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

1.0	**PHA Information** PHA Name: Housing Authority of the City of Camden PHA Code: NJ010 PHA Type: ☐ Small ☐ High Performing ☒ Standard ☐ HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/2011				
2.0	**Inventory** (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 1671 Number of HCV units: 1255				
3.0	**Submission Type** ☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only				
4.0	PHA Consortia: (Check box if submitting a joint Plan and complete table below.) ☐ **PHA Consortia**				
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: **Promoting adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.**
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. ***See Attachment nj010a01**
6.0	**PHA Plan Update** (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Capital Fund Program. (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. ***See Attachments nj010b01, nj010b02, nj010c01, nj010d01, nj010e01, nj010f01, nj010g01, nj010h01** HACC Main Office:2021 Watson St. 2nd Flr. Camden, NJ 08105;Kennedy Tower, Westfield Tower, Mickle Tower, Baldwin's Run Senior Tower, Chelton Terrace, McGuire Gardens, Branch Village, Ablett Village, Roosevelt Manor and Baldwin's Run.
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.* ***See Attachment nj010i01, nj010j01**
8.0	**Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable. ***See Attachment nj010k01**
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 **t**he *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.
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.

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. ***See Attachment nj010l01**
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 Attachment nj010m01**
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 Attachment nj010n01** (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" **"Substantial Deviation/Modification"**: A substantial deviation from the plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objective of the plan. **"Significant Amendment":** Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

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. (g) Challenged Elements (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)

Attachment nj010a01

5.2 Goals and Objectives

Housing Authority of the City of Camden
Fiscal Year 2011Annual Plan

Goals and Objectives
Forecast Operating Subsidy.
Evaluate information for cost cutting decisions: a.) Prepare a plan that will assist in cost saving measures which should result in a 7-10% savings over expenses for a 3 year period b.) An ongoing goal to try and achieve each AMP to be a HUD High Performer under the FASS indicator
Develop detailed individual site evaluations using the new 5 PHAS Indicators to determine needs, strengths and weaknesses
Evaluate and improve procurement policies and procedures
QC forms have been developed for tracking site performance- new monthly reports developed based on PHAS/MASS reporting indicators.
Continue to maintain 95% PIC compliance
Continue to comply with HUD mandate of 3% vacancy rate at each development
Establish a 501(c)(3) corporation for tenant services and two LLC's
To have 10 families participating in the Housing Choice Voucher Homeownership program to be homeowners by August 2009.
Improve quality of life issues; enforcing all Federal Regulations equally
HACC will be creating a Non-Profit Foundation a.) Scholarships for HOPE VI Residents b.) Create outsourcing of development services to other PHA's
Creating a Force Account with funding through the" American Recover Reinvestment Act" ARRA, which will provide 50 employment opportunities for residents.
Promote the Assisted Living Program.
Expand the HACC's Green Initiative.
Upgrade our Information Technology infrastructure with a new Broad Band Initiative
Expand services delivered to the high-risk youth.
HACC will expand Community Services at Baldwin's Run
HACC will work with residents of Branch Village in preparation for submission of a HOPE VI Application to redevelop Branch Village.
Improve public housing management: (PHAS score)
Improve housing choice voucher management: (SEMAP)
Increase customer satisfaction
Concentrate on efforts to improve specific management functions
Renovate or modernize public housing units:
Homeownership opportunities: Apply for additional Section8 vouchers: we are

Attachment nj010a01

continuing to look for voucher opportunities.
Implement public housing or other homeownership programs:
Implement measures to deconcentrate property 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
Implement public housing security improvements
Increase the number and percentage of employed persons in assisted families
Provide or attract supportive services to increase independence for the elderly or families with disabilities
Explore the possibility of creating an Adult Daycare Program in 2011
Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability
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 or disability.
Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
Create new ways to increase revenue for the HACC
Increase the quality of the current housing stock.
Create viable recreational facilities at Roosevelt Manor
Adopt Asset Management Policy in accordance with new HUD rules and regulations

6.0 (4) Operation and Management

Overview

Over the last four years since publication of the revised Operating Fund Formula contained in 24 CFR 990 and other HUD guidance provided to date, the Housing Authority of the City of Camden (HACC) under the direction of the Executive Director and other senior staff have taken steps to put in place a management structure consistent with the broader multi-family management industry.

Routine maintenance has been decentralized and services are handled on-site by maintenance staff assigned respectively and under direction of the Property Manager. Service Contracts (i.e., routine painting, extermination, etc…) are procured centrally by the purchasing agent for the Authority but are overseen by the Property Managers. Technical/Specialized Maintenance Services are procured centrally and work is overseen by the Property Managers. Unit/Annual Inspections are handed by an HACC certified inspector. Vacancy Preparation is handled by on-site staff, with contract support, when necessary. Work Order Requests are handled by Property Managers who assign and monitor work performed by on-site maintenance staff.

Our affordable housing inventory includes a combination of public housing, assisted living, privately managed and Section 8 housing choice voucher units. Recognizing this mix of affordable housing options and attempting to continue to meet the broader Camden community's needs in times of diminishing federal funding, we have made many changes since September 2005. We anticipate more as transition to the asset management model continues and as HUD guidance is disseminated.

In order to sustain the high level of operational and financial performance achieved over the last few years, HACC routinely and systematically monitors the management, physical, and financial condition of all of its properties and programs. Monthly performance reports (see attached) are required from site staff that provides both qualitative and quantitative information. Data is provided on the following:

- Number of vacant units and the status of each;
- Unit turnaround time;
- Reasons for unit refusals;
- Rent collection rate;
- Completion of emergency work orders;
- Completion of routine work orders;
- UPCS Inspections;
- Re-examinations completed;
- Lease enforcement activities;
- Unit transfers; and
- Quality control inspections.

Budget versus actual variance reports are also required. Additionally, *Performing/Non-Performing Reports* are reviewed by the Property Managers who analyze and consolidate information provided to monitor the performance and/or non-performance of the properties based on the criteria established in PIH Notice 2006-14. The forms used for each property are included as supplemental information to this attachment.

Of particular focus to the financial condition of each property and to the agency as a whole are utility costs and consumption. These are monitored closely by each Property Manager, the Director of Finance, and the Deputy Executive Director/Asset Manager on a monthly basis. Also we have been working with an ESCO company to assist us in this area. Although none of HACC's properties are currently non-performing in this area, the unpredictable nature of the weather in the northeast merits close monitoring to sustain a positive financial position at each property. Furthermore, bi-weekly meetings are held to discuss agency operational and financial performance between the Executive Director and executive staff, as well as, monthly meetings between the Asset Manager and the Property Managers.

Additionally Property Managers have been working closely with the Resident Initiatives Department Staff to meet the needs of the residents from a Social Services perspective. The aim is to improve the mindset of residents in the care of the units and thereby having generally better maintained units by the residents authority wide.

Major deficiencies identified in the past include:

- **Vacancy Rate**: Which have been as high as 16% in older non-performing AMPs
- **Unit Turnaround Time**: Which have been as high as 1496 days in older non-performing AMPs.
- **UPCS Inspections**: The REAC inspection which have been as low as 38 in older non-performing AMPs.
- **Crime and Drug Incidents** that exceed by 120% statistics in the surrounding communities.
- **Rent collection**: Which have been as low as 91% in some properties

Plan and Resources to Address Deficiencies:

- **Vacancy Rate**. To address this issue, HACC focused additional Capital Fund monies for the rehabilitation of units that required work over and above normal wear and tear and beyond the abilities of site maintenance staff to make-ready and reoccupy many of the vacant units. As a result of this refocused effort vacancy rates have improved dramatically. Capital funds will be allocated each year to supplement site maintenance, vacant unit rehabilitation, and repairs. Site staff in conjunction with in-house counsel and other Executive staff meet monthly to strategize and articulate innovative ways to address the causes of the high voluntary and involuntary (evictions) unit turnovers.

  The goal of the Authority is to achieve a vacancy rate of 5% over the next 12 months for the older non-performing AMPs and 3% over the second twelve-month period,

then sustain the vacancy rate at 3% or below using the combined resources of site maintenance staff, participants in the Youthbuild Program, and capital funds as well as the steps outlined to address unit turnaround time below authority wide as needed.

In addition to other vacancy improvement strategies outlined, a marketing strategy will be developed and implemented to increase interest in older AMPs such as Branch Village. The $144 million Roosevelt Manor HOPE VI, located directly across the street from Branch Village, is nearly completed. With the new construction of rental and homeowner properties, it is anticipated that interest residing in the area and in Branch Village will increase. Redevelopment of the surrounding area that includes a new library, accessibility to shops, schools, health care facilities and transportation will develop a synergy not seen in the neighborhood for decades. The Roosevelt Manor HOPE VI redevelopment plan is to attract low-income as well as medium-income applicants in a mixed-income community.

- **Unit turnaround time**: A variety of factors contributed to the poor performance in various AMPs. The primary one being that many of the vacancies were long-term, severely damaged units requiring extensive repair and rehabilitation work and the process for identifying and budgeting capital funds for vacant units that required repairs beyond the capacity of site maintenance staff did not occur in a very timely basis. This resulted in lengthy delays and vacancy days that could not be excluded for purposes of PHAS reporting. A number of units were also off line due to fire. Delays in contracting out the work after reimbursement from the insurance company and other issues related to a protracted process, contributed to a high average turnaround time in various older non-performing AMPs. Future CFP monies are earmarked for vacancy reduction but significant improvement in unit turnaround time will not be achieved until all of these long-term vacancies have been re-occupied.

  HACC's goal is to reduce unit turnaround to 130 days in the next twelve months for our oldest AMP and 20 days for the other AMPs. Steps taken to minimize the delay in re-occupying vacant units include:

  - Monthly meetings to discuss specific vacancies and funding for unit turnaround activities.
  - Property-specific vacancy and unit turnaround monthly monitoring logs are maintained to ensure compliance with vacancy and unit turnaround goals.
  - Monthly Property Manager's report requires specific vacancy turnaround time information and analysis.
  - An adequate pool of eligible potential applicants for selection off of the waiting list is maintained.
  - A painting contractor retained by HACC is used to paint vacant units after repairs have been made thus decreasing the amount of time site maintenance personnel spend in each vacant unit. Capital funds are also allocated on an annual basis for rehabilitation of vacant units requiring extensive repairs.

HACC staff has also met with representatives of the private property management firms to address this issue. The companies have made some manpower adjustments and increased resources deployed to turning over and re-occupying vacant units. The goal is to sustain this effort.

- **Physical deficiencies identified by UPCS inspections**:

    - In order to address the deficiencies, the Executive Office targeted additional Capital Fund resources. Annual CFP funds have also been allocated for this purpose. The Modernization Department and site staff used the REAC inspection report, work order reports and the Five-Year Physical Needs Assessment (PNA) completed to prioritize repairs and capital fund expenditures at the sites.

    - In addition, on an ongoing basis, the Executive Office in conjunction with property managers and maintenance staff, have implemented a system that requires that routine site evaluations be performed. These site evaluations would identify and correct UPCS deficiencies prior to the REAC inspection. Site staff prioritizes repairs that need to be made and coordinate with other property management staff and the Director of Modernization to determine which items to complete using CFP funds and those repairs to be completed by site staff. It is anticipated that these site evaluations combined with annual unit and system inspections will ensure that all potential UPCS deficiencies are addressed and that any issues that might cause the properties to receive a low score are resolved.

    - For the older AMPs, site evaluations will also be performed at these properties to identify and correct UPCS deficiencies that might cause the properties to receive a low score. In addition, the Property Manager and site maintenance staff will develop and implement a revised, comprehensive preventive maintenance plan to assist with improving the property's physical condition and increasing the REAC physical inspection scores.

    The goal for the older properties is to receive a score of at least 5 points or higher on the next REAC inspection. REAC site deficiencies from the last REAC Inspections have been abated.

As detailed above, AMPS conduct annual UPCS Inspections to be proactive in identifying deficient physical conditions as well as having the ability in taking preventive maintenance measures. These include but are not limited to ongoing monthly extermination plan for each unit at the AMPs.

- **Crime and Drug Incidents**: Under the direction of the Asset Manager and in collaboration with site staff, HACC's Director of Security, residents and the local police, a major site control and lease enforcement initiative has been launched to address and eliminate the illegal activity in and around the problematic AMPs. The Authority has made it an agency-wide focus to reduce the level of criminal and drug-related incidents on all of its properties, but particularly those identified as problematic. Steps taken and/or planned include:

  - The Authority added to its staff an In-House Counsel position responsible for coordinating agency-wide security reporting and tracking on for-cause lease terminations.
  - Increase in house legal capacity and improved HACC representation in eviction proceedings.
  - Review and revision of lease agreement and "One-Strike" Policy to facilitate HACC's crime reduction efforts.
  - City-wide monthly crime and drug incident reports from the Camden Police Department and other lease violation data are reviewed when available by security and site staff to determine lease enforcement options and make decisions on what actions will be taken in each case.
  - Better coordination of police presence and incident reporting to ensure adherence to management goals and objectives and more effective lease enforcement.
  - Commitment by Authority Executive staff and Board members to meet with members of local law enforcement and the judicial system to better educate legal system on public housing and to commit additional police patrols and support HACC in its crime and drug reduction efforts.
  - Continue working with grassroots organizations (i.e. DCCB, Gatekeepers, etc…) and the Camden County Prosecutors Office in deterring crime.

- Rent Collection: In order to increase rent collection at the AMPs, Asset Management staff is working with the site staff to better coordinate rent collection activities including follow-up phone calls and visits to delinquent households and referrals to appropriate financial counseling organizations. The goal is to increase rent collections to 97% overall.

- **MAINTENANCE CHARGES**

- The management office is responsible for normal maintenance in your apartment. All requests for service should be brought to the management office between the hours of 8:30 am through 4:30 pm. Normal service is performed Monday through Friday 9 am through 4:00 pm. Emergencies are handled on "an as needed basis." After hours emergencies should be called in to 856-966-0549. Unfortunately, we cannot make appointments for repair work. If any item is damaged due to negligence on your part, either during occupancy or when you vacant, you will be charged according to the following schedule:

Entry Door (metal)	$ 360.00
Entry Door (non-metal)	$ 175.00
Interior Door	$ 50.00
Entry Lock replacement (kwikset) includes deadbolt and exterior lock	$ 66.00

Entry Lock replacement (Best) includes deadbolt	$ 175.00
Interior Door Knob	$ 8.00
Entry/Interior Door Latch	$ 5.00
Passage Locks	$ 10.00
Privacy Lockset	$ 15.00
Lock Out (after 4:30pm)	$ 65.00
Duplicate Keys	$ 10.00
Hi-Rise Access Card Replacement	$ 35.00
Storm Door (new)	$ 350.00
Storm Door Screen	$ 10.00
Storm Door Pump	$ 15.00
Storm Door Handle	$ 18.00
Storm Door (door chain)	$ 5.00
Storm Door Window (36x)	$ 75.00
Stationary Window (double paned)	$ 40.00
Storm Window (32x)	$ 60.00
Window Panes (cost determined by size)	$ 40.00 -100.00
Screen Replacement (screen only)	$ 10.00
Screen Replacement (frame included)	$ 25.00
Refrigerator Replacement	$ 400.00
Stove Replacement	$ 280.00
Crisper Cover	$ 20.00
Refrigerator/Freezer Door Replacement	$ 150.00
Encrusted Oven and Burner(s) Cleaning	$ 35.00
Kitchen Sink Faucet	$ 75.00
Kitchen Stainless Steel Sink	$ 40.00
Any Kitchen Cabinet(s)/ Drawers	$ List Price
Kitchen Countertop(s)	$ List Price
Bathroom Tub Kit	$ 350.00
Bathroom Sink and Cabinet	$ 150.00
Bathroom Tub/Sink Faucets	$ 80.00
Toilet Replacement	$ 100.00
Toilet Bowl or Tank Replacement	$ 50.00 each
Toilet/ Sink Stopped Up by Foreign Object and Requires Snake Out	$ 60.00
Toilet/ Sink Stopped Up and Toilet Must Be Removed	$ 80.00
Soap Dish, Toothpaste Holder, Towel Bars	$ 8.00 each
Toilet Paper Holder	$ 4.00 each
Medicine Cabinet	$ 30.00
Ceramic Tiles	$ 5.00 each
Smoke Detector	$ 15.00 each
Carbon Monoxide Detector	$ 25.00
Exterior Wall Mount Fixture	$ 25.00
Ground Fault Interrupters (GFI)	$ 15.00
Receptacles (duplex)	$ 2.50 each
Electrical Switches	$ 8.00 each
Light Switch Plates/ Outlet Covers	$ 4.00 each
Light Globe/Covers (large)	$ 10.00 each
Light Globe/Covers (small)	$ 5.00 each
Replace Light Bulb	$ 5.00 each
Window Shades	$ 10.00 each
Floor Damage Repair	$ materials + labor
Wall Damage Repair	$ materials + labor
Painting of Apartment (charged according to size)	$ materials + labor

Wallpaper Removal	$ 50.00 per wall
Trash Removal (charged according to amount of debris)	$ 25.00 minimum
Major sewer back-up caused by objects such as rags, diapers, feminine napkins, etc., put in toilets or other drains	$ 150.00 minimum

- **Cleaning Charges:**

Cleaning of entire apartment according to size	
Efficiency	$ 75.00
1 Bedroom	$ 100.00
2 Bedroom	$ 125.00
3 Bedroom	$ 150.00
4 Bedroom	$ 200.00
Refrigerator Cleaning	$ 50.00
Stove Cleaning	$ 50.00
Stripping / Waxing Floors	$ 35.00 per room

- Any other item not specifically mentioned above, which is broken or damaged by a tenant's negligence will be charged at material(s) replacement cost and labor.
- Prices are subject to change and can be verified at the time of replacement or repair. Some charges are exclusive of labor costs.
- My signature below indicates that I have read, understand and received a copy of the above information.

Tenant's Signature Date

_____

Tenant's Signature Date

_____

Manager's Signature Date

HOUSING AUTHORITY OF THE CITY OF CAMDEN

Admissions and Continued Occupancy Policy

(ACOP)

Last Approved Version:	June 23,2003
Revised:	November 30, 2009
Board Approved:	December 30, 2009
Submitted to HUD:	January 20, 2010

6.0 (2) Financial Resources

Housing Authority of the City of Camden
2011 Financial Resources

	2011
Operations	
Operating Subsidy	$ 9,166,897
Rental - Dwelling	$ 2,675,941
Rental - Non-Dwelling	$ 17,737
Investment Income	$ 20,837
Other Income	$ 45,000
Total Operations	**$ 11,926,412**
Housing Choice Voucher	
HAP	$ 10,625,376
Administrative Fees	$ 1,022,640
Investment Income	$ 14,748
Other Income	$ 497,237
Total HCV	**$ 12,160,001**
ROSS	$ 321,513
YouthBuild	$ 757,395
Capital Fund Program	$ 16,301,459
HOPE VI	$ 435,364
Revenue Bond	$ 678,632
ALP	$ 898,200
	$ 43,478,976

Attachment nj010d01

Resident Initiatives Department - 5 Year Annual Plan Statement

August 19, 2010

Programs:

6.0(7) Community Service and Self-Sufficiency

The Adult Basic Education/Integrated English Language and Civic Education Program

The Adult Basic Education/Integrated English Language and Civic Education Program offers an array of services and curricula to the residents of the Housing Authority of the City of Camden (HACC) and to residents of Camden County at large.

The program is currently offering classes in two HACC sites: Branch Village in the morning and Chelton Terrace in the afternoon. The participants are engaged in a personal plan of study depending on the scores of the placement test each participant takes. Some of the most common goals the participants commit to are: increasing their Mathematical understanding, improving their Reading and/or Language skills or obtaining their G.E.D.

In addition to offering these services the program offers other activities that assist participants and their families enhance their communication, improve their health and obtain self-sufficiency. Some of these activities are:

Nutrition Class- Six week class offered by Rutgers Cooperative Extension. As part of participation students receive a weekly food bag and a certificate.

Civic Education- Six week program to enable participants to understand civic duty, local and regional political structure and voting responsibility through class lectures, field trips, workshops and guest speakers.

Family Self Sufficiency Program for Public Housing

The PH FSS Program assist families that are unemployed or underemployed to obtained employment that will allow them to become self- sufficient, that is, not dependent on welfare assistance.

Participation in the FSS Program is voluntary. Families entering the FSS Program work with a FSS Coordinator to develop goals that will, over a five (5) year period, lead to self-sufficiency. These goals may include education, specialized training, job readiness and job placement activities, and

career advancement objectives. Goals for each participating family member are set out in Individual Training and Services Plans that are attaché to the FSS Contract of Participation.

When the family meets its goals and completes its FSS contract, the family becomes eligible to receive funds deposited in an escrow account on its behalf through the family's participation in the FSS Program. The amount credited to the family's escrow account is based on increases in the family's earned income during the term of the FSS contract.

Neighborhood Network

The Neighborhood Network program targets adults of all ages seeking living wage employment.

Unemployed and under-employed work age and senior residents receive training and supportive services at HACC's Neighborhood Network Center, located at Ablett Village. Satellite computer centers operate in McGuire Gardens, Branch Village, and Chelton Terrace. HACC has opted to limit participation to no more than 30 participants at any given time; for a baseline goal of providing intensive case managed educational service to at least ninety (90) employment seeking residents within a three year period. This allows sufficient time and resources for participants to receive the necessary supportive services that are crucial for computer learning success. Learners are also linked with supportive services such as job placement and life skills development.

The Neighborhood Network's computer skills training (word processing, spreadsheet, graphic design and Internet navigation) integrated with the Success Learning Center's adult basic education curriculum provides a well rounded educational environment. Additionally, teamwork, problem solving, communications skills, personal and job readiness skills and customer service are emphasized.

Focus of Computer Learning Center:
Job Skills Training/Employment
Introduction to/Familiarization with Computers
Internet Access
Basic Adult Education, Literacy, GED
Youth Education
Senior Services
Continuing Education
Recreation

YouthBuild

The YouthBuild program addresses the needs of the youth facing extreme high poverty, unemployment and high school dropout within the City of Camden. The program is designed to the needs of Camden youth to deflect them from current or potential delinquency and to result in increased income, sustainability earnings and educational attainment.

Through its classroom and trades education the YouthBuild program provides the opportunities that are necessary to develop job readiness, such as;

- college preparation,
- construction training, and
- computer classes

In addition to these important skills, the youth participating in the program also receive life skills workshops that address the issues that they may be facing and are offered solutions that will lead to achieving independent and self-sufficient lives.

