

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Housing Authority of the City of Camden PHA Code: NJ010 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/2010			
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1671</u> Number of HCV units: <u>1255</u>			
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only			
4.0	PHA Consortia: (Check box if submitting a joint Plan and complete table below.) <input type="checkbox"/> PHA Consortia			
Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
				PH
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, nj010c01, nj010d01, nj010e01, nj010f01, nj010g01, nj010h01 HACC Main Office: 2021 Watson St. 2 nd 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. <i>Include statements related to these programs as applicable.</i> *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 the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.			
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , 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	<p>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.</p>
9.0	<p>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 nj010101</p>
9.1	<p>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</p>
10.0	<p>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.</p>
11.0	<p>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, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

5.2 Goals and Objectives

Housing Authority of the City of Camden Fiscal Year 2010 Annual Plan

Goals and Objectives
Forecast Operating Subsidy.
Evaluate information for cost cutting decisions: <ul style="list-style-type: none"> a.) Prepare a budget that will result in a 7-10% savings over expenses for a 3 year period to create a reserve of approximately \$4 million (will meet HUD PHAS standards. b.) Each AMP to be a HUD High Performer under the FASS indicator by 2011.
Develop detailed individual site evaluations using the new 5 PHAS Indicators to determine needs, strengths and weaknesses
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
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 laws equally.
HACC will be creating a Non-Profit Foundation <ul style="list-style-type: none"> 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 Section 8 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
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 48 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.

6.0 (2) Financial Resources**Housing Authority of the City of Camden
2009 Financial Resources**

	<u>2009</u>
Operations	
Operating Subsidy	\$ 7,255,088
Rental - Dwelling	\$ 2,781,841
Rental - Non-Dwelling	\$ 42,000
Investment Income	\$ 46,500
Other Income	\$ 133,150
Total Operations	<u>\$ 10,258,579</u>
Housing Choice Voucher	
HAP	\$ 9,840,344
Administrative Fees	\$ 866,000
Investment Income	\$ 7,000
Other Income	\$ 162,842
Total HCV	<u>\$ 10,876,186</u>
ROSS	\$ 842,418
YouthBuild	\$ 468,873
Capital Fund Program	\$ 13,886,885
HOPE VI	\$ 10,253,270
Revenue Bond	\$ 126,578
ALP	\$ 912,500
	<u><u>\$ 47,625,289</u></u>

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 Ablett Village 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, learning English as a Second Language 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:

Financial Education- Participants participate in a class that addresses creating a budget, clipping coupons, credit cards, etc.

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 Literacy- Participants receive books and are encouraged to read to their children on a daily basis. Children are welcomed in the classes and participated in reading activities.

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 and ESL (English as a Second Language) 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, ESL, 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

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, 2007 AND 2006

**CAMDEN HOUSING AUTHORITY
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YEARS ENDED DECEMBER 31, 2007 AND 2006**

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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, 2007 and 2006, 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, 2007 and 2006, and the changes in net assets 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 15, 2008 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 audits.

INDEPENDENT AUDITOR'S REPORT (continued)

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 supplementary information. However, we did not audit the information and express no opinion on it.

Our audits were performed for the purpose of forming an opinion on the basic financial statements of the Camden Housing Authority taken as a whole. The accompanying Schedule of Expenditures of Federal Awards contained on page 35 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 Costs and Advances and Financial Data Schedule contained on pages 39 through 45 are also not required parts of the financial statements and are 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 financial statements taken as a whole.

September 15, 2008
Hazlet, New Jersey

MANAGEMENT'S DISCUSSION AND ANALYSIS

CAMDEN HOUSING AUTHORITY
Management's Discussion and Analysis
December 31, 2007

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 years 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, 2007 indicate that the financial operations and overall financial condition of the Authority have significantly improved.

There are several reasons for the continued significant improvement in the Authority's overall financial condition, as outlined below,

The Board of Commissioners and the Executive Director worked closely with the staff to follow existing internal controls and cost containment measures, improve internal and external financial reporting, strengthen communication lines with all managers, and lead the training of 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 increased by \$2,991,290 (or 4%) during the year ended December 31, 2007. Since the Authority engages only in business-type activities, the increase is all in the category of business-type net assets. Net Assets were \$78,439,239 and \$75,447,949 for 2007 and 2006 respectively.
- The Authority's current liabilities decreased by \$751,480, (22%) during the year ended December 31, 2007. Current liabilities were \$2,635,125 and \$3,386,605 for 2007 and 2006 respectively.

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FINANCIAL HIGHLIGHTS (continued)

- The business-type activities revenue (including capital grants and non-operating revenues) increased substantially by \$2,782,124, (or 9%) and was \$34,291,644 and \$31,509,520 for the years ended December 31, 2007 and 2006, respectively.
- The total expenses of all Authority programs increased \$17,744 and were \$31,300,354 and \$31,282,610 for December 31, 2007 and 2006, respectively.
- The Authority's Net Capital Assets increased by \$5,269,421 to \$80,407,126 in 2007 over the \$75,137,705 at the end on 2006.

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.

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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.

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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.

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STATEMENT OF NET ASSETS

The following table reflects the condensed Statement of Net Assets as of December 31, 2007 and 2006:

	<u>2007</u>	<u>2006</u>
Current and Other Assets	\$10,005,451	\$ 13,591,772
Capital Assets	80,407,126	75,137,705
Total Assets	<u>90,412,577</u>	<u>88,729,477</u>
Current Liabilities	2,635,125	3,386,605
Long-Term Liabilities	9,338,213	9,894,923
Total Liabilities	<u>11,973,338</u>	<u>13,281,528</u>
Net Assets:		
Invested in Capital Assets, Net of Related Debt	71,921,243	71,201,753
Restricted	4,267,167	3,396,267
Unrestricted	2,250,829	849,929
Total Net Assets	<u>\$78,439,239</u>	<u>\$ 75,447,949</u>

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

MAJOR FACTORS AFFECTING THE STATEMENT OF NET ASSETS

- During 2007 capital assets increased by \$5,269,421 primarily due to utilizing \$4,229,176 in capital bond debt proceeds.
- Current liabilities decreased by \$751,480. The primary reason for the decrease is the decrease in operating accounts payable of \$725,301.
- Cash and equivalents (including restricted cash) decreased from \$12,012,477 at December 31, 2006 to \$9,036,822 at December 31, 2007, a decrease of \$2,975,655. The primary reason for the decrease is purchases of capital assets and principal payments on capital debt.
- Cash generated by operating activities totaled \$27,007,374 while only \$24,863,555 was used to fund operating expenses.
- Restricted net assets increased by \$870,900 due to the overfunding of housing assistance payments by HUD in the Housing Choice Voucher Program.

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MAJOR FACTORS AFFECTING THE STATEMENT OF NET ASSETS (continued)

- Long-term liabilities decreased \$556,710 primarily due to the payment of principal on long-term debt (\$423,610) and the paydown of an utility liability to the City of Camden (\$200,000).
- On January 30, 2008, HUD issued PIH Notice 2008-9 which among other things clarified HUD's reporting position that unused housing assistance payments ("HAP") under proprietary fund reporting should be reported as restricted net assets. Because of this notice, management has elected to retroactively apply the new rule to the 2006 Net Assets of the Authority. As a result, Unrestricted Net Assets for 2006 was reduced by \$1,898,773.

CHANGE IN UNRESTRICTED NET ASSETS

Unrestricted Net Assets 12/31/06 (as restated)	\$ 849,929
Operating Loss	(4,788,420)
Adjustments:	
Depreciation	7,206,153
Operating funds expended to acquire capital assets	(2,423,910)
Non-Operating Revenue – Investment Income	516,377
HAP Equity Included in Operating Loss	890,700
	890,700
Unrestricted Net Assets 12/31/07	\$ 2,250,829

(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.

CAMDEN HOUSING AUTHORITY
Management's Discussion and Analysis
December 31, 2007

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

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

	2007	2006
Revenues		
Tenant Revenue – Rents and Other	\$2,548,968	\$ 2,591,274
Government Operating Subsidies And Capital Grants	30,650,178	28,301,170
Other Revenues	1,092,498	617,076
Total Revenue	<u>34,291,644</u>	<u>31,509,520</u>
Expenses		
Administrative	4,538,017	5,157,743
Tenant Services	2,691,738	1,914,583
Utilities	2,832,350	2,697,656
Maintenance	2,307,565	2,844,848
Protective Services	260,421	213,418
General	1,508,723	1,697,023
Housing Assistance Payments	9,955,387	9,684,420
Depreciation	7,206,153	7,072,919
Total Expenses	<u>31,300,354</u>	<u>31,282,610</u>
Change in Net Assets	<u>\$2,991,290</u>	<u>\$226,910</u>

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

- Operating Subsidies, Grants and Capital Grants increased by \$2,349,008.
- Operating grants within the public housing program decreased by \$135,147, while the operating subsidy received for the housing choice voucher program decreased by \$281,274.
- Capital Fund and Hope VI grant income combined increased by \$2,438,952 during 2007.
- The increase in utilities expense of \$134,694 is primarily attributable to the rising cost of oil.

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

- The decrease of \$619,726 in administrative expenses from 2006 to 2007 is due to management's initiative to implementing cost-cutting measures that included reduction of outside legal counsel during 2007, hiring the Director Finance to reduce financial consultants previously hired on a contract basis, the relocation of its administrative office from a previously leased facility to one of its public housing projects.
- The increase of \$777,155 in tenant services is primarily due to an increase use of grants to support our resident through additional staff, consultants and residents training in all grant programs, primarily in ROSS - \$312,946, Youthbuild - \$218,142, and HOPE VI - \$219,236.
- The reduction in maintenance expense of \$537,283 is primarily due to a decrease of approximately \$468,045 in maintenance salaries and benefits. Maintenance salaries and benefits decreased due to staff reductions made in an effort to reduce prior year deficits. Maintenance materials decreased by approximately \$116,345 during the year ended December 31, 2007 due to the increased financial and management oversight over the aforementioned.
- General expenses decreased by \$188,300. This is due to an \$183,938 reduction insurance expense increased financial and management oversight over the aforementioned.
- Housing assistance payments made to landlords increased by \$270,967, due to the number unit/months under lease in the housing choice voucher program. The number of unit/months leased increased from 13,909 in 2006 to 14,547 in 2007, an increase of 638 unit/months. The average monthly housing assistance payment per unit decreased from \$697 in 2006 to \$685 in 2007.
- Other revenues increased by \$475,422 primarily due to an increase in interest income earned on HAP reserves; revenues generated from the Authority's Assisted Living Program and Housing Authority Insurance Group dividends.

CAMDEN HOUSING AUTHORITY
Management's Discussion and Analysis
December 31, 2007

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of December 31, 2007, the Authority had \$80.4 million invested in capital assets as reflected in the following schedule, which represents a net increase (addition, disposals and depreciation) of approximately \$5.3 million or (7%) from the end of last year.

	Business-type Activities	
	2007	2006
Land	\$ 1,004,989	\$ 1,004,989
Buildings	167,868,649	165,304,067
Equipment – Administrative	839,067	755,576
Equipment – Dwelling	290,842	212,084
Accumulated Depreciation	(130,033,382)	(122,827,229)
Construction In Progress	40,436,961	30,688,218
Total	\$80,407,126	\$75,137,705

The Authority acquired \$12,475,574 in capital assets during 2007 which was offset by \$7,206,153 in depreciation expense incurred during 2007.

Assets acquired during 2007 were for the following programs:

Hope VI Program	\$ 4,490,777
Capital Fund Program	\$ 2,772,556
Low Rent Public Housing	<u>\$ 5,212,241</u>
Total	<u>\$ 12,475,574</u>

CAMDEN HOUSING AUTHORITY
Management's Discussion and Analysis
December 31, 2007

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 HACC, 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, 2007, \$6,380,000 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, 2007, \$2,300,390 of this balance is outstanding. The portion of the Authority's outstanding debt payable in 2008 is \$416,433.

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
- Forthcoming mediation of Royal Court litigation.

