

07/11/03

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2003

HOUSINGAUTHORITYOFTHECITYOFCAMDEN
CAMDEN,ARKANSAS
800NorthMonroe AvenuePOBox39
Camden,AR71711
(870)836 -8178

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: HOUSING AUTHORITY OF THE CITY OF CAMDEN

PHANumber: AR016

PHAFiscalYearBeginning: 10/2003

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
 [24CFRPart903.5]

A.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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
 Objectives:
 - Apply for additional rental vouchers: apply for 15 additional vouchers (by October of 2001)
 - Reduce public housing vacancies: reduce vacancies by 2% per year over the next three years (6% by 2003)
 - Leverage private or other public funds to create additional housing opportunities: develop a Community Housing Development Organization (CHDO) for building single family stand alone homes for first time home owners, if funding is available (by the end of 2001)
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
 Objectives:

- Improve public housing management: (PHAS advisory score is 80.1; PHMAP official score is 100) increase our PHAS score by 2 points annually over the next four years (through 2004)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction: achieve a passing score on the PHAS residents satisfactory survey
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: use our Capital Fund Program modernization funds to maintain our housing units (see Capital Fund Program under Component 7.)
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: See our Policy for the Deconcentration of Poverty at attachment AR016a01.
 - Implement public housing security improvements: See our Component 13 and attachment AR016d01, our Public Housing Drug Elimination Program (PHDEP) templates submission.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

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

Objectives:

- Increase the number and percentage of employed persons in assisted families: continue hiring resident whenever possible and work toward assisting other staff to find employment
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: continue to perform outreach advertising on TV commercials, newspapers and billboards
- 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: adopt occupancy policies that support fair housing and implement those standards rigorously
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerforming**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includingshortsummaryofmajorinitiativesanddiscretionarypoliciesofthePHAhasincludedintheAnnualPlan.

TheHUD *FinalRule*onAgencyPlansremovedtherequirementforanExecutiveSummary.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan,includingattachments,andalistofsupportingdocumentsavailableforpublicinspection.

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 - 6. GrievanceProcedures
 - 7. CapitalImprovementNeeds
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 - 10. ConversionsofPublicHousing
 - 11. Homeownership

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- 13. CrimeandSafety
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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (ar016a01)
- FY2002 Capital Fund Program Annual Statement (ar016b01)
- Statement on PH Resident Community Service Requirement (ar016e01)
- Statement of Progress in Achieving Goals and Objectives (ar016f01)
- Statement of Pet Policy (ar016j01)
- Statement of Resident Membership on the PHA Governing Board (ar016g01)
- Statement of Residents on the Resident Advisory Board (ar016h01)
- Statement on the Deconcentration on Poverty (ar016i01)
- Statement on the Initial Voluntary Conversion Assessment (ar016l01)
- Most recent board - approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart:
 - Previously submitted & not submitted with this FY2002 Annual Plan**
- FY2002 Capital Fund Program 5 Year Action Plan (ar016c01)
- Public Housing Drug Elimination Program (PHDEP) Plan (ar016d01)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (ar016k01)
- Other (List below, providing each attachment name)
 - Statement on the PHA Resident Survey (ar016m01)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Camden Housing Authority

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy	Annual Plan: Operations

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self -Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency
NA	Most recent self -sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self -Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	616	5	3	3	NA	3	3
Income > 30% but <= 50% of AMI	345	4	2	2	NA	2	3
Income > 50% but < 80% of AMI	351	3	1	2	NA	1	3
Elderly	353	3	4	2	NA	1	3
Families with Disabilities	NA	NA	NA	NA	NA	NA	NA
White	472	2	3	2	NA	2	3
Black	836	4	3	2	NA	2	3
Race/Ethnicity							

The Camden Housing Authority is in the process of updating this chart with data from the 2000 census

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

Consolidated Plan of the Jurisdiction/s: State of Arkansas

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Indicate year: 2000 -2005

- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset: as provided by the U. of Arkansas Data Center
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site -based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	71		100%
Extremely low income <=30% AMI	22	31	
Very low income (>30% but <=50% AMI)	44	62	
Low income (>50% but <80% AMI)	5	7	
Families with children	50	70	
Elderly families	8	11	
Families with Disabilities	13	15	
White	11	15	
Black	60	84	

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HousingNeedsofFamiliesontheWaitingList			
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	42	60	
2BR	18	25	
3BR	5	7	
4BR	6	8	
5BR			
5+BR			
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Ifyes:			
Howlonghasitbeenclosed(#ofmonths)?			
DoesthePHAexpectreopentheListinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	62		50%
Extremelylow income<=30%AMI	11	18	
Verylowincome (>30%but<=50% AMI)	46	74	
Lowincome (>50%but<80% AMI)	5	8	
Familieswith children	48	77	
Elderlyfamilies	4	6	
Familieswith Disabilities	10	16	
White	11	18	
Black	51	82	

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Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	14	23	
2BR	31	50	
3BR	13	21	
4BR	4	6	
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 1 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of units size required
- Maintain or increase section 8 lease -up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

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- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicantsto increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly

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- Applyforspecial -purposevoucher targetedtotheelderly,shouldtheybecome available
- Other:(listbelow)
Continuetoprovideaviablehousing sourceforelderly applicants.

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1:TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswith disabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucher targetedtofamilieswithdisabilities,should theybecomeavailable
- Affirmativelymarketto localnon -profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

- Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionatehousing needs
- Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- Counselsection8tenantsastolocationofunitsoutsideofareasofpovertyor minorityconcentrationandassistthemto locatethoseunits
- Marketthesection8programtoownersoutsideofareasofpoverty/minority concentrations
- Other:(listbelow)

OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)

(2)ReasonsforSelectingStrategies

Ofthefactorslistedbelow,selectallthatinfluencedthePHA'sselectionofthestrategies itwillpursue:

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- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)	2,028,716	
a) Public Housing Operating Fund	999,576	
b) Public Housing Capital Fund	817,196	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	211,944	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants - 2002 NN	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	

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FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
2.PriorYearFederalGrants (unobligatedfundsonly)(listbelow)	680,684	CapitalImprovements &HousingOperations
FY2001CapitalFund	568,294	
FY2002ROSSNN	112,390	
3.PublicHousingDwellingRental Income	640,300	HousingOperations
4.Otherincome (listbelow)	305,300	HousingOperations
Utilities&Othertenantcharges	65,800	
Reserves	225,000	
InterestIncome	10,000	
Other	4,500	
5.Non -federalsources (listbelow)	0	
Totalresources	3,655,000	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissi ons

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent3A.

