



HOUSING AUTHORITY OF THE CITY OF CAMDEN

2008
ANNUAL REPORT

RESPONDING TO CHANGE

"Because We Care"

Deborah Person-Polk
Chairwoman
HACC Board of Commissioners

Maria Marquez, Ph.D.
Executive Director

BOARD OF COMMISSIONERS



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1938-2008
70-Year Anniversary

LETTER FROM THE ACTING / INTERIM CHIEF OPERATING OFFICER - ALBERTHA HYPHE



City of Camden

OFFICE OF THE CHIEF OPERATING OFFICER

ALBERTHA HYPHE
Interim Chief Operating Officer

BRETT WATERS
Chief of Staff

Dr. Maria Marquez, Executive Director
Housing Authority of the City of Camden
2021 Watson Street, 2nd Floor
Camden, New Jersey 08105

Dear Dr. Marquez:

Congratulations to the Housing Authority for the numerous achievements that have been accomplished in the past year. You have once again succeeded in "*Bonding Bridges*" for the residents of our city in removing obstacles and assisting with affordable housing.

It is well documented that government-supported programs are critical for the existence of many households. As the City of Camden moves forward with revitalization, we must continue to recognize that our obligations should be sustainable for the long run and meet the challenges with which we are faced. Your Authority consistently meets these challenges head on. Your efforts are very encouraging and I look forward to you raising the bar in the coming year!

Sincerely,

A handwritten signature in blue ink that reads "A. Hyche".

Albertha Hyche
Interim Chief Operating Officer

LETTER FROM THE HONORABLE MAYOR GWENDOLYN FAISON



OFFICE OF THE MAYOR CITY OF CAMDEN

NEW JERSEY
City Hall - Fourth Floor
Post Office Box 95120
Camden, New Jersey 08101-5120
(856) 757-7200 OFFICE (856) 963-1841 FAX

GWENDOLYN A. FAISON
Mayor

Maria Marquez, PH.D
Executive Director
Housing Authority, City of Camden
2021 Watson Street, 2nd Floor
Camden, New Jersey, 08105

Dear Dr. Marquez:

I am sure you are aware that my term as Mayor will be ending soon, however I would like to extol you and your staff for the extraordinary job and the groundbreaking progress that has occurred at the Housing Authority during the past year.

I know that the relationship and communications between the City of Camden and the Housing Authority have improved and all the residents have benefited greatly. We are united in providing a better quality of life for all of the residents in the City of Camden.

I wish you continued success in all of your future endeavors for the residents of our great City. Thank you.

Very truly yours,

A handwritten signature in blue ink that reads "Gwendolyn A. Faison".

Gwendolyn A. Faison,
Mayor

GAF/bmb

MESSAGE FROM THE CHAIRWOMAN

DEBORAH PERSON-POLK

It is with great pleasure that I have served as the chairwoman of the HACC Board of Commissioners for another year. The responsibility I share with my fellow commissioners to provide safe, decent and sanitary housing to our residents is one I welcome with great joy.

Making improvements throughout 2008 required a major effort from the staff and residents. Providing housing for new families through the agency-wide redevelopment initiatives brought about by dialogue and inclusive management between all stakeholders are rewarding tasks that benefit the HACC and Camden City. There are still many challenges ahead, but together I believe we will continue to make a difference in the lives of so many families in need.

I commend Dr. Maria Marquez for her outstanding leadership and overall commitment to leading the HACC forward during these challenging economical times. Her vision and resourcefulness have brought many benefits to the agency. Thank you and the HACC staff very much for all of your hard work each day in moving the housing agenda forward. I would also like to thank the residents, partners and all stakeholders for your continued support of the HACC.

Sincerely,

Deborah Person-Polk
Chairwoman
HACC Board of Commissioners



Celebrating 70 Years of Service - 1938-2008 70-Year Anniversary

In 1938, the Housing Authority of the City of Camden opened its first public housing project, Westfield Acres.