FINANCIAL CONTACT

The individual to be contacted regarding this report is Vernon Lawrence, Director 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, 2007 AND 2006**

ASSETS

	<u>2007</u>	<u>2006</u>
Current assets:		
Cash and cash equivalents	\$ 2,620,978	\$ 1,951,938
Accounts receivable, net	733,623	1,258,167
Prepaid expenses	67,746	127,348
Inventories, net	<u>7,471</u>	<u>24,591</u>
Total current assets	3,429,818	3,362,044
Capital assets, net	80,407,126	75,137,705
Restricted cash	6,415,844	10,060,539
Other assets, net	<u>159,789</u>	<u>169,189</u>
Total assets	<u>\$ 90,412,577</u>	<u>\$ 88,729,477</u>

LIABILITIES AND NET ASSETS

Current liabilities:		
Accounts payable	1,028,021	1,753,322
Accrued wages and payroll taxes	131,840	171,044
Accrued interest payable	46,059	140,959
Accrued compensated absences, current	11,992	32,663
Tenant security deposits	182,758	188,016
Current portion of long-term debt	416,433	399,744
Deferred revenues	36,081	26,922
Other current liabilities	<u>781,941</u>	<u>673,935</u>
Total current liabilities	<u>2,635,125</u>	<u>3,386,605</u>
Noncurrent liabilities:		
Long-term debt, excluding current portion	8,263,957	8,704,256
Accrued compensated absences, non-current	313,254	294,288
Other liabilities	<u>761,002</u>	<u>896,379</u>
Total noncurrent liabilities	<u>9,338,213</u>	<u>9,894,923</u>
Net assets:		
Invested in capital assets, net of related debt	71,921,243	71,201,753
Restricted	4,267,167	3,396,267
Unrestricted	<u>2,250,829</u>	<u>849,929</u>
Total net assets	<u>78,439,239</u>	<u>75,447,949</u>
Total liabilities and net assets	<u>\$ 90,412,577</u>	<u>\$ 88,729,477</u>

See accompanying notes to financial statements

**CAMDEN HOUSING AUTHORITY
STATEMENTS OF REVENUES, EXPENSES
AND CHANGES IN NET ASSETS
FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006**

	<u>2007</u>	<u>2006</u>
Operating revenues:		
Tenant revenue	\$ 2,548,968	\$ 2,591,274
HUD operating grants	23,220,598	23,160,463
Other government grants	166,247	198,080
Other revenues	<u>576,121</u>	<u>353,509</u>
Total operating revenue	<u>26,511,934</u>	<u>26,303,326</u>
Operating expenses:		
Administrative	4,538,017	5,157,743
Tenant services	2,691,738	1,914,583
Utilities	2,832,350	2,697,656
Ordinary repairs and maintenance	2,274,960	2,801,256
Protective services	260,421	213,418
General expenses	1,508,723	1,697,023
Extraordinary maintenance	32,605	43,592
Housing assistance payments	9,955,387	9,684,420
Depreciation	<u>7,206,153</u>	<u>7,072,919</u>
Total operating expenses	<u>31,300,354</u>	<u>31,282,610</u>
Operating loss	<u>(4,788,420)</u>	<u>(4,979,284)</u>
Non-operating revenues:		
Investment income	516,377	231,331
Gain on sale of fixed assets	<u>-</u>	<u>32,236</u>
Net non-operating revenues	<u>516,377</u>	<u>263,567</u>
Loss before capital grants	(4,272,043)	(4,715,717)
Capital grants	<u>7,263,333</u>	<u>4,942,627</u>
Change in net assets	<u>2,991,290</u>	<u>226,910</u>
Total net assets, beginning of year	<u>75,447,949</u>	<u>75,221,039</u>
Total net assets, end of year	<u>\$ 78,439,239</u>	<u>\$ 75,447,949</u>

See accompanying notes to financial statements

**CAMDEN HOUSING AUTHORITY
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006**

	<u>2007</u>	<u>2006</u>
Cash Flows from Operating Activities:		
Cash received from tenants	\$ 23,829,758	\$ 22,764,092
Cash received from grantors	3,177,616	2,911,675
Cash paid to suppliers	(20,529,669)	(19,307,700)
Cash paid to employees	<u>(4,333,886)</u>	<u>(4,762,484)</u>
Net cash flows provided by operating activities	<u>2,143,819</u>	<u>1,605,583</u>
Cash Flows from Capital and Related Financing Activities:		
Purchase of capital assets	(12,475,574)	(8,034,138)
Capital grants	7,263,333	4,942,627
Proceeds on sale of capital assets	-	32,236
Proceeds on issuance of capital debt	-	2,484,000
Principal payments on capital debt	<u>(423,610)</u>	<u>(235,000)</u>
Net cash flows used in capital and related financing activities	<u>(5,635,851)</u>	<u>(810,275)</u>
Cash Flows from Investing Activities		
Investment income	<u>516,377</u>	<u>231,331</u>
Net cash flows provided by investing activities	<u>516,377</u>	<u>231,331</u>
Net increase (decrease) in cash	(2,975,655)	1,026,639
Cash and cash equivalents at beginning of year	<u>12,012,477</u>	<u>10,985,838</u>
Cash and cash equivalents at end of year	<u>\$ 9,036,822</u>	<u>\$ 12,012,477</u>
Reconciliation of Cash and Cash Equivalents to the Statements of Net Assets:		
Cash and cash equivalents	\$ 2,620,978	\$ 1,951,938
Restricted cash	<u>6,415,844</u>	<u>10,060,539</u>
Cash and cash equivalents at end of year	<u>\$ 9,036,822</u>	<u>\$ 12,012,477</u>

See accompanying notes to financial statements

CAMDEN HOUSING AUTHORITY
STATEMENTS OF CASH FLOWS (continued)
FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006

	<u>2007</u>	<u>2006</u>
Reconciliation of operating loss to net cash provided by operating activities:		
Operating loss	\$ (4,788,420)	\$ (4,979,284)
Items which did not use cash:		
Depreciation	7,206,153	7,072,919
Amortization	9,400	9,400
Bad debts	33,420	38,657
Changes in operating assets and liabilities:		
Accounts receivable	491,124	(698,408)
Prepaid expenses	59,602	69,288
Inventories	17,120	105,013
Accounts payable	(725,301)	(218,209)
Accrued expenses	(135,809)	148,234
Tenant security deposits	(5,258)	(4,130)
Deferred revenues	9,159	26,922
Other liabilities	<u>(27,371)</u>	<u>35,181</u>
Net cash provided by operating activities	<u>\$ 2,143,819</u>	<u>\$ 1,605,583</u>

See accompanying notes to financial statements

**CAMDEN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006**

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 the United States Department of Housing and Urban Development ("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.

**CAMDEN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006**

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.

**CAMDEN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006**

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 fee 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 fee 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.

**CAMDEN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006**

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 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, 2007 and 2006, inventory is shown net of an allowance for obsolescence of \$230 and \$1,096, respectively.

**CAMDEN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006**

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.

**CAMDEN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006**

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, constriction 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.

**CAMDEN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006**

NOTE 2. CASH AND CASH EQUIVALENTS

At December 31, 2007 and 2006, the Authority had funds on deposit in checking and money market accounts.

For the fiscal years ended December 31, 2007 and 2006, the carrying amount of the Authority's cash was \$2,620,978 and \$1,951,938 , and the bank balances were \$2,673,596 and \$3,506,335, respectively. Cash and cash equivalents consist of the following:

<u>Cash Category</u>	<u>2007</u>	<u>2006</u>
Operating	\$ 2,442,222	\$ 1,763,922
Tenant Security Deposits	<u>178,756</u>	<u>188,016</u>
	<u>\$ 2,620,978</u>	<u>\$ 1,951,938</u>

NOTE 3. ACCOUNTS RECEIVABLE, NET

As of December 31, 2007 and 2006 accounts receivable consisted of the following:

<u>Category</u>	<u>2007</u>	<u>2006</u>
Accounts receivable - HUD	\$ 274,009	\$ 712,104
Accounts receivable - Other Government	249,870	254,273
Accounts receivable - Miscellaneous	195,459	231,447
Accounts receivable - Tenants, net	<u>14,285</u>	<u>60,343</u>
	<u>\$ 733,623</u>	<u>\$ 1,258,167</u>

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, 2007 and 2006, HUD accounts receivable consisted of the following:

<u>Program</u>	<u>2007</u>	<u>2006</u>
Hope VI	\$ 27,734	\$ 200,959
Resident Opportunity and Supportive Services	127,168	46,750
Low Rent Public Housing	-	255,246
Youthbuild Program	108,086	69,575
Public Housing Capital Fund	<u>11,021</u>	<u>139,574</u>
	<u>\$ 274,009</u>	<u>\$ 712,104</u>

**CAMDEN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006**

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, 2007 and 2006, these amounts totaled \$195,459 and \$231,447, 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, 2007 and 2006 tenant accounts receivable consisted of the following:

<u>Category</u>	<u>2007</u>	<u>2006</u>
Tenant receivables	\$ 129,960	\$ 116,527
Allowance for doubtful accounts	<u>(115,675)</u>	<u>(56,184)</u>
	<u>\$ 14,285</u>	<u>\$ 60,343</u>

NOTE 4. CAPITAL ASSETS, NET

A summary of the changes in capital assets during 2007 and 2006 are as follows:

<u>Description</u>	<u>December 31, 2006</u>	<u>Additions</u>	<u>Disposals</u>	<u>December 31, 2007</u>
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	<u>30,688,218</u>	<u>9,748,743</u>	-	<u>40,436,961</u>
Total capital assets	197,964,934	12,475,574	-	210,440,508
Less: accumulated depreciation	<u>122,827,229</u>	<u>7,206,153</u>	<u>-</u>	<u>130,033,382</u>
Net capital assets	<u>\$ 75,137,705</u>	<u>\$ 5,269,421</u>	<u>\$ -</u>	<u>\$ 80,407,126</u>

**CAMDEN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006**

NOTE 4. CAPITAL ASSETS, NET (continued)

Description	December 31, 2005	Additions	Disposals	December 31, 2006
Land.	\$ 1,004,989	\$ -	\$ -	\$ 1,004,989
Buildings and site improvements	161,210,056	4,094,011	-	165,304,067
Furniture and equipment	904,201	88,214	(24,755)	967,660
Construction in progress	<u>26,836,305</u>	<u>3,851,913</u>	-	<u>30,688,218</u>
Total capital assets	189,955,551	8,034,138	(24,755)	197,964,934
Less: accumulated depreciation	<u>115,779,065</u>	<u>7,072,919</u>	<u>(24,755)</u>	<u>122,827,229</u>
Net capital assets	<u>\$ 74,176,486</u>	<u>\$ 961,219</u>	<u>\$ -</u>	<u>\$ 75,137,705</u>

NOTE 5. RESTRICTED CASH

Restricted cash consists of the following at December 31, 2007 and 2006:

<u>Cash Category</u>	<u>2007</u>	<u>2006</u>
Section 8 HAP Equity	\$ 4,267,167	\$ 3,396,267
Family Self Sufficiency Deposits	130,273	113,379
Capital Fund Revenue Bond Proceeds	1,865,754	6,094,930
WESCO Escrow	<u>152,650</u>	<u>455,963</u>
	<u>\$ 6,415,844</u>	<u>\$ 10,060,539</u>

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.

**CAMDEN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006**

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 \$187,989 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, 2007 and 2006, and is capitalized and included in general expenses. At December 31, 2007 and 2006, bond issuance costs are shown net of accumulated amortization of \$28,200 and \$18,800, respectively.

NOTE 7. LONG-TERM DEBT

	<u>2007</u>	<u>2006</u>
<p>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.</p>	\$ 6,380,000	\$ 6,620,000

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.

	<u>2,300,390</u>	<u>2,484,000</u>
Total long-term debt	8,680,390	9,104,000
Less: current portion	<u>416,433</u>	<u>399,744</u>
Long-term debt, excluding current portion	<u>\$ 8,263,957</u>	<u>\$ 8,704,256</u>

**CAMDEN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006**

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
2008	\$ 416,433	\$ 358,866	\$ 775,299
2009	433,394	344,849	778,243
2010	450,637	329,525	780,162
2011	468,175	312,957	781,132
2012	486,019	295,222	781,241
2013-2017	2,729,359	1,168,731	3,898,090
2018-2022	2,236,373	613,738	2,850,111
2023-2025	<u>1,460,000</u>	<u>122,435</u>	<u>1,582,435</u>
	<u>\$ 8,680,390</u>	<u>\$ 3,546,323</u>	<u>\$ 12,226,713</u>

Debt service for the years ended December 31, 2007 and 2006 consisted of the following:

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	<u>2,484,000</u>	<u>-</u>	<u>(183,610)</u>	<u>2,300,390</u>
	<u>\$ 9,104,000</u>	<u>\$ -</u>	<u>\$ (423,610)</u>	<u>\$ 8,680,390</u>

Description	December 31, 2005	Advances	Principal Payments	December 31, 2006
Capital Fund Revenue Bonds	\$ 6,855,000	\$ -	\$ (235,000)	\$ 6,620,000
Commerce Commercial Lease	<u>-</u>	<u>2,484,000</u>	<u>-</u>	<u>2,484,000</u>
	<u>\$ 6,855,000</u>	<u>\$ 2,484,000</u>	<u>\$ (235,000)</u>	<u>\$ 9,104,000</u>

Interest expense for the years ended December 31, 2007 and 2006 totaled \$371,485 and \$375,487 respectively which has been capitalized as part of construction in progress.

