

1.0	PHA Information PHA Name: <u>Town of Cumberland Housing Authority</u> PHA Code: <u>RI 010</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>176</u> Number of HCV units: <u>384</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the Town of Cumberland Housing Authority is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. The goals of the Town of Cumberland Housing Authority for the next five (5) years include: -Expanding the supply of assisted housing in Cumberland -Maintaining High Scores for Public Housing Management and Housing Choice Voucher Management -Modernizing Public Housing units -Increasing housing choices for HCV participants : Including outreach to potential landlords -Improving the living environment in Public Housing units by increasing security measures -Promote self sufficiency and asset development of assisted families by increasing the number of employed assisted households and by providing services to increase the independence of elderly and disabled families -Ensure Equal Opportunity in Housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability and undertake affirmative measures to provide a suitable living environment and accessible housing to persons with all varieties of disabilities. -Developing a Business Continuity Plan and a resident Emergency Plan -Implementing a Smoke Free Policy for Cumberland Manor -Revision and update of Section 8 Administrative Plan The PHA has made progress in meeting the following goals set in the prior 5 Year Plan: The Cumberland Housing Authority has achieved the following goals that were set in previous 5 Year PHA Plan filed in 2005. We have reduced the number of vacancies at Cumberland Manor by reducing turnover and lease up days. We are consistently at 99%-100% occupancy. We have improved the Public Housing Management Score to 98% and the SEMAP score to 100%. We have done over \$1,000,000 in capital improvements to Cumberland Manor with the assistance of a Fannie Mae modernization loan, in addition to the Capital Fund Program dollars. We have designated Cumberland Manor as an 80% Elderly/20% Disabled public housing building. We have applied for and been granted 29 additional Housing Choice Vouchers for use by disabled individuals who were unable to be housed at Cumberland Manor because of the primarily elderly designation.				

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

1. The Town of Cumberland Housing Authority has revised its Admissions and Occupancy Policy (2008) and Housekeeping Policy (2008). The policies in place regarding wait lists, deconcentration, and unit assignment remain unchanged since the last Annual Plan.

2. The Financial Resources of the Cumberland Housing Authority are as follows: 2009

- Public Housing Operating Fund	- \$492,000
- Public Housing Capital Fund	- \$195,000
- Public Housing Dwelling Rental Income	- \$708,000
-Other (Public Housing) Income	
a. Roof Antennas	\$ 90,596
-ACC for Section 8 Rental Assistance	\$2,430,300
-Administrative Fees Section 8 Asst.	\$270,000

3. The Cumberland Housing Authority has not changed any of our rent determination policies since the last 5-year Plan with the exception of minimum rent. Minimum rent for both Public Housing and HCV participants is now \$50.00.

4. The Cumberland Housing Authority standards and policies with regards to maintenance management and pest eradication are the standards encouraged by HUD. Emergency repairs are made asap but always within 24 hours. Pest infestation is treated as soon as it is recognized. Non Emergency repairs are usually made within 24 hours or as soon as parts and labor are available.

5. The Cumberland Housing Authority's grievance Policy is as follows: Applicants who are denied program access are entitled to review the basis for denial at an informal hearing with the staff and Executive Director. Residents currently on the program are entitled to an informal hearing with either the Property Manager or the Executive Director. An Expedited Grievance Hearing may be offered on a 2- day notice to the tenant and is done by an outside Hearing Officer. A formal Grievance Hearing may be triggered by a failure to follow CHA's procedures and is heard by a hearing office who has 10 days to submit a decision to the CHA.

6.0 6. The Cumberland Housing Authority applied for and was granted an 80% **Elderly Only** housing designation for 142 units out of 176 units on September 28, 2005 at Cumberland Manor. One Mendon Road, Cumberland, RI 02864

7. Community Service and Self Sufficiency is a requirement for any individual who is not elderly or disabled but is receiving housing at Cumberland Manor. The Cumberland Housing Authority also runs a Family Self Sufficiency Program for Section 8 participants. Currently there are 28 families in this program.

