

**Attachment L**

**CAPITAL FUNDS  
PROGRAM**

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2025			Work Statement for Year: 5 FFY 2026		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	NJ010-000017 Westfield Tower			NJ010-000017 Westfield Tower		
	A/E Fees		3,757	A/E Fees		3,832
	Inspection Fees		2,149	Inspection Fees		2,192
	Permits and Other Fees		500	Permits and Other Fees		500
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		6,589	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		6,721
	Unit Rehab and Repair		165,629	Unit Rehab and Repair		169,041
	Upgrade / Repair Building		11,489	Upgrade / Repair Building		11,739
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Dwelling Equipment		5,035	Dwelling Equipment		5,136
	Non-Dwelling Structures		2,636	Non-Dwelling Structures		2,688
	Non-Dwelling Equipment		217	Non-Dwelling Equipment		217
	Non-Dwelling Equipment - Vehicle		500	Non-Dwelling Equipment - Vehicle		500
	Computer Upgrades - Hardware		500	Computer Upgrades - Hardware		500
	<b>Subtotal Westfield Tower</b>		<b>200,001</b>	<b>Subtotal Westfield Tower</b>		<b>204,066</b>
	NJ010-000018 Mickle Tower			NJ010-000018 Mickle Tower		
	A/E Fees		3,783	A/E Fees		3,859
	Inspection Fees		2,162	Inspection Fees		2,205
	Permits and Other Fees		500	Permits and Other Fees		500

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2025			Work Statement for Year 5 FFY 2026		
	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		6,654	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		6,787
	Unit Rehab and Repair		161,734	Unit Rehab and Repair		165,281
	Upgrade / Repair Building		11,000	Upgrade / Repair Building		11,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Dwelling Equipment		3,991	Dwelling Equipment		4,071
	Non-Dwelling Structures		2,662	Non-Dwelling Structures		2,715
	Non-Dwelling Equipment		229	Non-Dwelling Equipment		229
	Non-Dwelling Equipment- Vehicle		500	Non-Dwelling Equipment- Vehicle		500
	Computer Upgrades – Hardware		500	Computer Upgrades - Hardware		500
	<b>Subtotal Mickie Tower</b>		<b>194,714</b>	<b>Subtotal Mickie Tower</b>		<b>198,646</b>
	<b>NJ010-000013 Baldwins Run</b>			<b>NJ010-000013 Baldwins Run</b>		
	A/E Fees		875	A/E Fees		875
	Inspection Fees		500	Inspection Fees		500
	Permits and Other Fees		1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		1,000	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		1,000
	Unit Rehab and Repair		81,143	Unit Rehab and Repair		83,026
	Upgrade / Repair Building		1,500	Upgrade / Repair Building		1,500
	Dwelling Equipment		2,500	Dwelling Equipment		2,500

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2025			Work Statement for Year: 5 FFY 2026		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Non-Dwelling Structures		2,500	Non-Dwelling Structures		2,500
	Non-Dwelling Equipment		2,500	Non-Dwelling Equipment		2,500
	<b>Subtotal Baldwins Run</b>		<b>93,518</b>	<b>Subtotal Baldwins Run</b>		<b>95,401</b>
	<b>NJ010-000015 Baldwins Run II</b>			<b>NJ010-000015 Baldwins Run II</b>		
	A/E Fees		1,750	A/E Fees		1,750
	Inspection Fees		1,000	Inspection Fees		1,000
	Permits and Other Fees		1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		2,000	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		2,000
	Unit Rehab and Repair		71,559	Unit Rehab and Repair		73,485
	Upgrade / Repair Building		3,000	Upgrade / Repair Building		3,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Non-Dwelling Structures		5,000	Non-Dwelling Structures		5,000
	Non-Dwelling Equipment		5,000	Non-Dwelling Equipment		5,000
	<b>Subtotal Baldwins Run II</b>		<b>95,309</b>	<b>Subtotal Baldwins Run II</b>		<b>97,235</b>
	<b>NJ010-000019 Baldwins Run Senior</b>			<b>NJ010-000019 Baldwins Run Senior</b>		
	A/E Fees		875	A/E Fees		875
	Inspection Fees		500	Inspection Fees		500

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2025			Work Statement for Year: 5 FFY 2026		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Legal Fees (Devt Related)		500	Legal Fees (Devt Related)		500
	Permits and Other Fees		500	Permits and Other Fees		500
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		1,000	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		1,000
	Unit Rehab and Repair		53,803	Unit Rehab and Repair		55,149
	Upgrade / Repair Building		1,500	Upgrade / Repair Building		1,500
	Dwelling Equipment		2,500	Dwelling Equipment		2,500
	Non-Dwelling Structures		2,500	Non-Dwelling Structures		2,500
	Non-Dwelling Equipment		2,500	Non-Dwelling Equipment		2,500
	<b>Subtotal Baldwins Senior</b>		<b>66,178</b>	<b>Subtotal Baldwins Senior</b>		<b>67,524</b>
	<b>Subtotal of Estimated Cost</b>		<b>\$2,213,215</b>	<b>Subtotal of Estimated Cost</b>		<b>\$2,257,871</b>

**Part III: Supporting Pages – Management Needs Work Statement(s)**

Work Statement for Year 1 FFY 2022	Work Statement for Year 2 FFY 2023	Work Statement for Year 3 FFY 2024
Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories
Estimated Cost	Estimated Cost	Estimated Cost
<b>See</b>	<b>NJ010-000001 Ablett Village</b>	<b>NJ010-000001 Ablett Village</b>
<b>Annual</b>	Management Improvement	Management Improvement
	Computer Upgrades - Software	Computer Upgrades - Software
	Pest control/treatment	Pest control/treatment
	Staff Training/Travel	Staff Training/Travel
	Youth Program	Youth Program
	<b>Subtotal Ablett Village</b>	<b>Subtotal Ablett Village</b>
	<b>NJ010-000003 Chelton Terrace I</b>	<b>NJ010-000003 Chelton Terrace I</b>
	Management Improvement	Management Improvement
	Financial Management	Financial Management
	Computer Upgrades - Software	Computer Upgrades - Software
	Staff Training/Travel	Staff Training/Travel
	Youth Program	Youth Program
	<b>Subtotal Chelton Terrace I</b>	<b>Subtotal Chelton Terrace I</b>
	<b>NJ010-000004 Chelton Terrace II</b>	<b>NJ010-000004 Chelton Terrace II</b>
	Management Improvement	Management Improvement
	Financial Management	Financial Management
	Computer Upgrades - Software	Computer Upgrades - Software
	Staff Training/Travel	Staff Training/Travel
	Youth Program	Youth Program
	<b>Subtotal Chelton Terrace II</b>	<b>Subtotal Chelton Terrace II</b>
	<b>NJ010-000016 Kennedy Tower</b>	<b>NJ010-000016 Kennedy Tower</b>
	Management Improvement	Management Improvement
	Computer Upgrades - Software	Computer Upgrades - Software
	Pest Control/treatment	Pest Control/treatment

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2022	Work Statement for Year 2 FFY 2023		Work Statement for Year 3 FFY 2024	
	Development Number/Name General Description of Major Work Categories Staff Training/Travel	Estimated Cost	Development Number/Name General Description of Major Work Categories Staff Training/Travel	Estimated Cost
	Subtotal Kennedy Tower	1,800	Subtotal Kennedy Tower	1,800
	NJ010-000017 Westfield Tower		NJ010-000017 Westfield Tower	
	Management Improvement	600	Management Improvement	600
	Computer Upgrades - Software	500	Computer Upgrades - Software	500
	Pest Control/treatment	500	Pest Control/treatment	500
	Staff Training/Travel	203	Staff Training/Travel	204
	Subtotal Westfield Tower	1,803	Subtotal Westfield Tower	1,804
	NJ010-000018 Mickle Tower		NJ010-000018 Mickle Tower	
	Management Improvement	800	Management Improvement	800
	Computer Upgrades - Software	200	Computer Upgrades - Software	200
	Pest Control/treatment	200	Pest Control/treatment	200
	Staff Training/Travel	200	Staff Training/Travel	200
	Subtotal Mickle Tower	1,400	Subtotal Mickle Tower	1,400
	NJ010-000013 Baldwins Run		NJ010-000013 Baldwins Run	
	Management Improvement	375	Management Improvement	375
	Computer Upgrades - Software	250	Computer Upgrades - Software	250
	Subtotal Baldwins Run	625	Subtotal Baldwins Run	625
	NJ010-000013 Baldwins Run II		NJ010-000013 Baldwins Run II	
	Management Improvement	500	Management Improvement	500
	Computer Upgrades - Software	250	Computer Upgrades - Software	250
	Staff Training/Travel	250	Staff Training/Travel	250
	Subtotal Baldwins Run II	1,000	Subtotal Baldwins Run II	1,000
	NJ010-000013 Baldwins Run Senior		NJ010-000013 Baldwins Run Senior	
	Management Improvement	375	Management Improvement	375

**Part III: Supporting Pages – Management Needs Work Statement(s)**

Work Statement for Year 1 FFY 2022	Work Statement for Year 2 FFY 2023		Work Statement for Year 3 FFY 2024	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	Computer Upgrades - Software	250	Computer Upgrades - Software	250
	<b>Subtotal Baldwins Run Senior</b>	<b>625</b>	<b>Subtotal Baldwins Run Senior</b>	<b>625</b>
	<b>Subtotal of Estimated Cost</b>	<b>\$13,128</b>	<b>Subtotal of Estimated Cost</b>	<b>\$13,754</b>



Part III: Supporting Pages – Management Needs Work Statement(s)		Work Statement for Year 4 FFY 2025		Work Statement for Year 5 FFY 2026	
Work Statement for Year 1 FFY 2022	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories
See	NJ010-000001 Ablett Village		NJ010-000001 Ablett Village		
Annual	Management Improvement	875	Management Improvement	875	
	Computer Upgrades - Software	500	Computer Upgrades - Software	500	
	Pest control/treatment	500	Pest control/treatment	500	
	Staff Training/Travel	250	Staff Training/Travel	250	
	Youth Program	250	Youth Program	250	
	<b>Subtotal Ablett Village</b>	<b>2,375</b>	<b>Subtotal Ablett Village</b>	<b>2,375</b>	
	NJ010-000003 Chelton Terrace I		NJ010-000003 Chelton Terrace I		
	Management Improvement	500	Management Improvement	500	
	Financial Management	500	Financial Management	500	
	Computer Upgrades - Software	250	Computer Upgrades - Software	250	
	Staff Training/Travel	250	Staff Training/Travel	250	
	Youth Program	250	Youth Program	250	
	<b>Subtotal Chelton Terrace I</b>	<b>1,750</b>	<b>Subtotal Chelton Terrace I</b>	<b>1,750</b>	
	NJ010-000004 Chelton Terrace II		NJ010-000004 Chelton Terrace II		
	Management Improvement	500	Management Improvement	500	
	Financial Management	500	Financial Management	500	
	Computer Upgrades - Software	250	Computer Upgrades - Software	250	
	Staff Training/Travel	250	Staff Training/Travel	250	
	Youth Program	250	Youth Program	250	
	<b>Subtotal Chelton Terrace II</b>	<b>1,750</b>	<b>Subtotal Chelton Terrace II</b>	<b>1,750</b>	
	NJ010-000016 Kennedy Tower		NJ010-000016 Kennedy Tower		
	Management Improvement	1,050	Management Improvement	1,050	
	Computer Upgrades - Software	250	Computer Upgrades - Software	250	
	Pest control/treatment	250	Fresh Start	250	
	Staff Training/Travel	250	Staff Training/Travel	250	
	<b>Subtotal Kennedy Tower</b>	<b>1,800</b>	<b>Subtotal Kennedy Tower</b>	<b>1,800</b>	
	NJ010-000017 Westfield Tower		NJ010-000017 Westfield Tower		

Work Statement for Year 1 FFY 2022	Work Statement for Year 4 FFY 2025		Work Statement for Year 5 FFY 2026	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	Management Improvement	600	Management Improvement	600
	Computer Upgrades - Software	500	Computer Upgrades - Software	500
	Fresh Start	500	Fresh Start	500
	Staff Training/Travel	205	Staff Training/Travel	206
	<b>Subtotal Westfield Tower</b>	<b>1,805</b>	<b>Subtotal Westfield Tower</b>	<b>1,806</b>
	<b>NJ010-000018 Mickle Tower</b>		<b>NJ010-000018 Mickle Tower</b>	
	Management Improvement	800	Management Improvement	800
	Computer Upgrades - Software	200	Computer Upgrades - Software	200
	Fresh Start	200	Fresh Start	200
	Staff Training/Travel	200	Staff Training/Travel	200
	<b>Subtotal Mickle Tower</b>	<b>1,400</b>	<b>Subtotal Mickle Tower</b>	<b>1,400</b>
	<b>NJ010-000013 Baldwins Run</b>		<b>NJ010-000013 Baldwins Run</b>	
	Management Improvement	375	Management Improvement	375
	Computer Upgrades - Software	250	Computer Upgrades - Software	250
	<b>Subtotal Baldwins Run</b>	<b>625</b>	<b>Subtotal Baldwins Run</b>	<b>625</b>
	<b>NJ010-000013 Baldwins Run II</b>		<b>NJ010-000013 Baldwins Run II</b>	
	Management Improvement	500	Management Improvement	500
	Computer Upgrades - Software	250	Computer Upgrades - Software	250
	Staff Training/Travel	250	Staff Training/Travel	250
	<b>Subtotal Baldwins Run II</b>	<b>1,000</b>	<b>Subtotal Baldwins Run II</b>	<b>1,000</b>
	<b>NJ010-000013 Baldwins Run Senior</b>		<b>NJ010-000013 Baldwins Run Senior</b>	
	Management Improvement	375	Management Improvement	375
	Computer Upgrades - Software	250	Computer Upgrades - Software	250
	<b>Subtotal Baldwins Run Senior</b>	<b>625</b>	<b>Subtotal Baldwins Run Senior</b>	<b>625</b>
	<b>Subtotal of Estimated Cost</b>	<b>\$13,130</b>	<b>Subtotal of Estimated Cost</b>	<b>\$13,131</b>

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

Office of Public and Indian Housing  
OMB No. 2577-0157  
Expires 11/30/2023

Part I: Summary		Grant Type and Number		FFY of Grant: 2021	
PHA Name: Housing Authority of the City of Camden		Capital Fund Program Grant No: NJ39P01050121 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2021	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement ( )	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup>	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$464,129			
3	1408 Management Improvements	12,950			
4	1410 Administration (may not exceed 10% of line 21)	288,118			
5	1480 General Capital Activity	1,785,415			
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense/Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment	330,573			
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> 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. 2577-0157  
 Expires 11/30/2023

