

Cumberland Plateau Regional Housing Authority
P.O. Box 1328
Lebanon, VA 24266

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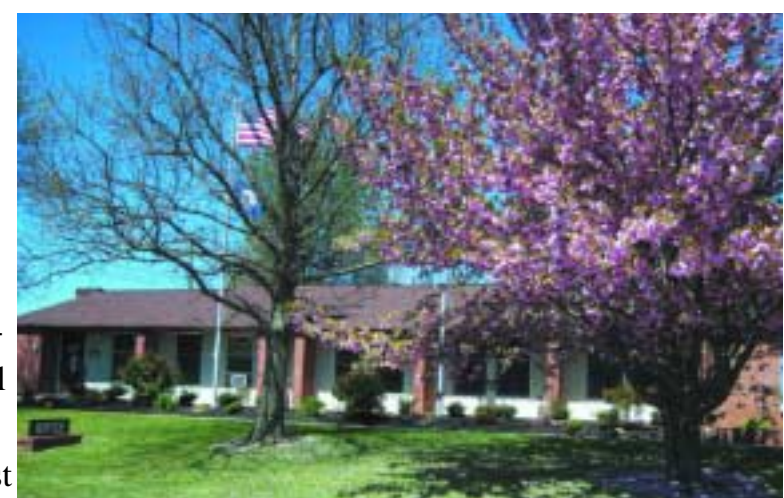


SPRING 2012

Cumberland Plateau Regional Housing Authority (CPRHA) Newsletter

On behalf of the Cumberland Plateau Regional Housing Authority and its staff, our annual newsletter will continue to serve as a “connector” to the counties of Buchanan, Dickenson, Russell, and Tazewell for our agency to share with tenants, tenant organizations, affiliate organizations, and local governments’ annual news from our properties, achievements from the past year, information on upcoming events, federal mandates, resident news, and overall operational updates.

It is our intent to provide a comprehensive review annually and as with our daily operations, we will continually seek improvement with our publication to serve our residents and the community. Your opinion is valued and we ask for your input for future editions. The Cumberland Plateau Regional Housing Authority mission statement is to “serve the needs of low-income families in the housing



The CPRHA main office in Lebanon, VA

authority’s jurisdiction, recognizing the resident as our ultimate customer, and seeking partnerships with residents, community, and governmental leadership in the application of our resources to the effective and efficient management and operations of our public housing programs”. It will remain our goal to implement this philosophy on a daily basis and in service to our community.

Keith L. Viers
Executive Director



Annual Report: APRIL 1, 2011 – MARCH 31, 2012

The Cumberland Plateau Regional Housing Authority (CPRHA) has had an extremely busy year and it has also been a very productive year. First and foremost I want to thank the entire staff for the achievements over the past year and a special thank you to our Board of Commissioners and our community partners at the Local, State, and Federal level. The current funding provided by the Federal Government this fiscal year is being dramatically reduced through the process of “recapturing funds” to specific housing authorities operating funds as implemented by Congress as an overall budgetary reduction within the federal government. The amount of loss revenue to be realized by the CPRHA will be approximately \$240,000 which represents an overall reduction of 32% of operating capital. This sever reduction in funds will have real impact on this year’s operating budget and with future budgets forecasting additional spending cuts to domestic programs, uncertainty will remain going forward for the CPRHA and the services provided to our communities.

The housing authority was the grant recipient of \$352,359 for 2011 capital fund improvements to address an outstanding backlog of property improvements throughout our communities. I am pleased to report that we have meet all prior obligation and expenditure requirements established by HUD and the majority of the 2010/2011 grants will be obligat-

ed in this calendar year. Major property improvements that occurred in the last fiscal year included the remodeling of kitchen units at Graham Manor in Bluefield, various site improvements, and the purchasing of new laundry room equipment for various projects. The Housing Authority is in the process awarding the bid for the countertop replacement of all kitchens at Fox Meadow apartments in Lebanon, ordering and installing new signage for each development, and the renovation of 44 kitchen units at Centennial Heights.

The CPRHA continues to work on housing development and rehabilitation throughout our four county region with Community Development Block Grants through the Virginia Department of Housing and Community Development (DHCD) and over the past year with this funding we have assisted Buchanan County on Hurley phase V, the Town of Clinchco in Dickenson County on Clinchco phase III, Russell County on Sawmill Hollow, and the Town of Richlands in Tazewell County on the Big Creek Community. In addition to block grant funding for housing rehabilitation, in partnership with DHCD and the localities of Buchanan County, Dickenson County, and Russell County, the CPRHA assisted residents of these communities with housing rehabilitation through the Indoor Plumbing Program with investments made by the State exceeding \$1.5 million.



