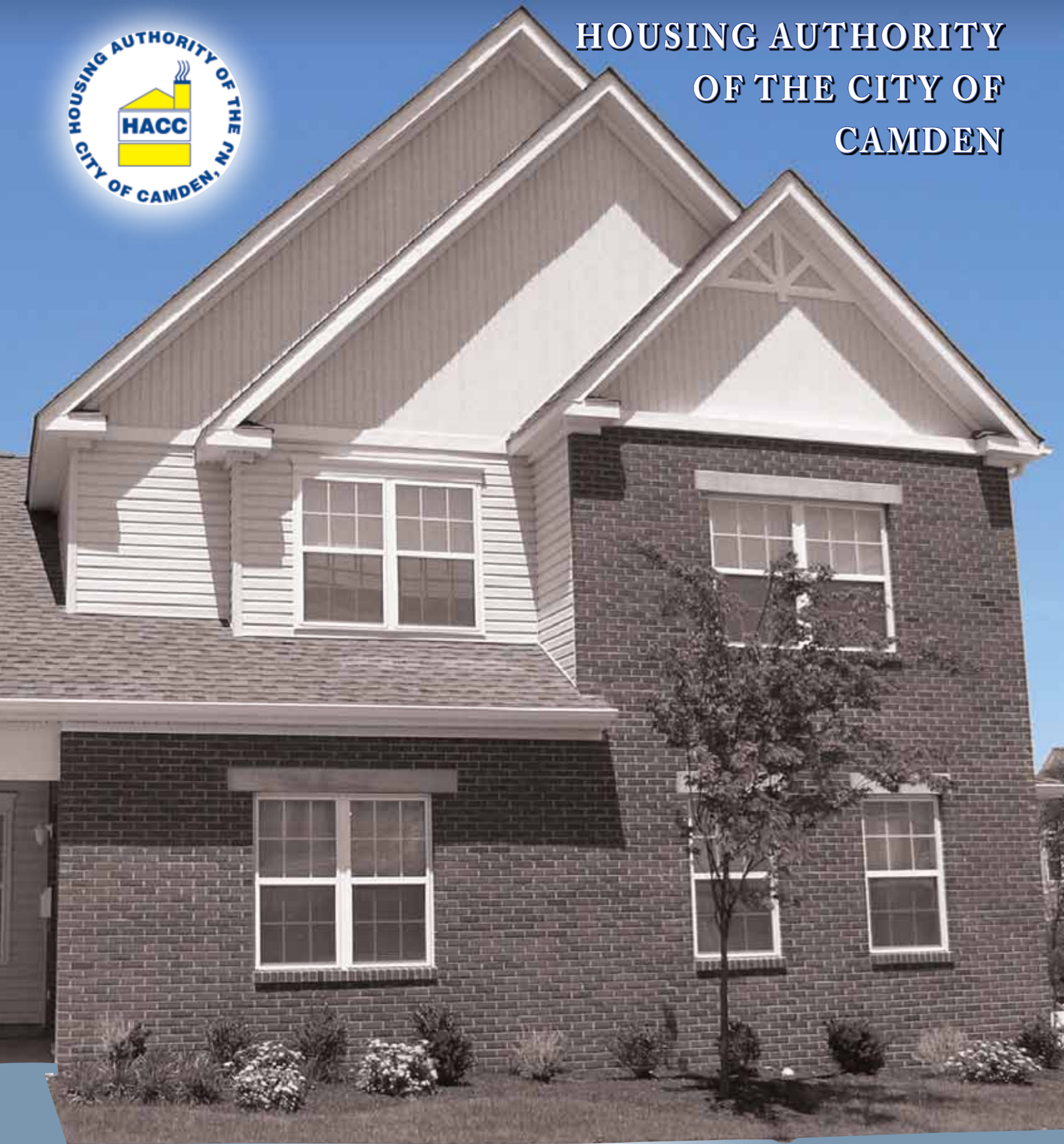




# HOUSING AUTHORITY OF THE CITY OF CAMDEN



**2009**

## **ANNUAL REPORT**

Deborah Person-Polk  
Chairwoman  
HACC Board of Commissioners

Maria Marquez, Ph.D.  
Executive Director

# BOARD OF COMMISSIONERS



**DEBORAH PERSON-POLK**  
Chairperson



**JOSÉ MARTINEZ, JR.**  
Vice-Chairperson



**ANDRES CAMACHO**  
Commissioner



**DELORES SHOWELL**  
Commissioner



**DEBORAH KEYS**  
Commissioner



**ALAN MILLER**  
Commissioner



**PATRICIA GIBSON**  
Commissioner

## MESSAGE FROM THE CHAIRPERSON

It gives me great pleasure to serve as Chairperson for the Housing Authority of the City of Camden. The challenges, responsibility, and commitment embraced by the HACC Board of Commissioners are commendable and demonstrated throughout their practices in moving the Authority forward.

