

Resident Advisory Board Mtg.

9/25/19 @ 10:00 a.m.

The Resident Advisory Board (RAB) met on September 25, 2019 at 10:00 a.m. in the community room of Jane Frazier Village.

Residents were welcomed and thanked for their time and interest in participating. Key staff members are also present based upon previous RAB requests and to gain knowledge of the plan process. See the attached sign in sheet for a record of the attendance. Donuts, fruit, juice and coffee were provided by the Housing Authority for the attendees.

Purpose of a RAB

CEO Kesner provided a brief overview of the Resident Advisory Board structure and its intended purpose. He then proceeded to explain to the group 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 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.

Meeting Purpose

CEO Kesner explained that there are three main items which will be reviewed during this meeting and that everyone should feel free to offer any comments, ask any questions or make suggestions as we move through the review as that is the purpose of this meeting. He did ask that we try to stay on topic and to refrain from talking about any individual. He also advised the attendees that all suggestions, comments, etc. from the Advisory Board will be recorded and made available as part of the plan per HUD requirements. With that the presentation began.

1. A review of the 5-Year Public Housing Plan for the period of 4/1/2020 – 3/31/2025. All attendees were provided an advance copy of the 5 Year Plan for their review prior to the meeting. During this meeting the plan was reviewed with the attendee's line by line.
2. A review of the 5 Year Capital Fund Plan for the period of 2018-2022.

All attendees were provided an advance copy of the HUD approved 5-Year plan for their development to review prior to the meeting. This plan is currently being executed as listed and includes the recent Lead Based Paint Grant award of \$166,976.

3. Revisions to the Admissions and Continued Occupancy Policy (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.

These revisions have been made to the currently approved ACOP and the revised ACOP will be effective 1/1/2020.

Upon completion of the review of the above items, CEO Kesner explained that the comments and suggestions received will be considered and the plan will be adjusted where feasible or necessary.

CEO Kesner explained the steps in which the 5-Year Plan and its documents will undergo within the next few months.

1. A notice will appear in the Cumberland Times Newspaper on or before September 30th announcing that the documents above will be available for review by the public for a period of 45 days. The documents will be placed on our website and available at our site offices. Additional supporting documents will only be available in our main office.
2. The plan documents will be forwarded to the City of Cumberland government for review and to assure that the goals and objectives are compatible with the local Consolidated Plan and a signed affirmation returned.
3. On November 14, 2019 at 10:00 a.m. at the Jane Frazier Village Community Room, a public Hearing will be conducted to receive any public comments to the annual plan documents and HACC will make any revisions necessary.
4. A follow-up meeting will be held with the RAB on November 14th to consider any public comments or recommendations presented.
5. On November 15, 2019 the plan documents, Resident Advisory Board comments and report form the public hearing will be forwarded to the Board of Commissioners for their review.
6. On November 20, 2019 the Board of Commissioners will provide any comments that they have followed by an approval of the documents.

7. In the beginning of January, (75 days prior to the effective date) the documents will be uploaded to HUD and to our Regional HUD office for review.
8. April 1, 2020 the new 5-Year plan will be effective

Comments and Questions

Mr. Iman asked about the design of the buildings/units. CEO Kesner said that at the next RAB meeting, he will have some pictures to show of the design of the outside of the buildings. A patio will be added to the back and a porch on the front. Other changes will be inside; new wiring for electric, new plumbing, drywall, etc.

Mr. Pifer said they should just legalize marijuana. CEO Kesner said that it is a Federal Law and you cannot legalize marijuana in Public Housing.

Mr. Iman commented about the working relationship with the police department. He said that he has been their three years and that there is no police present unless called or chasing somebody. CEO Kesner said that they walk the grounds with the dog and that there have been bike patrols. The police are frustrated as well and they are looking for the bigger fish; not marijuana.

Mr. Iman questioned about "what is common space"? CEO Kesner said, interior of the unit and the back and front porch is the tenants. The rest of the area is common area and HACC will take of the yards. CEO Kesner did tell Mr. Iman that he did take his recommendation of putting a lag bolt in the porch for bikes will be installed.

CEO Kesner said that John F. Kennedy is next to be done. There will be new wiring for electric, new generators, new air conditioning, the halls will be upgraded, wall text is being replaced and the outer foyer will be redesigned.

Fort Cumberland Home plan has been submitted to the State and to HUD. John F. Kennedy plan should be submitted by the end of the year.

Mr. Pifer asked why did John F. Kennedy have to have a kitchen downstairs when it is hardly used. CEO Kesner advised that the kitchen use to be used a lot and that maybe someone will us the kitchen again.

CEO Kesner said that the other developments have been submitted for review for the RAD project.

Ms. Tipton, from Willow Valley asked about an air condition upgrade. CEO Kesner said that they will be replacing some of the air conditioners. Ms. Tipton said that the air conditioner is not cooling the back bedroom and why could they not have one in there? CEO Kesner said that based on the square footage of the unit is what was based on the number of air conditioners for the unit and they were placed in the living room. CEO Kesner said that the air conditioners could be low on freon.

CEO Kesner advised that 98% of the tenants will not go back to their original unit. Based on HUD rules, tenants do not have to be relocated back to their unit. This will be the same for John F. Kennedy too. Mr. Iman said that this contradicts the paper that was given out earlier.

Mr. Iman asked if the walls will be thicker. CEO Kesner said that there will be no change to the walls.

CEO Kesner said that five maintenance guys are attending Air Condition and HVAC training this week. We can now purchase our own freon to charge the air conditioners.

Mr. Iman asked what was going to be done with the playground down by the railroad tracks. CEO Kesner said that this area will become a green space. The playground has been moved to the middle of the development which is a more secure location. The basket ball area will remain where it is for the older kids. The maintenance shed will stay. May put a small baseball field in.

Ms. Tipton asked why is there no place for people at Willow Valley to exercise or any type of training facility? CEO Kesner said that back in the 80's when the building was built, that an exercise room was not an option. CEO Kesner said, in the future could one be added; and he said yes. When Grande View was built, they put in an exercise room, but the residents owned the equipment.

It was asked if the exercise room and equipment would be insured. CEO Kesner said that HACC would own the equipment and it would be insured. CEO Kesner said the he would see if an exercise room could be placed in JFK's remodeling design.

Other Business

The floor was then opened for any other business which needed to be discussed. No one had any other comments or concerns at this time.

CEO Kesner thanked everyone for attending and the meeting was closed at 11:45 a.m.

Respectfully submitted,

Carole Moreland
Director of Property Management/Recorder

Note: Tim Iman did come in and pick up 5 copies of the 5-year plan to distribute at the Resident Council meeting on 9/26/19.