosure of Lobbying Activities*.**

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

**A. Site-Based Waiting Lists-Previous Year**

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **Not Applicable**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

**B. Site-Based Waiting Lists – Coming Year** **Not Applicable**

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 next component.

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

## **2. Capital Improvement Needs**

[24 CFR Part 903.12 (c), 903.7 (g)]

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

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

4.  Yes  No: 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:

5.  Yes  No: 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:

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria:

1. Must be a Section 8 participant and must have completed at least a one year lease under the Section 8 program.
2. Must provide \$1,000 from personal resources.
3. Must pass HQS inspection for first 3 years.

c. What actions will the PHA undertake to implement the program this year (list)?

- . Include information in initial briefing packets.
- . Send information at client's first year lease renewal.
- . Advertise in client newsletter.
- . Outreach to clients who have previously indicated interest.

3. 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 of purchase price and requiring that at least 1 percent of the purchase price 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

The Housing Authority of Cumberland County has managed a successful Public Housing 5(h) Homeownership Program (sold 49 of 50 houses since program's inception).

## **4. Use of the Project-Based Voucher Program**

### **Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
  - low utilization rate for vouchers due to lack of suitable rental units
  - access to neighborhoods outside of high poverty areas
  - other (describe below:)
  
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission. **Not Applicable**

1. Consolidated Plan jurisdiction: (provide name here)
  
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 on its waiting lists 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)
  - Other: (list below)
  
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

## 6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
Not Applicable	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard 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 for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" 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	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable 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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
		Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
Not Applicable	Any 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
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
Not Applicable	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
Not Applicable	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 Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
Not Applicable	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
Not Applicable	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
Not Applicable	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Chapter 15, Part VII of the Section 8 Administrative Plan and Appendix A, Cumberland County Housing Authority Homeownership Option Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative 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
X	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 for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
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.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
Not Applicable	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
Not	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> :	Joint Annual PHA Plan for

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
Applicable	Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Consortia: Agency Identification and Annual Management and Operations

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Cumberland County			Grant Type and Number Capital Fund Program Grant No: PA26-PO75-50106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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	65,000.00	65,000.00		
4	1410 Administration	32,500.00	30,500.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00	5,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000.00	0.00		
10	1460 Dwelling Structures	135,000.00	204,556.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	15,000.00	0.00		
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	80,000.00	0.00		
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	357,500.00	305,056.00		
22	Amount of line 21 Related to LBP Activities	0.00	0.00		
23	Amount of line 21 Related to Section 504 compliance	15,000.00	0.00		
24	Amount of line 21 Related to Security – Soft Costs	0.00	0.00		
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00		
26	Amount of line 21 Related to Energy Conservation	60,000.00	129,556		

**7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part II: Supporting Pages</b>								
PHA Name: Housing Authority of Cumberland County			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2006 Request		
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	
001	Replacement of Sidewalks	1450	6sites	10,000.00	0.00			
002	Replacement of Sidewalks	1450	1 site	5,000.00	0.00			
003	Replacement of Sidewalks	1450	2 sites	10,000.00	0.00			
003	Remove/Replace Floor Covering	1460	17 units	75,000.00	75,000.00			
005	Reconfiguration/enlargement of existing community room kitchen for Section 504 compliance	1470	1	15,000.00	0.00			
005	HVAC Upgrades	1460	50 units	60,000.00	129,556.00			
Hsg-Wide	Resident Initiatives Coordinator	1408	1 staff	0.00	40,000.00			
Hsg-Wide	Resident Services to Provide After-School Program & Budget Counseling	1408	149 units	65,000.00	25,000.00			
Hsg-Wide	Administration	1410	3 staff	32,500.00	30,500.00			
Hsg-Wide	Fees & Costs	1430	8 sites	5,000.00	5,000.00			