**CAMDEN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006**

NOTE 8. OTHER LIABILITIES

At December 31, 2007 and 2006 other liabilities consist of the following:

<u>Category</u>	<u>2007</u>	<u>2006</u>	<u>Change</u>
Current:			
PSE&G utility accruals	\$ 511,915	\$ 181,487	\$ 330,428
State health benefits	<u>270,026</u>	<u>492,448</u>	<u>(222,422)</u>
	<u>\$ 781,941</u>	<u>\$ 673,935</u>	<u>\$ 108,006</u>
Non-current:			
FSS escrow liabilities	\$ 130,273	\$ 113,379	\$ 16,894
Loss contingencies	80,000	\$ 83,000	\$ (3,000)
Insurance and utility accrual	<u>550,729</u>	<u>700,000</u>	<u>(149,271)</u>
	<u>\$ 761,002</u>	<u>896,379</u>	<u>\$ (135,377)</u>

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, 2007 and 2006, the Authority had accrued \$325,246 and \$326,951 in compensated absences, of which \$11,992 and \$32,663, is estimated to be currently due. The account change of \$(1,705) 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.

**CAMDEN HOUSING AUTHORITY
 NOTES TO FINANCIAL STATEMENTS
 FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006**

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, 2007 and 2006 amounted to \$187,529 and \$109,456, 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, 2007 and 2006, the Authority costs approximated \$488,884 and \$367,500, respectively, for post employment health care benefits.

NOTE 11. RESTRICTED NET ASSETS

Restricted net assets consists of the following at December 31, 2007 and 2006:

	<u>2007</u>	<u>2006</u>
Housing assistance payment reserves	\$ <u>4,267,167</u>	\$ <u>3,396,267</u>

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.

**CAMDEN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2007 AND 2006**

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 these 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, 2007 and 2006, 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 except for deductibles for 2007, 2006, and 2005. Settlement amounts have not exceeded insurance coverage except for deductibles.

NOTE 16. RECLASSIFICATIONS

Certain reclassifications have been made in the 2006 financial statements to conform to classifications made in the current year.

**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, 2007, and have issued our report thereon dated September 15, 2008. 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 Camden Housing Authority's internal control over financial reporting as a basis for designing auditing procedures for the purpose of expressing our opinion 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.

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 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 the audit committee, management and the U.S. Department of Housing and Urban Development, federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

September 15, 2008
Hazlet, New Jersey

**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, 2007. 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, 2007.

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.

**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)**

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 entity'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 the audit committee, management and the U.S. Department of Housing and Urban Development, federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

September 15, 2008
Hazlet, New Jersey

**CAMDEN HOUSING AUTHORITY
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 FOR THE YEAR ENDED DECEMBER 31, 2007**

<u>Federal and State Grantor/Program Title</u>	<u>Federal CFDA Number</u>	<u>Grant Expenditures</u>
U.S. Department of Housing and Urban Development:		
Adult Education State Grant Program	84.002	\$ 166,247
Opportunities for Youth - Youthbuild Program	14.243	686,395
Low Rent Public Housing	14.850a	8,219,474
Revitalization of Severely Distressed Public Housing	14.866	5,287,943
Resident Opportunity and Supportive Services	14.870	637,780
Section 8 Housing Choice Voucher Program	14.871	11,054,339
Public Housing Capital Fund Program	14.872	<u>4,098,865</u>
		<u>\$ 30,151,043</u>

CAMDEN HOUSING AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2007

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, 2007.

NOTE 3. LOAN GUARANTEES

At December 31, 2007, the Authority is not the guarantor of any loans outstanding.

**CAMDEN HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2007**

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: | \$ 904,531 |
| 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:

<u>CFDA Number</u>	<u>Name of Federal Program</u>
14.871	Section 8 Housing Choice Voucher Program
14.872	Public Housing Capital Fund Program

CAMDEN HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)
FOR THE YEAR ENDED DECEMBER 31, 2007

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
FOR THE YEAR ENDED DECEMBER 31, 2007**

	<u>RHF-02</u>	<u>RHF-03</u>	<u>RHF-04</u>	<u>501-03</u>	<u>502-03</u>
Budget	\$ <u>2,064,874</u>	\$ <u>1,321,989</u>	\$ <u>-</u>	\$ <u>2,423,900</u>	\$ <u>791,800</u>
<u>Advances:</u>					
Cumulative through 12/31/06	1,936,682	423,650	-	2,326,410	320,082
Current Year	<u>128,192</u>	<u>434,990</u>	<u>524,425</u>	<u>100,490</u>	<u>193,028</u>
Cumulative through 12/31/07	<u>2,064,874</u>	<u>858,640</u>	<u>524,425</u>	<u>2,426,900</u>	<u>513,110</u>
<u>Costs:</u>					
Cumulative through 12/31/06	1,936,682	423,650	-	2,386,916	320,082
Current Year	<u>128,192</u>	<u>434,990</u>	<u>524,425</u>	<u>39,984</u>	<u>193,028</u>
Cumulative through 12/31/07	<u>2,064,874</u>	<u>858,640</u>	<u>524,425</u>	<u>2,426,900</u>	<u>513,110</u>
Excess / (Deficiency)	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
<u>Summary</u>					
<u>Soft Costs:</u>					
Cumulative through 12/31/06	\$ -	\$ -	\$ -	\$ 855,100	\$ -
Current Year	<u>-</u>	<u>5,615</u>	<u>-</u>	<u>-</u>	<u>-</u>
Cumulative through 12/31/07	<u>-</u>	<u>5,615</u>	<u>-</u>	<u>855,100</u>	<u>-</u>
<u>Hard Costs:</u>					
Cumulative through 12/31/06	1,936,682	423,650	-	1,531,816	320,082
Current Year	<u>128,192</u>	<u>429,375</u>	<u>524,425</u>	<u>39,984</u>	<u>193,028</u>
Cumulative through 12/31/07	<u>2,064,874</u>	<u>853,025</u>	<u>524,425</u>	<u>1,571,800</u>	<u>513,110</u>
Cumulative	\$ <u>2,064,874</u>	\$ <u>858,640</u>	\$ <u>524,425</u>	\$ <u>2,426,900</u>	\$ <u>513,110</u>

CAMDEN HOUSING AUTHORITY
SCHEDULE OF CAPITAL FUND PROGRAM COSTS AND ADVANCES (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2007

	<u>501-04</u>	<u>501-05</u>	<u>501-06</u>	<u>501-07</u>	<u>Totals</u>
Budget	\$ <u>2,507,344</u>	\$ <u>2,700,910</u>	\$ <u>2,377,001</u>	\$ <u>-</u>	\$ <u>14,187,818</u>
<u>Advances:</u>					
Cumulative through 12/31/06	2,195,345	1,555,682	224,491	-	3,975,518
Current Year	<u>257,812</u>	<u>1,088,621</u>	<u>1,355,739</u>	<u>144,121</u>	<u>4,227,418</u>
Cumulative through 12/31/07	<u>2,453,157</u>	<u>2,644,303</u>	<u>1,580,230</u>	<u>144,121</u>	<u>13,209,760</u>
<u>Costs:</u>					
Cumulative through 12/31/06	2,216,254	1,608,607	229,725	-	9,121,916
Current Year	<u>236,928</u>	<u>1,036,278</u>	<u>1,337,958</u>	<u>167,082</u>	<u>4,098,865</u>
Cumulative through 12/31/07	<u>2,453,182</u>	<u>2,644,885</u>	<u>1,567,683</u>	<u>167,082</u>	<u>13,220,781</u>
Excess / (Deficiency)	\$ <u>(25)</u>	\$ <u>(582)</u>	\$ <u>12,547</u>	\$ <u>(22,961)</u>	\$ <u>(11,021)</u>
<u>Summary</u>					
<u>Soft Costs:</u>					
Cumulative through 12/31/06	\$ 1,332,801	\$ 1,258,762	\$ 217,281	\$ -	\$ 3,663,944
Current Year	<u>3,492</u>	<u>154,186</u>	<u>1,023,016</u>	<u>140,000</u>	<u>1,326,309</u>
Cumulative through 12/31/07	<u>1,336,293</u>	<u>1,412,948</u>	<u>1,240,297</u>	<u>140,000</u>	<u>4,990,253</u>
<u>Hard Costs:</u>					
Cumulative through 12/31/06	883,453	349,845	12,444	-	5,457,972
Current Year	<u>233,436</u>	<u>882,092</u>	<u>314,942</u>	<u>27,082</u>	<u>2,772,556</u>
Cumulative through 12/31/07	<u>1,116,889</u>	<u>1,231,937</u>	<u>327,386</u>	<u>27,082</u>	<u>8,230,528</u>
Cumulative	\$ <u>2,453,182</u>	\$ <u>2,644,885</u>	\$ <u>1,567,683</u>	\$ <u>167,082</u>	\$ <u>13,220,781</u>

HOUSING AUTHORITY OF THE CITY OF CAMDEN												
PHA: NJ010												
Financial Data Schedule (FDS)												
December 31, 2007												
Line Item #	Account Description	Business Activities	Opportunities for Youth_Youthbuild Program	Low Rent Public Housing	Revitalization of Severely Distressed Public Housing	Resident Opportunity and Supportive Services	Housing Choice Vouchers	Public Housing Capital Fund	Other Federal Program 1	Adult Education State Grant Program	TOTAL	
ASSETS:												
CURRENT ASSETS:												
Cash:												
111	Cash - unrestricted	\$ 93,360	\$ -	\$ 2,348,862	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,442,222	
115	Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	-	-	-	-	-	
112	Cash - restricted - modernization and development	-	-	1,865,754	-	-	-	-	-	-	1,865,754	
113	Cash - other restricted	-	-	152,650	-	-	4,397,440	-	-	-	4,550,090	
114	Cash - tenant security deposits	-	-	178,756	-	-	-	-	-	-	178,756	
100	Total cash	93,360	-	4,546,022	-	-	4,397,440	-	-	-	9,036,822	
Accounts and notes receivables:												
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	-	-	-	
122	Accounts receivable - HUD other projects	-	108,086	-	27,734	127,168	-	11,021	-	-	274,009	
124	Accounts receivable - other government	-	-	-	-	-	101,374	-	21,650	126,846	249,870	
125	Accounts receivable - miscellaneous	-	-	128,383	-	-	67,076	-	-	-	195,459	
126	Accounts receivable- tenants - dwelling rents	-	-	129,960	-	-	-	-	-	-	129,960	
126.1	Allowance for doubtful accounts - dwelling rents	-	-	(115,675)	-	-	-	-	-	-	(115,675)	
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-	
127	Notes and mortgages receivable- current	-	-	-	-	-	-	-	-	-	-	
128	Fraud recovery	-	-	-	-	-	-	-	-	-	-	
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	
120	Total receivables, net of allowances for doubtful accounts	-	108,086	142,668	27,734	127,168	168,450	11,021	21,650	126,846	733,623	
131	Investments-Unrestricted	-	-	-	-	-	-	-	-	-	-	
142	Prepaid expenses and other assets	-	-	66,341	-	-	1,405	-	-	-	67,746	
143	Inventories	-	-	7,701	-	-	-	-	-	-	7,701	
143.1	Allowance for obsolete inventories	-	-	(230)	-	-	-	-	-	-	(230)	
144	Interprogram - due from	-	-	778,626	-	-	233,398	-	-	-	1,012,024	
150	TOTAL CURRENT ASSETS	93,360	108,086	5,541,128	27,734	127,168	4,800,693	11,021	21,650	126,846	10,857,686	
NONCURRENT ASSETS:												
Fixed assets:												
161	Land	-	-	1,004,989	-	-	-	-	-	-	1,004,989	
162	Buildings	-	-	162,283,394	-	-	-	5,585,255	-	-	167,868,649	
163	Furniture, equipment & machinery - dwellings	-	-	290,842	-	-	-	-	-	-	290,842	
164	Furniture, equipment & machinery - administration	-	-	612,809	-	42,092	-	184,166	-	-	839,067	
165	Leasehold improvements	-	-	-	-	-	-	-	-	-	-	
166	Accumulated depreciation	-	-	(128,871,173)	-	(42,092)	-	(1,120,117)	-	-	(130,033,382)	
167	Construction in Progress	-	-	6,185,493	33,727,043	-	-	524,425	-	-	40,436,961	
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	
160	Total fixed assets, net of accumulated depreciation	-	-	41,506,354	33,727,043	-	-	5,173,729	-	-	80,407,126	
Other non-current assets:												
171	Notes and mortgages receivable - non-current	-	-	-	-	-	-	-	-	-	-	
172	Notes and mortgages receivable-non-current - past due	-	-	-	-	-	-	-	-	-	-	
174	Other assets	-	-	159,789	-	-	-	-	-	-	159,789	
175	Undistributed debits	-	-	-	-	-	-	-	-	-	-	
176	Investment in joint venture:	-	-	-	-	-	-	-	-	-	-	
180	TOTAL NONCURRENT ASSETS	-	-	41,666,143	33,727,043	-	-	5,173,729	-	-	159,789	
190	TOTAL ASSETS	\$ 93,360	\$ 108,086	\$ 47,207,271	\$ 33,754,777	\$ 127,168	\$ 4,800,693	\$ 5,184,750	\$ 21,650	\$ 126,846	\$ 91,424,601	