<b>Part I: Summary</b>		FFY of Grant: 2021 FFY of Grant Approval: 2021	
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:	NJ39P01050121	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant		Reserve for Disasters/Emergencies	
Summary by Development Account		Total Estimated Cost	Total Actual Cost <sup>1</sup>
Line		Original	Revised <sup>2</sup> Obligated Expended
15	Amount of Annual Grant: (sum of lines 2 - 14)	\$2,881,185	
16	Amount of line 15 Related to LBP Activities		
17	Amount of line 15 Related to Sect. 504, ADA, and Fair Housing Act Activities		
18	Amount of line 15 Related to Security - Soft Costs		
19	Amount of line 15 Related to Security - Hard Costs		
20	Amount of line 15 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Victor D. Figueroa, Executive Director			
Date		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> 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. 2577-0157  
 Expires 11/30/2023

Part II: Supporting Pages		Federal FFY of Grant: 2021						
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No NJ39P01050121 CFPP (Yes/ No): Replacement Housing Factor Grant No:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ010-000001 Ablett Village	A/E Fees	1480		\$13,273				
	Inspection Fees	1480		8,333				
	Permit and Other Fees	1480		1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		17,447				
	Unit Rehab and Repair	1480		540,375				
	Upgrade/Repair Building	1480		30,000				
	New Construction	1480		100,000				
	Termite Treatment	1480		10,000				
	Dwelling Equipment	1480		8,568				
	Non-Dwelling Structures	1480		4,879				
	Non-dwelling Equipment	1480		1,179				
	Non-dwelling Equipment - Vehicle	1480		500				
	Computer Upgrades- Hardware	1480		500				
	Relocation	1480		500				
	Operations Transfer	1406		171,133				

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2023

Part II: Supporting Pages		Federal FFY of Grant: 2020					
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: NJ39P01050120					
Development Number Name/PHA-Wide Activities		CFFP (Yes/No): Replacement Housing Factor Grant No:					
General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Management Improvements	1408		875				
Pest Control/Treatment	1408		500				
Computer Upgrades - Software	1408		500				
Staff Training/Travel	1408		250				
Youth program	1408		250				
Administration	1410		85,567				
<b>Sub-total Ablett Village</b>			<b>\$995,629</b>				
NJ010-000003 Chelton Terrace							
A/E Fees	1480		1,000				
Inspection Fees	1480		1,000				
Permits and Other Fees	1480		500				
Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		2,500				
Unit Rehab and Repair	1480		64,071				
Upgrade/Repair Building	1480		5,000				
Dwelling Equipment	1480		500				
Non-Dwelling Structures	1480		500				
Non-dwelling Equipment	1480		1,000				
Operations Transfer	1406		40,987				
Management Improvements	1408		500				
Computer Upgrades - software	1408		250				
Staff Training / Travel	1408		250				

Administration (Staff and Related Items)	1410	20,493	
<b>Sub-total Chelton Terrace</b>		<b>138,551</b>	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2023

Part II: Supporting Pages		Federal FFY of Grant: 2021						
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: NJ39P01050121 CFPP (Yes/ No): Replacement Housing Factor Grant No:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ010-000004 Chelton Terrace II								
	A/E Fees	1480		5,000				
	Inspection Fees	1480		1,000				
	Permits and Other Fees	1480		500				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		10,000				
	Unit Rehab and Repair	1480		73,181				
	Upgrade Repair Building	1480		6,000				
	Dwelling Equipment	1480		500				
	Non-Dwelling Structures	1480		10,000				
	Non-dwelling Equipment	1480		10,000				
	Operations Transfer	1406		0				

	Management Improvements	1408				500			
	Computer Upgrades - software	1408				250			
	Staff Training / Travel	1408				250			
	Administration (Staff and Related Items)	1410				0			
	<b>Sub-total Chelton Terrace II</b>					<b>117,181</b>			
NJ010-000013									
Baldwins Run									
	A/E Fees and Other Fees	1480				5,000			
	Inspection Fees	1480				2,500			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480				20,000			
	Unit Rehab and Repair	1480				21,960			
	Dwelling Equipment	1480				2,500			
	Non-Dwelling Structures	1480				10,000			
	Non-dwelling Equipment	1480				5,000			
	Operations Transfer	1406				0			
	Management Improvements	1408				500			
	Computer Upgrades - Software	1408				500			
	Staff Training and Travel	1408				500			
	Youth Program	1408				500			
	Relocation	1480				500			
	Administration ( Staff and Related Items)	1410				0			
	<b>Sub-total Baldwins Run</b>					<b>69,460</b>			

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

<sup>2</sup> 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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 Expires 11/30/2023

Part II: Supporting Pages		Federal FFY of Grant: 2021						
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: NJ39P01050121 CFFP (Yes/No): Replacement Housing Factor Grant No:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ010-000015 Baldwins Run II								
	A/E Fees	1480		1,750				
	Inspection Fees	1480		1,000				
	Legal Fees	1480						
	Permits and Other Fees	1480		1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		2,000				
	Unit Rehab and Repair	1480		51,373				
	Upgrade/Repair Building	1480		3,000				
	Dwelling Equipment	1480		5,000				
	Non-Dwelling Structures	1480		5,000				
	Non-dwelling Equipment	1480		5,000				
	Operations Transfer	1406		0				
	Management Improvements	1408		500				
	Computer Upgrades- Software	1408		250				
	Administration ( Staff and Related Items)	1410		0				
	<b>Sub-total Baldwins Run II</b>			<b>75,873</b>				
NJ010-000019 Baldwins Run Senior								
	A/E and Other Fees	1480		875				
	Inspection Fees	1480		1,000				
	Legal Fees	1480		500				

	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480			1,000		
	Unit Rehab and Repair	1480			33,041		
	Dwelling Equipment	1480			2,500		
	Non-Dwelling Structures	1480			2,500		
	Non-dwelling Equipment	1480			2,500		
	Operations Transfer	1406			0		
	Management Improvements	1408			375		
	Computer Upgrades- Software	1408			250		
	Administration ( Staff and Related Items)	1410			0		
	<b>Sub-total Baldwins Run Senior</b>				<b>44,541</b>		
NJ010-000016 Kennedy Tower	A/E Fees	1480			3,173		
	Inspection Fees	1480			1,842		
	Permit and Other Fees	1480			500		
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480			5,305		
	Unit Rehab and Repair	1480					
	Upgrade/Repair Building	1480			260,492		
	Dwelling Equipment	1480			3,182		
	Non-Dwelling Structures	1480			2,122		
	Non-dwelling Equipment - Vehicle	1480			500		
	Non-dwelling Equipment	1480			540		
	Computer Upgrades- Hardware	1480			500		
	Relocation	1480			500		
	Operations Transfer	1406			79,763		
	Management Improvements	1408			1,000		
	Computer Upgrades - Software	1408			500		
	Pest Control/Treatment	1408			250		
	Staff Training/Travel	1408			250		
	Administration (Staff and Related Items)	1410			57,819		
	<b>Sub-total Kennedy Tower</b>				<b>418,238</b>		
NJ010-000017 Westfield Tower	A/E Fees	1480			\$3,540		
	Inspection Fees	1480			2,025		
	Permit and Other Fees	1480			500		

	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480	6,209		
	Unit Rehab and Repair	1480	164,550		
	Upgrade/Repair Building	1480	13,032		
	Dwelling Equipment	1480	4,745		
	Non-Dwelling Structures	1480	2,484		
	Non-dwelling Equipment - Vehicle	1480	217		
	Non-dwelling Equipment	1480	500		
	Computer Upgrades- Hardware	1480	500		
	Relocation	1480	500		
	Operations Transfer	1406	86,914		
	Management Improvements	1408	600		

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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U.S. Department of Housing and Urban Development  
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Part II: Supporting Pages		Federal FFY of Grant: 2021						
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: NJ39P01050121						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Computer Upgrades – Software	1408		500				
	Pest Control/Treatment	1408		500				
	Staff Training/Travel	1408		200				
	Administration	1410		62,515				
	<b>Sub-total Westfield Tower</b>			<b>\$350,031</b>				
NJ010-000018 Mickle Tower	A/E Fees	1480		3,565				
	Inspection Fees	1480		2,037				
	Permit and Other Fees	1480		500				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		6,270				
	Unit Rehab and Repair	1480		160,282				
	Upgrade/Repair Building	1480		12,000				
	Dwelling Equipment	1480		3,761				
	Non-Dwelling Structures	1480		2,508				
	Non-dwelling Equipment - Vehicle	1480		500				
	Non-dwelling Equipment	1480		229				
	Computer Upgrades- Hardware	1480		500				
	Relocation	1480		500				
	Operations Transfer	1406		85,332				
	Management Improvements	1408		800				

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U.S. Department of Housing and Urban Development  
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Part II: Supporting Pages		Federal FFY of Grant: 2021						
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: NJ39P01050121						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Replacement Housing Factor Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Computer Upgrades – Software	1408		200				
	Pest Control/Treatment	1408		200				
	Staff Training/Travel	1408		200				
	Administration	1410		61,724				
	<b>Sub-total Mickle Tower</b>			<b>\$341,108</b>				
NJ10-13 Authority Wide	Bond Debt Obligation paid Via System of Direct Payment	9001		330,573				
	<b>Sub-total</b>			<b>330,573</b>				
	<b>GRAND TOTAL</b>			<b>\$2,881,185</b>				

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: Housing Authority of the City of Camden						
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
NJ010-000001 Ablett Village	02/22/2023		02/22/2025			
NJ010-000006 McGuire Gardens	02/22/2023		02/22/2025			
NJ010-000003 Chelton Terrace	02/22/2023		02/22/2025			
NJ010-000004 Chelton Terrace II	02/22/2023		02/22/2025			
NJ010-000013 Baldwins Run	02/22/2023		02/22/2025			
NJ010-000015 Baldwins Run II	02/22/2023		02/22/2025			
NJ010-000019 Baldwins Run Senior	02/22/2023		02/22/2025			
NJ010-000016 Kennedy Tower	02/22/2023		02/22/2025			
NJ010-000017 Westfield Tower	02/22/2023		02/22/2025			
NJ010-000018 Mickle Tower	02/22/2023		02/22/2025			

<sup>1</sup> 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.

Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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Part I: Summary		Grant Type and Number		FFY of Grant: 2020
PHA Name: Housing Authority of the City of Camden		Capital Fund Program Grant No: NJ39P01050120		FFY of Grant Approval: 2020
		Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant		<input type="checkbox"/> Revised Annual Statement ( ) <input type="checkbox"/> Final Performance and Evaluation Report		
<input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/21		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/21		
Line	Summary by Development Account	Total Estimated Cost Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$434,241		
3	1408 Management Improvements	11,375		
4	1410 Administration (may not exceed 10% of line 21)	271,286	271,286	
5	1480 General Capital Activity	1,687,731		
6	1492 Moving to Work Demonstration			
7	1501 Collateralization Expense/Debt Service Paid by PHA			
8	1503 RAD-CFP			
9	1504 RAD Investment Activity			
10	1505 RAD-CPT			
11	9000 Debt Reserves			
12	9001 Bond Debt Obligation paid Via System of Direct Payment	323,333		323,333
13	9002 Loan Debt Obligation paid Via System of Direct Payment			160,889
14	9900 Post Audit Adjustment			

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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<b>Part I: Summary</b>		FFY of Grant: 2020 FFY of Grant Approval: 2020	
PHA Name: of the City of Camden	Grant Type and Number Capital Fund Program Grant No: NJ39P01050120 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup> Obligated Expended
15	Amount of Annual Grant: (sum of lines 2 - 14)	\$2,727,966	\$594,619 \$160,889
16	Amount of line 15 Related to LBP Activities		
17	Amount of line 15 Related to Sect. 504, ADA, and Fair Housing Act Activities		
18	Amount of line 15 Related to Security - Soft Costs		
19	Amount of line 15 Related to Security - Hard Costs		
20	Amount of line 15 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Victor D. Figueroa, Executive Director			
Date		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



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Part II: Supporting Pages		Federal FFY of Grant: 20210						
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No NJ39P01050120 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ010-000001 Ablett Village	A/E Fees	1480		\$13,273				
	Inspection Fees	1480		10,000				
	Permit and Other Fees	1480		1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		25,000				
	Unit Rehab and Repair	1480		414,940				
	Upgrade/Repair Building	1480		30,000				
	Fire Alarm/Security	1480		1,000				
	Termite Treatment	1480		10,000				
	Dwelling Equipment	1480		20,000				
	Non-Dwelling Structures	1480		20,000				
	Non-dwelling Equipment	1480		15,000				
	Non-dwelling Equipment - Vehicle	1480		1,000				
	Computer Upgrades- Hardware	1480		5,000				
	Relocation	1480		500				
	Operations Transfer	1406		158,281				

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
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Part II: Supporting Pages		Federal FFY of Grant: 2020				
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: NJ39P01050120 CFFP (Yes/No): Replacement Housing Factor Grant No:				
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
	Management Improvements	1408	875			
	Pest Control/Treatment	1408	500			
	Computer Upgrades – Software	1408	500			
	Staff Training/Travel	1408	250			
	Youth program	1408	250		79,140	
	Administration	1410	79,140		79,140	
	<b>Sub-total Ablett Village</b>		<b>\$806,509</b>			
NJ010-000003 Chelton Terrace						
	A/E Fees	1480	2,000			
	Inspection Fees	1480	3,000			
	Permits and Other Fees	1480	500			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480	5,000			
	Unit Rehab and Repair	1480	31,349			
	Upgrade/Repair Building	1480	15,298			
	Dwelling Equipment	1480	5,000			
	Non-Dwelling Structures	1480	5,000			
	Non-dwelling Equipment	1480	5,000			
	Operations Transfer	1406	38,908			
	Management Improvements	1408	500			
	Computer Upgrades - software	1408	250			
	Staff Training / Travel	1408	250			

Administration (Staff and Related Items)	1410	19,454	
<b>Sub-total Chelton Terrace</b>		<b>131,509</b>	<b>19,454</b>

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
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Part II: Supporting Pages		Federal FFY of Grant: 2020			
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: NJ39P01050120 CFFP (Yes/No): Replacement Housing Factor Grant No:		Total Actual Cost	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	
				Original	Revised <sup>1</sup>
				Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
NJ010-000004 Chelton Terrace II					
	A/E Fees	1480		2,000	
	Inspection Fees	1480		3,000	
	Permits and Other Fees	1480		500	
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		5,000	
	Unit Rehab and Repair	1480		84,722	
		1480			
	Dwelling Equipment	1480		5,000	
	Non-Dwelling Structures	1480		5,000	
	Non-dwelling Equipment	1480		5,000	

	Operations Transfer	1406				0		
	Management Improvements	1408				500		
	Computer Upgrades - software	1408				250		
	Staff Training / Travel	1408				250		
	Administration (Staff and Related Items)	1410				0		
	<b>Sub-total Chelton Terrace II</b>					<b>111,222</b>		
NJ010-000013								
Baldwins Run								
	A/E Fees and Other Fees	1480				500		
	Legal Fees	1480				1,000		
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480				1,500		
	Unit Rehab and Repair	1480				58,660		
	Dwelling Equipment	1480				1,500		
	Non-Dwelling Structures	1480				1,500		
	Non-dwelling Equipment	1480				250		
	Operations Transfer	1406				0		
	Management Improvements	1408				375		
	Financial Management	1408				250		
	Computer Upgrades - Software	1408				250		
	Administration ( Staff and Related Items)	1410				0		
	<b>Sub-total Baldwins Run II</b>					<b>65,785</b>		

