

WELCOME & INTRODUCTIONS

PURPOSE OF MEETING

The purpose of this meeting is to provide the residents with:

1. An overview of the past 30 Days - what has taken place since the last meeting in February 2017
2. Information on the Proposed Changes & Improvements planned for the development
3. Moving Forward - What will be happening in the coming two years

OVERVIEW OF THE PAST 30 MONTHS

PREVIOUS EVENTS

January 2017 CHAP was issued by HUD

All tenants present in January 2017 as well as those who have moved in since then have each received two documents: 1) The RAD General Information Notice (GIN) and 2) the RAD Information Notice (RIN). If anyone did not receive these please see Debra Brooks.

February 2017 two Resident Meetings conducted to inform residents

April 2018 – the Previous developer, primary architect and construction firm were terminated due to poor performance, poor knowledge and incompatibility.

NEW DEVELOPMENT TEAM

May 31, 2018 – HUD RAD officials request MS. Vicki Vaughn to visit our site to determine the feasibility and need to grant our request to continue or planned projects.

June 20, 2018 - Chesapeake Community Advisors (CCA) of Baltimore submit a Request for Qualifications to be considered as our advisors

July 18, 2018 – Board approves entering a contract with CCA which included Ms. Vaughn.

August 1, 2018 – staff of Chesapeake Community Advisors of Baltimore traveled to Cumberland to meet with us for the first time and visited our proposed sites

September 11, 2018 – CCA and Housing met with DHCD on proposed development

October 16, 2018 – Housing staff and architect traveled to Baltimore to view other DHCD funded and RAD converted properties. Executed contracts with CCA for work at Fort Cumberland Homes

November 12, 2018 – Senior DHCD official and engineer traveled to Cumberland on their holiday to visit proposed redevelopment sites and previous work sites of EADS Architects, East Hills Engineering and Belt Construction Group and to meet with their representatives. As a result, DHCD approved

EADS Architects, East Hills Engineering and Belt Construction Group to officially serve in their specialties as our team members. The Cumberland Housing Alliance is serving as Developer with technical and financial assistance provided by the Chesapeake Community Advisors of Baltimore.

NEW DEVELOPMENT ACTIVITIES

During the period of November 12, 2018 – May 2019 the following actions were either: 1) reviewed, updated and completed from the previous development period or 2) were started new and completed.

Property survey was completed with over 50 previous deeds combined into one clean deed with no restrictions.

A Physical Needs Assessment, Energy Audit, Environmental Assessment were conducted by third party professional firms.

Testing was conducted for Asbestos, Lead Based Paint, Radon by third party professional firms.

All renovations have been engineered and designed based upon or in accordance with local, State and Federal laws, Uniform Building Code, National Electrical & Plumbing Code, Maryland Department of Housing and Community Development housing rehabilitation requirements, and Americans with Disability Act/Section 504 Uniform Federal Accessibility Standards.

East Hills and EADS made the necessary changes to the previous designs to provide Belt with the information to establish a revised budget.

May 10, 2019 – Designs, financial needs, plans, documents, etc. were submitted to DHCD for review.

PRELIMINARY PROJECT APPROVAL

August 28, 2019 – Kick off meeting with DHCD – Program Director informed his team to make this happen and is needed.

September 2019 - City and County issued new Cooperation Agreements for FCH and RBC

October 2019 – HUD makes some program changes and final adjustments are being made to design and the actual products to be used.

PROPOSED CHANGES & IMPROVEMENTS

- Unit Changes – see attached
- Twelve units being downsized from 2BR to 1BR creating a converting lost bedroom to storage
- Community Center: features a common area with table and chairs for Resident and council activities; computer center, small kitchen, rear patio, site office, security office.
- Four ADA units

- Two Hearing impaired units

Exterior:

- New roofs with three separate colors
- New white double hung insulated glass windows
- New 6 panel front and rear entry doors and hardware
- Porch over the front unit entrance with ceiling light on dusk to dawn
- Vinyl siding replaced with colored Hardy Board siding
- New large rear patio with devise implanted in concrete for chaining down grills, bikes, etc.
- Ground floor panel under windows to remain but will be painted to match siding and doors for that building
- Creation of Community Center with new mailboxes mounted under a porch protection next to office type and location
- Removal of the dumpster in front of building 9 at the project entrance with two dumpsters located by building 5 as current with a privacy panel installed around and above
- Dumpster at building 1 to be relocated and away from building
- New project signage and aluminum fence to replace area at Lamont Street/Blvd area
- Walks at the rear of some buildings will be removed to afford more green space
- Replacement of a small section of storm water drains
- New walks and repaving in many areas
- Additional video surveillance
- New electrical and gas distribution lines to buildings
- Clothes lines, storage sheds and fences will be removed and housing will perform all grounds work.

Interior:

- Kitchen: new cabinets, counters, wall coverings and appliances
- Laundry: washer and dryer hookups to be located side by side with some units receiving small closet
- Bathroom: New shower surround, medicine cabinet,
- New no wax luxury vinyl flooring throughout the unit
- Electrical upgrade to unit with additional fixtures
- All lighting replaced with LED fixtures
- New individual unit-controlled heating and central air conditioning

MOVING FORWARD

October 2019 - Final submission to DHCD and Financing Plan submission to HUD

The official “RAD Closing” on the deal is tentatively scheduled for March 2020

The development will then operate under “Public Housing” and HUD Section 8 Project Based Rental Assistance/Tax Credit until the last tenant has been moved into a rehabilitated unit at which time Public Housing is done. These two programs operate similar and almost exact on the tenant side.

REVISED DEVELOPMENT

Fort Cumberland Homes will then become RIVER BEND COURT, LP

- The Housing Authority of the City of Cumberland, Maryland is the Sole Owner of Cumberland Housing Alliance, Inc.
- Cumberland Housing Alliance, Inc. is the Sole Member of River Bend Court, LLC
- River Bend Court, LLC is the General Partner in RIVER BEND COURT, LP

Rent and Utilities

Rent – residents will see no change as rent is still calculated as 30% of income. No longer will be flat rents or

Rent Collection – a deposit box will be present on site to place rents into.

Utilities – since residents will have control of their heat and air conditioning, they will be responsible for paying the Gas and Electric bills. New Utility Allowances have been calculated based upon the new equipment to be installed and will be implemented upon move-in to the new unit. Any tenant having unpaid Columbia Gas accounts will need to get them paid or you will not be able to get the gas hooked up.

Relocation Plan – the relocation plan was reviewed with those present

- No new move-ins being processed
- Renovations will be starting in buildings with a large vacancy to minimize temporary relocation needs
- Temporary relocation to last approximately 4 months
- approximately 10 families will move temporarily the permanently
- all tenants will be moving from their units
- Very few families will return to their original units – estimated at 5 (2 4BR)

Timeline

- Start of construction is anticipated to be April 1, 2020 and completed by September 2021
- 90 Days prior to construction the first people to transfer will be notified

Relocation Coordinator

- Search ongoing now
- Will meet with each family to complete a worksheet of needs
- Will Meet at 90, 60, 30- and 5-day periods
- Will coordinate events on the day of move
- Will assist in the transfer of utilities, change of addresses, etc.