The leadership throughout the Authority has been remarkable. As Chairperson, I commend Dr. Maria Marquez for her vision and resourcefulness during these changing economic times. Your proven direction for the agency and dedication to our residents, staff and stakeholders has allowed the Authority the benefits obtained throughout the past year. The unveiling of Franklin D. Roosevelt Manor provided housing opportunities to many families who were anxiously awaiting its construction and the unique ability to provide 24/7 services to residents in the Assisted Living Program are just some of the key initiatives implemented.

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 would also like to thank the staff, residents, partners, and all stakeholders for your continued support towards the HACC.

Sincerely,

*Deborah Person-Polk*

Deborah Person-Polk  
Chairperson

# MESSAGE FROM THE EXECUTIVE DIRECTOR

## DR. MARIA MARQUEZ

Dear Friends, Colleagues and Stakeholders:

The year 2009 has been an exciting time of expansion and improvement for the Housing Authority of the City of Camden/HACC Authority! The Authority has been successful in expanding and improving its real estate portfolio and its programs and services to residents.

The HACC received \$4.2 million for capital improvements. The funding received for real estate development allows the Authority to:

- Renovate 25 family rental units at Branch Village and Ablett Village
- Replace the roofs of 24 buildings, for all 306 apartments at Ablett Village
- Replace the roofs at Mickle Tower and Westfield Tower
- Resurface sidewalks and parking areas at Mickle and Westfield Towers to better serve our elderly population
- Improve and expand parking spaces at JFK and Westfield Towers
- Expand the office space of the Assisted Living Program, expand the community center, and create service supportive offices for seniors (doctor's office, salon, exercise facility) at the JFK Tower
- Create a Force Account, yielding 50 employment opportunities for local residents

Program services were increased by a \$1.1 million grant from the New Jersey Department of Labor for the YouthBuild Program. The YouthBuild Academy was moved to 1700 Federal Street and opened on September 1, 2009. The YouthBuild Program provides 12 months of comprehensive education and training to disadvantaged, at-risk youth who are no longer enrolled in school, ages 16 to 24, who are interested in careers in the construction industry. The Resident Initiatives Department, which oversees the YouthBuild Program, continues to provide supportive services, education, training, and job placement to public housing residents.

The HACC takes pride in its improvement and delivery of decent and affordable housing, to improve the lives of our residents and upgrade our housing portfolio. The Board of Commissioners and I look forward to a continued, cooperative working relationship with our partners, the City of Camden, and the community at large to ensure completion of work already begun and to ensure a better quality of life for our residents.

Best Regards,

*Maria Marquez*

Maria Marquez, Ph.D.  
Executive Director



# ABOUT US

The Housing Authority of the City of Camden has been serving city residents since 1937 as an agency of the City of Camden. Its first development, Westfield Acres was constructed in 1938 with 514 units to meet “household needs”. Today the Housing Authority of the City of Camden serves 4,000 residents annually. The real estate portfolio has grown to include seven family sites, four high-rises for seniors and the physically challenged, a homeownership development, and three HOPE VI awards.

## FIVE-YEAR PLAN

In preparation of HACC’s Five-year Plan and Annual Plan, the staff follows the Quality Housing and Work Responsibility Act which contain important guidelines for the operations and programs of Public Housing. These guidelines are designed to revitalize and improve HUD’s public housing and tenant-based assistance programs. HACC’s plan echoes the voice of staff, residents and adopts the goals and objectives that will help us accomplish our mission.