HOUSING AUTHORITY OF THE CITY OF CAMDEN											
PHA: NJ010											
Financial Data Schedule (FDS)											
December 31, 2007											
Line Item #	Account Description	Business Activities	Opportunities for Youth_Youthbuild Program	Low Rent Public Housing	Revitalization of Severely Distressed Public Housing	Resident Opportunity and Supportive Services	Housing Choice Vouchers	Public Housing Capital Fund	Other Federal Program 1	Adult Education State Grant Program	TOTAL
LIABILITIES AND EQUITY											
Liabilities											
Current Liabilities											
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable ≤ 90 days	-	-	867,291	-	-	512	-	-	-	867,803
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	131,840	-	-	-	-	-	-	131,840
322	Accrued compensated absences	-	-	9,261	-	-	2,731	-	-	-	11,992
324	Accrued contingency liability	-	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	46,059	-	-	-	-	-	-	46,059
331	Accounts payable - HUD PHA programs	-	-	95,235	-	-	-	-	-	-	95,235
332	Accounts payable - PHA projects	-	-	-	-	-	-	-	-	-	-
333	Accounts payable - other government	-	-	64,983	-	-	-	-	-	-	64,983
341	Tenant security deposits	-	-	182,758	-	-	-	-	-	-	182,758
342	Deferred revenue	-	-	36,081	-	-	-	-	-	-	36,081
343	Current portion of L-T debt - capital projects	-	-	416,433	-	-	-	-	-	-	416,433
344	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	767,134	-	-	14,807	-	-	-	781,941
346	Accrued liabilities - other	-	-	-	-	-	-	-	-	-	-
347	Interprogram - due to	24,542	108,086	469,985	27,734	127,168	-	11,021	116,642	126,846	1,012,024
310	TOTAL CURRENT LIABILITIES	24,542	108,086	3,087,060	27,734	127,168	18,050	11,021	116,642	126,846	3,647,149
NONCURRENT LIABILITIES											
351	Long-term debt, net of current - capital projects	-	-	8,069,450	-	-	-	-	-	-	8,069,450
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-
353	Non-current liabilities- other	-	-	630,729	-	-	130,273	-	-	-	761,002
354	Accrued compensated absences - noncurrent	-	-	277,983	-	-	35,271	-	-	-	313,254
355	Loan Liability - Non Current	-	-	194,507	-	-	-	-	-	-	194,507
350	TOTAL NONCURRENT LIABILITIES	-	-	9,172,669	-	-	165,544	-	-	-	9,338,213
300	TOTAL LIABILITIES	24,542	108,086	12,259,729	27,734	127,168	183,594	11,021	116,642	126,846	12,985,362
EQUITY:											
501	Investment in general fixed assets	-	-	-	-	-	-	-	-	-	-
Contributed Capital:											
502	Project notes (HUD)	-	-	-	-	-	-	-	-	-	-
503	Long-term debt - HUD guaranteed	-	-	-	-	-	-	-	-	-	-
504	Net HUD PHA contributions	-	-	-	-	-	-	-	-	-	-
505	Other HUD contributions	-	-	-	-	-	-	-	-	-	-
507	Other contributions	-	-	-	-	-	-	-	-	-	-
508	Total contributed capital	-	-	-	-	-	-	-	-	-	-
Reserved fund balance:											
508.1	Invested in Capital Assets, Net of Related Debt	-	-	33,020,471	33,727,043	-	-	5,173,729	-	-	71,921,243
510	Reserved for capital activities	-	-	-	-	-	-	-	-	-	-
511	Total reserved fund balance	-	-	-	-	-	-	-	-	-	-
511.1	Restricted Net Assets	-	-	-	-	-	4,267,167	-	-	-	4,267,167
512.1	Unrestricted Net Assets	68,818	-	1,927,071	-	-	349,932	-	(94,992)	-	2,250,829
513	TOTAL EQUITY	68,818	-	34,947,542	33,727,043	-	4,617,099	5,173,729	(94,992)	-	78,439,239
600	TOTAL LIABILITIES AND EQUITY	\$ 93,360	\$ 108,086	\$ 47,207,271	\$ 33,754,777	\$ 127,168	\$ 4,800,693	\$ 5,184,750	\$ 21,650	\$ 126,846	\$ 91,424,601
Proof of concept											
		-	-	-	-	-	-	-	-	-	-

HOUSING AUTHORITY OF THE CITY OF CAMDEN											
NJ010											
Financial Data Schedule (FDS)											
December 31, 2007											
Line Item #	Account Description	Business Activities	Opportunities for Youth_Youthbuild Program	Low Rent Public Housing	Revitalization of Severely Distressed Public Housing	Resident Opportunity and Supportive Services	Housing Choice Vouchers	Public Housing Capital Fund	Other Federal Program 1	Adult Education State Grant Program	TOTAL
REVENUE:											
703	Net tenant rental revenue	\$ -	\$ -	\$ 2,548,968	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,548,968
704	Tenant revenue - other										-
705	Total tenant revenue	-	-	2,548,968	-	-	-	-	-	-	2,548,968
706	HUD PHA grants		686,395	8,219,474	797,166	637,780	11,553,474	1,326,309			23,220,598
706.1	Capital grants				4,490,777			2,772,556			7,263,333
708	Other government grants									166,247	166,247
711	Investment income - unrestricted	4,134		119,048			177,301				300,483
712	Mortgage interest income										-
714	Fraud recovery						2,652				2,652
715	Other revenue	28,233		219,401			115,555		210,280		573,469
716	Gain or loss on sale of fixed assets			-							-
720	Investment income - restricted			215,894							215,894
700	TOTAL REVENUE	32,367	686,395	11,322,785	5,287,943	637,780	11,848,982	4,098,865	210,280	166,247	34,291,644
EXPENSES:											
Administrative											
911	Administrative salaries		12,667	1,642,981	109,679		385,020	108,467			2,258,814
912	Auditing fees			61,680			10,000				71,680
913	Outside management fees			-							-
914	Compensated absences		(2,039)	11,085			16,451		(8,640)	(3,803)	13,054
915	Employee benefit contributions- administrative		4,054	980,487	39,892		161,289	61,441			1,247,163
916	Other operating- administrative		14,124	526,714	28,210	23,834	189,948	145,684	3,390	15,402	947,306
Tenant services											
921	Tenant services - salaries		287,211	53,326	256,715	262,567			137,261	71,502	1,068,582
922	Relocation costs			44,005	1,440			1,147			46,592
923	Employee benefit contributions- tenant services		121,013	31,824	93,696	61,171			63,113	24,640	395,457
924	Tenant services - other	24,062	210,078	213,863	238,165	266,208		113,098	57,127	58,506	1,181,107
Utilities											
931	Water			962,397							962,397
932	Electricity			605,065			9,902				614,967
933	Gas			1,030,829			810				1,031,639
934	Fuel										-
935	Labor			218,388							218,388
937	Employee benefit contributions- utilities										-
938	Other utilities expense			4,959							4,959
Ordinary maintenance & operation											
941	Ordinary maintenance and operations - labor			914,557							914,557
942	Ordinary maintenance and operations - materials & other			355,221			2,758				357,979
943	Ordinary maintenance and operations - contract costs			456,641							456,641
945	Employee benefit contributions- ordinary maintenance			545,783							545,783

HOUSING AUTHORITY OF THE CITY OF CAMDEN											
NJ010											
Financial Data Schedule (FDS)											
December 31, 2007											
Line Item #	Account Description	Business Activities	Opportunities for Youth_Youthbuild Program	Low Rent Public Housing	Revitalization of Severely Distressed Public Housing	Resident Opportunity and Supportive Services	Housing Choice Vouchers	Public Housing Capital Fund	Other Federal Program 1	Adult Education State Grant Program	TOTAL
	Protective services										
951	Protective services - labor	-	-	163,092							163,092
952	Protective services- other contract costs	-	-								-
953	Protective services - other	-	-								-
955	Employee benefit contributions- protective services	-	-	97,329							97,329
	General expenses										-
961	Insurance premiums	-	-	822,081			34,998				857,079
962	Other general expenses	-	-	616,009			2,215				618,224
963	Payments in lieu of taxes	-	-								-
964	Bad debt - tenant rents	-	-	33,420							33,420
965	Bad debt- mortgages	-	-								-
966	Bad debt - other	-	-								-
967	Interest expense	-	-								-
968	Severance expense	-	-								-
969	TOTAL OPERATING EXPENSES	24,062	647,108	10,391,736	767,797	613,780	813,391	429,837	252,251	166,247	14,106,209
970	EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	8,305	39,287	931,049	4,520,146	24,000	11,035,591	3,669,028	(41,971)	-	20,185,435
971	Extraordinary maintenance	-	-	32,605							32,605
972	Casualty losses - non capitalized	-	-								-
973	Housing assistance payments	-	-				9,955,387				9,955,387
974	Depreciation expense	-	-	6,576,284		6,223		623,646			7,206,153
975	Fraud losses	-	-								-
976	Capital outlays- governmental funds	-	-								-
977	Debt principal payment- governmental funds	-	-								-
978	Dwelling units rent expense	-	-								-
900	TOTAL EXPENSES	24,062	647,108	17,000,625	767,797	620,003	10,768,778	1,053,483	252,251	166,247	31,300,354
	OTHER FINANCING SOURCES (USES)										
1001	Operating transfers in	-	-	1,004,008						-	1,004,008
1002	Operating transfers out	-	(39,287)		(29,369)	(24,000)	-	(896,472)	(14,880)	-	(1,004,008)
1003	Operating transfers from/to primary government	-	-							-	-
1004	Operating transfers from/to component unit	-	-							-	-
1005	Proceeds from notes, loans and bonds	-	-							-	-
1006	Proceeds from property sales	-	-							-	-
1010	TOTAL OTHER FINANCING SOURCES (USES)	-	(39,287)	1,004,008	(29,369)	(24,000)	-	(896,472)	(14,880)	-	-
1000	EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES	8,305	-	(4,673,832)	4,490,777	(6,223)	1,080,204	2,148,910	(56,851)	-	2,991,290

HOUSING AUTHORITY OF THE CITY OF CAMDEN											
NJ010											
Financial Data Schedule (FDS)											
December 31, 2007											
Line Item #	Account Description	Business Activities	Opportunities for Youth_Youthbuild Program	Low Rent Public Housing	Revitalization of Severely Distressed Public Housing	Resident Opportunity and Supportive Services	Housing Choice Vouchers	Public Housing Capital Fund	Other Federal Program 1	Adult Education State Grant Program	TOTAL
MEMO ACCOUNT INFORMATION:											
1101	Capital contributions	-	-	-	-	-	-	-	-	-	-
1102	Debt principal payments - enterprise funds	-	-	-	-	-	-	-	-	-	-
1103	Beginning equity	60,513		37,352,183	29,236,266	6,223	3,536,895	5,294,010	(38,141)		75,447,949
1104	Prior period adjustments and equity transfers			2,269,191				(2,269,191)			-
1105	Changes in compensated absence liability (in the GLTDAG)										-
1106	Changes in contingent liability balance (in the GLTDAG)										-
1107	Changes in unrecognized pension transition liability (in the GLTDAG)										-
1108	Changes in special term/severance benefits liability (in the GLTDAG)										-
1109	Changes in allowance for doubtful accounts - dwelling rents										-
1110	Changes in allowance for doubtful accounts - other			(39,287)							
1112	Depreciation "add back"										-
1113	Maximum annual contributions commitment (per ACC)										-
1114	Prorata maximum annual contributions applicable to a period of less than twelve months										-
1115	Contingency reserve, ACC program reserve										-
1116	TOTAL OTHER FINANCING SOURCES (USES)	-	-		-	-	-	-	-	-	-
1120	Unit months available			17,916			15,060				32,976
1121	Number of unit months leased			17,288			14,547				31,835
1117	Administrative Fee Equity						349,932				349,932
1118	Housing Assistance Payments Equity						4,267,167				4,267,167
	Equity Roll Forward Test										
	Calculation from R/E Statement	\$ 68,818	\$ -	\$ 34,947,542	\$ 33,727,043	\$ -	\$ 4,617,099	\$ 5,173,729	\$ (94,992)	\$ -	\$ 78,439,239
	B/S Line 513	\$ 68,818	\$ -	\$ 34,947,542	\$ 33,727,043	\$ -	\$ 4,617,099	\$ 5,173,729	\$ (94,992)	\$ -	\$ 78,439,239
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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 well 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 facade, 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.

Other PHA Goals and Objectives:

1. Provide leadership in strengthening, expanding, and developing new governmental departments and office relationships.
2. Evaluate information for cost cutting decisions.
3. Provide services that are beneficial to the changing demographics of the population that the HACC serves; emphasis on youth and aging residents.
4. Improve the Hearing process for residents for Public Housing and Section 8 programs.
5. Develop an MIS Administrative Plan.
6. Complete a plan for constructing, acquiring or leasing new facilities for HACC's Administrative Office.
7. Develop and implement a standardized system to monitor and track tools and equipment Authority wide.
8. Recruit and retain quality staff.
9. Develop detailed individual site evaluations using the PHAS Indicators to determine need, strengths, and weaknesses.
10. Evaluate information from QC forms developed for tracking site based performance- develop monthly reports based on PHAS/MADD reporting indicators.
11. Comply with HUD mandate of 3% vacancy rate at each development.
12. Increase resident satisfaction.
13. Establish a 501 (c) (3) corporation.
14. Continue implementing and expanding the Housing Choice Voucher Homeownership Program.
15. Improve quality of life issues; enforce all laws equally.