6.0 (8) Safety and Crime Prevention

The Housing Authority of the City of Camden and the Camden city Police Department has a MOU (Memorandum of Understanding) to provide police services to the Authority. The Housing Authority works very closely with the Camden County Prosecutors Office, New Jersey State Police, U.S. Marshalls Service and the Probation and Parole Office. The Housing Authority with the assistance of the Police Department has the following crime prevention measures:

1.) Resident Volunteer Program (RVA) - This program, allows residents in our senior buildings to act as a town watch within the building.

2.) One Strike Program or Lease Violation Program - Information is provided to the Housing Authority concerning drug arrest and past criminal arrests that take place in the City of Camden throughout the city and on Housing Authority property.

3.) Abandoned Vehicle Program – With the assistance of the Camden City Police Department, stolen and abandoned vehicles are removed from all public housing sites.

4.) Monthly Police Department Reporting – on a monthly basis the Police Department provides, by public housing development, a report for calls for service concerning any police activity

5.) The HACC has entered into a MOU (Memorandum of Understanding) with Ace Towing to tow all abandoned vehicles form all HACC developments.

The Housing Authority also works very closely with the Camden Fire Department on fire safety and code compliance.

CAMDEN HOUSING AUTHORITY

FINANCIAL STATEMENTS AND SUPPLEMENTAL INFORMATION

YEARS ENDED DECEMBER 31, 2008 AND 2007

CAMDEN HOUSING AUTHORITY
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YEARS ENDED DECEMBER 31, 2008 AND 2007

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FALLON & LARSEN LLP

Certified Public Accountants

1390 Route 36, Suite 102
Hazlet, New Jersey 07730-1716
Telephone: (732) 888-2070
Fax: (732) 888-6245

INDEPENDENT AUDITOR'S REPORT

The Board of Commissioners
Camden Housing Authority:

We have audited the accompanying financial statements of the Camden Housing Authority (the "Authority") as of and for the years ended December 31, 2008 and 2007, as listed in the accompanying table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Camden Housing Authority as of December 31, 2008 and 2007, and the changes in financial position and cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated September 28, 2009 on our consideration of the Camden Housing Authority's internal control over financial reporting and our tests on its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards*, and important for assessing the results of our audit.

The Management's Discussion and Analysis contained on pages 3 through 12 is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audits were conducted for the purpose of forming an opinion on the financial statements of the Camden Housing Authority taken as a whole. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is not a required part of the financial statements. The accompanying Schedule of Capital Fund Program Cost and Advances is also not a required part of the financial statements and is presented for the purposes of additional analysis as required by the U.S. Department of Housing and Urban Development. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

September 28, 2009
Hazlet, New Jersey

MANAGEMENT'S DISCUSSION AND ANALYSIS

CAMDEN HOUSING AUTHORITY
Management's Discussion and Analysis
December 31, 2008

The Camden Housing Authority's ("the Authority") management discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges), and (d) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis ("MD&A") is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements (beginning on page 13).

FINANCIAL HIGHLIGHTS

The financial highlights of the Authority for the year ended December 31, 2008 indicate that the ongoing financial operations of the Authority have remained stable. However, the financial condition of the Authority has deteriorated slightly due to the settlement of a legal action brought against the Authority by Royal Court Homeowners Association. Under the terms of that settlement, the Authority is required to pay the plaintiffs a total of $800,000, payable as follows: $400,000 in 2009 and $200,000 in 2010 and 2011.

The Board of Commissioners and the Executive Director continue to work closely with the staff to implement cost containment measures, improve internal and external financial reporting, strengthen communication lines with all managers, and train Property Managers and pertinent staff in Project-Based Budgeting, Accounting & Reporting.

Here are some of the financial highlights for these improved financial conditions:

- The Authority's net assets remained relatively unchanged during the year ended December 31, 2008. Since the Authority engages only in business-type activities, the increase is all in the category of business-type net assets. Net Assets were $78,340,727 and $78,439,239 for 2008 and 2007 respectively.

- The Authority's current liabilities increased by $606,383, (19%) during the year ended December 31, 2008. Current liabilities were $3,241,508 and $2,635,125 for 2008 and 2007 respectively.

FINANCIAL HIGHLIGHTS (continued)

- The business-type activities revenue (including capital grants and non-operating revenues) decreased slightly by $685,811, (or 2%) and was $33,605,833 for the year ended December 31, 2008 compared to $34,291,644 for the year and 2007.

- The total expenses of all Authority programs increased $2,403,991 and were $33,704,345 and $31,300,354 for December 31, 2008 and 2007, respectively.

- The Authority's Net Capital Assets increased by $1,208,943 to $81,616,069 in 2008 over the $80,407,126 at the end on 2007.

AUTHORITY WIDE FINANCIAL STATEMENTS

The Authority-wide financial statements and notes thereto are designed to be corporate-like in that all business type activities are consolidated into columns that add to a total for the entire Authority.

These Statements include the Statements of Net Assets, which is similar to a Balance Sheet. The Statement of Net Assets reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equal "Net Assets", formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current".

The focus of the Statements of Net Assets (the "Unrestricted Net Assets") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority.

Net Assets (formerly equity) are reported in three broad categories:

- Net Assets, Invested in Capital Assets, Net of Related Debt: This component of Net Assets consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

- Restricted Net Assets: This component of Net Assets consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

AUTHORITY WIDE FINANCIAL STATEMENTS (continued)

- Unrestricted Net Assets: Consists of Net Assets that do not meet the definition of "Net Assets Invested in Capital Assets, Net of Related Debt", or "Restricted Net Assets".

The Authority-wide financial statements also include the Statements of Revenues, Expenses and Changes in Net Assets (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, maintenance, depreciation, and Non-Operating Revenue and Expenses, such as investment income and interest expense.

The focus of the Statements of Revenues, Expenses and Changes in Net Assets is the "Change in Net Assets", which is similar to Net Income or Loss.

The Statements of Cash Flows presents relevant information about the Authority's cash receipts and cash payments during the year. The Statements of Cash Flows also disclose net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financing activities.

FUND FINANCIAL STATEMENTS

Traditional users of governmental financial statements will find the Fund Financial Statements presentation more familiar. The focus is now on Major Funds, rather than fund types. The Authority consists of exclusively Enterprise Funds. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by business in the private sector. All of the activities of the housing authority are reported in a single enterprise fund.

THE AUTHORITY'S PROGRAMS

Low Rent Public Housing – Under the Low Rent Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

THE AUTHORITY'S PROGRAMS (continued)

Housing Choice Voucher Program (Section 8 Program) – Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Capital Fund Program – Under the Capital Fund Program, the Authority receives grants from the Department of Housing and Urban Development which are used primarily to maintain and improve the physical condition of its developments. The funds are also used to fund management improvements such as management information systems and tenant services.

Other Programs – In addition to the programs noted above, the Authority also administers the following programs:

Resident Opportunities and Self Sufficiency Program – a grant program funded by the Department of Housing and Urban Development that encourages economic self-sufficiency among the Authority's resident population.

Hope VI Program – a grant program funded by the Department of Housing and Urban Development to redevelop severely distressed Low Income Public Housing properties.

Youth Build Grant – a grant program designed for the purpose of assisting at-risk youth between the ages of 16 and 24 to learn housing construction job skills and to complete their high school education.

State/Local Programs – represents non-HUD resources developed from a variety of activities and funded by the state of New Jersey, the county of Camden or the city of Camden.

STATEMENT OF NET ASSETS

The following table reflects the condensed Statement of Net Assets as of December 31, 2008 and 2007:

	2008	2007
Current and Other Assets	$ 8,701,695	$10,005,451
Capital Assets, Net	81,616,069	80,407,126
Total Assets	90,317,764	90,412,577
Current Liabilities	3,241,508	2,635,125
Long-Term Liabilities	8,735,529	9,338,213
Total Liabilities	11,977,037	11,973,338
Net Assets:		
Invested in Capital Assets, Net of Related Debt	73,371,744	71,726,736
Restricted	3,720,298	4,267,167
Unrestricted	1,248,685	2,445,336
Total Net Assets	$78,340,727	$78,439,239

For more detailed information see the Statements of Net Assets on page 13.

MAJOR FACTORS AFFECTING THE STATEMENT OF NET ASSETS

- During 2008 capital assets, net increased by $1,208,943 primarily due to the expenditure of $1,021,084 of proceeds from capital bond proceeds.

- Current liabilities increased by $606,383. The primary reason for the increase is the accrual of the $800,000 settlement with the Royal Court Homeowners Association. $400,000 of that settlement is payable in 2009 and is included in current liabilities.

- Cash and equivalents (including restricted cash) decreased from $9,036,822 at December 31, 2007 to $7,777,211 at December 31, 2008, a decrease of $1,259,611. The primary reasons for the decrease are the purchase of capital assets, principal payments on capital debt and the use of Section 8 restricted net assets to make housing assistance payments on behalf of eligible families.

- Cash generated by operating activities totaled $25,968,261 while only $25,596,268 was used to fund operating expenses.

MAJOR FACTORS AFFECTING THE STATEMENT OF NET ASSETS (continued)

- Restricted net assets decreased by $546,869 due to the use of Section 8 restricted net assets to make housing assistance payments on behalf of eligible families.

- Noncurrent liabilities decreased $602,684 primarily due to the payment of principal on long-term debt ($436,065).

CHANGE IN UNRESTRICTED NET ASSETS

Unrestricted Net Assets 12/31/07	$ 2,445,336
Operating Loss	(7,894,153)
Adjustments:	
Depreciation	7,782,237
Operating funds expended to acquire capital assets	(1,054,243)
Non-Operating Revenue – Investment Income	516,377
Reduction of HAP Equity Included in Operating Loss	(546,869)
Unrestricted Net Assets 12/31/08	$ 1,248,685

(1) Depreciation is treated as an expense and reduces the results of operations but does not have an impact on Unrestricted Net Assets

(2) Including capitalized interest and financing costs.

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Assets provides a clearer change in financial well-being.

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

The following schedule compares the revenues and expenses for the current and previous fiscal year.

	2008	2007
Revenues		
Tenant Revenue – Rents and Other	$2,918,555	$2,548,968
Government Operating Subsidies And Capital Grants	29,634,408	30,650,178
Other Revenues	1,052,870	1,092,498
Total Revenue	33,605,833	34,291,644
Expenses		
Administrative	4,922,160	4,538,017
Tenant Services	3,305,602	2,691,738
Utilities	2,618,885	2,832,350
Maintenance	3,209,301	2,307,565
Protective Services	180,983	260,421
General	2,231,895	1,508,723
Housing Assistance Payments	9,453,282	9,955,387
Depreciation	7,782,237	7,206,153
Total Expenses	33,704,345	31,300,354
Change in Net Assets	$(98,512)	$2,991,290

MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

- Operating Subsidies, Grants and Capital Grants decreased by $1,015,770.
- Operating grants within the public housing program decreased by $28,758, while the operating subsidy received for the housing choice voucher program decreased by $1,710,801.
- Capital Fund and Hope VI grant income combined increased by $370,437 during 2008.
- The decrease in utilities expense of $213,465 is primarily attributable to the savings realized from energy-savings capital improvements performed under HUD's Energy Performance Contracting Progam.

MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS (continued)

- The increase of $384,183 in administrative expenses from 2007 to 2008 is due primarily to the increase in legal fees. Legal fees increased by approximately $400,000 due to the Authority's defense of a lawsuit brought against the Authority by Royal Court Homeowners Association. The suit was settled in 2008 when the Authority agreed to pay $800,000 to the Royal Court home owners. Excluding the increased legal fees, administrative expenses decreased slightly due to management's initiative to implementing cost-cutting measures.

- The increase of $613,864 in tenant services is primarily due to increased job training provided to tenants under the Youthbuild Program. Job training and related costs under the Youthbuild Program increased by $460,518. This increase is offset by increased grant revenue received under the Youthbuild Program which is a cost reimbursement grant.

- The increase in maintenance expense of $901,736 is primarily due to the housing authority recording the settlement of $800,000 payable in connection with the Royal Court litigation, which was recorded as extraordinary maintenance expense in 2008. Maintenance salaries and benefits decreased due to staff reductions made in an effort to reduce prior year deficits. Maintenance materials costs increased by approximately $138,349 during the year ended December 31, 2008.

- General expenses increased by $723,172. This is due to the increase of approximately $670,000 in operating subsidies paid to the developer/managers of the newly constructed HOPE VI mixed finance projects. This increased expense is offset by additional operating subsidies received from HUD and passed through to the HOPE VI developers.

- Housing assistance payments made to landlords decreased by $502,105, due to decreased utilization within the housing choice voucher program.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of December 31, 2008, the Authority had $81.6 million invested in capital assets as reflected in the following schedule, which represents a net increase (addition, disposals and depreciation) of approximately $1.2 million or (1.7%) from the end of last year.

	Business-type Activities	
	2008	2007
Land	$ 1,321,369	$ 1,004,989
Buildings	169,940,475	167,868,649
Equipment – Administrative	875,395	839,067
Equipment – Dwelling	290,842	290,842
Accumulated Depreciation	(137,773,527)	(130,033,382)
Construction In Progress	46,961,515	40,436,961
Total	$81,616,069	$80,407,126

The Authority acquired $8,991,180 in capital assets during 2008 which was offset by $7,782,237 in depreciation expense incurred during 2008. Fully depreciated assets costing $42,092 were disposed of in 2008.

Assets acquired during 2008 were for the following programs:

Hope VI Program	$ 4,017,325
Capital Fund Program	3,579,103
Low Rent Public Housing	1,394,752
Total	$ 8,991,180

CAPITAL ASSETS AND DEBT ADMINISTRATION (continued)

Debt Outstanding

The New Jersey Housing and Mortgage Financing Agency issued $79,860,000 Capital Fund Program Revenue Bonds, 2004 Series A in 2004. The Authority, upon approval from the Housing and Urban Development's Washington D.C. office, joined 20 other New Jersey Housing Authorities in consideration of a portion of these proceeds or $6.9 million. The anticipated use of these funds is site improvements within two of the HACC's developments (Kennedy Towers and Branch Village). These funds were received December 23, 2004 and have a twenty-year repayment cycle. As of December 31, 2008, $6,135,000 is still outstanding.

During 2006, the Authority borrowed $2,484,000 for the purpose of acquiring equipment needed to perform renovations that will result in savings in energy consumption. As of December 31, 2008, $2,109,325 of this balance is outstanding. The current portion of the Authority's outstanding debt payable in 2008 is $453,822.

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding of the Department of Housing and Urban Development
- HUD's Project Based Budgeting, Accounting, and Reporting Requirements
- Local redevelopment plans
- Local labor supply and demand, which can affect salary and wage rates,
- Local Union Agreements and the subsequent execution
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs
- Public Service Electric and Gas Co. settlement agreement
- City of Camden water settlement agreement
- The availability of ARRA funds to aid in development and rehabilitation of the housing authority's properties

FINANCIAL CONTACT

The individual to be contacted regarding this report is Melvin Gibson, Interim Director of Finance of the Housing Authority of the City of Camden, at (856) 968-2760. Specific requests may be submitted to Vernon Lawrence, Director Finance, Housing Authority of the City of Camden, 2021 Watson Street, 2nd Floor Camden, NJ 08105.

FINANCIAL STATEMENTS

CAMDEN HOUSING AUTHORITY
STATEMENTS OF NET ASSETS
AS OF DECEMBER 31, 2008 AND 2007

ASSETS

	2008	2007
Current assets:		
Cash and cash equivalents	$ 3,030,689	$ 2,620,978
Accounts receivable, net	704,771	733,622
Prepaid expenses	63,308	67,746
Inventories, net	6,015	7,471
Total current assets	3,804,783	3,429,817
Capital assets, net	81,616,069	80,407,126
Restricted cash	4,746,522	6,415,844
Other assets, net	150,390	159,790
Total assets	$ 90,317,764	$ 90,412,577

LIABILITIES AND NET ASSETS

Current liabilities:		
Accounts payable	1,019,766	1,028,021
Accrued wages and payroll taxes	151,094	131,840
Accrued interest payable	43,916	46,059
Accrued compensated absences, current	37,664	11,992
Tenant security deposits	217,949	182,758
Current portion of long-term debt	453,822	416,433
Deferred revenues	2,992	36,081
Other current liabilities	1,314,305	781,941
Total current liabilities	3,241,508	2,635,125
Noncurrent liabilities:		
Long-term debt, excluding current portion	7,790,503	8,263,957
Accrued compensated absences, non-current	304,337	313,254
Other liabilities	640,689	761,002
Total noncurrent liabilities	8,735,529	9,338,213
Net assets:		
Invested in capital assets, net of related debt	73,371,744	71,726,736
Restricted	3,720,298	4,267,167
Unrestricted	1,248,685	2,445,336
Total net assets	78,340,727	78,439,239
Total liabilities and net assets	$ 90,317,764	$ 90,412,577

See accompanying notes to financial statements

CAMDEN HOUSING AUTHORITY
STATEMENTS OF REVENUES, EXPENSES
AND CHANGES IN NET ASSETS
FOR THE YEARS ENDED DECEMBER 31, 2008 AND 2007

	2008	2007
Operating revenues:		
Tenant revenue	$ 2,918,555	$ 2,548,968
HUD operating grants	21,922,021	23,220,598
Other government grants	115,959	166,247
Other revenues	853,657	576,121
Total operating revenue	25,810,192	26,511,934
Operating expenses:		
Administrative	4,922,160	4,538,017
Tenant services	3,305,602	2,691,738
Utilities	2,618,885	2,832,350
Ordinary repairs and maintenance	2,376,101	2,274,960
Protective services	180,983	260,421
General expenses	2,231,895	1,508,723
Extraordinary maintenance	833,200	32,605
Housing assistance payments	9,453,282	9,955,387
Depreciation	7,782,237	7,206,153
Total operating expenses	33,704,345	31,300,354
Operating loss	(7,894,153)	(4,788,420)
Non-operating revenues:		
Investment income	199,213	516,377
Net non-operating revenues	199,213	516,377
Loss before capital grants	(7,694,940)	(4,272,043)
Capital grants	7,596,428	7,263,333
Change in net assets	(98,512)	2,991,290
Total net assets, beginning of year	78,439,239	75,447,949
Total net assets, end of year	$ 78,340,727	$ 78,439,239

See accompanying notes to financial statements

CAMDEN HOUSING AUTHORITY
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2008 AND 2007

	2008	2007
Cash Flows from Operating Activities:		
Cash received from grantors	$ 22,225,988	$ 23,829,758
Cash received from tenants	3,742,273	3,177,616
Cash paid to suppliers	(21,234,970)	(20,529,669)
Cash paid to employees	(4,361,298)	(4,333,886)
Net cash flows provided by operating activities	371,993	2,143,819
Cash Flows from Capital and Related Financing Activities:		
Purchase of capital assets	(8,991,180)	(12,475,574)
Capital grants	7,596,428	7,263,333
Principal payments on capital debt	(436,065)	(423,610)
Net cash flows used in capital and related financing activities	(1,830,817)	(5,635,851)
Cash Flows from Investing Activities		
Investment income	199,213	516,377
Net cash flows provided by investing activities	199,213	516,377
Net decrease in cash	(1,259,611)	(2,975,655)
Cash and cash equivalents, beginning of year	9,036,822	12,012,477
Cash and cash equivalents, end of year	$ 7,777,211	$ 9,036,822
Reconciliation of Cash and Cash Equivalents to the Statements of Net Assets:		
Cash and cash equivalents	$ 3,030,689	$ 2,620,978
Restricted cash	4,746,522	6,415,844
Cash and cash equivalents, end of year	$ 7,777,211	$ 9,036,822

See accompanying notes to financial statements

CAMDEN HOUSING AUTHORITY
STATEMENTS OF CASH FLOWS (continued)
FOR THE YEARS ENDED DECEMBER 31, 2008 AND 2007

	2008	2007
Reconciliation of operating loss to net cash provided by operating activities:		
Operating loss	$ (7,894,153)	$ (4,788,420)
Items which did not use cash:		
Depreciation	7,782,237	7,206,153
Amortization	9,400	9,400
Bad debts	32,767	33,420
Changes in operating assets and liabilities:		
Accounts receivable	(3,916)	491,124
Prepaid expenses	4,438	59,602
Inventories	1,456	17,120
Accounts payable	(8,255)	(725,301)
Accrued expenses	33,866	(135,809)
Tenant security deposits	35,191	(5,258)
Deferred revenues	(33,089)	9,159
Other liabilities	412,051	(27,371)
Net cash provided by operating activities	$ 371,993	$ 2,143,819

See accompanying notes to financial statements

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The Camden Housing Authority, (the "Authority") is a governmental, public corporation created under federal and state housing laws for the purpose of engaging in the development, acquisition and administrative activities of the low-income housing program and other programs with similar objectives for low and moderate income families residing in Camden, New Jersey (the "City"). The Authority is responsible for operating certain low-rent housing programs in the City under programs administered by the U.S. Department of Housing and Urban Development ("HUD"). These programs provide housing for eligible families under the United States Housing Act of 1937, as amended.

The Authority is governed by a board of commissioners which is essentially autonomous but is responsible to HUD. An executive director is appointed by the housing authority's Board to manage the day-to-day operations of the Authority.

B. Description of Programs

The Authority maintains its accounting records by program. A summary of the significant programs operated by the Authority is as follows:

Low Rent Public Housing Program

The public housing program is designed to provide low-cost housing. Under this program, HUD provides funding via an annual contributions contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating expenses of the program.

Housing Assistance Payments Program - Section 8

The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income families under Section 8 of the Housing and Urban Development Act of 1974. The program provides payments covering the difference between the maximum rental on a dwelling unit, as approved by HUD, and the amount of rent contribution by a participating family.

Public Housing Capital Fund Program

The purpose of the Capital Fund Program is to provide another source of funding to cover the cost of physical and management improvements and rehabilitation on existing low-income housing and improving the central office facilities. Funding for this program is provided by grants from HUD.

Revitalization of Severely Distressed Public Housing ("Hope VI") Program

The purpose of the HOPE VI Program is to foster initiative and comprehensive approaches to the problems of severely distressed public housing developments and their residents, including new ways for public housing authorities and HUD to work together, in collaboration with residents. Funding from this program is provided by HUD. However, grantees are encouraged to leverage grant funds with other private or governmental funds to create additional affordable housing.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Description of Programs (continued)

Resident Opportunity and Supportive Services

The purpose of the Resident Opportunity and Support Services Program is to programmatically address the needs of public housing residents by providing supportive services, resident empowerment activities and/or assisting residents in becoming economically self-sufficient. The primary focus of the program is on a spectrum of services for families leading to homeownership.