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectallthat apply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumber)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime)
- Other:(describe)verifyelig ibilityattheapplicationdate

b. Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity
- Rentalhistory
- Housekeeping
- Other(describe)

c. Yes No:DoesthePHArequestcriminalrecordsfromlocallawenforcement agenciesforscreeningpurposes?

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- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists
 Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
 PHA development site management office
 Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
 All PHA development management offices
 Management offices at developments with site-based waiting lists
 At the development to which they would like to apply
 Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

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- One
- Two
- ThreeorMore

b. Yes No: Isthispolicyconsistentacrossallwaitinglisttypes?

c. Ifanswertobisno, listvariationsforanyotherthantheprimarypublichousing waitinglist/sforthePHA:

(4)AdmissionsPreferences

a. Incometargeting:

- Yes No: DoesthePHAplantoexceedthefederaltargetingrequirementsby targetingmorethan40% ofallnewadmissionstopublichousingto familiesatorbelow30% ofmedianareaincome?

b. Transferpolicies:

Inwhatcircumstanceswilltransferstakeprecedenceovernewadmissions?(listbelow)

- Emergencies
- Overhoused
- Underhoused
- Medicaljustification
- Administrativereasons determinedbythePHA(e.g., topermitmodernization work)
- Residentchoice:(statecircumstancesbelow)
- Other:(listbelow)

c. Preferences

1. Yes No: Has thePHAestablishedpreferencesforadmissiontopublichousing (otherthandateandtimeofapplication)?(If“no”isselected,skiptosubsection **(5)Occupancy**)

2. WhichofthefollowingadmissionpreferencesdoesthePHAplantoemployinthe comingyear?(selectallthatapplyfromeitherformerFederalpreferencesorother preferences)

FormerFederalpreferences:

- InvoluntaryDisplacement(Disaster, GovernmentAction, ActionofHousing Owner, Inaccessibility, PropertyDisposition)
- Victimsofdomesticviolence
- Substandardhousing
- Homelessness
- Highrentburden(rentis>50percentofincome)

Otherpreferences:(selectbelow)

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- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans’families
- Residentswholiveand/or workinthejurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“1”in the spacethatrepresentsyourfirstpriority,a“2”intheboxrepresentingyoursecond priority,andsoon.Ifyougiveequalweighttooneormoreofthesechoices(either throughanabsolutehierarchyorthroughapointsystem),placethesamenumbernextto each.Thatmeansyoucanuse“1”morethanonce,“2”morethanonce,etc.

1DateandTime

FormerFederalpreferences:

- InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposition)
- Victimsofdomesticviolence
- Substandardhousing
- Homelessness
- Highrentburden

Otherpreferences(selectallthatapply)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans’families
- Residentswholiveand/orworkinthejurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

4.Relationshipofpreferencestoincometargetingrequirements:

- ThePHAappliespreferenceswithinincometiers
- Notapplicable:thepoolofapplicantfamiliesensuresthatthePHAwillmeet incometargetingrequirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA -resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site -based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

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e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

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d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
- Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

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- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

4.Amongapplicantsonthewaitinglistwithethequalpreferencestatus,howare applicantsselected?(selectone)

- Dateandtimeofapplication
- Drawing(lottery)orotherrandomchoicetechnique

5.IfthePHAplanstoemploypreferencesfor“residentstholiveand/orworkin the jurisdiction”(selectone)

- ThispreferencehaspreviouslybeenreviewedandapprovedbyHUD
- ThePHArequestsapprovalforthispreferencethroughthisPHAPlan

6.Relationshipofpreferencetoincometargetingrequirements:(selectone)

- ThePHAappliespreferenceswithinincometiers
- Notapplicable:thepoolofapplicantfamiliesensuresthatthePHAwillmeet incometargetingrequirements

(5)SpecialPurposeSection8AssistancePrograms

a.Inwhichdocumentsorotherreferencematerialsarethepoliciesgoverningeligibility, selection,andadmissionstoanyspecial -purposesection8programadministeredby thePHAcontained?(selectallthatapply)

- TheSection8AdministrativePlan
- Briefingsessionsandwrittenmaterials
- Other(listbelow)

b. HowdoesthePHAannouncetheavailabilityofanyspecial -purposesection8 programstothepublic?

- Throughpublishednotices
- Other(listbelow)

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component4A.

(1)IncomeBasedRentPolicies

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Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent setting policies for income based rent in public housing. Income based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

1. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent setting policy) If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent setting policy)

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If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent redeterminations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never

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- Atfamilyoption
- Anytimethefamilyexperiencesanincomeincrease
- Anytimeafamilyexperiencesanincomeincreaseaboveathresholdamountor percentage:(ifselected,specifythreshold)_____
- Other(listbelow)

g. Yes No:DoesthePHAplantoimplementindividualsavingsaccountsfor residents(ISAs)asanalternativetotherequired12month disallowanceofearnedincomeandphasinginofrentincreases inthenextyear?

(2)FlatRents

1. Insettingthemarket -basedflatrents,whatsourcesofinformationdid thePHAuse toestablishcomparability?(selectallthatapply.)

- Thesection8rentreasonablenessstudyofcomparablehousing
- Surveyofrentslistedinlocalnewspaper
- Surveyofsimilarunassistedunitsintheneighborhood
- Other(list/describbelow)

B.Section8Tenant -BasedAssistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub-component 4B . Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1)PaymentStandards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard?(select the category that best describes your standard)

- Atorabove90%butbelow100%ofFMR
- 100%ofFMR
- Above100%butatorbelow110%ofFMR
- Above110%ofFMR(ifHUDapproved;describecircumstancesbelow)

b.IfthepaymentstandardislowerthanFMR,whyhasthePHAselectedthisstandard? (selectallthatapply)

- FMRsareadequatetoensuresuccessamongassistedfamiliesinthePHA's segmentoftheFMRarea
- ThePHAhaschosetoserveadditionalfamiliesbyloweringthepayment standard
- Reflectsmarketorsubmarket
- Other(listbelow)

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c.Ifthepaymentstandardishigher thanFMR,whyhasthePHAchosenthislevel?
(selectallthatapply)

- FMRsarenotadequatetoensuresuccessamongassistedfamiliesinthePHA's segmentoftheFMRarea
- Reflectsmarketorsubmarket
- Toincreasehousingoptionsforfamilies
- Other(listbelow)

d.Howoftenarepaymentstandardsreevaluatedforadequacy?(selectone)

- Annually
- Other(listbelow)

e.WhatfactorswillthePHAconsider initsassessmentoftheadquacyofitspayment standard?(selectallthatapply)

- Successratesofassistedfamilies
- Rentburdensofassistedfamilies
- Other(listbelow)

(2)MinimumRent

a.WhatamountbestreflectsthePHA'sminimumrent?(selectone)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No:HassthePHAadoptedanydiscretionaryminimumrenthardship exemptionpolicies?(ifyes,listbelow)

5.OperationsandManagement

[24CFRPart903.79(e)]

ExemptionsfromComponent5: **HighperformingandsmallPHAsarenotrequired** tocompletethis section.Section8onlyPHAsmustcompletepartsA,B,andC(2)

A.PHAManagementStructure

DescribethePHA'smanagementstructureandorganization.