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 community center on site in 2009 and 2010.

Will continue to do unit rehab. 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 applying for a HOPE VI in November 2009. We have also submitted three applications to do replacement housing for Branch Village, presently proposed for commencement in 2010. It would consist of three phases, 2 off-site (143 rental units) and 1 on site (68 rental units).

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

Ablett Village – NJ010-000001 (306 Family Units)

Replacement of windows, doors and screen doors will occur throughout the site in 2010 and 2011.

Replacement of roof on all buildings will occur at the end of 2009 through the first quarter of 2010.

Will continue to rehabilitate units on an as-needed basis.

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

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

We are proposing to proceed with the development of 64 family rental units on this site for replacement housing for Branch Village residents.

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

This HOPE VI grant should be closed out in last quarter of 2009 or first quarter of 2010.

Kennedy Towers – NJ010-000016 (99 – Elderly)

Will construct additional parking on site in the last quarter of 2009 or 1st quarter of 2010. May construct additional office space for health and social services as well as expand the community room and build a commercial kitchen.

Westfield Towers – NJ010-000017 (103 Elderly)

Will construct additional parking lot in the last quarter of 2009 or first quarter of 2010.

Will replace roof in last quarter of 2009 and/or first quarter of 2010.

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

Continue to maintain and rehab units when necessary.

Mickle Towers – NJ010-000018 (104 Elderly)

Will replace roof in last quarter of 2009 and/or first quarter of 2010.

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

Continue to maintain and rehab units when necessary.

II. Demolition and/or Disposition

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

Will plan on doing demolition in 2010 if we receive a 2009 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.

Ablett Village – NJ010-000001 (306 Family Units)

May do a disposition of land for redevelopment purposes to secure tax credits.

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 housing development.

Chelton Terrace – NJ10-5

Will dispose of an unutilized piece of property on this site for the Roosevelt HOPE VI development.

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 up to 50 units of homeownership if we receive a HOPE VI grant for the site.

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

Will complete, only 22 homeownership units of the originally proposed 102 units, in the last quarter of 2009 or first quarter of 2010. The majority of these units will be sold to public housing residents.

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.

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

(d) Homeownership

The HACC will have 22 units at Roosevelt Manor HOPE VI development for homeownership. The Public Housing Homeownership (ROSS Grant) program has 30 families pre-qualified for homeownership.

The Section 8 Homeownership program allows for voucher holders to utilize their vouchers to assist in homeownership.

(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. All 149 units are under lease. Liberty Park Apartments are located in South Camden, an area with both public and private housing.

In addition, the HACC has also contracted with 1025 Collings Avenue located on the Collingswood/Camden borderline, for 20 units.

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 Housing Choice Voucher Program has also been awarded 35 special purpose tenant-based vouchers in partnership with Veterans Affairs Administration for housing for our homeless or near homeless Veterans.

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: 2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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		\$548,351			
3	1408 Management Improvements		92,650			
4	1410 Administration (may not exceed 10% of line 21)		274,175			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		165,064			
8	1440 Site Acquisition					
9	1450 Site Improvement		201,631			
10	1460 Dwelling Structures		783,800			
11	1465.1 Dwelling Equipment—Nonexpendable		45,000			
12	1470 Non-dwelling Structures		75,000			
13	1475 Non-dwelling Equipment		17,533			
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.

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 <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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				
19	1502 Contingency (may not exceed 8% of line 20)	5,000				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$2,741,752				
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			Signature of Public Housing Director			
Date			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: 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		\$40,024				
	Inspection Fees	1430		20,012				
	Permit and Other Fees	1430		1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		63,926				
	Unit Rehab and Repair	1460		240,000				
	Upgrade/Repair Building	1460		72,540				
	Dwelling Equipment	1465		14,267				
	Non-Dwelling Structures	1470		23,778				
	Non-dwelling Equipment	1475		4,559				
	Computer Upgrades- Hardware	1475		1,000				
	Relocation	1495		500				
	Operations Transfer	1406		67,159				
	Management Improvements	1408		20,000				
	Financial Management	1408		2,100				
	Computer Upgrades – Software	1408		2,625				

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

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 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: 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		\$44,575				
	Inspection Fees	1430		22,288				
	Permit and Other Fees	1430		1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		70,113				
	Unit Rehab and Repair	1460		270,000				
	Upgrade/Repair Building	1460		79,560				
	Dwelling Equipment	1465		15,648				
	Non-Dwelling Structures	1470		26,080				
	Non-dwelling Equipment	1475		4,896				
	Computer Upgrades- Hardware	1475		1,200				
	Relocation	1495		500				
	Operations Transfer	1406		20,271				
	Management Improvements	1408		14,950				
	Financial Management	1408		2,000				
	Computer Upgrades – Software	1408		2,875				

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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: 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				
	Inspection Fees	1430		3,277				
	Permit and Other Fees	1430		1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		20,163				
	Unit Rehab and Repair	1460		15,000				
	Upgrade/Repair Building	1460		22,880				
	Dwelling Equipment	1465		4,500				
	Non-Dwelling Structures	1470		7,500				
	Non-dwelling Equipment	1475		1,000				
	Computer Upgrades- Hardware	1475		754				
	Relocation	1495		500				
	Operations Transfer	1406		169,629				
	Management Improvements	1408		8,500				
	Financial Management	1408		800				
	Computer Upgrades – Software	1408		1,000				

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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: 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				
	Inspection Fees	1430		3,724				
	Permit and Other Fees	1430		2,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		23,829				
	Unit Rehab and Repair	1460		15,000				
	Upgrade/Repair Building	1460		26,780				
	Dwelling Equipment	1465		5,318				
	Non-Dwelling Structures	1470		8,864				
	Non-dwelling Equipment	1475		1,572				
	Computer Upgrades- Hardware	1475		500				
	Relocation	1495		500				
	Operations Transfer	1406		145,396				
	Management Improvements	1408		8,500				
	Financial Management	1408		800				
	Computer Upgrades – Software	1408		1,000				

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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: 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				
	Inspection Fees	1430		3,721				
	Permit and Other Fees	1430		1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		23,600				
	Unit Rehab and Repair	1460		15,000				
	Upgrade/Repair Building	1460		27,040				
	Dwelling Equipment	1465		5,267				
	Non-Dwelling Structures	1470		8,778				
	Non-dwelling Equipment	1475		1,552				
	Computer Upgrades- Hardware	1475		500				
	Relocation	1495		500				
	Operations Transfer	1406		145,396				
	Management Improvements	1408		8,500				
	Financial Management	1408		800				
	Computer Upgrades – Software	1408		1,000				

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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: 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	Fresh Start	1408		500				
	Staff Training/Travel	1408		1,800				
	Administration	1410		72,698				
	Contingency	1502		600				
	Sub-total Mickle Tower			\$325,694				
NJ10-13 Authority Wide								
	Collateralization or Debt Service	9000		531,048				
	GRAND TOTAL			\$2,741,752				

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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: 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	09/17/2012		09/17/2014		
NJ010-000001 Ablett Village	09/17/2012		09/17/2014		
NJ010-000016 Kennedy Tower	09/17/2012		09/17/2014		
NJ010-000017 Westfield Tower	09/17/2012		09/17/2014		
NJ010-000018 Mickle Tower	09/17/2012		09/17/2014		

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.

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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: 2010 FFY of Grant Approval:

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)		\$91,251		
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		771.263		
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.

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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
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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:2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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)	\$912,514				
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 Maria Marquez, Ph.D., Executive Director			Date 			
Signature of Public Housing Director 			Date 			

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Annual Statement/Performance and Evaluation Report
 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: 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		\$25,000				
	Inspection Fees	1430		20,000				
	Legal and Other Fees	1430		5,000				
	Construction – New Dwelling	1460		771,263				
	Administration	1410		91,251				
	TOTAL			\$912,514				

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² To be completed for the Performance and Evaluation Report.

Part I: Summary						
PHA Name/Number Housing Authority of the City of Camden (NJ10)		Locality (City/County & State) Camden, NJ			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	\$1,475,126	\$1,584,296	\$1,699,467	\$1,825,097
C.	Management Improvements		143,000	143,000	143,000	143,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		287,884	302,279	317,391	333,737
F.	Other		10,400	10,400	10,400	10,400
G.	Operations		431,826	453,417	476,088	500,607
H.	Demolition					
I.	Development		912,514	912,514	912,514	912,514
J.	Capital Fund Financing – Debt Service		530,605	529,389	527,575	524,537
K.	Total CFP Funds		\$3,791,355	\$3,935,295	\$4,086,435	\$4,249,892
L.	Total Non-CFP Funds					
M.	Grand Total		\$3,791,355	\$3,935,295	\$4,086,435	\$4,249,892

Part I: Summary (Continuation)

PHA Name/Number		Locality (City/county & State)		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	NJ010-000002 Branch Village	Annual Statement				
	Physical Improvements Subtotal		330,062	353,492	378,209	424,132
	Management Improvements		29,725	29,725	29,725	29,725
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration		61,784	64,874	68,117	71,625
	Other		1,500	1,500	1,500	1,500
	Operations		92,677	97,310	102,176	107,438
	Demolition					
	Development		912,514	912,514	912,514	912,514
	Capital Fund Financing – Debt Service					
	Total CFP Funds – Branch Village		1,428,262	1,459,415	1,492,241	1,546,934
	NJ010-000001 Ablett Village					
	Physical Improvements Subtotal		353,175	378,872	405,980	485,687
	Management Improvements		25,125	25,125	25,125	25,125
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration		67,763	71,152	74,709	78,557
	Other		1,500	1,500	1,500	1,500
	Operations		101,645	106,727	112,064	117,835
	Demolition					
	Capital Fund Financing – Debt Service					
	Total CFP Funds – Ablett Village		549,208	583,376	619,378	708,704

Part I: Summary (Continuation)

PHA Name/Number		Locality (City/county & State)		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	NJ010-000006 McGuire Gardens					
	Physical Improvements Subtotal		287,342	308,588	331,002	331,002
	Management Improvements		25,175	25,175	25,175	25,175
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration		56,027	58,828	61,769	64,951
	Other		1,500	1,500	1,500	1,500
	Operations		84,040	88,242	92,654	97,426
	Demolition					
	Capital Fund Financing – Debt Service					
	Total CFP Funds – McGuire Gardens		454,084	482,333	512,100	520,054
	NJ010-000003 Chelton Terrace					
	Physical Improvements Subtotal		180,601	194,625	209,420	209,420
	Management Improvements		25,175	25,175	25,175	25,175
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration		36,982	38,831	40,773	42,872
	Other		1,500	1,500	1,500	1,500
	Operations		55,473	58,247	61,159	64,309
	Demolition					
	Capital Fund Financing – Debt Service					
	Total CFP Funds – Chelton Terrace		299,731	318,378	338,027	343,276
	NJ010-000016 Kennedy Tower					

Part I: Summary (Continuation)

PHA Name/Number		Locality (City/county & State)		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	Physical Improvements Subtotal		95,123	102,513	110,310	110,310
	Management Improvements		12,600	12,600	12,600	12,600
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration		19,488	20,462	21,485	22,591
	Other		1,500	1,500	1,500	1,500
	Operations		29,231	30,693	32,227	33,887
	Demolition					
	Capital Fund Financing – Debt Service					
	Total CFP Funds – Kennedy Tower		157,942	167,768	178,122	180,888
	NJ010-000017 Westfield Tower					
	Physical Improvements Subtotal		113,841	122,490	131,616	131,616
	Management Improvements		12,600	12,600	12,600	12,600
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration		22,809	23,950	25,147	26,442
	Other		1,400	1,400	1,400	1,400
	Operations		34,214	35,925	37,721	39,663
	Demolition					
	Capital Fund Financing – Debt Service					
	Total CFP Funds – Westfield Tower		184,864	196,365	208,484	211,721
	NJ010-000018 Mickle Tower					
	Physical Improvements Subtotal		114,982	123,716	132,930	132,930
	Management Improvements		12,600	12,600	12,600	12,600

Part I: Summary (Continuation)

PHA Name/Number		Locality (City/county & State)		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration		23,031	24,182	25,391	26,699
	Other		1,500	1,500	1,500	1,500
	Operations		34,546	36,273	38,087	40,049
	Demolition					
	Capital Fund Financing – Debt Service					
	Total CFP Funds – Mickle Tower		186,659	198,271	210,508	213,778
	NJ10-13 AUTHORITY WIDE					
	Capital Fund Financing – Debt Service		530,605	529,389	527,575	524,537
	Total CFP Funds – Authority Wide		545,605	544,389	542,575	542,575
	CFP Total		\$3,791,355	\$3,935,295	\$4,086,435	\$4,249,892

