



## **Public Hearing Notice**

The Housing Authority of the City of Camden's

5 year plan (2025-2029) and 2025 Annual Plan

And

Updates and Amendments to the

Housing Choice Voucher (Section 8) Administrative Plan (Admin Plan)

And

Public Housing Admissions and Continued Occupancy Policy (ACOP)

The Housing Authority of the City of Camden has completed its 5 year plan (2025-2029) and 2025 Annual Plan in compliance with HUD Regulations, as may be amended. The Housing Authority of the City of Camden has also completed updates and amendments to its Housing Choice Voucher (Section 8) Administrative Plan ("Admin Plan") and Public Housing Admissions and Continued Occupancy Policy ("ACOP") in compliance with the Housing Opportunity Through Modernization Act of 2016 (HOTMA) and applicable HUD regulations, as may be amended.

### **Document Review Availability**

The Housing Authority of the City of Camden's PHA 5 Year Plan (2025-2029) and 2025 Annual Plan, Admin Plan, and ACOP are available for 45-day public review. The review period is from October 31, 2024, through December 16, 2024. The plan can be reviewed at the HACC Central Office, located at 2021 Watson Street, Camden, NJ 08105, [www.camdenhousing.org](http://www.camdenhousing.org), or any of the HACC public housing site offices. All comments/concerns and suggestions must be submitted in writing to: Housing Authority of the City of Camden, 2021 Watson Street, 2nd Floor, Camden, NJ 08105 Attention: Almar Dyer, Regional Asset Manager. Comment concerns or suggestions can be hand-delivered to any of the HACC Site Offices no later than December 16, 2024.

### **Public Hearing**

A public hearing will be held on Wednesday, December 18, 2024 at 5:00 PM at Housing Authority of the City of Camden, located at 2021 Watson Street, 2nd Floor Camden, NJ 08105. The 5 year Plan (2025-2029) and 2025 Annual Plan and the updated and amended Admin Plan and ACOP; and hearing information are available for public inspection on the Housing Authority's website: [www.camdenhousing.org](http://www.camdenhousing.org), in the Administrative Office at 2021 Watson Street, 2nd Floor Camden, NJ 08105, and at any of the HACC public housing site offices. Written comments regarding the 5 year Plan (2025-2029) and 2025 Annual Plan, and the updates and amendments to the ACOP and to the Admin Plan may be submitted directly to Almar Dyer, Regional Asset Manager, Housing Authority of the City of Camden at 2021 Watson Street, 2nd Floor Camden, NJ 08105 no later than December 16, 2024.

**MELODY JOHNSON-WILLIAMS**

Executive Director

**U.S. Department of Housing and Urban development  
Office of Public and Indian Housing**

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**PHA Plan  
5 – Year Plan for Fiscal Years 2025 – 2029  
Annual Plan for Fiscal Year 2025**



**HOUSING AUTHORITY OF THE CITY OF CAMDEN  
CAMDEN, NEW JERSEY**

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>																																					
<b>A.1</b>	<p><b>PHA Name:</b> <u>Housing Authority of the City of Camden</u> <b>PHA Code:</b> <u>NJ010</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2025</u></p> <p><b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2025 - 2029</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="212 989 1471 1623"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) 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>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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Lead PHA:																																						
<b>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.																																					
<b>B.1</b>	<p><b>Mission.</b> 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.</p> <p><b>To expand community growth by offering quality housing choices and proven empowerment program</b></p>																																					

<p><b>B.2</b></p>	<p><b>Goals and Objectives.</b> Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>See Attachment.</p>
<p><b>B.3</b></p>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See Attachment.</p>
<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>See ACOP Chapter 16 VII; ADMIN PLAN Chapter 16 – 16-VII.c, 16-VII.d, 16-VII.e, Exhibit 16-1, Exhibit 16-2, Exhibit 16-3, Exhibit 16-4</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>See Attachment</p>
<p><b>C.2</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>C.3</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>C.4</b></p>	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<p><b>D. Affirmatively Furthering Fair Housing (AFFH).</b></p>	

D.1

**Affirmatively Furthering Fair Housing.** (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

N/A

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

N/A

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

N/A

**Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs**

A. **PHA Information.** All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

**B. Plan Elements.**

- B.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. ([24 CFR § 903.6\(a\)\(1\)](#))
- B.2 Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR § 903.6\(b\)\(1\)](#))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR § 903.6\(b\)\(2\)](#))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR § 903.6\(a\)\(3\)](#)).

**C. Other Document and/or Certification Requirements.**

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32, REV 2.