8. The Cumberland Manor is located in a low to moderately low crime are. For the safety of the residents all entryways are opened only by electronic key and are monitored by security cameras. Additional security cameras for hallways and common areas are being considered with the Cumberland Housing Authority's future Capital Fund expenditures as noted in the 5 year Action Plan. The Cumberland Housing Authority works closely with the Town of Cumberland Police and Fire Department and yearly meetings are held with residents.

9. The Cumberland Manor Admissions and Occupancy Policy, including the Pet Policy, have been updated in 2008. All residents with pets must bring proof of vaccinations and submit pictures and veterinary statements to the office before bringing a pet into the building. There is a dedicated walking spot for animals outside the building and animals are not allowed to be off leash at any time outside of their apartment.

10. The Cumberland Housing Authority examines its programs on a regular basis to identify any impediments to fair housing choice within those programs, and address those impediments in a reasonable fashion with the resources available to us. The plan for the Cumberland Housing Authority is consistent with the Town of Cumberland Consolidated Plan.

11. The results of the most recent completed Fiscal Year Audit (Year Ended March 31, 2008) are available at the Cumberland Housing Authority Offices located at 573 Mendon Road, Suite #4, Cumberland RI 02864. The report states that "the basic financial statements represent fairly, in all material respects, the financial position of the Authority"

12. The Cumberland Housing Authority has only 176 units of Public Housing and is not required to implement asset management.

13. The Cumberland Housing Authority implemented the Violence Against Women Act Policy in November of 2007. This policy requires all participants in the HCV program (and their landlords) and the Public Housing program to sign an informational brochure stating that they understand the VAWA Policy. The Cumberland Housing Authority will require any victim of domestic violence, dating violence or stalking to certify that the abuse is bona fide, using HUD Form 50066.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The public may review copies of the Cumberland Housing Authority 5-year and Annual PHA Plan at the **Cumberland Manor**, One Mendon Road, Cumberland, RI and **The Town of Cumberland Housing Authority Office** at 573 Mendon Road, Suite #4, Cumberland, RI and copies of the plan may be obtained at **Main Office - Town of Cumberland Housing Authority**, 573 Mendon Road Suite #4, Cumberland, RI.

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</p> <p>Hope VI - not applicable</p> <p>Mixed Finance Modernization or Development – not applicable</p> <p>Demo/Disposition– not applicable</p> <p>Conversion of Public Housing- not applicable</p> <p>Homeownership Programs – not applicable</p> <p>Project Based Vouchers – The Cumberland Housing Authority currently has an agreement with a landlord for 28 project based units. The initial term of the contact will end October 31, 2014 for the 28 units.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>See Attachment</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>See Attachment</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>The Cumberland Housing Authority entered into a CFFP with Fannie Mae on 11/02/07. Currently the CHA has obligated \$57039.56 from our annual CFP allocation for the repayment of this loan.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families on the PHA's Wait List

Public Housing

	# of families	% of total families
Wait list total	130	100%
Extremely low income	92	70.77%
Very low income	31	23.85%
Low income	7	5.38%
Families with Children	4	3%
Families with Disabilities	77	59%
Elderly Families	55	42%
Race - white	124	95%
Race - Black	2	1.50%
Race- American Indian	0	
Race- Asian	0	

The Public Housing Wait List remains open and will not close in 2010/2011

Housing Needs of Families on the PHA's Wait List

Mainstream

	# of families	% of total families
Wait list total	51	100%
Extremely low income	43	84.31%
Very low income	6	11.76%
Low income	2	3.93%
Families with Children	13	23%
Families with Disabilities	51	100%
Elderly Families	8	16%
Race - white	46	90%
Race - Black	5	9.80%
Race- American Indian	0	
Race- Asian	0	

The Mainstream Wait List was closed in October of 2003 - One year Mainstream

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families on the PHA's Wait List

Project Based Wait List

	# of families	% of total families
Wait list total	208	100%
Extremely low income	159	76.44%
Very low income	39	18.75%
Low income	10	4.81%
Families with Children	163	78.00%
Families with Disabilities	38	18.50%
Elderly Families	16	16.00%
Race - white	131	62.98%
Race - Black	26	12.50%
Race- American Indian	3	1.44%
Race- Asian	1	0.48%

The 4 Bedroom Project Based List remains open - All other Project Based lists are closed.