MESSAGE FROM THE EXECUTIVE DIRECTOR

DR. MARIA MARQUEZ

“Responding To Change”

Dear Friends and Colleagues:

One of the most difficult parts of leadership is fostering and managing change. In promoting change, we have transformed the face of public housing in the City of Camden. We have come to realize that change affects everyone. It is important that all stakeholders be involved in understanding and effecting the change process. History is full of examples of organizations that have failed to change, and, therefore, are now defunct.

As the housing industry continues to evolve, our PHA continues to evolve as well. The ongoing proposed and mandated changes alter the local goals of a PHA which provides services to the residents, including but not limited to decent, safe and affordable housing. In the last five years, the housing authority has grown and has diversified its portfolio by assessing its population needs and securing available dollars at the federal and state levels. We have privatized four of the ten developments, three of which have received HOPE VI grants and one secured a Housing Replacement Factor grant.

Due to the increase of the number of frail elderly residents, HACC now operates and manages three housing towers, two of which have been elderly designated. This designation will provide additional services through a State Funded Assisted Living Program (ALP). The ALP provides its clientele with services, such as homemaker/share service, counseling, case management services, medication monitoring and administration, recreational services, medical and nursing assessments as well as transportation for visits to and from doctors' offices. This program is available 24 hours a day and seven days a week.

In understanding the importance of health services for our residents, HACC partnered with the CAMCare Health Corporation to provide medical services at our latest awarded HOPE VI site, Roosevelt Manor. The newly developed site now includes a multipurpose community center for all social, recreational and medical activities. CAMCare Health Corporation operates throughout Camden, New Jersey. CAMCare will be providing our residents and its immediate community comprehensive primary care and dental services. The community is also looking forward to a state-of-the-art day care program to provide services to 32 toddlers from public housing. The surrounding community residents between the ages of two and a half and five years old will also be able to participate.

In meeting the needs of our high-risk youth, HACC is very proud of our YouthBuild program. This is a youth and community development program that simultaneously addresses core issues facing low-income communities. It focuses on housing, education, employment, crime prevention, and leadership development. Youth and young adults ages 16 to 24 work toward their General Equivalency Degree (GED) or high school diploma, while learning job skills by building affordable housing for homeless and low-income individuals. Strong emphasis is placed on leadership development and community service.

As you can see, over the last 8 years, HACC has come a long way and has shifted from just low income public housing, to administering a Section 8 program, Homeownership, Turnkey Project, Project-Based Voucher Program, public housing units that are part of mixed-finance developments and Asset Management.

The support of the entire Board of Commissioners has assisted the agency in the celebration of these major milestones. Their unwavering support is greatly appreciated. The support and dedication from the staff and residents alike has continued to help us grow stronger and for this I am thankful and very grateful.

Very truly yours,

Maria Marquez

Maria Marquez, Ph.D.
Executive Director

1938-2008 70-Year Anniversary

In 1941, Clement T. Branch Village public housing development was built.

2008 Continues to be A Year of Change for the H.A.C.C.



1938-2008 70-Year Anniversary
In 1953, Chelton Terrace public housing development was built.

2008 - PROPERTY MANAGEMENT

“STAYING CONNECTED”

The Housing Authority of the City of Camden continues the transition to asset management which began on September 19, 2005 and is to be completed in 2011 per HUD guidelines. HUD published a final rule on the Operating Fund [24 CFR 990.165(i)], which included a “stop loss” provision that enabled a Housing Agency that would experience a loss in funding to demonstrate it has converted to asset management and minimize those losses. PHAs that prove successful conversion will be able to reduce their losses at 5% as opposed to 24% estimated to be at \$578,000 for HACC. The HACC persists in its drive to improve the services it provides its residents and is happy to announce that after a rigorous HUD audit, earlier in the year, in August 2008 it received a letter from HUD that stated, “... in accordance with PIH Notice 2006-35, the HACC has demonstrated a successful conversion to asset management...”