**C.2 Resident Advisory Board (RAB) comments.**

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR § 903.17\(b\)](#), [24 CFR § 903.19](#))

**C.3 Certification by State or Local Officials.**

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

**C.4 Required Submission for HUD FO Review.**

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

**D. Affirmatively Furthering Fair Housing.**

**(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ....” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

# Housing Authority of the City of Camden

Attachment

## 5 Year and Annual Plan Goals and Objectives

### 1. Goal: Housing Stock

Improve the housing stock through a combination of significant security enhancements, green initiatives, capital improvements, redevelopments and Homeownership opportunities.

- a) Replacing distressed housing in Ablett Village via the Choice Neighborhoods Implementation Grant for the Cramer Hill community.
- b) Continue RAD Transformations for the ACC units
- c) Create Homeownership opportunities through new construction for sale or support for the purchase of homes

#### Objectives:

1. Where new development, to close one housing development deal a year and ready for construction
2. Where new development, to complete construction and relocation/occupancy on each housing development within 2.5 years of closing.
3. Where significant capital improvements are needed, identify the problems, procure/provide the necessary resources and complete the improvement within one year of the start of the project.
4. Within one year, outline Security needs of all developments and identify ways of addressing the needs of the residents.
5. Within 18 months, develop a plan of action to improve security in the short term and the long term at all of the properties
6. Lower Energy costs by a TBD % as projects receive significant capital improvements and/or re-developed
7. Expand the HACC's Green Initiative and investigate Solar Farms Development

### 2. Goal: Development Entities

Maintain appropriate control in Development deals. Create additional legal entities as needed.

#### Objectives:

1. To have HACC maintain appropriate control in legal transactions relating to development.
2. To have HACC maintain appropriate control and ability to branch out into other endeavors relating to HACC Mission.

### 3. Goal: Forecasting

1. Prepare Multi-Year Forecast of Operating Revenues and Expenses for the Housing Authority and/or its subsidiaries so that their Operations, Revenues and

Expenses keep in line with Development plans. Compare forecasts to actual results each year and update as needed to maximize operating efficiencies and expected cash surpluses and deficits.

2. Determine amounts that the Housing Authority and/or its subsidiaries can provide to development deals as Long Term Investments and to the Development Planning Budgets.

**Objectives:**

1. To determine appropriate actions needed to be undertaken by HACC to ensure enough funds are available to operate as AMPs transition from public housing.
2. To plan for at least a break even projection or projections that allow HACC to consider additional service provisions for residents and the community.
3. Update the plan each year as needed.

**4. Goal: Cost Savings**

Prepare a plan to outline cost-saving measures over the next 5-year period to minimize net annual deficits.

**Objectives:**

1. Achieve a 3-5% cost savings each year over a 5 year period
2. Minimize possible net deficits

**5. Goal: Revenue**

Create additional Revenue sources for the Housing Authority and its subsidiaries

**Objectives:**

1. Market and offer services of the Modernization Department and any other HACC department, as appropriate, for a fee. Achieve one contract every 24 months.
2. In one year, create marketing strategies to increase revenue for HACC and its various affiliates and instrumentalities
3. Apply for Federal and Non-Federal Grants. Identify one new grant and apply every 12 months.
4. Evaluate opportunities to become a regional housing authority. Complete the evaluation within one year.

**6. Goal: Public Housing and S8 Metrics**

Develop and implement goals and measurements for each AMP to meet the standards of PHAS, PIC Reporting and SEMAP in order to operate more efficiently and get removed from HUD Troubled status. Evaluate organizational policies and procedures to identify possible improvements.

**Objectives:**

1. To be removed from HUD Troubled status within 24 months.
2. To be able to successfully property manage properties that have been managed by third party property managers and HACC will receive the right to request to



become the property manager over the next 5 years.

**7. Goal: Residents**

Improve quality of life issues for residents and the community

**Objectives:**

1. Expand services delivered to the high-risk youth, through promotion of parental involvement thru program allocations. Continue to seek funding sources. Projected program start in 18-24 months.
2. Increase customer satisfaction. Hire third-party company to perform customer service assessments if needed. Projected start date in 6 months.
3. Provide and promote supportive services to increase independence for the elderly or families with disabilities. Projected program start in 24 months.

**8. Goal: Management Improvements**

Continue to upgrade Information Technology infrastructure.

**Objectives:**

1. To improve staff efficiencies and reporting capabilities
-

# Housing Authority of the City of Camden

Attachment

## 5 Year and Annual Plan Progress Towards Goals and Objectives

### 1. Goal: Housing Stock

Improve the housing stock through a combination of significant security enhancements, green initiatives, capital improvements, redevelopments and Homeownership opportunities.

