

# Housing Authority of the City of Cumberland

## Public Hearing

### Five Year PHA and CFP Plans

**Date & Time:** November 14, 2019 @ 10:00 a.m.

**Location:** Jane Frazier Village Community Room

**Attendance:** (See attached sign in sheet)

The Public Hearing was called to order by Steven Kesner, President/CEO as per the advertised date, time and location published in the Notice of Public Hearing which appeared in the Cumberland Times News on September 23, 2019, on the Cumberland Housing Group website during the entire period, posted in all business/site offices and was published in the October and November Resident Newsletters which was distributed to all households.

The Notice of Public Hearing also announced that the 5-Year Plans and associated documents were available for public review for the following 45 days at the Cumberland Housing Group Main Office located at 635 E. First Street, Cumberland Monday thru Friday 8:00 – 4:00. It is also available on our website at [www.cumberlandhousing.org](http://www.cumberlandhousing.org).

CEO Kesner provided a brief overview of the purpose of a 5-Year Plan and the purpose that it serves both HUD, the residents, the City, and the Housing Authority of the City of Cumberland (HACC). The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals which the Housing Authority submits to HUD once every 5th PHA fiscal year. The HACC is considered a Qualified Public Housing Authority since it has fewer than 550 units and is not designated troubled. This designation permits streamlining, a reduction in requirements and the elimination of the submission of an annual plan.

The last 5-Year plan was developed in 2014 and effective 4/1/2015. Since that time, there have been two significant amendments to the plan. The first was to include the participation in the Rental Assistance Demonstration (RAD) project and the second authorized the HUD transfer of the Housing Authority of Allegany County into the Housing Authority of the City of Cumberland.

#### **Purpose of the Public Hearing:**

CEO Kesner explained that this Public Hearing is for the purpose of obtaining comments from residents and the public concerning the following three items:

**1. Five Year PHA Plan for the Period of 4/1/2020 – 3/31/2025**

**2. Five Year Rolling Capital Fund Plan for the Period of 4/1/2019 – 3/31/2023**

This plan is a Rolling Five Year Plan and is updated annually. This year, the plan not only includes the plans for 2023 but also incorporates the reformatting required due to the HUD EPIC online reporting system and also incorporates the former Housing Authority of Allegany County developments into the plan. It also adds the recently awarded Lead Based Paint Grant from HUD.

### **3. Revisions to the Admissions and Continued Occupancy Plan (ACOP)**

- A. The first change incorporates the HUD required addition of the Public Housing Over Income Limit established under the Housing Opportunity Through Modernization Act of 2016. This policy was distributed to the attendees and explained. It is required to be placed into the ACOP.
- B. Second, the Table of Contents was slightly adjusted for the one large change and the procedures listed on page 4 were reordered.

#### **Public Comments**

During the review period, there has been one resident of Willow Valley who reviewed the plan and the President of the Fort Cumberland Homes development took several copies for distribution to the residents.

CEO Kesner advised everyone present to feel free to offer any comments, ask any questions or make suggestions concerning these three documents and their contents. He also advised the attendees that all suggestions, comments, etc. will be recorded and made available as part of the plan per HUD requirements.

Since there was no attendance from the public, there were no comments or questions.

The Board of Commissioners will review the comments received here and from the previous Resident Advisory Board meeting before approving a final version of the documents and submission to HUD for their approval.

The Public Hearing was declared closed at 10:10 a.m.

Respectfully Submitted,

Carole Moreland, Recorder