(selectone)

- AnorganizationchartshowingthePHA'smanagementstructureand organizationisattached.
- Abriefdescriptionofthemanagement structureandorganizationofthePHA follows:

B.HUDProgramsUnderPHAManagement

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List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

ProgramName	UnitsorFamilies ServedatYear Beginning	Expected Turnover
PublicHousing		
Section8Vouchers		
Section8Certificates		
Section8ModRehab		
SpecialPurposeSecti on 8Certificates/Vouchers (listindividually)		
PublicHousingDrug EliminationProgram (PHDEP)		
OtherFederal Programs(list individually)		

C.ManagementandMaintenancePolicies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) PublicHousingMaintenanceandManagement:(listbelow)

- | | |
|---------------------------------------|-----------------------|
| Admissions&OccupancyPolicy | PersonnelPolicy |
| GrievancePolicy | CapitalizationPolicy |
| EmployeeHandbook&PolicyManual | DispositionPolicy |
| ProcurementPolicy | RecordRetentionPolicy |
| SmokeDetectorPolicy | TravelPolicy |
| PetPolicy(2) | MaintenancePlan |
| PreventiveMaintenanceInspectionPolicy | |
| AnnualInventoryInspectionPolicy | |
| RandomMonthlyInspectio nPolcy | |
| QualityAssuranceInspectionPolicy | |
| AnnualCleanlinessInspectionPolicy | |

(2)Section8Management:(listbelow)
Section8AdministrativePlan

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub -component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of

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its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA’s option, by completing and attaching a properly updated HUD -52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) (ar016b01)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) (ar016c01)

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 -Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide response to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved

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Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Carver Courts
1b. Development (project) number: AR16 -2
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: October 1, 2000
5. Number of units affected: 2

6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/10/01 b. Projected end date of activity: 9/30/01

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437 e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>

4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)

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<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plans submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

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If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26- 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA - established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-Sufficiency Programs

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and program to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY2002 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		

Camden Housing Authority

Section 8		
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- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children

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- Observed lower -level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

3. Which developments are most affected? (list below)
All family developments

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)
All family developments

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action

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- Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g., communitypolicingoffice,officerinresidence)
- Policeregularlytestifyinandotherwisepupportevictioncases
- PoliceregularlymeetwiththePHAmangementandresidents
- AgreementbetweenPHAandlocallawenforcementagencyforprovisionof above-baselinelawenforcementservices
- Otheractivities(listbelow)

2.Whichdevelopmentsaremostaffected?(listbelow):Allfamilydevelopments

D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan

PHAseligibleforFY2002PHDEPfundsmustprovideaPHDEPPlanmeetingsspecifiedrequirements priortoreceiptofPHDEPfund.

THISSECTIONOMITTEDDUE TOTERMINATIONOFPHDEP

- Yes No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyear coveredbythisPHAPlan?
- Yes No: HasthePHAincludedthePHDEPPlanforFY2002inthisPHAPlan?
- Yes No: ThisPHDEPPlanisanAttachment.(AttachmentFilename:___)

14.RESERVEDFORPETPOLICY

[24CFRP art903.79(n)]

15.CivilRightsCertifications

[24CFRPart903.79(o)]

CivilrightscertificationsareincludedinthePHAPlanCertificationsofCompliance withthePHAPlansandRelatedRegulations.

16.FiscalAudit

[24CFRPart903.79(p)]

- 1. Yes No: IsthePHArequiredtohaveanauditconductedundersection 5(h)(2)oftheU.S.HousingActof1937(42US.C.1437c(h))? (Ifno,skiptocomponent17.)
- 2. Yes No: WasthemostrecentfiscalauditsubmittedtoHUD?
- 3. Yes No: Werethereanyfindingsastheresultofthataudit?
- 4. Yes No: Iftherewereanyfindings,doanyremainunresolved?

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5. Yes No: If yes, how many unresolved findings remain? ____
 Have response to any unresolved findings been submitted to HUD?
 If not, when are they due (state below)?

17.PHA Asset Management

[24CFR Part 90 3.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long term asset management of its public housing stock, including how the Agency will plan for long term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18.Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (Filename) ar016k01.
 - Provided below:
3. In what manner did the PHA address those comments? (select all that apply)

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- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub -component C.)
- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub - component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant -based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: State of Arkansas

Camden Housing Authority

2. The PHA has taken the following steps to ensure consistency of this PHAP with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

The Camden Housing Authority administers a 540 -unit public housing program in Camden, Ouachita County. We also run a 58 voucher Section 8 program, and several additional programs or grants, including our Neighborhood Networks and modernization programs. We expect to receive modernization funding from the HUD Capital Program Fund (CFP). That funding will allow us to keep our housing units in good shape and to provide quality housing for our residents, which is consistent with the state Consolidated Plan. In the future, and as our funding under the new federal Capital Fund Program will allow, we will continue to keep our housing units clean, safe and sanitary.

Our authority lacks the means to pursue a wide range of programs. Our public housing program, however, clearly meshes well with the Arkansas Consolidated Plan Five -Year Goals. The state's goals for housing are to rehabilitate existing housing, and to support rental assistance programs. Through its Capital Fund Program for ongoing modernization, through its public housing drug elimination program, and through its public housing program, the Camden Housing Authority further these state goals. More specifically, our plan is based on an analysis of the housing needs of people on our waiting list and in our city. Our plan shows that we have adequate financial resources to carry out our mission. We have brought our rent determination policies and our admissions policies closer to the standard required by the *Quality Housing and Work Responsibility Act of 1998*. We have made public involvement a priority in cooperating with our Resident Advisory Board in preparing our plan. We have also indicated how we will involve them and the public in the process of later revising or altering our plan.

In summary, we have identified financial resources for the coming year of about three million dollars, all of which will support operations and modernization in our public housing program. We have reviewed the State Consolidated Plan. We believe all of our activities further its goals for the betterment of the Arkansans we all are committed to serve.

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Criterion for identifying a "substantial deviation" from the PHA Plan

The Camden Housing Authority will consider the following to be changes in its *Agency Plan* necessary and sufficient to require a full review by the Resident Advisory Board before a corresponding change in the Agency Plan can be adopted.

