

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>CAMDEN HOUSING AUTHORITY</u> PHA Code: <u>AR 016</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10 / 2012</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>521</u> Number of HCV units: <u>531</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	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 for the next five years: <i>To promote well maintained, clean, safe, affordable housing, free from discrimination, and support economic opportunities for low income families, senior citizens and persons with disabilities of our community to the best of our ability and financial resources</i>																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <i>The Camden Housing Authority is a medium sized housing authority that over the next five years seeks to keep public housing vacancies to a minimum as it has done over the last five years. Regarding physical plant, the Authority seeks to renovate or modernize public housing units as efficiently as possible within the resources available. The Authority will continue to maintain a quality of life and promote self-sufficiency for as many residents as possible. CHA reaffirms that it will reach out to administer both the Conventional and HCV public housing programs in accordance with all local, state and federal laws and regulations.</i>																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Consolidated 531 HCV vouchers in four counties, including Ouachita, Calhoun, Dallas and Union. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. MAIN OFFICE : 800 North Monroe Avenue Camden, AR 71711																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. SEE ATTACHMENTS																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. SEE ATTACHMENTS																										

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. **SEE ATTACHMENTS**

8.3 Capital Fund Financing Program (CFFP).
 Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.
CHAS - Comprehensive Housing Affordability Study (most recent available)

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Over all	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	535	5	3	3	NA	3	3
Income >30% but <=50% of AMI	401	4	2	2	NA	2	3
Income >50% but <80% of AMI	347	3	1	2	NA	1	3
Elderly	514	3	4	2	NA	1	3
Families with Disabilities	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity Wh	223	2	3	2	NA	2	3
Race/Ethnicity Bl	542	4	3	2	NA	2	3

9.1 Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**
See 5.2 Above

10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. **See 5.2 Above**

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”

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 forty percent (40%) of the CFP Annual Budget for that year.

11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)

(d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)

(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
No changes made

(g) Challenged Elements **NONE**

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

VAWA STATEMENT

OF GOALS, OBJECTIVES, POLICIES THAT ENABLE THE HOUSING AUTHORITY TO SERVE THE NEEDS OF CHILD AND ADULT VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

Under Section 603 of the VAWA 2005, PHAs are required to include in the PHA Plans this attached statement.

The Board of Commissioners adopted the following resolution to regarding Violence Against Women in all appropriate contracts, leases and information processes regarding residency in Public the and Housing Choice Voucher Housing Programs.

The Board of Commissioners approved a Policy on Protections for Victims of Domestic Violence ("VAWA Policy") and related amendments to the Admission and Occupancy Policies for the Public Housing Program and the Section 8 Housing Choice Voucher Program.

The Authority adopted these policies in compliance with the Violence Against Women Act (VAWA) Amendments of 2005. The Authority partners with the local law enforcement agencies to coordinate any goals, activities, objectives, policies or programs that will enable the to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. (Sec. 603).

The Authority supports the goals of the VAWA Amendments and will comply with its requirements.

The Authority will continue to administer its housing programs in ways that support and protect residents (including Section 8 Housing Choice Voucher program participants) and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.

The Authority will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance.

The Authority will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.

The Authority will continue to update its policies and procedures as needed to implement the requirements of VAWA, and to collaborate with other agencies to prevent and respond to domestic violence, dating violence, sexual assault or stalking, as those criminal activities may affect applicants for and participants in the housing programs.

The VAWA Policy states that "The Authority will provide notices explaining the VAWA protections to applicants for housing assistance (both Section 8 Housing Choice Vouchers and Public Housing), to public housing residents and Section 8 voucher participants, and to property owners participating in the voucher program."

The Authority directs that any VAWA related reports shall be submitted to the office of the Executive Director who will respond affirmatively and appropriately to each such report.

**ATTACHMENT B –
PHA Plan
Table Library**

**Capital Fund Program Annual Statement
Parts I, II, and II**

CAPITAL FUNDS

AS OF 3/31/2012

**ANNUAL STATEMENTS
PERFORMANCE AND EVALUATION REPORT**

2012
Five Year Action Plan 2013 – 2016

Capital Fund Program
CAMDEN HOUSING AUTHORITY
CAMDEN, AR

2012

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: CAMDEN HOUSING AUTHORITY	Capital Fund Program Grant No. ARP01650112 Date of CFFP	FFY of Grant: 2012 FFY of Grant Approval
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		\$132,000	0	
3	1408 Management Improvements Soft Costs				
4	1410 Administration	\$	66,000.00	0	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Costs	\$	32,000.00	0	
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures	\$	410,218.00	0	
11	1465.1 Dwelling Equipment--Nonexpendable	\$	20,000.00	0	
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$	660,218	0	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation M				

Signature of Executive Director 	Date	5-7-2012	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations
⁴ RHF funds shall be included here