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	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		202,913	Unit Rehab and Repair		226,343
	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		330,062	Subtotal Branch Village		353,492
	NJ010-000001 Ablett Village			NJ010-000001 Ablett Village		

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	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		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		84,047	Upgrade / Repair Building		109,744
	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		353,175	Subtotal Ablett Village		378,872
	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

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Permits and Other Fees		1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		26,789	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		26,789
	Unit Rehab and Repair		22,353	Unit Rehab and Repair		43,599
	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
	Dwelling Equipment		164,000	Dwelling Equipment		164,000
	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		287,342	Subtotal McGuire Gardens		308,588
	NJ010-000003Chelton Terrace			NJ010-000003Chelton Terrace		
	A/E Fees		20,000	A/E Fees		20,000
	Inspection Fees		10,000	Inspection Fees		10,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Permits and Other Fees		1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		45,055	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		45,055
	Unit Rehab and Repair		58,346	Unit Rehab and Repair		72,370
	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		180,601	Subtotal Chelton Terrace		\$194,625
	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

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	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		16,666	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		16,666
	Unit Rehab and Repair		38,068	Unit Rehab and Repair		45,458
	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		95,123	Subtotal Kennedy Tower		102,513
	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 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	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		65,828	Unit Rehab and Repair		74,477
	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
	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		113,841	Subtotal Westfield Tower		122,490
	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

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	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
	Fire Alarm / Security			Fire Alarm / Security		
	Unit Rehab and Repair		251,060	Unit Rehab and Repair		296,983
	Upgrade / Repair Building		84,049	Upgrade / Repair Building		84,049
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Community Center		-	Community Center		-
	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		378,209	Subtotal Branch Village		424,132

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	NJ010-000001 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
	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		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		405,980	Subtotal Ablett Village		485,687
	NJ010-000006 McGuire Gardens			NJ010-000006 McGuire Gardens		

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	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		166,013	Unit Rehab and Repair		166,013
	Upgrade / Repair Building		50,000	Upgrade / Repair Building		50,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Termite Treatment		1,000	Termite Treatment		1,000
	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		\$331,002	Subtotal McGuire Gardens		\$331,002
	NJ010-000003Chelton Terrace			NJ010-000003Chelton Terrace		

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	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		45,055	Site Improvements – Upgrade Sidewalks, Paving, Drainage , Fencing and Landscape		45,055
	Unit Rehab and Repair		87,165	Unit Rehab and Repair		87,165
	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		\$209,420	Subtotal Chelton Terrace		\$209,420
	NJ010-000016 Kennedy Tower			NJ010-000016 Kennedy Tower		
	A/E Fees		5,000	A/E Fees		5,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	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

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Permits and Other Fees		2,000	Permits and Other Fees		2,000
	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		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

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	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
	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		\$1,699,467	Subtotal of Estimated Cost		\$1,825,097

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	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 Statement	Management Improvement	20,000	Management Improvement	20,000
	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
	NJ010-000003 Chelton Terrace		NJ010-000003 Chelton Terrace	

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	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 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	

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	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 2013		Work Statement for Year: 5 FFY 2014	
	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 Statement	Management Improvement	20,000	Management Improvement	20,000
	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
	NJ010-000003 Chelton Terrace		NJ010-000003 Chelton Terrace	

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	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 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	

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	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 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 01 for submission) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> 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		
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs			80,884		
8	1440 Site Acquisition					
9	1450 Site Improvement		236,000	154,116		
10	1460 Dwelling Structures		3,549,329	3,550,329		
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 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 01)						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> 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			
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 Maria Marquez, Ph.D., Executive Director			Date 			
Signature of Public Housing Director 			Date 			

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.

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		\$202,500				
	Unit Rehab and Repair (Force Account)	1460			\$403,530			
	Administration (Staff and Related items)	1410		22,500	44,837			
	Subtotal Branch Village			\$225,000	\$448,367			
NJ010-000001 Ablett Village								
	Inspection Fees	1430		0	55,828			
	Unit Rehab and Repair	1460		350,000	0			
	Unit Rehab and Repair (Force Account)	1460			326,080			
	Upgrade/Repair Building (Roofs, Windows, Doors)	1460		2,739,250				
	Upgrade/Repair Building (Roofs)	1460			1,116,560			
	Upgrade/Repair Building (Windows, Doors) (Force Account)	1460			1,357,159			
	Administration (Staff and Related items)	1410		343,250	317,291			
	Subtotal Ablett Village			3,432,500	3,172,918			
NJ010-000016 Kennedy Tower								
	Inspection Fees	1430			3,146			
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape (Parking Lot)	1450		111,790	62,913			
	Administration (Staff and Related items)	1410		12,421	7,340			
	Subtotal Kennedy Tower			124,211	73,399			

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² To be completed for the Performance and Evaluation Report.

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 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: 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		0	15,160			
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape (Parking Lot)	1450		124,210	91,203			
	Upgrade/Repair Building (Roof)	1460		122,579	212,000			
	Administration (Staff and Related items)	1410		27,421	35,374			
	Subtotal Westfield Tower			274,210	353,737			
NJ010-000018 Mickle Tower r								
	Inspection Fees	1430		0	6,750			
	Upgrade/Repair Building (Roof)	1460		135,000	135,000			
	Administration (Staff and Related items)	1410		15,000	15,750			
	Subtotal Mickle Tower			150,000	157,500			
	GRAND TOTAL			\$4,205,921	\$4,205,921			

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.

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.

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 Capital Fund Financing Program

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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: 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
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		38,136		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	224,023	185,887	22,613	22,613
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	422,719	422,719		
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.
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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
 Capital Fund Financing Program

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: NJ010D001B (Interest Only) Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> 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	\$22,613	\$22,613
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			Signature of Public Housing Director		
Date			Date		
Maria Marquez, Ph.D., Executive Director					

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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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: 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		\$22,953	\$47,906			
	Inspection Fees	1430		0	15,636			
	Legal and Other Fees	1430		0	5,000			
	Replace Kitchen and Appliances, Minor Interior Work	1460		29,023	29,023	\$22,613	\$22,613	
	Unit Rehab and Repair	1460		0	146,864			
	Construction – Community Center	1470		172,719	172,719			
	Subtotal			225,695	417,148	22,613	22,613	
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	23,953			
	Inspection Fees	1430		0	12,500			
	Legal and Other Fees	1430		0	5,000			
	HVAC/Energy Efficiency Conversion	1460		10,000	10,000			
	Construction – Community Room and Office Expansion	1470		250,000	250,000			
	Subtotal			283,953	301,453	0	0	
	TOTAL			\$718,601	\$718,601	\$22,613	\$22,613	

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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:
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					
NJ10-7 Kennedy Towers					

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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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: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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	\$391,678	\$522,238			
3	1408 Management Improvements	92,650	92,650			
4	1410 Administration (may not exceed 10% of line 21)	261,120	261,120			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	102,600	151,420			
8	1440 Site Acquisition					
9	1450 Site Improvement	99,731	110,675			
10	1460 Dwelling Structures	1,014,684	718,000			
11	1465.1 Dwelling Equipment—Nonexpendable	45,000	45,000			
12	1470 Non-dwelling Structures	34,000	75,000			
13	1475 Non-dwelling Equipment	26,716	91,716			
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	2,400	2,500			
17	1499 Development Activities ⁴					

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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:2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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		
19	1502 Contingency (may not exceed 8% of line 20)	10,000	9,460		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$2,611,194	\$2,611,194		
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 Maria Marquez, Ph.D., Executive Director		Date		Signature of Public Housing Director _____	
		Date		Date	

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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: 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		\$10,000	\$37,141			
	Inspection Fees	1430		11,300	18,570			
	Permit and Other Fees	1430		1,000	1,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		10,000	35,089			
	Fire Alarm/Security	1460		1,000	0			
	Unit Rehab and Repair	1460		283,241	175,000			
	Upgrade/Repair Building	1460		84,049	72,540			
	Dwelling Equipment	1465		5,000	14,267			
	Non-Dwelling Structures	1470		10,000	23,778			
	Non-dwelling Equipment	1475		1,100	7,470			
	Non-dwelling Equipment (Automotive Equipment)	1475		0	65,000			
	Computer Upgrades- Hardware	1475		1,000	1,000			
	Relocation	1495		500	500			
	Operations Transfer	1406		124,180	63,961			
	Management Improvements	1408		20,000	20,000			
	Financial Management	1408		2,100	2,100			
	Computer Upgrades – Software	1408		2,625	2,625			
	Staff Training/Travel	1408		2,000	2,000			

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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: 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	Youth program	1408		3,000	3,000			
	Administration	1410		82,787	31,981			
	Contingency	1502		1,000	1,800			
	Sub-total Branch Village			\$654,882	\$578,822			
NJ010-000001 Ablett Village								
	A/E Fees	1430		\$20,000	41,412			
	Inspection Fees	1430		12,000	20,706			
	Permit and Other Fees	1430		1,000	1,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		50,000	38,485			
	Fire Alarm/Security	1460		1,000	0			
	Unit Rehab and Repair	1460		148,928	270,000			
	Upgrade/Repair Building	1460		195,510	79,560			
	Termite Treatment	1460		10,000	0			
	Dwelling Equipment	1465		10,000	15,648			
	Non-Dwelling Structures	1470		10,000	26,080			
	Non-dwelling Equipment	1475		5,000	8,090			
	Computer Upgrades- Hardware	1475		1,200	1,200			
	Relocation	1495		500	500			

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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: 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	Operations Transfer	1406		136,197	19,782			
	Management Improvements	1408		14,950	14,950			
	Financial Management	1408		2,300	2,300			
	Computer Upgrades – Software	1408		2,875	2,875			
	Staff Training/Travel	1408		2,000	2,000			
	Youth program	1408		3,000	3,000			
	Administration	1410		90,798	9,891			
	Contingency	1502		1,000	1,800			
	Sub-total Ablett Village			\$718,258	\$559,279			

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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: 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		\$5,000	5,645			
	Inspection Fees	1430		3,000	2,822			
	Permit and Other Fees	1430		1,000	1,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		16,666	11,067			
	Fire Alarm/Security	1460		1,000	0			
	Unit Rehab and Repair	1460		70,123	15,000			
	Upgrade/Repair Building	1460		1,000	22,880			
	Termite Treatment	1460		1,000	0			
	Dwelling Equipment	1465		10,000	4,500			
	Non-Dwelling Structures	1470		11,000	7,500			
	Non-dwelling Equipment	1475		6,789	1,072			
	Computer Upgrades- Hardware	1475		1,600	1,600			
	Relocation	1495		500	500			
	Operations Transfer	1406		39,168	161,551			
	Management Improvements	1408		8,500	8,500			
	Financial Management	1408		800	800			
	Computer Upgrades – Software	1408		1,000	1,000			

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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: 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	Fresh Start	1408		500	500			
	Staff Training/Travel	1408		1,800	1,800			
	Administration	1410		26,112	80,776			
	Contingency	1502		1,000	1,800			
	Sub-total Kennedy Tower			\$206,558	\$330,313			
NJ010-000017 Westfield Tower								
	A/E Fees	1430		\$5,000	6,372			
	Inspection Fees	1430		3,700	3,186			
	Permit and Other Fees	1430		2,000	2,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		10,000	13,080			
	Fire Alarm/Security	1460		1,000	0			
	Unit Rehab and Repair	1460		102,647	15,000			
	Upgrade/Repair Building	1460		10,000	26,780			
	Termite Treatment	1460		1,000	0			
	Dwelling Equipment	1465		10,000	5,318			

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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: 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	Non-Dwelling Structures	1470		2,000	8,864			
	Non-dwelling Equipment	1475		3,413	1,557			
	Computer Upgrades- Hardware	1475		1,600	1,600			
	Relocation	1495		400	500			
	Operations Transfer	1406		45,844	138,472			
	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		30,563	69,236			
	Contingency	1502		1,000	1,800			
	Sub-total Westfield Tower			\$241,767	\$306,365			

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² To be completed for the Performance and Evaluation Report.