9.0

Housing Needs of Families on the PHA's Wait List

Sec 8 tenant-base assistance

	# of families	% of total families
Wait list total	200	100%
Extremely low income	156	78%
Very low income	33	16.50%
Low income	11	5.50%
Families with Children	150	75%
Families with Disabilities	2	
Elderly Families	4	12%
Race - white	13	6%
Race - Black	160	80%
Race- American Indian	35	17.50%
Race- Asian	3	1.50%
	2	1%

The Section 8 Wait List has been closed since 04/01/2004 and will probably not be reopened in 2010/2011.

<p>9.1</p>	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The Cumberland Housing Authority in conjunction with the Town of Cumberland is trying to develop additional sources of affordable housing, including the acquisition of foreclosed properties. Additionally, we continue to encourage new landlords in Cumberland to participate with the Section 8 program.</p>
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. The Cumberland Housing Authority has achieved the following goals that were set in previous 5 Year PHA Plan filed in 2005.</p> <p>We have reduced the number of vacancies at Cumberland Manor by reducing turnover and lease up days. We are consistently at 99%-100% occupancy.</p> <p>We have improved the Public Housing Management Score to 98% and the SEMAP score to 100%.</p> <p>We have done over \$1,000,000 in capital improvements to Cumberland Manor with the assistance of a Fannie Mae modernization loan, in addition to the Capital Fund Program dollars.</p> <p>We have designated Cumberland Manor as an 80% Elderly/20% Disabled public housing building.</p> <p>We have applied for and been granted 29 additional Housing Choice Vouchers for use by disabled individuals who were unable to be housed at Cumberland Manor because of the primarily elderly designation.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The Cumberland Housing Authority defines the significant amendment and substantial deviation/modification to the PHA Annual Plan as:</p> <ul style="list-style-type: none"> -Changes to rent or admissions policies or organization of the wait list; -Changes to Public Housing Admissions and Occupancy Policy; -Changes to the Section 8 Housing Choice Voucher Administrative Plan; -Changes in the proposed uses of Capital Fund Grant dollars not included in 5 year action Plan; -Changes with regard to disposition, demolition, or conversion of Public Housing stock
<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary		RI010				
PHA Name/Number Authority		Cumberland Housing RI010		Locality (City/County & State) Cumberland, RI		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1
A.	Development Number and Name	Work Statement for Year 1 FFY __2010__	Work Statement for Year 2 FFY <u>2011</u> RI43P010501-11	Work Statement for Year 3 FFY <u>2012</u> RI43P010501-12	Work Statement for Year 4 FFY <u>2013</u> RI43P010501-13	Work Statement for Year 5 FFY <u>2014</u> RI43P010501-14
B.	Physical Improvements Subtotal RI010 - 1 RI010 - 3	Annual Statement	85408.12 32864.52	85408.12 32864.52	85408.12 32864.52	85408.12 32864.52
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other - Fees & Costs		20000.00	20000.00	20000.00	20000.00
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing - Debt Service		57039.36	57039.36	57039.36	57039.36
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		195312.00	195312.00	195312.00	195312.00

Part I: Summary (Continuation) RI010

PHA Name/Number Cumberland Housing Authority RI010		Locality (City/county & State) Cumberland, RI			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1 FFY __2010__	Work Statement for Year 2 FFY __2011__	Work Statement for Year 3 FFY __2012__	Work Statement for Year 4 FFY __2013__	Work Statement for Year 5 FFY __2014__
		Annual Statement				