**7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part II: Supporting Pages</b>								
PHA Name: Housing Authority of Cumberland County			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2006 Request		
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	Debt Service – The Housing Authority is proposing to use up to \$80,000 in Capital Funds to cover debt service on a loan, the proceeds of which would be used for development costs associated with the production of affordable housing in the county by either the Housing Authority, private non-profit organizations, or limited partnerships involved in the construction of low income housing tax credit developments. The income targeting for such developments will be consistent with the laws and regulations relating to the public housing program.	1501		80,000.00	0.00			

**7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part III: Implementation Schedule</b>							
PHA Name: Housing Authority of Cumberland County			<b>Grant Type and Number</b> Capital Fund Program No: Replacement Housing Factor No:			<b>Federal FY of Grant: 2006 Request</b>	
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	
001	9/30/08	7/18/08		9/30/10	7/18/10		
002	9/30/08	7/18/08		9/30/10	7/18/10		
003	9/30/08	7/18/08		9/30/10	7/18/10		
005	9/30/08	7/18/08		9/30/10	7/18/10		
HA - Wide	9/30/08	7/18/08		9/30/10	7/18/10		



**CAPITAL FUND PROGRAM TABLES START HERE**  
**ATTACHMENT "B"**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: Housing Authority of Cumberland County		Grant Type and Number Capital Fund Program Grant No: PA26P07550102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> 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 Soft Costs	50,000.00	47,680.00	47,680.00	47,680.00
	Management Improvements Hard Costs	8,500.00	0	0	0
4	1410 Administration	40,000.00	38,646.00	38,646.00	38,646.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000.00	30,000.00	30,000.00	30,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	110,000.00	75,000.00	75,000.00	75,000.00
10	1460 Dwelling Structures	138,825.00	172,649.34	172,649.34	172,649.34
11					
12	1470 Nondwelling Structures	3,100.00	10,449.66	10,449.66	10,449.66
13	1475 Nondwelling Equipment	500.00	6,500.00	6,500.00	6,500.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Housing Authority of Cumberland County	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P07550102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
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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	
19	1502 Contingency	19,075.00	5,538.00	5,538.00	2,510.00
	Amount of Annual Grant: (sum of lines.....)	400,000.00	386,463.00	386,463.00	383,435.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance	0	11,342.52	11,342.52	11,342.52
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	10,000.00	10,000.00	10,000.00	10,000.00
	Collateralization Expenses or Debt Service				

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

PHA Name: Housing Authority of Cumberland Cty		Grant Type and Number Capital Fund Program Grant No: PA26PO7550102 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	
						Obligated	Expended		
001	Landscaping		1450	900 square feet	75,000.00		75,000.00	75,000.00	Complete
001	Architectural Fees		1430	75 units	15,000.00		15,000.00	15,000.00	Complete
001	Façade Enhancements		1460	75 units	80,000.00		70,446.37	70,446.37	Complete
001	Façade Enhancements		1460	75 units	21,000.00		20,408.95	20,408.95	Complete
003	Remove/Replace bathroom cabinets		1460	50 units	14,325.00		11,636.19	11,636.19	Complete
003	Replace Water Heaters		1460	40 units	10,000.00		10,000.00	10,000.00	Complete
005	Replace Community Room Carpet		1470	1 bldg.	1,175.66		1,175.66	1,175.66	Complete
005	Retro-fit Unit – ADA Compliance		1460	1 unit	10,000.00		11,342.52	11,342.52	Complete
005	Interior Window Painting		1460	1 bldg.	10,000.00		8,657.48	8,657.48	Complete
005	Large Shed – Maintenance Storage		1470	1 bldg.	4,454.00		4,454.00	4,454.00	Complete
005	Replace Maintenance Tools		1475	1 bldg.	500.00		500.00	500.00	Complete
005	Façade Improvement		1460	1 bldg.	22,531.34		20,492.26	20,492.26	Complete
005	Remove/Replace Carpet		1460	3 hallways elevator 1 office	0		9,486.76	9,486.76	Complete
005	Fees & Costs		1430	1 bldg.	15,000.00		15,000.00	15,000.00	Complete
005/009	Riding Mower		1475	1	6,000.00		6,000.00	6,000.00	Complete
009	Install Storm Doors		1460	9 units	4,293.00		4,293.00	4,293.00	Complete
009	Pavilion/Gazebo		1470	1	4,820.00		4,820.00	4,820.00	Complete
009	Façade Enhancements		1460	9 units	5,885.81		5,885.81	5,885.81	Complete