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: 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		\$13,000	\$6,377			
	Inspection Fees	1430		3,600	3,189			
	Permit and Other Fees	1430		1,000	1,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		13,065	12,954			
	Fire Alarm/Security	1460		1,000	0			
	Unit Rehab and Repair	1460		95,186	15,000			
	Upgrade/Repair Building	1460		10,000	27,040			
	Termite Treatment	1460		1,000	0			
	Dwelling Equipment	1465		10,000	5,267			
	Non-Dwelling Structures	1470		1,000	8,778			
	Non-dwelling Equipment	1475		3,414	1,527			
	Computer Upgrades- Hardware	1475		1,600	1,600			
	Relocation	1495		500	500			
	Operations Transfer	1406		46,289	138,472			
	Management Improvements	1408		8,500	8,500			
	Financial Management	1408		800	800			
	Computer Upgrades – Software	1408		1,000	1,000			

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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: 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	Fresh Start	1408		500	500			
	Staff Training/Travel	1408		1,800	1,800			
	Administration	1410		30,860	69,236			
	Contingency	1502		1,000	2,260			
	Sub-total Mickle Tower			\$244,114	\$305,800			
NJ10-13 Authority Wide								
	Indefinite A/E Services	1430		5,000	0			
	Professional and Other Fees	1430		5,000	0			
	Collateralization or Debt Service	9000		530,615	530,615			
	Contingency	1502		5,000	0			
	GRAND TOTAL			\$2,611,194	\$2,611,194			

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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	09/17/2011		09/17/2013		
NJ010-000001 Ablett Village	09/17/2011		09/17/2013		
NJ010-000016 Kennedy Tower	09/17/2011		09/17/2013		
NJ010-000017 Westfield Tower	09/17/2011		09/17/2013		
NJ010-000018 Mickle Tower	09/17/2011		09/17/2013		

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.

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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
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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: NJ39P0501-08 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> 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	124,877	154,877	10,369	10,369
4	1410 Administration (may not exceed 10% of line 21)	237,555	237,555	237,555	99,785
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	115,500	167,528	7,411	7,264
8	1440 Site Acquisition				
9	1450 Site Improvement	123,863	199,863	80,806	80,806
10	1460 Dwelling Structures	592,443	457,101	28,632	3,894
11	1465.1 Dwelling Equipment—Nonexpendable	19,000	46,314	36,441	16,127
12	1470 Non-dwelling Structures	134,000	44,000	9,363	9,363
13	1475 Non-dwelling Equipment	26,717	66,716	1,992	1,992
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	2,400	2,400		
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
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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: NJ39P0501-08 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2008 FFY of Grant Approval: 2008	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 02)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> 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	263,407
19	1502 Contingency (may not exceed 8% of line 20)	10,000	10,000		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$2,375,555	\$2,375,555	\$1,401,770	\$952,903
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			Signature of Public Housing Director		
Date			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.

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	
NJ10-1 Branch Village								
	A/E Fees	1430		\$30,000	\$36,341			
	Inspection Fees	1430		7,500	7,500			
	Permit and Other Fees	1430		1,000	1,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		20,000	20,000			
	Fire Alarm/Security	1460		1,000	1,000			
	Unit Rehab and Repair	1460		129,992	129,992			
	Upgrade/Repair Building	1460		24,978	24,978			
	Dwelling Equipment	1465		5,000	5,000			
	Community Center	1470		100,000	2,138			
	Non-Dwelling Structures	1470		10,000	12,493			
	Non-dwelling Equipment	1475		1,100	1,100			
	Computer Upgrades- Hardware	1475		1,000	13,682			
	Relocation	1495		500	500			
	Operations Transfer	1406		84,808	84,808	84,808	84,808	
	Management Improvements	1408		18,127	18,127			
	Financial Management	1408		2,100	2,100			
	Computer Upgrades – Software	1408		2,625	12,136			

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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: 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	
NJ10-1 Branch Village	Staff Training/Travel	1408		2,000	2,000			
	Youth program	1408		3,000	3,000			
	Administration	1410		73,642	29,095	29,095	12,221	
	Contingency	1502		1,000	1,000			
	Sub-total Branch Village			\$519,372	\$407,990	\$113,903	\$97,029	
NJ10-2 Ablett Village								
	A/E Fees	1430		\$20,000	33,087	7,411	7,264	In progress.
	Inspection Fees	1430		10,000	10,000			
	Permit and Other Fees	1430		1,000	1,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		50,000	126,000	80,806	80,806	In progress.
	Fire Alarm/Security	1460		1,000	2,000	1,520	1,520	In progress.
	Unit Rehab and Repair	1460		163,428	87,400			
	Upgrade/Repair Building	1460		56,562	16,562	2,374	2,374	In progress.
	Termite Treatment	1460		5,000	5,000			
	Dwelling Equipment	1465		10,000	17,000	16,127	16,127	In progress.
	Non-Dwelling Structures	1470		10,000	12,734	9,363	9,363	In progress.
	Non-dwelling Equipment	1475		5,000	5,000	1,992	1,992	In progress.
	Computer Upgrades- Hardware	1475		1,200	15,109			
	Relocation	1495		500	500			

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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	
NJ10-2 Ablett Village	Operations Transfer	1406		44,900	44,900	44,900	44,900	
	Management Improvements	1408		51,350	41,350			
	Financial Management	1408		0	0			
	Computer Upgrades – Software	1408		2,875	13,308			
	Staff Training/Travel	1408		2,000	5,000	4,200	4,200	
	Youth program	1408		3,000	10,000	6,169	6,169	
	Administration	1410		83,144	8,998	8,998	3,780	
	Contingency	1502		1,000	1,000			
	Sub-total Ablett Village			\$521,959	\$455,948	\$183,860	\$178,495	

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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	
NJ10-7 Kennedy Tower								
	A/E Fees	1430		\$5,000	\$7,000			
	Inspection Fees	1430		3,000	3,000			
	Permit and Other Fees	1430		1,000	1,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		6,666	6,666			
	Fire Alarm/Security	1460		1,000	1,000			
	Unit Rehab and Repair	1460		61,581	61,581			
	Upgrade/Repair Building	1460		1,000	1,000			
	Termite Treatment	1460		1,000	1,000			
	Dwelling Equipment	1465		1,000	1,000			
	Non-Dwelling Structures	1470		11,000	11,786			
	Non-dwelling Equipment	1475		6,789	6,789			
	Computer Upgrades- Hardware	1475		1,600	5,600			
	Relocation	1495		500	500			
	Operations Transfer	1406		136,787	136,787	136,787	136,787	
	Management Improvements	1408		8,500	8,500			
	Financial Management	1408		800	800			
	Computer Upgrades – Software	1408		1,000	4,000			

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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	
NJ10-7 Kennedy Tower	Fresh Start	1408		500	500			
	Staff Training/Travel	1408		1,800	1,800			
	Administration	1410		73,486	73,486	73,486	30,868	
	Contingency	1502		1,000	1,000			
	Sub-total Kennedy Tower			\$274,279	\$333,795	\$210,273	\$167,655	
NJ10-8 Westfield Tower								
	A/E Fees	1430		\$5,000	\$7,364			
	Inspection Fees	1430		3,000	3,000			
	Permit and Other Fees	1430		2,000	2,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		2,000	2,000			
	Fire Alarm/Security	1460		1,000	1,000			
	Unit Rehab and Repair	1460		86,559	61,821			
	Upgrade/Repair Building	1460		10,000	10,000			
	Termite Treatment	1460		1,000	1,000			
	Dwelling Equipment	1465		1,500	1,500			
	Elevator Mechanical Motors Replacement	1460		0	24,738	24,738		

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² To be completed for the Performance and Evaluation Report.

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	
NJ10-8 Westfield Tower	Non-Dwelling Structures	1470		2,000	2,920			
	Non-dwelling Equipment	1475		3,413	3,413			
	Computer Upgrades- Hardware	1475		1,600	6,327			
	Relocation	1495		400	400			
	Operations Transfer	1406		128,185	128,185	128,185	128,185	
	Management Improvements	1408		8,500	8,500			
	Financial Management	1408		800	800			
	Computer Upgrades – Software	1408		1,000	4,545			
	Fresh Start	1408		500	500			
	Staff Training/Travel	1408		1,800	1,800			
	Administration	1410		28,507	62,988	62,988	26,458	
	Contingency	1502		1,000	1,000			
	Sub-total Westfield Tower			\$288,764	\$334,801	\$215,911	\$154,643	

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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: 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	
NJ10-10 Mickle Tower								
	A/E Fees	1430		\$13,000	\$15,341			
	Inspection Fees	1430		3,000	3,000			
	Permit and Other Fees	1430		1,000	1,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		45,197	45,197			
	Unit Rehab and Repair	1460		38,343	18,029			
	Upgrade/Repair Building	1460		10,000	10,000			
	Fire Alarm/Security	1460		1,000	1,000			
	Dwelling Equipment	1465		1,500	21,814	20,314		
	Non-Dwelling Structures	1470		1,000	1,929			
	Non-dwelling Equipment	1475		3,415	3,415			
	Computer Upgrades- Hardware	1475		1,600	6,282			
	Relocation	1495		500	500			
	Operations Transfer	1406		65,216	65,216	65,216	65,216	
	Management Improvements	1408		8,500	8,500			
	Financial Management	1408		800	800			
	Computer Upgrades – Software	1408		1,000	4,511			

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² To be completed for the Performance and Evaluation Report.

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	
NJ10-10 Mickle Tower	Fresh Start	1408		500	500			
	Staff Training/Travel	1408		1,800	1,800			
	Administration	1410		28,507	62,988	62,988	26,458	
	Contingency	1502		1,000	1,000			
	Sub-total Mickle Tower			\$226,878	\$272,822	\$148,518	\$91,674	
NJ10-13 Authority Wide								
	Indefinite A/E Services	1430		5,000	30,895			
	Professional and Other Fees	1430		5,000	5,000			
	Collateralization or Debt Service	9000		529,305	529,305	529,305	263,407	
	Contingency	1502		5,000	5,000			
	Sub-total Authority Wide Projects			\$544,305	\$570,200	\$529,305	\$263,407	
	GRAND TOTAL			\$2,375,555	\$2,375,555	\$1,401,770	\$952,903	

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² To be completed for the Performance and Evaluation Report.

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	
NJ10-1 Branch Village	June 2010		June 2012		
NJ10-2 Ablett Village	June 2010		June 2012		
NJ10-7 Kennedy Tower	June 2010		June 2012		
NJ10-8 Westfield Tower	June 2010		June 2012		
NJ10-10 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 Financing Program

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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 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:02 For Submission) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> 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	291,682	204,665	95,560	95,560
4	1410 Administration (may not exceed 10% of line 21)	284,682	284,683	284,683	284,683
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	129,000	122,256	104,287	71,929
8	1440 Site Acquisition				
9	1450 Site Improvement	159,737	125,070	118,857	114,457
10	1460 Dwelling Structures	534,012	544,425	469,509	407,581
11	1465.1 Dwelling Equipment—Nonexpendable	76,500	103,286	94,216	94,236
12	1470 Non-dwelling Structures	449,683	576,779	17,397	3,096
13	1475 Non-dwelling Equipment	78,600	44,762	33,020	33,020
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	3,400	1,450		
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.

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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 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> 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	\$2,057,002	\$1,944,016
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 Maria Marquez, Ph.D., Executive Director		Date		Signature of Public Housing Director _____	
		Date		Date	

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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: NJ39P0501-07 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		\$60,000	\$50,000	\$33,780	\$21,491	In progress.
	Inspection Fees	1430		3,000	3,000	1,907	1,907	In progress.
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		37,500	11,450	5,237	837	In progress.
	Fire Alarm/Security	1460		14,783	0			
	Upgrade/Repair Building	1460		45,000	69,783	59,858	25,058	In progress.
	Unit Rehab and Repair	1460		76,891	75,543	43,293	43,293	In progress.
	Dwelling Equipment	1465		30,000	31,348	24,177	24,177	In progress.
	Community Center	1470		439,683	537,545			
	Non-Dwelling Structures	1470			36,984	17,397	3,096	In progress.
	Non-dwelling Equipment	1475		15,000	11,904	2,445	2,445	In progress.
	Computer Upgrades- Hardware	1475		4,200	4,200	2,397	2,397	In progress.
	Relocation	1495		1,050	1,050			
	Operations Transfer	1406		104,257	147,281	147,281	147,281	
	Management Improvements	1408		66,032	54,707	6,918	6,918	In progress.
	Financial Management	1408		2,100	2,100			
	Computer Upgrades – Software	1408		2,625	6,000	5,819	5,819	In progress.