1. Any alteration of the Authority's *Mission Statement* ;
2. Any change or amendment to a stated Strategic Goal;
3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met;
4. Any introduction of a new Strategic Goal or a new Strategic Objective;
5. Any alteration in the Capital Fund Program Annual Plan that affects an expenditure greater than twenty percent (20%) of the CFP Annual Budget for that year.

In setting the above criteria, the Camden Housing Authority intends by "Strategic Goal" and "Strategic Objective" specifically those items under those headings in its *5-Year Plan*.

Because the Annual Plan already requires annual review by the Resident Advisory Board and by Public Hearing, the Authority believes this annual process sufficient to meet the spirit of the *Quality Housing and Work Responsibility Act of 1998* . It expects that changes to the Annual Plan will be primarily administrative in nature. It believes, however, as shown in item #5 above, that significant changes in its planned modernization expenditures should be subject to a resident/public process.

The Camden Housing Authority has also reviewed the requirements set out in HUD Notice PIH99 -51. It there incorporates these several additional criteria established by HUD for "substantial deviation" and "significant amendment or modification" to its Agency Plan. The CHA will also consider the following events to require a public process before amending such changes to its Agency Plan.

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Plan) or change in use of replacement reserve funds under the Capital Fund;
- additions of new activities not included in the current PHDEP Plan and
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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The Camden Housing Authority acknowledges that an exception will be made by HUD to compliance with the above criteria for any of the above changes that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Attachments

- ar016a01. PolicyfortheDeconcentration ofPoverty
- ar016b01. FY2002CapitalFundProgramAnnualStatement
- ar016c01. CapitalFundProgram5 -YearPlanforModernization
- ar016d01. FY2002PHDEPPProgramTemplate - **Discontinued**
- ar016e01. StatementontheCommunityServiceRequirement
- ar016f01. StatementofProgressinAchievingGoalsandObjectives
- ar016g01. StatementofResidentMembershiponthePHAGoverningBoard
- ar016h01. StatementofResidentsontheResidentAdvisoryBoard
- ar016i01. StatementontheDeconcentrationofPoverty
- ar016j01. StatementofPetPolicy
- ar016k01. CommentsbytheResidentAdvisoryBoard
- ar016l01. StatementontheInitialVoluntaryConversionAssessment
- ar016m01. StatementonthePHASResidentSurvey

ar016a01.

A Policy for the Deconcentration of Poverty

The Camden Housing Authority will not concentrate very low -income families in any public housing development or in any single building within a development. For this purpose, very low -income families includes also includes other families with extremely low incomes.

This Authority will annually review its waiting lists and the census tracts in which it has public housing units in order to determine if they reveal an unacceptable concentration of impoverished families. If such a concentration is determined, the authority will take steps consistent with the policy stated below to remedy that inequity.

Where an inequity has been discovered in the distribution of impoverished families within its jurisdiction or on its waiting list, this PHA will take steps to remove that concentration of poverty by bringing higher income families into its lower income developments and lower income families into its higher income developments.

Among the strategies this authority may consider in attempting to remedy any inequity are the following:

- 1). It may skip certain income families on its waiting list to reach other families with a lower or higher income, as may be required to achieve better income distribution balance in its developments. This authority will apply such skipping uniformly and fairly.
- 2). It may make concerted efforts to aid lower -income families to increase their income through offering incentives. These incentives may include but are not required to be or limited to the following:
 - (a) Providing self-sufficiency activities to improve resident employability;
 - (b) Providing permissible deductions from annual income and other permissible deductions to public housing resident as allowed by law. If offered, these options will be spelled out in detail as an amendment to this policy;
 - (c) Providing individual savings accounts to families who select income based rents;
 - (d) Establishing a rent structure that encourages deconcentration of poverty;
 - (e) Providing certain admissions preferences, such as those for working families;
 - (f) Providing additional applicant consultation and information;
 - (g) And providing additional support services or amenities.

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In pursuing this policy of deconcentration of poverty where a family receiving TANF assistance is concerned, this authority will pursue every reasonable recourse to coordinate its efforts to provide incentives to families that are consistent with programs administered by the office administering TANF responsibilities in its jurisdiction.

Our efforts to reduce the number of lower income families or higher income families concentrated at our family developments will rely on judicious administration of our waiting lists. In order to reach higher income or lower income applicants on our waiting lists for admission to our selected developments, we will develop a process to “skip” applicants as needed to reach other applicants that will better redress any income imbalances at those developments. Where we have designated a development as “higher income” we will seek by skipping to admit to it more families with lower incomes. Where we have identified a development as “lower income” we will use skipping on the waiting list to admit higher income families to it.

As a further strategy, our Authority will pursue outreach efforts to attract more higher income families to our waiting lists.

This PHA will pursue this policy of deconcentration of poverty in a way that affirmatively furthers fair housing, and that ensures for both our applicants and our residents receive equitable treatment devoid of discrimination.

**CAPITALFUNDPROGRAM
ANNUALSTATEMENT/PERFORMANCEANDEVALUATIONREPORTS**

**ar016b01 –AnnualStatements
ar016c01 –5YearActionPlan**

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ar016b01.

**AnnualStatement/PerformanceandE valuationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartI:Summary**

PHAName: CamdenHousingAuthority	GrantTypeandNumber CapitalFundProgramGrantNo:AR37P01650101 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2001
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<input type="checkbox"/> OriginalAnnualStatement	<input type="checkbox"/> ReserveforDisasters/Emergencies	<input type="checkbox"/> RevisedAnnualStatement(revisionno:)
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:03/31/03		<input type="checkbox"/> FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations	177,269	177,269	177,269	177,269
3	1408ManagementImprovements:SoftCosts	20,500	28,974	28,974	28,974
	ManagementImprovements:HardCosts		0	0	0
4	1410Administration	35,000	24,079	24,079	24,079
5	1411Audit		0	0	0
6	1415LiquidatedDamages		0	0	0
7	1430FeesandCosts	35,000	30,822	30,822	30,822
8	1440SiteAcquisition		0	0	0
9	1450SiteImprovement	125,450	127,017	127,017	127,017
10	1460DwellingStructures	402,700	435,264	435,264	435,264
11	1465.1DwellingEquipment —Nonexpendable	41,000	38,092	38,092	38,092
12	1470NondwellingStructures		0	0	0
13	1475NondwellingEquipment	25,000	24,830	24,830	24,830
14	1485Demolition		0	0	0
15	1490ReplacementReserve		0	0	0
16	1492MovingtoWorkDemonstration		0	0	0
17	1495.1RelocationCosts		0	0	0
18	1499DevelopmentActivities		0	0	0
19	1501CollateralizationorDebtService		0	0	0
20	1502Contingency	24,428	0	0	0
21	AmountofAnnualGrant:(sumoflines2 –20)	886,347	886,347	886,347	886,347
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance				
24	Amountofline21RelatedtoSecurity –SoftCosts				
25	AmountofLine21RelatedtoSecurity –HardCosts				
26	Amountofline21RelatedtoEnergyConservationMeasures				