C. Reporting Entity

In accordance with statement No. 39 Government Accounting Standards Board ("GASB"), the Authority's financial statements include those of the Camden Housing Authority and any component units. Component units are legally separate, tax-exempt organizations that meet all of the following criteria:

1. The economic resources received by the separate organization are almost entirely for the direct benefit of the Authority.

2. The Authority has the ability to access a majority of the economic resources held by the separate organization.

3. The economic resources referred to in No. 2 are significant to the Authority.

Based upon the application of these criteria, this report includes all programs and activities operated by the Authority. There were no additional entities required to be included in the reporting entity under these criteria in the current fiscal year. Furthermore, the Authority is not included in any other reporting entity on the basis of such criteria.

D. Basis of Accounting

The Authority's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations).

The programs of the Authority are organized as separate accounting entities. Each program is accounted for by a separate set of self-balancing accounts that comprise its assets, liabilities, net assets (program equity), revenues, and expenses. The individual programs account for the governmental resources allocated to them for the purpose of carrying on specific programs in accordance with laws, regulations, or other restrictions, including those imposed by HUD. The funds of the Authority are all considered Enterprise Funds that are used to account for activities that are operated in a manner similar to those found in the private sector.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Basis of Accounting (continued)

All enterprise funds are accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, and losses from assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

The Authority's primary source of non-exchange revenue relates to grants and subsidies. In accordance with GASB Statement No. 33, *Accounting and Financial Reporting for Non-exchange Transactions*, grant and subsidy revenue are recognized at the time eligible program expenditures occur and/or the Authority has complied with the grant and subsidy requirements.

In accordance with GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Activities that Use Proprietary Fund Accounting*, the Authority has elected to apply all Financial Accounting Standards Board pronouncements, Accounting Principles Board Opinions and Accounting Research Bulletins issued that do not conflict with or contradict GASB Pronouncements.

On January 30, 2008, HUD issued PIH Notice 2008-9 which among other things clarifies HUD's reporting position that unused housing assistance payments ("HAP") under proprietary fund reporting should be reported as restricted net assets, with the associated cash and investments also being reported on the Statement of Net Assets and HUD's Financial Data Schedule ("FDS") as restricted. Any unused administrative fees should be reported as unrestricted net assets, with the associated assets being reported on the FDS as unrestricted.

Both administrative fees and HAP revenue continue to be recognized under the guidelines set forth in GASB Statement No. 33. Accordingly, both the time and purpose restrictions as defined by GASB 33 are met when these funds are available and measurable, not when these funds are expended. The Housing Choice Voucher program is no longer a cost reimbursement grant, therefore the Authority recognizes unspent administrative fees and HAP revenue in the reporting period as revenue for financial statement reporting.

Any investment income earned on these funds is reflected in the net asset account on which the investment income was earned. Investment income earned on HAP cash balances is credited to the HAP restricted net asset account and investment income earned on administrative fee cash balances is credited to the unrestricted net asset account.

E. Cash, cash equivalents and investments

New Jersey Authorities are required by N.J.S.A. 40A:5-14 to deposit public funds in a bank or trust company having its place of business in the State of New Jersey and organized under the laws of the United States or State of New Jersey or the New Jersey Cash Management Fund. N.J.S.A. 40A:5-15.1 provides a list of securities which may be purchased by New Jersey Authorities. The Authority is required to deposit funds in public depositories protected from loss under the provisions of the Governmental Unit Deposit Protection Act ("GUDPA"). GUDPA was enacted in 1970 to protect governmental units from a loss of funds on deposit with a failed banking institution in New Jersey.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Cash, cash equivalents and investments (continued)

N.J.S.A. 17:9-42 requires governmental units to deposit public funds only in public depositories located in New Jersey, when the funds are secured in accordance with the act.

HUD requires housing authorities to invest excess funds in obligations of the United States, Certificates of Deposit or any other federally insured investment.

HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

For the statement of cash flows, cash and cash equivalents include all cash balances and highly liquid investments with a maturity of three months or less at the time of purchase. Investments are carried at cost plus accrued interest which approximates market value. Income from investments is recognized on the accrual basis.

It is the Authority's policy to maintain collateralization in accordance with state and HUD requirements.

F. Accounts Receivable, Net

Rents are due from tenants on the first day of each month. As a result, tenants receivable balances primarily consist of rents past due and vacated tenants. An allowance for doubtful accounts is established to provide for all accounts, which may not be collected in the future for any reason. Collection losses on accounts receivable are charged against the allowance for doubtful accounts.

The Authority recognizes a receivable from HUD and other governmental agencies for amounts billed, but not received and for amounts unbilled, but earned as of year-end.

G. Prepaid Expenses

Prepaid expenses represent amounts paid as of year-end that will benefit future operations.

H. Inventory

The Authority's inventory is comprised of office supplies and maintenance materials and supplies. Inventory is valued at the lower cost or market, and the Authority uses the first-in, first-out (FIFO) flow assumption in determining cost. If inventory falls below cost due to damage, deterioration or obsolescence, the Authority establishes an allowance for obsolete inventory. At December 31, 2008 and 2007, there is no allowance for obsolescence set on inventory.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

I. Capital Assets

Fixed assets are stated at cost. Expenditures for repairs and maintenance are charged directly to expense as they are incurred. Expenditures determined to represent additions or betterments are capitalized. Upon the sale or retirement of fixed assets, the cost and related accumulated depreciation is eliminated from the accounts and any related gain or loss is reflected in the Statement of Revenues, Expenses and Changes in Net Assets. Depreciation is calculated using the straight-line method based on the estimated useful lives of the following asset groups:

• Buildings	40 Years
• Site Improvements	10 Years
• Furniture, Fixtures and Equipment	10 Years

The Authority has established a capitalization threshold of $1,000.

J. Compensated Absences

Compensated absences represent amounts to which employees are entitled to based on accumulated leave earned in accordance with the Authority's Personnel Policy. Employees may be compensated for accumulated vacation leave in the event of retirement or termination from service at the current salary. Annual vacation increases based on tenure, starting at twelve days for the first year of service and increasing up to thirty days. Employees' sick leave accumulates and employees may be compensated for sick leave at retirement at a rate of 65%, but no more than $15,000.

K. Deferred Revenue

The Authority's deferred revenue primarily consists of the prepayment of rent by residents and the receipt of HUD and other governmental program funding applicable to future periods. Prepayments of grant funding from HUD is shown on the financial statement as "Accounts Payable - HUD". All other prepayments are included in deferred revenue.

L. Inter-program Receivables and Payables

Inter-program receivables/payables are current, and are the result of the use of the Public Housing Program as the common paymaster for shared costs of the Authority. Cash settlements are made periodically, and all inter-program balances net zero. In accordance with GASB Statement No. 34, inter-program receivables and payables are eliminated for financial statement purposes, however they are reflected in the accompanying Financial Data Schedule as required by HUD.

M. Taxes

The Authority is a unit of local government under New Jersey law and is exempt from real estate, sales and income taxes.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

N. Operating Revenues and Expenses

The Authority defines its operating revenues as income derived from charges to residents and others for services provided, as well as government subsidies and grants used for operating purposes. Operating expenses are costs incurred in the operation of its program activities to provide services to residents and others. The Authority classifies all other revenues as non-operating.

O. Use of Management Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates include the allowance for doubtful accounts, accrued expenses and other liabilities, depreciable lives of properties and equipment, amortization of leasehold improvements and contingencies. Actual results could differ significantly from these estimates.

P. Equity Classifications

Equity is classified as net assets and displayed in three components:

Invested in capital assets, net of related debt - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted net assets - Consists of net assets with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Unrestricted net assets - All other net assets that do not meet the definition of "restricted" or "invested in capital assets, net of related debt."

Q. Budgets and Budgetary Accounting

The Authority is required by contractual agreements to adopt annual, appropriated operating budgets for all its programs receiving federal expenditure awards. All budgets are prepared on a HUD basis, which is materially consistent with accounting principles generally accepted in the United States of America. All appropriations lapse at HUD's program year end or at the end of grant periods.

NOTE 2. CASH AND CASH EQUIVALENTS

At December 31, 2008 and 2007, the Authority had funds on deposit in checking and money market accounts.

For the fiscal years ended December 31, 2008 and 2007, the carrying amount of the Authority's cash was $3,030,689 and $2,620,978 , and the bank balances were $3,313,989 and $2,673,596, respectively. Cash and cash equivalents consist of the following:

Cash Category	2008	2007
Operating	$ 2,829,601	$ 2,442,222
Tenant Security Deposits	201,088	178,756
	$ 3,030,689	$ 2,620,978

NOTE 3. ACCOUNTS RECEIVABLE, NET

As of December 31, 2008 and 2007, accounts receivable consisted of the following:

Category	2008	2007
Accounts receivable - HUD	$ 327,334	$ 274,009
Accounts receivable - Other government	168,420	249,870
Accounts receivable - Miscellaneous	183,547	195,459
Accounts receivable - Tenants, net	25,470	14,284
	$ 704,771	$ 733,622

A. Accounts Receivable - HUD

HUD program receivables represent amounts due to the Authority for operating and capital grants. The Authority considers these amounts fully collectible and accordingly, have made no allowance for doubtful accounts. As of December 31, 2008 and 2007, HUD accounts receivable consisted of the following:

Program	2008	2007
Hope VI	$ 45,936	$ 27,734
Resident Opportunity and Supportive Services	35,061	127,168
Chelton Project ACC Subsidy	36,775	-
Youthbuild Program	116,802	108,086
Public Housing Capital Fund	92,760	11,021
	$ 327,334	$ 274,009

NOTE 3. ACCOUNTS RECEIVABLE (continued)

B. Accounts Receivable - Other Governments

Accounts receivable - other governments consist of amounts due from other Public Housing Authorities for portable tenants, as well as from state and local governments for reimbursements of grant expenditures. The Authority considers these amounts fully collectible and accordingly, have made no allowance for doubtful accounts.

C. Accounts Receivable - Miscellaneous

Miscellaneous receivables consist primarily of amounts due from other properties for operating subsidies and for contract fees owed. As of December 31, 2008 and 2007, these amounts totaled $183,547 and $195,459, respectively. The Authority considers these amounts fully collectible and accordingly, have made no allowance for doubtful accounts.

D. Accounts Receivable - Tenants, net

Tenant receivables consist of rental money due to the Authority for providing housing, and are shown net of an allowance established by the Authority. As of December 31, 2008 and 2007, tenant accounts receivable consisted of the following:

Category	2008	2007
Tenant receivables	$ 184,704	$ 129,960
Allowance for doubtful accounts	(159,234)	(115,676)
	$ 25,470	$ 14,284

NOTE 4. CAPITAL ASSETS, NET

A summary of the changes in capital assets during 2008 and 2007 are as follows:

Description	December 31, 2007	Additions	Disposals	December 31, 2008
Land.	$ 1,004,989	$ 316,380	$ -	$ 1,321,369
Buildings and site improvements	167,868,649	2,071,826	-	169,940,475
Furniture and equipment	1,129,909	78,420	(42,092)	1,166,237
Construction in progress	40,436,961	6,524,554	-	46,961,515
Total capital assets	210,440,508	8,991,180	(42,092)	219,389,596
Less: accumulated depreciation	130,033,382	7,782,237	(42,092)	137,773,527
Net capital assets	$ 80,407,126	$ 1,208,943	$ -	$ 81,616,069

NOTE 4. CAPITAL ASSETS, NET (continued)

Description	December 31, 2006	Additions	Disposals	December 31, 2007
Land.	$ 1,004,989	$ -	$ -	$ 1,004,989
Buildings and site improvements	165,304,067	2,564,582	-	167,868,649
Furniture and equipment	967,660	162,249	-	1,129,909
Construction in progress	30,688,218	9,748,743	-	40,436,961
Total capital assets	197,964,934	12,475,574	-	210,440,508
Less: accumulated depreciation	122,827,229	7,206,153	-	130,033,382
Net capital assets	$ 75,137,705	$ 5,269,421	$ -	$ 80,407,126

NOTE 5. RESTRICTED CASH

Restricted cash consists of the following at December 31, 2008 and 2007:

Cash Category	2008	2007
Section 8 HAP Equity	$ 3,720,298	$ 4,267,167
Family Self Sufficiency Deposits	90,557	130,273
Capital Fund Revenue Bond Proceeds	844,670	1,865,754
WESCO Escrow	90,997	152,650
	$ 4,746,522	$ 6,415,844

Housing assistance payment reserves are restricted for use only in the Housing Choice Voucher Program for future housing assistance payments.

Family Self Sufficiency ("FSS") program escrows are restricted for use in the Housing Choice Voucher and Low Rent Public Housing Programs by FSS program participants.

Capital Fund Program Revenue Bonds proceeds consist of unspent proceeds from the 2004 Series A Capital Fund Program Revenue Bonds and are restricted for certain capital improvements in accordance with the Authority's approved annual plan.

Water/Energy Savings Corporation ("WESCO) escrows are restricted for payments associated with a lease purchase agreement with Commerce Commercial Leasing, LLC to provide funding for the Authority to lease equipment for water and energy renovations from the WESCO.

NOTE 6. OTHER ASSETS, NET

Other assets consisted of closing costs related to the issuance of Capital Fund Program Revenue Bonds, 2004 Series A. Issuance costs totaled $187,990 and are being amortized over the life of the bond, on a straight line basis, which is not materially different than the interest method. Amortization amounted to $9,400 for the years ended December 31, 2008 and 2007, and is capitalized and included in general expenses. At December 31, 2008 and 2007, bond issuance costs are shown net of accumulated amortization of $37,600 and $28,200, respectively.

NOTE 7. LONG-TERM DEBT

	2008	2007
During 2004, the Authority entered into a Capital Fund leveraging pool. The New Jersey Housing and Mortgage Finance Agency issued tax exempt, twenty year Capital Fund Program Revenue Bonds, 2004 Series A on December 23, 2004. The Authority's share of the funds from the bond issue pool amounted to $6,935,000. The related closing costs of $187,987 are included in other assets in the balance sheet and are being amortized over the twenty year term of the bonds. Interest accrues at 4.416% and is payable semi-annually with principal on May 1st and November 1st. Repayment of the funds shall be paid solely from Capital Fund allocations received by the Authority from the Department of Housing and Urban Development.	$ 6,135,000	$ 6,380,000
Lease purchase agreement originally in the amount of $2,484,000 by and between the Camden Housing Authority as lessee, and Commerce Commercial Leasing LLC., as lessor. Interest is compounded quarterly and is payable at 4.00%. Principal and interest payments of $70,060 are due and payable quarterly commencing December 31, 2006, with a final payment due December 31, 2018. The purpose of this lease is to acquire equipment needed from the Water and Energy Savings Company to perform renovations.	2,109,325	2,300,390
Total long-term debt	8,244,325	8,680,390
Less: current portion	453,822	416,433
Long-term debt, excluding current portion	$ 7,790,503	$ 8,263,957

NOTE 7. LONG-TERM DEBT (continued)

Annual debt service for principal and interest over the next five years and in five-year increments thereafter are as follows:

Year	Principal	Interest	Total
2009	453,822	344,849	798,671
2010	458,637	329,525	788,162
2011	468,175	312,957	781,132
2012	486,019	295,222	781,241
2013	528,136	276,425	804,561
2014-2018	2,546,591	1,054,964	3,601,555
2019-2023	2,307,945	613,738	2,921,683
2024-2025	995,000	122,435	1,117,435
	$ 8,244,325	$ 3,350,115	$ 11,594,440

Debt service for the years ended December 31, 2008 and 2007 consisted of the following:

Description	December 31, 2007	Advances	Principal Payments	December 31, 2008
Capital Fund Revenue Bonds	$ 6,380,000	$ -	$ (245,000)	$ 6,135,000
Commerce Commercial Lease	2,300,390	-	(191,065)	2,109,325
	$ 8,680,390	$ -	$ (436,065)	$ 8,244,325

Description	December 31, 2006	Advances	Principal Payments	December 31, 2007
Capital Fund Revenue Bonds	$ 6,620,000	$ -	$ (240,000)	$ 6,380,000
Commerce Commercial Lease	2,484,000	-	(183,610)	2,300,390
	$ 9,104,000	$ -	$ (423,610)	$ 8,680,390

Interest expense for the years ended December 31, 2008 and 2007 totaled $358,866 and $371,485 respectively which has been capitalized as part of construction in progress.

NOTE 8. OTHER LIABILITIES

At December 31, 2008 and 2007, other liabilities consist of the following:

Category	2008	2007	Change
Current:			
PSE&G utility accruals	$ 804,637	$ 511,915	$ 292,722
Legal settlement	$ 400,000	$ -	$ 400,000
State health benefits	109,668	270,026	(160,358)
	$ 1,314,305	$ 781,941	$ 532,364
Non-current:			
FSS escrow liabilities	$ 90,557	$ 130,273	$ (39,716)
Legal settlement	400,000	$ 80,000	$ 320,000
Insurance and utility accrual	150,132	550,729	(400,597)
	$ 640,689	761,002	$ (120,313)

Amounts accrued for a legal settlement represents the setllement of a legal action in 2008 brought against the Authority by a homeowners association. Under terms of the agreement, the Authority is required to pay $400,000 in 2009, $200,000 in 2010 and $200,000 in 2011.

NOTE 9. ACCRUED COMPENSATED ABSENCES

The Authority uses the vesting method for the recording of compensated absences whereas benefits are accrued at the balance sheet date for which payment is probable. As of December 31, 2008 and 2007, the Authority had accrued $342,001 and $325,246 in compensated absences, of which $37,664 and $11,992, is estimated to be currently due. The account change of $16,755 is recorded in the accompanying Statement of Revenues, Expenses and Changes in Net Assets.

NOTE 10. PENSION PLAN

A. Public Employee's Retirement System

The Authority participates in the Public Employees Retirement System (PERS), a cost-sharing multiple employer defined benefit pension plan administered by the Division of Pensions within the Department of Treasury, State of New Jersey. PERS provides retirement, death and disability benefits, as well as medical benefits for certain qualified members and beneficiaries.

The PERS was established on January 1, 1955 under the provisions of N.J.S.A. 43:15A. The PERS issues a publicly available financial report that includes financial statements and required supplementary information. The report may be obtained by writing to the State of New Jersey, Division of Pensions CN-295, Trenton, NJ 08625, (609) 777-1777.

NOTE 10. PENSION PLAN (continued)

B. Funding Policy

The contribution policy is set by N.J.S.A. 43:15A, Chapter 62, P.L. of 1994 and Chapter 115, P.L. of 1998, and requires contributions by active members and contributing employers. Plan member and employer contributions may be amended by State of New Jersey legislation. Employer's contributions are actuarially determined annually by the Division of Pensions. Employee contributions are currently 5% of base wages.

The annual employer contribution includes funding for basic retirement allowances, cost-of-living adjustments, the cost of medical premiums after retirement for qualified retirees, and noncontributory death benefits. The Authority's contribution for the years ended December 31, 2008 and 2007 amounted to $0 and $187,529, respectively.

C. Post Employment Retirement Benefits

The Authority also provides post employment health care benefits and life insurance to all eligible retirees. Eligibility requires that employees be 55 years or older with at least 25 years of service.

Expenditures are recognized on a pay-as-you go basis and are recorded as the premiums are incurred. For the year ended December 31, 2008 and 2007, the Authority costs approximated $0 and $488,884, respectively, for post employment health care benefits.

NOTE 11. RESTRICTED NET ASSETS

Restricted net assets consists of the following at December 31, 2008 and 2007:

	2008	2007
Housing assistance payment reserves	$ 3,720,298	$ 4,267,167

Housing assistance payment reserves are restricted for use only in the Housing Choice Voucher Program for tenant rents.

NOTE 12. ECONOMIC DEPENDENCY

The Section 8 and the Low Rent Public Housing programs are economically dependent on annual grants from HUD.

NOTE 13. LEASING ACTIVITIES

The Authority is the lessor of dwelling units mainly to low-income residents. The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time. The Authority may cancel the lease only for cause.

Revenues associated with theses lease are recorded in the financial statements and schedules as "Rental Revenue". Rental Revenue per dwelling unit generally remains consistent from year to year, but is affected by general economic conditions which impact personal income and local job availability.

NOTE 14. CONTINGENCIES

The Authority receives financial assistance from HUD in the form of grants and subsidies. Entitlement to the funds is generally conditional upon compliance with terms and conditions of the grant agreements and applicable regulations, including the expenditure of funds for eligible purposes. Substantially all grants, entitlements and cost reimbursements are subject to financial and compliance audits by HUD. As a result of these audits, costs previously reimbursed could be disallowed and require payments to HUD. As of December 31, 2008 and 2007, the Authority estimates that no material liabilities will result from such audits other than what has been disclosed herein.

NOTE 15. RISK MANAGEMENT

Significant losses are covered by commercial insurance for all major programs, there have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage for 2008, 2007, and 2006. Settlement amounts have not exceeded insurance coverage except for deductibles.

NOTE 16. RECLASSIFICATIONS

Certain reclassifications have been made in the 2007 financial statements to conform to classifications made in the current year.

FALLON & LARSEN LLP

Certified Public Accountants

1390 Route 36, Suite 102
Hazlet, New Jersey 07730-1716
Telephone: (732) 888-2070
Fax: (732) 888-6245

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Commissioners
Camden Housing Authority:

We have audited the financial statements of the Camden Housing Authority (the "Authority") as of and for the year ended December 31, 2008, and have issued our report therein dated September 28, 2009. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS (continued)

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information of management and the U.S. Department of Housing and Urban Development and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties.

September 28, 2009
Hazlet, New Jersey

FALLON & LARSEN LLP

Certified Public Accountants

1390 Route 36, Suite 102
Hazlet, New Jersey 07730-1716
Telephone: (732) 888-2070
Fax: (732) 888-6245

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133

Board of Commissioners
Camden Housing Authority:

Compliance

We have audited the compliance of the Camden Housing Authority ("the Authority"), with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that are applicable to each of its major federal programs for the year ended December 31, 2008. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures, as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Authority's compliance with those requirements.

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended December 31, 2008.

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133 (continued)

Internal Control Over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control.

Our consideration of the internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information of management and the U.S. Department of Housing and Urban Development and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties.