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year <u>2013</u> RI43P010501-13 FFY <u>2013</u>			Work Statement for Year: <u>2014</u> RI43P010501-14 FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Cumberland Manor	121	85408.12	Cumberland Manor	121	85408.12
	RI010 - 1			RI010 - 1		
	Community Room – flooring and window replacement			Painting of occupied units. Upgrade Security system – hallway cameras		
	Cumberland Manor	55	32864.52	Cumberland Manor	55	32864.52
	RI010 - 3			RI010 -3		
	Community Room – Flooring and window replacement			Painting of occupied units. Upgrade Security system – hallway cameras.		
Subtotal of Estimated Cost			\$118272.64	Subtotal of Estimated Cost \$118272.64		

Part III: Supporting Pages – Management Needs Work Statement(s)		RI010		
Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY 2011		Work Statement for Year: 2012 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	Fees & Costs	20000.00	Fees & Costs	20000.00
	Debt Service	57039.36	Debt Service	57039.36
		Subtotal of Estimated Cost	\$77039.36	Subtotal of Estimated Cost

Part III: Supporting Pages – Management Needs Work Statement(s) RI010				
Work Statement for Year 1 FFY	Work Statement for Year 2013 FFY 2013		Work Statement for Year: 2014 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	Fees & Costs	20000.00	Fees & Costs	20000.00
	Debt Service	57039.36	Debt Service	57039.36
	Subtotal of Estimated Cost	\$77039.36	Subtotal of Estimated Cost	\$77039.36

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Cumberland Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P010501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	30000.00				
8	1440 Site Acquisition					
9	1450 Site Improvement	30000.00				
10	1460 Dwelling Structures	73272.64				
11	1465.1 Dwelling Equipment—Nonexpendable	5000.00				
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.


² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Cumberland Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P010501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant <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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	57039.36			
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	195312.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 10/28/2009		Signature of Public Housing Director _____	
				Date _____	

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Part II: Supporting Pages								
PHA Name: Cumberland Housing Authority			Grant Type and Number Capital Fund Program Grant No: RI43P010501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Cumberland Manor	Fees & Costs							
RI010-1,3	Architectural/Engineering Fees	1430		15000.00				
	Modernization Consulting Fees	1430		14000.00				
	Advertising	1430		1000.00				
Cumberland Manor	Site Improvements							
RI010-1,3	Reseal and Restripe old parking lot	1450		30000.00				
Cumberland Manor	Dwelling Structures	1460		73272.64				
RI010-1,3	Cleaning & Weatherproofing of exterior masonry/ Electrical System Repair & Replacement/Hallway flooring replacement 2nd-8th Floor/Installation of push button/handicapped accessible door for office.							
PHA Wide	Debt Service	9000		57039.36				
Cumberland Manor	Dwelling Equipment							
RI010-1,3	Replacement of community room chairs	1465		5000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Cumberland Housing Authority RI43P010501-10				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Cumberland Manor RI010-1,3	09/14/2012		09/14/2014		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Cumberland Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43S010501-09 (ARRA) Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 ARRA FFY of Grant Approval: 2009	
Type of Grant <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: 09/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	230065.00				
11	1465.1 Dwelling Equipment—Nonexpendable					
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13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Cumberland Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43S010501-09 (ARRA) Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 ARRA FFY of Grant Approval: 2009	
Type of Grant					
<input checked="" 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: 09/30/2009		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	230065.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 10/27/09		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Cumberland Housing Authority			Grant Type and Number Capital Fund Program Grant No: RI43S010501-09 (ARRA) CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 ARRA		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Cumberland Manor RI010 - 1,3	Dwelling Structures Remove and replace cabinets and countertops in @ 50 units.	1460	50	230065.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Cumberland Housing Authority			RI43S010501-09 (ARRA)		Federal FFY of Grant: 2009 ARRA
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Cumberland Manor RI010-1,3	04/20/2010		04/20/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Cumberland Housing Authority		Grant Type and Number Capital Fund Program Grant No: RH43P010501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <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: 09/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	86695.64			
10	1460 Dwelling Structures	4610.00			
11	1465.1 Dwelling Equipment—Nonexpendable	15000.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	11967.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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⁴ RHF funds shall be included here.