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**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII:SupportingPages**

PHAName: CamdenHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:AR37P01650101 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-wide	Operations	1406		177,269	177,269	177,269	177,269	
	ManagementImprovements	1408		20,500	28,974	28,974	28,974	
	Upgradeofficeequipment	“			0	0	0	
	Copymachine@16 -3	“			0	0	0	
	Faxmachine@16 -3	“			0	0	0	
	Upgradecomputer&addmodem	“			0	0	0	
	Additionalphonelines@16 -3	“			0	0	0	
	Cableoutlet	“			0	0	0	
	Administration	1410		35,000	24,079	24,079	24,079	
	Fees&Costs	1430		35,000	30,822	30,822	30,822	
	DwellingEquipment	1465		41,000	38,092	38,092	38,092	
	Contingency	1502		24,428	0	0	0	
	Subtotal			333,197	0	0	0	
					0	0	0	
					0	0	0	
AR016-01	Paintolderfencing	1450		5,200	5,200	5,200	5,200	
	Sidewalkrepair	“		1,500	1,500	1,500	1,500	
	Installbathtubs	1460	80	16,000	16,000	16,000	16,000	
	Removeshowerdoors	“		1,000	1,000	1,000	1,000	
	Replacelight --streetaddress	“	80	16,000	16,000	16,000	16,000	
	Replacehotwaterheaters	“	20	3,200	3,200	3,200	3,200	
	Replaceseals/thresholds:entrydoors	“	160	16,000	16,000	16,000	16,000	
	Replaceexterior&interiordoors	“		4,000	4,000	4,000	4,000	

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**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII:SupportingPages**

PHAName: CamdenHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:AR37P01650101 ReplacementHousingFactorGrantN o:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal			62,900	0	0	0	
					0	0	0	
AR016-02	Sidewalkrepair	1450		2,000	3,500	3,500	3,500	
	Laysod	“	1500	6,750	6,750	6,750	6,750	
	Paintfencingwh ereneeded	“		2,500	2,500	2,500	2,500	
	Repairdrainage	“		2,500	4,500	4,500	4,500	
	Replacelights,front&back	1460	72	14,400	14,400	14,400	14,400	
	Newtubs&sinks	“	72	25,200	25,200	25,200	25,200	
	InstallNewcabinets	“	20	36,000	36,000	36,000	36,000	
					0	0	0	
	Replacehotwaterheaters	“	Asneeded	2,400	2,400	2,400	2,400	
	Paintunits	“	40	38,000	38,000	38,000	38,000	
	Subtotal			129,750	0	0	0	
					0	0	0	
					0	0	0	
AR016-03	MakeofficeADAaccessible	1450		4,000	8,000	8,000	8,000	
	Repaintfencing	“	Asneeded	3,500	3,500	3,500	3,500	
	Laysod	“	2000	9,000	11,000	11,000	11,000	
	Improveparkingspaces	“		5,000	11,467	11,467	11,467	
	Newtubs&sinks	1460	80	28,000	28,000	28,000	28,000	
	Dryerhook -ups	“	80	16,000	16,000	16,000	16,000	
	Replacelights:front&back	“	80	16,000	16,000	16,000	16,000	
	Repaintapartments	“	40	48,000	23,000	23,000	23,000	
	Replacehotwaterheaters	“	Asneeded	3,200	32,000	32,000	32,000	
	Repairdownstairsheaters	“	20	3,000	3,000	3,000	3,000	

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**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII:SupportingPages**

PHAName: CamdenHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:AR37P01650101 ReplacementHousingFactorGrantN o:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	Officemodifications	1470		28,600	20,400	20,400	20,400	
	Subtotal			164,300	0	0	0	
					0	0	0	
AR016-04	Sidewalkrepair	1450		8,000	11,500	11,500	11,500	
	Widensubstationdrive4B	“		3,500	7,000	7,000	7,000	
	Dryerhook -ups	1460	40	8,000	8,000	8,000	8,000	
	Replacehotwaterheaters	“	10	1,600	16,000	16,000	16,000	
	Replacestreetaddresslights	“	40	4,000	4,000	4,000	4,000	
	Officeawning	1470		2,000	2,000	2,000	2,000	
	Officemodifications	“		4,500	12,164	12,164	12,164	
	Repaintcabinets	“	20	3,000	3,000	3,000	3,000	
	Repairwaterfountain	“		2,000	2,000	2,000	2,000	
	Subtotal			36,600				
					0	0	0	
AR016-05	Sidewalkrepair	1450		2,500	2,500	2,500	2,500	
	Dryershook -ups	1460	60	12,000	12,000	12,000	12,000	
	Replacekitchencabinets&sinks	“	Asneeded	26,000	26,000	26,000	26,000	
	Subtotal			40,500				
					0	0	0	
AR016-06	Paintfencing	1450	Asneeded	2,500	2,500	2,500	2,500	
A	Addfencing	“		4,000	4,000	4,000	4,000	
	Siteworkcleanupbehin dunits	“		2,000	2,000	2,000	2,000	
	Newsod	“	2000	9,000	9,000	9,000	9,000	
	Sidewalkrepair	“		1,500	1,500	1,500	1,500	
	Replaceaddresslightsfont&back	1460	100	20,000	20,000	20,000	20,000	
	Repaircapsonporches	“		2,500	2,500	2,500	2,500	

CamdenHousingAuthority

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII:SupportingPages**

PHAName: CamdenHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:AR37P01650101 ReplacementHousingFactorGrantN o:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal			41,500				
					0	0	0	
AR016-06	PlaygroundinRiverside	1450		15,000	0	0	0	
B,C,D	Paintfencing	“	Asneeded	1,500	1,500	1,500	1,500	
	Newsod	“	1000	1,500	1,500	1,500	1,500	
	Sidewalkrepair	“		1,500	1,500	1,500	1,500	
	Replacestreetaddresslights	“	76	7,600	7,600	7,600	7,600	
	Subtotal			27,100				
					0	0	0	
AR016-08	Cleanupbehindapartments	1450		5,000	10,000	10,000	10,000	
	Newsod	“		2,000	4,000	4,000	4,000	
	Sidewalkrepair	“		1,500	3,000	3,000	3,000	
	Backdoorlights	1460	50	5,000	5,000	5,000	5,000	
	Carbonmonoxidedetector	“	1	2,000	2,000	2,000	2,000	
	Dryerhook -ups	“	50	10,000	10,000	10,000	10,000	
	Maintenanceequipment	1475		25,000	24,830	24,830	24,830	
	Lawnmowers				0	0	0	
	Subtotal			50,500				
					0	0	0	
					0	0	0	
	GrantTotal			886,347	886,347	886,347	886,347	

