

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)

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.

Streamlined Annual PHA Plan

for Fiscal Year: 2007

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: (mm/yyyy) 07/2007

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 209
 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 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

	<u>PAGE</u>
<input checked="" type="checkbox"/> 1. Site-Based Waiting List Policies 903.7(b)(2) Policies on Eligibility, Selection, and Admissions	4
<input checked="" type="checkbox"/> 2. Capital Improvement Needs 903.7(g) Statement of Capital Improvements Needed	5
<input checked="" type="checkbox"/> 3. Section 8(y) Homeownership 903.7(k)(1)(i) Statement of Homeownership Programs	6
<input checked="" 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 2007 Form HUD 50075-SF	12
<input checked="" type="checkbox"/> 8. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation (2004-2005-2006 Program Years)	Attachment A
<input checked="" type="checkbox"/> 9. Capital Fund Program 5-Year Action Plan	Attachment B
<input checked="" type="checkbox"/> 10. Resident Advisory Board Members	Attachment C
<input checked="" type="checkbox"/> 11. Resident Member of the PHA Governing Board	Attachment D
<input checked="" type="checkbox"/> 12. Progress in Meeting 5-Year Mission & Goals	Attachment E
<input checked="" type="checkbox"/> 13. HCV/Public Housing Applicant Preferences	Attachment F

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-LLLa, 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 pas HQS inspection for 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 50 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:)

There is a need for more handicapped accessible units.

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

Newport Hotel (Newport Borough – Census Tract 302) – 4 units

Molly Pitcher Hotel (Carlisle Borough) – 2 units

Crossroads (Lower Allen Township) – 2 units

Roundhouse View Apartments (East Pennsboro Township) – 25 units

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: **Borough of Carlisle**

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)

- Promote Homeownership
- Family Self Sufficiency Programs that are designed to assist low-income housing tenants to become upwardly mobile.
- Coordination with Housing Authority

Other: (list below)

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

- The Borough of Carlisle is funding a homeownership project on the east side of the Borough which is 65.25% low and moderate income. The project will create 5 affordable housing units.
- A Down Payment and Closing Cost Assistance Program has funds which are made available to income-eligible first time homebuyers anywhere within the Borough.

- The Borough will continue funding Habitat for Humanity as requested.
- The Borough supports the Housing Authority's efforts in maintaining a computer resource center with use of Community Development Block Grant funds.
- The Borough will continue to maintain its close working relationship with the Housing Authority to coordinate programs and address needs with available resources.

1. Consolidated Plan jurisdiction: **State of Pennsylvania**

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)

- Promote Homeownership

Other: (list below)

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

- The Commonwealth will continue to use selection criteria to select its competitive housing grants awards. Those priorities are outlined below:
 1. Effectively Target Resources
 2. Leverage Other Funds and Supportive Efforts from Other Programs
 3. Demonstrate a Significant Impact on the Quality of Life in the Community

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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
X	<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
Not applicable	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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
Not Applicable	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 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 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
Not Applicable	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 Applicable	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

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: Replacement Housing Factor Grant No:		Federal FY of Grant: 2007 Request
<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				
3	1408 Management Improvements	60,000			
4	1410 Administration	28,900			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	105,000			
11	1465.1 Dwelling Equipment—Nonexpendable	75,500			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	44,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	318,400			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation				

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: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007 Request
<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
	Measures				

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 II: Supporting Pages**

PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:			
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	Bathroom Upgrades (replace tile w/surround kit & tub)	1460	50 units	\$50,000				
005	Removal/Replacement of Kitchen Appliances	1465.1	100 appliances	\$55,000				
005	Replace Floor Covering	1460	50 apartments	\$50,000				
005	Replace Window Gaskets	1460	50 apartments	\$5,000				
005	Purchase Dumpster	1475	1 unit	\$1,500				
009	Removal/Replacement of Kitchen Appliances	1465.1	18 units	\$10,000				
009	Removal/Replacement of Heating Units	1465.1	9 units	\$10,500				

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 II: Supporting Pages								
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:			
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	
Housing Wide	Residential Services to Provide After School/Budget Counseling	1408	149 apartments	\$20,000				
Housing Wide	Replacement of Maintenance Tools	1475	10 units	\$7,500				
Housing Wide	Resident Initiatives Coordinator	1408	1 staff	\$40,000				
Housing Wide	Truck Purchase w/plow package, detailing & dump insert (trade-in)	1475	1 truck	\$35,000				
Housing Wide	Fees & Costs	1430	209 apartments	\$5,000				
Housing Wide	Administration	1410	3 staff	\$28,900				

