PHA 5-Year and Annual Plan

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

OMB No. 2577-0226 Expires 4/30/2011

1.0	PHA Information					
	PHA Name:Cumberland Housing Author			PHA Code	:RI010	
	PHA Type: ☐ Small ☐ High	Performing	☐ Standard	☑ HCV (Section 8)		
	PHA Fiscal Year Beginning: (MM/YYYY):					
	, ,					
2.0	Inventory (based on ACC units at time of F	Y beginning i	n 1.0 above)			
	Number of PH units: 176			imber of HCV units: 384		
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3.0	Submission Type					
	5-Year and Annual Plan	Annual F	rlan Only	5-Year Plan Only		
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4.0	PHA Consortia	IIA C	(Ch l- h : if h : \(\alpha \);)	
	PHA Consorua	HA Consorna	: (Check box if submitting a join	nt Pian and complete table bel	ow.)	
					No. of Uni	ts in Each
	Participating PHAs	PHA	Program(s) Included in the	Programs Not in the	Program	
	Turitorpuming TTI 25	Code	Consortia	Consortia	PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 on	ly at 5-Year F	Plan update.			
	-					
5.1	Mission. State the PHA's Mission for serving	ng the needs o	f low-income, very low-income	, and extremely low income fa	milies in the F	PHA's
	jurisdiction for the next five years:					
	Not Applicable- Annual Plan					
5.2	Goals and Objectives. Identify the PHA's	quantifiable g	oals and objectives that will ena	ble the PHA to serve the needs	s of low-incom	ne and very
	low-income, and extremely low-income fam					
	and objectives described in the previous 5-Y	ear Plan.				-
	•					
	Not Applicable- Annual Plan					
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- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
 - 1. The Cumberland Housing Authority has not revised any policies that pertain to Eligibility or Selection and Admissions since the submission of our last annual plan.
 - 2. The Financial Resources of the Cumberland Housing Authority are as follows for 2011:

Public Housing Operating Fund	- \$374864	
Public Housing Capital Fund	- \$162,288	
Public Housing Dwelling Receipts	- \$696,112	
Public Housing Other Income Antennas	- \$ 112,000	
ACC for Section 8 Rental Assistance	- \$2,552,604	
Administrative Fees for Sect 8	- \$ 290,320	

- The Cumberland Housing Authority has not changed any of our rent determination policies since the last annual and 5 year plan
 was submitted. The Cumberland Housing Authority updated our Section 8 Administrative Policy in 2011 but no rent
 determination policies were changed.
- 4. The Cumberland Housing Authority standards and policies with regards to maintenance management and pest eradication are at the standard encouraged by HUD. Pest infestation is treated as soon as it is recognized. Emergency repairs are always made within 24 hours. CHA has implemented a Bedbug Policy in 2011
- 5. The Cumberland Housing Authority's Grievance Policy is as follows: Applicants who are denied program access are entitled to an informal review with the staff and the Executive Director. A formal grievance hearing is available to residents who have been through the informal hearing procedure and are not satisfied with the results. A formal hearing recognizes a hearing officer from outside the authority.
- 6. The Cumberland Housing Authority applied for and was granted an 80% Elderly housing designation for 142 out of 176 units at Cumberland Manor on September 28, 2005. An application for the extension of this plan was filed in 2010 and was granted for an additional 2 years. This is applicable through September of 2012 when a renewal for the designation will be submitted.
- 7. The 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 27 families participating.
- 8. The Cumberland Manor is located in a low to moderately low crime area. 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 funds as noted in the 5 Year Plan. The Town of Cumberland Housing Authority works closely with the Cumberland Police Department and the Valley Falls Fire Department and yearly meetings are held with all the residents. New Resident and Management Emergency Policies were adopted by the housing authority in 2010.
- 9. The Cumberland Manor Admissions and Occupancy Policy (including the Pet Policy) were updated in 2008. All residents with pets must bring in 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 the animals outside the building. No animals are allowed off their leash outside of their apartments.
- 10. The Town of Cumberland Housing Authority examines its programs on a regular basis to identify any impediments to fair housing choice within those programs, and address any 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 fiscal year audit, Year Ending March 31, 2011 are available at the Main Office located at 573 Mendon Road, Suite #4, Cumberland RI. The report has no findings for that fiscal year.
- 12. The Cumberland Housing Authority has only 176 public housing units 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 of 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 and victim of domestic 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.