## RESIDENT SERVICES

The HOPE VI Roosevelt Manor Program funding made it possible for 4 HACC residents to complete and graduate from the LAEDA Business Entrepreneurship Program. The nine-week intensive curriculum provided low and moderate-income individuals with business training and assistance in writing business plans and starting businesses. It also included assistance in obtaining financing and follow-up technical assistance for one year. Intensive classroom training consisted of:

- Management
- Business Planning
- Marketing
- Business Law
- Financial Literacy
- Bookkeeping
- Accounting
- Personnel
- Bank Services
- Insurance
- Licensing
- Government Regulations



# UNVEILING ROOSEVELT MANOR

The Housing authority of the City of Camden (HACC) unveiled its newest development, Roosevelt Manor, on July 14, 2009. The new HOPE VI development, whose cost exceeds \$120 million, offers Camden the best in attractive, modern, and convenient family living. The different housing models include porches, sidewalks, lighting, and landscaping that encourage a true community atmosphere.

The original 268 unit Roosevelt Manor, demolished in 2007, has been reconstructed and now contains one, two, three and four bedroom townhouses and twin style apartments for a total of 319 new family homes for rent or sale.

The development features an 8,000 square foot community center, offering an array of supportive services for families and individuals. The center includes a computer lab, a day-care center and a medical clinic.

The new units were built by using some of the best green technology available, prop insulated to conserve energy for heating and cooling. Solar power panels were erected on the community building and in two of the residential units, to reduce electricity costs.

Each home has a spacious floor plan, individual Energy Star heating, air conditioning units, laundry connections, and wiring for telephone and cable services. Each kitchen is fully equipped with an Energy Star electric range, refrigerator, and dishwasher. These apartments also feature easy cleaning floors, carpeted bedrooms, tile bathrooms, and mini blinds.

A new public library, three public parks, the Isabel Miller Community Center, and a public pool are only one to two blocks away.





# SENIOR SERVICES

HACC offers an array of services to seniors residing in our authority. Two of the four senior towers are designated “Elderly Only”.

- MickleTower
- Westfield Tower
- Kennedy Tower\*
- Baldwin’s Run Senior Building\*

Senior citizens at other HACC Family Sites (Chelton Terrace, Ablett Village, Clement T. Branch Village, Peter J. McGuire Gardens, Franklin D. Roosevelt Manor and Baldwin’s Run) also receive services.



## **Referrals:**

Referrals to outside agencies may be made if the residents can better benefit from other assistance and a program is available to meet his or her needs. Referrals may be made for mental health counseling, assistance with telephones, Meals on Wheels, emergency food, weekly food distribution, housekeeping, counseling, assistance in filling out taxes, and updates on city and state policies for seniors and more.

## **Workshops and Activities:**

Many of the workshops provided throughout the year focus on financial awareness, health and dietary needs, and overall well-being. With this goal in mind, the Senior Services program provides activities that promote social interaction such as Bingo, Arts and Crafts, Exercise, etc.



Representatives from local banks are invited

to the sites to present financial workshops that inform the residents of services that are available to them and to facilitate budgeting.

# ASSISTED LIVING PROGRAM

The Assisted Living Program operates on a 24 hour, 7 day a week schedule. The Assisted Living Program takes pride in maintaining the health and well-being of its residents as they age in place.

The Assisted Living Program is directed by a Program Administrator and a Nursing Director, along with a full staff of Home Health Aides, Certified Nursing Assistants and a Licensed Practical Nurse (LPN), who provide the following assistance:

- Coordination of medical care
- Medication administration and monitoring by nurses for those residents in need of assistance
- Monthly wellness checks (or more frequently depending on need)
- Monthly blood pressure checks and weight monitoring (or more frequently depending on health history)
- Transportation for medical appointments, banking, and shopping
- Referral to Emergency Rooms/Hospitals
- 24 hour staffing and nightly checks
- Assistance with meal preparation in resident's unit
- Housekeeping services
- Coordination and hosting of weekly activities

The Assisted Living Program operates from J.F. Kennedy Tower and Westfield Tower. The program enrolls participants continuously and works with the State of New Jersey to obtain their approvals.





# ANNUAL ZEAIDA HUTCHINSON MEMORIAL HOPE VI VALENTINE'S DAY SCHOLARSHIP FUNDRAISER

The Housing Authority of the City of Camden hosted its Eighth Annual Zeaida Hutchinson Memorial HOPE VI Scholarship Fundraiser on Saturday, February 7, 2009. This event was held at the Crowne Plaza, on Route 70, East, Cherry Hill, New Jersey from 6pm until 11pm.