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Part II: Supporting Pages		Federal FFY of Grant: 2020						
PHA Name: Housing Authority of the City of Camden		Grant Type and Number	Quantity					
		Capital Fund Program Grant No: NJ39P01050120						
		CFFP (Yes/No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost					
			Original					
			Revised <sup>1</sup>					
			Funds Obligated <sup>2</sup>					
			Funds Expended <sup>2</sup>					
			Total Actual Cost					
			Status of Work					
NJ010-000015 Baldwins Run II								
	A/E Fees	1480	875					
	Inspection Fees	1480	500					
	Legal Fees	1480	500					
	Permits and Other Fees	1480	500					
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480	2,500					
	Unit Rehab and Repair	1480	58,401					
		1480						
	Dwelling Equipment	1480	2,500					
	Non-Dwelling Structures	1480	2,500					
	Non-dwelling Equipment	1480	2,500					
	Operations Transfer	1406	0					
	Management Improvements	1408	375					
	Computer Upgrades- Software	1408	250					
	Administration ( Staff and Related Items)	1410	0					
	<b>Sub-total Baldwins Run II</b>		<b>71,401</b>					
NJ010-000019 Baldwins Run Senior								
	A/E and Other Fees	1480	875					
	Inspection Fees	1480	250					
	Legal Fees	1480	250					

	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480			500		
	Unit Rehab and Repair	1480			38,556		
	Dwelling Equipment	1480			500		
	Non-Dwelling Structures	1480			500		
	Non-dwelling Equipment	1480			250		
	Operations Transfer	1406			0		
	Management Improvements	1408			375		
	Computer Upgrades- Software	1408			125		
	Administration ( Staff and Related Items)	1410			0		
	<b>Sub-total Baldwins Run Senior</b>				<b>42,181</b>		
NJ010-000016 Kennedy Tower	A/E Fees	1480			3,111		
	Inspection Fees	1480			2,000		
	Permit and Other Fees	1480			500		
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480			20,000		
	Unit Rehab and Repair	1480					
	Upgrade/Repair Building	1480			342,707		
	Dwelling Equipment	1480			10,000		
	Non-Dwelling Structures	1480			10,000		
	Non-dwelling Equipment - Vehicle	1480			500		
	Non-dwelling Equipment	1480			5,000		
	Computer Upgrades- Hardware	1480			1,000		
	Relocation	1480			500		
	Operations Transfer	1406			75,010		
	Management Improvements	1408			500		
	Computer Upgrades - Software	1408			500		
	Pest Control/Treatment	1408			250		
	Staff Training/Travel	1408			250		
	Administration (Staff and Related Items)	1410			56,283		
	<b>Sub-total Kennedy Tower</b>				<b>528,111</b>		
NJ010-000017 Westfield Tower	A/E Fees	1480			\$5,000		
	Inspection Fees	1480			5,000		
	Permit and Other Fees	1480			1,000		

	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		10,000		
	Unit Rehab and Repair	1480		127,023		
	Upgrade/Repair Building	1480		10,000		
	Dwelling Equipment	1480		10,000		
	Non-Dwelling Structures	1480		10,000		
	Non-dwelling Equipment - Vehicle	1480		500		
	Non-dwelling Equipment	1480		6,000		
	Computer Upgrades- Hardware	1480		1,000		
	Relocation	1480		500		
	Operations Transfer	1406		81,768		
	Management Improvements	1408		600		

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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U.S. Department of Housing and Urban Development  
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Part II: Supporting Pages		Federal FFY of Grant: 2020						
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: NJ39P01050120						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Computer Upgrades – Software	1408		500				
	Pest Control/Treatment	1408		500				
	Staff Training/Travel	1408		200				
	Administration	1410		58,458		58,458		
	<b>Sub-total Westfield Tower</b>			<b>\$328,049</b>		<b>58,458</b>		
NJ010-000018 Mickle Tower	A/E Fees	1480		4,000				
	Inspection Fees	1480		5,000				
	Permit and Other Fees	1480		1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		7,000				
	Unit Rehab and Repair	1480		124,941				
	Upgrade/Repair Building	1480		11,000				
	Dwelling Equipment	1480		10,000				
	Non-Dwelling Structures	1480		10,000				
	Non-dwelling Equipment - Vehicle	1480		500				
	Non-dwelling Equipment	1480		5,000				
	Computer Upgrades- Hardware	1480		1,000				
	Relocation	1480		500				
	Operations Transfer	1406		80,274				
	Management Improvements	1408		800				

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



<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Federal FFY of Grant: 2020						
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: NJ39P01050120						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Replacement Housing Factor Grant No: Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Computer Upgrades – Software	1408		500				
	Pest Control/Treatment	1408		200				
	Staff Training/Travel	1408		200				
	Administration	1410		57,951		57,951		
	<b>Sub-total Mickie Tower</b>			<b>\$319,866</b>		<b>57,951</b>		
NJ10-13 Authority Wide								
	Collateralization or Debt Service	9001		323,333		323,333	160,889	
	<b>Sub-total</b>			<b>323,333</b>		<b>323,333</b>	<b>160,889</b>	
	<b>GRAND TOTAL</b>			<b>\$2,727,966</b>		<b>\$594,619</b>	<b>\$160,889</b>	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
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Part III: Implementation Schedule for Capital Fund Financing Program							Federal FFY of Grant: 2020
PHLA Name: Housing Authority of the City of Camden							Reasons for Revised Target Dates <sup>1</sup>
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Original Expenditure End Date	Actual Expenditure End Date	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
NJ010-000001 Ablett Village	09/25/2023		09/25/2025		09/25/2025		
NJ010-000006 McGuire Gardens	09/25/2023		09/25/2025		09/25/2025		
NJ010-000003 Chelton Terrace	09/25/2023		09/25/2025		09/25/2025		
NJ010-000004 Chelton Terrace II	09/25/2023		09/25/2025		09/25/2025		
NJ010-000013 Baldwins Run	09/25/2023		09/25/2025		09/25/2025		
NJ010-000015 Baldwins Run II	09/25/2023		09/25/2025		09/25/2025		
NJ010-000019 Baldwins Run Senior	09/25/2023		09/25/2025		09/25/2025		
NJ010-000016 Kennedy Tower	09/25/2023		09/25/2025		09/25/2025		
NJ010-000017 Westfield Tower	09/25/2023		09/25/2025		09/25/2025		
NJ010-000018 Mickle Tower	09/25/2023		09/25/2025		09/25/2025		

<sup>1</sup> 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.

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

Office of Public and Indian Housing  
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Part I: Summary		Grant Type and Number		FFY of Grant: 2019	
PHA Name: Housing Authority of the City of Camden		Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2019	
		NJ39P01050119			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (01)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/21		Date of CFFP:		Total Actual Cost <sup>1</sup>	
Line	Summary by Development Account	Original	Total Estimated Cost Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$472,381	\$472,381	\$472,381	\$472,381
3	1408 Management Improvements	13,625	11,375		
4	1410 Administration (may not exceed 10% of line 21)	316,671	316,671	316,671	316,671
5	1480 General Capital Activity	1,559,229	1,998,585	585,935	467,865
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense/Debt Service Paid by PHA				
8	1503 RAD-CFP	317,045	52,841	52,841	
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment		487,766	330,741	330,741
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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U.S. Department of Housing and Urban Development  
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Part I: Summary		FFY of Grant: 2019	FFY of Grant Approval: 2019		
PHA Name: Housing Authority of the City of Camden	Grant Type and Number Capital Fund Program Grant No: NJ39P01050119 Replacement Housing Factor Grant No: Date of CFFP:				
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/21		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 01.) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Type of Grant	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	\$3,166,717	\$3,182,594	\$1,758,569	\$1,587,658
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related to Sect. 504, ADA, and Fair Housing Act Activities				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
Victor D. Figueroa, Executive Director					

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
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Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Camden			Grant Type and Number Capital Fund Program Grant No NJ39P01050119 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2019		
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 <sup>1</sup>			Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
NJ010-000001 Ablett Village	A/E Fees	1480		\$25,000	\$25,000				
	Inspection Fees	1480		10,000	10,000	1,000	411		
	Permit and Other Fees	1480		1,000	1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		25,000	25,000	4,013	4,013		
	Unit Rehab and Repair	1480		375,147	377,892	31,442	31,442		
	Upgrade/Repair Building	1480		30,000	30,000				
	Fire Alarm/Security	1480		1,000	1,000				
	Termite Treatment	1480		10,000	10,000				
	Dwelling Equipment	1480		20,000	20,000				
	Non-Dwelling Structures	1480		20,000	20,000				
	Non-dwelling Equipment	1480		15,000	15,000				
	Non-dwelling Equipment - Vehicle	1480		1,000	1,000				
	Computer Upgrades- Hardware	1480		5,000	5,000				
	Relocation	1480		500	500				
	Operations Transfer	1406		154,578	154,578	154,578	154,578		

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Federal FFY of Grant: 2019				
PHA Name: Housing Authority of the City of Camden		Grant Type and Number	Capital Fund Program Grant No: NJ39P01050119			
		CFPP (Yes/No):	Replacement Housing Factor Grant No:			
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
	Management Improvements	1408	875	875		
	Pest Control/Treatment	1408	500	500		
	Computer Upgrades – Software	1408	500	500		
	Staff Training/Travel	1408	250	250		
	Youth program	1408	250	250		
	Administration	1410	77,289	77,289	77,289	77,289
	<b>Sub-total Ablett Village</b>		<b>\$772,889</b>	<b>\$775,634</b>	<b>\$268,322</b>	<b>\$267,733</b>
NJ010-000006 McGuire Gardens						
	Permit and Other Fees	1480	1,000	1,000		
	A/E Fees	1480	5,000	5,000		
	Inspection Fees	1480	12,500	12,500		
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480	10,000	10,000		
	Unit Rehab and Repair	1480	153,181	19,421	3,822	3,822
	Upgrade/Repair Building	1480	5,000	5,000		
	Dwelling Equipment	1480	8,000	8,000		
	Non-Dwelling Structures	1480	10,000	10,000		
	Non-dwelling Equipment	1480	10,000	10,000		
	Computer Upgrades - Hardware	1480	5,000	5,000		
	Operations Transfer	1406	63,409	63,409	63,409	63,409
	Management Improvements	1408	1,000			
	Computer Upgrades - software	1408	1,000			
	Staff Training / Travel	1408	250			
	Administration (Staff and Related Items)	1410	31,704	31,704	31,704	31,704

	Sub-total McGuire Gardens		317,044	181,034	98,935	98,935
NJ010-000003 Chelton Terrace						
	A/E Fees	1480	2,000	2,000		
	Inspection Fees	1480	3,000	3,000	1,000	82
	Permits and Other Fees	1480	500	500		
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480	5,000	5,000		
	Unit Rehab and Repair	1480	41,776	41,776		
	Upgrade/Repair Building	1480				
	Dwelling Equipment	1480	5,000	5,000		
	Non-Dwelling Structures	1480	5,000	5,000		
	Non-dwelling Equipment	1480	5,000	5,000		
	Operations Transfer	1406	19,508	35,726	35,726	35,726
	Management Improvements	1408	500	1,000		
	Computer Upgrades - software	1408	250	500		
	Staff Training / Travel	1408	250	500		
	Administration (Staff and Related Items)	1410	9,754	17,863	17,863	17,863
	<b>Sub-total Chelton Terrace</b>		<b>97,538</b>	<b>122,865</b>	<b>54,589</b>	<b>53,671</b>

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Federal FFY of Grant: 2019						
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: NJ39P01050119						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ010-000004 Chelton Terrace II	A/E Fees	1480		2,000	2,000			
	Inspection Fees	1480		3,000	3,000			
	Permits and Other Fees	1480		500	500			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		5,000	5,000			
	Unit Rehab and Repair	1480		65,961	65,961			
	Dwelling Equipment	1480		5,000	5,000			
	Non-Dwelling Structures	1480		5,000	5,000			
	Non-dwelling Equipment	1480		5,000	5,000			
	Operations Transfer	1406		26,417				
	Management Improvements	1408		500				
	Computer Upgrades - software	1408		250				
	Staff Training / Travel	1408		250				
	Administration (Staff and Related Items)	1410		13,209				
	<b>Sub-total Chelton Terrace II</b>			<b>132,087</b>	<b>91,461</b>	<b>0</b>	<b>0</b>	
NJ010-000013 Baldwins Run	A/E Fees and Other Fees	1480		500	501			
	Legal Fees	1480		1,000	500			



	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		1,500	1,500		
	Unit Rehab and Repair	1480	43,911	43,911	195	195	
	Dwelling Equipment	1480	1,500	1,500			
	Non-Dwelling Structures	1480	1,500	1,500			
	Non-dwelling Equipment	1480	250	250			
	Operations Transfer	1406	22,553				
	Management Improvements	1408	375	375			
	Financial Management	1408	250	250			
	Computer Upgrades - Software	1408	250	250			
	Administration ( Staff and Related Items)	1410	11,276				
	<b>Sub-total Baldwins Run</b>		<b>84,865</b>	<b>50,537</b>	<b>195</b>	<b>195</b>	

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Part II: Supporting Pages		Federal FFY of Grant: 2019					
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: NJ39P01050119					
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
NJ010-000015 Baldwins Run II							
	A/E Fees	1480		875	875		
	Inspection Fees	1480		500	500		
	Legal Fees	1480		500	500		
	Permits and Other Fees	1480		500	500		
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		2,500	2,500		
	Unit Rehab and Repair	1480		43,919	43,919		
		1480					
	Dwelling Equipment	1480		2,500	2,500		
	Non-Dwelling Structures	1480		2,500	2,500		
	Non-dwelling Equipment	1480		2,500	2,500		
	Operations Transfer	1406		23,723			
	Management Improvements	1408		375	375		
	Computer Upgrades- Software	1408		250	250		
	Administration ( Staff and Related Items)	1410		11,862			
	<b>Sub-total Baldwins Run II</b>			<b>92,504</b>	<b>56,919</b>		
NJ010-000019 Baldwins Run Senior							
	A/E and Other Fees	1480		875	875		
	Inspection Fees	1480		250	250		
	Legal Fees	1480		250	250		