Copies of the Annual PHA Plan for the Cumberland Housing Authority can be found at the administrative office at 573 Mendon Road, Cumberland, RI 02864 and at the office at Cumberland Manor, One Mendon Road, Cumberland RI 02864.

6.0

7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. Hope IV – not applicable Mixed Finance Modernization or Development – not applicable Demo/Disposition-not applicable Conversion of Public Housing –not applicable Homeownership Programs-not applicable
	Project Based Vouchers – The Cumberland Housing Authority currently has an agreement with a landlord for 28 project based units. The initial term of the contract will end October 31, 2014 for all of the units.
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Attachments
	See Attachments
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, 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.
	See Attachments
8.3	Capital Fund Financing Program (CFFP). ☐ 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.
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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 Familie	es on the PHA's Wa	ait List – PUBLIC HOUSING
Public Housing	# of families	% of total families
Wait list total	96	100%
Extremely low income	65	68%
Very low income	19	20%
Low income	2	2%
Families with children	5	4 %
Families with disabilities	79	82%
Elderly families	10	10%
Race – White	88	90%
- Black	7	8%
- American Indian	1	1%
- Asian	1	1%

The public housing list remains open.

Housing Needs of Families on the PHA's Wait List – PROJECT BASED

Project Based	# of Families	% of total families
Wait list total	130	100%
Extremely low income	113	77%
Very low income	29	19%
Low income	5	4%
Families with children	101	82%
Families with disabilities	22	15%
Elderly Families	10	7%
Race – White	72	55%
- Black	25	19%
- American indian	3	2%
- Asian	0	0%
- No Answer	30	23%

The project based 4 Bedroom list is open. All other project based lists are closed.

Housing Needs of Families on the PHA's Wait List - Sec 8

Section 8 – HCV	#of Families	% of total families
Wait List total	73	100%
Extremely low income	55	75%
Very Low income	15	21%
Low income	3	4%
Families with children	53	74%
Families with disabilities	11	15%
Elderly Families	5	8%
Race – White	61	84%
- Black	11	15%
- American Indian		0%
- Asian	1	1%

The Section 8 list remains closed since 4/1/2004. The list may be opened briefly during 2012/2013 Fiscal year.

9.0

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.

The Cumberland Housing Authority is conjunction with the Town of Cumberland is trying to develop additional sources of affordable housing, including the acquisition of foreclosed properties. We continue to encourage new landlords in Cumberland to participate with the Section 8 program.

Additional Information. Describe the following, as well as any additional information HUD has requested.

(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.

Cumberland Housing Authority is consistently 99%-100% occupied.

2010 Physical Inspection score of 97. 2010 SEMAP score of 100.

10.0

2010 Designated Housing Plan was approved for 2 years. The Plan calls for 80% Elderly and 20% Disabled at Cumberland Manor.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The Cumberland Housing Authority defines the significant amendment and substantial deviation/modification to the PHA Annual Plan as:

- Changes to rent or admissions policies or organization of the wait list;
- Changes to Public Housing Admissions and Occupancy Policy;
- Changes to Section 8 Housing Choice Voucher Administrative Plan;
- Changes in the proposed uses of Capital Fund Grant dollars not included in the 5 year action plan;
- Changes with regard to disposition, demolition, or conversion of Public Housing stock

- 11.0 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.
 - (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)
 - (b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)
 - (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)
 - (d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only)
 - (e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (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, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only)
 - (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only)

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

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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.

Office of Public and Indian Housing OMB No. 2577-0226 U.S. Department of Housing and Urban Development

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

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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.

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

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

Part II: Supporting Pages			AND THE REAL PROPERTY OF THE P	ANNOONE STATE OF THE PROPERTY			A POTA CONTRACTORISMA (VILLAMA NA SERVA ALIMATORIA A SEA A SPORTORISMO TORRO TORRO TORRO TORRO TORRO TORRO TORRO		тей фанались (вередного профессионня выпуска предменення выпуска в
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 $^{^1{\}rm To}$ be completed for the Performance and Evaluation Report or a Revised Annual Statement. $^2{\rm To}$ be completed for the Performance and Evaluation Report.

form HUD-50075.1 (4/2008)

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

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Don't III. Implementation	DLIA Mosses Control of the Art	FITA Name: Cumberland Housing Authority	Development Number Name/PHA-Wide Activities		Cumberland Manor	RI010-1,3										