The HACC Valentine Scholarship Ball is for the sole purpose of assisting HACC Residents attending college or higher learning institutions with support for their financial needs. Four residents from our HOPE VI Sites were awarded and presented with scholarships during the Awards Ceremony from: Peter J. McGuire Gardens, Baldwin's Run, Franklin D. Roosevelt Manor, and Chelton Terrace.



The Housing Authority of the City of Camden is proud to have the opportunity to support our four honorees in their individual quest for the future and in providing higher education opportunities to the residents of public housing in the City of Camden.

Camden is proud to have the opportunity to support our four honorees in their individual quest for the future and in providing higher education opportunities to the residents of public housing in the City of Camden.





# AGENCY LEADERSHIP

## **EXECUTIVE STAFF**

Dr. Maria Marquez	<i>Executive Director</i>
Victor D. Figueroa	<i>Deputy Executive Director/Asset Manager</i>
Gloria J. Wright	<i>General Counsel</i>

## **DEPARTMENT DIRECTORS AND COORDINATORS**

Kathryn Blackshear	<i>Director of Resident Services</i>
Gary Evangelista	<i>Director of Security and Risk Management</i>
Tracie Herrick	<i>Director of Section 8</i>
Louis Howell	<i>Assistant Chief Stationary Engineer/Supervisor of Maintenance Repairer</i>
Rosalie Knapp	<i>Program Administrator/Assisted Living Administrator</i>
Jennifer Haines	<i>HR Consultant</i>
Vernon Lawrence	<i>Director of Finance</i>
Charles Valentine	<i>Director of Modernization/HOPE VI</i>
Gloria J. Wright, Esq.	<i>General Counsel</i>

*Thank you to all staff for your support in making another successful year possible.*

## OUR MISSION

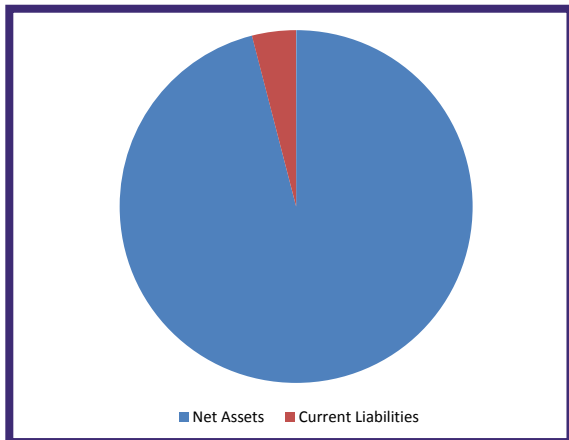
*Promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.*

# Housing Authority of the City of Camden

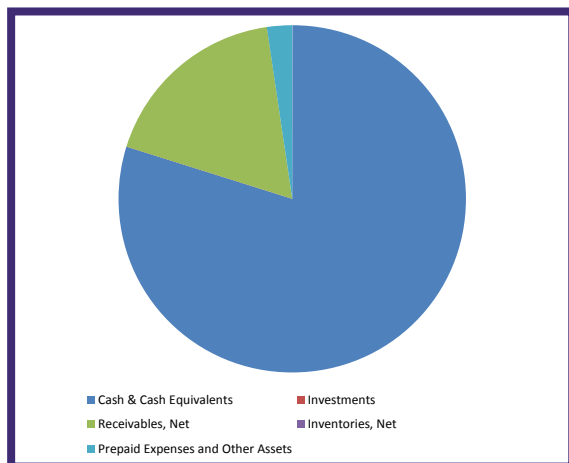
## Financial Statement (per Audit Report)

At December 31, 2009

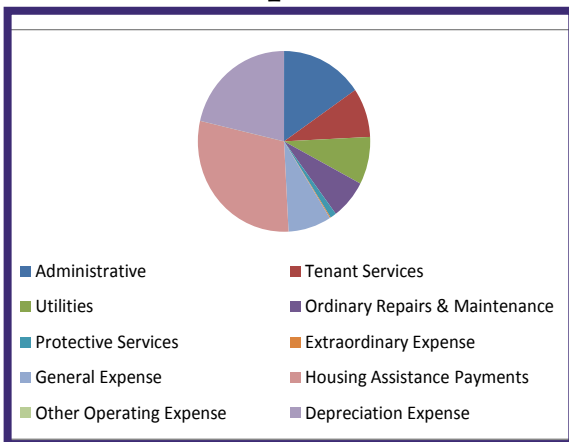
### Financial Statements



### Total Assets



### Expenses



### ASSETS

Cash & Cash Equivalents	\$	3,388,662
Investments	\$	-
Receivables, Net	\$	755,535
Inventories, Net	\$	-
Prepaid Expenses and Other Assets	\$	99,085
<b>TOTAL CURRENT ASSETS</b>	<b>\$</b>	<b>4,243,282</b>