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:		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant:
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	9-30-09			9-30-11			
005	9-30-09			9-30-11			
009	9-30-09			9-30-11			
HW	9-30-09			9-30-11			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan		SEE ATTACHMENT "B"			
Part I: Summary					
PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

ATTACHMENT "A"

CAPITAL FUND PROGRAM - 2004

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	
<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: 12/31/2006 <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				

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
--	---	------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2006 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	368,252.00		368,252.00	320,095.48
	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	30,566.80		30,566.80	30,566.80
	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
					Original	Revised	Obligated	Expended	
001	Replace Screen Doors		1460	50 pieces	9,166.80	77,716.80	11,716.80	11,716.80	Complete
003	Remove/Replace Kitchen Cabinets, Faucets and Bathroom Vanities		1460	50 units	162,450.00	160,100.00	160,100.00	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		29,427.00	6,617.04	In Progress
003	Maintenance Garage Plumbing Upgrades		1470	1 building	18,850		18,850.00	18,850.00	Complete
003	Fees & Costs		1430		5,000		5,000.00	5,000.00	Complete
005	Interior Upgrades to walls (005)		1460	3 floors/1 building	16,333.20		16,333.20	16,333.20	Complete
HA-Wide	After School Program/Budget Counseling		1408	149 Units	20,000		20,000.00	19,233.50	In Progress
HA-Wide	Resident Initiatives Coordinator		1408	1 staff	35,000		35,000.00	10,419.94	In Progress
HA-Wide	Administration		1410	3 staff	36,825		36,825.00	36,825.00	Complete

CAPITAL FUND PROGRAM TABLES

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
<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: 12/31/06 <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		35,000.00	0.00
	Management Improvements Hard Costs				
4	1410 Administration	35,769.00		10,000.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000.00		10,000.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	190,928.00	270,928.00	170,928.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	2,000.00		1,236.00	0.00
13	1475 Nondwelling Equipment	3,500.00		0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1501 Collateralization or Debt Service	80,000.00		0.00	0.00

**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
---	--	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/06
 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.....)	357,697.00		227,664	68,009.68
	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		1,236.00	1,236.00
	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
					Original	Revised	Obligated	Expended	
001	Installation of Dining Room Ceiling Fans		1460	75	7,500.00	0.00	0.00	0.00	Removed
001	Removal/Replacement of Tiled Floor Covering		1460	30	112,928.00		112,928.00	4,425.88	In Progress
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	0.00	Removed
003	Installation of Dining Room Ceiling Fans		1460	50	5,000.00	0.00	0.00	0.00	Removed
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		1,236.00	1,236.00	In Progress
HA-Wide	Removal/Purchase of New Phone System in Public Family Housing Management Office		1408	1	8,500.00	7,745.00	7,745.00	7,745.00	Complete
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	20,885.71	20,885.71	0.00	In Progress
HA-Wide	Fees & Costs		1430		10,000.00		10,000.00	10,000.00	Complete
HA-Wide	Administration		1410		35,769.00		10,000.00	10,000.00	Complete
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	0.00	Removed

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
					Original	Revised	Obligated	Expended	
	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 Community Room Carpeting		1460	1 building	18,000.00	9,144.19	9,144.19	8,345.50	In Progress
001	Purchase Screen Doors		1460	50	0	15,000.00	15,000.00	10,532.20	In Progress
005	Interior Decorating/Hallways		1460	1 building	0	8,855.81	8,855.81	8,855.81	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 County	Grant Type and Number Capital Fund Program No: PA26P07550105 Replacement Housing Factor No:	Federal FY of Grant: 2005
--	--	---------------------------

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			

**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
--	---	------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/06
 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				
3	1408 Management Improvements	65,000.00	65,000.00	0.00	0.00
4	1410 Administration	32,500.00	30,500.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00	5,000.00	2,485.51	1,134.37
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000.00	0.00		
10	1460 Dwelling Structures	135,000.00	204,556.00	0.00	0.00
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	2,485.51	1,134.37
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	0.00	0.00

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

PHA Name: Housing Authority of Cumberland County		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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	75,000.00	0.00	
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	0.00	0.00	
Hsg-Wide	Resident Initiatives Coordinator	1408	1 staff	0.00	40,000.00	0.00	0.00	
Hsg-Wide	Resident Services to Provide After-School Program & Budget Counseling	1408	149 units	65,000.00	25,000.00	0.00	0.00	
Hsg-Wide	Administration	1410	3 staff	32,500.00	30,500.00	0.00	0.00	
Hsg-Wide	Fees & Costs	1430	8 sites	5,000.00	5,000.00	2,485.51	1,134.37	