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.

form HUD-50075.1 (4/2008) Page5

Part I: S	ummary					
	e: Cumberland Housing	Grant Type and Number Capital Fund Program Grant No: RI43P010 Replacement Housing Factor Grant No: Date of CFFP:	0501-10		1	FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of G ☐ Origin ☐ Perfor		Reserve for Disasters/Emergencies for Period Ending: 09/30/2011		☐ Revised Annual Statement (revis☐ Final Performance and Eva	luation Report	
Line	Summary by Development A		Total E	stimated Cost		Actual Cost 1
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exce	eed 20% of line 21) 3				
3	1408 Management Improveme	nts				
4	1410 Administration (may not	exceed 10% of line 21)				
5	1411 Audit					
6	1415 Liquidated Damages	4-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1				
7	1430 Fees and Costs		16000.00		16000.00	11234.48
8	1440 Site Acquisition					
9	1450 Site Improvement		30000.00		30000.00	12615.00
10	1460 Dwelling Structures		90442.64		90442.64	68575.00
11	1465.1 Dwelling Equipment—	Nonexpendable				
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demons	stration				
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.

Part I: S	ummary					
PHA Nam Cumberla Housing A	drant Type and Number Grant Type and Number Grant No. B1/(2D010501-10)				FY of Grant:2010 FY of Grant Approval: 2010	
Type of G	rant					
	inal Annual Statement Reserve for Disasters/Emergenc	ies		☐ Revise	ed Annual Statement (revision no:)
Perfo	ormance and Evaluation Report for Period Ending: 09/30/2011			□ F	final Performance and Evaluation Rep	
Line	Summary by Development Account		Total Estimated Cost			Actual Cost 1
		Origina	1	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)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	193482.00			193482.00	125697.44
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					
Signatur	re of Executive Director Date	10/19/2011	Signature of Pul	olic Housi	ing 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 Page									
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 Wor Categories	k Development Account No.			Total Estimated Cost		Total Actual Cost		
				Original	Revised 1	Funds Obligated ²	Funds Expended ²		
Cumberland Manor	Fees & Costs				 		 		
RI010-1,3	Architectural Engineering Fees	1430		15000.00		15000.00	10234.48	In Process	
	Advertising	1430		1000.00		1000.00	1000.00	In Process	
Cumberland Manor	Site Improvements								
RI010-1,3	Reseal & Restripe old parking area	1450		30000.00		30000.00	12615.00	In Process	
Cumberland Manor	Dwelling Structures								
RI010-1,3	Cleaning and Weatherproofing of extermasonry. Replace common area floor on Floors 2-8. Electrical System upgrapush button handicapped accessible defor office and community room.	ing ade.		90442.64		90442.64	68575.00	In Process	
PHA Wide	Debt Service	9000		57039.36		57039.36	33272.96	In Process	

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

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² To be completed for the Performance and Evaluation Report.

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

Part III: Implementation Sch	nedule for Capital Fund	Financing Program			
PHA Name: Cumberland Ho	Federal FFY of Grant: 2010				
Development Number Name/PHA-Wide Activities		d Obligated Ending Date)	All Fund (Quarter I	s Expended 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	07/14/2012		07/14/2014		

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.

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Part I: S	Summary					
PHA Nam Authority	I	Grant Type and Number Capital Fund Program Grant No: RI43P010: Replacement Housing Factor Grant No: Date of CFFP:	501-11			FFY of Grant: 2011 FFY of Grant Approval:
	rant al Annual Statement mance and Evaluation Report fo	sion no:) luation Report				
Line	Summary by Development Acc	count		stimated Cost		l Actual Cost 1
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds			To the second se		
2	1406 Operations (may not exceed	d 20% of line 21) ³				
3	1408 Management Improvement	is				
4	1410 Administration (may not ex	sceed 10% of line 21)				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		15000.00			
8	1440 Site Acquisition					
9	1450 Site Improvement		90248.00			
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—No	onexpendable				
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstr	ation				
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.

