

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.
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A.1	<p>PHA Name: <u>Housing Authority of the City of Cumberland, Maryland</u> PHA Code: <u>MD005</u></p> <p>PHA Plan for Fiscal Year Beginning: <u>04/01/2015</u></p> <p>PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public at the Housing Authority of the City of Cumberland Central Office, 635 East First Street, Cumberland, MD 21502.</p> <p>The public may reasonably obtain additional information on the Housing Authority of the City of Cumberland policies contained in the standard Annual Plan, but excluded from their streamlined submissions by contacting the Central Office.</p> <p>The most recent 5-Year Plan and any updates are posted at the offices of: Jane Frazier Village, Fort Cumberland Homes, John F. Kennedy Homes, Queen City Tower and Banneker Gardens as well as the central office of the Housing Authority of the City of Cumberland. A copy of the 5-Year plan sand any amendments are posted on the official Housing Authority website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="203 1333 1474 1612"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Not Applicable</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:						Not Applicable																							
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
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B.1	<p>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.</p> <p>The Housing Authority of the City of Cumberland's (HACC) mission is to ensure safe, decent, sanitary, affordable and well-maintained housing at a fair market rent; to create opportunities for residents' self-sufficiency and economic independence; and to assure fiscal integrity by all low, very low and extremely low-income program participants.</p>
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B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low- income, and extremely low- income families for the next five years.

Goals and Objectives for 2015 - 2019

Goal 1: Improve the quality of assisted housing.

- A. Maintain the current HUD REAC High Performer designation and continue efforts to improve upon that score which reflects Management, Maintenance, Finance and Capital Fund operation quality.
- B. Investigate and consider the designation of John F. Kennedy Apts. or Queen City Tower for the Elderly and/or disabled.
- C. Perform building and unit modernization to all developments to improve overall appearance.
- D. Work with tenants to improve housekeeping of units.

Goal 2: Expand the supply of assisted housing.

- A. Promote and provide homeownership opportunities.
- B. Leverage private or other public funds to create additional housing opportunities.
- C. Expand development of housing to provide housing opportunities for low to middle income families.
- D. Construct and sell townhouses at Cornerstone Hill to buyers <120% AMI.

Goal 3: Promote self-sufficiency and asset development of assisted households.

- A. Increase the number and percentage of employed persons in assisted families.
- B. Continue to pursue, support and advertise self sufficiency opportunities, activities and initiatives for public housing residents including a permanent Resident Service Coordinator for families.
- C. Explore options for providing supportive services for elderly and families with disabilities.
- D. Work with residents to establish new or strengthen existing resident organizations at all developments.

Goal 4: Provide Improved Living Environment.

- A. Install security cameras in developments where they are not currently present or not in sufficient number to provide enhanced security.
- B. Complete the implementation of smoke-free public housing at designated buildings at Jane Frazier Village and Fort Cumberland Homes.
- C. Periodic meetings with Cumberland Police Department and ongoing participation with the Safe Streets Initiative.
- D. Remodeling of units and public areas in developments to present a more modern appearance.

Goal 5: Ensure equal opportunity in housing for all Americans.

- A. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex familial status, and disability.
- B. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
- C. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
- D. Increase the number of affordable housing units that meet ADA standards.

Goal 6: To apply for and use Community Development Block Grant funding for improvements.

- A. Infrastructure Improvements: sidewalk and curb replacement around public housing developments; Replacement of parking lot and alley beside of Queen City Tower; installation of sidewalks, water lines, sewer lines and pavement for Robert Street development; enlargement of JFK parking lot.
- B. Recreation Improvements: construct new playground at Fort Cumberland Homes.
- C. Crime Prevention/Security: installation of video surveillance cameras at Jane Frazier Village, Fort Cumberland Homes and Baneker Gardens; replace door locks and key card systems to enhance access and security.
- D. Affordable Housing: construction of 2-5 units of affordable for sale housing on Roberts Street; acquisition of property in the Rolling Mills area for expansion of public housing units and a new community center; acquisition of additional property at Roberts Street for new development; funding of Resident Services Coordinator position to assist residents with services and housing needs.
- E. Renovation and Rehabilitation: renovation of all units at all developments except Baneker Gardens.

Goal 7: Pursue and implement administrative improvements.

- A. Identify training needs and continue to provide monthly staff training.
- B. Perform bi-annual review of all policies and procedures to ensure current regulations and needs are met and to ensure consistent implementation.
- C. Consider contracting maintenance and management of other affordable housing properties.