	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		500	500		
	Unit Rehab and Repair	1480	25,959	25,959			
	Dwelling Equipment	1480	500	500			
	Non-Dwelling Structures	1480	500	500			
	Non-dwelling Equipment	1480	250	250			
	Operations Transfer	1406	16,015				
	Management Improvements	1408	375	375			
	Computer Upgrades- Software	1408	125	125			
	Administration ( Staff and Related Items)	1410	8,007				
	<b>Sub-total Baldwins Run Senior</b>		<b>53,606</b>	<b>29,584</b>	<b>0</b>	<b>0</b>	<b>0</b>
NJ010-000016 Kennedy Tower	A/E Fees	1480	3,111	37,111	34,000		
	Inspection Fees	1480	2,000	2,000	2,000		1,397
	Permit and Other Fees	1480	500	500			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480	20,000	13,300			
	Unit Rehab and Repair	1480	112,547	343,381	10,533		10,533
	Upgrade/Repair Building	1480		41,866	41,866		36,066
	Dwelling Equipment	1480	10,000	25,877			
	Non-Dwelling Structures	1480	10,000	10,000			
	Non-dwelling Equipment - Vehicle	1480	500	500			
	Non-dwelling Equipment	1480	5,000	5,000			
	Computer Upgrades- Hardware	1480	1,000	1,000			
	Relocation	1480	500	503			
	Operations Transfer	1406	47,616	69,240	69,240		69,240
	Management Improvements	1408	500	500			
	Computer Upgrades -- Software	1408	500	500			
	Pest Control/Treatment	1408	250	250			
	Staff Training/Travel	1408	250	250			
	Administration (Staff and Related Items)	1410	51,708	62,520	62,520		62,520
	<b>Sub-total Kennedy Tower</b>		<b>265,982</b>	<b>614,298</b>	<b>220,159</b>		<b>179,756</b>
NJ010-000017 Westfield Tower	A/E Fees	1480	5,000	34,000	34,000		
	Inspection Fees	1480	5,000	5,000	2,000		1,233
	Permit and Other Fees	1480	1,000	1,000			

Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480	10,000	10,000	37,144	30,344
Unit Rehab and Repair	1480	114,560	85,560		
Upgrade/Repair Building	1480	10,000	10,000		
Dwelling Equipment	1480	10,000	10,000		
Non-Dwelling Structures	1480	10,000	10,000		
Non-dwelling Equipment - Vehicle	1480	500	500		
Non-dwelling Equipment	1480	6,000	6,000		
Computer Upgrades- Hardware	1480	1,000	1,000		
Relocation	1480	500	500		
Operations Transfer	1406	50,103	75,413	75,413	75,413
Management Improvements	1408	600	600		

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Federal FFY of Grant: 2019						
PHA Name: Housing Authority of the City of Camden		Grant Type and Number	Capital Fund Program Grant No: NJ39P01050119					
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Computer Upgrades – Software	1408		500	500			
	Pest Control/Treatment	1408		500	500			
	Staff Training/Travel	1408		200	200			
	Administration	1410		51,163	63,818	63,818	63,818	
	<b>Sub-total Westfield Tower</b>			<b>\$276,626</b>	<b>\$314,591</b>	<b>\$212,375</b>	<b>\$170,808</b>	
NJ010-000018 Mickle Tower	A/E Fees	1480		4,000	33,990	33,990		
	Inspection Fees	1480		5,000	5,000	2,000	1,397	
	Permit and Other Fees	1480		1,000	1,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		7,000	7,000			
	Unit Rehab and Repair	1480		112,907	327,907	327,000	327,000	
	Upgrade/Repair Building	1480		11,000	21,000	19,930	19,930	
	Dwelling Equipment	1480		10,000	10,000			
	Non-Dwelling Structures	1480		10,000	10,000			
	Non-dwelling Equipment - Vehicle	1480		500	500			
	Non-dwelling Equipment	1480		5,000	5,000			
	Computer Upgrades- Hardware	1480		1,000	1,000			
	Relocation	1480		500	500			
	Operations Transfer	1406		48,459	74,015	74,015	74,015	
	Management Improvements	1408		800	800			

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<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Federal FFY of Grant: 2019						
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: NJ39P01050119						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Computer Upgrades – Software	1408		500	500			
	Pest Control/Treatment	1408		200	200			
	Staff Training/Travel	1408		200	200			
	Administration	1410		50,699	63,477	63,477	63,477	
	<b>Sub-total Mickie Tower</b>			<b>\$268,765</b>	<b>\$562,089</b>	<b>\$520,412</b>	<b>\$485,819</b>	
NJ10-13 Authority Wide	RAD-CFP	1503		317,045	52,841	52,841		
	Bond Debt Obligation paid Via System of Direct Payment	9001		487,766	330,741	330,741	330,741	
	<b>Sub-total</b>			<b>804,811</b>	<b>383,582</b>	<b>383,582</b>	<b>330,741</b>	
	<b>GRAND TOTAL</b>			<b>\$3,166,717</b>	<b>\$3,182,594</b>	<b>\$1,758,569</b>	<b>\$1,587,658</b>	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part III: Implementation Schedule for Capital Fund Financing Program							Federal FFY of Grant: 2019
PHA Name: Housing Authority of the City of Camden							Reasons for Revised Target Dates <sup>1</sup>
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Original Expenditure End Date	Actual Expenditure End Date	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
NJ010-000001 Ablett Village	04/15/2022		04/15/2024		04/15/2024		
NJ010-000006 McGuire Gardens	04/15/2022		04/15/2024		04/15/2024		
NJ010-000003 Chelton Terrace	04/15/2022		04/15/2024		04/15/2024		
NJ010-000004 Chelton Terrace II	04/15/2022		04/15/2024		04/15/2024		
NJ010-000013 Baldwins Run	04/15/2022		04/15/2024		04/15/2024		
NJ010-000015 Baldwins Run II	04/15/2022		04/15/2024		04/15/2024		
NJ010-000019 Baldwins Run Senior	04/15/2022		04/15/2024		04/15/2024		
NJ010-000016 Kennedy Tower	04/15/2022		04/15/2024		04/15/2024		
NJ010-000017 Westfield Tower	04/15/2022		04/15/2024		04/15/2024		
NJ010-000018 Mickle Tower	04/15/2022		04/15/2024		04/15/2024		

<sup>1</sup> 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

Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2023

Part I: Summary		Grant Type and Number		FFY of Grant: 2018	
PHA Name: Housing Authority of the City of Camden		Capital Fund Program Grant No: NJ39P01050118		FFY of Grant Approval: 2018	
		Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/21	<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement ( )	
Line	Summary by Development Account	Total Estimated Cost	Final Performance and Evaluation Report	Obligated	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>		Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$495,522	\$495,522	\$495,522	\$495,522
3	1408 Management Improvements	16,250	11,750		
4	1410 Administration (may not exceed 10% of line 21)	249,990	249,990	249,990	249,990
5	1480 General Capital Activity	1,807,877	1,860,270	1,860,270	1,702,104
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense/Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment		515,919	479,776	479,776
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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. 2577-0157  
 Expires 11/30/2023

<b>Part I: Summary</b>		FFY of Grant: 2018 FFY of Grant Approval: 2018	
PHA Name: Housing Authority of the City of Camden	Grant Type and Number Capital Fund Program Grant No: NJ39P01050118 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant		<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/21 <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
15	Amount of Annual Grant: (sum of lines 2 - 14)	\$3,085,558	\$3,085,558
16	Amount of line 15 Related to LBP Activities		\$2,927,392
17	Amount of line 15 Related to Sect. 504, ADA, and Fair Housing Act Activities		
18	Amount of line 15 Related to Security - Soft Costs		
19	Amount of line 15 Related to Security - Hard Costs		
20	Amount of line 15 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Victor D. Figueroa, Executive Director			
Date		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> 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. 2577-0157  
 Expires 11/30/2023

Part II: Supporting Pages		Federal FFY of Grant: 2018						
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: NJ39P01050118 CEFP (Yes/ No): Replacement Housing Factor Grant No:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ010-000002 Branch Village	A/E Fees	1480		\$5,000				
	Inspection Fees	1480		7,000				
	Legal Fees (Devt Related)	1480		1,000				
	Permit and Other Fees	1480		1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		4,000				
	Construction – New Building	1460		94,700				
	Operations Transfer	1406		32,200				
	Administration	1410		16,100				
	<b>Sub-total Branch Village</b>			<b>\$161,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Federal FFY of Grant: 2018						
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No NJ39P01050117 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ010-000001 Ablett Village	A/E Fees	1480		\$35,000	\$3,750	3,750	3,750	
	Inspection Fees	1480		10,000	21,585	21,585	21,585	
	Permit and Other Fees	1480		1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		50,000				
	Unit Rehab and Repair	1480		350,812	51,092	51,092	51,092	
	Upgrade/Repair Building	1480		75,000				
	Fire Alarm/Security	1480		1,000				
	Termite Treatment	1480		10,000				
	Dwelling Equipment	1480		10,000	11,971	11,971	11,971	
	Non-Dwelling Structures	1480		20,000				
	Non-dwelling Equipment	1480		15,000	1,985	1,985	1,985	
	Non-dwelling Equipment - Vehicle	1480		1,000				
	Computer Upgrades- Hardware	1480		5,000				
	Relocation	1480		500				
	Operations Transfer	1406		148,591	15,580	15,580	15,580	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2023

Part II: Supporting Pages			Federal FFY of Grant: 2018					
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: NJ39P01050118 CFFP (Yes/No): Replacement Housing Factor Grant No:		Total Estimated Cost		Total Actual Cost		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Management Improvements	1408		2,500				
	Pest Control/Treatment	1408		500				
	Computer Upgrades – Software	1408		2,000				
	Staff Training/Travel	1408		250				
	Youth program	1408		250				
	Administration	1410		74,296	90,396	90,396	90,396	
	<b>Sub-total Ablett Village</b>			<b>\$812,699</b>	<b>\$196,359</b>	<b>196,359</b>	<b>196,359</b>	
NJ010-000006 McGuire Gardens	Permit and Other Fees	1480		1,000				
	A/E Fees	1480		25,000	5,099	5,099	5,099	
	Inspection Fees	1480		12,500				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		50,000				
	Unit Rehab and Repair	1480		233,146				
	Upgrade/Repair Building	1480		34,424				
	Dwelling Equipment	1480		30,000				
	Non-Dwelling Structures	1480		20,000	2,750	2,750	2,750	
	Non-dwelling Equipment	1480		10,000				
	Computer Upgrades - Hardware	1480		5,000				
	Operations Transfer	1406		121,591	64,931	64,931	64,931	
	Management Improvements	1408		2,000				
	Computer Upgrades - software	1408		2,000				
	Staff Training / Travel	1408		500				
	Administration (Staff and Related Items)	1410		60,796	72,066	72,066	72,066	

	Sub-total McGuire Gardens		607,957	144,846	144,846	144,846
NJ010-000003 Chelton Terrace						
	A/E Fees	1480	3,000	59,971	59,971	57,658
	Inspection Fees	1480	5,000	8,510	8,510	8,510
	Permits and Other Fees	1480	1,000			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480	10,000			
	Unit Rehab and Repair	1480	42,859	10,865	10,865	10,865
	Upgrade/Repair Building	1480	10,000	647,137	647,137	588,884
	Dwelling Equipment	1480	10,000			
	Non-Dwelling Structures	1480	10,000	922	922	922
	Non-dwelling Equipment	1480	10,000	140	140	140
	Operations Transfer	1406	30,024	9,033	9,033	9,033
	Management Improvements	1408	500			
	Computer Upgrades - software	1408	250			
	Staff Training / Travel	1408	250			
	Administration (Staff and Related Items)	1410	17,239	17,239	17,239	17,239
	<b>Sub-total Chelton Terrace</b>		<b>150,122</b>	<b>753,817</b>	<b>753,817</b>	<b>693,251</b>
NJ010-000013 Baldwins Run						
	A/E and Other Fees	1480	500	18,801	18,801	16,669
	Legal Fees	1480	1,000	7,833	7,833	7,833
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480	1,500	14,232	14,232	14,232
	Unit Rehab and Repair	1480	4,780			
	Dwelling Equipment	1480	1,500			
	Non-Dwelling Structures	1480	1,500	147,393	147,393	147,393
	Non-dwelling Equipment	1480	250			
	Management Improvements	1408	125			
	<b>Sub-total Baldwins Run</b>		<b>11,155</b>	<b>188,259</b>	<b>188,259</b>	<b>186,127</b>
NJ010-000015 Baldwins Run, II						

	A/E Fees	1480			1,750	
	Inspection Fees	1480			2,000	
	Legal Fees	1480			2,000	
	Permits and Other Fees	1480			1,000	
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480			10,000	
	Unit Rehab and Repair	1480			32,138	
	Upgrade/Repair Building	1480			5,000	
	Dwelling Equipment	1480			10,000	
	Non-Dwelling Structures	1480			10,000	
	Non-dwelling Equipment	1480			5,000	
	Operations Transfer	1406			22,540	
	Administration	1410			11,270	
	<b>Sub-total Baldwins Run II</b>				<b>112,698</b>	
NJ010-000019						
Baldwins Run Senior						
	A/E and Other Fees	1480			500	
	Legal Fees	1480			1,000	
		1480				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480			1,500	
	Unit Rehab and Repair	1480			4,750	
		1480				
	Dwelling Equipment	1480			1,500	
	Non-Dwelling Structures	1480			1,500	
	Non-dwelling Equipment	1480			250	
	Management Improvements	1408			125	
	<b>Sub-total Baldwins Run II</b>				<b>11,125</b>	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2023

Part II: Supporting Pages		Federal FFY of Grant: 2018					
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: NJ39P01050118					
Development Number Name/PHA-Wide Activities		Development Account No. Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ010-000016 Kennedy Tower	A/E Fees	1480	3,111	88,460	88,460	83,753	
	Inspection Fees	1480	5,000	19,997	19,997	19,997	
	Permit and Other Fees	1480	500				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480	20,000				
	Unit Rehab and Repair	1480					
	Upgrade/Repair Building	1480	103,145	102,740	102,740	102,740	
	Dwelling Equipment	1480	10,000	8,177	8,177	8,177	
	Non-Dwelling Structures	1480	10,000				
	Non-dwelling Equipment - Vehicle	1480	500				
	Non-dwelling Equipment	1480	5,000	680	680	680	
	Computer Upgrades- Hardware	1480	1,000				
	Relocation	1480	500				
	Operations Transfer	1406	45,787	122,834	122,834	122,834	
	Management Improvements	1408	500				
	Computer Upgrades - Software	1408	500				
	Pest Control/Treatment	1408	250				
	Staff Training/Travel	1408	250				
	Administration (Staff and Related Items)	1410	22,894	22,894	22,894	22,894	
	<b>Sub-total Kennedy Tower</b>		<b>\$228,937</b>	<b>\$365,782</b>	<b>\$365,782</b>	<b>\$361,075</b>	