Land	\$	1,321,369
Building & Equipment	\$	171,109,961
Improvements	\$	2,321,115
Construction in Progress	\$	55,074,631
Less Accumulated Depreciation	\$	(145,011,661)
<b>NET FIXED ASSETS</b>	<b>\$</b>	<b>84,815,415</b>

<b>Restricted Cash</b>	<b>\$</b>	<b>3,596,398</b>
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<b>Other Noncurrent Assets</b>	<b>\$</b>	<b>140,990</b>
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<b>TOTAL ASSETS</b>	<b>\$</b>	<b>92,796,085</b>
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### LIABILITIES

Current Liabilities	\$	3,819,113
Noncurrent Liabilities	\$	8,225,015

### NET ASSETS

Invested in Capital Assets, net of related debt	\$	77,024,912
Unrestricted net assets	\$	2,004,249
Restricted net assets	\$	1,722,796

<b>TOTAL NET ASSETS &amp; LIABILITIES</b>	<b>\$</b>	<b>92,796,085</b>
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# Housing Authority of the City of Camden

## Financial Statement (per Audit Report)

At December 31, 2009

### OPERATING REVENUE

Tenant Revenue	\$	3,003,161
Government Operating Grants	\$	21,458,447
Other Government Grants	\$	870,208
Other Revenue	\$	881,491
<b>TOTAL OPERATING REVENUE</b>	<b>\$</b>	<b>26,213,127</b>

### OPERATING EXPENSES

Administrative	\$	5,225,249
Tenant Services	\$	2,984,709
Utilities	\$	2,886,961
Ordinary Repairs and Maintenance	\$	2,387,367
Protective Services	\$	387,193
General Expense	\$	2,735,523
Extraordinary Maintenance	\$	64,897
Housing Assistance Payments	\$	9,999,990
Other Operating Expense	\$	-
Depreciation Expense	\$	7,238,134
<b>TOTAL OPERATING EXPENSES</b>	<b>\$</b>	<b>33,910,023</b>

<b>OPERATING INCOME/(LOSS)</b>	<b>\$</b>	<b>(7,696,896)</b>
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### NON OPERATING REVENUE (EXPENSES)

Investment Income	\$	49,892
Interest Expense	\$	(81,415)

<b>NET-NON - OPERATING REVENUES</b>	<b>\$</b>	<b>(31,523)</b>
<b>LOSS BEFORE CAPITAL GRANTS</b>	<b>\$</b>	<b>(7,728,419)</b>

### CAPITAL GRANTS

HOPE VI Program	\$	1,915,107
Capital Fund Program	\$	8,224,542
<b>TOTAL CAPITAL GRANTS</b>	<b>\$</b>	<b>10,139,649</b>
<b>CHANGE IN NET ASSETS</b>	<b>\$</b>	<b>2,411,230</b>
<b>TOTAL NET ASSETS, BEGINNING OF THE YEAR</b>	<b>\$</b>	<b>78,340,727</b>
<b>TOTAL NET ASSETS, END OF YEAR</b>	<b>\$</b>	<b>80,751,957</b>

### GRANT FUNDING FISCAL YEAR 2009

Capital Fund Program	\$	1,912,673
Housing Choice Vouchers	\$	8,978,307
HOPE VI	\$	9,845,079
Resident Opportunity & Self Sufficiency	\$	493,824
Youthbuild	\$	798,200
Adult Education State Grant	\$	95,648
Low Rent Public Housing	\$	8,561,368
Other Federal Programs	\$	774,380
<b>TOTAL GRANT FUNDING</b>	<b>\$</b>	<b>31,459,479</b>

# 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 08104  
(856) 338-0020  
Regional Manager: Tanya Ragsdale



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



Baldwin's Run Senior Building  
3195 Westfield Avenue, Camden, NJ 08105  
(856) 342-6500  
Manager: Latasha Turner

2021 Watson Street, Second Floor  
Camden, NJ 08105  
(856) 968-2700 • Fax (856) 968-2754  
[www.camdenhousing.org](http://www.camdenhousing.org)