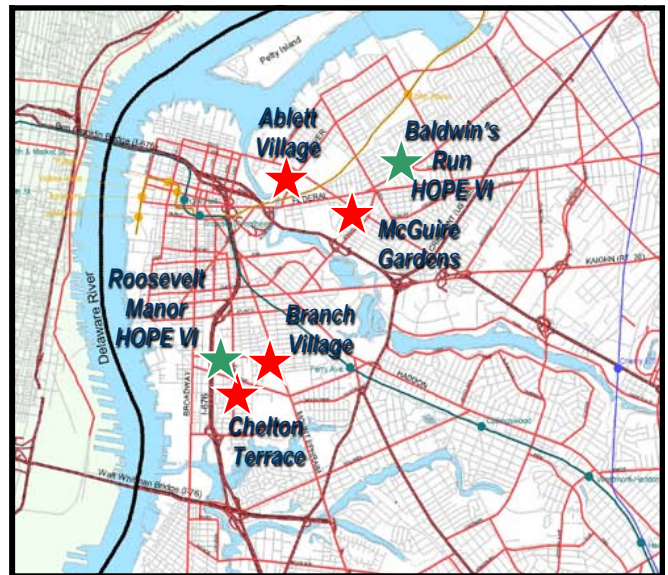
The Housing Authority of the City of Camden Agency-Wide Initiatives

High-rise

- Installation of sprinkler system at all towers
- Offices and community rooms freshly painted
- Installation of energy - efficient lighting in lobbies
- Installation of new laundry equipment and vending machines at all sites
- New curbing and sidewalks at all sites
- All hallways painted in each building by YouthBuild
- Public restrooms at WT and KT were renovated to conform to ADA standards
- Kennedy Tower - Kitchen renovated for ALP Program
- Westfield Tower - New canopy rebuilt and driveway extended
- Mickle Tower - New fencing

Ablett Village

- Maintained a 90% rent collection
- Welcomed 40 new families
- Reached 3% vacancy rate by deadline of June 30, 2008
- August 1, 2008 - Site hosted and initiated MOU with Camden City Police Department addressing defiant trespassing and loitering at all HACC properties.
- Funded and operated after-school safe haven program and hired local teacher to tutor and counsel youth. Hired local arts and crafts teacher to enhance youths’ talents. Contracted with the IDEA Performing Arts Center for youth to attend. Youth scripted and developed their mini-show based on living in today’s society.
- Began addressing site improvement needs.



Branch Village

- Achieved a passing score of 84 on the HUD REAC Inspection
- August - hosted a Fun Day for the youth
- Funded and operated after school and summer youth programs
- Addressed site improvement needs

1938-2008 70-Year Anniversary

In 1955, Franklin D. Roosevelt Manor public housing development was built.

SUPPORTIVE SERVICES

The Resident Services Department provides supportive services to the residents of the HACC. The staff is always on call for crisis situations and to answer resident emergency situations. Typical clients who are receiving service today include individuals who are near homeless, unemployed, under-employed, public housing or Section 8 residents, victims of domestic abuse, substance abuse, mental health, individuals and families at risk, and families in crisis.

Programs provided to residents during 2008:

- (1) Social Services: 24-hour crisis intervention for residents of public housing.
- (2) Adult Basic Skills Grant: Adult education in ESL, GED, literacy and ABE.
- (3) YouthBuild Grant: Construction trades and academic training program for at-risk youth aged 16 to 23.
- (4) Community Centers Safe Haven Project: Provides six after-school programs and six summer camps at all HACC family sites.
- (5) Senior Services Program: Provides daily assistance to HACC's elderly population.
- (6) Neighborhood Network: Computer training program.
- (7) Homeownership Program: Assists residents of public housing and Section 8 to use their vouchers to purchase homes. Program currently has 23 residents of public housing in the process of purchasing homes.

Affairs and Events:

- (1) Senior Prom: Successful event held on May 9, 2008 at the Crowne Plaza hotel where the elderly population of HACC relived their senior prom. King and Queen of the Prom were also crowned.
- (2) Senior Field Trips: Monthly trips are provided to the elderly population for neighborly hospitality and friendly socializing. Four to six larger trips were held for those who enjoy museums and sightseeing.
- (3) YouthBuild Graduation: On May 16, 2008, 38 students graduated from the construction trades program.
- (4) Job Fairs: Six successful job fairs were held in 2008; three in the spring and three in the fall at Ablett, Chelton, McGuire, and the Centerville library for the residents of the Roosevelt Manor HOPE VI program.
- (5) Summer Programs: Six successful summer youth camps were held from June 23 to Aug. 29, 2008 at each of the HACC family site community centers.