NJ010-000017		1480				5,000	99,652	99,652		82,231		
Westfield Tower												
	A/E Fees	1480				5,000	99,652	99,652		82,231		
	Inspection Fees	1480				5,000	17,015	17,015		17,015		
	Permit and Other Fees	1480				1,000						
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480				10,000						
	Unit Rehab and Repair	1480				107,800	30,705	10,535		10,535		
	Upgrade/Repair Building	1480				10,000	281,856	281,856		262,657		
	Dwelling Equipment	1480				10,000	10,406	10,406		10,406		
	Non-Dwelling Structures	1480				10,000	10,000					
	Non-dwelling Equipment - Vehicle	1480				500	500					
	Non-dwelling Equipment	1480				6,000	680	680		680		
	Computer Upgrades- Hardware	1480				1,000						
	Relocation	1480				500						
	Operations Transfer	1406				48,171	174,084	174,084		174,084		
	Management Improvements	1408				600						
	Computer Upgrades - Software	1408				500						
	Pest Control/Treatment	1408				500						
	Staff Training/Travel	1408				200						
	Administration	1410				24,086	24,086	24,086		24,086		
	<b>Sub-total Westfield Tower</b>					<b>\$240,857</b>	<b>\$638,484</b>	<b>\$638,484</b>		<b>\$601,864</b>		

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
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 Expires 11/30/2023

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Camden			Grant Type and Number Capital Fund Program Grant No: NJ39P01050118			Federal FFY of Grant: 2018			
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 <sup>1</sup>			Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
NJ010-000018 Mickle Tower	A/E Fees	1480		4,000	99,212	99,212		81,492	
	Inspection Fees	1480		5,000	7,852	7,852		7,852	
	Permit and Other Fees	1480		1,000					
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		7,000					
	Unit Rehab and Repair	1480		106,462	16,427	16,427		16,427	
	Upgrade/Repair Building	1480		11,000	36,421	36,421			
	Dwelling Equipment	1480		10,000	16,836	16,836		16,836	
	Non-Dwelling Structures	1480		10,000	8,438	8,438		8,438	
	Non-dwelling Equipment - Vehicle	1480		500	500	500			
	Non-dwelling Equipment	1480		5,000	680	680		680	
	Computer Upgrades- Hardware	1480		1,000					
	Relocation	1480		500					
	Operations Transfer	1406		46,618	109,060	109,060		109,060	
	Management Improvements	1408		800					

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2023

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Camden			Grant Type and Number Capital Fund Program Grant No: NJ39P01050118			Federal FFY of Grant: 2018			
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
	Computer Upgrades – Software	1408		500					
	Pest Control/Treatment	1408		200					
	Staff Training/Travel	1408		200					
	Administration	1410		23,309	23,309	23,309	23,309		
	<b>Sub-total Mickle Tower</b>			<b>\$233,089</b>	<b>318,235</b>	<b>318,235</b>	<b>264,094</b>		
NJ10-13 Authority Wide	Bond Debt Obligation paid Via System of Direct Payment	9001		515,919	479,776	479,776	479,776		
	<b>GRAND TOTAL</b>			<b>\$3,085,558</b>	<b>\$3,085,558</b>	<b>\$3,085,558</b>	<b>\$2,927,392</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2023

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: Housing Authority of the City of Camden						
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		Actual Obligation End Date	All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Original Obligation End Date		Original Expenditure End Date	Actual Expenditure End Date	
NJ010-000002 Branch Village	11/28/2021			11/28/2023		
NJ010-000001 Ablett Village	11/28/2021			11/28/2023		
NJ010-000006 McGuire Gardens	11/28/2021			11/28/2023		
NJ010-000003 Chelton Terrace	11/28/2021			11/28/2023		
NJ010-000015 Baldwins Run	11/28/2021			11/28/2023		
NJ010-000015 Baldwins Run II	11/28/2021			11/28/2023		
NJ010-000015 Baldwins Run Senior	11/28/2021			11/28/2023		
NJ010-000016 Kennedy Tower	11/28/2021			11/28/2023		
NJ010-000017 Westfield Tower	11/28/2021			11/28/2023		
NJ010-000018 Mickle Tower	11/28/2021			11/28/2023		

<sup>1</sup> 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.

# 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 (CFPP)

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. 2577-0157  
Expires 11/30/2023

Part I: Summary		FFY of Grant: 2022 FFY of Grant Approval:	
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 CFPP:	
Type of Grant	<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised <sup>2</sup>	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$556,748	
3	1408 Management Improvements	14,000	
4	1410 Administration (may not exceed 10% of line 21)	278,374	
5	1480 General Capital Activity	1,757,894	
6	1492 Moving to Work Demonstration		
7	1501 Collateralization Expense/Debt Service Paid by PHA		
8	1503 RAD-CFP		
9	1504 RAD Investment Activity		
10	1505 RAD-CPT		
11	9000 Debt Reserves		
12	9001 Bond Debt Obligation paid Via System of Direct Payment	331,793	
13	9002 Loan Debt Obligation paid Via System of Direct Payment		
14	9900 Post Audit Adjustment		

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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. 2577-0157  
 Expires 11/30/2023

<b>Part I: Summary</b>		FFY of Grant: 2022 FFY of Grant Approval:	
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:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
15	Amount of Annual Grant:: (sum of lines 2 - 14)	\$2,938,809	
16	Amount of line 15 Related to LBP Activities		
17	Amount of line 15 Related to Sect. 504, ADA, and Fair Housing Act Activities		
18	Amount of line 15 Related to Security - Soft Costs		
19	Amount of line 15 Related to Security - Hard Costs		
20	Amount of line 15 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Victor D. Figueroa., Executive Director			
Date		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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Part II: Supporting Pages		Federal FFY of Grant: 2022														
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:								Total Estimated Cost		Total Actual Cost		Status of Work		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>									
NJ010-000001 Ablett Village																
	A/E Fees	1480		\$13,273												
	Inspection Fees	1480		8,333												
	Permit and Other Fees	1480		1,000												
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		17,447												
	Unit Rehab and Repair	1480		427,409												
	New Construction	1480		255,064												
	Upgrade/Repair Building	1480		30,000												
	Fire Alarm/Security	1480		1,000												
	Termite Treatment	1480		10,000												
	Dwelling Equipment	1480		8,568												
	Non-Dwelling Structures	1480		4,879												
	Non-dwelling Equipment-Vehicle	1480		500												
	Non-dwelling Equipment	1480		1,179												
	Computer Upgrades- Hardware	1480		500												

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Part II: Supporting Pages		Federal FFY of Grant: 2022					
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:					
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
NJ010-000003 Chelton Terrace							
	A/E Fees	1480		\$1,000			
	Inspection Fees	1480		1,000			
	Permit and Other Fees	1480		500			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		2,500			
	Unit Rehab and Repair	1480		60,610			
	Upgrade/Repair Building	1480		5,000			
	Fire Alarm/Security	1480		500			
	Termite Treatment	1480		500			
	Dwelling Equipment	1480		500			
	Non-dwelling Structures	1480		500			
	Non-dwelling Equipment	1480		1,000			
	Computer Upgrades - Hardware	1480		500			
	Management Improvements	1408		500			
	Computer Upgrades - Software	1408		250			
	Staff Training/Travel	1408		250			
	Administration	1410		10,659			
	Operations Transfer	1406		21,317			
	<b>Sub-total Chelton Terrace</b>			<b>\$106,586</b>			

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PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No:					
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
NJ010-000004 Chelton Terrace Ph II							
	A/E Fees	1480		\$5,000			
	Inspection Fees	1480		1,000			
	Permit and Other Fees	1480		500			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		10,000			
	Unit Rehab and Repair	1480		69,197			
	Upgrade/Repair Building	1480		5,000			
	Fire Alarm/Security	1480		500			
	Termite Treatment	1480		500			
	Dwelling Equipment	1480		500			
	Non-dwelling Structures	1480		10,000			
	Non-dwelling Equipment	1480		10,000			
	Management Improvements	1408		500			
	Computer Upgrades – Software	1408		250			
	Staff Training/Travel	1408		250			
	Relocation	1480		250			
	Administration	1410		16,207			
	Operations Transfer	1406		32,413			
	<b>Sub-total Chelton Terrace II</b>			<b>\$162,067</b>			

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Part II: Supporting Pages		Federal FFY of Grant: 2022						
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:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ010-000013 Baldwins Run	A/E Fees	1480		\$5,000				
	Inspection Fees	1480		2,500				
	Permit and Other Fees	1480		500				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		20,000				
	Unit Rehab and Repair	1480		26,213				
	Upgrade/Repair Building	1480		5,000				
	Dwelling Equipment	1480		10,000				
	Non-dwelling Structures	1480		10,000				
	Non-dwelling Equipment	1480		5,000				
	Computer Upgrades - Hardware	1480		5,000				
	Management Improvements	1408		1,500				
	Computer Upgrades - software	1408		500				
	Staff Training/Travel	1408		500				
	Youth Program	1408		500				
	Relocation	1480		1,500				
	Administration	1410		11,502				
	Operation Transfer	1406		23,004				
	<b>Sub-total Baldwins Run</b>			<b>\$123,219</b>				

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Part II: Supporting Pages		Federal FFY of Grant: 2022						
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:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ010-000015 Baldwins Run II								
	A/E Fees	1480		\$1,750				
	Inspection Fees	1480		1,000				
	Permit and Other Fees	1480		1,000				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		2,000				
	Unit Rehab and Repair	1480		66,005				
	Upgrade/Repair Building	1480		3,000				
	Dwelling Equipment	1480		5,000				
	Non-dwelling Structures	1480		5,000				
	Non-dwelling Equipment	1480		5,000				
	Management Improvements	1408		500				
	Computer Upgrades - software	1408		250				
	Staff Training /Travel	1408		250				
	Administration	1410		12,965				
	Operation Transfer	1406		25,930				
	<b>Sub-total Baldwins Run II</b>			<b>\$129,650</b>				

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PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ010-000019 Baldwins Run Senior								
	A/E Fees	1480		\$875				
	Legal Fees	1480		500				
	Inspection Fees	1480		500				
	Permit and Other Fees	1480		500				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		1,000				
	Unit Rehab and Repair	1480		49,921				
	Upgrade/Repair Building	1480		1,500				
	Dwelling Equipment	1480		2,500				
	Non-dwelling Structures	1480		2,500				
	Non-dwelling Equipment	1480		2,500				
	Management Improvements	1408		375				
	Computer Upgrades - software	1408		250				
	Administration	1410		8,000				
	Operation Transfer	1406		16,000				
	Relocation	1480		500				
	<b>Sub-total Baldwins Run Senior</b>			<b>\$87,421</b>				

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PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:					
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
NJ010-000016 Kennedy Tower							
	A/E Fees	1480		\$3,173			
	Inspection Fees	1480		1,842			
	Permit and Other Fees	1480		500			
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		5,305			
	Unit Rehab and Repair	1480		155,102			
	Upgrade/Repair Building	1480		5,000			
	Fire Alarm/Security	1480		1,000			
	Dwelling Equipment	1480		3,182			
	Non-Dwelling Structures	1480		2,122			
	Non-dwelling Equipment	1480		540			
	Non-dwelling equipment-Vehicle	1480		500			
	Computer Upgrades- Hardware	1480		500			
	Relocation	1480		500			
	Operations Transfer	1406		52,019			
	Management Improvements	1408		1,050			
	Computer Upgrades – Software	1408		250			

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Part II: Supporting Pages										
PHA Name: Housing Authority of the City of Camden					Federal FFY of Grant: 2022					
Grant Type and Number				Capital Fund Program Grant No:						
CEFP (Yes/ No):				Replacement Housing Factor Grant No:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ010-000016 Kennedy Tower	Pest Control/Treatment	1408		250						
	Staff Training/Travel	1408		250						
	Administration	1410		26,009						
	Contingency	1480		1,000						
<b>Sub-total Kennedy Tower</b>										
				\$260,095						

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Part II: Supporting Pages		Federal FFY of Grant: 2022						
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:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ010-000017 Westfield Tower								
	A/E Fees	1480		\$3,540				
	Inspection Fees	1480		2,025				
	Permit and Other Fees	1480		500				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		6,209				
	Unit Rehab and Repair	1480		155,528				
	Upgrade/Repair Building	1480		13,032				
	Dwelling Equipment	1480		4,745				
	Non-Dwelling Structures	1480		2,484				
	Non-dwelling Equipment	1480		217				
	Non-dwelling Equipment-Vehicle	1480		500				
	Computer Upgrades- Hardware	1480		500				
	Relocation	1480		500				
	Operations Transfer	1406		54,737				
	Management Improvements	1408		600				
	Computer Upgrades – Software	1408		500				

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Part II: Supporting Pages		Federal FFY of Grant: 2022						
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/ No): Replacement Housing Factor Grant No:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ010-000018 Mickie Tower								
	A/E Fees	1480		\$3,565				
	Inspection Fees	1480		2,037				
	Permit and Other Fees	1480		500				
	Site Improvements- Upgrade Sidewalks, Paving, Drainage, Fencing and Landscaping	1480		6,270				
	Unit Rehab and Repair	1480		151,503				
	Upgrade/Repair Building	1480		11,000				
	Fire Alarm/Security	1480		1,000				
	Dwelling Equipment	1480		3,761				
	Non-Dwelling Structures	1480		2,508				
	Non-dwelling Equipment	1480		229				
	Non-dwelling Equipment-Vehicle	1480		500				
	Computer Upgrades- Hardware	1480		500				
	Relocation	1480		500				
	Operations Transfer	1406		52,935				
	Management Improvements	1408		800				
	Computer Upgrades – Software	1408		200				

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Part II: Supporting Pages		Federal FFY of Grant: 2022						
PHA Name: Housing Authority of the City of Camden		Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/ No): Replacement Housing Factor Grant No:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ010-000018 Mickle Tower	Pest Control/Treatment	1408		200				
	Staff Training/Travel	1408		200				
	Administration	1410		26,467				
	<b>Sub-total Mickle Tower</b>			<b>\$264,675</b>				
NJ10-13 Authority Wide								
	Bond Debt Obligation paid via System of Direct Payment	9001		331,793				
	<b>GRAND TOTAL</b>			<b>\$2,938,809</b>				

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Part III: Implementation Schedule for Capital Fund Financing Program							Federal FFY of Grant: 2022
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		Actual Obligation End Date	All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>	
	Original Obligation End Date	Original Obligation End Date		Original Expenditure End Date	Actual Expenditure End Date		
NJ010-000001 Ablett Village	02/22/2024			02/22/2026			
NJ010-000003 Chelton Terrace	02/22/2024			02/22/2026			
NJ010-000004 Chelton Terrace II	02/22/2024			02/22/2026			
NJ010-000013 Baldwins Run	02/22/2024			02/22/2026			
NJ010-000015 Baldwins Run II	02/22/2024			02/22/2026			
NJ010-000019 Baldwins Run Senior	02/22/2024			02/22/2026			
NJ010-000016 Kennedy Tower	02/22/2024			02/22/2026			
NJ010-000017 Westfield Tower	02/22/2024			02/22/2026			
NJ010-000018 Mickle Tower	02/22/2024			02/22/2026			

<sup>1</sup> 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.