Goal 8: Submit Applications to HUD for the conversion of all Public Housing Developments to the Rental Assistance Demonstration (RAD) program to assist in meeting several of the above goals.

B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Goal 1: Improve the quality of assisted housing.</p> <ul style="list-style-type: none"> A. HACC has been a consistent HUD REAC High Performing agency since the inception of the measurement tool with the scores for the past two years being 95%. B. John F. Kennedy Homes was originally referred to as an elderly development within the development documents. The designation for Elderly and/or disabled continues to be researched. C. Building and unit modernization for all developments is proposed to be completed through the RAD program. <p>Goal 2: Expand the supply of assisted housing.</p> <p>A total of 35 townhomes have been constructed at Cornerstone Hill and sold to buyers <120% AMI. Three additional units are under construction with a 5/31/2017 completion date.</p> <p>Goal 3: Promote self-sufficiency and asset development of assisted households.</p> <ul style="list-style-type: none"> A. HACC was awarded a three year ROSS grant for a Service Coordinator for our family developments who has assisted many assisted families to increase the number of employed. B. The Service Coordinator continues to pursue, support and advertise self sufficiency opportunities, activities and initiatives for public housing and has had moderate success with several programs. C. Supportive services for elderly and families with disabilities have been discussed with the State Office on Aging as well as local Disability Service Agencies with local support present. D. Extensive efforts have been made to establish new or strengthen existing resident organizations at all developments with minimal success. <p>Goal 4: Provide Improved Living Environment.</p> <ul style="list-style-type: none"> A. Security cameras and recording devices have been installed in all developments to provide enhanced security. B. Smoke-free public housing has been established at a portion of Jane Frazier Village and Fort Cumberland Homes. C. Periodic meetings continue to occur with Cumberland Police Department and we are actively participating in not only the Safe Streets Initiative but also other law enforcement activity on the developments. D. Remodeling of units and public areas in developments to present a more modern appearance will take place through the RAD program. <p>Goal 5: Ensure equal opportunity in housing for all Americans.</p> <p>The HACC conducts all actions and applies affirmative measures to ensure access to assisted housing and to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. Affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required are conducted and the number of affordable housing units that meet ADA standards will be increased with the conversion to the RAD program..</p> <p>Goal 6: To apply for and use Community Development Block Grant funding for improvements.</p> <p>The HACC has applied and been successful for CDBG funds in 2015 for installation of video surveillance cameras at Jane Frazier Village, and 2016 for sidewalk and curb replacement around Jane Frazier Village. Recent Capital Fund Program funding has allowed for the replacement of the parking lot at Queen City Tower, replacement of door locks at Queen City Tower and the installation of Security cameras and recording devices at Fort Cumberland Homes and Banneker Gardens. Construction of a new playground at Fort Cumberland Homes will be accomplished through the RAD program..</p> <p>Goal 7: Pursue and implement administrative improvements.</p> <ul style="list-style-type: none"> A. Staff training is provided on a monthly or bi-monthly basis on safety and educational topics. B. All policies, procedures and forms have been reviewed within the past two years to ensure current regulations and needs are met and to ensure consistent application. <p>Goal 8: RAD Applications for all developments were submitted in November 2015, accepted and placed on the waiting list. CHAP's were received on 1/10/2017 for Fort Cumberland Homes and John F. Kennedy Homes. The Housing Authority Board of Commissioners formally accepted the CHAP's and planning has begun.</p>
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<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>Addendum F to the Residential Lease Agreement is provided to all residents which details goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. A copy is attached.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Substantial Deviation and Significant Amendment or Modification are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners. Any change to the policies or activities described in the Plan will be subject to a full public hearing and HUD review before implementation.</p> <p>An exception to this definition will be made for any amendment or modification that is adopted to reflect changes in any regulatory requirements; such changes will not be considered significant amendments. As part of the Rental Assistance Demonstration (RAD) the definition of a substantial deviation from the PHA Plan is to exclude the following RAD-specific items:</p> <ul style="list-style-type: none"> A. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; B. Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; C. Changes to the construction and rehabilitation plan for each approved RAD conversion; and D. Changes to the financing structure for each approved RAD conversion.
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> A few questions were asked but no comments or recommendations made.</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. Signed Certification is Attached.</p>

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.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. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

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, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.