The staff members at the Resident Initiatives Department and HOPE VI Social Services look forward to providing another great year of programs, events and cultural affairs at HACC.

GRANTS MANAGEMENT

Grants applied for in 2007 and awarded in 2008:

ROSS Homeownership/Family Grant
 YouthBuild Grants
 Self-Sufficiency Programs/Public Housing
 Self-Sufficiency Programs/Housing Choice Vouchers

Grants applied for in 2008

YouthBuild - Department of Labor
 Service Coordinator
 Self-Sufficiency Programs/Public Housing
 Self-Sufficiency Programs/Housing Choice Vouchers
 Awaiting Award Decision from HUD



The YouthBuild program model integrates education, leadership development, construction, vocational training skills, field work throughout our sites, along with resources for graduates. Students are provided with comprehensive services and support to develop knowledge, skills and attitudes for postsecondary success.

GRANTS CURRENTLY IN SERVICE TO THE RESIDENTS OF HACC

- | | |
|---------------------------------|--------------------------------------------------|
| (1) Neighborhood Network Grants | (1) ABS Grant |
| (2) YouthBuild Grants | (1) Elderly Grant |
| (1) ROSS Family Grant | (2) Self-Sufficiency Programs/Public Housing |
| (2) ROSS Homeownership Grant | (1) Self-Sufficiency Programs/ Section 8 Clients |

TOTAL GRANT AMOUNT: \$7,024,542

1938-2008 70-Year Anniversary

In 1970, Peter J. McGuire Gardens public housing development was built.

MODERNIZATION HIGHLIGHTS

“COMMUNITY INVESTMENTS AND GREEN INITIATIVES”

GOING GREEN

The Modernization Department instituted green initiatives throughout public housing sites to provide cost savings to the Authority and residents in the form of electrical and energy savings.

The Housing Authority of the City of Camden (HACC) and Water & Energy Savings Corporation announced their partnership in a major resource conservation program at HACC’s public housing developments. The program reduces water consumption by more than 50 percent and energy consumption by more than 11 percent. It also provides significant improvements to the homes of HACC residents.

Through the program, low-flow toilets, low-flow shower heads, low-watt compact fluorescent fixtures, weatherization – doors and windows, and upgrades to exterior lights were completed. The utility savings program is one of many major initiatives launched to improve living conditions for HACC families.

DEVELOPMENT ACTIVITY:

Ablett Village:	Unit rehab
Branch Village:	Unit rehab
J.F. Kennedy Tower:	Fire suppression system upgrade ADA bathroom in community room
Westfield Tower:	ADA bathroom in community room
Roosevelt Manor:	420 new rental townhouses 14 senior citizen units 8,500-square foot community center that includes health center, day-care program, management offices and community meeting space

1938-2008 70-Year Anniversary

In 1974, Mickle Tower, public housing for seniors, was built.

HOPE VI COMMUNITY SUPPORTIVE SERVICES

Community Supportive Services (CSS) Program

The HACC HOPE VI Program has and will continue to offer Case Management Services for a total of 288 families. HOPE VI partnered with 18 Community Service Providers to assist families to get on the path to self-sufficiency.

The following services were provided:

Save Our Waterfront Program: FREE Financial Literacy and Credit Counseling

St. Joseph's Carpenter's Hill Program: Safe and Healthy Homes Program

Hopeworks N' Camden: Computer Web site Design Training

American Community Partnership: Apprenticeship program

Boys and Girls Club: 40 children ages 6-12 attended the Summer Boys and Girls Club Summer Camp, paid for by the HOPE VI Program.



HACC Youth Programs: Provided Safe Haven Programs such as a HOPE VI Internship Program for youth ages 14 to 18, Partnership with Resident Initiatives for the HACC Summer Youth Program for ages 6 to 12 that served as an avenue for our youth to participate in educational and recreational activities throughout the school year and summer school break.

- *Internship Program Award Ceremony:* All youth who participated in the HOPE VI Internship Program were honored upon completion of the program.