<b>Part I: Summary</b>						
HA 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:		Work Statement for Year 5 FFY 2026
Development Number and Name	Work Statement for Year 1 FFY 2022	Work Statement for Year 2 FFY 2023	Work Statement for Year 3 FFY 2024	Work Statement for Year 4 FFY 2025	Work Statement for Year 5 FFY 2026	
Physical Improvements Subtotal	Annual Statement	\$1,793,976	\$1,836,502	\$2,213,215	\$2,257,871	
Management Improvements		13,128	13,754	13,130	13,131	
PHA-Wide Non-dwelling Structures and Equipment						
Administration		283,818	289,495	295,285	301,190	
Other		6,500	6,500	6,500	6,500	
Operations		567,625	578,978	590,557	602,369	
Demolition						
RAD-CFP						
Capital Fund Financing – Debt Service		332,537	332,308			
<b>Total CFP Funds</b>		<b>\$2,997,585</b>	<b>\$3,057,537</b>	<b>\$3,118,687</b>	<b>\$3,181,061</b>	
Total Non-CFP Funds						
<b>Grand Total</b>		<b>\$2,997,585</b>	<b>\$3,057,537</b>	<b>\$3,118,687</b>	<b>\$3,181,061</b>	

**Part I: Summary (Continuation)**

HA Name/Number Development Number and Name	Work Statement for Year 1 FFY 2022	Locality (City/county & State) Work Statement for Year 2 FFY 2023	Work Statement for Year 3 FFY 2024	<input checked="" type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY 2025	<input type="checkbox"/> Revision No: Work Statement for Year 5 FFY 2026
<b>NJ010-00001 Ablett Village</b>					
Physical Improvements		800,067	822,401	1,178,517	1,202,165
Subtotal			3,000	2,375	2,375
Management Improvements		2,375			
PHA-Wide Non-dwelling Structures and Equipment					
Administration		141,857	144,694	147,588	150,540
Other		1,500	1,500	1,500	1,500
Operations		283,703	289,377	295,164	301,067
Demolition					
Capital Fund Financing – Debt Service					
<b>Total CFP Funds – Ablett Village</b>		<b>1,229,502</b>	<b>1,260,972</b>	<b>1,625,144</b>	<b>1,657,647</b>
<b>NJ010-000013 Baldwins Run</b>					
Physical Improvements		89,862	91,672	93,518	95,401
Subtotal					
Management Improvements		625	625	625	625
PHA-Wide Non-dwelling Structures and Equipment					
Administration		11,732	11,967	12,206	12,450
Other					
Operations		23,464	23,933	24,412	24,900
Demolition					
Capital Fund Financing – Debt Service					
<b>Total CFP Funds – Baldwins Run</b>		<b>125,683</b>	<b>128,197</b>	<b>130,761</b>	<b>133,377</b>

**Part I: Summary (Continuation)**

HA Name/Number	Development Number and Name	Work Statement for Year 1 FFY 2022	Locality (City/county & State) Work Statement for Year 2 FFY 2023	Work Statement for Year 3 FFY 2024	<input checked="" type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY 2025	<input type="checkbox"/> Revision No: Work Statement for Year 5 FFY 2026
	<b>NJ010-000015 Baldwins Run II</b>					
	Physical Improvements		91,570	93,421	95,309	97,235
	Subtotal					
	Management Improvements		1,000	1,000	1,000	1,000
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration		13,224	13,489	13,759	14,034
	Other					
	Operations		26,449	26,978	27,517	28,068
	Demolition					
	Capital Fund Financing – Debt Service					
	<b>Total CFP Funds – Baldwins Run II</b>		<b>132,243</b>	<b>134,887</b>	<b>137,585</b>	<b>140,336</b>
	<b>NJ010-000019 Baldwins Run Senior</b>					
	Physical Improvements		63,564	64,858	66,178	67,524
	Subtotal					
	Management Improvements		625	625	625	625
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration		8,160	8,323	8,490	8,659
	Other		500	500	500	500
	Operations		16,320	16,646	16,979	17,319
	Demolition					
	Capital Fund Financing – Debt Service					
	<b>Total CFP Funds – Baldwins Run Senior</b>		<b>89,169</b>	<b>90,953</b>	<b>92,772</b>	<b>94,627</b>

**Part I: Summary (Continuation)**

HA Name/Number	Development Number and Name	Work Statement for Year 1 FFY 2022	Locality (City/county & State)	Work Statement for Year 3 FFY 2024	Work Statement for Year 4 FFY 2025	Work Statement for Year 5 FFY 2026
				<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
	<b>NJ010-000003 Chelton Terrace I</b>					
	Physical Improvements	73,852	75,374	76,927	78,510	
	Subtotal					
	Management Improvements	1,750	1,750	1,750	1,750	
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration	10,872	11,089	11,311	11,537	
	Other	500	500	500	500	
	Operations	21,744	22,178	22,622	23,074	
	Demolition					
	Capital Fund Financing – Debt Service					
	<b>Total CFP Funds – Chelton Terrace I</b>	<b>108,717</b>	<b>110,892</b>	<b>113,110</b>	<b>115,371</b>	
	<b>NJ010-000004 Chelton Terrace II</b>					
	Physical Improvements	113,466	115,780	118,141	120,549	
	Subtotal					
	Management Improvements	1,750	1,750	1,750	1,750	
	PHA-Wide Non-dwelling Structures and Equipment					
	Administration	16,531	16,861	17,199	17,543	
	Other	500	500	500	500	
	Operations	33,062	33,723	34,397	35,085	
	Demolition					
	Capital Fund Financing – Debt Service					
	<b>Total CFP Funds – Chelton Terrace II</b>	<b>165,308</b>	<b>168,614</b>	<b>171,987</b>	<b>175,427</b>	

**Part I: Summary (Continuation)**

HA Name/Number Development Number and Name	Work Statement for Year 1 FFY 2022	Locality (City/country & State) Work Statement for Year 2 FFY 2023	Work Statement for Year 3 FFY 2024	<input checked="" type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY 2025	<input type="checkbox"/> Revision No: Work Statement for Year 5 FFY 2026
<b>NJ010-000016 Kennedy Tower</b>					
Physical Improvements		182,408	186,122	189,910	193,774
Subtotal		1,800	1,800	1,800	1,800
Management Improvements					
PHA-Wide Non-dwelling Structures and Equipment					
Administration		26,530	27,060	27,601	28,154
Other		1,500	1,500	1,500	1,500
Operations		53,059	54,121	55,203	56,307
Demolition					
Capital Fund Financing -- Debt Service					
<b>Total CFP Funds -- Kennedy Tower</b>		<b>265,297</b>	<b>270,602</b>	<b>276,014</b>	<b>281,535</b>
<b>NJ010-000017 Westfield Tower</b>					
Physical Improvements		192,109	196,016	200,001	204,066
Subtotal		1,803	1,804	1,805	1,806
Management Improvements					
PHA-Wide Non-dwelling Structures and Equipment					
Administration		27,916	28,474	29,044	29,625
Other		1,500	1,500	1,500	1,500
Operations		55,832	56,948	58,087	59,249
Demolition					
Capital Fund Financing -- Debt Service					
<b>Total CFP Funds -- Westfield Tower</b>		<b>279,159</b>	<b>284,743</b>	<b>290,437</b>	<b>296,246</b>



**Part I: Summary (Continuation)**

HA Name/Number Development Number and Name	Work Statement for Year 1 FFY 2022	Locality (City/county & State)			<input checked="" type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY 2025	<input type="checkbox"/> Revision No: Work Statement for Year 5 FFY 2026
		Work Statement for Year 2 FFY 2023	Work Statement for Year 3 FFY 2024	Work Statement for Year 4 FFY 2025		
<b>NJ10-000018 Mickle Tower</b>						
Physical Improvements		187,079	190,859	194,714	198,646	
Subtotal		1,400	1,400	1,400	1,400	
Management Improvements						
PHA-Wide Non-dwelling Structures and Equipment Administration		26,997	27,537	28,087	28,649	
Other		500	500	500	500	
Operations		53,994	55,074	56,175	57,298	
Demolition						
Capital Fund Financing – Debt Service						
<b>Total CFP Funds – Mickle Tower</b>		<b>269,969</b>	<b>275,369</b>	<b>280,877</b>	<b>286,494</b>	
<b>NJ10-13 AUTHORITY WIDE</b>						
Capital Fund Financing – Debt Service		332,537	332,308			
<b>Total CFP Funds – Authority Wide</b>		<b>332,537</b>	<b>332,308</b>			
<b>CFP Total</b>		<b>\$2,997,585</b>	<b>\$3,057,537</b>	<b>\$3,118,537</b>	<b>\$3,181,061</b>	

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2022	Work Statement for Year 2 FFY 2023			Work Statement for Year 3 FFY 2024		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Sec	NJ010-000001 Ablett Village			NJ010-000001 Ablett Village		
Annual Statement	A/E Fees		13,538	A/E Fees		13,809
	Inspection Fees		8,500	Inspection Fees		8,670
	Permits and Other Fees		1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		17,796	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		18,152
	Unit Rehab and Repair		443,649	Unit Rehab and Repair		460,726
	New Construction		258,665	New Construction		262,827
	Upgrade / Repair Building		30,000	Upgrade / Repair Building		30,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Termite Treatment		10,000	Termite Treatment		10,000
	Dwelling Equipment		8,739	Dwelling Equipment		8,914
	Non-Dwelling Structures		4,977	Non-Dwelling Structures		5,076
	Non-Dwelling Equipment		1,203	Non-Dwelling Equipment		1,227
	Non-Dwelling Equipment - Vehicle		500	Non-Dwelling Equipment - Vehicle		500
	Computer Upgrades - Hardware		500	Computer Upgrades - Hardware		500
	Subtotal Ablett Village		800,067	Subtotal Ablett Village		822,401
	NJ010-000003 Chelton Terrace I			NJ010-000003 Chelton Terrace I		
	A/E Fees		500	A/E Fees		500

Work Statement for Year 1 FFY 2022	Work Statement for Year 2 FFY 2023			Work Statement for Year 3 FFY 2024		
	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		500	Inspection Fees		500
	Permits and Other Fees		500	Permits and Other Fees		500
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		1,500	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		1,530
	Unit Rehab and Repair		62,852	Unit Rehab and Repair		64,344
	Upgrade / Repair Building		5,000	Upgrade / Repair Building		5,000
	Fire Alarm / Security		500	Fire Alarm / Security		500
	Termite Treatment		500	Termite Treatment		500
	Dwelling Equipment		500	Dwelling Equipment		500
	Non-Dwelling Structures		500	Non-Dwelling Structures		500
	Non-Dwelling Equipment		500	Non-Dwelling Equipment		500
	Computer Upgrades - Hardware		500	Computer Upgrades - Hardware		500
	<b>Subtotal Chelton Terrace I</b>		<b>73,852</b>	<b>Subtotal Chelton Terrace I</b>		<b>75,374</b>
	<b>NJ010-000004 Chelton Terrace II</b>			<b>NJ010-000004 Chelton Terrace II</b>		
	A/E Fees		5,000	A/E Fees		5,000
	Inspection Fees		500	Inspection Fees		500
	Permits and Other Fees		500	Permits and Other Fees		500
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		10,000	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		10,200
	Unit Rehab and Repair		79,966	Unit Rehab and Repair		82,080

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2022	Work Statement for Year 2 FFY 2023			Work Statement for Year 3 FFY 2024		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Upgrade / Repair Building		5,000	Upgrade / Repair Building		5,000
	Fire Alarm / Security		500	Fire Alarm / Security		500
	Termite Treatment		500	Termite Treatment		500
	Dwelling Equipment		500	Dwelling Equipment		500
	Non-Dwelling Structures		10,000	Non-Dwelling Structures		10,000
	Non-Dwelling Equipment		500	Non-Dwelling Equipment		500
	Computer Upgrades - Hardware		500	Computer Upgrades - Hardware		500
	<b>Subtotal Chelton Terrace II</b>		<b>113,466</b>	<b>Subtotal Chelton Terrace II</b>		<b>113,466</b>
	<b>NJ010-000016 Kennedy Tower</b>			<b>NJ010-000016 Kennedy Tower</b>		
	A/E Fees		3,237	A/E Fees		3,301
	Inspection Fees		1,879	Inspection Fees		1,917
	Permits and Other Fees		500	Permits and Other Fees		500
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		5,411	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		5,519
	Unit Rehab and Repair		158,931	Unit Rehab and Repair		162,326
	Upgrade / Repair Building		5,000	Upgrade / Repair Building		5,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Dwelling Equipment		3,246	Dwelling Equipment		3,311
	Non-Dwelling Structures		2,164	Non-Dwelling Structures		2,207
	Non-Dwelling Equipment		540	Non-Dwelling Equipment		540

Work Statement for Year 1 FFY 2022	Work Statement for Year 2 FFY 2023			Work Statement for Year 3 FFY 2024		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Computer Upgrades - Hardware		500	Computer Upgrades - Hardware		500
	<b>Subtotal Kennedy Tower</b>		<b>182,408</b>	<b>Subtotal Kennedy Tower</b>		<b>186,122</b>
	<b>NJ010-000017 Westfield Tower</b>			<b>NJ010-000017 Westfield Tower</b>		
	A/E Fees		3,611	A/E Fees		3,683
	Inspection Fees		2,065	Inspection Fees		2,106
	Permits and Other Fees		500	Permits and Other Fees		500
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		6,333	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		6,460
	Unit Rehab and Repair		157,977	Unit Rehab and Repair		161,236
	Upgrade / Repair Building		13,032	Upgrade / Repair Building		13,293
	Dwelling Equipment		4,840	Dwelling Equipment		4,937
	Non-Dwelling Structures		2,533	Non-Dwelling Structures		2,584
	Non-Dwelling Equipment		217	Non-Dwelling Equipment		217
	Non-Dwelling Equipment - Vehicle		500			500
	Computer Upgrades - Hardware		500	Computer Upgrades - Hardware		500
	<b>Subtotal Westfield Tower</b>		<b>192,109</b>	<b>Subtotal Westfield Tower</b>		<b>196,016</b>