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

PHA Name: Housing Authority of Cumberland Cty		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26PO7550102 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
						Obligated	Expended	
Hsg-Wide	Resident Initiatives Coordinator		1408	1 staff	32,680.00	32,680.00	32,680.00	Complete
Hsg-Wide	Resident Services		1408	149 units	15,000.00	15,000.00	15,000.00	Complete
Hsg-Wide	Administration		1410	3 staff	38646	38,646.00	38646.00	Complete
Hsg-Wide	Contingency		1502	208 units	5,538.00	5,538.00	2,510.00	Complete

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

PHA Name:Housing Authority of Cumberland Cty		<b>Grant Type and Number</b> Capital Fund Program No: PA26PO7550102 Replacement Housing Factor No:					<b>Federal FY of Grant: 2002</b>	
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		
001	06/29/04		6/30/05	06/29/06				
003	06/29/04		6/30/05	06/29/06				
005	06/29/04		6/30/05	06/29/06				
009	06/29/04		6/30/05	06/29/06				
Hsg Wide	06/29/04		6/30/05	06/29/06				
Contingency	06/29/04		6/30/05	06/29/06				

**CAPITAL FUND PROGRAM TABLES START HERE**  
**ATTACHMENT “B”**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: Housing Authority of Cumberland County		Grant Type and Number Capital Fund Program Grant No: PA26P07550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/05 <input type="checkbox"/> 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 Soft Costs	55,000		55,000.00	34,744.79
	Management Improvements Hard Costs				
4	1410 Administration	31,798		31,798.00	31,798.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	13,000		13,000.00	7,280.47
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000		40,000.00	37,084.79
10	1460 Dwelling Structures	123,180		123,180.00	123,180.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	55,000		55,000.00	54,367.32
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Housing Authority of Cumberland County	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P07550103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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Original Annual Statement  
 Reserve for Disasters/ Emergencies  
 Revised Annual Statement (revision no:    )  
 Performance and Evaluation Report for Period Ending: 12/31/05  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	317,978		317,978.00	288,455.37
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				0.00
	Collateralization Expenses or Debt Service				

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

PHA Name: Housing Authority of Cumberland Cty		Grant Type and Number Capital Fund Program Grant No: PA26PO7550103 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	
HA-Wide	Truck Purchase		1475	1 truck	30,000	28,779.38	28,779.38	Complete	
HA-Wide	Maintenance Equipment Replacement		1475	6 pieces	25,000	26,220.62	25,587.94	In Progress	
001	Upgrade Landscaping		1450	450 square feet	40,000	40,000.00	37,084.79	In Progress	
001	Remove/Replace Floor Covering		1460	7 units	20,000	39,759.23	39,759.23	Complete	
009	Install Reverse Gables on Roofs		1460	2 bldgs (9 units)	25,000	25,000.00	25,000.00	Complete	
009	Façade Enhancements		1460	9 units	5,220.77	5,220.77	5,220.77	Complete	
HA-Wide	Resident Initiatives Coordinator		1408	1 staff	35,000	35,000.00	14,744.79	In Progress	
HA-Wide	Administration		1410	3 staff	31,798	31,798.00	31,798.00	Complete	
005	Fees & Costs		1430	50 units	13,000	13,000.00	7,280.47	In Progress	
005	Electrical Upgrades		1460	50 units	60,000	53,200.00	53,200.00	Complete	
HA-Wide	Afterschool Program/Budget Counseling		1408	149 units	20,000	20,000.00	20,000.00	Complete	