September 28, 2009
Hazlet, New Jersey

CAMDEN HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2008

Federal and State Grantor/Program Title	Federal CFDA Number	Grant Expenditures
U.S. Department of Housing and Urban Development:		
Adult Education State Grant Program	84.002	$ 166,641
Opportunities for Youth - Youthbuild Program	14.243	1,146,913
Low Rent Public Housing	14.850a	8,190,716
Revitalization of Severely Distressed Public Housing	14.866	5,140,513
Resident Opportunity and Supportive Services	14.870	570,475
Section 8 Housing Choice Voucher Program	14.871	10,594,744
Public Housing Capital Fund Program	14.872	4,589,609
		$ 30,399,611

CAMDEN HOUSING AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2008

NOTE 1. BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the Camden Housing Authority (the "Authority") and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the basic financial statements.

NOTE 2. NON-CASH FEDERAL ASSISTANCE

The Authority did not receive any non-cash Federal assistance for the year ended December 31, 2008.

CAMDEN HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2008

I. Summary of Auditor's Results

Financial Statement Section

1.	Type of auditor's report issued:		Unqualified
2.	Internal control over financial reporting		
	a.	Material Weakness(es) identified?	No
	b.	Were significant deficiencies identified not considered to be material weaknesses?	No
3.	Noncompliance material to the financial statements?		No

Federal Awards Section

1.	Dollar threshold used to determine Type A Programs:		$ 911,988
2.	Dollar threshold used to determine Type B Programs:		$ 100,000
3.	Auditee qualified as low-risk Auditee?		No
4.	Type of auditor's report on compliance for major programs:		Unqualified
5.	Internal Control over compliance:		
	a.	Material weakness(es) identified?	No
	b.	Were significant deficiencies identified not considered to be material weaknesses?	No
	c.	Any audit findings disclosed that are required to be reported in accordance with OMB Circular A-133 (section .510(a)) ?	No

6. Identification of major programs:

CFDA Number	Name of Federal Program
14.871	Section 8 Housing Choice Voucher Program
14.866	Revitalization of Severly Distressed Public Housing
14.243	Opportunities for Youth Youthbuild Program

II. Financial Statement Findings

There were no findings relating to the financial statements which are required to be reported in accordance with government auditing standards generally accepted in the United States of America.

III. Federal Award Findings and Questioned Costs

There were no findings or questioned costs relating to federal awards.

IV. Schedule of Prior Year Federal Audit Findings

None reported.

CAMDEN HOUSING AUTHORITY
SCHEDULE OF CAPITAL FUND PROGRAM COSTS AND ADVANCES
OPEN GRANTS
FOR THE YEAR ENDED DECEMBER 31, 2008

	RHF-03	RHF-04	RHF-05	502-03	501-04	501-05	501-06	501-07	501-08	Totals
Budget	$ 1,321,989	$ 2,038,848	$ 838,614	$ 791,800	$ 2,507,344	$ 2,700,910	$ 2,377,001	$ 2,846,830	$ 2,375,555	$ 17,798,891
Advances:										
Cumulative through 12/31/07	858,641	524,425	-	513,110	2,453,157	2,648,107	1,580,230	144,121	-	8,721,791
Current Year	463,348	1,514,423	274,289	278,690	54,187	65,886	478,870	1,052,321	294,843	4,476,857
Cumulative through 12/31/08	1,321,989	2,038,848	274,289	791,800	2,507,344	2,713,993	2,059,100	1,196,442	294,843	13,198,648
Costs:										
Cumulative through 12/31/07	858,642	524,425	-	513,110	2,453,182	2,644,885	1,567,683	167,082	-	8,729,009
Current Year	463,347	1,514,423	274,289	278,690	54,162	69,108	509,102	1,095,548	303,730	4,562,399
Cumulative through 12/31/08	1,321,989	2,038,848	274,289	791,800	2,507,344	2,713,993	2,076,785	1,262,630	303,730	13,291,408
Excess / (Deficiency)	$ -	$ -	$ -	$ -	$ -	$ -	$ (17,685)	$ (66,188)	$ (8,887)	$ (92,760)
Summary										
Soft Costs:										
Cumulative through 12/31/07	$ 5,616	$ -	$ -	$ -	$ 1,336,293	$ 1,412,948	$ 1,240,297	$ 140,000	$ 167,082	$ 4,302,236
Current Year	86,899	42,469	5,614	-	2,234	2,334	55,293	497,674	290,779	983,296
Cumulative through 12/31/08	92,515	42,469	5,614	-	1,338,527	1,415,282	1,295,590	637,674	457,861	5,285,532
Hard Costs:										
Cumulative through 12/31/07	853,026	524,425	-	513,110	1,116,889	1,231,937	327,386	27,082	-	4,593,855
Current Year	376,448	1,471,954	268,675	278,690	51,928	66,774	453,809	597,874	12,951	3,579,103
Cumulative through 12/31/08	1,229,474	1,996,379	268,675	791,800	1,168,817	1,298,711	781,195	624,956	12,951	8,172,958
Cumulative	$ 1,321,989	$ 2,038,848	$ 274,289	$ 791,800	$ 2,507,344	$ 2,713,993	$ 2,076,785	$ 1,262,630	$ 470,812	$ 13,458,490

CAMDEN HOUSING AUTHORITY
SCHEDULE OF CAPITAL FUND PROGRAM COSTS AND ADVANCES
CLOSED GRANTS
FOR THE YEAR ENDED DECEMBER 31, 2008

	501-00	RHF-00	501-01	RHF-01	501-02	RHF-02	501-03	Totals
Budget	$ 5,636,942	$ 80,030	$ 4,772,630	$ 375,474	$ 2,763,814	$ 2,064,874	$ 2,426,900	$ 18,120,664
Advances:								
Cumulative through 12/31/07	5,636,942	80,030	4,772,630	375,474	2,763,814	2,064,874	2,426,900	18,120,664
Current Year	-	-	-	-	-	-	-	-
Cumulative through 12/31/08	5,636,942	80,030	4,772,630	375,474	2,763,814	2,064,874	2,426,900	18,120,664
Costs:								
Cumulative through 12/31/07	5,636,942	80,030	4,772,630	375,474	2,763,814	2,064,874	2,426,900	18,120,664
Current Year	-	-	-	-	-	-	-	-
Cumulative through 12/31/08	5,636,942	80,030	4,772,630	375,474	2,763,814	2,064,874	2,426,900	18,120,664
Excess / (Deficiency)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Summary								
Soft Costs:								
Cumulative through 12/31/07	$ 3,234,894	$ -	$ 3,296,309	$ -	$ 1,091,234	$ -	$ 855,100	$ 8,477,537
Current Year	-	-	-	-	-	-	-	-
Cumulative through 12/31/08	3,234,894	-	3,296,309	-	1,091,234	-	855,100	8,477,537
Hard Costs:								
Cumulative through 12/31/07	2,402,048	80,030	1,476,321	375,474	1,672,580	2,064,874	1,571,800	9,643,127
Current Year	-	-	-	-	-	-	-	-
Cumulative through 12/31/08	2,402,048	80,030	1,476,321	375,474	1,672,580	2,064,874	1,571,800	9,643,127
Cumulative	$ 5,636,942	$ 80,030	$ 4,772,630	$ 375,474	$ 2,763,814	$ 2,064,874	$ 2,426,900	$ 18,120,664

CAMDEN HOUSING AUTHORITY
SCHEDULE OF CAPITAL FUND PROGRAM COSTS AND ADVANCES
CLOSED GRANTS (continued)
FOR THE YEAR ENDED DECEMBER 31, 2008

NOTES TO SCHEDULE OF CAPITAL FUND PROGRAM COSTS AND ADVANCES

The total amount of Capital Fund Program Costs and Advances - Closed Grants incurred and earned by the Camden Housing Authority as of and for the year ended December 31, 2008 are provided herein:

1) Capital Fund Grant No. NJ39P01050100 with an approved funding of $5,636,942 has been fully drawn down and expended as per Capital Fund Grant Regulations.

2) Capital Fund Grant No. NJ39R01050100 with an approved funding of $80,030 has been fully drawn down and expended as per Capital Fund Grant Regulations.

3) Capital Fund Grant No. NJ39P01050101 with an approved funding of $4,772,630 has been fully drawn down and expended as per Capital Fund Grant Regulations.

4) Capital Fund Grant No. NJ39R01050101 with an approved funding of $375,474 has been fully drawn down and expended as per Capital Fund Grant Regulations.

5) Capital Fund Grant No. NJ39P01050102 with an approved funding of $2,763,814 has been fully drawn down and expended as per Capital Fund Grant Regulations.

6) Capital Fund Grant No. NJ39R01050102 with an approved funding of $2,064,874 has been fully drawn down and expended as per Capital Fund Grant Regulations.

7) Capital Fund Grant No. NJ39P01050103 with an approved funding of $,426,900 has been fully drawn down and expended as per Capital Fund Grant Regulations.

6.0(12) Asset Management

Overview

Over the last twelve years, HACC has aggressively pursued renovation and redevelopment of a large portion of its low-income public housing inventory. Using a variety of financial and asset management strategies, the Authority to date has redeveloped or is in the process of redeveloping 70% of its original low-income portfolio of 2,334 rental units. In addition, HACC has created over 350 homeownership opportunities for low-income families and additional units are currently in the homeownership pipeline.

Our focus over the next several years will be preservation of the low-income nature of some of HACC's sites, pursuit of opportunities for redevelopment of the oldest in our inventory, aggressively monitor existing contracts with private management companies, and improve the Authority's asset management and property management capabilities.

AMP 1 **Ablett Village:** Ablett Village is the agency's second oldest family development site. The End of Initial Operating Period (EIOP) for this development was December 31, 1943. There are 23 two-story buildings on the site with 306 row-type units. Each unit is individually metered for gas cooking and hot water. Ablett Village is one of only two sites left in HACC's low-income real estate portfolio yet to be completely redeveloped or scheduled for redevelopment.

Recently, as part of a comprehensive strategy to deal with the long term vacant units on the site, various units were rehabilitated using Capital Fund Program monies. As a result, the vacancy rate has been reduced to 6% from 9% just 12 months ago.

Long-term Vision for Property: Hold, Maintain and Upgrade. Consider for future redevelopment by HACC or in conjunction with the City of Camden.

Strategies:

- Maximize staff and other resources available to address unit turnaround and leasing of units at the property.
- Dedicate Capital Fund Resources for rehabilitating vacant units that require more work than a standard unit turnover.
- Aggressively pursue solutions to the problems identified including occupancy, turnover rate, and overall physical condition of property.
- Continue improvements to further enhance private sector appeal.
- Consider redevelopment. A component of the City of Camden's redevelopment strategy is the inclusion of the site as a part of a $1.2 billion redevelopment plan in the Cramer Hill section of the City. This would require the relocation of all 306 families and demolition of the site. HUD's Special Applications Center (SAC) has indicated that the City of Camden would have to pay for relocation costs, the replacement housing units, and demolition of the property. The HACC and the City have agreed to continue discussions and planning for this section of the City.
- Should the City not proceed with including the site in their redevelopment plan, HACC will maintain the property until 9% tax credits can be applied for. The

City of Camden under the state of NJ Qualified Action Plan can only received three tax credit awards per year. At this time there are over 20 development deals that are waiting to apply for tax credits.

AMP 2 **Branch Village:** Branch is the oldest family development site. The EIOP for this development was September 30, 1941. There are 20 two-story buildings that contain 279 row-type units. This property is one of only two properties in HACC's portfolio that has not yet been comprehensively redeveloped. HACC has rehabilitated over 80 vacant units over the last 24 months to reduce the vacancy rate to 9% from over 16% in the last 12 months. All units were quickly occupied after completion. The demand for affordable housing in this market exceeds the supply.

Long-term Vision for Property: Hold, Maintain and Upgrade. Consider for future HACC redevelopment including applying for an HOPE VI Grant.

Strategies:

- Aggressively pursue management solutions to the issues and problems identified as deficiencies in the areas of vacancy management, overall physical condition, and crime and drug incidents.
- Continue improvements to landscaping and other site amenities/curb appeal items to further enhance private sector appeal and compliment the $144 million HOPE VI redevelopment plan that is nearly completed across the street from Branch.
- Consider for Redevelopment. This site is located across the street from the $144 million Roosevelt Manor HOPE VI redevelopment. HACC has completed some necessary site and building work within the last 12-month period. In addition, some site fencing has been constructed and a new community center will be designed in the near future and permanently placed on-site taking into account the new site plan when the site is ultimately redeveloped. HACC will use any available resources including HOPE VI to redevelop the property and including if necessary to wait until other priority projects go through the 9% tax credit pipeline.

Chelton Terrace – AMP 5: This site's original EIOP was June 1943 and included 200 family units. The site was demolished in 2002 and redeveloped in two phases as reflected below:

AMP 3 **Chelton Terrace Phase I:** This first phase consisted of 66 newly constructed Annual Contribution Contract (ACC) family townhouse units and is currently owned by HACC but managed by a private property management company. The newly renovated units have been occupied for seven years and are well managed and maintained. The property sustains a very low vacancy rate. Demand for the units is high. A new community center was also completed as part of this phase of construction.

Long-term Vision for Property: Hold and Maintain

Strategies: Continue to monitor the management and maintenance of the site as well as the overall operation of the property.

AMP 4 **Chelton Terrace Phase II:** The second phase of construction was completed in December 2005 and consists of 101 newly constructed ACC family townhouse units. The second phase was a HUD Mixed-Finance development that is privately owned and privately managed by the same company managing Phase I. The units were occupied in January 2006. The property is well managed and maintained. The units are in high demand.

Long-term Vision for Property: Hold and Maintain

Strategies: Continue to monitor the management and maintenance of the site as well as the overall operation of the property.

AMP 6 **McGuire Gardens:** The original EIOP for this site was March 1955. The site originally consisted of 367 family units. McGuire Gardens has been fully redeveloped using a 1994 HOPE VI grant of $42 million. The site has been occupied for over 7 years. During the period 1999 through 2002, 190 units on the original site were demolished. On-site relocation was part of the redevelopment plan thus necessitating phased demolition. The redevelopment plan created 75 newly constructed ACC family units and another 178 reconfigured and completely rehabilitated ACC family units for a total of 253 units on the site. The units are owned by HACC but are privately managed. Demand for the units is high and the property is always occupied. A newly constructed community center was completed in 2005 and a passive park/town square with a tot lot was completed in 2006.

Long-term Vision for Property: Hold and Maintain

Strategies: Continue to monitor the management and maintenance of the site as well as the overall operation of the property. HACC is planning to request HUD approval to include these 253 units in the Capital Funds Formula to ensure the long-term viability of the property.

AMP 5, 7 –12 **Roosevelt Manor:** The original EIOP for this site was June 1955. The site consisted of 268 family units. HACC received a 2004 HOPE VI grant of $20 million as part of a $144 million, 13-phase redevelopment plan for this site and the surrounding neighborhood. Currently, two off-site construction phases are complete and another three phases have been funded. All of the residents of the site were relocated as of January 2006 and all units have been demolished in preparation for five on-site phases of development which include both rental and homeownership units. Phases 5, 7, and 12 have been fully occupied with Phases 9 and 10 near completion. All of the ACC rental units are privately owned and managed pursuant to HUD's Mixed-Finance program.

Long-term Vision for Property: Complete redevelopment, Hold and Maintain.

Strategies: Complete all of the phases of construction by August 2009 as planned under the redevelopment plan. The newly constructed rental phases will be privately owned and managed and each will have a separate AMP number.

Westfield Acres: This site's original EIOP was June 1943. The site originally had 514 family units and was demolished in 2000-2001 with the use of a "Demolition Only" HOPE VI grant. The HACC was able to secure a $35 million HOPE VI Grant in 2000 for this site which has since been demolished and redeveloped. The $106 million redevelopment plan was carried out in nine (9) phases. Eight (8) of the phases were completed and occupied as of September 2007. The final phase is now under construction. When completed, this redevelopment will have created 516 new houses both on site and off site in the surrounding neighborhood. Two hundred and nineteen (219) of the units are owner occupied. The 182 family and senior ACC rental units that are completed are privately owned and managed under HUD's Mixed-Finance program. This development also has a newly constructed community center as well. The four rental phases

that are replacing the original Westfield Acres are Baldwin's Run, Carpenter's Hill, Baldwin's Run Senior Building and Baldwin's Run General Color Site. The four rental phases are described below.

AMP 13 **Baldwin's Run :** This site's original EIOP was December 31, 2003. This is the first rental phase redeveloped on the former Westfield Acre site. This phase consists of 78 family rental units. The rental units are interspersed with 109 newly constructed homeownership units, constructed in June 2003. The project design received a HUD Secretary Award of Excellence in 2003. The site was financed under HUD's Mixed Finance Program using HOPE VI funds and leveraged tax credit equity. The site is privately owned and managed. The site is located in a very stable section of the City where property values are rising. Demand for these units is very high. A new $30 million elementary school across the street from the site was opened in September 2007.

Long-term Vision for Property: Hold and Maintain

Strategies: Continue to monitor the management and maintenance of the site as w ell as the overall long-term viability of the property.

AMP 14 **Carpenter's Hill:** The EIOP for this property was March 31, 2003. This is the first off-site rental phase of the Westfield Acres HOPE VI grant and consists of 30 family rental units located across from Baldwin's Run and one block from the new $30 million dollar school. The 30 family rental units are interspersed with 19 market rate tax credit only rental units. The units are privately owned and managed.

Long-term Vision for Property: Hold and Maintain

Strategies: Continue to monitor the management and maintenance of the site as well as the overall long-term viability of the property.

AMP 15 **Baldwin's Run General Color Site:** These recently newly constructed 73 family units were completed the end of December 2007. These townhouse units are in a very stable neighborhood. These units have a very strong market demand. The units are two blocks from a newly constructed $30 million school. The site is right next to what will soon be a new county park. Twenty (20) of the units have been set aside for special needs housing for formerly homeless women and their families. The state has provided $2 million in Capital Funds for these 20 special needs housing units. Direct services for these families have also been funded. The site will be privately owned and operated.

Long-term Vision for Property: Hold and Maintain

Strategies: Continue to monitor the management and maintenance of the site as well as the overall long-term viability of the property.

AMP 19 **Baldwin's Run Senior Building:** This recently newly constructed 74 unit Senior only building was completed in June 2007. The building is fully leased. The property is in a very stable neighborhood, and the building has many amenities and services including a laundry room on each floor, a library, a room for light gym equipment, a visiting doctor's office, and a community room. There is a very high market demand for these units. The site is privately owned and managed.

Long-term Vision for Property: Hold and Maintain

Strategies: Continue to monitor the management and maintenance of the site as well as the overall long-term viability of the property.

AMP 16 **Kennedy Tower:** The EIOP for this property was February 1966. There recently were 99 units in this 10-story elevator building. The Authority has converted, with HUD approval, the second floor (11 residential units) for HACC's administrative offices. The administrative offices for HACC's Assisted Living Program are on the first floor. HACC's most recent modernization and physical improvement activities include restoration of the building facade; installation of two new elevators; and retrofitting the building with a fire suppression system throughout. HACC has also completed several major energy efficient upgrades throughout the units as part of a HUD approved Energy Services Contract. In order to mitigate fire safety issues HACC has installed smoke and CO detectors throughout the building. HACC has also recently installed a new HVAC system throughout. Designation as an "Elderly Only" building by HUD facilitated creation of a state approved "Assisted Living" program for the residents of this building.

Long-term Vision for Property: Hold, Maintain and Upgrade

Strategies: This is a well-maintained building. HACC will continue to enhance the amenities provided and routinely maintain and upgrade the physical plant. Strategies to reduce operating costs and increase revenue generated at the site are being developed.

AMP 17 **Westfield Tower:** The EIOP for this property was March 1970. There are presently 103 elderly and disabled units in this 10-story elevator building. As part of its long-term strategy to maintain and upgrade this property, HACC recently completed restoration of the building facade; installation of two new elevators; and retrofitting the building with a fire suppression system throughout. HACC also completed major energy efficient upgrades throughout the units as part of a HUD approved Energy Services Contract. In order to mitigate fire safety issues HACC has installed smoke and CO detectors throughout the building.

Long-term Vision for Property: Hold, Maintain and Upgrade

Strategies: This is a well-maintained building. HACC will continue to enhance the amenities provided at this site and pursue cost reduction and revenue generating strategies.

AMP 18 **Mickle Tower:** The EIOP for this property was December 1974. Presently there are 104 elderly and disabled units in this 9-story elevator building. As part of its long-term strategy to maintain and upgrade this property. HACC recently completed restoration of the building façade, installation of two new elevators; and retrofitting of the building with a fire suppression system throughout. In addition, the Authority has completed major energy efficient upgrades throughout the units as part of a HUD approved Energy Services Contract. In order to mitigate fire safety issues HACC has installed smoke and CO detectors throughout the building.

Long-term Vision for Property: Hold, Maintain and Upgrade

Strategies: This is a well-maintained building. The Authority will continue to enhance the amenities provided at this site and pursue cost reduction and income generation strategies.

Attachment nj010h01

6.0(13) Violence Against Women Act (VAWA)

The Authority has a Violence Against Women Act (VAWA) Policy in place (see attached). In addition to the policy the HACC's Resident Initiatives Department provides counseling services by a Certified Rape Counselor to victims of sexual assault of all ages and gender. Hospital emergency assistance, crisis intervention, and victims/witness assistance is also available. The HACC also provides an array of assistance for victims of domestic violence including emergency shelter assistance via relocation throughout New Jersey.

PHA 5 Year and Annual Plan Form HUD – 50075

Statements for Number 7.0

I. HOPE VI's Mixed Finance, Modernization and Development Activities

Branch Village – NJ010-000002 (279 – Family Units)

Planning on designing and construction of community center on site in 2010 and 2011.

We will need to relocate 34 families and demolish 2 buildings (34 units) to make way for the community center.

Will continue to do unit rehab, site improvements and building repairs on an as- needed basis.

We are building up RHF reserves for redevelopment activities using the HOPE VI or Mixed-Financed method. We will be reapplying for a HOPE VI when the NOFA comes out in 2010.

We have authorized our developer (Michaels) to submit a 9% tax credit application to do replacement housing for Branch Village. It would be the first on-site phase (68 rental units). Should this phase receive credits, an additional 7 buildings (83 units) will be demolished during 2011 and 2012.

The new construction of 58 rental units is listed in Annual Statement NJ01000000709F amounting to $10 million. This will leverage another $7 million in third party sources. The closing will occur prior to September 23, 2010. Construction will commence in September 2010 and last approximately 12 to 16 months.

The unit rehab work listed in Annual Statement NJ39S010501-09 will be done using Force Account labor.

Received an NSP2 award (B09CNNJ0010) amounting to $14,140,923. The work involves the purchase, rehab and selling of 53 homeownership homes at Waterfront South and Liberty Park. There will be new construction of 40 family rental units at Morgan Village to be used as relocation resource for Branch Village residents.