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2022	Work Statement for Year 2 FFY 2023			Work Statement for Year 3 FFY 2024		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	NJ010-000018 Mickle Tower			NJ010-000018 Mickle Tower		
	A/E Fees		3,636	A/E Fees		3,709
	Inspection Fees		2,078	Inspection Fees		2,119
	Permits and Other Fees		500	Permits and Other Fees		500
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		6,395	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		6,523
	Unit Rehab and Repair		154,846	Unit Rehab and Repair		158,256
	Upgrade / Repair Building		11,000	Upgrade / Repair Building		11,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Dwelling Equipment		3,836	Dwelling Equipment		3,913
	Non-Dwelling Structures		2,558	Non-Dwelling Structures		2,610
	Non-Dwelling Equipment		229	Non-Dwelling Equipment		229
	Non-Dwelling Equipment - Vehicle		500	Non-Dwelling Equipment		500
	Computer Upgrades – Hardware		500	Computer Upgrades - Hardware		500
	<b>Subtotal Mickle Tower</b>		<b>187,079</b>	<b>Subtotal Mickle Tower</b>		<b>190,859</b>
	NJ010-000013 Baldwins Run			NJ010-000013 Baldwins Run		
	A/E Fees		875	A/E Fees		875
	Inspection Fees		500	Inspection Fees		500
	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 2022	Work Statement for Year 2 FFY 2023			Work Statement for Year 3 FFY 2024		
	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	1,000	1,000	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		1,000
	Unit Rehab and Repair	77,487	77,487	Unit Rehab and Repair		79,297
	Upgrade / Repair Building	1,500	1,500	Upgrade / Repair Building		1,500
	Dwelling Equipment	2,500	2,500	Dwelling Equipment		2,500
	Non-Dwelling Structures	2,500	2,500	Non-Dwelling Structures		2,500
	Non-Dwelling Equipment	2,500	2,500	Non-Dwelling Equipment		2,500
	<b>Subtotal Baldwins Run</b>		<b>89,862</b>	<b>Subtotal Baldwins Run</b>		<b>91,672</b>
	<b>NJ010-000015 Baldwins Run II</b>			<b>NJ010-000015 Baldwins Run II</b>		
	A/E Fees	1,750	1,750	A/E Fees		1,750
	Inspection Fees	1,000	1,000	Inspection Fees		1,000
	Permits and Other Fees	1,000	1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape	2,000	2,000	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		2,000
	Unit Rehab and Repair	67,820	67,820	Unit Rehab and Repair		69,671
	Upgrade / Repair Building	3,000	3,000	Upgrade / Repair Building		3,000
	Dwelling Equipment	5,000	5,000	Dwelling Equipment		5,000
	Non-Dwelling Structures	5,000	5,000	Non-Dwelling Structures		5,000
	Non-Dwelling Equipment	5,000	5,000	Non-Dwelling Equipment		5,000
	<b>Subtotal Baldwins Run II</b>		<b>91,570</b>	<b>Subtotal Baldwins Run II</b>		<b>93,421</b>





**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2025			Work Statement for Year: 5 FFY 2026		
	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	NJ010-000001 Ablett Village			NJ010-000001 Ablett Village		
Annual Statement	A/E Fees		14,085	A/E Fees		14,367
	Inspection Fees		8,843	Inspection Fees		9,020
	Permits and Other Fees		1,000	Permits and Other Fees		1,000
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		18,515	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		18,885
	Unit Rehab and Repair		480,395	Unit Rehab and Repair		831,895
	New Construction		598,157	New Construction		269,166
	Upgrade / Repair Building		30,000	Upgrade / Repair Building		30,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Termite Treatment		10,000	Termite Treatment		10,000
	Dwelling Equipment		9,092	Dwelling Equipment		9,274
	Non-Dwelling Structures		5,178	Non-Dwelling Structures		5,281
	Non-Dwelling Equipment		1,251	Non-Dwelling Equipment		1,276
	Non-Dwelling Equipment - Vehicle		500	Non-Dwelling Equipment - Vehicle		500
	Computer Upgrades - Hardware		500	Computer Upgrades - Hardware		500
	<b>Subtotal Ablett Village</b>		<b>1,178,517</b>	<b>Subtotal Ablett Village</b>		<b>1,202,165</b>
	NJ010-000003 Chelton Terrace I			NJ010-000003 Chelton Terrace I		
	A/E Fees		500	A/E Fees		500
	Inspection Fees		500	Inspection Fees		500

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2025			Work Statement for Year: 5 FFY 2026		
	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		500	Permits and Other Fees		500
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		1,561	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		1,592
	Unit Rehab and Repair		65,866	Unit Rehab and Repair		67,418
	Upgrade / Repair Building		5,000	Upgrade / Repair Building		5,000
	Fire Alarm / Security		500	Fire Alarm / Security		500
	Termite Treatment		500	Termite Treatment		500
	Dwelling Equipment		500	Dwelling Equipment		500
	Non-Dwelling Structures		500	Non-Dwelling Structures		500
	Non-Dwelling Equipment		500	Non-Dwelling Equipment		500
	Computer Upgrades - Hardware		500	Computer Upgrades - Hardware		500
	<b>Subtotal Chelton Terrace I</b>		<b>\$76,927</b>	<b>Subtotal Chelton Terrace I</b>		<b>\$78,510</b>
	<b>NJ010-000004 Chelton Terrace II</b>			<b>NJ010-000004 Chelton Terrace II</b>		
	A/E Fees		5,000	A/E Fees		5,000
	Inspection Fees		500	Inspection Fees		500
	Permits and Other Fees		500	Permits and Other Fees		500
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		10,404	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		10,612
	Unit Rehab and Repair		84,237	Unit Rehab and Repair		86,437
	Upgrade / Repair Building		5,000	Upgrade / Repair Building		5,000
	Fire Alarm / Security		500	Fire Alarm / Security		500
	Termite Treatment		500	Termite Treatment		500

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2025			Work Statement for Year: 5 FFY 2026		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Equipment		500	Dwelling Equipment		500
	Non-Dwelling Structures		10,000	Non-Dwelling Structures		10,000
	Non-Dwelling Equipment		500	Non-Dwelling Equipment		500
	Computer Upgrades - Hardware		500	Computer Upgrades - Hardware		500
	<b>Subtotal Chelton Terrace II</b>		<b>\$118,141</b>	<b>Subtotal Chelton Terrace II</b>		<b>\$120,549</b>
	<b>NJ010-000016 Kennedy Tower</b>			<b>NJ010-000016 Kennedy Tower</b>		
	A/E Fees		3,367	A/E Fees		3,435
	Inspection Fees		1,955	Inspection Fees		1,994
	Permits and Other Fees		500	Permits and Other Fees		500
	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		5,630	Site Improvements – Upgrade Sidewalks, Paving, Drainage, Fencing and Landscape		5,742
	Unit Rehab and Repair		165,789	Unit Rehab and Repair		169,322
	Upgrade / Repair Building		5,000	Upgrade / Repair Building		5,000
	Fire Alarm / Security		1,000	Fire Alarm / Security		1,000
	Dwelling Equipment		3,377	Dwelling Equipment		3,445
	Non-Dwelling Structures		2,251	Non-Dwelling Structures		2,296
	Non-Dwelling Equipment		540	Non-Dwelling Equipment		540
	Computer Upgrades - Hardware		500	Computer Upgrades - Hardware		500
	<b>Subtotal Kennedy Tower</b>		<b>189,910</b>	<b>Subtotal Kennedy Tower</b>		<b>193,774</b>

**Attachment M**

# **HOUSING NEEDS**

## 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.

**Attachment N**

**STRATEGIES FOR  
HOUSING NEEDS**

# Housing Authority of the City of Camden

Attachment nj010n01

## 9.1 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.
  - h. Offer ACC assistance to increase the affordable housing stock within the City of Camden, NJ.
- 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. Have adopted policies to support and give preference to working families.

4.) Target available assistance to the elderly.

a. Seek designation of public housing for the elderly at Kennedy Tower and Baldwin's Run Senior only.

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 and Mickle Tower throughout the HACC Family Sites and the City at large.

DRAFT



**Attachment O**

**PROGRESS  
GOALS &  
OBJECTIVES**

# Housing Authority of the City of Camden

Attachment nj010o01

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

Goal & Objectives	
Goal	Objectives
1.) Forecast Operating Subsidy	Forecasted Operating Subsidy goals have been met. Under Asset Management the Projected Expense Level (PEL) tool provided by HUD has made forecasting simpler. HACC will work to become a High Performer.
2.) Evaluate information for cost cutting decisions: a.) Prepare a plan that will assist in cost saving measures which should result in a 7 to 10% savings over expense for a 3 year period. b.) An ongoing goal to try and achieve is for each AMP and the HCVP to be a high Performer. c.) Met obligation of each AMP's reserve requirement.	Currently all cost cutting decisions are a joint effort with the Asset Management Team, Property Managers and the Director of Finance, with approval from the Executive Director. This is strictly based on budgets, current funding and needs.
3.) Develop and implement goals and measurements for each AMP to abide by under PHAS IV or similar iteration	Continue to evaluate each AMP in areas identified through reports, ongoing professional development, site visits and in-house meetings/trainings.
4.) Quality Control forms have been developed for tracking site performance.	To assist site management staff with more efficient management tools.
5.) Continue to maintain 95% PIC reporting rate.	To stay in compliance and increase reporting rates above 95%.
6.) Continue to comply with HUD mandate of 3% vacancy rate at each development.	To stay in compliance and reduce vacancy rate to 2%.
7.) To continue to improve quality of life uses; enforcing all Federal Regulations equally.	To continue to strive for better communities.

<p>8.) HACC will seek to create a Non-Profit Foundation</p> <p>a.) To promote and offer scholarships for all residents and other beneficial projects.</p>	To continue to provide our residents with furthering their educational opportunities.
<p>9.) Work to show case and offer development services of Modernization Department for a fee.</p>	Show case work and add additional revenue to the agency.
<p>10. Increase marketing strategies</p>	Increase in revenue will allow HACC to meet financial obligations.
<p>11. Expand the HACC's Green Initiative and look into Solar Farms development.</p>	Increase in revenue will allow HACC to meet financial obligations.
<p>12. Continue to upgrade Information Technology infrastructure.</p>	Ongoing
<p>13. Expand services delivered to the high-risk youth, through promotion of parental involvement thru program allocations. Continue to seek funding sources.</p>	Expand Youth Build program.
<p>14. HACC will continue to apply for Federal and non-Federal grants.</p>	Grant award allows HACC further housing opportunities for all we serve
<p>15. Improve PHAS score</p>	Strive to be a High Performer
<p>16. Improve SEMAP score</p>	High Performer
<p>17. Increase customer satisfaction. Hire third-party company to perform customer service assessments.</p>	Ongoing staff, training, effective use of the agency's website and tracking forms for customer service feedback
<p>18. HACC will concentrate on efforts to improve specific management functions.</p>	Ongoing Training
<p>19. Renovate or modernize public housing units or any other affordable housing</p>	Apply for grants as appropriate.

units under our view	
20. Homeownership opportunities	Ongoing
21. Implement measures to deconcentrate poverty by Income Tiering.	In accordance to ACOP
22. Implement public housing security improvements. Staff all senior towers with HACC security staff as needed.	Reduce resident complaints about safety. Partner with local law enforcement agencies.
23. Work with Local Union on Youth Build Apprentice program.	Training thru employment, as well as utilizing Section 3 program to further goals.
24. Provide and promote supportive services to increase independence for the elderly, allowing them to age in place or families with disabilities. Make the Adult Daycare Program operational.	Providing additional services to the elderly population.
25. Undertake affirmative measures to ensure access to assisted housing, suitable living environment regardless of race, color, religion, national origin, sex, family status.	Based on ACOP and HUD regulations. By performing UPCS inspections and providing reasonable accommodations.
26. Create new ways to increase revenue for the HACC. The HACC has started with the Resident Initiatives Department contracting with Vesta Management to provide case management services.	Increase services and revenue.
27. Create policies that will assist with management such as: a.) Fire/Disaster Policy b.) Vacant Unit Procedure Policy	To provide guidance and assistance to management with dealings with these types of issues.
28. Working on Moving To Work (MTW) designation if appropriate.	Designation would allow HACC to expand programs, operations and marketing abilities.

32. Continue to explore the Rental Assistance Demonstration (RAD) Program	RAD program may have positive results to allow HACC to make needed repairs
30. Expanding HACC's reach shows the capability of being a high performing housing leader	
31. Seek Moving To Work (MTW) Designation	
32. Increase our Public Housing Unit total To our Faircloth Limit.	To afford the greater Camden Community the opportunity of Affordable Housing.

**Attachment P**

**BARRING  
POLICY**



## HOUSING AUTHORITY OF THE CITY OF CAMDEN LIMITED ACCESS AND BARRING POLICY

(NOTE: THIS POLICY DOES NOT APPLY TO ANY BARRING  
OF TENANTS AND/OR HOUSEHOLD MEMBERS)

WHEREAS, the Housing Authority of the City of Camden's (hereinafter, "Housing Authority" or "PHA") mission, pursuant to the terms of its Residential Lease Agreement and state and federal law, is to provide safe, secure, and decent housing, to combat drug-related and other criminal activity within its housing developments (also referred to as "properties"), and to safeguard the quiet enjoyment of its properties for its residents and employees, and

WHEREAS, the Housing Authority has a significant interest in preventing the commission of trespass, vandalism, criminal, drug-related activities and other harmful and improper behavior within and adjacent to its properties, and

WHEREAS, the elimination from Housing Authority properties of persons with no legitimate purpose on Housing Authority properties and/or who commit criminal, drug-related activities, or other harmful or improper behavior is a reasonable means by which to combat drug-related and other criminal activity and safeguard the quiet enjoyment of its properties, and

WHEREAS, the Housing Authority desires to adopt a limited access and barring policy that effectuates its mission and interests while permitting constitutionally protected expression.

NOW THEREFORE, pursuant to the powers vested in the Housing Authority and in accordance with N.J.S.A. 2C:18-3(b), the Housing Authority hereby adopts the following Limited Access and Barring Policy (hereinafter, "Policy") effective the date approved by the Housing Authority of the City of Camden Board of Commissioners:

**Section 1. Purpose.** The Housing Authority's developments are for the exclusive use and enjoyment of Housing Authority employees, Housing Authority residents and members of their households, Housing Authority residents' guests and visitors, and such other persons who have legitimate business on Housing Authority properties. All other persons will be regarded as

trespassers subject to prosecution as allowed by state or municipal ordinance. The purpose of this Policy is to limit access and use of Housing Authority properties to the persons listed in the first sentence of this Section 1. A person who does not have a specific legitimate purpose to be on Housing Authority properties shall not be permitted on the properties.

**Section 2. Application.** This Policy applies to all public housing properties, including administrative offices and community centers owned and/or managed by the Housing Authority or private management companies, and applies retrospectively and prospectively to all tenants living in units within those developments.

**Section 3. Legitimate Purpose.** The following persons are presumed to have a specific legitimate purpose to be on Housing Authority properties and are not subject to being barred from Housing Authority properties, unless otherwise mandated by Housing Authority policy or by law:

3.1. Invited guests of Housing Authority tenants who are accessing the properties within the scope of their invitation, and who have not committed any of the acts enumerated in Section 4, below;

3.2. Housing Authority employees, commissioners, representatives, agents, contractors, and law enforcement officials carrying out official PHA or law enforcement business on PHA properties; and

3.3. Persons, not aforementioned, who are on Housing Authority properties with the Housing Authority's express permission and who are not otherwise violating PHA policy or law on the properties. In this regard, the Housing Authority shall develop procedures that ensure that constitutionally protected expression and association are appropriately permitted.