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

PHA Name:Housing Authority of Cumberland Cty		<b>Grant Type and Number</b> Capital Fund Program No: PA26PO9550103 Replacement Housing Factor No:					<b>Federal FY of Grant:</b> 2003	
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		
001	09/16/05		09/16/05	09/16/07				
002	09/16/05		09/16/05	09/16/07				
003	09/16/05		09/16/05	09/16/07				
005	09/16/05		09/16/05	09/16/07				
009	09/16/05		09/16/05	09/16/07				
HA-Wide	09/16/05		09/16/05	09/16/07				

## CAPITAL FUND PROGRAM - 2004 REQUEST

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: Housing Authority of Cumberland County		Grant Type and Number Capital Fund Program Grant No: PA26PO7551004 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2005 <input type="checkbox"/> 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 Soft Costs	55,000.00		20,000.00	10,233.50
	Management Improvements Hard Costs				
4	1410 Administration	36,825.00		28,412.50	28,412.50
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00		5,000.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	29,427.00		0.00	0.00
10	1460 Dwelling Structures	188,150.00		178,783.20	160,100.00
11	1465.1 Dwelling Equipment—Nonexpendable	35,000.00		35,000.00	35,000.00
12	1470 Nondwelling Structures	18,850.00		18,850.00	2,910.06
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	1502 Contingency				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of Cumberland County	Grant Type and Number Capital Fund Program Grant No: PA26PO7551004 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2005  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	368,252.00		286,045.70	236,656.06
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	23,150.00		0.00	0.00
	Collateralization Expenses or Debt Service				

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

PHA Name: Housing Authority of Cumberland Cty		Grant Type and Number Capital Fund Program Grant No: PA26PO7551004 Replacement Housing Factor Grant No:				Federal FY of Grant 2004			
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
001	Replace Screen Doors		1460	50 pieces	9,166.80		0.00	0.00	Pending
003	Remove/Replace Kitchen Cabinets, Faucets and Bathroom Vanities		1460	50 units	162,450.00		162,450.00	160,100.00	Complete
003	Remove/Replace Refrigerators & Stoves		1465	50 units	35,000		35,000.00	35,000.00	Complete
003	Replace & Install fencing, landscaping and playground equipment		1450	2 sites	29,427		0.00	0.00	Pending
003	Maintenance Garage Plumbing Upgrades		1470	1 building	18,850		18,850.00	2,910.06	In Progress
003	Fees & Costs		1430		5,000		5,000.00	0.00	Pending
005	Interior Upgrades to walls (005)		1460	3 floors/1 building	16,333.20		16,333.20	0.00	In progress
HA-Wide	After School Program/Budget Counseling		1408	149 Units	20,000		20,000.00	10,233.50	In Progress
HA-Wide	Resident Initiatives Coordinator		1408	1 staff	35,000		0.00	0.00	Pending
HA-Wide	Administration		1410	3 staff	36,825		28,412.50	28,412.50	In Progress