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: NJ39P0501-07 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	Fresh Start	1408		500	500			
	Staff Training/Travel	1408		5,000	5,000	4,617	4,617	In progress.
	Administration	1410		90,257	84,925	84,925	84,925	
	Contingency	1502						
	Sub-total Branch Village			997,878	1,133,320	440,051	374,261	
NJ10-2 Ablett Village								
	A/E Fees	1430		30,000	17,932	17,932	17,932	Completed.
	Inspection Fees	1430		3,000	3,000	2,343	2,343	In progress.
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		66,020	83,167	83,167	83,167	Completed.
	Unit Rehab and Repair	1460		246,311	269,063	269,063	269,063	Completed.
	Storm System Video Inspection & Cleaning	1460		5,349	0			
	Upgrade/Repair Building	1460		16,400	22,964	22,964	22,964	Completed.
	Fire alarm Security	1460		3,200	0			
	Termite Treatment for Units	1460		8,500	0			
	Replace Smoke Detectors	1460		7,478	2,196	2,196	2,196	Completed.
	Dwelling Equipment	1465		16,580	38,957	38,957	38,957	Completed.
	Non-dwelling Equipment	1475		10,000	12,238	12,238	12,238	Completed.
	Computer Upgrades- Hardware	1475		4,600	2,442	2,442	2,442	Completed.
	Relocation	1495		1,150	0			

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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: 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	Operations Transfer	1406		112,992	61,191	61,191	61,191	
	Management Improvements	1408		74,817	37,347	19,428	19,428	
	Financial Management	1408		2,300				
	Computer Upgrades – Software	1408		2,875	4,531	4,531	4,531	
	Staff Training/Travel	1408		5,000	9,743	9,743	9,743	
	Administration	1410		98,992	90,121	90,121	90,121	
	Contingency	1502						
	Sub-total Ablett Village			\$715,564	\$654,892	\$636,316	\$636,316	

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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: 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		2,000	3,733	3,733	2,600	
	Inspection Fees	1430		2,000	2,794	2,794	2,794	
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		37,217	6,885	6,885	6,885	Completed.
	Unit Rehab and Repair	1460		22,000	4,180	4,180	4,180	Completed.
	Upgrade/Repair Building	1460		5,000	11,355	3,352	962	In progress.
	Dwelling Equipment	1465		10,000	2,658	2,658	2,658	Completed.
	Non-dwelling Equipment	1475		0	9,659	9,659	9,659	Completed.
	Computer Upgrades- Hardware	1475		1,600	754	274	274	In progress.
	Relocation	1495		400	400			
	Operations Transfer	1406		28,468	60,435	60,435	60,435	
	Management Improvements	1408		22,668	21,971	12,067	12,067	
	Financial Management	1408		800	800			
	Computer Upgrades – Software	1408		1,000	2,197	1,937	1,937	

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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: NJ39P0501-07 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	Fresh Start	1408		500	500			
	Staff Training/Travel	1408		3,500	3,000	1,268	1,268	
	Administration	1410		28,468	34,369	34,369	34,369	
	Contingency	1502						
	Sub-total Kennedy Tower			\$165,621	\$165,690	\$143,611	\$140,088	
NJ10-8 Westfield Tower								
	A/E Fees	1430		3,000	35,994	35,994	18,192	In progress.
	Inspection Fees	1430		2,000	1,436	1,436	1,436	
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		9,000	0			
	Unit Rehab and Repair	1460		47,400	17,418	17,418	17,418	Completed.
	Elevator mechanical Motors Replacement	1460		1,000	49,476	24,738		In progress.
	Upgrade/Repair Building	1460		15,700	8,032	8,032	8,032	Completed.
	Dwelling Equipment	1465		10,000	15,050	13,171	13,171	

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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: NJ39P0501-07 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	Non-Dwelling Structures	1470						
	Non-dwelling Equipment	1475		0	736	736	736	
	Computer Upgrades- Hardware	1475		1,600	799	799	799	
	Relocation	1495		400	0			
	Operations Transfer	1406		33,321	42,348	42,348	42,348	
	Management Improvements	1408		26,221	14,589	12,800	12,800	
	Financial Management	1408		800	800			
	Computer Upgrades – Software	1408		1,000	1,937	1,937	1,937	
	Fresh Start	1408		500	500			
	Staff Training/Travel	1408		4,800	4,800	1,763	1,763	
	Administration	1410		33,321	37,489	37,489	37,489	
	Contingency	1502						
	Sub-total Westfield Tower			\$190,063	\$231,404	\$198,661	\$156,121	

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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: 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		2,000	3,733	3,733	2,600	In progress.
	Inspection Fees	1430		2,000	634	634	634	
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		10,000	23,568	23,568	23,568	
	Unit Rehab and Repair	1460		9,700	0			
	Upgrade/Repair Building	1460		9,300	14,415	14,415	14,415	
	Dwelling Equipment	1465		10,000	15,273	15,273	15,273	
	Non-dwelling Equipment	1475		0	736	736	736	
	Computer Upgrades- Hardware	1475		1,600	1,294	1,294	1,294	
	Relocation	1495		400	0			
	Operations Transfer	1406		33,644	1,427	1,427	1,427	
	Management Improvements	1408		26,544	26,026	10,800	10,800	
	Financial Management	1408		800	800			
	Computer Upgrades – Software	1408		1,000	1,517	1,517	1,517	

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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: NJ39P0501-07 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	Fresh Start	1408		500	500			
	Staff Training/Travel	1408		4,800	4,800	415	415	
	Administration	1410		33,644	37,779	37,779	37,779	
	Contingency	1502						
	Sub-total Mickle Tower			\$145,932	\$132,502	\$111,591	\$110,458	
NJ10-13 Authority Wide								
	Computer Upgrades - Software	1408		35,000	0			
	Professional and Other Fees	1430		20,000	0			
	Office Building	1470		10,000	2,250			
	Computer Upgrades - Hardware	1475		40,000	0			
	Collaterization or Debt Service	9000		526,772	526,772	526,772	526,772	
	Contingency	1502						
	Sub-total Authority Wide Projects			\$631,772	\$529,022	\$526,772	\$526,772	
	GRAND TOTAL			\$2,846,830	\$2,846,830	\$2,057,002	\$1,944,016	

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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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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
 Capital Fund Financing Program

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: NJ39P0501-06 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2006 FFY of Grant Approval: 2006	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:06 For Submission) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> 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	\$475,400	\$475,400	\$475,400	\$475,400	
3	1408 Management Improvements	146,810	133,609	98,589	86,199	
4	1410 Administration (may not exceed 10% of line 21)	237,700	237,700	237,700	237,700	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	117,674	149,184	149,184	76,227	
8	1440 Site Acquisition					
9	1450 Site Improvement	94,258	74,798	73,258	73,258	
10	1460 Dwelling Structures	509,347	496,499	489,727	489,727	
11	1465.1 Dwelling Equipment—Nonexpendable	10,557	10,557	10,557	10,557	
12	1470 Non-dwelling Structures	231,970	245,969	245,969	188,850	
13	1475 Non-dwelling Equipment	24,814	24,814	24,792	24,792	
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
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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: NJ39P0501-06 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2006 FFY of Grant Approval: 2006	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> 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	528,471	528,471	528,471	528,471
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$2,377,001	\$2,377,001	\$2,333,647	\$2,191,181
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	
Maria Marquez, Ph.D., Executive Director					

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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: NJ39P0501-06 CFFP (Yes/ No): Replacement Housing Factor Grant No:			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	
NJ10-1 Branch Village								
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		\$11,620	\$23,670	\$23,670	\$23,670	Completed.
	Unit Rehab and Repair	1460		213,301	199,302	199,302	199,302	Completed.
	Furniture, Fixtures and Equipment	1465		5,513	5,513	5,513	5,513	Completed.
	Non-Dwelling Structures	1470		0	13,999	13,999		In progress.
	Non-dwelling Equipment	1475		4,639	4,639	4,617	4,617	In progress.
	Sub-total Branch Village			235,073	247,123	247,101	233,102	
NJ10-2 Ablett Village								
	A/E Fees	1430		0	25,895	25,895		In progress.
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		16,038	16,038	15,988	15,988	Completed.
	Unit Redevelopment	1460		262,863	262,863	260,501	260,501	Completed.
	Furniture, Fixtures and Equipment	1465		5,044	5,044	5,044	5,044	Completed.
	Sub-total Ablett Village			283,945	309,840	307,428	281,533	

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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: NJ39P0501-06 CFFP (Yes/ No): Replacement Housing Factor Grant No:			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	
NJ10-8 Westfield Tower								
	A/E Fees	1430		0	31,510	31,510		In progress.
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1450		66,600	35,090	33,600	33,600	
	Sprinkler System Installation	1460		10,480	10,480	10,480	10,480	Completed.
	Unit Redevelopment	1460		1,800	1,800	1,800	1,800	In progress.
	Sub-total Westfield Tower			78,880	78,880	77,390	45,880	
NJ10-13 Authority Wide	Operations Transfer	1406		475,400	475,400	475,400	475,400	
	Management Improvements	1408		15,403	8,908	8,518	8,518	
	Financial Management	1408		12,766	6,690	6,690	6,690	
	Computer Upgrades – Software	1408		25,641	35,011	35,011	35,011	
	Resident Training	1408		10,000	5,000			
	Board of Commissioner’s Training	1408		10,000	5,000			

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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: NJ39P0501-06 CFFP (Yes/ No): Replacement Housing Factor Grant No:			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	
NJ10-13 Authority Wide								
	Youth Program	1408		10,000	10,000			
	Fresh Start	1408		48,000	48,000	42,000	29,610	
	Staff Training/Travel	1408		15,000	15,000	6,370	6,370	
	Administration	1410		237,620	237,620	237,620	237,620	
	Materials/Supplies	1410		80	80	80	80	
	Indefinite A/E Services	1430		117,674	91,779	91,779	76,227	
	Professional and Other Fees	1430						
	Unit Redevelopment	1460		20,903	22,054	17,644	17,644	
	Office Building	1470		231,970	231,970	231,970	188,850	
	Computer Upgrades - Hardware	1475		20,175	20,175	20,175	20,175	
	Collateralization or Debt Service	9000		528,471	528,471	528,471	528,471	
	Contingency	1502						
	Sub-total Authority Wide Projects			1,779,103	1,741,158	1,701,728	1,630,666	
	GRAND TOTAL			\$2,377,001	\$2,377,001	\$2,333,647	\$2,191,181	

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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	
NJ10-1 Branch Village	July 2008	July 2008	July 2010		
NJ10-2 Ablett Village	July 2008	July 2008	July 2010		
NJ10-8 Westfield Tower	July 2008	July 2008	July 2010		
NJ10-13 Authority Wide	July 2008	July 2008	July 2010		

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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: 2009 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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)		\$91,251			
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		771.263			
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					

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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:2009 FFY of Grant Approval: 2009	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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)	\$912,514			
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			Signature of Public Housing Director		
Date			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
 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 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> 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				

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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: Replacement Housing Factor Grant No: NJ39R010502-08 Date of CFFP:			FFY of Grant:2008 FFY of Grant Approval: 2008	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09		<input type="checkbox"/> 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			Signature of Public Housing Director			
Date			Date			
Maria Marquez, Ph.D., Executive Director						

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U.S. Department of Housing and Urban Development
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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	
NJ10-1 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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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 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> 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			
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		790,066			

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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
 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					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09		<input type="checkbox"/> 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			
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			Signature of Public Housing Director		
Date			Date		
Maria Marquez, Ph.D., Executive Director					

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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
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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: NJ39R010502-06 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2006 FFY of Grant Approval: 2006
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> 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		

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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
 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					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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			Signature of Public Housing Director		
Date			Date		
Maria Marquez, Ph.D., Executive Director					

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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: NJ39R010501-06 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2006 FFY of Grant Approval: 2006
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 01)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> 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
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

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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						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09		<input type="checkbox"/> 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		
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			Signature of Public Housing Director			
Date			Date			
Maria Marquez, Ph.D., Executive Director						

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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: NJ39R010502-05 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2005 FFY of Grant Approval: 2005
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> 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				

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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: NJ39R010502-05 Date of CFFP:		FFY of Grant:2005 FFY of Grant Approval: 2005	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09		<input type="checkbox"/> 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			Signature of Public Housing Director		
Date			Date		
Maria Marquez, Ph.D., Executive Director					

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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: NJ39R010501-05 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2005 FFY of Grant Approval: 2005	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 01) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> 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)	\$83,861	\$83,861	\$83,861	\$68,782	
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	754,753	754,753	754,753	314,907	

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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: NJ39R010501-05 Date of CFFP:			FFY of Grant:2005 FFY of Grant Approval: 2005	
Type of Grant						
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09 <input type="checkbox"/> 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)	\$838,614	\$838,614	\$838,614	\$383,689	
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			Signature of Public Housing Director			
Date			Date			
Maria Marquez, Ph.D., Executive Director						

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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.

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 budget that will result in a 7-10% savings over expenses for a 3 year period to create a reserve of approximately \$4 million (will meet HUD PHAS standards. b.) Each AMP to be a HUD High Performer under the FASS indicator by 2011.	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	To attain High Performance status and to operate at the highest possible level.
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.
	Increasing resident participation and satisfaction.
Establish a 501(c)(3) corporation	
To have 10 families participating in the Housing Choice Voucher Homeownership program to be homeowners by August 2009.	To continue to provide homeownership opportunities for families within our community.
Improve quality of life issues; enforcing all laws equally.	To continue to strive for better communities.
HACC will be creating a Non-Profit Foundation a.) Scholarships for HOPE VI Residents	To Continue to provide our residents with furthering their educational opportunities.

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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.	To utilize ARRA in creating employment opportunities for our residents.
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	
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)	2007 Score of 76
Improve housing choice voucher management: (SEMAP)	2007 Score of 86
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 Section 8 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 public housing or other	Homeownership opportunities will be made

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homeownership programs:	available at Roosevelt Manor. The PHA has a LIPH Homeownership Program and a Section 8 Homeownership Program. There are 30 participants in the program.
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 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.
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 is being revised in accordance with compliance of the Asset Management Model.
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

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	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 ARA 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, Day Care Center and Medical Center with Dental Care.
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.