**Section 4. Non-Legitimate Purpose.** The following persons are presumed not to have a specific legitimate purpose to be on Housing Authority properties and are subject to temporary or permanent barring from Housing Authority properties:



4.1. All persons who are not Housing Authority employees, commissioners, representatives, agents, contractors, and law enforcement officials carrying out official PHA or law enforcement business, and who also are not Housing Authority tenants or invited guests of Housing Authority tenants;

4.2. All persons who commit the following acts on or within [1 mile] of PHA properties, whether or not they are included in the categories set forth in Section 3, above:

4.2.1. Assault, battery, arson, robbery, vandalism, malicious destruction of properties, disturbing the peace, murder, manslaughter, rape, sexual assault, prostitution and/or the solicitation thereof, abduction, kidnapping, illegal gambling, harassment, stalking, violation of protective, restraining, or peace order, domestic violence, the commission of any crime set forth in the N.J.S.A., Title 2C, New Jersey Code of Criminal Justice, the attempt to commit any of the aforementioned crimes, or engaging in any other physical behavior that injures, or threatens to injure, the health of Housing Authority tenants, employees, commissioners, representatives, agents, contractors, any law enforcement official, or other member of the public;

4.2.2. Engaging in any behavior or activities involving illegal drugs and/or illegal drug paraphernalia, including, but not limited to public use, possession and/or distribution of said drugs and/or paraphernalia;

4.2.3. Engaging in any illegal behavior involving firearms or other deadly weapons, including, but not limited to unlawful possession, concealment or use of a said firearm or deadly weapon;

4.2.4. Public urination, public nuisance, and other disorderly, lewd or lascivious conduct on Housing Authority properties;

4.2.5. Damaging, destroying, vandalizing, defacing, or otherwise reducing the value of the real and/or personal properties of the Housing Authority, its employees,

commissioners, representatives, agents, tenants, contractors, any law enforcement official, or other member of the public;

4.2.6. Loitering or otherwise failing to have any legitimate business to be on  
Housing Authority's properties;

4.2.7. Significant littering on Housing Authority properties;

4.2.8. Engaging in any illegal behavior involving automobiles or other vehicles including, but not limited to, reckless driving, joy riding, destruction, and theft;

4.2.9. Engaging in any gang-related activity, including, but not limited to, grouping, or using hand signals, gestures, and/or clothing to show gang affiliation for the purpose of threatening or intimidating rival gangs, Housing Authority tenants, Housing Authority employees, commissioners, representatives, agents, contractors, and law enforcement officials carrying out official Housing Authority or law enforcement business;

4.2.10. Theft of property of the Housing Authority, its employees, commissioners, representatives, agents, tenants, contractors, any law enforcement official, or other member of the public;

4.2.11. A minor child's violation of Section 200 of the Code of the City of Camden, and/or any state or federal curfew laws; and

4.2.12. Any other behavior that substantially interferes with the right, comfort, convenience and/or safe and peaceful enjoyment of Housing Authority properties by PHA employees, commissioners, representatives, agents, tenants, contractors, any law enforcement official, or other member of the public.

The Housing Authority reserves the right to add or delete from the acts set forth in Section 4, as appropriate.

## **Section 5. Exclusion and Barring.**

**5.1. Non-tenants.** Only non-tenants (persons other than those listed on the lease) with a specific legitimate purpose to be on Housing Authority properties are permitted on the properties. Whether a non-tenant has a specific legitimate purpose to be on any particular Housing Authority property shall be determined by the Housing Authority, as defined by the terms of this Policy and the Housing Authority's procedures. Any person who desires access to any Housing Authority property, including any person located on or in the buildings, walkways, grasses, playgrounds, parking lots, drives and other common areas of any Housing Authority development, will be required by any law enforcement or Housing Authority personnel to identify himself or herself by showing appropriate written identification, and to prove a specific legitimate purpose to be on Housing Authority property. Persons determined to be without a specific legitimate purpose on Housing Authority properties shall be asked to leave the properties immediately, and shall be issued an appropriate "Trespass Warning" in accordance with Housing Authority procedures. Warned persons who return to the properties without a specific legitimate purpose are subject to temporary or permanent barring from the properties.

**5.2. Barring Notice & Duration.** Barred persons shall be provided written notice of their barring in accordance with Housing Authority procedures (the Barring Notice) established herein. Among other things, the Barring Notice shall advise the person that he/she will be trespassing if he/she returns to Housing Authority properties, state the reasons for denying entry, specify the time period that the barring is effective, and reference appropriate grievance procedures. The duration of the barring is within the discretion of the Housing Authority, and may be extended at expiration, depending upon the specific circumstances. However, except in special circumstances, no initial temporary barring period shall exceed a period of [1 year]. The Housing Authority shall make its best efforts to enforce this Policy, and levy barring durations, uniformly and in accordance with Housing Authority procedures.

**5.3. Tenant Notice.** In the event that the barred person is a former household member, family member, friend, guest, or otherwise is connected with a Housing Authority tenant, the Housing Authority shall provide written notice to the tenant that said person has been barred from Housing Authority properties and shall state the duration of the bar, as well as the possible penalties for the tenant's failure to cooperate with the barring, which may include eviction.

**5.4. Emergencies.** In extraordinary circumstances involving an emergency or other unusual circumstance, for good cause shown, the Housing Authority Executive Director (or his/her designee), in his/her discretion, may decide to dispense with any or all notice requirements of this Policy.

**Section 6. Barring Lists.** In accordance with its procedures, the Housing Authority, in cooperation with law enforcement, shall maintain and regularly update a list of persons who have been issued Barring Notices (the Barring List). The Barring List shall be posted conspicuously for public viewing at the management office or other appropriate place within the development, and all residents shall be informed of the location of the Barring List. All pertinent Housing Authority staff shall receive copies of the initial and updated Baring Lists from time to time, as shall law enforcement.

**Section 7. Enforcement/Law Enforcement.** The Housing Authority shall enforce this Policy consistent with the criminal trespass provisions of N.J.S.A. 2C:18-3(b), and any local and federal criminal trespass laws, and in accordance with Housing Authority procedures. The Housing Authority shall take steps to enter into a memorandum of understanding with the Camden County Police Department regarding each party's responsibilities with regard to the enforcement of this Policy (the MOU). The MOU shall, among other things, authorize the Camden County Police Department to make inquiries of persons on Housing Authority properties and to inform any person without specific legitimate business to be on Housing Authority property that he/she may be subject to arrest for trespass if they remain on the Housing Authority properties. Pursuant to N.J.S.A. 2C:18-3(b) the Camden County Police Department shall be authorized to arrest and remove all barred persons who have returned to Housing Authority properties in violation of this Policy.

**Section 8. Training and Accountability.** The Housing Authority shall train all Property Managers and other pertinent personnel, and representatives of the Camden County Police Department, if necessary, on the proper implementation of this Policy so that the Policy is carried out thoroughly and uniformly. The Housing Authority Executive Director shall appoint the Director of Asset Management with the assistance of the Site Property Manager to coordinate and oversee all barring matters pursuant to this Policy. Based on actual experience in implementing this Policy, the Director of Asset Management shall make recommendations to the Executive Director as to updates and/or changes to this Policy. The Director of Asset Management shall maintain records of all Trespass Warnings, Barring Notices, and Bar Lists, shall purge names from the Barring Lists, as appropriate, and shall appear in court proceedings related to the enforcement of said warnings, notices and lists, including filing a citizen's Complaint with appropriate law enforcement agency. To the extent practicable, "read only" copies of Trespass Warnings, Barring Notices, and Barring Lists may ~~shall~~ be maintained and disseminated among Housing Authority staff and the Camden County Police Department via computer, with appropriate confidentiality safeguards in place.

**Section 9. Communication and Advertisement.** The Housing Authority shall develop and disseminate appropriate brochures, flyers, "No Trespassing" signage, and/or other methods to communicate the terms of this Policy to Housing Authority residents and non-residents who enter Housing Authority properties.

**Section 10. Residential Lease Agreements.** A tenant's participation or assistance in the violation of this Policy by barred individual(s), tenant(s) and/or non-tenant(s), shall constitute a material lease violation, the penalty of which may include eviction. Reference to this Policy shall be incorporated, through appropriate language, in the Residential Lease Agreement or lease addendum/rider

**Section 11. Procedures for Policy Implementation.** The Housing Authority has developed the following procedures that implement the terms of this Policy.

**11.1. Notices.** Persons determined to be without a specific legitimate purpose on Housing Authority properties by any law enforcement or Housing Authority personnel shall be asked to leave the properties immediately, and shall be issued a written Trespass Warning, at which time the person shall provide their name and address for inclusion on a Trespass Warning List. The Trespass Warning List will only be used to determine if any subsequent trespass warrants the issuance of a Barring Notice. Warned persons who return to the properties without a specific legitimate purpose are subject to temporary or permanent barring from the properties.

Barred persons shall be provided written notice of their barring (**Barring Notice**). Among other things, the Barring Notice shall advise the person that he/she will be trespassing if he/she returns to Housing Authority properties, state the reasons for denying entry, specify the time period that the barring is effective, and reference appropriate grievance procedures. The duration of the barring is within the discretion of the Housing Authority, and may be extended at expiration, depending upon the specific circumstances. However, except in special circumstances, no initial temporary barring period shall exceed a period of [1 year]. The Housing Authority shall make its best efforts to enforce this Policy, and levy barring durations, uniformly and in accordance with Housing Authority procedures. Special circumstances include, but are not limited to criminal drug and drug-related activities and violent criminal activities (per HUD Regulations 24 CFR \_\_\_), criminal gang activities, or if barred person is a registered sex-offender or is subject to a permanent restraining order.

**11.2. Grievance Procedures.** If barred persons do not agree with the issuance of the Barring Notice and seek to appeal the issuance and/or terms specified in the Barring Notice, the person so affected may appeal by completing and mailing the Grievance Form which will be provided with the Barring Notice within ten (10) days of the issuance of the Barring Notice.

Upon receipt of the Grievance Form, the Director of Asset Management or designated Housing Authority staff member (or Hearing Officer or "Internal Safety Committee") will schedule a meeting to hear the barred person's objections, determine a resolution, and issue his or her decision. Barred persons will remain on the Barring List while any appeal is pending, and will only be removed if the Barring Notice is overturned.

**11.3. Maintenance of the Trespass Warning and Barring Lists.** The Trespass Warning and Barring Lists (collectively, the "Lists") will be maintained by the Housing Authority's designated staff member (TBD). The TBD will prepare and regularly update, disseminate, and purge the Lists as discussed herein.

Law enforcement or Housing Authority personnel who issue Trespass Warnings and/or Barring Notices will notify the TBD within 24 hours of issuance the name of the trespassing or barred person; and when issuing a Barring Notice will also provide a copy to the TBD, who will maintain the copy on file. The TBD will include the name of the person on the appropriate List and regularly disseminate the Lists to the Housing Authority Property Managers, who will conspicuously post the Barring List for public viewing at the management office or other appropriate place within the development. The Trespass Warning List will not be posted, but will be maintained by the Property Managers to only be used to determine if any subsequent trespass warrants the issuance of a Barring Notice.

The TBD will purge the Barring List as determined by the expiration date in the Barring Notice. If the affected person successfully appeals the issuance of a Barring Notice, the TBD will remove the person's name from the Barring List within 24 hours of the appeal decision.

**11.4. Removal from Barring List.** A barred person may make a written request to the Director of Asset Management to be removed from the Barring List for good cause, which must be stated or explained in the written request. The Director of Asset Management after consultation with appropriate Housing Authority staff and/or law enforcement personnel, and if necessary in a meeting with the affected person, will determine if the request should be granted and if so, what conditions, if any are required.

**11.4. Enforcement.** The Director of Asset Management and/or Property Manager shall appear in court proceedings related to the enforcement of said warnings, notices and lists, including filing when necessary a citizen's Complaint with appropriate law enforcement agency.

**Section 12. Non-Waiver.** Nothing in this Policy is intended to waive, replace, supersede, or otherwise limit Housing Authority's ability to exercise any and all other rights or options available to it by law. A decision by any employee of the Housing Authority in one circumstance

relating to one person shall not constitute a waiver of the Housing Authority's rights or options under this Policy relating to another person.

**Section 13.** The Housing Authority does not allow door-to-door sales solicitations in person, or through the use of notices or flyers. If a resident desires to distribute other types of notices or flyers in his or her development, the resident must provide the Property Manager with a copy of the proposed notice or flyer and obtain prior approval before distributing the notices or flyers. A resident may not distribute a notice or flyer before 9:00 a.m. or after 8:00 p.m. Under no circumstances may a notice or flyer be left in plain view on a resident's door or unit if a resident of the unit does not want the notice or flyer, is not at home, or declines to answer the door. A resident distributing such notices or flyers must ensure that the notices or flyers do not become litter or otherwise disrupt the peaceful use and enjoyment of the development by other residents. [NOTE: PHA should keep in mind the requirements of 24 CFR 115 regarding protected resident activities].



## Service Providers

[insert name of housing provider] has extensive relationships with local service providers. [insert name of housing provider] staff are available to provide referrals to shelters, counselors, and advocates. These resources are also provided in [insert name of housing provider] Annual and 5-Year Plan, Administrative Plan, VAWA Notice of Occupancy Rights, and Emergency Transfer Plan. A list of local service providers is attached to this Notice.

## Definitions

**Actual and imminent threat** refers to a physical danger that is real, would occur within an immediate time frame, and could result in death or serious bodily harm. In determining whether an individual would pose an actual and imminent threat, the factors to be considered include: the duration of the risk, the nature and severity of the potential harm, the likelihood that the potential harm will occur, and the length of time before the potential harm would occur.

**Affiliated individual**, with respect to an individual, means:

- (1) A spouse, parent, brother, sister, or child of that individual, or a person to whom that individual stands in the place of a parent or guardian (for example, the affiliated individual is a person in the care, custody, or control of that individual); or
- (2) Any individual, tenant, or lawful occupant living in the household of that individual.

**Bifurcate** means to divide a lease as a matter of law, subject to the permissibility of such process under the requirements of the applicable HUD-covered program and State or local law, such that certain tenants or lawful occupants can be evicted or removed and the remaining tenants or lawful occupants can continue to reside in the unit under the same lease requirements or as may be revised depending upon the eligibility for continued occupancy of the remaining tenants and lawful occupants.

**Dating violence** means violence committed by a person:

- (1) Who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (2) Where the existence of such a relationship shall be determined based on a consideration of the following factors:
  - (i) The length of the relationship;
  - (ii) The type of relationship; and
  - (iii) The frequency of interaction between the persons involved in the relationship.

**Domestic violence** includes felony or misdemeanor crimes of violence committed by a current or former spouse or intimate partner of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse or intimate partner, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction. The term "spouse or intimate partner of the victim" includes a person who is or has been in a social relationship of a romantic or intimate nature with the victim, as determined by the length of the relationship, the type of the relationship, and the frequency of interaction between the persons involved in the relationship.

**Sexual assault** means any nonconsensual sexual act proscribed by Federal, tribal, or State law, including when the victim lacks capacity to consent.

Stalking means engaging in a course of conduct directed at a specific person that would cause a reasonable person to:

- (1) Fear for the person's individual safety or the safety of others; or
- (2) Suffer substantial emotional distress.

VAWA means the Violence Against Women Act of 1994, as amended (42 U.S.C. 13925 and 42 U.S.C. 14043e et seq.).

**Attached:**

Legal services and the domestic violence resources for the Metro area  
Form HUD-5382 Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking  
[insert name of housing provider] VAWA Notice of Occupancy Rights