**CAPITAL FUND PROGRAM TABLES START HERE**

**Attachment "B"**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name: Housing Authority of Cumberland County</b>		<b>Grant Type and Number</b>			<b>Federal FY of Grant:</b>
		Capital Fund Program Grant No: PA26P07550105			2005
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/05 <input type="checkbox"/> 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 Soft Costs	35,500.00	28,500.00	20,000.00	0.00
	Management Improvements Hard Costs				
4	1410 Administration	35,769.00		0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	190,928.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	2,000.00		0.00	0.00
13	1475 Nondwelling Equipment	3,500.00	10,500.00	6,869.29	6,869.29
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of Cumberland County	Grant Type and Number Capital Fund Program Grant No: PA26P07550105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement  
 Reserve for Disasters/ Emergencies  
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/05  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1501 Collateralization or Debt Service	80,000.00		0.00	0.00
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	357,697.00		26,869.29	6,869.29
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs	2,000.00		0.00	0.00
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Housing Authority of Cumberland County		Grant Type and Number Capital Fund Program Grant No: PA26P07550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
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	
001	Installation of Dining Room Ceiling Fans		1460	75	7,500.00		0.00	0.00	Pending
001	Removal/Replacement of Tiled Floor Covering		1460	30	112,928.00		0.00	0.00	Pending
002	Removal/Replacement of Tiled Floor Covering		1460	10	25,000.00		0.00	0.00	Pending
002	Installation of Dining Room Ceiling Fans		1460	25	2,500.00		0.00	0.00	Pending
003	Installation of Dining Room Ceiling Fans		1460	50	5,000.00		0.00	0.00	Pending
003	Replacement of Exterior Door Casings		1460	125	20,000.00		0.00	0.00	Pending
HA-Wide	Replacement of Public Housing Management Office Door to a Security Door		1470	1	2,000.00		0.00	0.00	Pending
HA-Wide	Removal/Purchase of New Phone System in Public Family Housing Management Office		1408	1	8,500.00	8,630.71	0.00	0.00	In Progress
HA-Wide	Purchase of 2 Computer CPU's in Public Family Housing Management Office		1475	2	7,000.00	6,869.29	6,869.29	6,869.29	Complete
HA-Wide	Residential Services to Provide After-School Program/Budget Counseling		1408		20,000.00		20,000.00	0.00	Pending
HA-Wide	Fees & Costs		1430		10,000.00		0.00	0.00	Pending
HA-Wide	Administration		1410		35,769.00		0.00	0.00	Pending
HA-Wide	Debt Service – The Housing Authority is proposing to use up to \$80,000 in Capital Funds to cover debt service on a		1501		80,000.00		0.00	0.00	Pending

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

PHA Name: Housing Authority of Cumberland County		Grant Type and Number Capital Fund Program Grant No: PA26P07550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
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
	loan, the proceeds of which would be used for development costs associated with the production of affordable housing in the county by either the Housing Authority, private non-profit organizations, or limited partnerships involved in the construction of low income housing tax credit developments. The income targeting for such developments will be consistent with the laws and regulations relating to the public housing program.								
003	Replacement of Community Laundry Room Furniture		1475	2 buildings	3,500.00		0.00	0.00	Pending
005	Replacement of Curtains/Shades in Individual Units		1460	50	18,000.00		0.00	0.00	Pending

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

PHA Name: Housing Authority of Cumberland County		Grant Type and Number Capital Fund Program Grant No: PA26P07550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
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	


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

PHA Name: Housing Authority of Cumberland County	<b>Grant Type and Number</b> Capital Fund Program No: PA26P07550105 Replacement Housing Factor No:	<b>Federal FY of Grant:</b> 2005
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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	
001	08/18/07			08/18/09			
002	08/18/07			08/18/09			
003	08/18/07			08/18/09			
005	08/18/07			08/18/09			
HA-Wid	08/18/07			08/18/09			





**ATTACHMENT "A"**

**RESIDENT ADVISORY BOARD MEMBERS**

<b>Jerry Jones</b>	<b>Two West Penn Apartments (SPH)</b>
<b>Tangee Carter</b>	<b>North Pitt Street (FPH)</b>
<b>Courtney Martin</b>	<b>Lincoln Street (FPH)</b>
<b>Joshua Martin</b>	<b>Lincoln Street (FPH)</b>
<b>Simone McDonald</b>	<b>West Penn Street (FPH)</b>
<b>Penny Palmer</b>	<b>North Pitt Street (FPH)</b>
<b>Trudy McFarlane</b>	<b>South Spring Garden Street (FPH)</b>

Request for tenant involvement in the Resident Advisory Board was solicited to all Public Housing Tenants and Section 8 Housing Choice Voucher Clients. Participants were solicited via mail and the Housing Authority web site: [cchra.com](http://cchra.com). There were no interested participants from the Section 8 Housing Choice Voucher program.

