



HOUSING AUTHORITY OF THE CITY OF CAMDEN

Celebrating Our Neighborhoods



2010

ANNUAL REPORT

Deborah Person-Polk
Chairwoman
HACC Board of Commissioners

Maria Marquez, Ph.D.
Executive Director

MESSAGE FROM

CAMDEN MAYOR DANA L. REDD

Dear Friends, Colleagues and Stakeholders:

Every successful urban core has a distinctive heartbeat—a set of forces that drive its vitality and, in doing so, create a unique identity. Through the 1950's and into the early part of the 1960's, Camden's heartbeat could be traced directly to large manufacturers and industry that dominated the city. Since that time, however, the city has been working to define a new identity.

There is good reason to believe that this definition is coming into focus for the City of Camden. Without a doubt, at the heart of Camden's growth is the resurgence of the City's neighborhoods. These neighborhoods and our residents are the lifeblood of the City. Much of this resurgence is focused around the rehabilitation and redevelopment of Camden's housing stock. Over the past ten Years, in excess of 4,000 new residential units have been constructed or rehabilitated. Along with the Camden Housing Authority and other partners, the City is reinvesting in ten target neighborhoods as a part of the NSP2 Program. The NSP2 projects in Liberty Park and Centerville have not only physically transformed those communities but have also empowered its residents. The same is happening throughout the City, in Cramer Hill (Nuevo Vida Phase 1 & 2), Parkside (Park Blvd Phase 3 & 4), Cooper Plaza and Lanning Square (Cooper Hill Housing) not to mention South Camden, Gateway, among others.

The City of Camden is also addressing its abandoned properties via the Abandoned Property Act. The City, its residents, and partners are working together to identify abandoned properties for the purpose of rehabilitation. No longer will these nuisance properties remain derelict and act as a deterrent to Camden's redevelopment efforts. An excess of 200 properties have been identified as "Abandoned" and are slated for redevelopment by either a non-profit/CDC or developer.

Without question, one of the most important economic development news recently is the groundbreaking for the new Cooper Medical School of Rowan University. This is the first new medical school in New Jersey in more than 30 years, and as other cities have demonstrated, a new medical school can be a key driver in the revitalization of a downtown. Coupled with the level of institutional leadership and investment that is presently in place, it is clear that the city's "Eds and Meds"—its universities and hospitals—will provide downtown Camden's distinctive heartbeat going forward.

In addition to institutional growth, Camden is increasingly becoming a vibrant place to live, work and visit. The Waterfront continues to offer exciting programs in the form of concerts, baseball, children's gardens, fireworks, holiday events, festivals and even the circus. Parks and public spaces are being brought to life with music, art galleries and live performances. New industry and retail businesses have opened their doors. All of this is a sign that Camden is transitioning and reshaping itself into a city of new and exciting opportunities.

It truly is a time to celebrate Camden and to "Celebrate Our Neighborhoods". It's a time to celebrate achievements, past and present, with our residents and partners. At a time when economic prospects are dim across much of the rest of the country, these achievements represent the bright future in a place where many people least expect it. Although the city will face adversity, the prospects for a sustained revitalization have never been better. Whether you are looking to purchase a home, relocate your business, enjoy top-flight arts and entertainment, or invest in the future of our region, Camden is the place to be. We look forward to seeing you and working with you as we strive to Move Camden Forward!



Best Regards,

Dana L. Redd

Dana L. Redd

Mayor of the City of Camden

BOARD OF COMMISSIONERS



DEBORAH PERSON-POLK
Chairwoman



JOSÉ MARTINEZ, JR.
Vice-Chairman



ANDRES CAMACHO
Commissioner



DELORES SHOWELL
Commissioner



DEBORAH KEYS
Commissioner



ALAN MILLER
Commissioner



PATRICIA GIBSON
Commissioner

OUR MISSION STATEMENT

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

MESSAGE FROM THE CHAIRWOMAN

DEBORAH PERSON-POLK



DEBORAH PERSON-POLK
Chairwoman

On behalf of the Housing Authority of the City of Camden's Board of Commissioners, it is with great pleasure in sharing the HACC 2010 Annual Report. This report focuses on "Celebrating Our Neighborhoods," which the HACC has done so through various vehicles throughout the year in its implementing and delivery of housing, educational, and economic opportunities.