A Phase 2 Energy Audit will be done for all sites that were a part of the Phase 1 Energy Audit. Any additional energy efficient upgrades at any of the sites will be included in a Phase 2 Energy Services contract.

Ablett Village – NJ010-000001 (306 Family Units)

Replacement of windows is occurring throughout the site in 2010 and possibly through the first quarter of 2011. The replacement of doors and screen doors may be done throughout the site over the next few years possibly starting in 2011.

Replacement of roofs on all buildings has occurred in 2010.

Will continue to rehabilitate units, site improvements and building repairs on an as-needed basis.

The unit rehab work and replacement of windows in Annual Statement NJ39S010501-09 and Capital Fund budget FY2008 will be done using Force Account labor.

A Phase 2 Energy Audit will be done for HACC and this site will be included.

Roosevelt Manor – NJ10-3 (Originally 268 family units now demolished)

We may use Replacement Housing Factor funds for the relocation and demolition of the units in 2010 and 2011 in order to build the Branch Village community center and/or unit redevelopment.

We will be proceeding with the development of 58 family rental units on this site for replacement housing for Branch Village residents during 2011 and possibly 1st quarter 2012.

Westfield Acres – NJ10-6 (Originally 514 family units now demolished)

This HOPE VI grant should be closed out in last quarter of 2010.

Kennedy Towers – NJ010-000016 (88 – Elderly)

Constructed additional parking on site in 2010.

Demo/Renovate existing site manager's office.

Will construct an additional 5,000 sq ft of office space for health and social services as well as expand the community room and build a commercial kitchen. The work is included in the Annual Statement NJ01000001609E ($1 million) grant. The additional leverage funding came from the interest of revenue bond amounting to $464,707 and Capital Fund of $300,000. In addition, we will rehab 2,000 sq ft. of existing space on the 1st floor of Kennedy Tower to complement the 5,000 sq. ft. addition.

A Phase 2 Energy Audit will be done for all sites that were a part of the Phase 1 Energy Audit. Any additional energy efficient upgrades at any of the sites will be included in a Phase 2 Energy Services contract.

Westfield Towers – NJ010-000017 (103 Elderly)

Constructed an additional parking lot in 2010.

Replaced roof in 2010.

Continue to do rehab of units, site improvements and building repairs when necessary.

A Phase 2 Energy Audit will be done for all sites that were a part of the Phase 1 Energy Audit. Any additional energy efficient upgrades at any of the sites will be included in a Phase 2 Energy Services contract. This includes the possibility of upgrading Westfield tower to a HVAC system.

Mickle Towers – NJ010-000018 (104 Elderly)

Replaced roof in 2010.

May do site improvements and energy audit for retrofitting building with a HVAC system.

Continue to do rehab of units, site improvements and building repairs when necessary.

A Phase 2 Energy Audit will be done for all sites that were a part of the Phase 1 energy Audit. Any additional energy efficient upgrades at any of the sites will be included in a Phase 2 Energy Services contract. This includes the possibility of upgrading Mickle tower to a HVAC system.

II. Demolition and/or Disposition

Branch Village – NJ010-000002 (279 – Family Units)

Will plan on doing demolition of all 279 units in 2011 if we receive a 2010 HOPE VI award or other development funds to do mixed-finance phases. We will dispose of the land as necessary to each development entity per phase in order to secure tax credits. In 2010 and/or 2011, we will demolish at least 2 buildings (34 units) to make way for the construction for an on-site community center. We will also demolish an additional 7 buildings (83 units) if we receive 9% tax credit to do the first 68 units on-site in 2011.

Ablett Village – NJ010-000001 (306 Family Units)

None scheduled.

Roosevelt Manor – NJ10-3 (Originally 268 family units now demolished)

Demolition of the 268 units has been completed. We will be doing disposition of the remaining land on the site to private developer for the construction of 58 units.

Chelton Terrace – NJ10-5

Disposed of an unutilized piece of property on this site for the last Roosevelt HOPE VI development phase.

General Demo

We will be demolishing 12 private vacant properties in Water Front South with funding from the NSP2 grant.

III. Conversion of Public Housing

HACC is not proposing to do any voluntary conversion of any units throughout the inventory.

IV. Homeownership

Branch Village – NJ010-000002 (279 – Family Units)

May construct 50 -100 units of homeownership if we receive a HOPE VI grant for the site. We have already received NSP2 funds to do 53 of the units, 25 in Liberty Park and 28 in Waterfront South.

Roosevelt Manor – NJ10-3 (Originally 268 family units now demolished)

Completed 22 homeownership units of the originally proposed 102 units, in 2010. A good number of these units were sold to public housing residents. All units are sold or under Agreement of Sale.

V. Project Based Vouchers

Branch Village – NJ010-000002 (279 – Family Units)

Will need tenant based Section 8 vouchers for relocation resource if we proceed with the redevelopment of the site.

Attachment nj010j01

7.0 (d) (e) Homeownership/Project-based Vouchers

(d) Homeownership

The HACC has admitted and provided voucher subsidy for 10 homeownership units as referred through the Public Housing Homeownership (ROSS Grant).

The Section 8 Homeownership program allows for voucher holders to utilize their vouchers to assist in homeownership. The HACC will continue to operate the homeownership program in accordance with the HACC's Housing Choice Voucher Administrative Plan.

(e) Project-Based Vouchers

The Housing Authority of the City of Camden (HACC) has entered into contract with Liberty Park Apartments for 149 units for project-based vouchers. Liberty Park Apartments are located in South Camden, an area with both public and private housing.

The HACC also has contracted 8 special purpose project-based vouchers for seniors in Parker Hall Senior Apartments located in the Centerville area of the city. Parker Hall Senior Apartments are located in the HOPE VI redevelopment in the southern area of the city that is under current redevelopment.

The HACC has also contracted with Michael's Development for 10 special needs project-based vouchers for homeless families within Roosevelt Manor Phase 9 &10 located in the Centerville area of the city. These units are scheduled to come on-line by the end of FY 2010.

The HACC plans to enter into contract with Michael's Development for 8 project based units through the Morgan Village Phase. These units may be special needs. These units will be located in the Centerville area of the city.

The Housing Choice Voucher Program has been awarded 60 special purpose tenant-based vouchers (VASH) in partnership with Veterans Affairs Administration for housing for our homeless or near homeless Veterans.

Attachment nj010k01

8.0 Capital Improvements/8.1 Capital Fund Program Annual Statement/Performance & Evaluation Report
8.2 Capital Fund Program Five-Year Plan/ 8.3 Capital Fund Financing Program (CFFP)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2011** **FFY of Grant Approval:**

Type of Grant
☒ **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 (may not exceed 20% of line 21) [3]	$575,767			
3	1408 Management Improvements	92,150			
4	1410 Administration (may not exceed 10% of line 21)	287,884			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	163,951			
8	1440 Site Acquisition				
9	1450 Site Improvement	290,001			
10	1460 Dwelling Structures	717,998			
11	1465.1 Dwelling Equipment—Nonexpendable	110,001			
12	1470 Non-dwelling Structures	75,000			
13	1475 Non-dwelling Equipment	27,984			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	2,500			
17	1499 Development Activities [4]				

[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.

Attachment nj010k01

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2011** **FFY of Grant Approval: 2011**

Type of Grant

☒ **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**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	530,605			
19	1502 Contingency (may not exceed 8% of line 20)	5,000			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	**$2,878,841**			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

[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, 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 II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000002 Branch Village								
	A/E Fees	1430		$40,668				
	Inspection Fees	1430		20,834				
	Permit and Other Fees	1430		1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		120,114				
	Unit Rehab and Repair	1460		272,784				
	Upgrade/Repair Building	1460		105,000				
	Dwelling Equipment	1465		21,954				
	Non-Dwelling Structures	1470		23,778				
	Non-dwelling Equipment	1475		7,470				
	Computer Upgrades- Hardware	1475		1,000				
	Relocation	1495		500				
	Operations Transfer	1406		73,293				
	Management Improvements	1408		20,000				
	Financial Management	1408		1,100				
	Pest Control/Treatment	1408		1,000				
	Computer Upgrades – Software	1408		2,625				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000002 Branch Village	Staff Training/Travel	1408		2,000				
	Youth program	1408		3,000				
	Administration	1410		36,647				
	Contingency	1502		1,000				
	Sub-total Branch Village			**$755,767**				

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

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

Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000001 Ablett Village								
	A/E Fees	1430		$44,700				
	Inspection Fees	1430		22,850				
	Permit and Other Fees	1430		1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		79,318				
	Unit Rehab and Repair	1460		171,602				
	Upgrade/Repair Building	1460		75,000				
	Dwelling Equipment	1465		30,932				
	Non-Dwelling Structures	1470		26,080				
	Non-dwelling Equipment	1475		8,858				
	Computer Upgrades- Hardware	1475		1,200				
	Relocation	1495		500				
	Operations Transfer	1406		22,668				
	Management Improvements	1408		14,950				
	Financial Management	1408		2,300				
	Computer Upgrades – Software	1408		2,875				

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Expires 4/30/2011

Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000001 Ablett Village	Staff Training/Travel	1408		2,000				
	Youth program	1408		3,000				
	Administration	1410		11,334				
	Contingency	1502		1,000				
	Sub-total Ablett Village			**$522,167**				

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000016 Kennedy Tower								
	A/E Fees	1430		$5,543				
	Inspection Fees	1430		3,277				
	Permit and Other Fees	1430		1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		20,000				
	Unit Rehab and Repair	1460		12,925				
	Upgrade/Repair Building	1460		15,000				
	Dwelling Equipment	1465		22,573				
	Non-Dwelling Structures	1470		7,500				
	Non-dwelling Equipment	1475		1,672				
	Computer Upgrades- Hardware	1475		1,500				
	Relocation	1495		500				
	Operations Transfer	1406		185,122				
	Management Improvements	1408		7,500				
	Financial Management	1408		800				
	Computer Upgrades – Software	1408		1,000				

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000016 Kennedy Tower	Pest Control/Treatment	1408		1,000				
	Staff Training/Travel	1408		1,800				
	Administration	1410		92,561				
	Contingency	1502		1,000				
	Sub-total Kennedy Tower			**$382,267**				

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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OMB No. 2577-0226
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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000017 Westfield Tower								
	A/E Fees	1430		$6,658				
	Inspection Fees	1430		3,829				
	Permit and Other Fees	1430		1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		35,114				
	Unit Rehab and Repair	1460		22,684				
	Upgrade/Repair Building	1460		10,000				
	Dwelling Equipment	1465		17,120				
	Non-Dwelling Structures	1470		8,778				
	Non-dwelling Equipment	1475		2,127				
	Computer Upgrades- Hardware	1475		1,000				
	Relocation	1495		500				
	Operations Transfer	1406		136,008				
	Management Improvements	1408		8,500				
	Financial Management	1408		800				
	Computer Upgrades – Software	1408		1,000				

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages		
PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000017 Westfield Tower	Fresh Start	1408		500				
	Staff Training/Travel	1408		1,800				
	Administration	1410		68,004				
	Contingency	1502		1,000				
	Sub-total Westfield Tower			**$326,422**				

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Expires 4/30/2011

Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000018 Mickle Tower								
	A/E Fees	1430		$6,732				
	Inspection Fees	1430		3,866				
	Permit and Other Fees	1430		1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		35,455				
	Unit Rehab and Repair	1460		23,003				
	Upgrade/Repair Building	1460		10,000				
	Dwelling Equipment	1465		17,422				
	Non-Dwelling Structures	1470		8,864				
	Non-dwelling Equipment	1475		2,157				
	Computer Upgrades- Hardware	1475		1,000				
	Relocation	1495		500				
	Operations Transfer	1406		158,676				
	Management Improvements	1408		8,500				
	Financial Management	1408		800				
	Computer Upgrades – Software	1408		1,000				

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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
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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000018 Mickle Tower	Fresh Start	1408		500				
	Staff Training/Travel	1408		1,800				
	Administration	1410		79,338				
	Contingency	1502		1,000				
	Sub-total Mickle Tower			**$361,613**				
NJ10-13 Authority Wide								
	Collaterization or Debt Service	9000		530,605				
	GRAND TOTAL			**$2,878,841**				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Housing Authority of the City of Camden**					**Federal FFY of Grant: 2011**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ010-000002 Branch Village	09/14/2013		09/14/2015		
NJ010-000001 Ablett Village	09/14/2013		09/14/2015		
NJ010-000016 Kennedy Tower	09/14/2013		09/14/2015		
NJ010-000017 Westfield Tower	09/14/2013		09/14/2015		
NJ010-000018 Mickle Tower	09/14/2013		09/14/2015		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Attachment nj010k01

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2011** **FFY of Grant Approval:**

Type of Grant
☒ **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 (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	$86,984			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	732,860			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[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.

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U.S. Department of Housing and Urban Development
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Part I: Summary

PHA Name: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2011** **FFY of Grant Approval: 2011**

Type of Grant

☒ **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**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	**$869,844**			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

[1] To be completed for the Performance and Evaluation Report.
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[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Expires 4/30/2011

Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000002 Branch Village								
	A/E Fees	1430		$25,000				
	Inspection Fees	1430		20,000				
	Legal and Other Fees	1430		5,000				
	Construction – New Dwelling	1460		732,860				
	Administration	1410		86,984				
	TOTAL			**$869,844**				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Housing Authority of the City of Camden**					**Federal FFY of Grant: 2011**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ010-000002 Branch Village	09/14/2013		09/14/2015		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary						
PHA Name/Number Housing Authority of the City of Camden (NJ10)			Locality (City/County & State) Camden, NJ		☒**Original 5-Year Plan** ☐**Revision No:**	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal	Annual Statement	$1,433,158	$1,540,768	$1,632,678	$1,719,751
C.	Management Improvements		143,000	143,000	143,000	143,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		302,278	317,393	330,088	343,291
F.	Other		10,400	10,400	10,400	10,400
G.	Operations		604,556	634,785	660,175	686,584
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		529,389	527,575	524,537	529,887
K.	**Total CFP Funds**		**$3,022,781**	**$3,173,921**	**$3,300,878**	**$3,432,913**
L.	Total Non-CFP Funds					
M.	**Grand Total**		**$3,022,781**	**$3,173,921**	**$3,300,878**	**$3,432,913**

Part I: Summary (Continuation)

PHA Name/Number			Locality (City/county & State)		☒Original 5-Year Plan ☐Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
	NJ010-000002 Branch Village	Annual Statement				
	Physical Improvements Subtotal		353,492	378,209	424,132	424,132
	Management Improvements		29,725	29,725	29,725	29,725
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration		38,479	40,403	42,019	43,700
	Other		1,500	1,500	1,500	1,500
	Operations		76,958	80,806	84,038	87,400
	Demolition					
	Development					
	Capital Fund Financing – Debt Service					
	Total CFP Funds – Branch Village		**500,154**	**530,643**	**581,414**	**586,457**
	NJ010-000001 Ablett Village					
	Physical Improvements Subtotal		378,872	405,980	485,687	485,687
	Management Improvements		25,125	25,125	25,125	25,125
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration		11,901	12,496	12,996	13,515
	Other		1,500	1,500	1,500	1,500
	Operations		23,801	24,992	25,991	27,031
	Demolition					
	Capital Fund Financing – Debt Service					
	Total CFP Funds – Ablett Village		**441,199**	**470,093**	**551,299**	**552,858**

Part I: Summary (Continuation)

PHA Name/Number			Locality (City/county & State)		☒ Original 5-Year Plan ☐ Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
	NJ010-000006 McGuire Gardens					
	Physical Improvements Subtotal		274,875	164,989	164,989	164,989
	Management Improvements		25,175	25,175	25,175	25,175
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration					
	Other		1,500	1,500	1,500	1,500
	Operations					
	Demolition					
	Capital Fund Financing – Debt Service					
	Total CFP Funds – McGuire Gardens		**301,550**	**191,664**	**191,664**	**191,664**
	NJ010-000003Chelton Terrace					
	Physical Improvements Subtotal		77,200	216,734	183,014	270,087
	Management Improvements		25,175	25,175	25,175	25,175
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration					
	Other		1,500	1,500	1,500	1,500
	Operations					
	Demolition					
	Capital Fund Financing – Debt Service					
	Total CFP Funds – Chelton Terrace		**103,875**	**243,409**	**209,689**	**296,762**

Part I: Summary (Continuation)

PHA Name/Number			Locality (City/county & State)		☒ Original 5-Year Plan ☐ Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
	NJ010-000016 Kennedy Tower					
	Physical Improvements Subtotal		102,513	110,310	110,310	110,310
	Management Improvements		12,600	12,600	12,600	12,600
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration		97,189	102,049	106,131	110,376
	Other		1,500	1,500	1,500	1,500
	Operations		194,378	204,097	212,261	220,752
	Demolition					
	Capital Fund Financing – Debt Service					
	Total CFP Funds – Kennedy Tower		**408,180**	**430,556**	**442,802**	**455,538**
	NJ010-000017 Westfield Tower					
	Physical Improvements Subtotal		122,490	131,616	131,616	131,616
	Management Improvements		12,600	12,600	12,600	12,600
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration		71,404	74,975	77,973	81,092
	Other		1,400	1,400	1,400	1,400
	Operations		142,809	149,949	155,947	162,185
	Demolition					
	Capital Fund Financing – Debt Service					
	Total CFP Funds – Westfield Tower		**350,703**	**370,540**	**379,536**	**388,893**

Part I: Summary (Continuation)

PHA Name/Number			Locality (City/county & State)		☒**Original 5-Year Plan** ☐**Revision No:**	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
	NJ010-000018 Mickle Tower					
	Physical Improvements Subtotal		123,716	132,930	132,930	132,930
	Management Improvements		12,600	12,600	12,600	12,600
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration		83,305	87,470	90,969	94,608
	Other		1,500	1,500	1,500	1,500
	Operations		166,610	174,941	181,938	189,216
	Demolition					
	Capital Fund Financing – Debt Service					
	Total CFP Funds – Mickle Tower		**387,731**	**409,441**	**419,937**	**430,854**
	NJ10-13 AUTHORITY WIDE					
	Capital Fund Financing – Debt Service		529,389	527,575	524,537	529,887
	Total CFP Funds – Authority Wide		**529,389**	**527,575**	**524,537**	**529,887**
	CFP Total		**$3,022,781**	**$3,173,921**	**$3,300,878**	**$3,432,913**

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year: 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**NJ010-000002 Branch Village**			**NJ010-000002 Branch Village**		
Annual						
Statement	A/E Fees		$10,000	A/E Fees		$10,000
	Inspection Fees		5,000	Inspection Fees		5,000
	Permits and Other Fees		1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		10,000	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		10,000
	Unit Rehab and Repair		226,343	Unit Rehab and Repair		251,060
	Upgrade / Repair Building		84,049	Upgrade / Repair Building		84,049
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Non-Dwelling Structures		10,000	Non-Dwelling Structures		10,000
	Non-Dwelling Equipment		1,100	Non-Dwelling Equipment		1,100
	Computer Upgrades - Hardware		1,000	Computer Upgrades - Hardware		1,000
	Subtotal Branch Village		**353,492**	**Subtotal Branch Village**		**378,209**
	NJ010-000001 Ablett Village			**NJ010-000001 Ablett Village**		
	A/E Fees		20,000	A/E Fees		20,000
	Inspection Fees		10,000	Inspection Fees		10,000
	Permits and Other Fees		1,000	Permits and Other Fees		1,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year: 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		50,000	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		50,000
	Unit Rehab and Repair		150,928	Unit Rehab and Repair		150,928
	Upgrade / Repair Building		109,744	Upgrade / Repair Building		136,852
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Termite Treatment		10,000	Termite Treatment		10,000
	Dwelling Equipment		10,000	Dwelling Equipment		10,000
	Non-Dwelling Structures		10,000	Non-Dwelling Structures		10,000
	Non-Dwelling Equipment		5,000	Non-Dwelling Equipment		5,000
	Computer Upgrades - Hardware		1,200	Computer Upgrades - Hardware		1,200
	Subtotal Ablett Village		**378,872**	**Subtotal Ablett Village**		**405,980**
	NJ010-000006 McGuire Gardens			**NJ010-000006 McGuire Gardens**		
	A/E Fees		20,000	A/E Fees		20,000
	Inspection Fees		10,000	Inspection Fees		10,000
	Permits and Other Fees		1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		11,675	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		51,789
	Unit Rehab and Repair		25,000	Unit Rehab and Repair		25,000
	Upgrade / Repair Building		25,000	Upgrade / Repair Building		25,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Termite Treatment		1,000	Termite Treatment		1,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year: 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Equipment		164,000	Dwelling Equipment		14,000
	Non-Dwelling Structures		10,000	Non-Dwelling Structures		10,000
	Non-Dwelling Equipment		5,000	Non-Dwelling Equipment		5,000
	Computer Upgrades - Hardware		1,200	Computer Upgrades - Hardware		1,200
	Subtotal McGuire Gardens		**274,875**	**Subtotal McGuire Gardens**		**164,989**
	NJ010-000003 Chelton Terrace			**NJ010-000003 Chelton Terrace**		
	A/E Fees		5,000	A/E Fees		20,000
	Inspection Fees		10,000	Inspection Fees		10,000
	Permits and Other Fees		1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		25,000	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		25,000
	Unit Rehab and Repair		10,000	Unit Rehab and Repair		114,534
	Upgrade / Repair Building		10,000	Upgrade / Repair Building		30,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Termite Treatment		1,000	Termite Treatment		1,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Non-Dwelling Structures		5,000	Non-Dwelling Structures		5,000
	Non-Dwelling Equipment		3,000	Non-Dwelling Equipment		3,000
	Computer Upgrades - Hardware		1,200	Computer Upgrades - Hardware		1,200