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Part I: Summary						
PHA Name: Cumberland Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P010501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <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: 09/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	57039.36		57039.36		
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	195312.00		57039.36		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 10/27/2009		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Cumberland Housing Authority		Grant Type and Number Capital Fund Program Grant No: RI43P010501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Cumberland Manor	Fees & Cost	1430						
RI010-1,3	Architects & Engineering	1430		19000.00				
	Advertising	1430		1000.00				
Cumberland Manor	New Parking Area	1450		86695.64				
RJ010-1,3	Repairs to curbing and sidewalk in existing parking area							
Cumberland Manor RI010-1,3	Cleaning & Weatherproofing of Existing Exterior Masonry	1460		4610.00				
PHA Wide	Debt Service	9000		57039.36		57039.36		
PHA Wide	Replace Computer Server	1475		11967.00				
Cumberland Manor	Range Hoods/ Charcoal - Ductless	1465		15000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Cumberland Housing Authority RI43P010501-09					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Cumberland Manor	09/14/2011		09/14/2013		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Part I: Summary					
PHA Name: Cumberland Housing Authority		Grant Type and Number Capital Fund Program Grant No: R143P010501-08 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval:
Type of Grant <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: 09/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9951.00		9951.00	9951.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	114763.74		114763.74	114763.74
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.


² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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Part I: Summary						
PHA Name: Cumberland Housing Authority		Grant Type and Number Capital Fund Program Grant No: RJ43P010501-08 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2008 FFY of Grant Approval:	
Type of Grant						
<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: 09/30/2009				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	57039.36		57039.36	33272.96	
19	1502 Contingency (may not exceed 8% of line 20)	181755.00		181755.00	157988.60	
20	Amount of Annual Grant:: (sum of lines 2 - 19)					
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 10/28/2009		Signature of Public Housing Director 		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Cumberland Housing Authority			Grant Type and Number Capital Fund Program Grant No: RI43P010501-08 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Cumberland Manor	Dwelling Structures							
RI010-1,3	Replace Building Connector, (new elevator) Replace/Repair Fire Alarm, Electrical Repairs/ Exterior Masonry Repairs/Painting of hallways and doorways	1460		114763.74		114763.74	114763.74	Complete
Cumberland Manor								
RI010-1,3	Debt Service	9000		57039.36		57039.36	33272.96	Complete
Cumberland Manor	Fees & Costs							
RI010-1,3	Architectural & Engineering	1430		9951.00		9951.00	9951.00	In Process

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Cumberland Housing Authority			RI43P010501-08		Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Cumberland Manor	09/16/2010		09/16/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Cumberland Housing Authority Violence Against Women Act Policy

Directive Number FR-5056-N-01 addresses The Violence Against Women Act. The Cumberland Housing Authority in compliance with this directive from HUD has implemented the following policy with regards to this Act.

All new tenants of public housing or Housing Choice Voucher Program are given copies of the Violence Against Women Act brochure. (2006, Nelrod Company) All tenants and landlords are required to read and sign the brochure. CHA then makes a copy of the signed brochure for the file and the tenants and landlords keep the original.

All existing tenants of public housing and the Housing Choice Voucher Program are required to sign the Violence Against Women Act brochure at the time of their yearly recertification. The CHA will retain a copy of the signed brochure for the file.

The Cumberland Housing Authority will require any victim of domestic violence, dating violence, or stalking to certify, using HUD form 50066, that the incidence(s) of threatened or actual abuse is bona fide in determining whether the protections afforded to such individuals under VAWA are applicable.

The Cumberland Housing Authority will adhere to VAWA and will not use domestic violence, dating violence, or stalking, as a basis for denial of assistance or admission to public or assisted housing if the applicant otherwise qualifies for assistance. The Cumberland Housing Authority will also not construe incidents or threats of abuse as serious or repeated violations of the lease or other "good cause" for the termination of assistance tenancy or occupancy rights of a victim of abuse.

Adopted as policy by the Cumberland Housing Authority Board of Commissioners on Resolution 364 dated November 21, 2007.