As Chairwoman, I commend the HACC Board of Commissioners for its commitment in the continuation of exploring and pursuing new initiatives to the Authority and its residents.

Dr. Marquez is to be commended for her tireless commitment to the Authority. Through her vision, the Authority continues to add new housing stock and supportive services to many families that are seeking assistance within the City of Camden. Although, there are many challenges ahead, the Authority continues to progress in reaching all of its goals.

In assisting the Authority in reaching its goals, I would like to thank the staff, residents, partners, and all stakeholders for their continued support for the HACC.

Sincerely,

Deborah Person-Polk

Deborah Person-Polk
HACC Chairwoman

MESSAGE FROM THE EXECUTIVE DIRECTOR

DR. MARIA MARQUEZ

Dear Friends, Colleagues and Stakeholders:

We are pleased to present to you this annual report showing some of the highlights at the Housing Authority of the City of Camden. We are grateful to the Commissioners, Staff, and Community Stakeholders who continue to help us accomplish our mission to serve our residents. At HACC, we are happy to celebrate the newness of our completed developments in the different communities in our city and the numerous programs created to benefit the residents of our agency. The Housing Authority of the City of Camden continues to identify avenues that would be in the best interest of our residents such as promoting and implementing energy conservation methods throughout the Authority.

By partnering with the Camden County Council on Economic Opportunity, Inc. (OEO), who through a State Weatherization program, 306 units at Ablett Village will be benefiting inclusive of insulation of crawlspaces, repair or replacement of all heating systems, hot water heaters, and refrigerators. The results will reduce energy costs and reduce energy consumption.

HACC continues to build on the Roosevelt Manor site where plans to construct 58 rental units, on excess land not being used for the Roosevelt Manor HOPE VI, has begun. Thanks to the securing of competitive funds of \$14.2 million grant from the Federal American Recovery and Reinvestment Act under the Neighborhood Stabilization Program, we will develop 53 units of affordable housing for homeownership in the Liberty and Morgan Village area into Camden's up and coming neighborhoods.

To complement this Grant, an additional amount consisting of \$250,000 was awarded through the Wells Fargo Housing Foundation (WHFF), which is part of the company's Leading the Way Home Priority Market Program, a nationwide effort to increase the availability of affordable housing while stabilizing and rebuilding distressed neighborhoods. Our goal along with the City is to Stabilize and improve 10 neighborhood housing markets, raise the median incomes, stabilize vacant parcels and demolish unsafe structures.

As you can see there is a lot going on at HACC, so I hope this annual report can give you a glimpse of all the work being done. I also invite you to visit our revised Web site to learn more about HACC.

Best Regards,

Maria Marquez

Maria Marquez, Ph.D.
Executive Director



Deborah Person-Polk, Chairwoman, Dr. Maria Marquez, Executive Director, and
HACC Executive Staff Members.



HACC Board of Commissioners, Dr. Maria Marquez, Executive Director, and
HACC Senior Staff Members.

HEALTH PROGRAM FOR CAMDEN WOMEN

Health KNET, Inc. and NJWAN are preparing to implement a women's HIV-prevention program in several of the developments in the near future. This is for promoting health programs for female residents of the Housing Authority of the City of Camden. NJWAN is the only female-specific AIDS service organization in the State of New Jersey.

For 17 years, NJWAN has provided HIV prevention, education, treatment adherence, and advocacy programs to women infected with or affected by HIV/AIDS. Dr. Monique Howard, executive director, has been a valuable asset to NJWAN and the HIV prevention field, working with pioneering researchers nationally and globally.