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year: 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal Chelton Terrace		**77,200**	**Subtotal Chelton Terrace**		**216,734**
	NJ010-000016 Kennedy Tower			**NJ010-000016 Kennedy Tower**		
	A/E Fees		5,000	A/E Fees		5,000
	Inspection Fees		3,000	Inspection Fees		3,000
	Permits and Other Fees		1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		16,666	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		16,666
	Unit Rehab and Repair		45,458	Unit Rehab and Repair		62,255
	Upgrade / Repair Building		1,000	Upgrade / Repair Building		1,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Dwelling Equipment		10,000	Dwelling Equipment		10,000
	Non-Dwelling Structures		11,000	Non-Dwelling Structures		11,000
	Non-Dwelling Equipment		6,789	Non-Dwelling Equipment		6,789
	Computer Upgrades - Hardware		1,600	Computer Upgrades - Hardware		1,600
	Subtotal Kennedy Tower		**102,513**	**Subtotal Kennedy Tower**		**110,310**
	NJ010-000017 Westfield Tower			**NJ010-000017 Westfield Tower**		
	A/E Fees		5,000	A/E Fees		5,000
	Inspection Fees		3,000	Inspection Fees		3,000
	Permits and Other Fees		2,000	Permits and Other Fees		2,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year: 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		10,000	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		10,000
	Unit Rehab and Repair		74,477	Unit Rehab and Repair		92,103
	Upgrade / Repair Building		10,000	Upgrade / Repair Building		10,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Dwelling Equipment		10,000	Dwelling Equipment		1,500
	Non-Dwelling Structures		2,000	Non-Dwelling Structures		2,000
	Non-Dwelling Equipment		3,413	Non-Dwelling Equipment		3,413
	Computer Upgrades - Hardware		1,600	Computer Upgrades - Hardware		1,600
	Subtotal Westfield Tower		**122,490**	**Subtotal Westfield Tower**		**131,616**
	NJ010-000018 Mickle Tower			**NJ010-000018 Mickle Tower**		
	A/E Fees		13,000	A/E Fees		13,000
	Inspection Fees		3,000	Inspection Fees		3,000
	Permits and Other Fees		1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		13,065	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		13,065
	Unit Rehab and Repair		66,637	Unit Rehab and Repair		75,851
	Upgrade / Repair Building		10,000	Upgrade / Repair Building		10,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year: 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Equipment		10,000	Dwelling Equipment		10,000
	Non-Dwelling Structures		1,000	Non-Dwelling Structures		1,000
	Non-Dwelling Equipment		3,414	Non-Dwelling Equipment		3,414
	Computer Upgrades – Hardware		1,600	Computer Upgrades - Hardware		1,600
	Subtotal Mickle Tower		**123,716**	**Subtotal Mickle Tower**		**132,930**
	Subtotal of Estimated Cost		**$ 1,433,158**	**Subtotal of Estimated Cost**		**$ 1,540,768**

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for **Year 4 FFY 2014**			Work Statement for **Year: 5 FFY 2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**NJ010-000002 Branch Village**			**NJ010-000002 Branch Village**		
Annual						
Statement	A/E Fees		$10,000	A/E Fees		$10,000
	Inspection Fees		5,000	Inspection Fees		5,000
	Permits and Other Fees		1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		10,000	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		10,000
	Unit Rehab and Repair		296,983	Unit Rehab and Repair		296,983
	Upgrade / Repair Building		84,049	Upgrade / Repair Building		84,049
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Non-Dwelling Structures		10,000	Non-Dwelling Structures		10,000
	Non-Dwelling Equipment		1,100	Non-Dwelling Equipment		1,100
	Computer Upgrades - Hardware		1,000	Computer Upgrades - Hardware		1,000
	Subtotal Branch Village		**424,132**	**Subtotal Branch Village**		**424,132**
	NJ010-000001 Ablett Village			**NJ010-000001 Ablett Village**		
	A/E Fees		20,000	A/E Fees		20,000
	Inspection Fees		10,000	Inspection Fees		10,000
	Permits and Other Fees		1,000	Permits and Other Fees		1,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for **Year 4 FFY 2014**			Work Statement for **Year: 5 FFY 2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		50,000	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		50,000
	Unit Rehab and Repair		230,635	Unit Rehab and Repair		230,635
	Upgrade / Repair Building		136,852	Upgrade / Repair Building		136,852
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Termite Treatment		10,000	Termite Treatment		10,000
	Dwelling Equipment		10,000	Dwelling Equipment		10,000
	Non-Dwelling Structures		10,000	Non-Dwelling Structures		10,000
	Non-Dwelling Equipment		5,000	Non-Dwelling Equipment		5,000
	Computer Upgrades - Hardware		1,200	Computer Upgrades - Hardware		1,200
	Subtotal Ablett Village		**485,687**	**Subtotal Ablett Village**		**485,687**
	NJ010-000006 McGuire Gardens			**NJ010-000006 McGuire Gardens**		
	A/E Fees		20,000	A/E Fees		20,000
	Inspection Fees		10,000	Inspection Fees		10,000
	Permits and Other Fees		1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		51,789	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		51,789
	Unit Rehab and Repair		25,000	Unit Rehab and Repair		25,000
	Upgrade / Repair Building		25,000	Upgrade / Repair Building		25,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Termite Treatment		1,000	Termite Treatment		1,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for **Year 4 FFY 2014**			Work Statement for **Year: 5 FFY 2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Equipment		14,000	Dwelling Equipment		14,000
	Non-Dwelling Structures		10,000	Non-Dwelling Structures		10,000
	Non-Dwelling Equipment		5,000	Non-Dwelling Equipment		5,000
	Computer Upgrades - Hardware		1,200	Computer Upgrades - Hardware		1,200
	Subtotal McGuire Gardens		**$164,989**	**Subtotal McGuire Gardens**		**$164,989**
	NJ010-000003 Chelton Terrace			**NJ010-000003 Chelton Terrace**		
	A/E Fees		20,000	A/E Fees		20,000
	Inspection Fees		10,000	Inspection Fees		10,000
	Permits and Other Fees		1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		25,000	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		25,000
	Unit Rehab and Repair		80,814	Unit Rehab and Repair		167,887
	Upgrade / Repair Building		30,000	Upgrade / Repair Building		30,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Termite Treatment		1,000	Termite Treatment		1,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Non-Dwelling Structures		5,000	Non-Dwelling Structures		5,000
	Non-Dwelling Equipment		3,000	Non-Dwelling Equipment		3,000
	Computer Upgrades - Hardware		1,200	Computer Upgrades - Hardware		1,200
	Subtotal Chelton Terrace		**$183,014**	**Subtotal Chelton Terrace**		**$270,087**

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for **Year 4 FFY 2014**			Work Statement for **Year: 5 FFY 2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	NJ010-000016 Kennedy Tower			**NJ010-000016 Kennedy Tower**		
	A/E Fees		5,000	A/E Fees		5,000
	Inspection Fees		3,000	Inspection Fees		3,000
	Permits and Other Fees		1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		16,666	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		16,666
	Unit Rehab and Repair		62,255	Unit Rehab and Repair		62,255
	Upgrade / Repair Building		1,000	Upgrade / Repair Building		1,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Dwelling Equipment		1,000	Dwelling Equipment		1,000
	Non-Dwelling Structures		11,000	Non-Dwelling Structures		11,000
	Non-Dwelling Equipment		6,789	Non-Dwelling Equipment		6,789
	Computer Upgrades - Hardware		1,600	Computer Upgrades - Hardware		1,600
	Subtotal Kennedy Tower		**110,310**	**Subtotal Kennedy Tower**		**110,310**
	NJ010-000017 Westfield Tower			**NJ010-000017 Westfield Tower**		
	A/E Fees		5,000	A/E Fees		5,000
	Inspection Fees		3,000	Inspection Fees		3,000
	Permits and Other Fees		2,000	Permits and Other Fees		2,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for **Year 4 FFY 2014**			Work Statement for **Year: 5 FFY 2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		10,000	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		10,000
	Unit Rehab and Repair		92,103	Unit Rehab and Repair		92,103
	Upgrade / Repair Building		10,000	Upgrade / Repair Building		10,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Dwelling Equipment		1,500	Dwelling Equipment		1,500
	Non-Dwelling Structures		2,000	Non-Dwelling Structures		2,000
	Non-Dwelling Equipment		3,413	Non-Dwelling Equipment		3,413
	Computer Upgrades - Hardware		1,600	Computer Upgrades - Hardware		1,600
	Subtotal Westfield Tower		**131,616**	**Subtotal Westfield Tower**		**131,616**
	NJ010-000018 Mickle Tower			**NJ010-000018 Mickle Tower**		
	A/E Fees		13,000	A/E Fees		13,000
	Inspection Fees		3,000	Inspection Fees		3,000
	Permits and Other Fees		1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		13,065	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		13,065
	Unit Rehab and Repair		75,851	Unit Rehab and Repair		75,851
	Upgrade / Repair Building		10,000	Upgrade / Repair Building		10,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Dwelling Equipment		10,000	Dwelling Equipment		10,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for **Year 4 FFY 2014**			Work Statement for **Year: 5 FFY 2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Non-Dwelling Structures		1,000	Non-Dwelling Structures		1,000
	Non-Dwelling Equipment		3,414	Non-Dwelling Equipment		3,414
	Computer Upgrades – Hardware		1,600	Computer Upgrades - Hardware		1,600
	Subtotal Mickle Tower		**132,930**	**Subtotal Mickle Tower**		**132,930**
	Subtotal of Estimated Cost		**$1,632,678**	**Subtotal of Estimated Cost**		**$1,719,751**

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012		Work Statement for Year: 3 FFY 2013	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	**NJ010-000002 Branch Village**		**NJ010-000002 Branch Village**	
Annual	Management Improvement	20,000	Management Improvement	20,000
Statement	Financial Management	2,100	Financial Management	2,100
	Computer Upgrades - Software	2,625	Computer Upgrades - Software	2,625
	Staff Training/Travel	2,000	Staff Training/Travel	2,000
	Youth Program	3,000	Youth Program	3,000
	Subtotal Branch Village	**29,725**	**Subtotal Branch Village**	**29,725**
	NJ010-000001 Ablett Village		**NJ010-000001 Ablett Village**	
	Management Improvement	14,950	Management Improvement	14,950
	Financial Management	2,300	Financial Management	2,300
	Computer Upgrades - Software	2,875	Computer Upgrades - Software	2,875
	Staff Training/Travel	2,000	Staff Training/Travel	2,000
	Youth Program	3,000	Youth Program	3,000
	Subtotal Ablett Village	**25,125**	**Subtotal Ablett Village**	**25,125**
	NJ010-000006 McGuire Gardens		**NJ010-000006 McGuire Gardens**	
	Management Improvement	15,000	Management Improvement	15,000
	Financial Management	2,300	Financial Management	2,300
	Computer Upgrades - Software	2,875	Computer Upgrades - Software	2,875
	Staff Training/Travel	2,000	Staff Training/Travel	2,000
	Youth Program	3,000	Youth Program	3,000
	Subtotal McGuire Gardens	**25,175**	**Subtotal McGuire Gardens**	**25,175**
	NJ010-000003Chelton Terrace		**NJ010-000003Chelton Terrace**	
	Management Improvement	15,000	Management Improvement	15,000
	Financial Management	2,300	Financial Management	2,300
	Computer Upgrades - Software	2,875	Computer Upgrades - Software	2,875
	Staff Training/Travel	2,000	Staff Training/Travel	2,000
	Youth Program	3,000	Youth Program	3,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012		Work Statement for Year: 3 FFY 2013	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	Subtotal Chelton Terrace	**25,175**	**Subtotal Chelton Terrace**	**25,175**
	NJ010-000016 Kennedy Tower		**NJ010-000016 Kennedy Tower**	
	Management Improvement	8,500	Management Improvement	8,500
	Financial Management	800	Financial Management	800
	Computer Upgrades - Software	1,000	Computer Upgrades - Software	1,000
	Fresh Start	500	Fresh Start	500
	Staff Training/Travel	1,800	Staff Training/Travel	1,800
	Subtotal Kennedy Tower	**12,600**	**Subtotal Kennedy Tower**	**12,600**
	NJ010-000017 Westfield Tower		**NJ010-000017 Westfield Tower**	
	Management Improvement	8,500	Management Improvement	8,500
	Financial Management	800	Financial Management	800
	Computer Upgrades - Software	1,000	Computer Upgrades - Software	1,000
	Fresh Start	500	Fresh Start	500
	Staff Training/Travel	1,800	Staff Training/Travel	1,800
	Subtotal Westfield Tower	**12,600**	**Subtotal Westfield Tower**	**12,600**
	NJ010-000018 Mickle Tower		**NJ010-000018 Mickle Tower**	
	Management Improvement	8,500	Management Improvement	8,500
	Financial Management	800	Financial Management	800
	Computer Upgrades - Software	1,000	Computer Upgrades - Software	1,000
	Fresh Start	500	Fresh Start	500
	Staff Training/Travel	1,800	Staff Training/Travel	1,800
	Subtotal Mickle Tower	**12,600**	**Subtotal Mickle Tower**	**12,600**
	Subtotal of Estimated Cost	**$143,000**	**Subtotal of Estimated Cost**	**$143,000**

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2014		Work Statement for Year: 5 FFY 2015	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	**NJ010-000002 Branch Village**		**NJ010-000002 Branch Village**	
Annual	Management Improvement	20,000	Management Improvement	20,000
Statement	Financial Management	2,100	Financial Management	2,100
	Computer Upgrades - Software	2,625	Computer Upgrades - Software	2,625
	Staff Training/Travel	2,000	Staff Training/Travel	2,000
	Youth Program	3,000	Youth Program	3,000
	Subtotal Branch Village	**29,725**	**Subtotal Branch Village**	**29,725**
	NJ010-000001 Ablett Village		**NJ010-000001 Ablett Village**	
	Management Improvement	14,950	Management Improvement	14,950
	Financial Management	2,300	Financial Management	2,300
	Computer Upgrades - Software	2,875	Computer Upgrades - Software	2,875
	Staff Training/Travel	2,000	Staff Training/Travel	2,000
	Youth Program	3,000	Youth Program	3,000
	Subtotal Ablett Village	**25,125**	**Subtotal Ablett Village**	**25,125**
	NJ010-000006 McGuire Gardens		**NJ010-000006 McGuire Gardens**	
	Management Improvement	15,000	Management Improvement	15,000
	Financial Management	2,300	Financial Management	2,300
	Computer Upgrades - Software	2,875	Computer Upgrades - Software	2,875
	Staff Training/Travel	2,000	Staff Training/Travel	2,000
	Youth Program	3,000	Youth Program	3,000
	Subtotal McGuire Gardens	**25,175**	**Subtotal McGuire Gardens**	**25,175**
	NJ010-000003Chelton Terrace		**NJ010-000003Chelton Terrace**	
	Management Improvement	15,000	Management Improvement	15,000
	Financial Management	2,300	Financial Management	2,300
	Computer Upgrades - Software	2,875	Computer Upgrades - Software	2,875
	Staff Training/Travel	2,000	Staff Training/Travel	2,000
	Youth Program	3,000	Youth Program	3,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2014		Work Statement for Year: 5 FFY 2015	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	Subtotal Chelton Terrace	**25,175**	**Subtotal Chelton Terrace**	**25,175**
	NJ010-000016 Kennedy Tower		**NJ010-000016 Kennedy Tower**	
	Management Improvement	8,500	Management Improvement	8,500
	Financial Management	800	Financial Management	800
	Computer Upgrades - Software	1,000	Computer Upgrades - Software	1,000
	Fresh Start	500	Fresh Start	500
	Staff Training/Travel	1,800	Staff Training/Travel	1,800
	Subtotal Kennedy Tower	**12,600**	**Subtotal Kennedy Tower**	**12,600**
	NJ010-000017 Westfield Tower		**NJ010-000017 Westfield Tower**	
	Management Improvement	8,500	Management Improvement	8,500
	Financial Management	800	Financial Management	800
	Computer Upgrades - Software	1,000	Computer Upgrades - Software	1,000
	Fresh Start	500	Fresh Start	500
	Staff Training/Travel	1,800	Staff Training/Travel	1,800
	Subtotal Westfield Tower	**12,600**	**Subtotal Westfield Tower**	**12,600**
	NJ010-000018 Mickle Tower		**NJ010-000018 Mickle Tower**	
	Management Improvement	8,500	Management Improvement	8,500
	Financial Management	800	Financial Management	800
	Computer Upgrades - Software	1,000	Computer Upgrades - Software	1,000
	Fresh Start	500	Fresh Start	500
	Staff Training/Travel	1,800	Staff Training/Travel	1,800
	Subtotal Mickle Tower	**12,600**	**Subtotal Mickle Tower**	**12,600**
	Subtotal of Estimated Cost	**$143,000**	**Subtotal of Estimated Cost**	**$143,000**

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39S01050109** Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: 01 for submission)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **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 (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	$420,592	$420,592	$420,592	$146,561
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	80,884	13,674	13,674	13,674
8	1440 Site Acquisition				
9	1450 Site Improvement	154,116	201,451	201,451	65,280
10	1460 Dwelling Structures	3,550,329	3,570,204	3,570,204	2,461,790
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[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, 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: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: **NJ39S01050109** Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval: 2009**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/09** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	**$4,205,921**	**$4,205,921**	**$4,205,921**	**$2,687,305**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

[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.
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 II: Supporting Pages		
PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39S01050109** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000002 Branch Village	Unit Rehab and Repair	1460						
	Unit Rehab and Repair (Force Account)	1460		$403,530	$568,459	$568,459	$385,674	In progress.
	Administration (Staff and Related items)	1410		44,837	44,837	44,837	10,125	
	Subtotal Branch Village			**$448,367**	**$613,296**	**$613,296**	**$395,799**	
NJ010-000001 Ablett Village								
	Inspection Fees	1430		55,828	3,709	3,709	3,709	
	Unit Rehab and Repair (Force Account)	1460		326,080	516,348	516,348	406,448	In progress.
	Upgrade/Repair Building (Roofs)	1460		1,116,560	1,116,560	1,116,560	1,116,560	Completed.
	Upgrade/Repair Building (Windows) (Force Account)	1460		1,357,159	1,018,889	1,018,889	203,160	In progress.
	Administration (Staff and Related items)	1410		317,291	317,291	317,291	98,480	
	Subtotal Ablett Village			**3,172,918**	**2,972,797**	**3,172,918**	**1,828,357**	
NJ010-000016 Kennedy Tower								
	Inspection Fees	1430		3,146	3,319	3,319	3,319	
	Permits and Other Fees	1430		0	508	508	508	
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape (Parking Lot)	1450		62,913	75,283	75,283	65,280	In progress.
	Administration (Staff and Related items)	1410		7,340	7,340	7,340	4,217	
	Subtotal Kennedy Tower			**73,399**	**86,450**	**86,450**	**73,324**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39S01050109** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000017 Westfield Tower								
	Inspection Fees	1430		15,160	3,914	3,914	3,914	
	Permits and Other Fees	1430		0	224	224	224	
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape (Parking Lot)	1450		91,203	126,168	126,168	0	
	Upgrade/Repair Building (Roof)	1460		208,948	211,896	211,896	211,896	Completed.
	Administration (Staff and Related items)	1410		35,374	35,374	35,374	20,084	
	Subtotal Westfield Tower			350,685	377,576	377,576	236,118	
NJ010-000018 Mickle Tower r								
	Inspection Fees	1430		6,750	2,000	2,000	2,000	
	Upgrade/Repair Building (Roof)	1460		138,052	138,052	138,052	138,052	Completed.
	Administration (Staff and Related items)	1410		15,750	15,750	15,750	13,655	
	Subtotal Mickle Tower			160,552	155,802	155,802	153,707	
	GRAND TOTAL			**$4,205,921**	**$4,205,921**	**$4,205,921**	**$2,687,305**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Housing Authority of the City of Camden**					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ010-000002 Branch Village	Mar 2010		Mar 2012		
NJ010-000001 Ablett Village	Mar 2010		Mar 2012		
NJ010-000016 Kennedy Tower	Mar 2010		Mar 2012		
NJ010-000017 Westfield Tower	Mar 2010		Mar 2012		
NJ010-000018 Mickle Tower	Mar 2010		Mar 2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ01000000709F** Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **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 (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	$418,251	$418,251		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,311,823	2,210,675		
8	1440 Site Acquisition				
9	1450 Site Improvement		843,500		
10	1460 Dwelling Structures	7,193,126	6,527,574		
11	1465.1 Dwelling Equipment—Nonexpendable	76,800			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[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, 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: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: **NJ01000000709F** Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval: 2009**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$10,000,000	$10,000,000		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

[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, 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 II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ01000000709F** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010000010 Roosevelt Manor/ Branch Village Phase 2	Accounting and Cost Certification	1430		35,000	47,500			
	Appraisal and Market Study	1430		24,418	10,000			
	A/E Fees	1430		0	668,584			
	Financing & Application Fees	1430		0	222,488			
	Tax Credit Fees	1430		200,000	118,793			
	Environmental Assessment, Testing and Cleanup	1430		50,000				
	Insurance	1430		75,000	50,000			
	Interest, construction & Bridge Loan(s0	1430		444,861	114,448			
	Legal Fees, Developer	1430		250,000	175,000			
	Marketing & Lease-up Expense	1430		200,000	0			
	Permits, Construction & Utility Hookup	1430		122,880	153,000			
	PILOT & Taxes Construction Period	1430			25,000			
	Title & Recording Fees	1430		80,000	100,000			
	Contingency-Soft Costs/ Other Fees	1430		43,118	0			
	Water Connection Fees	1430			99,379			
	RBC Cost Reimbursement	1430		0	111,483			
	Negative Arbitrage and Cost of Issuance	1430		183,640	235,000			
	Legal Fees, HACC	1430		30,000	30,000			
	Inspection Fees, HACC	1430		100,000	50,000			

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ01000000709F** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010000010 Roosevelt Manor/ Branch Village Phase 2								
	Working Capital	1430		134,993				
	MIP & Insurance	1430		19,200				
	Escrows, ACC Reserves	1430		161,856				
	Taxes	1430		28,857				
	Permits and Other Fees	1430		128,000	0			
	Site Improvement	1450			843,500			
	Residential Construction	1460		7,193,216	6,527,574			
	Dwelling Equipment	1465		76,800	0			
	Administration	1410		418,251	418,251			
	TOTAL			**$10,000,000**	**$10,000,000**			

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Housing Authority of the City of Camden**					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ010000010 Roosevelt Manor/ Branch Village Phase 2	09-23-2010		09-23-2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ01000001609E** Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **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 (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	$100,000	$100,000	$100,000	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	108,000	125,560	94,398	73,040
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	762,000	774,440	0	0
13	1475 Non-dwelling Equipment	30,000	0	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[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, 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: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: **NJ01000001609E** Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval: 2009**

Type of Grant

☒ **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**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$1,000,000	$1,000,000	$194,398	$73,040
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