Certified Nurse Assistant Training: 12 adult residents enrolled and completed the LTC CNA Training, and were then assisted with job search.

Relocation Mobility Counseling: Provided by the Case Management staff for all residents who desired to return to the newly developed Roosevelt Manor HOPE VI site.

.....and these are just to name a few.

1938-2008 70-Year Anniversary
In 2000, McGuire Garden was redeveloped.

ASSISTED LIVING PROGRAM

HACC's Assisted Living Program, which is currently operating within Kennedy and Westfield Towers, was established to allow clients to age in place, by helping them coordinate healthcare and daily activities by using around-the-clock staff. A full-time registered nurse on call 24 hours a day, seven days a week monitors the clients by doing wellness checks and communicating any changes with their physicians. The participants in the ALP also receive medication administration assistance by nurses on a daily basis.

- In 2008, the ALP provided primary care providers for clients in the privacy of their apartments for those clients who preferred not to go out. This eliminated long waiting times in physicians' offices and afforded clients the continuum of medical care for chronic conditions.

- Compliance with clients' medical needs. Lab work, X-rays and EKGs were done in the privacy of the individual's apartment.

- The monthly wellness checks to monitor the clients' health status also helps to decrease the need for hospitalization because a registered professional nurse can communicate any changes to a physician, and medications can be added or changed through this channel of communication.

ASSISTED LIVING PROGRAM

MEAL PREPARATION
PERSONAL CARE ASSISTANCE
BATHING & GROOMING

DOCTOR VISITS:
APPOINTMENTS & TRANSPORTATION

LAUNDRY
HOMEMAKING SERVICES

CULTURAL EVENTS
FIELD TRIPS, MUSEUMS, & WORKSHOPS

ACTIVITIES
ARTS & CRAFT
FITNESS EXERCISE & LINE DANCING

- Local pharmacies were educated regarding the Assisted Living Program and New Jersey state requirements for ALP compliance with rules and regulations.

- Continuing education was provided for staff members that will benefit clients and their families regarding chronic conditions are also part of the 2008 achievements.



1938-2008 70-Year Anniversary
In 2001, MPhase 1 Chelton Terrace was developed.

PARTNERING AT ITS BEST

RESIDENT INITIATIVES

- AHEC
- Healthy Mothers Healthy Babies
- Center for Family Services
- Respond, Inc.
- WELCOME NJ/Strive
- Latin American Economic Development Association
- Camden Eye Center
- CAMCare
- Camden County College
- Respond, Inc.
- Boys & Girls Club of Camden County

MODERNIZATION

- Pennrose
- Ingerman
- Michaels Development
- Camden Redevelopment Agency
- City of Camden
- Heart of Camden

SECTION 8

- In 2008, more than 100 applicants were called and processed from the waiting list. Sixty-eight applicants were leased up; 49 regular vouchers and 19 project-based.
- After 25 years of service, Laurie Lynard, Director of Section 8, retired.
- HACC's SEMAP score for the year 2008 was 86%.
- There were no findings reported for the Housing Choice Voucher Program's Fiscal Year 2008 Compliance Audit.

"We have shown that working together is success."

Maria Marquez, Ph.D.

1938-2008 70-Year Anniversary

In 2003, Baldwin's Run/Carpenters Hill (formerly Westfield Acres) was redeveloped.