Capital Fund improvements to Graham Manor kitchens

Contact Information

IN CASE OF AN EMERGENCY DIAL 911

Main Office: (276) 889-4910
 Fax: (276) 889-4615
 Work orders: (276) 889-4910 extension 25
 Email: cprha@bvunet.net

Russell County Emergency Numbers

Stephanie Russell, Property Manager
 889-4910 extension 13
 Maintenance on-call: 1-877-284-3297

Police:
 Sheriff’s Dept. 889-8033
 Town of Lebanon 889-7227
 Town of Honaker 873-5297

Utilities

Water
 Town of Lebanon 889-7200
 Town of Honaker 873-6188
 Town of Cleveland 889-4365

Tazewell County Emergency Numbers

Angela Boyd, Property Manager
 889-4910 extension 16
 Maintenance on-call:
 Fairfax Court – 1-877-284-3297
 Indian Princess and Graham Manor –
 (276) 945-2458

Police – Sheriff’s Dept. 988-5966
 Town of Richlands 964-9134
 Town of Bluefield 326-2621
 Town of Pocahontas 945-5959

Utilities
 Town of Richlands 964-2564

Dickenson County Emergency Numbers

Brenda Edwards, Property Manager
 865-4647
 Maintenance on-call 1-888-838-8761

Police:
 Sheriff’s Dept. 926-1600

AEP	1-800-956-4237
State Police	1-800-542-8716



Property Managers Corner

On behalf of the Authority and all housing managers' special focus for the upcoming year is enforcement of lease violations that include good housekeeping and adherence to the pet policy. The Authority has modified, updated, and adopted a new Admission and Continued Occupancy Policy (ACOP) and Lease. Please review the new lease and ACOP documents and contact your housing manager with any questions. The following are specific reminders for each of the following properties:

Dickenson County Properties:

Housekeeping will be enforced

Pet policy will be enforced

No vehicles are allowed on the grass

Utilize the dumpsters, no trash is permitted outside of units

Hallways/breezeways/porches are to be kept clean and free of debris

Russell County Properties:

Housekeeping will be enforced

Pet policy will be enforced

Hallways/breezeways/porches are to be kept clean and free of debris

No parking in designated fire lanes

Tazewell County Properties:

No double parking, vehicles double parked will be towed at owners expense

No smoking in hallways

No unauthorized guest are permitted without proper approval

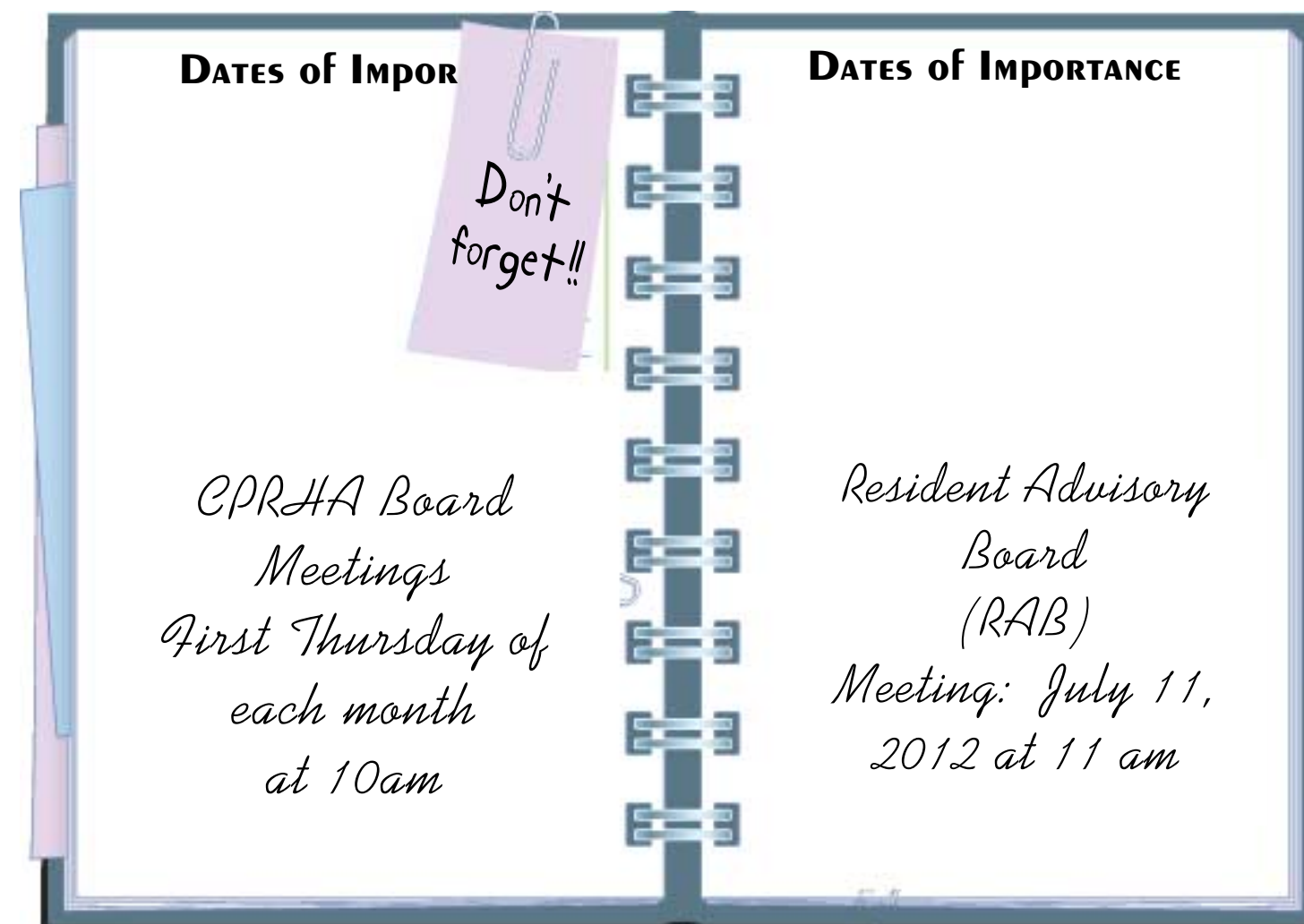
Reminders:

Rents due by the 5th of each month

All work orders are to be called into the main office at (276) 889-4910

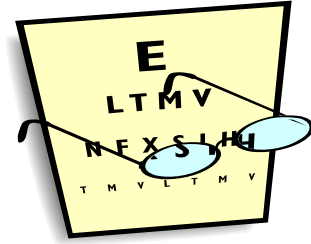


Annual Resident Advisory Board (RAB) Meeting



WELCOME ABOARD!

Please join with us in welcoming **Mrs. Patricia Yates** who now serves as our Resident Opportunities Self Sufficiency (ROSS) service coordinator. The CPRHA was successful with our grant application through HUD to fund this position and Patricia is making a difference already in the lives of our tenants. Patricia comes to us with a strong background in community service and program development through non-profit agencies. Patricia has a bachelor's degree in Human Services and over thirteen years of specific experience related to assisting individuals with need. We are excited to expand service coordination to our residents and Patricia will be a asset to our communities.



Special **Thank You** is in order to **New Eyes for the Needy** for helping in obtaining vouchers for glasses for our residents and to Mr. Hess with Clinch Independent Living Services, Inc. for helping with hearing aids and services.

A **Fire Safety Demonstration** was prepared for residents of Riverview Terrace Apartments in Cleveland and Fox Meadow Apartments in Lebanon.

The residents learn how to use a fire extinguisher and how to escape from a burning building along with other valuable information. A special thank you to the Lebanon and Cleveland Volunteer Fire Departments for the demonstration, for volunteering every day, and for placing their lives on the line to protect our residents, our love ones, and other families.



On different occasions free **Blood Pressure and Diabetes Check Clinics** were offered to the residents of Centennial Heights Apartments, Riverview Terrace Apartments, Town Square Apartments, and Fox Meadow Apartments. The events were attended by residents and their families. A special thank you to Mountain Region Personal Care and Home Health and to American Home Care.

Eating and Living Well With Diabetes!!

An excellent class was conducted by Donna Meade with the Virginia Cooperative Extension Agency. The residents at Fox Meadow were treated to a free two day hands on informational, self-prepared, and healthy lunch that was enjoyed by all that attended and open to all that wanted to attend.

- Food was provided along with:
 - A Diabetes cook book
 - A cutting board
 - Hands on cooking experience
 - Reusable shopping bag with useful information, measuring cups, and refrigerator magnets.

The above services were provided at the request of residents. Please contact me if you would like more information on these or other services. My hope is to be able to meet with all our residents and assist you with needs, services, or other resources that are available.

Patricia Yates
Resident Service Coordinator
276-889-4910 Ext 14

Centennial Heights Summer Program

We are proud of the summer program at Centennial Heights and this past summer we have continued building on the program with a focus on raising the awareness of the dangers of substance abuse and also providing an opportunity through organized activities to become involved in their community.



Brittany with children at Fair Event



Sheriff's Department at summer event

The summer program has continued since last summer as an after school program on Tuesday evenings where tutoring is provided in addition to recreational activities accompanied by healthy snacks and an educational session focused on drug prevention for the youth from ages 4-18. The highlight of the summer program was a trip to Dollywood for those youth with perfect attendance.

Brittney Turner with Dickenson County Behavioral Health Services provided 2011 Summer youth events at Centennial Heights and received a grant for Summer 2012.

Additionally, the program provided admission to the Dickenson County Fair with a meal ticket included, for a trip to the movies, a winter coat distribution program in addition to Christmas gifts for those kids with real need!



Sheriff's Department with Brittany and children



Dollywood Group trip

We want to thank everyone who helped with the event and especially the Dickenson County Department of Behavioral Health Services for grant funding for the program and the staff in conducting it. A very special thank you to the Dickenson County Sheriff's Department, Department of Social Services, the Town of Haysi, Haysi Rescue Squad, Haysi Fire Department, Four County Transit, Dickenson County Office on Youth, CPRHA Staff, and so many others that are making a difference in the lives of children every day.