[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.
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ01000001609E** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000016 Kennedy Tower								
	Non-Dwelling Extension for Supportive Services	1470		$762,000	$774,440			
	Administration (Staff and Related items)	1410		100,000	100,000	100,000		
	A/E Fees	1430		0	89,200	89,200	67,842	
	Fees and Costs	1430		0	5,198	5,198	5,198	
	Inspection Fees	1430		0	26,162			
	Environmental Assessment, Testing & Cleanup	1430		3,000	0			
	Soil Structure Report	1430		5,000	0			
	City Inspection Report	1430		25,000	0			
	Fees & Costs (Construction Monitoring)	1430		70,000	0			
	Fees & Costs (Legal)	1430		5,000	5,000			
	Non-Dwelling Equipment	1475		30,000	0			
	Total Kennedy Tower			**$1,000,000**	**$1,000,000**	**$194,398**	**$73,040**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Housing Authority of the City of Camden**					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ010-000016 Kennedy Tower	09-27-2010		09-27-2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ010D001B (Interest Only) Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:** **FFY of Grant Approval:**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **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 (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	$71,859	$71,859		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		27,682	7,356	7,356
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	224,023	39,023	32,613	32,613
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	422,719	580,037		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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[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, 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: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: NJ010D001B (Interest Only) Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/09** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	**$718,601**	**$718,601**	**$39,969**	**$39,969**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

[1] To be completed for the Performance and Evaluation Report.
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ010D001B (Interest Only) CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant:**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ10-1 Branch Village								
	Administration	1410		$23,953	$31,127			
	Inspection Fees	1430		0	3,669			
	Legal and Other Fees	1430		0	6,513	6,513	6,513	
	Replace Kitchen and Appliances, Minor Interior Work	1460		29,023	29,023	$22,613	$22,613	
	Construction – Community Center	1470		172,719	172,719			
	Subtotal			**225,695**	**243,051**	**29,126**	**29,126**	
NJ10-19 Westfield Acres								
	Administration	1410		23,953	0			
	Construction – New Units	1460		185,000	0			
	Subtotal			**208,953**	**0**	**0**	**0**	
NJ10-7 Kennedy Towers								
	Administration	1410		23,953	40,732			
	Inspection Fees	1430		0	12,500			
	Legal and Other Fees	1430		0	5,000	843	843	
	HVAC/Energy Efficiency Conversion	1460		10,000	10,000	10,000	10,000	
	Construction – Community Room and Office Expansion	1470		250,000	407,318			
	Subtotal			**283,953**	**475,550**	**10,843**	**10,843**	
	TOTAL			**$718,601**	**$718,601**	**$39,969**	**$39,969**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39P01050110** Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2010** **FFY of Grant Approval: 2010**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: 01 for submission)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2010** ☐ **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 (may not exceed 20% of line 21) [3]	$558,089	$558,089		
3	1408 Management Improvements	114,225	114,225		
4	1410 Administration (may not exceed 10% of line 21)	279,044	279,044		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	132,489	132,489		
8	1440 Site Acquisition				
9	1450 Site Improvement	451,631	421,631		
10	1460 Dwelling Structures	562,890	452,890		
11	1465.1 Dwelling Equipment—Nonexpendable	55,000	55,000		
12	1470 Non-dwelling Structures	75,000	215,000		
13	1475 Non-dwelling Equipment	24,533	24,533		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	2,500	2,500		
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: **NJ39P01050110** Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2010** **FFY of Grant Approval: 2010**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/2010** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	531,048	531,048		
19	1502 Contingency (may not exceed 8% of line 20)	4,000	4,000		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	**$2,790,449**	**$2,790,449**		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39P01050110** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000002 Branch Village	A/E Fees	1430		$30,024	$30,024			
	Inspection Fees	1430		20,012	20,012			
	Permit and Other Fees	1430		1,000	1,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		316,386	286,386			
	Unit Rehab and Repair	1460		284,090	224,090			
	Upgrade/Repair Building	1460		72,540	22,540			
	Dwelling Equipment	1465		24,267	24,267			
	Non-Dwelling Structures	1470		23,778	13,778			
	Non-dwelling Equipment	1475		5,059	5,059			
	Non-dwelling Equipment (Automotive Equipment)	1475		0	0			
	Computer Upgrades- Hardware	1475		1,000	1,000			
	Relocation	1495		1,000	1,000			
	Operations Transfer	1406		71,043	71,043			
	Management Improvements	1408		10,000	10,000			
	Financial Management	1408		2,100	2,100			
	Computer Upgrades – Software	1408		2,625	2,625			
	Staff Training/Travel	1408		2,000	2,000			
	Youth program	1408		3,000	3,000			
	Administration	1410		35,521	35,521			
	Sub-total Branch Village			**$905,445**	**$755,445**			

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[2] To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39P01050110** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000001 Ablett Village								
	A/E Fees	1430		$22,000	$22,000			
	Inspection Fees	1430		22,288	22,288			
	Permit and Other Fees	1430		1,000	1,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		70,113	70,113			
	Unit Rehab and Repair	1460		55,000	55,000			
	Upgrade/Repair Building	1460		20,368	20,368			
	Dwelling Equipment	1465		15,648	15,648			
	Non-Dwelling Structures	1470		26,080	26,080			
	Non-dwelling Equipment	1475		9,896	9,896			
	Computer Upgrades- Hardware	1475		2,700	2,700			
	Operations Transfer	1406		21,972	21,972			
	Management Improvements	1408		14,950	14,950			
	Financial Management	1408		2,300	2,300			
	Computer Upgrades – Software	1408		1,875	1,875			
	Staff Training/Travel	1408		12,000	12,000			
	Youth program	1408		25,575	25,575			
	Administration	1410		10,986	10,986			
	Contingency	1502		1,000	1,000			
	Sub-total Ablett Village			**$335,751**	**$335,751**			

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39P01050110** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000016 Kennedy Tower	A/E Fees	1430		$6,554	$6,554			
	Inspection Fees	1430		3,277	3,277			
	Permit and Other Fees	1430		1,000	1,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		20,163	20,163			
	Unit Rehab and Repair	1460		24,192	24,192			
	Upgrade/Repair Building	1460		22,880	22,880			
	Dwelling Equipment	1465		4,500	4,500			
	Non-Dwelling Structures	1470		7,500	7,500			
	Non-dwelling Extension for supportive Services	1470		0	150,000			
	Non-dwelling Equipment	1475		1,000	1,000			
	Computer Upgrades- Hardware	1475		754	754			
	Relocation	1495		500	500			
	Operations Transfer	1406		179,438	179,438			
	Management Improvements	1408		8,500	8,500			
	Financial Management	1408		800	800			
	Computer Upgrades – Software	1408		1,000	1,000			
	Fresh Start	1408		500	500			
	Staff Training/Travel	1408		1,800	1,800			
	Administration	1410		89,719	89,719			
	Contingency	1502		1,800	1,800			
	Sub-total Kennedy Tower			**$375,877**	**$525,877**			

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39P01050110** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000017 Westfield Tower	A/E Fees	1430		$7,447	$7,447			
	Inspection Fees	1430		3,724	3,724			
	Permit and Other Fees	1430		2,000	2,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		23,829	23,829			
	Unit Rehab and Repair	1460		15,000	15,000			
	Upgrade/Repair Building	1460		26,780	26,780			
	Dwelling Equipment	1465		5,318	5,318			
	Non-Dwelling Structures	1470		8,864	8,864			
	Non-dwelling Equipment	1475		1,572	1,572			
	Computer Upgrades- Hardware	1475		500	500			
	Relocation	1495		500	500			
	Operations Transfer	1406		131,832	131,832			
	Management Improvements	1408		8,500	8,500			
	Financial Management	1408		800	800			
	Computer Upgrades – Software	1408		1,000	1,000			
	Fresh Start	1408		500	500			
	Staff Training/Travel	1408		1,800	1,800			
	Administration	1410		65,916	65,916			
	Contingency	1502		600	600			
	Sub-total Westfield Tower			**$306,482**	**$306,482**			

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
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OMB No. 2577-0226
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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39P01050110** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000018 Mickle Tower	A/E Fees	1430		$7,442	$7,442			
	Inspection Fees	1430		3,721	3,721			
	Permit and Other Fees	1430		1,000	1,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		21,140	21,140			
	Unit Rehab and Repair	1460		15,000	15,000			
	Upgrade/Repair Building	1460		27,040	27,040			
	Dwelling Equipment	1465		5,267	5,267			
	Non-Dwelling Structures	1470		8,778	8,778			
	Non-dwelling Equipment	1475		1,552	1,552			
	Computer Upgrades- Hardware	1475		500	500			
	Relocation	1495		500	500			
	Operations Transfer	1406		153,804	153,804			
	Management Improvements	1408		8,500	8,500			
	Financial Management	1408		800	800			
	Computer Upgrades – Software	1408		1,000	1,000			
	Fresh Start	1408		500	500			
	Staff Training/Travel	1408		1,800	1,800			
	Administration	1410		76,902	76,902			
	Contingency	1502		600	600			
	Sub-total Mickle Tower			**$335,846**	**$335,846**			
NJ10-13 Authority Wide	Collaterization or Debt Service	9000		531,048	531,048			

	GRAND TOTAL			**$2,790,449**	**$2,790,449**			

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 III: Implementation Schedule for Capital Fund Financing Program

PHA Name: **Housing Authority of the City of Camden** | **Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ010-000002 Branch Village	07/14/2012		07/14/2014		
NJ010-000001 Ablett Village	07/14/2012		07/14/2014		
NJ010-000016 Kennedy Tower	07/14/2012		07/14/2014		
NJ010-000017 Westfield Tower	07/14/2012		07/14/2014		
NJ010-000018 Mickle Tower	07/14/2012		07/14/2014		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39P01050109** Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: 02 for submission)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **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 (may not exceed 20% of line 21) [3]	$486,845	$486,845	$486,845	$486,845
3	1408 Management Improvements	141,563	124,866		
4	1410 Administration (may not exceed 10% of line 21)	243,423	243,423	243,423	243,423
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	107.114	105.114	43.364	33,602
8	1440 Site Acquisition				
9	1450 Site Improvement	95,598	68,980	1,250	1,250
10	1460 Dwelling Structures	566,486	469,561	18,532	18,532
11	1465.1 Dwelling Equipment—Nonexpendable	60,047	59,750		
12	1470 Non-dwelling Structures	81,814	231,814		
13	1475 Non-dwelling Equipment	103,961	103,958		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	2,900	1,500		
17	1499 Development Activities [4]				

[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.

Attachment nj010k01

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: **NJ39P01050109** Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval: 2009**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 02 for submission)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	530,615	530,615	530,615	264,139
19	1502 Contingency (may not exceed 8% of line 20)	13,860	7,800		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	**$2,434,226**	**$2,434,226**	**$1,324,029**	**$1,047,791**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

[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, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

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

Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39P01050109** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000002 Branch Village	A/E Fees	1430		$19,011	$19,011	$19,011	$13,711	
	Inspection Fees	1430						
	Permit and Other Fees	1430						
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		23,778	23,778			
	Unit Rehab and Repair	1460		10,173	10,173			
	Upgrade/Repair Building	1460		1,656	1,656			
	Dwelling Equipment	1465		18,007	18,007			
	Non-Dwelling Structures	1470		7,505	7,505			
	Non-dwelling Equipment	1475		3,570	3,570			
	Non-dwelling Equipment (Automotive Equipment)	1475		65,000	65,000			
	Computer Upgrades- Hardware	1475		4,682	4,682			
	Relocation	1495		0	0			
	Operations Transfer	1406		59,626	59,626	59,626	59,626	
	Management Improvements	1408		9,669	9,669			
	Administration	1410		30,987	30,987	30,987	30,987	
	Contingency	1502		0	0			
	Sub-total Branch Village			**$253,664**	**$253,664**	**$109,624**	**$104,324**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39P01050109** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000001 Ablett Village	A/E Fees	1430		18,420	19,120	19,120	14,658	
	Inspection Fees	1430		700	1,099	1,098	1,098	
	Permit and Other Fees	1430						
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		4,675	4,675			
	Unit Rehab and Repair	1460		5,030	5,030	2,550	2,550	
	Upgrade/Repair Building (Windows) (Force Account)	1460		324,703	324,703			
	Upgrade/Repair Building	1460		10,619	10,619	6,894	6,894	
	Dwelling Equipment	1465		13,713	13,713			
	Non-Dwelling Structures	1470		0	0			
	Non-dwelling Equipment	1475		0	4,162			
	Computer Upgrades- Hardware	1475		4,162	0			
	Relocation	1495		0	0			
	Operations Transfer	1406		18,441	18,441	18,441	18,441	
	Management Improvements	1408		14,950	14,950			
	Financial Management	1408		0	0			
	Computer Upgrades – Software	1408		0	0			
	Staff Training/Travel	1408		0	0			
	Youth program	1408		36,994	36,994			
	Administration	1410		9,584	9,584			
	Contingency	1502		0	0			
	Sub-total Ablett Village			**$461,991**	**$463,090**	**$57,687**	**$53,225**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39P01050109** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000016 Kennedy Tower	A/E Fees	1430		6,318	6,318			
	Inspection Fees	1430		5,190	5,190	815	815	
	Permit and Other Fees	1430		2,000	0			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		14,166	4,166			
	Unit Rehab and Repair	1460		22,551	8,108			
	Upgrade/Repair Building	1460		14,900	9,900			
	Dwelling Equipment	1465		8,257	9,700			
	Non-Dwelling Structures	1470		63,757	63,757			
	Non-Dwelling Extension for Supportive Services	1470			150,000			
	Non-dwelling Equipment	1475		7,861	7,861			
	Computer Upgrades- Hardware	1475		3	0			
	Relocation	1495		1,000	500			
	Operations Transfer	1406		150,602	150,602	150,602	150,602	
	Management Improvements	1408		15,795	5,795			
	Financial Management	1408		1,600	0			
	Computer Upgrades – Software	1408		4,385	3,888			
	Fresh Start	1408		1,000	0			
	Staff Training/Travel	1408		3,600	0			
	Administration	1410		78,266	78,266	78,266	78,266	
	Contingency	1502		2,800	0			
	Sub-total Kennedy Tower			**$404,051**	**$504,051**	**$229,683**	**$229,683**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39P01050109** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000017 Westfield Tower	A/E Fees	1430		2,623	2,623	1,772	1,772	
	Inspection Fees	1430		5,435	5,435	1,015	1,015	
	Permit and Other Fees	1430		3,000	3,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing &Landscaping	1450		9,043	17,425			
	Unit Rehab and Repair	1460		101,559	51,559			
	Upgrade/Repair Building	1460		19,802	12,320	9,088	9,088	
	Dwelling Equipment	1465		9,994	9,994			
	Non-Dwelling Structures	1470		5,743	5,743			
	Non-dwelling Equipment	1475		4,940	4,940			
	Computer Upgrades- Hardware	1475		4,408	4,408			
	Relocation	1495		900	0			
	Operations Transfer	1406		129,088	129,088	129,088	129,088	
	Management Improvements	1408		15,795	15,795			
	Financial Management	1408		1,600	1,600			
	Computer Upgrades – Software	1408		4,807	4,807			
	Fresh Start	1408		1,000	1,000			
	Staff Training/Travel	1408		3,600	3,600			
	Administration	1410		57,501	57,501	57,501	57,501	
	Contingency	1502		2,800	2,800			
	Sub-total Westfield Tower			**$383,638**	**$333,638**	**$198,464**	**$198,464**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39P01050109** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000018 Mickle Tower	A/E Fees	1430		$15,657	$15,657	533	533	
	Inspection Fees	1430		5,452	5,452			
	Permit and Other Fees	1430		2,000	2,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		43,936	18,936	1,250	1,250	
	Unit Rehab and Repair	1460		27,029	17,029			
	Upgrade/Repair Building	1460		28,464	18,464			
	Dwelling Equipment	1465		10,076	8,336			
	Non-Dwelling Structures	1470		4,809	4,809			
	Non-dwelling Equipment	1475		4,972	4,972			
	Computer Upgrades- Hardware	1475		4,363	4,363			
	Relocation	1495		1,000	1,000			
	Operations Transfer	1406		129,088	129,088	129,088	129,088	
	Management Improvements	1408		15,795	15,795			
	Financial Management	1408		1,600	1,600			
	Computer Upgrades – Software	1408		4,773	4,773			
	Fresh Start	1408		1,000	1,000			
	Staff Training/Travel	1408		3,600	3,600			
	Administration	1410		67,085	67,085	67,085	67,085	
	Contingency	1502		3,260	3,260			
	Sub-total Mickle Tower			**$373,959**	**$323,959**	**$197,956**	**$197,956**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39P01050109** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ10-13 Authority Wide								
	Indefinite A/E Services	1430		16,308	15,209			
	Professional and Other Fees	1430		5,000	5,000			
	Collaterization or Debt Service	9000		530,615	530,615	530,615	530,615	
	Contingency	1502		5,000	5,000			
	Sub-total Authority Wide Projects			**$556,923**	**$555,824**	**$530,615**	**$264,139**	
	GRAND TOTAL			**$2,434,226**	**$2,434,226**	**$1,324,029**	**$1,047,791**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Housing Authority of the City of Camden**					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ010-000002 Branch Village	09/14/2011		09/14/2013		
NJ010-000001 Ablett Village	09/14/2011		09/14/2013		
NJ010-000016 Kennedy Tower	09/14/2011		09/14/2013		
NJ010-000017 Westfield Tower	09/14/2011		09/14/2013		
NJ010-000018 Mickle Tower	09/14/2011		09/14/2013		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39P0501-08 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2008** **FFY of Grant Approval: 2008**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: 03)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **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 (may not exceed 20% of line 21) [3]	459,896	459,896	459,896	459,896
3	1408 Management Improvements	34,641	37,253	37,253	37,253
4	1410 Administration (may not exceed 10% of line 21)	237,555	237,555	237,555	237,555
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	45,312	45,312	45,312	42,964
8	1440 Site Acquisition				
9	1450 Site Improvement	250,314	256,779	156,779	156,779
10	1460 Dwelling Structures	717,442	708,365	695,547	198,189
11	1465.1 Dwelling Equipment—Nonexpendable	49,813	49,813	49,813	49,813
12	1470 Non-dwelling Structures	34,779	34,779	34,779	34,779
13	1475 Non-dwelling Equipment	16,499	16,499	16,499	16,499
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[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.

Attachment nj010k01

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: NJ39P0501-08 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2008** **FFY of Grant Approval: 2008**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: 03)**

☒ **Performance and Evaluation Report for Period Ending: 6/30/10** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	529,305	529,305	529,305	529,305
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	**$2,375,555**	**$2,375,555**	**$2,262,738**	**$1,763,032**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

[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
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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39P0501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000002 Branch Village								
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		100,000	100,000			
	Unit Rehab and Repair	1460		21,895	12,818			
	Non-Dwelling Structures	1470		829	829	829	829	
	Operations Transfer	1406		84,808	84,808	84,808	84,808	
	Administration	1410		29,095	29,095	29,095	29,095	
	Sub-total Branch Village			**$236,627**	**$227,550**	**$114,732**	**$114,732**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39P0501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000001 Ablett Village								
	A/E Fees	1430		$29,050	29,050	29,050	26,702	In progress.
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		138,454	142,459	142,459	142,459	
	Unit Rehab and Repair	1460		588,500	588,500	588,500	95,020	In progress.
	Upgrade/Repair Building	1460		85,051	85,051	85,051	85,051	Completed.
	Fire Alarm/Security	1460		1,520	1,520	1,520	1,520	
	Dwelling Equipment	1465		29,499	29,499	29,499	29,499	
	Non-Dwelling Structures	1470		24,863	24,863	24,863	24,863	
	Non-dwelling Equipment	1475		4,408	4,408	4,408	4,408	
	Computer Upgrades- Hardware	1475		2,018	2,018	2,018	2,018	
	Operations Transfer	1406		44,900	44,900	44,900	44,900	
	Management Improvements	1408		1,205	1,205	1,205	1,205	
	Computer Upgrades – Software	1408		2,875	13,308			
	Staff Training/Travel	1408		8,400	8,400	8,400	8,400	
	Youth program	1408		19,330	21,942	21,942	21,942	
	Administration	1410		8,998	8,998	8,998	8,998	
	Sub-total Ablett Village			**$986,196**	**$992,813**	**$992,813**	**$496,985**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39P0501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000016 Kennedy Tower								
	A/E Fees	1430		$4,062	$4,062	$4,062	$4,062	
	Upgrade/Repair Building	1460		2,400	2,400	2,400	2,400	
	Non-Dwelling Structures	1470		3,029	3,029	3,029	3,029	
	Computer Upgrades- Hardware	1475		3,035	3,035	3,035	3,035	
	Operations Transfer	1406		136,787	136,787	136,787	136,787	
	Management Improvements	1408		1,205	1,205	1,205	1,205	
	Computer Upgrades – Software	1408		615	615	615	615	
	Administration	1410		73,486	73,486	73,486	73,486	
	Sub-total Kennedy Tower			**$224,619**	**$224,619**	**$224,619**	**$224,619**	
NJ010-000017 Westfield Tower								
	A/E Fees	1430		8,612	8,612	8,612	8,612	
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		1,735	1,735	1,735	1,735	
	Upgrade/Repair Building	1460		10,276	10,276	10,276	10,276	
	Non-Dwelling Structures	1470		3,029	3,029	3,029	3,029	

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[2] To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39P0501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000017 Westfield Tower								
	Computer Upgrades- Hardware	1475		3,519	3,519	3,519	3,519	
	Operations Transfer	1406		128,185	128,185	128,185	128,185	
	Management Improvements	1408		1,205	1,205	1,205	1,205	
	Computer Upgrades – Software	1408		738	738	738	738	
	Administration	1410		62,988	62,988	62,988	62,988	
	Sub-total Westfield Tower			**$220,287**	**$220,287**	**$220,287**	**$220,287**	
NJ010-000018 Mickle Tower								
	A/E Fees	1430		$3,588	$3,588	$3,588	$3,588	
	Unit Rehab and Repair	1460		6,000	6,000	6,000	6,000	
	Upgrade/Repair Building	1460		1,800	1,800	1,800	1,800	
	Dwelling Equipment	1465		20,314	20,314	20,314	20,314	
	Non-Dwelling Structures	1470		3,029	3,029	3,029	3,029	
	Computer Upgrades- Hardware	1475		3,519	3,519	3,519	3,519	

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39P0501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000018 Mickle Tower								
	Operations Transfer	1406		65,216	65,216	65,216	65,216	
	Management Improvements	1408		1,205	1,205	1,205	1,205	
	Computer Upgrades – Software	1408		738	738	738	738	
	Administration	1410		62,988	62,988	62,988	62,988	
	Sub-total Mickle Tower			**$178,522**	**$180,982**	**$180,982**	**$177,104**	
NJ10-13 Authority Wide								
	Collaterization or Debt Service	9000		529,305	529,305	529,305	529,305	
	Sub-total Authority Wide Projects			**$529,305**	**$529,305**	**$529,305**	**$529,305**	
	GRAND TOTAL			**$2,375,555**	**$2,375,555**	**$2,262,738**	**$1,763,032**	