CamdenHousingAuthority

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF) PartI:Summary					
PHAName: CamdenHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:AR37P01650102 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002
<input checked="" type="checkbox"/> OriginalAnnualStatement		<input type="checkbox"/> ReserveforDisasters/Emerg encies		<input type="checkbox"/> RevisedAnnualStatement(revisionno:)	
<input type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:03/31/03				<input type="checkbox"/> FinalPerformanceandEvaluationReport	
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations	163,439	163,439	163,439	163,439
3	1408Ma nagementImprovements:SoftCosts	25,000	25,000	17,901	17,901
4	1410Administration	35,000	35,000	10,989	10,989
5	1411Audit	0	0	0	0
6	1415LiquidatedDamages	0	0	0	0
7	1430FeesandCosts	35,000	35,000	0	0
8	1440SiteAcquisition	0	0	0	0
9	1450SiteImprovement	51,600	51,600	17,771	17,771
10	1460DwellingStructures	426,120	426,120	0	0
11	1465.1DwellingEquipment —Nonexpendable	31,000	31,000	21,782	21,782
12	1470NondwellingStructures	21,000	21,000	0	0
13	1475NondwellingEquipment	25,000	25,000	0	0
14	1485Demolition	0	0	0	0
15	1490ReplacementReserve	0	0	0	0
16	1492MovingtoWorkDemonstration	0	0	0	0
17	1495.1RelocationCosts	0	0	0	0
18	1499DevelopmentActivities	0	0	0	0
19	1501CollaterizationorDebtService	0	0	0	0
20	1502Contingency	4,037	4,037	0	0
21	AmountofAnnualGrant:(sumoflines2 –20)	817,196	817,196	231,882	231,882
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance				
24	Amountofline21RelatedtoSecurity –SoftCosts				
25	AmountofLine21RelatedtoSecurity –HardCosts				
26	Amountofline21RelatedtoEnergyConservation Measures				

CamdenHousingAuthority

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: Camden Housing Authority			Grant Type and Number Capital Fund Program Grant No: AR37P01650102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-wide	Operations	1406		163,439		163,439	163,439	Complete
	Management Improvements	1408		25,000		17,901	17,901	Inprogress
	Administration	1410		35,000		10,989	10,989	Inprogress
	Fees & Costs	1430		35,000			0	
	Dwelling equipment	1465		31,000		21,782	21,782	Inprogress
	Non dwelling equipment	1475		25,000			0	
	Contingency	1502		4,037			0	
	Subtotal			318,476				
AR016-01	Site improvements	1450		8,000		4,500	4,500	Inprogress
	Exterior dryer covers	1460		750				
	Receptacle conversions	“		8,000				
	Subtotal			16,750				
AR016-02	Site improvements	1450		8,000		2,000	2,000	Inprogress
	Exterior dryer covers	1460		750				
	Receptacle conversions	“		10,000				
	Subtotal			18,750				
AR016-03	Replace chain link fence	1450	5	13,500				
	Improved drainage	“		12,100		2,500	2,500	Inprogress
	Remove plate glass @ entry doors	1460	74	82,800				
	Replace all windows w/ aluminum	“						
	1 BR units	“	7	8,400				
	2 BR units	“	8	41,200				

CamdenHousingAuthority

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII:SupportingPages**

PHAName: CamdenHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:AR37P01650102 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	3BRunits	”	10	69,000				
	Installwatercutoffvalves	”	40	7,000				
	Upstairsvinylfloorcoverings	“	74	40,400				
	Subtotal			274,400				
AR016-04	BuildparkinglotonSiteB	1450		10,000		8,771	8,771	Inprogress
	Conversionof0 BRunitsto1BR	1460	12	26,000				
	Receptacleconversion	“		3,300				
	Subtotal			39,300				
AR016-05	Securityporchlights	1460	60	6,000				
	Replacebathroomheaters	“	60	5,400				
	Replacemedicinecabinets	“	60	1,200				
	Replacegutstocommodes5B	“	30	4,500				
	Subtotal			17,100				
AR016-06	Paintapartments	1460	75	45,000				
	Plumb6b,c,dshowers	“	38	5,700				
	Replacebathroomheaters	“	138	12,420				
	Tub/sinkrenovations	“		24,000				
	Adddryerhookups	“	138	13,800				
	Subtotal			121,920				
AR016-08	HVAC	1460	5	10,500				
PHA Wide	Maintenanceshopaddition	1470		21,000				
	Subtotal							
	GrandTotal			817,196		231,882	231,882	

CamdenHousingAuthority

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF) PartI:Summary					
PHAName: CamdenHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:AR37P01670803 ReplacementHousingFactorGrantNo:		FederalFYofGrant: 2003	
<input type="checkbox"/> OriginalAnnualS tatement		<input type="checkbox"/> ReserveforDisasters/Emergencies		<input type="checkbox"/> RevisedAnnualStatement(revisionno:)	
<input type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:03/31/03		<input checked="" type="checkbox"/> FinalPerformanceandEvaluationReport			
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totaln on-CFPFunds				
2	1406Operations	163439			
3	1408ManagementImprovements:SoftCosts	10,000			
	ManagementImprovements:HardCosts	20,000			
4	1410Administration	30000			
5	1411Audit	0			
6	1415LiquidatedDamages	0			
7	1430FeesandCosts	35000			
8	1440SiteAcquisition	0			
9	1450SiteImprovement	30000			
10	1460DwellingStructures	455000			
11	1465.1DwellingEquipment —Nonexpendable	21000			
12	1470NondwellingStructures	20000			
13	1475NondwellingEquipment	25,000			
14	1485Demolition	0			
15	1490ReplacementReserve	0			
16	1492MovingtoWorkDemonstration	0			
17	1495.1RelocationCosts	0			
18	1499DevelopmentActivities	0			
19	1501CollaterizationorDebtService	0			
20	1502Contingency	7757			
21	AmountofAnnualGrant:(sumoflines2 –20)	817,196			
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance				
24	Amountofline21RelatedtoSecurity –SoftCosts				
25	AmountofL ine21RelatedtoSecurity –HardCosts				
26	Amountofline21RelatedtoEnergyConservation Measures				