- a) Replacing distressed housing in Ablett Village via the Choice Neighborhoods Implementation Grant for the Cramer Hill community.
- b) Continue RAD Transformations for the ACC units
- c) Create Homeownership opportunities through new construction for sale or support for the purchase of homes

#### Objectives:

1. Where new development, to close one housing development deal a year and ready for construction
2. Where new development, to complete construction and relocation/occupancy on each housing development within 2.5 years of closing.
3. Where significant capital improvements are needed, identify the problems, procure/provide the necessary resources and complete the improvement within one year of the start of the project.
4. Within one year, outline Security needs of all developments and identify ways of addressing the needs of the residents.
5. Within 18 months, develop a plan of action to improve security in the short term and the long term at all of the properties
6. Lower Energy costs by a TBD % as projects receive significant capital improvements and/or re-developed
7. Expand the HACC's Green Initiative and investigate Solar Farms Development

#### Progress Toward Goal:

In Process. RFP going out in 2025 to RAD three projects – Kennedy, Westfield and Mickle. Physical Needs Assessments are currently being done or will be scheduled to identify the scope of remedial work that may be needed. Security Assessments of the HACC owned sites will be procured over the coming 12 months. All new developments will include a security component to the project plan.

### 2. Goal: Development Entities

Maintain appropriate control in Development deals. Create additional legal entities as needed.

#### Objectives:

1. To have HACC maintain appropriate control in legal transactions relating to development.
2. To have HACC maintain appropriate control and ability to branch out into other

endeavors relating to HACC Mission.

**Progress Towards Goal:**

In Process. First legal entities projected to be created 2024 4Q/2025 1Q,

**3. Goal: Forecasting**

1. Prepare Multi-Year Forecast of Operating Revenues and Expenses for the Housing Authority and/or its subsidiaries so that their Operations, Revenues and Expenses keep in line with Development plans. Compare forecasts to actual results each year and update as needed to maximize operating efficiencies and expected cash surpluses and deficits.
2. Determine amounts that the Housing Authority and/or its subsidiaries can provide to development deals as Long Term Investments and to the Development Planning Budgets.

**Objectives:**

1. To determine appropriate actions needed to be undertaken by HACC to ensure enough funds are available to operate as AMPs transition from public housing.
2. To plan for at least a break even projection or projections that allow HACC to consider additional service provisions for residents and the community.
3. Update the plan each year as needed.

**Progress Towards Goal:**

Start date, TBD after Development Plans have been outlined.

**4. Goal: Cost Savings**

Prepare a plan to outline cost-saving measures over the next 5-year period to minimize net annual deficits.

**Objectives:**

1. Achieve a 3-5% cost savings each year over a 5 year period
2. Minimize possible net deficits

**Progress Towards Goal:**

Plan to be developed over the next six months

**5. Goal: Revenue**

Create additional Revenue sources for the Housing Authority and its subsidiaries

**Objectives:**

1. Market and offer services of the Modernization Department and any other HACC department, as appropriate, for a fee. Achieve one contract every 24 months.
2. In one year, create marketing strategies to increase revenue for HACC and its various affiliates and instrumentalities
3. Apply for Federal and Non-Federal Grants. Identify one new grant and apply every 12 months.

4. Evaluate opportunities to become a regional housing authority. Complete the evaluation within one year.

**Progress Towards Goal:**

Start date TBD.

6. **Goal: Public Housing and S8 Metrics**

Develop and implement goals and measurements for each AMP to meet the standards of PHAS, PIC Reporting and SEMAP in order to operate more efficiently and get removed from HUD Troubled status. Evaluate organizational policies and procedures to identify possible improvements.

**Objectives:**

1. To be removed from HUD Troubled status within 24 months.
2. To be able to successfully property manage properties that have been managed by third party property managers and HACC will receive the right to request to become the property manager over the next 5 years.

**Progress Towards Goal:**

In Process.

7. **Goal: Residents**

Improve quality of life issues for residents and the community

**Objectives:**

1. Expand services delivered to the high-risk youth, through promotion of parental involvement thru program allocations. Continue to seek funding sources. Projected program start in 18-24 months.
2. Increase customer satisfaction. Hire third-party company to perform customer service assessments if needed. Projected start date in 6 months.
3. Provide and promote supportive services to increase independence for the elderly or families with disabilities. Projected program start in 24 months.

**Progress Towards Goal:**

In Process.