Meetings were held for tenant comment on March 1, 2006 and April 2, 2006.

No comments/suggestions were received from the RAB for revision of the 2006 Annual Plan.

## **ATTACHMENT "C"**

### **FOLLOW-UP PLAN TO RESULTS OF THE PHAS RESIDENT SATISFACTION SURVEY**

#### **HOUSING AUTHORITY OF CUMBERLAND COUNTY PA-075**

The Housing Authority of Cumberland County received a 69.76% in the "Housing Development Appearance" survey area thus requiring it to develop a Follow-up Plan as part of the Authority's Annual Plan for Fiscal Year 2006. The Authority plans to take the following actions throughout its Fiscal Year beginning July 1, 2006 and ending June 30, 2007:

The Authority has budgeted \$20,000 in its Capital Fund Program for the replacement of exterior door casings at its Grandview and Cherry Court development (PA26-PO75-003) due to increasing maintenance in preventing flaking and peeling paint.

The parking lots and recreation areas are policed for trash on a weekly basis and members of the Tenant Association are also assisting staff with this ongoing task. In the spring of 2006 an assessment will be made of any needed landscaping replacement/additions and replacement will be accomplished in the fall of 2006 with monies from the Capital Fund Program.

The staff works in cooperation with the Carlisle Police Department to timely site and removes abandoned vehicles from all properties.

Any graffiti found on the buildings is removed as soon as identified. Tenants are reminded through the tenant newsletter that anyone found to be responsible for the application of graffiti to public property will be charged accordingly for its removal and reported to the local authorities.

Tenants are encouraged to report to staff any excessive noise that prohibits their peaceful enjoyment. Repeated violations resulting in police action is grounds for eviction and is enforced.

The Authority contracts with Home Paramount for the bi-annual treatment of rodents and insects. In addition, when a problem occurs outside of the routine treatment Home Paramount is called in for the additional treatment. This cost is paid out of the public housing operating fund. Tenants will be charged for the additional treatment if it is determined that the tenant is responsible for poor housekeeping which resulted in the infestation.

ATTACHMENT "D"

RESIDENT MEMBER OF THE PHA GOVERNMENT BOARD

Name: David Alsbaugh

The term of the appointment to the Housing Authority Board of Directors is May 25, 2005 to May 25, 2009.

ATTACHMENT "E"

PROGRESS IN MEETING 5-YEAR MISSION AND GOALS  
HOUSING AUTHORITY OF THE COUNTY OF CUMBERLAND  
5 YEAR PLAN 2005-2009/ANNUAL PLAN FOR FISCAL YEAR 2006

**(Progress is noted in bold type)**

PHA's are strongly encouraged to identify quantifiable measures of success in reaching their objectives over the course of the 5 years. (Quantifiable measures would include targets such as: number of families served or PHAS scores achieved.) Goals that the Housing Authority has set are:

Expand the supply of assisted housing by

a. Reducing public housing vacancies: Enhance market efforts about programs to assist tenants in budget counseling, parenting and life skills.

**The staff works with the local YWCA and Marantha Counseling Service to provide budget counseling, parenting and life skills to all its tenants. All tenants in their first year of occupancy attend the parenting and life skills classes and the budget counseling is provided on an as needed basis.**

b. Increasing landlord involvement in the Section 8 program by providing an annual landlord workshop, newsletter, and current information on the web site.

**A workshop was provided to landlords with a strong participation by landlords. In addition a newsletter is distributed and current information is provided and maintained on the Housing Authority's website.**

2. Improve the quality of assisted housing

a. Improve public housing management: (PHAS score) Continue high performer status, reduce vacancy days to 30 by 2006, and average 98% rent collection.

