

**PHA Plans**  
**Streamlined Annual**  
**Version**

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

OMB No. 2577-0226  
(exp. 08/31/2009)

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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: 2007**

**PHA Name:**

**Housing Authority of the City of  
Cumberland, Maryland**  
**635 E. First Street**  
**Cumberland, Maryland 21502**

**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 the City of Cumberland, MD  
**PHA Number:** MD005

**PHA Fiscal Year Beginning:** 04/2007

**PHA Programs Administered:**

**Public Housing and Section 8**       **Section 8 Only**       **Public Housing Only**  
Number of public housing units:                      Number of S8 units:                      Number of public housing units: 430  
Number of S8 units:

**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: Mr. Russell E. Conway    Phone: (301) 724-6606  
TDD: (301) 724-6606, ext. 20    Email: rconway@atlanticbb.net

**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 2007**  
[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.

**A. PHA PLAN COMPONENTS**

<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 type="checkbox"/>	3. Section 8(y) Homeownership	6
	<b>903.7(k)(1)(i) Statement of Homeownership Programs</b>	
<input type="checkbox"/>	4. Project-Based Voucher Programs	7
<input checked="" 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.	8
<input checked="" type="checkbox"/>	6. Supporting Documents Available for Review	9
<input checked="" type="checkbox"/>	7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	11
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**ATTACHMENTS:**

Annual Statement/Performance and Evaluation Reports md005a01

**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.

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	
Jane Frazier Village MD005001 Cumberland, MD	September 2000	Non-Minority	83%	Non-Minority	85%	Non-Minority	+2%
		Minority	17%	Minority	15%	Minority	-2%
		Hispanic	0%	Hispanic	0%	Hispanic	0%
		Non-Hispanic	100%	Non-Hispanic	100%	Non-Hispanic	0%
		Disabled	26%	Disabled	33%	Disabled	+7%
Benjamin Banneker MD005002 Cumberland, MD	September 2000	Non-Minority	59%	Non-Minority	55%	Non-Minority	-4%
		Minority	41%	Minority	45%	Minority	+4%
		Hispanic	0%	Hispanic	0%	Hispanic	0%
		Non-Hispanic	100%	Non-Hispanic	100%	Non-Hispanic	0%
		Disabled	24%	Disabled	31%	Disabled	+7%
Fort Cumberland Homes – MD005003 Cumberland, MD	September 2000	Non-Minority	75%	Non-Minority	69%	Non-Minority	-6%
		Minority	25%	Minority	31%	Minority	+6%
		Hispanic	0%	Hispanic	0%	Hispanic	0%
		Non-Hispanic	100%	Non-Hispanic	100%	Non-Hispanic	0%
		Disabled	14%	Disabled	31%	Disabled	+17%
John F. Kennedy Apartments MD005004 Cumberland, MD	September 2000	Non-Minority	95%	Non-Minority	99%	Non-Minority	+4%
		Minority	5%	Minority	1%	Minority	-4%
		Hispanic	0%	Hispanic	0%	Hispanic	0%
		Non-Hispanic	100%	Non-Hispanic	100%	Non-Hispanic	0%
		Disabled	42%	Disabled	51%	Disabled	+9%
Queen City Tower MD005005 Cumberland, MD	September 2000	Non-Minority	99%	Non-Minority	94%	Non-Minority	-5%
		Minority	1%	Minority	6%	Minority	+5%
		Hispanic	0%	Hispanic	0%	Hispanic	0%
		Non-Hispanic	100%	Non-Hispanic	100%	Non-Hispanic	0%
		Disabled	66%	Disabled	66%	Disabled	+0%

2. What is the number of site based waiting list developments to which families may apply at one time? 2
3. How many unit-offers may an applicant turn down before being removed from the site-based waiting list? Applicant is not removed from waiting list, but rather forfeits their date and time status on the 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

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? 4
2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? 2
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
  - PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

HA Website: [www.cumberlandhousingauthority.org](http://www.cumberlandhousingauthority.org)

## 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:

1. Actively seek funding to replace some of the housing from the demolition of Benjamin Banneker.
2. Actively seek other funding at scattered sites within the City of Cumberland.