CamdenHousingAuthority

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF) PartII:SupportingPages								
PHAName: CamdenHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:AR37P01670803 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2003			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWIDE	Operations	1406		163,439				
	ManagementImprovements	1408		30,000				
	Administration	1410		30000				
	Fees&Costs	1430		35,000				
	Fencing/Drainage	1450		30,000				
	DwellingEquipNonExpendable	1465		21000				
	NondwellingStructures	1470		20,000				
	NonDwellingEquipment	1475		25,000				
	Contingency	1502		7,757				
AR016-01	WindowReplacement	1460		159,040				
	InstallGasCutoffValves	1460		12,500				
AR016-02	WindowReplacement	1460		150,000				
AR016-03	EntryLocks	1460	80	12,800				
	InstallGasCutoffValves	1460		12,500				
AR016-04	SecurityLighting	1460		5,000				
AR016-05	EntryLocks	1460	52	4160				
	SecurityLighting	1460		5,000				
AR016-06	PaintingInteriors	1460	138	45,000				
	TubSinkRenovations	1460	138	24,000				
AR016-08	GasCutoff	1460		25000				
				817,196				

CamdenHousingAuthority

ar016c01

CapitalFundProgramFive -Year ActionPlan

PartI:Summary

PHAName CamdenHousingAuthority		<input type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:2004 PHAFY:2004	WorkStatementforYear3 FFYGrant:2005 PHAFY:2005	WorkStatementforYear4 FFYGrant:2006 PHAFY:2006	WorkStatementforYear5 FFYGrant:2007 PHAFY:2007
	Annual Statement				
AR016-01		25,000	Seeallddevelopmentsbelow	155,000	
AR016-02		85,000	15,000	155,000	
AR016-03		25,000	75,000	30,000	
AR016-04		40,000	0	60,000	
AR016-05		15,000	25,000	120,000	
AR016-06A		30,000	25,000	0	
AR016-06B,C,D		0	20,000	0	
AR016-07		0	25,000	10,000	
AR016-08		0	50,000	20,000	
Alldevelopments		160,000	160,000	70,000	
PHA-wide		75,000	60,000	0	510,000
CFPFundsListed for5 -yearplanning		455,000	455,000	620,000	510,000
Replacement HousingFactor Funds					

ar016c01

CamdenHousingAuthority

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

Activities for Year1	ActivitiesforYear:2 FFYGrant:2004 PHAFY:2004			ActivitiesforYear:3 FFYGrant:2005 PHAFY:2005		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	PHAWIDE	Fencingwork	40,000	PHAWide	Fencingwork	30,000
		Siteimprovement	100,000		Siteimprovement	120,000
		CarbonMonoxideDet	20,000			0
			0	16-5, -6, -7,& -8	Roofwork	100,000
	16-1, -2, -3,& -4	Roofwork	100,000	16-5A/5C	ACUnits	50,000
			0			0
See	16-4B&5	Kitchenwork	30,000	16-2,& -3	Kitchenwork	30,000
Annual			0			0
Statement	16-2	Paintunits	60,000	16-3	Paintunits	20,000
			0			0
	16-6A	Plumbingparts	30,000	16-6B, -6C, -6D	Plumbingparts	20,000
			0			0
	PHA-wide	Maint.Equipment	40,000	16-8	Refurbishcabinets	25,000
			0			0
	Mngmt.Imr ovements	Officeequipment	35,000	PHA-wide	Maint.equipment	40,000
						0
				PHA-wide	Computerequipment	20,000
	TotalCFPEstimated Cost		455,000	TotalCFPEstimated Cost		455,000

CamdenHousingAuthority

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

ActivitiesforYear:4 FFYGrant:2006 PHAFY:2006			ActivitiesforYear:5 FFYGrant:2007 PHAFY:2007		
Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWork Categories	EstimatedCost
PHAWIDE	Siteimprovements	50,000	PHAWide	Repair/ReplaceHVAC	80000
	Fencingwork	20,000		Refurbishunits	150,000
16-1	Paintunitinteriors	60,000		SiteImprovements	50,000
	Kitchenwork	40,000		MaintEquip	50,000
	Heatingsystem	25,000		OfficeEquip	30,000
	Newentrylocks	20,000		RefurbishSiding	150,000
	Refurbishsiding	10,000	TotalCFPEstimatedCost		510,000
16-2	Paintunitinteriors	60,000			
	Kitchenwork	40,000			
	Heatingsystem	25,000			
	Newentrylocks	20,000			
	Refurbishsiding	10,000			
16-3	Newentrylocks	20,000			
	Refurbishsiding	10,000			
16-4	InstallA/Cinelderly	60,000			
16-5	InstallA/Cinelderly	80,000			
	Paintunitinteriors	40,000			
16-7	NewHAVCunits	10,000			
16-8	NewHAVCunits	20,000			
TotalCFPEstimatedCost		620,000			

ar016d01.PublicHousingDrugEliminationProgramPlan

In view of recent legislative action eliminating the PHDEP program and rolling funding for such activities into the Operating Fund for the Camden Housing Authority, the CHA has not included a completed attachment D this year

ar016e01. StatementontheCommunityServiceRequirement

**CHAhasbeguntoidentifyresidentsmeetingthecriteriaandisintheprocessof
identifyingworksites.**

ar016f01. Statement of Progress in Achieving Goals and Objectives

The Camden Housing Authority has made good progress in meeting the goals and objectives it has set out in its Five -Year Plan.

In its efforts to expand the supply of assisted housing, the CHA has added 14 new vouchers to its Section 8 inventory. It has also made good progress in reducing the number of its vacancies. Vacancies have been reduced by fifteen percent (15%) over the same period in the preceding year, which significantly exceeds the CHA's stated goal in its Five -Year Plan. Perhaps most important for the future of the CHA, it has developed its own community housing development organization (CHDO), one of its stated goals.

In its efforts to improve the quality of assisted housing, the CHA has achieved an improved PHAS assessment score, especially improving its performance on physical property inspections under that standard. As stated in its goals and objectives, the CHA has achieved a passing score in its PHAS resident satisfaction survey. It has also carried forward comprehensive improvements to its housing stock through its prompt obligation and expenditure of its Capital Fund Program funds for modernization.

Through prudent use of its funds in its highly successful Public Housing Drug Elimination Program, the CHA has significantly improved the living environment for its residents. It has similarly promoted self -sufficiency for its residents by employing residents both in its administrative offices and in its maintenance program.

Finally, the Camden Housing Authority continues to perform outreach advertising through television commercials, and through advertisements in newspapers and billboards to minority entities and persons in an attempt to further fair housing opportunities for residents in its jurisdiction.

ar016g01.

StatementofResidentonthePHA GoverningBoard

AssetoutinFederalregulationsat24CFRPart964,theCamdenHousingAuthorityhas
placedaresidentonitsBoardofCommissioners.