2008 ACCOMPLISHMENTS

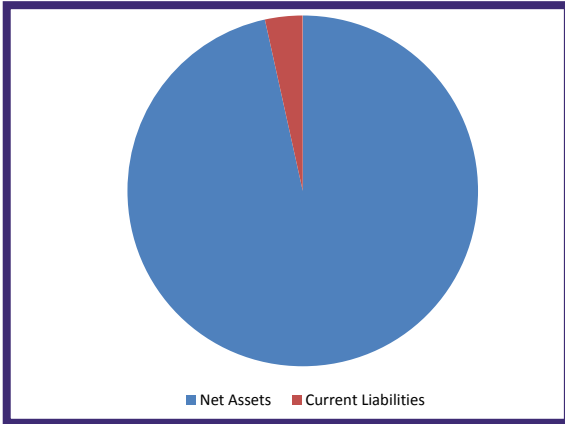
- ▶ The Housing Authority of the City of Camden provided employment opportunities to 50 young adults through its Summer Intern Program. In addition to preparing them for future employment, the program also allowed the participants to serve as role models within their communities.
- ▶ HACC hosted its eighth Zeaida Hutchinson Memorial HOPE VI Scholarship Fundraiser. Four recipients were awarded \$2,500 scholarships; three attending Camden County College and one attending Rutgers University. During the Humanitarian Awards ceremony, Sara T. Davis, president of the Camden Board of Education; Kathryn Kirkland-Blackshear, a civic leader in the city; and Kevin Vallen, a Section 8 Landlord of the Year, were honored.
- ▶ Addressing criminal activities within the public housing complexes, HACC joined forces with the City of Camden through the execution of a memorandum of understanding. The Camden City Council approved the ordinance that went into effect July 14, 2008.
- ▶ On May 16, 2008, a group of 38 Camden students graduated from the Construction Trades Program. The students had successfully completed carpentry, masonry and building maintenance courses.
- ▶ HACC opened its public housing waiting list to Camden City residents twice during June 2008. It was the first time HACC opened its waiting list for all of its properties at once.
- ▶ On August 19, 2008, HACC received a congratulatory letter advising the agency that it has demonstrated a successful conversion to asset management and thereby saving the agency from a permanent subsidy loss of \$578,000 per year.
- ▶ Six Successful Summer Youth Camps were held from June 23 to August 29, 2008 at each of the HACC Family Site Community Centers.
- ▶ Residents enrolled in the American Community Partnerships (ACP) Construction Trades Program, with two sessions held. Additional trainings such as Office Skills, Sexual Harassment in the Workplace and Basic Computers were obtained.
- ▶ A total of 12 residents enrolled and completed a CNA certified training course. All were assisted in obtaining jobs.
- ▶ The HOPE VI program hosted a job fair and partnered with Atlantic City's Borgata Hotel & Casino to employ city residents. Transportation was provided for interviews of final candidates.
- ▶ HOPE VI provided working parents the opportunity to send 40 youth to the Boys and Girls Club's Summer Program.
- ▶ Over (100) youth attended Youth Orchestra life skills program.
- ▶ Six successful job fairs were held.

Housing Authority of the City of Camden

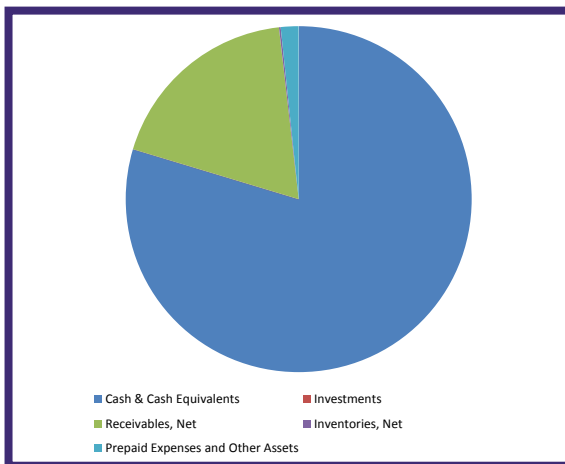
Financial Statement (per Audit Report)

At December 31, 2008

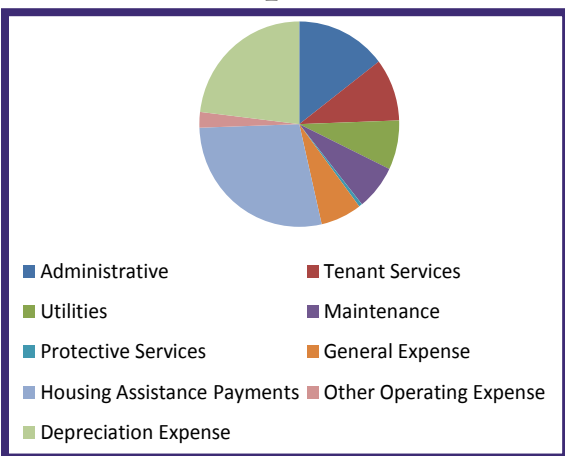
Financial Statements



Total Assets



Expenses



ASSETS

Cash & Cash Equivalents	\$	3,030,689
Investments	\$	-
Receivables, Net	\$	704,771
Inventories, Net	\$	6,015
Prepaid Expenses and Other Assets	\$	63,308
TOTAL CURRENT ASSETS	\$	3,804,783