**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:

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

## 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 down payment 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):

## **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.

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

- The PHA has based its statement of needs of families 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)
  - Provide safe, decent, and sanitary housing to eligible applicants and residents.
  - Increase customer satisfaction.
  - Concentrate on efforts to improve management functions.
  - Modernize public housing units.
  - Demolish obsolete MD005-002 – Benjamin Banneker
  - Enter into energy performance contract for each development
- Other: (list below)

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

A. The City of Cumberland will work with the Housing Authority to carry out its 5-year plan to include the removal of existing deteriorating housing and the replacement with new – either on-site or scattered, or both.

## **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>
N/A	<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
N/A	<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
N/A	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 type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
N/A	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 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
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
		Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	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
N/A	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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	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
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	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
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 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
N/A	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
N/A	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
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

## 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 I: Summary</b>					
PHA Name: Cumberland Housing Authority			Grant Type and Number Capital Fund Program Grant No: MD06P00550107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input checked="" 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 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	20,000			
3	1408 Management Improvements	114,000			
4	1410 Administration	57,150			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	95,000			
10	1460 Dwelling Structures	62,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	188,375			
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)	571,525			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	62,000			
24	Amount of line 21 Related to Security – Soft Costs	60,000			
25	Amount of Line 21 Related to Security – Hard Costs	95,000			
26	Amount of line 21 Related to Energy Conservation Measures				

**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: Cumberland Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>MD06P00550107</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2007</b>		
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	
MD005001	Security Lighting	1450		30,000				
Jane Frazier Village								
MD005002	Demolition	1485		188,375				
Benjamin Banneker								
MD005003	Security Lighting	1450		20,000				
Ft Cumberland Homes	Paving	1450		20,000				
MD005004	Paving	1450		25,000				
John F. Kennedy	H/C Renovations	1460		62,000				
Agency-Wide	Operations	1460		20,000				
	Technical Services Coord.	1408		40,000				
	Security Guards	1408		60,000				
	Housekeeping Asst.	1408		14,000				
	Technical Services Director	1410		57,150				
	A/E Services	1430		35,000				

**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 III: Implementation Schedule**

PHA Name: Cumberland Housing Authority		Grant Type and Number Capital Fund Program No: MD06P00550107 Replacement Housing Factor No:					Federal FY of Grant: 2007
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	
MD005001 Jane Frazier Village	03/31/09			03/31/10			
MD005002 Benjamin Banneker	03/31/09			03/31/10			
MD005003 Ft Cumberland Homes	03/31/09			03/31/10			
MD005004 John F. Kennedy	03/31/09			03/31/10			
Agency-Wide MD005001	03/31/09			03/31/10			

See Attachment **md005a01** for Performance and Evaluation Reports for prior year Capital Fund Programs

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name Cumberland Housing Authority				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input checked="" type="checkbox"/> <b>Revision No: 1</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2  FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 3  FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 4  FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 5  FFY Grant: 2010 PHA FY: 2011
	Annual Statement				
001 Jane Frazier		42,500	75,375	315,375	
002 Benjamin Banneker					
003 Fort Cumberland				10,000	300,000
004 JFK Apts.		280,000			55,375
005 Queen City			280,000		
CFP Funds Listed for 5-year planning	345,375	322,500	335,375	325,375	355,375
Replacement Housing Factor Funds					





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

<b>PHA Name:</b> Cumberland Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: MD06P00550104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2004
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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: 06/30/06**

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	121,587	121,587	121,587	121,587
4	1410 Administration	60,793	60,793	60,793	60,793
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	32,301	32,301	32,301
8	1440 Site Acquisition				
9	1450 Site Improvement	32,558	0	0	0
10	1460 Dwelling Structures	226,000	296,598	296,598	296,598
11	1465.1 Dwelling Equip. Nonexpendable	108,000	76,154	76,154	76,154
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	29,000	20,505	20,505	20,505
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
18	Amount of Annual Grant:	607,938	607,938	607,938	607,938
19	Amount of line 18 Related to LBP Activities				
21	Amount of line 18 Related to Section 504				
22	Amount of Line 18 Related to Security	61,000	91,505	91,505	91,505
23	Amount of line 18 Related to Energy Conservation	10,000	7,924	7,924	7,924