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		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2006	
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			

“Attachment B”

CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN

2007/2008/2009/2010/2011

Development #	Development Name	Description of Improvement	Estimated Cost	Estimated Start Year
001	PH Scattered Site (Family)	Landscaping Upgrades	\$30,000	2008/2009/2010
001	PH Scattered Site (Family)	Individualize Water Meters	\$75,000	2008/2009/2010
001	PH Scattered Site (Family)	Parking Lot Paving/Resealing	\$15,000	2008
001	PH Scattered Site (Family)	Bathroom Upgrades	\$100,000	2007/2008
002	Spring Garden/Pomfret Street (Family)	Individualize Water Meters	\$25,000	2008/2009/2010
002	Spring Garden/Pomfret Street (Family)	Parking Lot Paving/Resealing	\$7,500	2008
002	Spring Garden/Pomfret Street (Family)	Bathroom Upgrades	\$25,000	2008

Development #	Development Name	Description of Improvement	Estimated Cost	Estimated Start Year
003	Grandview/Cherry Courts (Family)	Replacement of Tiled Floor Covering	\$225,000	2007/2008
003	Grandview/Cherry Courts (Family)	Installation of Gutter Guard	\$6,000	2008
003	Grandview/Cherry Courts (Family)	Landscaping Upgrades	\$20,000	2008
003	Grandview/Cherry Courts (Family)	Parking Lot Paving/Resealing	\$10,000	2008
005	Two West Penn (Senior)	Replacement of Window Treatments (Sheers)	\$16,000	2008
005	Two West Penn (Senior)	Removal/Replacement of Kitchen Appliances	\$55,000	2007
005	Two West Penn (Senior)	Replacement of Trash Compactor Dumpster	\$1,500	2007
005	Two West Penn (Senior)	Removal/Replacement of Floor Covering	\$50,000	2007
005	Two West Penn (Senior)	Replace Window Gaskets	\$5,000	2007
009	Chestnut Commons (Senior)	Replacement of Hot Water Heaters	\$3,000	2009
009	Chestnut Commons (Senior)	Replacement of Heating Units	\$10,500	2007
009	Chestnut Commons (Senior)	Removal/Replacement of Kitchen Appliances	\$10,000	2007

Development #	Development Name	Description of Improvement	Estimated Cost	Estimated Start Year
Housing Wide		Fees & Costs	\$20,000	2007/2008/2009/2010/2011
Housing Wide		Residential Services to Provide After-School Program/Budget Counseling	\$100,000	2007/2008/2009/2010/2011
Housing Wide		Replacement of Maintenance Tools	\$50,000	2007/2008/2009/2010/2011
Housing Wide		Resident Initiatives Coordinator	\$200,000	2007/2008/2009/2010/2011
Housing Wide		Truck Purchase w/plow package, detailing & dump insert (trade-in)	\$35,000	2007
Housing Wide		Section 32 Public Housing Homeownership Program	\$450,000	2009/2010/2011

Total Estimated Cost over Next 5 Years = \$1,544,500 (averages \$308,900 per year)

PROJECT	COST
Project 001	\$220,000
Project 002	\$57,500
Project 003	\$261,000
Project 005	\$127,500
Project 009	\$23,500
Housing-Wide	\$855,000
Administration	\$125,000

ATTACHMENT “C”

RESIDENT ADVISORY BOARD MEMBERS

Sadie Arnold, Two West Penn Apartments, Apartment #115, 2 West Penn Street, Carlisle, PA 17013 (Public Senior Housing Tenant)

Jean Frazier, 168 East Pomfret Street, Carlisle, PA 17013 (Housing Choice Voucher Client)

Sarah Parker, 28B South Spring Garden Street, Carlisle, PA 17013 (Public Family Housing Tenant)

Tracy Adams, 36 South Spring Garden Street, Carlisle, PA 17013 (Public Family Housing Tenant)

Andrea Nelson, 1387 Grandview Court, Carlisle, PA 17013 (Public Family Housing Tenant and Tenant Association President)

Marlene Palmer, 307A North Pitt Street, Carlisle, PA 17013 (Public Family Housing Tenant)

Dianna Cutler, 500 Cherry Court, Carlisle, PA 17013 (Public Family Housing Tenant)

Florence C. Mayhugh, 502 Cherry Court, Carlisle, PA 17013 (Public Family Housing Tenant)

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.