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Housing Authority of the City of Camden**					**Federal FFY of Grant: 2008**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ010-000002 Branch Village	June 2010		June 2012		
NJ010-000001 Ablett Village	June 2010		June 2012		
NJ010-000016 Kennedy Tower	June 2010		June 2012		
NJ010-000017 Westfield Tower	June 2010		June 2012		
NJ010-000018 Mickle Tower	June 2010		June 2012		
NJ10-13 Authority Wide	June 2010		June 2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part I: Summary

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39P0501-07 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2007** **FFY of Grant Approval: 2007**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:03)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **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 (may not exceed 20% of line 21) [3]	$312,682	$312,682	$312,682	$312,682
3	1408 Management Improvements	204,665	186,786	142,545	108,804
4	1410 Administration (may not exceed 10% of line 21)	284,683	284,683	284,683	284,683
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	122,256	128,884	111,902	89,175
8	1440 Site Acquisition				
9	1450 Site Improvement	125,070	124,070	120,083	120,083
10	1460 Dwelling Structures	544,425	541,090	527,546	502,808
11	1465.1 Dwelling Equipment—Nonexpendable	103,286	107,549	107,549	107,549
12	1470 Non-dwelling Structures	576,779	576,779	573,558	33,875
13	1475 Non-dwelling Equipment	44,762	56,485	57,834	57,834
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	1,450	1,050	0	0
17	1499 Development Activities [4]				

[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.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: NJ39P0501-07 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2007** **FFY of Grant Approval: 2007**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	526,772	526,772	526,772	526,772
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	**$2,846,830**	**$2,846,830**	**$2,765,154**	**$2,144,264**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

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PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39P0501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ10-1 Branch Village	A/E Fees	1430		$50,000	$48,000	$33,780	$28,021	
	Inspection Fees	1430		3,000	6,000	5,557	5,557	
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		11,450	10,450	6,463	6,463	
	Upgrade/Repair Building	1460		69,783	74,783	73,386	73,386	
	Unit Rehab and Repair	1460		75,543	67,996	55,849	55,849	
	Dwelling Equipment	1465		31,348	33,895	33,895	33,895	
	Community Center	1470		537,545	539,683	539,683	0	In progress.
	Non-Dwelling Structures	1470		36,984	34,846	33,875	33,875	
	Non-dwelling Equipment	1475		11,904	6,486	7,959	7,959	
	Operations Transfer	1406		147,281	147,281	147,281	147,281	
	Management Improvements	1408		54,707	49,107	8,122	8,122	
	Financial Management	1408		2,100	2,100			
	Computer Upgrades – Software	1408		6,000	8,000	7,727	7,727	
NJ10-1 Branch Village	Fresh Start	1408		500	500			
	Staff Training/Travel	1408		5,000	5,000	4,617	4,617	
	Administration	1410		84,925	84,925	84,925	84,925	
	Computer Upgrades - hardware	1475		4,200	13,218	13,094	13,094	
	Relocation	1495		1,050	1,050			
	Sub-total Branch Village			**1,133,320**	**1,133,320**	**1,056,213**	**510,771**	

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Annual Statement/Performance and Evaluation Report
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PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39P0501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ10-2 Ablett Village	A/E Fees	1430		17,932	17,932	17,932	17,932	
	Inspection Fees	1430		3,000	2,080	1,900	1,900	
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		83,167	83,167	83,167	83,167	Completed.
	Unit Rehab and Repair	1460		269,063	269,063	269,063	269,063	Completed.
	Upgrade/Repair Building	1460		22,964	22,964	22,964	22,964	
	Replace Smoke Detectors	1460		2,196	2,196	2,196	2,196	
	Dwelling Equipment	1465		38,957	38,957	38,957	38,957	
	Non-dwelling Equipment	1475		12.238	12.238	12,238	12,238	
	Computer Upgrades- Hardware	1475		2,442	2,442	2,442	2,442	
	Operations Transfer	1406		61,191	61,191	61,191	61,191	
	Management Improvements	1408		37,347	27,408	19,428	19,428	
	Computer Upgrades – Software	1408		4,531	6,683	4,531	4,531	
	Staff Training/Travel	1408		9,743	9,743	9,743	9,743	
	Administration	1410		90,121	90,121	90,121	90,121	
	Computer Upgrades – Hardware	1475		2,442	11,045	11,045	11,045	
	Sub-total Ablett Village			**$654,892**	**$654,892**	**$654,608**	**$654,608**	

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PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39P0501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ10-7 Kennedy Tower								
	A/E Fees	1430		3,733	3,733	3,733	3,634	
	Inspection Fees	1430		2,794	7,010	4,871	4,871	
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		6,885	6,885	6,885	6,885	
	Unit Rehab and Repair	1460		4,180	4,180	4,180	4,180	
	Upgrade/Repair Building	1460		11,355	7,995	7,995	7,995	
	Dwelling Equipment	1465		2,658	2,658	2,658	2,658	
	Non-dwelling Equipment	1475		9,659	9,659	9,659	9,659	
	Operations Transfer	1406		60,435	60,435	60,435	60,435	
	Management Improvements	1408		21,971	20,620	20,620	12,067	
	Financial Management	1408		800				
	Computer Upgrades – Software	1408		2,197	2,197	1,937	1,937	
	Fresh Start	1408		500				
	Staff Training/Travel	1408		3,000	1,268	1,268	1,268	
	Administration	1410		34,369	34,369	34,369	34,369	
	Computer Upgrades- Hardware	1475		754	274	274	274	
	Relocation	1495		400				
	Sub-total Kennedy Tower			**$165,690**	**$161,023**	**$158,884**	**$150,232**	

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PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39P0501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ10-8 Westfield Tower								
	A/E Fees	1430		35,994	35,994	35,994	19,225	In progress.
	Inspection Fees	1430		1,436	2,966	2,966	2,966	
	Unit Rehab and Repair	1460		17,418	19,724	19,724	19,724	Completed.
	Elevator mechanical Motors Replacement	1460		49,476	49,476	49,476	24,738	In progress.
	Upgrade/Repair Building	1460		8,032	8,165	8,165	8,165	
	Dwelling Equipment	1465		15,050	15,050	15,050	15,050	
	Non-dwelling Equipment	1475		736	736	736	736	
	Operations Transfer	1406		42,348	42,348	42,348	42,348	
	Management Improvements	1408		14,589	18,793	18,793	12,800	
	Financial Management	1408		800				
	Computer Upgrades – Software	1408		1,937	1,937	1,937	1,937	
	Fresh Start	1408		500				
	Staff Training/Travel	1408		4,800	1,763	1,763	1,763	
	Administration	1410		37,489	37,489	37,489	37,489	
	Computer Upgrades- Hardware	1475		799	799	799	799	
	Sub-total Westfield Tower			**$231,404**	**$235,240**	**$235,240**	**$187,740**	

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PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39P0501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ10-10 Mickle Tower								
	A/E Fees	1430		3,733	3,733	3,733	3,633	In progress.
	Inspection Fees	1430		634	1,436	1,436	1,436	
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		23,568	23,568	23,568	23,568	
	Upgrade/Repair Building	1460		14,415	14,548	14,548	14,548	
	Dwelling Equipment	1465		15,273	16,989	16,989	16,989	
	Non-dwelling Equipment	1475		736	736	736	736	
	Operations Transfer	1406		1,427	1,427	1,427	1,427	
	Management Improvements	1408		26,026	29,995	29,995	10,800	
	Financial Management	1408		800				
	Computer Upgrades – Software	1408		1,517	1,517	1,517	1,517	
	Fresh Start	1408		500				
	Staff Training/Travel	1408		4,800	415	415	415	
	Administration	1410		37,779	37,779	37,779	37,779	
	Computer Upgrades- Hardware	1475		1,294	1,294	1,294	1,294	
	Sub-total Mickle Tower			**$132,502**	**$133,437**	**$133,437**	**$114,142**	

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PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39P0501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ10-13 Authority Wide								
	Office Building	1470		2,250	2,250			
	Collaterization or Debt Service	9000		526,772	526,772	526,772	526,772	
	Sub-total Authority Wide Projects			**$529,022**	**$529,022**	**$526,772**	**$526,772**	
	GRAND TOTAL			**$2,846,830**	**$2,846,830**	**$2,765,154**	**$2,144,264**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Annual Statement/Performance and Evaluation Report
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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Housing Authority of the City of Camden**					**Federal FFY of Grant: 2007**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ10-1 Branch Village	Sep 2009		Sep 2011		
NJ10-2 Ablett Village	Sep 2009		Sep 2011		
NJ10-7 Kennedy Tower	Sep 2009		Sep 2011		
NJ10-8 Westfield Tower	Sep 2009		Sep 2011		
NJ10-10 Mickle Tower	Sep 2009		Sep 2011		
NJ10-13 Authority Wide	Sep 2009		Sep 2011		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Expires 4/30/2011

Part I: Summary

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: **NJ39R01050210** Date of CFFP:	**FFY of Grant: 2010** **FFY of Grant Approval: 2010**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2010** ☐ **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 (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	$86,984	$86,984		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000	50,000		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	732,860	732,860		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[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.

Attachment nj010k01

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: **NJ39R01050210** Date of CFFP:	**FFY of Grant:2010** **FFY of Grant Approval: 2010**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	**$869,844**	**$869,844**		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

[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, 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 II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **NJ39R01050210**	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000002 Branch Village								
	A/E Fees	1430		$50,000				
	Inspection Fees	1430		0	$20,000			
	Legal and Other Fees	1430		0	30,000			
	Construction – New Dwelling	1460		732.860	732.860			
	Administration	1410		86,984	86,984			
	TOTAL			**$869,844**	**$869,844**			

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Housing Authority of the City of Camden**					**Federal FFY of Grant: 2010**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ010-000002 Branch Village	07/14/2012		07/14/2014		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Attachment nj010k01

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: **NJ39R01050209** Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **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 (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	$99,635			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	846,720			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[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.

Attachment nj010k01

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: **NJ39R01050209** Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval: 2009**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	**$996,355**			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

[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.

Attachment nj010k01

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **NJ39R01050209**	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000002 Branch Village								
	A/E Fees	1430		$25,000				
	Inspection Fees	1430		20,000				
	Legal and Other Fees	1430		5,000				
	Construction – New Dwelling	1460		846,720				
	Administration	1410		99,635				
	TOTAL			**$996,355**				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Housing Authority of the City of Camden**					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ010-000002 Branch Village	09/14/2011		09/14/2013		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Attachment nj010k01

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39R010502-08 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2008** **FFY of Grant Approval: 2008**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **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 (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	$94,718			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	852,458			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[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.

Attachment nj010k01

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R010502-08 Date of CFFP:	**FFY of Grant:2008** **FFY of Grant Approval: 2008**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	**$947,176**			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

[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.

Attachment nj010k01

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: NJ39R010502-08	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000002 Branch Village								
	Construct New Units	1499		$852,458				
	Subtotal			852,458				
NJ10-13 Authority-wide Projects								
	Administration	1410		94,718				
	Subtotal			94,718				
	TOTAL			**$947,176**				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Housing Authority of the City of Camden**					**Federal FFY of Grant: 2008**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ010-000002 Branch Village	Dec 2010		Dec 2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39R010502-07 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2007** **FFY of Grant Approval: 2007**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/09** ☐ **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 (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	$87,785	$87,785		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		699,113		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	790,066	90,953		

[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, 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: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R010502-07 Date of CFFP:	**FFY of Grant:2007** **FFY of Grant Approval: 2007**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/09** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	**$877,851**	**$877,851**		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

[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, 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 II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: NJ39R010502-07	**Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000002 Branch Village								
	Construct New Units	1499		$790,066	$90,953			
	Fees and Costs	1430			699,113			
	Subtotal			790,066	790,066			
NJ10-13 Authority-wide Projects								
	Administration	1410		87,785	87,785			
	Subtotal			87,785	87,785			
	TOTAL			**$877,851**	**$877,851**			

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Housing Authority of the City of Camden**					**Federal FFY of Grant: 2007**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ010-000002 Branch Village	Dec 2010		Dec 2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39R010502-06 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2006** **FFY of Grant Approval: 2006**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **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 (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	$48,691			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	438,216			

[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, 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: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R010502-06 Date of CFFP:	**FFY of Grant:2006** **FFY of Grant Approval: 2006**

Type of Grant

☒ **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**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	**$486,907**			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

[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, 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 II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: NJ39R010502-06	**Federal FFY of Grant: 2006**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000002 Branch Village								
	Construct New Units	1499		$438,216				
	Subtotal			438,216				
NJ10-13 Authority-wide Projects								
	Administration	1410		48,691				
	Subtotal			48,691				
	TOTAL			**$486,907**				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Housing Authority of the City of Camden**					**Federal FFY of Grant: 2006**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ010-000002 Branch Village	Dec 2010		Dec 2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Capital Fund Program, 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: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39R010501-06 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2006** **FFY of Grant Approval: 2006**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: 01)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **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 (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	$39,309		$39,309	21,181
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	353,778		353,778	201,150

[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.

Attachment nj010k01

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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
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Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R010501-06 Date of CFFP:	**FFY of Grant:2006** **FFY of Grant Approval: 2006**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	**$393,087**		**$393,087**	**$222,331**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

[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.
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Part II: Supporting Pages

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: NJ39R010501-06	**Federal FFY of Grant: 2006**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ10-3 Roosevelt Manor								
	Construct New Units	1499		$353,778		$353,778	201,150	In progress.
	Administration	1410		39,109		39,109	21,181	
	TOTAL			**$393,087**		**$393,087**	**$222,331**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Housing Authority of the City of Camden**					**Federal FFY of Grant: 2006**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ10-3 Roosevelt Manor	Nov 2008	Nov 2008	Nov 2010		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary

PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: NJ39R010502-05 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2005** **FFY of Grant Approval: 2005**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **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 (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	$13,274			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	119,463			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[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.

Attachment nj010k01

Annual Statement/Performance and Evaluation Report
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U.S. Department of Housing and Urban Development
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Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the City of Camden	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R010502-05 Date of CFFP:	**FFY of Grant:2005** **FFY of Grant Approval: 2005**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 06/30/10** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	**$132,737**			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**
Maria Marquez, Ph.D., Executive Director	

[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.

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PHA Name: **Housing Authority of the City of Camden**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: NJ39R010502-05	**Federal FFY of Grant: 2005**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ010-000002 Branch Village								
	Construct New Units	1460		$119,463				
	Administration	1410		13,274				
	TOTAL			**$132,737**				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Housing Authority of the City of Camden**					**Federal FFY of Grant: 2005**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ010-000002 Branch Village	Dec 2010		Dec 2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

9.0 Housing Needs

Housing Needs of Families in the City of Camden by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income<=30% of AMI	6,465	5	5	5	N/A	N/A	5
Income<=30% but <=50% of AMI	2,588	4	4	5	N/A	N/A	5
Income>50%but <80% of AMI	2,325	2	2	5	N/A	N/A	5
Elderly	1,674	2	2	5	N/A	N/A	5
Families with Disabilities	3,330	5	5	5	N/A	N/A	5
Race/Ethnicity African-American	6,855	5	5	5	N/A	N/A	5
Race/Ethnicity Hispanic	4,825	5	5	5	N/A	N/A	5
Race/Ethnicity Asian	339	5	5	5	N/A	N/A	5
Race/Ethnicity Caucasian	752	5	5	5	N/A	N/A	5

Based upon the information contained in the City of Camden Consolidated Plan and the U.S. Census data: Comprehensive Housing Affordability Strategy (CHAS), the above Table is a statement of the housing needs in the City of Camden. In the “Overall” Needs column, is the estimated number of renter families that have housing needs. For the remaining characteristics, is a rating of the factor on the housing needs from each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact”. N/A indicates that no information is available upon which HACC can make this assessment.

9.1 Strategies for Addressing Housing Needs

1.) Maximize the number of affordable units available to the HACC within its current resources.

   a. Employ effective maintenance and management policies to minimize the number of public housing units off-line.

   b. Reduce turnover time for vacated public housing units.

   c. Reduce time to renovate units.

   d. Seek replacement of units lost to the inventory through mixed finance development and/or demolition.

   e. Seek replacement of units lost to the inventory through Section 8 replacement housing resources.

   f. Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the HACC's jurisdiction.

   g. Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.

2.) Increase the number of affordable housing units.

   a. Apply for additional Section 8 vouchers should they become available.

   b. Leverage affordable housing resources in the community through the creation of mixed-finance housing.

   c. Pursue housing resources other than public housing or Section 8 tenant-based assistance.

   d. Increase housing stock by working with the City to acquire additional properties and securing appropriate financing to renovate.

3.) Target available assistance to families at or below 30% and 50% of AMI.

   a. Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing and Section 8 tenant-based assistance.

   b. Employ admissions preferences aimed at families with economic hardships.

c. Adopt policies to support and encourage work.

4.) Target available assistance to the elderly.

a. Seek designation of public housing for the elderly.

b. Apply for special-purpose vouchers targeted to the elderly, should they become available.

c. Continue to market the HACC Assisted Living Program at Kennedy Tower & Westfield Tower.

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10.0 (a) Progress in Meeting Mission and Goals & Objectives

Goals and Objectives	
Goals	**Objectives**
Forecast Operating Subsidy.	Forecasted Operating Subsidy goals have been met. Under Asset Mgmt. the Projected Expense Level (PEL) tool provided by HUD has made forecasting total operating subsidy simpler. HACC budgets at 76-88% proration which help HACC meet its budge & financial goals.
Evaluate information for cost cutting decisions: a.) Prepare a plan that will assist in cost saving measures which should result in a 7-10% savings over expenses for a 3 year period b.) An ongoing goal to try and achieve each AMP to be a HUD High Performer under the FASS indicator	Currently all cost cutting decisions are a joint effort with Managers, Department/Program Heads, and the Director of Finance, with approval from the Executive Director, strictly based on budgets, current funding (prorated subsidy), and current needs.
Develop detailed individual site evaluations using the new 5 PHAS Indicators to determine needs, strengths and weaknesses	Continue to evaluate each AMP in these areas
QC forms have been developed for tracking site performance- new monthly reports developed based on PHAS/MASS reporting indicators.	To assist management staff with a more efficient management tool.
Continue to maintain 95% PIC compliance	To stay in compliance.
Continue to comply with HUD mandate of 3% vacancy rate at each development	To stay in compliance.
Establish a 501(c)(3) corporation for tenant services and create two LLC's	Ongoing process
Improve quality of life issues; enforcing all Federal Regulations equally.	To continue to strive for better communities.
HACC will be creating a Non-Profit Foundation a.) Scholarships for HOPE VI Residents b.) Create outsourcing of development services to other PHA's	To Continue to provide our residents with furthering their educational opportunities.
Creating a Force Account with funding through the" American Recover Reinvestment Act" ARRA, which will provide 119 total	Continue to utilize ARRA in creating employment opportunities for our residents which is now approximately 70% complete

employment opportunities for all residents of 50 of which are public housing	
Promote the Assisted Living Program.	Continue to provide the program so the elderly can age in place.
Expand the HACC's Green Initiative.	
Upgrade our Information Technology infrastructure with a new Broad Band Initiative	
Expand services delivered to the high-risk youth.	Expand our Youth Build Program.
HACC will expand Community Services at Baldwin's Run	Through creation of Endowment Trust Fund Approved by HUD
HACC will work with residents of Branch Village in preparation for submission of a HOPE VI Application to redevelop Branch Village.	To apply for a HOPE VI for Branch Village and continue to provide new development opportunities for our distressed housing developments.
Improve public housing management: (PHAS score)	
Improve housing choice voucher management: (SEMAP)	
Increase customer satisfaction	We have updated the HACC Website for better customer service feedback, resident meeting are held once each month with site management.
Concentrate on efforts to improve specific management functions	Continue to provide Asset Mgmt. Training & Project Based Accounting Training with outside consulting firm. CFO In-service training has been provided for preparation of Budgeting for Site Based Accounting. Weekly meetings are held as needed.
Renovate or modernize public housing units:	Apply for HOPE VI for Branch Village development. HACC has retained two developers who are responsible for the application submission.
Homeownership opportunities: Apply for additional Section8 vouchers: we are continuing to look for voucher opportunities.	Section 8 continues to implement their homeownership program; There will be 22 Homeownership units at the new Roosevelt Manor: There are 30 participants enrolled in the program. We have all residents pre-qualified to purchase homes on-site.
Implement measures to deconcentrate property by bringing higher income public housing households into lower income developments:	Mixing homeownership into our HOPE VI development projects, 22 Homeownership units at Roosevelt Manor and income tiering has been implemented at all HOPE VI properties. Working families are given

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	preference during admission to LIPH.
Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments	Mixed finance/HOPE VI sites using income tiering.
Implement public housing security improvements	The HACC continues to partner with State and Local law enforcement agencies. A plan has also been implemented to install security cameras and new lighting at a number of sites.
Increase the number and percentage of employed persons in assisted families	The HACC continues to work with residents of public housing and utilize the Section 3 program to further our goals.
Provide or attract supportive services to increase independence for the elderly or families with disabilities	Continue to implement the "Assisted Living" program at Kennedy and Westfield Towers. There are currently 50 participants enrolled in the program.
Explore the possibility of creating an Adult Daycare Program in 2011	
Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability	HACC continues to qualify applicants based on the eligibility criteria as set forth by HUD's Public Housing Occupancy Guidebook
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 or disability.	HACC continues to provide decent, safe, sanitary, and in good repair housing to our residents through annual UPCS inspections to monitor and address any repairs needed to units.
Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required	All housing developments have designated handicap accessible units in different bedroom sizes. The ACOP has been revised in accordance with compliance of the Asset Management Model and HUD Regulation.
Create new ways to increase revenue for the HACC	Section 8 homeownership is being implemented, the HACC will benefit from the incentives being offered by HUD. Privatization of several developments is proving to be profitable for the HACC. An Asset management plan has been developed with a new Organizational Structure to increase efficiency and promote revenue. The Assisted living Program has also been a source of increased revenue.
Increase the quality of the current housing stock.	HACC will continue to use CFP funds to improve and upgrade its housing stock. Also,

	the ARRA funding will increase the opportunities to continue improvements.
Create viable recreational facilities at Roosevelt Manor	The Community Center at Roosevelt Manor has been completed and fully operational with a Community Room, Management Offices, Medical Center with Dental Care, also Pending is the opening of a new Daycare Center.
Adopt Asset Management Policy in accordance with new HUD rules and regulations	Continue to implement (1)Project-based funding, (2) Project-based budgeting (3) Project-based accounting (4) Project-based management (5) Project-based performance assessments. All Stop-Loss mandates from HUD are being followed to stay in compliance.