8. **Goal: Management Improvements**

Continue to upgrade Information Technology infrastructure.

**Objectives:**

1. To improve staff efficiencies and reporting capabilities

**Progress Towards Goal:**

Analysis to be started in 9 months

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# **Housing Authority of the City of Camden**

Attachment

## **Annual Plan C.1 Substantial Deviation from 5 Year Plan and Significant Amendment/Modification**

Substantial Deviation and Significant Amendment:

The HACC has revised our definitions to reflect RAD Conversion activities. The HACC's definition of "Significant Amendment or Substantial Deviation" from its Five-Year and Annual Plans:

1. Changes to rent or admissions policies or organization of the waiting list.
2. Addition of non-emergency work, items (items not included in the Annual Statement or Five-Year Action Plan) or a change in the use of replacement reserve funds under the Capital Fund.
3. Any change with regard to a proposed demolition, disposition, homeownership, RAD conversion, Capital Fund Financing, development, or a mixed finance proposal.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements.

RAD-Section 18 "75-25" Blend – This is a type of blend outlined in Notice PIH 2018-04 which allows a PHA to reposition 25% of the units in a project through Section 18 provided the other 75% is repositioning through RAD, and the project involves new construction or substantial rehabilitation

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
<b>PHA Name :</b> HOUSING AUTHORITY OF THE CITY OF CAMDEN  <b>PHA Number:</b> NJ010			<b>Locality (City/County &amp; State)</b> <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:        )			
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	AUTHORITY-WIDE - OPERATIONS	\$701,265	\$459,863	\$413,163	\$285,282	\$180,211
	AUTHORITY-WIDE - ADMINISTRATION	\$280,506	\$183,945	\$165,265	\$114,113	\$72,084
	AUTHORITY-WIDE – MANAGEMENT IMPROVEMENTS	\$280,506	\$183,945	\$165,265	\$114,113	
	RAD	\$400,000	\$400,000	\$400,000	\$400,000	\$468,547
	AMPS	\$1,142,783	\$611,698	\$508,958	\$227,619	
	TOTAL	\$2,805,060	\$1,839,451	\$1,652,651	\$1,141,127	\$720,842

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2025</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	Authority-Wide	RAD: Planning, Closing on various sites		\$400,000
	NJ010-000013 Baldwin Run	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs, Security Improvements		\$280,928
	NJ010-000015 Baldwin Run II	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs, Security Improvements		\$280,928
	NJ010-000017 Westfield Tower	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs, Security Improvements		\$150,000
	NJ010-000018 Mickle Tower	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs, Security Improvements		\$150,000
	NJ010-000019 Baldwin Run Senior	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs, Security Improvements		\$280,928
	Total			\$1,542,783

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	Authority-Wide	RAD: Planning, Closing on various sites		\$400,000
	NJ010-000008 Roosevelt Manor V	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs		\$150,000
	NJ010-000009 Roosevelt Manor IX & X	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs		\$150,000
	NJ010-000013 Baldwin Run	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs		\$103,899
	NJ010-000015 Baldwin Run II	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs		\$103,899
	NJ010-000019 Baldwin Run Senior	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs		\$103,899
	Total			\$1,011,698



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 3		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	Authority-Wide	RAD: Planning, Closing on various sites		\$400,000
	NJ010-000004 Chelton Terrace II	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs		\$100,000
	NJ010-000013 Baldwin Run	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs		\$102,986
	NJ010-000015 Baldwin Run II	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs		\$102,986
	NJ010-000019 Baldwin Run Senior	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs		\$102,986
	NJ010-000020 Morgan Village	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs		\$100,000
	Total			\$908,958

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Authority-Wide	RAD: Planning, Closing on various sites		\$400,000
	NJ010-000013 Baldwin Run	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs		\$75,873
	NJ010-000015 Baldwin Run II	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs		\$75,873
	NJ010-000019 Baldwin Run Senior	General Capital Improvements: Site Improvements, Unit Turnovers, Building Repairs		\$75,873
	Total			\$627,619

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2029</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	Authority-Wide	RAD: Pre-planning for remaining sites		\$468,547
	Total			\$468,547

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Management Improvements: Financial and Accounting Control Systems; noncapital activities needed to upgrade or improve the operation or maintenance of the HACC's Projects, to promote energy conservation, to sustain physical improvements or to correct management deficiencies	\$280,506
Subtotal of Estimated Cost	\$280,506

Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Management Improvements: Financial and Accounting Control Systems; noncapital activities needed to upgrade or improve the operation or maintenance of the HACC's Projects, to promote energy conservation, to sustain physical improvements or to correct management deficiencies	\$183,945
Subtotal of Estimated Cost	\$183,945