Land	\$	1,321,369
Building & Equipment	\$	171,106,712
Construction in Progress	\$	46,961,515
Less Accumulated Depreciation	\$	(137,773,527)
NET FIXED ASSETS	\$	81,616,069

Restricted Cash	\$	4,746,522
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Other Noncurrent Assets	\$	150,390
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TOTAL ASSETS	\$	90,317,764
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LIABILITIES

Current Liabilities	\$	3,241,508
Noncurrent Liabilities	\$	8,735,529

NET ASSETS

Invested in Capital Assets, net of related debt	\$	73,371,744
Unrestricted net assets	\$	1,248,685
Restricted net assets	\$	3,720,298

TOTAL NET ASSETS & LIABILITIES	\$	90,317,764
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1938-2008 70-Year Anniversary

In 2007, Baldwin's Run Senior Tower was built.

Housing Authority of the City of Camden

Financial Statement (per Audit Report) At December 31, 2008

OPERATING REVENUE

Tenant Revenue	\$	2,918,555
Government Operating Grants	\$	22,037,980
Other Revenue	\$	853,657
TOTAL OPERATING REVENUE	\$	25,810,192

OPERATING EXPENSES

Administrative	\$	4,922,160
Tenant Services	\$	3,305,602
Utilities	\$	2,618,885
Maintenance	\$	2,376,101
Protective Services	\$	180,983
General Expense	\$	2,231,895
Housing Assistance Payments	\$	9,453,282
Other Operating Expense	\$	833,200
Depreciation Expense	\$	7,782,237
TOTAL OPERATING EXPENSES	\$	33,704,345

OPERATING INCOME/(LOSS) \$ **(7,894,153)**

NON OPERATING REVENUE (EXPENSES)

Interest and Investment Revenue	\$	199,213
Gain on Sale of Fixed Assets	\$	-

INCOME/(LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS \$ **(7,694,940)**

CAPITAL GRANTS

HOPE VI Program	\$	4,017,325
Capital Fund Program	\$	3,579,103
TOTAL CAPITAL GRANTS	\$	7,596,428

CHANGE IN NET ASSETS \$ **(98,512)**

GRANT FUNDING FISCAL YEAR 2008

Capital Fund Program	\$	4,589,609
Housing Choice Vouchers	\$	10,594,744
HOPE VI	\$	5,140,513
Resident Opportunity & Self Sufficiency	\$	570,475
Youthbuild	\$	1,146,913
Adult Education State Grant	\$	166,641
Low Rent Public Housing	\$	8,190,716
TOTAL GRANT FUNDING	\$	30,399,611

1938-2008 70-Year Anniversary
In 2008, Phase 7 Roosevelt Manor was redeveloped.

LOOKING AHEAD

Partnership to Prevent Crime

In keeping with the theme of “Celebrating Safer Communities,” the Housing Authority of the City of Camden partnered with the Camden Police Department to continue to deter and prevent criminal activity within our public housing developments. A kick off-event was held at Ablett Village on Friday, Aug. 1, 2008, to mark the signing of a memorandum of understanding.

HACC Executive Director Dr. Maria Marquez, Chairwoman Deborah Person-Polk, Vice Chairwoman Marilyn Torres, and Housing Manager Malcom Isler were joined by Camden Mayor Gwendolyn Faison and key city and community leaders.



Understanding of the MOU

The Memorandum of Understanding authorizes the City and the Camden Police Department to enforce statutes on behalf of the housing authority by issuing summonses, warnings or arresting residents and non-residents of the public housing developments, employees of the housing authority, or invited guests of the authority if those persons violate state, federal and local laws, including defiant trespass and loitering for aforementioned illegal purposes, consistent with state law and City ordinances and as further proscribed within the meanings of N.J.S.A. 2C:18-3b, N.J.S.A. 2C:33-2.1 and N.J.S.A. 2C:34-1.1, upon the premises of the public housing developments of the authority.