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: CAMDEN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No:AR37P01650112 Replacement Housing Factor Grant No:			Federal FY of Grant: 2012			
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	
AMP 1								
Fort Lookout Acres/Manor Lincoln Center Pine Manor								
	OPERATIONS	1406		\$ 63,360		0		
	MANAGEMENT IMPROVEMENTS	1408						
	ADMINISTRATION	1410		33,000		0		
	FEES & COSTS	1430		12,000		0		
	SITE IMPROVEMENTS	1450						
	DWELLING STRUCTURES	1460						
	Ft. Lookout Manor 4A	1460						
	Gas Meters	1460		18,000				
	New exterior lighting	1460		10,000				
	Refurbish Cabinets	1460		17,000				
	Ft. Lookout Manor 5A	1460						
	New ADA toilets	1460		15,000				
	Refurbish Cabinets	1460		25,000				
	Lincoln Center 6A – Deadbolt Locks	1460		60,000				
	Ft. Lookout Manor 8 – Ref. Cabinets	1460		25,000				
	DWELLING EQUIPMENT	1465		8,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: CAMDEN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No:AR37P01650112 Replacement Housing Factor Grant No:			Federal FY of Grant: 2012			
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	
AMP 3								
Carver Courts, Ivory Heights, Monroe Bowie, Old Riverside & Shivers New Riverside								
	OPERATIONS	1406		\$ 68,640				
	MANAGEMENT IMPROVEMENTS	1408				0		
	ADMINISTRATION	1410		33,000				
	FEES & COSTS	1430		20,000		0		
	SITE IMPROVEMENTS	1450				0		
	DWELLING STRUCTURES	1460						
	New Riverside 6 B,C, D - Deadbolts	1460		22,800		0		
	Ivory Heights 16-3	1460						
	Ceiling Fans	1460		38,000		0		
	Heaters/Air Vents	1460		56,418		0		
	Door Jambs & New Deadbolts	1460		80,000		0		
	Monroe Bowie 4B	1460						
	Gas Meters	1460		18,000		0		
	Exterior Lighting	1460		10,000		0		
	Riverside/ Shivers 5B/C - ADA Toilets	1460		15,000		0		
	DWELLING EQUIPMENT	1465		12,000		0		

Capital Fund Program
Five-Year Action Plan
CAMDEN HOUSING AUTHORITY,
CAMDEN, AR
2013 - 2016

Capital Fund Program—Five-Year Action Plan
CAMDEN HOUSING AUTHORITY, CAMDEN, AR

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary		Locality (City/County & State)		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
PHA Name/Number						
A.	Development Number and Name CAMDEN HOUSING AUTHORITY	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
B.	Physical Improvements Subtotal	Annual Statement	410,000	410,000	410,000	410,000
C.	Management Improvements		25,000	25,000	25,000	25,000
D.	PHA-Wide Non-dwelling Structures and Equipment		0	0	0	0
E.	Administration		75,000	75,000	75,000	75,000
F.	Other		80,000	80,000	80,000	80,000
G.	Operations		150,000	150,000	150,000	150,000
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		740,000	740,000	740,000	740,000
L.	Total Non-CFP Funds					
M.	Grand Total					

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year <u>2013</u> FFY _____		Work Statement for Year: <u>2014</u> FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
Sec Annual Statement	AMP 1		AMP 1	
	Operations	75,000	Operations	75,000
	Management Improvements	12,500	Management Improvements	12,500
	Administration	37,500	Administration	37,500
	Fees and Costs	10,000	Fees and Costs	10,000
	Site Improvements	10,000	Site Improvements	10,000
	Dwelling Equipment	10,000	Dwelling Equipment	10,000
	Non Dwelling Equipment	8,000	Non Dwelling Equipment	8,000
	Contingency	2,000	Contingency	2,000
		0		0
	AMP 3	0	AMP 3	0
	Operations	75,000	Operations	75,000
	Management Improvements	12,500	Management Improvements	12,500
	Administration	37,500	Administration	37,500
	Fees and Costs	10,000	Fees and Costs	10,000
	Site Improvements	10,000	Site Improvements	10,000
	Dwelling Equipment	10,000	Dwelling Equipment	10,000
	Non Dwelling Equipment	8,000	Non Dwelling Equipment	8,000
	Contingency	2,000	Contingency	2,000
		0		0
TOTALS	330,000	TOTALS	330,000	

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year <u>2015</u> FFY _____		Work Statement for Year: <u>2016</u> FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
Sec Annual Statement	AMP 1		AMP 1	
	Operations	75,000	Operations	75,000
	Management Improvements	12,500	Management Improvements	12,500
	Administration	37,500	Administration	37,500
	Fees and Costs	10,000	Fees and Costs	10,000
	Site Improvements	10,000	Site Improvements	10,000
	Dwelling Equipment	10,000	Dwelling Equipment	10,000
	Non Dwelling Equipment	8,000	Non Dwelling Equipment	8,000
	Contingency	2,000	Contingency	2,000
		0		0
	AMP 3	0	AMP 3	0
	Operations	75,000	Operations	75,000
	Management Improvements	12,500	Management Improvements	12,500
	Administration	37,500	Administration	37,500
	Fees and Costs	10,000	Fees and Costs	10,000
	Site Improvements	10,000	Site Improvements	10,000
	Dwelling Equipment	10,000	Dwelling Equipment	10,000
	Non Dwelling Equipment	8,000	Non Dwelling Equipment	8,000
	Contingency	2,000	Contingency	2,000
		0		0
TOTALS	330,000	TOTALS	330,000	