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2027
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Management Improvements: Financial and Accounting Control Systems; noncapital activities needed to upgrade or improve the operation or maintenance of the HACC's Projects, to promote energy conservation, to sustain physical improvements or to correct management deficiencies	\$165,265
Subtotal of Estimated Cost	\$165,265

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2028
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Management Improvements: Financial and Accounting Control Systems; noncapital activities needed to upgrade or improve the operation or maintenance of the HACC's Projects, to promote energy conservation, to sustain physical improvements or to correct management deficiencies	\$114,113
Subtotal of Estimated Cost	\$114,113

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	5 2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Management Improvements: None Planned at this time	\$0
Subtotal of Estimated Cost	\$0



**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, \_\_\_\_\_, the \_\_\_\_\_  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years \_\_\_\_\_ and/or Annual PHA Plan for fiscal  
year \_\_\_\_\_ of the \_\_\_\_\_ is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

\_\_\_\_\_  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

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I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Title:
Signature:	Date:

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

# **HOUSING AUTHORITY OF THE CITY OF CAMDEN REGULAR MEETING OF THE BOARD OF COMMISSIONERS**

Resolution authorizing the transaction, approving the submission of the Housing Authority of the City of Camden ("Authority") 2024 Annual Plan and 5 Year Plan 2025-2029 to the U.S. Department of Housing and Urban Development (HUD), and authorizing the Executive Director or designee to execute documents and to do all things necessary to effectuate the transaction.

## **RESOLUTION NO. ??-??**

**WHEREAS**, consistent with Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), the Authority must develop an Annual Plan ("Public Housing Agency Plans"); and

**WHEREAS**, on October 21, 1999 HUD issued a Final Rule, which is still applicable, that requires all PHA's to submit their Public Housing Agency Plans to HUD; and

**WHEREAS**, the Annual Plan details the Authority's immediate operations, program participants, programs, services, and the agency's strategy for handling operational and residents' concerns and needs for the Fiscal year 2024; and

**WHEREAS**, the Authority's Annual Plan, after publication of the requisite notice, was made available for a 45-day review and comment period, from October 18, 2024 through December 3, 2024;and

**WHEREAS**, after meeting with all Resident's Association Boards, the Authority considered all comments made; and

**NOW, THEREFORE BE IT RESOLVED THAT:** The Board of Commissioners of the Housing Authority of the City of Camden does hereby approve and authorize:

1. The submission of the PHA Plans, which consist of the Annual Plan for year 2024 and the 5 Year Plan 2025 - 2029, to the U.S. Department of Housing and Urban Development (HUD), attached hereto and incorporated.
2. The Executive Director or designee to execute documents, if necessary, and to do all things necessary to effectuate the transaction.



## **REPORT ON THE RESOLUTION NO. ??-??**

### **I. Purpose of the Resolution:**

To obtain board authorization and approval to submit the PHA Plans, which consist of the Annual Plan for fiscal year 2024 and the 5 Year Plan 2025 - 2029, to the U.S. Department of Housing and Urban Development (HUD), attached hereto and incorporated.

### **II. Justification for Resolution:**

Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) created the PHA Plans and require their submission to HUD.

### **III. Method of Solicitation:**

The public was notified of the availability of the plans for review/comment. This notification was through legal posting in the Courier Post and Posted flyers at each Housing Development. The plans were made available at the HACC Executive Office and on the Authority's website.

### **IV. Evaluation and Selection Summary:**

A 45-day evaluation period was established for review and comment of the plans. The HACC met with the Resident's Association Board to discuss their concerns and objections.

### **V. Funding Source and Cost Justification**

Not Applicable

### **VI. Fiscal Impact on the Authority**

Not Applicable

### **VII. Benefits for Housing Authority Residents**

The Plans provide details about the HACC's immediate operations, program participants, programs, services, and the agency's strategy for handling operational and residents' concerns and needs for the fiscal year 2024. The short-range and long-range strategies contained in the Plans will enable the HACC to better address the current and future concerns and needs of the residents.

### **VIII. Prior Reviews by HUD**

None

**IX. Recommendation**

It is recommended that the Board of Commissioner's authorized and approve the submission of the PHA Plans.

**X. Certification**

I, Edith Pagen, hereby certify, to the best of my abilities and knowledge, that all governing policies, procedures, and guidelines used to recommend this resolution are in compliance with HUD, HACC, and other federal, state and local laws, rules and regulations."

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Edith Pagan - Deputy Executive Director

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Date