All HACC public housing developments will erect “No Trespassing” and “No Loitering” signs to deter all potential offenders. Additionally, site management will strictly enforce the dwelling lease and the “One Strike Policy.” It is the continued mission of the Housing Authority of the City of Camden to provide safe housing for all residents, and the signing of the MOU with the City of Camden clearly acknowledges this undertaking.

Looking Ahead

The HACC looks forward to a great 2009. The HACC anticipates to be awarded various grants applied for this year and complete continued site improvements at our most of our public housing developments.

Homeownership

The Section 8 and Resident Initiatives departments continue to hold homeownership classes geared at preparing public housing residents and Section 8 clients to become homeowners. With the HOPE VI redevelopment of the Roosevelt Manor housing development, homes will be built for the purpose of homeownership. The HACC anticipates that participants from the classes will be future homeowners in Roosevelt Manor.

Assisted Living Program

We anticipate an increase in enrollment in the Assisted Living Program. The benefits of this program are being spread through word of mouth from participating clients. Staff of ALP is taking tremendous pride in assisting the residents of Kennedy and Westfield Towers to age in place.

HACC Web Site Development

In an effort to be more transparent, the HACC has begun working on a new Web site. The Communications Committee is working along with South Jersey Technology Partnerships to develop the site. It is the HACC’s hope that our new site will allow residents and the general public to explore the directory of programs, services and additional resources offered within the HACC. The site will also include postings of the board of commissioners’ agendas and minutes, event schedules and jobs. The Purchasing Department will also post to the public requests for quotes, invitations for bids and request for proposals.

The HACC looks forward to using the latest technology to effectively communicate to all residents and the general public.



1938-2008 70-Year Anniversary
In 2007, Phase 2 Baldwin Run was built.

AGENCY LEADERSHIP

EXECUTIVE STAFF

Dr. Maria Marquez	<i>Executive Director</i>
Victor D. Figueroa	<i>Deputy Executive Director/Asset Manager</i>

DEPARTMENT DIRECTORS AND COORDINATORS

Kathryn Blackshear	<i>Social Services Coordinator</i>
Gary Evangelista	<i>Director of Security and Risk Management</i>
Melvin Gibson	<i>Acting Director of Finance</i>
Tracie Herrick	<i>Acting Director of Section 8</i>
Louis Howell	<i>Assistant Chief Stationary Engineer/Acting Supervisor of Maintenance Repair</i>
Rosalie Knapp	<i>Assisted Living Administrator</i>
Edith Pagan	<i>Community Supportive Services Coordinator</i>
Charles Valentine	<i>Director of Modernization/HOPE VI</i>
Gloria Wright, Esq.	<i>General Counsel</i>

Our Mission

Promoting adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

1938-2008 70-Year Anniversary

2008 Housing Authority of the City of Camden celebrates 70 years of housing excellence.

Housing Developments



Clement T. Branch Village
10th & Ferry Avenue, Camden, NJ 08103
(856) 968-6137
Manager: Barbara Richardson



William Stanley Ablett Village
River Road & State Street, Camden, NJ 08105
(856) 968-6140
Manager: Malcom Isler



Peter J. McGuire Gardens
21 New South Street, Camden, NJ 08105
(856) 968-6115
Manager: Ana Rosado



Chelton Terrace
2104 Masters Street, Camden, NJ 08105
(856) 338-0020
Regional Manager: Euvaline Ellington



Baldwin's Run
404 N. Dudley Street, Camden, NJ 08105
(856) 342-7700
Manager: Vanessa Romero



John F. Kennedy Tower
2021 Watson Street Camden, NJ 08105
(856) 968-6130
Manager: Susan Fisher



Westfield Tower
3199 Westfield Avenue, Camden, NJ 08105
(856) 968-6127
Manager: Susan Fisher



Mickle Tower
200 Mickle Boulevard, Camden, NJ 08102
(856) 968-6134
Manager: Susan Fisher

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Camden, NJ 08105
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www.camdenhousing.org