Part I: S	Summary					
PHA Nam Cumberla Housing A	Grant Type and Number Capital Fund Program Grant No. RI43P010501-11				FFY of Grant:2011 FFY of Grant Approval:	
Type of G	rant					
Origi	inal Annual Statement Reserve for Disasters/Emerg	gencies		□ Re	evised Annual Statement (revision no:)
Perfo	ormance and Evaluation Report for Period Ending:			□ Fi	nal Performance and Evaluation Report	
Line	Summary by Development Account			mated Cost		Actual Cost 1
		Origin	al	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)	162288.00			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					
Signatur	re of Executive Director Da	nte 10/19/2011	Signati	ire of Public Ho	using 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 Page	S		kadi kindi ili kili hakilanin mili mili kada mili naharah ikumu sahaban kindi siha ahanna muonu muunu sususa su							
PHA Name: Cumberland Housing Authority			Grant Type and Number Capital Fund Program Grant No: RI43010501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2011			
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		1430		12500.00					
	Advertising		1430		2500.00					
Cumberland Manor	Site Improvement	***************************************								
RI010-1,3	Replace old parking area lighting		1450		90248.64					
PHA Wide	Debt Service		9000		57039.36					

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 Sch	edule for Capital Fund	l Financing Program			
PHA Name: Cumberland Ho		Federal FFY of Grant: 2011			
Development Number Name/PHA-Wide Activities		d Obligated Ending Date)		s Expended 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	07/14/2013		07/14/2015		
RI010-1,3					

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.

Expires	4/30/201
	11001201

Part I: S						
PHA Nam Authority	e: Cumberland Housing	Grant Type and Number Capital Fund Program Grant No: RI43P0 Replacement Housing Factor Grant No: Date of CFFP:	10501-12			FFY of Grant: 2012 FFY of Grant Approval:
Perfor	al Annual Statement Emance and Evaluation Report			☐ Revised Annual Statement (re☐ Final Performance and Evalu	ation Report	
Line	Summary by Development A	Account		Estimated Cost		tal Actual Cost
1	Total non-CFP Funds		Original	Revised ²	Obligated	Expended
2	1406 Operations (may not exc	eed 20% of line 21\3				
	`					
3	1408 Management Improveme					
4	1410 Administration (may not	exceed 10% of line 21)				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		10000.00			
8	1440 Site Acquisition	В				
9	1450 Site Improvement					
10	1460 Dwelling Structures		95248.00			
11	1465.1 Dwelling Equipment—	Nonexpendable				
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	t				
14	1485 Demolition					
15	1492 Moving to Work Demons	stration				
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.

Part I: S	ummary					
PHA Nam Cumberla Housing A	nd Grant Type and Number Capital Fund Program Grant No. P143P010501-12				FFY of Grant:2012 FFY of Grant Approval:	
Type of G						
	inal Annual Statement Reserve for Disasters/Emergen	cies		☐ Rev	ised Annual Statement (revision no:)
	rmance and Evaluation Report for Period Ending:		~~~		al Performance and Evaluation Report	
Line	Summary by Development Account		~~~~~	imated Cost		Actual Cost 1
		Origina	1	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)	162288.00				
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		***************************************			
Signatur	e of Executive Director Date	10/19/2011	Signatu	ire of Public Hou	sing 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 Page	병									
		Capital CFFP (Grant Type and Number Capital Fund Program Grant No: RI43010501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2012			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories		Development Account No.	Quantity	Total Estin	nated 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		1430		9000.00			1	1	
	Advertising		1430		1000.00					
Cumberland Manor	Dwelling Structures		1						<u> </u>	
RI010-1,3	Building Exterior Clean/Repair/Weatherproof Electric and Water System Up	grades	1460		95248.64					
PHA Wide	Debt Service		9000		57039.36					
			<u>1 </u>	1	<u> </u>	L	l		<u> </u>	

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.

PHA Name: Cumberland Ho	Federal FFY of Grant: 2012				
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)			s Expended 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	07/14/2014		07/14/2016		
RI010-1,3					

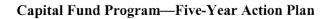
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Par	Part I: Summary							
PHA Name/Number			Locality (City/	County & State)	☐ Original 5-Year Plan ☐ Revision No:			
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY2013	Work Statement for Year 3 FFY2014	Work Statement for Year 4 FFY2015	Work Statement for Year 5 FFY2016		
В.	Physical Improvements Subtotal RI010-1 RI010-3	Assuss Susemen	20000.00 65248.64	56264.00 28984.64	56264.00 28984.64	56264.00 28984.64		
C. D.	Management Improvements PHA-Wide Non-dwelling Structures and Equipment							
E. F. G.	Administration Other – fees & costs Operations		20000.00	20000.00	20000.00	20000.00		
H. I.	Demolition Development							
J.	Capital Fund Financing – Debt Service		57039.36	57039.36	57039.36	57039.36		
K.	Total CFP Funds Total Non-CFP Funds							
M.	Grand Total		162288.00	162288.00	162288.00	162288.00		