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

PHA Name: <b>Cumberland Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>MD06P00550104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Resident Maintenance Trainees	1408	3 PT	44,000	13,595	13,595	13,595	Complete
Mngmnt. Imp.	Training	1408	N/A	2,587	2,587	2,587	2,587	Complete
	Security Guards	1408	2 FT, 1 PT	61,000	91,405	91,405	91,405	Complete
	Housekeeping Asst.	1408	1 PT	14,000	14,000	14,000	14,000	Complete
Administration	Technical Services Director	1410	1	35,793	35,793	35,793	35,793	Complete
	Technical Services Clerk	1410	1	25,000	25,000	25,000	25,000	Complete
A/E	Design Fees	1430	N/A	30,000	32,301	32,301	32,301	Complete
MD005-001	Concrete Steps	1450	6	15,000	439	439	439	Complete
Jane Frazier								
MD005-003	Sidewalks	1450	N/A	32,558	0	0	0	Deleted
Fort Cumberland	Entrance Doors	1460	80	65,000	0	0	0	Deleted
	Refrigerators	1465.1	80	40,000	22,680	22,680	22,680	Complete
MD005-004	Storm Doors	1460	20	10,000	7,924	7,924	7,924	Complete
John F Kennedy	Patio Tile Replacement	1460	N/A	6,000	1,480	1,480	1,480	Complete
Apartments	Gas Ranges	1465.1	100	33,000	32,208	32,208	32,208	Complete
MD005	Kitchen Cabinets	1460	95	130,000	254,547	254,547	254,547	Complete
Queen City	Gas Ranges	1465.1	1	24,903	24,903	24,903	24,903	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: <b>Cumberland Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program No: <b>MD06P00550104</b> Replacement Housing Factor No:					<b>Federal FY of Grant:</b> <b>2004</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		
PHA-Wide	10/31/05			10/31/06		6/30/06		
MD005-1 Jane Frazier Village	10/31/05		12/31/04	10/31/06		6/30/06		
MD005-3 Fort Cumberland Homes	10/31/05		12/31/04	10/31/06		3/31/05		
MD005-4 John F. Kennedy	10/31/05		12/31/04	10/31/06		9/30/05		

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

<b>PHA Name:</b> Cumberland Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: MD06P00550105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2005
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"Original Annual Statement "Reserve for Disasters/ Emergencies "Revised Annual Statement (revision no: )  
"Performance and Evaluation Report for Period Ending: 11/30/06 "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	26,350	24,175	0	0
3	1408 Management Improvements	126,589	125,242	125,242	124,453
4	1410 Administration	63,294	63,294	63,294	63,294
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000	22,175	22,174	21,973
8	1440 Site Acquisition				
9	1450 Site Improvement	15,000	21,434	7,682	7,932
10	1460 Dwelling Structures	329,000	345,196	344,981	327,601
11	1465.1 Dwelling Equip. Nonexpendable				
12	1470 Nondwelling Structures	17,713	0	0	0
13	1475 Nondwelling Equipment	25,000	21,430	21,430	21,430
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495 Relocation Costs	10,000	10,000	10,000	1,925
18	Amount of Annual Grant:	632,946	632,946	594,803	568,608
19	Amount of line 18 Related to LBP Activities				
21	Amount of line 18 Related to Section 504				
22	Amount of Line 18 Related to Security	70,000	70,000	70,000	70,000
23	Amount of line 18 Related to Energy Conservation				