Meetings were held for tenant comment on:

February 26, 2007, 6 p.m. at the Family Public Housing Office, 60 West Penn Street, Carlisle, PA 17013

March 14, 2007 at 2:00 p.m. at Two West Penn Apartments, 2 West Penn Street, Carlisle, PA 17013

March 26, 2007 at 6:00 p.m. at the Family Public Housing Office, 60 West Penn Street, Carlisle, PA 17013

Comments/suggestions received from the RAB for the 2007 Annual Plan are as follows:

The RAB was very interested in the modernization projects that are being planned over the next 5 fiscal years. Those seniors in attendance were especially interested in the upgrades to the senior public housing developments.

Residents commended the staff on the amount of work being done at the developments to increase their marketability and not have them look so institutional.

Positive responses were received on the Authority's interest in assisting mental health and mental retardation clients.

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 2007

(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 newsletter is distributed on a semi-annual basis, 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.

Our PHAS score for FY 2005 was 89 (Standard Performer). The Housing Authority has contracted with an independent inspection agency (U.S. Inspection Group) to annually inspect its units based on REAC criteria. 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 semi-annual basis and posted on the agency website. A landlord satisfaction survey will be conducted during 2007.

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 earlier if changes occur.

b. Conduct outreach efforts to potential voucher landlords.

Outreach is being done by providing semi-annual newsletters to landlords and exploring ways to use e-mail for landlord contact.

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. Forty-seven (47) clients expressed interest during 2006. Eighteen (18) of these households signed paperwork to begin the process. During 2006 one client purchased a home. The rest are working on completing the program requirements.

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.

Recent request for designation renewal was submitted and approved 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 22 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.

Attachment “F”

HCV/Public Housing Applicant Preferences

(Bold type denotes proposed language to current preferences as part of the Housing Authority of the County of Cumberland’s 2007 Annual Plan)

The following local preferences established by the Housing Authority of the County of Cumberland are taken into consideration when applications are selected from our Section 8 and Public Housing Waiting Lists. First preference is given to Displaced Persons. Second preference is given equally to Bridge Housing Preference applicants and **MH/MR Clients (#2 and #3)**. Third preference is given to Working Families (#4). Preference is also given to those applicants who live or work in Cumberland County.

1. Cumberland County Redevelopment Authority Displacement - Preference will be given to applicants who have been displaced by any Cumberland County Redevelopment Authority project resulting in their loss of a fixed, regular and adequate nighttime residence.
2. Bridge Housing Preference – Preference will be given to those who are living in a bridge housing facility that has an operating plan acceptable to the Housing Authority. For Family Public Housing ONLY, the family must have completed their service plan or continue their service plan with the bridge housing provider once they have been admitted to a family Public Housing unit. For Section 8 ONLY, a family must provide proof from the bridge housing provider that they have completed their service plan prior to admission to the Section 8 program. This preference will also be given to persons transitioning out of Single Room Occupancy (SRO) facilities operated by homeless providers into neighborhood based permanent housing (Section 8 only).
3. **Preference (for Housing Choice Voucher and Public Housing) will be given to individuals with a diagnosis of mental retardation who are transitioning from a community living arrangement (group home); or from a previous living arrangement (temporary shelter, family home, etc.); or individuals with a priority mental health diagnosis who are transitioning from a Community Residential Rehabilitation (CRR) program and/or have completed an independent living skills assessment with a supported living worker. The referral process will include a recommendation from the individuals Mental Health (MH) Case Manager, Mental Retardation (MR) Support Coordinator or Primary Residential Worker that supports the consumer’s ability to live independently and identifies any supports and services needed for and agreed to by the consumer. Available services and supports include: case management, psychiatric rehabilitation, supports coordination, supportive living, social rehabilitation, financial management, transportation, supported employment, emergency on-call supports, social rehabilitation, and mobile crisis intervention as well as traditional services such as**

outpatient therapy and medication management. It is understood that continuation of mental health services is voluntary by the consumer. The Housing Authority may assist the consumer to contact the appropriate MH or MR base service unit in order to access needed services at any time.

4. Working Family Preference – Preference will be given to those households that have at least 1 adult member who has worked 20 hours a week or more for the past 6 months. (Single parent households may use school or job training hours approved by the Housing Authority to satisfy this requirement.) An applicant household shall be given the benefit of the working family preference if the head of household or spouse is 1.) 62 years of age or older or 2.) receiving Social Security Disability, Supplemental Security Income disability benefits or any other benefits based on an individual's inability to work. In addition, single parent households with children 5 years of age or younger shall receive the benefit of the working family preference.