Ourresidentcommissioneris

SarahLouiseBaker

Ms.BakerwasappointedtoourBoardbyitsBoardofCommissionersafterathorough
reviewbythatbodywascompletedinDecember2001.

Ms.Baker'stermofserviceisfromJanuary9,2002untilJanuary1,2006.

ar016h01.ResidentsontheResidentAdvisoryBoard

MarthaPerry
2802IvoryHeights

MargieStevens
501Ivory

BrazolaEvans
3502IvoryHeights

IdaPenigar
309FortLookout

FlorenceGiles
673LincolnCenter

CarolynRussell
618LincolnCenter

SharonJones
607LincolnCenter

LoraJones
624LincolnCenter

BettyUsher
684LincolnCenter

LoisBurriss
207Carver Courts

InezWalters
201CarverCourts

JoyceGillette
804CarverCourts

JossieBerry
510CarverCourts

ar016i01.StatementontheDeconcentrationonPoverty

AsrequiredIHUDPIHNotice2001 -4,theCamdenHousingAuthorityhereattachesthe requiredadditionalquestionsmodifyingthoseinSection3(A)(6)oftheHUD50075 Template.

Component3,(6)DeconcentrationandIncomeMixing

- a. Yes No DoesthePHAhaveanygeneraloccupancy(family)public housing developments covered by the deconcentration rule? If no, this sectioniscomplete.Ifyes,continuetotheneftquestion.
- b. Yes No Do any of these covered developments have average incomes aboveorbelow85%to115%oftheaverageincomesofallsuch developments?Ifno,thissectioniscomplete.

Ifyes,listthesedevelopmentsasfollows:

DeconcentrationPolicyforCoveredDevelopments			
DevelopmentName:	NumberofUnits	Explanation(ifany)[seestep 4atDeconcentrationpolicy(ifno Occupied \$903.2(c)(1)(iv)] explanation)[seestep5at Occupied \$903.2(c)(1)(v)]	byfamilies
NA		NA	

Alloftheaverageincomesatourfamilydevelopmentsare lessthan30%oftheareamedianincomeforourcounty.Weconclude,therefore,asindicatedinHUDNotice PIH2001 -26,page4,thattheCamdenHousingAuthorityisexemptfromtherequirementsfordeconcentrationofpovertyandincomemixing.

ar016j01.StatementofPetPolicy

The Camden Housing Authority (CHA) has adopted pet policies to allow pet ownership by both its elderly and its general family occupancy residents. Below we summarize our pet policy for non-elderly, non-disabled families.

The pet policy is in eleven (11) sections, as follows:

Section 1 outlines the enabling regulations that allow pet ownership for general occupancy families.

Section 2 indicates that family residents at the CHA will be allowed to own pets.

Section 3 defines an allowable common household pet as a cat, dog, bird or fish and limits the number of these permitted to a dwelling unit.

Section 4 describes in detail the regulations that govern pet ownership, including required pet registration, pet deposits, monthly pet maintenance fees, and other specific requirements for pet ownership.

Section 5 explains the required "pet responsibility card."

Section 6 spells out how escrowed pet security deposits will be handled and how such deposits may be used.

Section 7 sets out the requirements for dog ownership.

Section 8 sets out the requirements for cat ownership.

Section 9 sets out the requirements for bird ownership.

Section 10 sets out the requirements for fish ownership.

Section 11 outlines additional general policies governing ownership of pets, including restraint of pets, limitations on visiting pets, proscriptions for loud or violent pets, and conditions for special cases such as the death of a pet owner or absence from a unit where a pet is housed. It also describes in detail the specific conditions under which the CHA may require that a pet be removed from the dwelling unit.

ar016k01.

**CommentsfromtheResidentMeetingsandPublicHearing:
May27 –29, 2003,June3,2003**

FortLookoutAcres

ChangeoutwindowstoAluminum

HeatingDownstairs

MoreLightinginLivingRooms

Repairbathheaters

IvoryHeights

Entrydoorlocksfront&back

Basketballgoal

Heatersdownstairsandbathroomheaters

CarverCourts

ChangeoutwindowstoAluminum

Lookatsidewalkthatneedsrepair

Lightingbehindapartments

LincolnCenter

Speedmorebearers

Vent-aHoods

Gutters –Dieverters

Riverside

Dryerhookups

ResponsefromPHA

Allcommentswereconsidered.Manyoftheitem sareincludedintheCapitalFundsprogramin
thenextseveralyears.

ar016101

Component10(B)VoluntaryConversionInitialAssessments

a) HowmanyofthePHA’sdevelopmentsaresubjecttotheRequiredInitial Assessments?

Five

b) HowmanyofthePHA’sdevelopmentsarenotsubjecttotheRequiredInitial Assessmentsbasedonexemptions(e.g.,elderlyand/ordisableddevelopmentsnot generaloccupancydevelopments?

Three

c) HowmanyAssessmentswereconductedforthePHA’scovereddevelopme nts?

TheCHAassessedallofitsdevelopments,including fivecovereddevelopments

d) Identifydevelopmentsthatmaybeappropriateforconversionbasedonthe RequiredInitialAssessments:

None

DevelopmentName	NumberofUnits
N/A	N/A

a) IfthePHAhasnotcompletedtheRequiredInitialAssessments,describethe statusoftheseassessments.

ar016m01.

Statement on the PHAS Resident Survey

The Camden Housing Authority has taken several steps to address the results of its Resident Survey yPHAS component.

The CHA developed a questionnaire based on the HUD PHAS resident survey through which it can more clearly assess the specific needs of its residents.

Based on the HUD PHAS survey, the CHA developed a prioritized checklist of resident desired tasks to improve the quality of their housing experience. We present that list below. The CHA will address these items in the order that they are represented. Because of reduced CFP funding this year, these items will be addressed in future CFP modernization plans to the degree that future funding will allow.

Safety

1. Establish a procedure to assure that residents are aware of crime prevention programs available to residents.
2. Improve exterior lighting at CHA family developments.

Communication

1. Provide residents with clearer information about CHA maintenance and modernization activities.
2. Provide additional ongoing assistance to residents in understanding the CHA lease.
3. Develop a communication strategy that assures the CHA makes clearer to residents how it addresses resident concerns.

Neighborhood Appearance

1. Assure that the CHA improves its pest control policy and practice.
2. Consider measures that would reduce noise in CHA developments.
3. Improve the appearance of the HCA parking areas.
4. Assure that the CHA has an improved trash and litter control policy and practice.
5. Improve the upkeep of CHA resident recreational areas.
6. Improve the appearance of CHA common areas at its developments.
7. Make effort to improve the external appearance of CHA buildings.
8. Establish a policy and practice to encourage improved glass disposal control in CHA developments.