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

PHA Name: <b>Cumberland Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>MD06P00550105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Operations	1406		26,350	26,350	0	0	N/A
Management	Training	1408		2,027	680	680	680	Complete
Improvements	Technical Services Clerk	1408	1	38,562	38,562	38,562	38,562	Complete
	Security Guards	1408	2 FT	70,000	70,000	70,000	70,000	Complete
	Housekeeping Asst.	1408	1 PT	16,000	16,000	16,000	15,211	In-Process
	Maintenance Vehicle	1475		21,430	21,430	21,430	21,430	Complete
	Relocation	1495		10,000	10,000	10,000	1,925	In-Process
Administration	Technical Services Director	1410	1	63,294	63,294	63,294	63,294	Complete
A/E	Design Fees	1430	N/A	20,000	22,175	22,174	21,973	In-Process
MD005-001	Sidewalk Repairs	1450	N/A	5,000	13,752	0	0	Not Started
Jane Frazier	Roof Replacement	1460	6 Bldgs.	68,000	0	0	0	Deleted
	Gutter/Downspout Replacement	1460	6 Bldgs.	37,000	0	0	0	Deleted
	Handicap Renovations	1460	1 Bldg.	40,000	40,000	39,785	40,380	Complete
MD005-003	Handicap Renovations	1460	1 Bldg.	12,000	0	0	0	Deleted
Fort Cumberland	Comm. Room Roof Repair	1470	1 Bldg.	17,713	0	0	0	Deleted
MD005-004	Seal/Stripe Parking Lot	1450	1	5,000	3,841	3,841	3,841	Complete
John F Kennedy	Roof Replacement	1460	1	110,000	125,441	125,441	125,441	Complete
Apartments	Handicap Renovations	1460	1 Bldg.	50,000	0	0	0	Deleted
	Replace Boilers	1460	1	0	179,755	179,755	161,780	



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

PHA Name: <b>Cumberland Housing Authority</b>		Grant Type and Number Capital Fund Program No: <b>MD06P00550105</b> Replacement Housing Factor No:					Federal FY of Grant: <b>2005</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		
PHA-Wide	03/31/06			03/31/06				
MD005-1	03/31/06			03/31/06				
Jane Frazier Village								
MD005-3	03/31/06			03/31/06				
Fort Cumberland Homes								
MD005-4	03/31/06			03/31/06				
John F. Kennedy								
MD005-5	03/31/06			03/31/06				
Queen City Tower								

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

<b>PHA Name:</b> Cumberland Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: MD06P00550106 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2006
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"Original Annual Statement "Reserve for Disasters/ Emergencies "Revised Annual Statement (revision no: )  
"Performance and Evaluation Report for Period Ending: 11/30/06 "Final Performance and Evaluation Report:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	20,000	20,000	0	0
3	1408 Management Improvements	114,000	114,000	114,000	28,254
4	1410 Administration	57,150	57,150	57,150	2,421
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000	35,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	106,875	0	0	0
10	1460 Dwelling Structures	176,000	282,875	7,985	
11	1465.1 Dwelling Equip. Nonexpendable				
12	1470 Nondwelling Structures	0	62,500	0	0
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495 Relocation Costs				
18	Amount of Annual Grant:	571,525	571,525	179,135	30,675
19	Amount of line 18 Related to LBP Activities				
21	Amount of line 18 Related to Section 504				
22	Amount of Line 18 Related to Security	155,000	60,000	60,000	19,467
23	Amount of line 18 Related to Energy Conservation	150,000	0	0	0



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

PHA Name: <b>Cumberland Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program No: <b>MD06P00550106</b> Replacement Housing Factor No:					<b>Federal FY of Grant:</b> <b>2006</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		
PHA-Wide	03/31/08			03/31/09				
MD005-1 Jane Frazier Village	03/31/08	N/A		03/31/09	N/A		Proposed Work Deleted from 2006 Budget	
MD005-3 Fort Cumberland Homes	03/31/08	N/A		03/31/09	N/A		Proposed Work Deleted from 2006 Budget	
MD005-4 John F. Kennedy	03/31/08			03/31/09				
MD005-5 Queen City Tower	03/31/08			03/31/09				