**As of this writing we have not received our PHAS score for FY 2005. Our average rent collection exceeds 98%.**

b. Improve voucher management: (SEMAP score) Maintain lease-up at 97%

**This is being accomplished with extensive marketing efforts to prospective tenants.**

c. Increase customer satisfaction: Increase landlord participation and tenant knowledge through dissemination of updated information.

**Landlord and Tenant newsletters are published on a regular basis and posted on the agencies website.**

d. Renovate or modernize public housing sites: Continue obligating grants by their due dates, maintain list of major systems longevity.

**This is being accomplished.**

e. Keep up efforts to provide drug-free housing and free from violent criminal activity by adhering to established criminal policy and working closely with local police department. Have police department participate in tenant meetings.

**The Housing Authority staff adheres to the established criminal policy and the local police departments participate in the life skills classes provided to tenants.**

3. Increase assisted housing choices

a. Provide voucher mobility counseling: Update packets given to voucher holders at least yearly to reflect new or revised information on places to live.

**This is being done on an annual basis or as needed if earlier.**

b. Conduct outreach efforts to potential voucher landlords.

**Outreach is being done by providing informational sessions to landlords.**

c. Increase voucher payment standards: Review and adjust standards outside of poverty if needed every 6 months.

**This is being done.**

d. Implement voucher homeownership program: Sign up on average 5 new clients per year under existing program.

**Progress is slow in this area. In January 2006 we held an informational session. We mailed letter out to over 200 clients, 16 clients came to the informational session and we have 5 clients in the pipeline qualifying for the homeownership program.**

4. Provide an improved living environment

a. Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments: Advertise and recruit applicants whose incomes are at 80% of AMI.

**We are looking at revising our preferences over the next 6 months to accommodate higher income households.**

b. Designate developments or buildings for particular resident groups (elderly, persons with disabilities): Renew designated housing agreements with HUD on a bi-annual basis.

**Resent request for designation renewal was submitted the Spring of 2006 for two elderly public housing developments.**

5. Promote self-sufficiency and asset development of assisted households

a. Increase the number and percentage of employed persons in assisted families: Continue working preference and bridge housing with service plan preference.

**This working preference and bridge housing preference is still part of our plan.**

b. Provide or attract supportive services to improve assistance recipients' employability: Continue contracts for budget counseling, life skills and parenting classes.

**Continuing contracts with Marantha Counseling Services and YWCA.**

c. Provide or attract supportive services to increase independence for the elderly or families with disabilities: Increase number of tenants served by Supportive Service Coordinators by 10% within the next 2 years.

**Our senior housing supportive service coordinator works with 50% of the senior public housing population.**

d. Continue Family Self-Sufficiency Program and increase participation in both Section 8 and Public Housing by 10% within the next year.

**The Section 8 FSS Program has reached its full compliment. Public Housing has increased by 10% and is now working with 21 families. We have increased the public housing program to 25 slots and hope to have all filled within the next year.**

6. Ensure equal opportunity and affirmately further fair housing

a. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: Follow all required regulations regarding the Americans with Disabilities Act and Equal Opportunity to all applicants/clients.

**All regulations are being followed by staff.**

7. Other

Ensure all units meet Housing Quality Standards (HQS) and families pay fair and reasonable rents. Continue to have all Public Housing and Section 8 units inspected at least annually and submit reports which identify any repairs or renovations which must be addressed to assure housing is safe and decent.

**This is being done on an annual basis. Work orders are prepared/letters to landlords to address any repairs/renovations to the units in order to assure that the housing is safe and decent.**

Maintain high level of standards and professionalism in our day-to-day management of all parts of our program. Continue to provide all employees with the training and education needed to perform their jobs in the most efficient and courteous manner.

**The Housing Authority staff operates at a high level of standards and professionalism. Training is provided on an as needed basis and when new regulations are implemented.**