Par	Part I: Summary (Continuation)						
PHA	Name/Number		Locality (City/county & State)		Original 5-Year Plan Revision No:		
Α.	Development Number and Name	Work Statement for Year 1 FFY	Work Statement for Year 2 FFY	Work Statement for Year 3	Work Statement for Year 4 FFY	Work Statement for Year 5 FFY	
		Assassas Sastement					

Part II: Sup	porting Pages – Physic		nent(s)			
Work	Work Statement for Year2013_				ement for Year:2014	
Statement for	FFY 2013				FY 2014	
Year 1 FFY	Development	Quantity	Estimated Cost	Development	Quantity	Estimated Cost
_2012	Number/Name	прилагрия		Number/Name		
	General Description of	PARAMETER		General Description of		
	Major Work Categories			Major Work Categories		
	Cumberland Manor RI010-1	121	20000.00	Cumberland Manor RI010-1	121	56264.00
11/1/14/66/68/1///	Electric and water			Community Room Floor		
	system			& Window		
	upgrades/Painting of			Replacement/Remodel	1	
	occupied units					
///shapeneen///						
	Cumberland Manor	55	65248.64	Cumberland Manor	55	28984.64
	RI010-3			RI010-3		
	Electric and water			Community Room Floor		
	system			& Window		
	upgrades/Painting of			Replacement/Remodel		
	occupied units					
	A CONTRACTOR OF THE PROPERTY O					
				-		
	Criht	otal of Estimated Cost	\$85248.64	Subti	otal of Estimated Cost	\$85248.64
	Saou	otal of Estimated Cost	\$0J270.UT	Suon	our or Estimated Cost	

Work Statement for	porting Pages – Physica Work Staten FF	nent for Year2015		Work Statement for Year:2016 FFY 2016		
Year 1 FFY	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Cumberland Manor	121	56264.00	Cumberland Manor	121	56264.00
///Xooosos///	RI010-1			RI010-1		
Statoment	Upgrade Security System-Hallway and parking lot cameras/Community Room Remodel			Weatherization of Exterior Bld. Masonry		
	Cumberland Manor	55	28984.64	Cumberland Manor	55	28984.64
	RI010-3			RI010-3		
	Upgrade Security System Hallway and parking lot cameras/Community Room Remodel			Weatherization of Exterior Building Masonry		
					1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998	
	Subtotal of Estimated Cost		\$85248.64	Subtot	tal of Estimated Cost	\$85248.64



Part III: Sup	pporting Pages – Management Needs Wor	k Statement(s)			
Work Statement for	Work Statement for Year2013 FFY 2013		Work Statement for Year:2014		
Year 1 FFY		Fatiment 1 Cont	FFY 2014		
2012	Development Number/Name	Estimated Cost	Development Number/Name	Estimated Cost	
07777111111	General Description of Major Work Categories		General Description of Major Work Categories		
	RI010-1,3		RI010-1,3		
///Xxxxxx	Fees & Costs	20000.00	Fees & Costs	20000.00	
///\$xx\$xxxxxxxxx///					
	Debt Service	57039.36	Debt Service	57039.36	
	Subtotal of Estimated Cost	\$77020.26	Subtatal of Estimated Cont	\$77020.26	
	Subtotal of Estimated Cost	\$77039.36	Subtotal of Estimated Cost	\$77039.36	

Work	pporting Pages – Management Needs Work			
	Work Statement for Year 2015	documentament and a second and a	Work Statement for Year:2016	
Statement for	FFY 2015		FFY 2016	
Year 1 FFY	Development Number/Name Estimated Cost		Development Number/Name Estima	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	General Description of Major Work Categories		General Description of Major Work Categories	
	RI010-1,3		RI010-1,3	
///XxxxxxxxX////	Fees & Costs	20000.00	Fees & Costs	20000.0
/\$3tan+2704274				
	Debt Service	57039.36	Debt Service	57039.3
				3,037.3
				· · · · · · · · · · · · · · · · · · ·
<i>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</i>				
	Subtotal of Estimated Cost	\$77039.36	Subtotal of Estimated Cost	\$77039.36

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.