The newly-founded Health KNET, Inc.'s mission is to reduce and eliminate the health disparities in minority communities through education, outreach, advocacy, research, resources and community development. Together we hope to fight the devastating impact HIV is having on the African-American community, especially African-American women.

STIMULUS DOLLARS AT WORK!

HACC's ALP Program was in dire need of additional space to provide current supportive services. Health and social services which is already providing to residents participating in the ALP Program at Kennedy Tower was in the most need. The space would also be used to bring other services to compliment the ones we presently have.

As a result of the situation, HACC submitted an application to HUD for ARRA stimulus dollars to build an additional 3,650 square feet of space that will be contiguous to the existing supportive staff offices and the multi-purpose community room on the first floor. HACC committed 25% leverage of \$250,000 of program income.

We are happy to report that HACC was awarded the grant and is now looking forward to building the new facility in the next couple of months. We will keep the residents informed on the progress as we continue to move forward with the project.



HOUSING CHOICE VOUCHER PROGRAM

HIGHLIGHTS FOR 2010

- Received a score of 83%, a standard performer designation on our 2010 SEMAP score.
- Provided subsidy to 10 new homeowners through our Homeownership Program
- We were awarded 60 Veterans Administration Special Housing Vouchers (VASH) of which 39 homeless veterans were housed within 2010.
- Of our total general vouchers of 1,255, 1,239 were leased at the end of 2010.
- We had 57 voucher holders port in from other housing agencies.
- Of the 1,239 households subsidized, 107 were seniors and 1, 954 children within households.
- Entire staff received updated training.

WHAT IS THE ASSISTED LIVING PROGRAM (ALP)?

The ALP which is currently operating within John F. Kennedy Tower and Westfield Tower, was established to allow clients to age in place. The program assists with activities of daily living by providing around-the-clock staff.

A full-time registered nurse is on call 24 hours a day, seven days a week to monitor 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.

The Assisted Living Program Coordinates the Following Services:

- Primary care for clients in the privacy of their apartments including: Lab work, X-rays, and EKG's – eliminating long waiting times in physician's offices and affords clients the continuum of medical care for chronic conditions.
- Pharmacy services deliver medications to the Towers seven days a week.
- Meal preparation, personal care assistance and bathing and grooming.
- Laundry and home-making services.
- For Fun: We have field trips, picnics, workshops, arts and crafts, activities and fitness.



Baldwin's Run

The Miracle Turnaround

The Categories

■ Greenfield: A development on a previously unused tract of land—may have been pasture, forest, or tree farm. The best planners incorporate conservation easements and farmland in order to preserve the pristine, productive nature of the landscape.

■ Infill: The redevelopment of a previously developed property. These neighborhoods, often compact, efficient, and urban, fill in the footprints of existing buildings and sites.

■ Adaptive Reuse: The most low-impact approach, these projects actually reuse existing structures with minimal need for demolition and new materials. Often associated with older neighborhoods that have seen social blight tarnish their otherwise strong housing stock.



Community Profile

■ Location: In Camden, near Philadelphia

■ Category: Adaptive reuse and infill

■ Number of homes: 516

■ What \$300K will buy: A lot! 4 BR, 1,800-square-foot homes cost less than \$100,000 (income and deed restrictions apply).

■ Closest latte: You can't get a latte, but try the coffee and Dominican food at Freddy's.

The Criteria

EACH YEAR, WE SCOUR THE COUNTRY FOR THE best cottage communities. Here's what we look for and the weight given each category:

■ HOMES (30%): Along with inspiring architecture, cottage-y scale, and relative affordability, we look for unifying design elements and walkable streets.

■ PEOPLE (30%): Behind every great neighborhood are people—either the residents who live there, those responsible for sparking a neighborhood comeback, or the designers and developers who had the vision to create something new.

■ BRIGHT IDEA (30%): Not only are the best communities fine places to live, but their innovations spur positive changes on a regional and even national level.

■ COTTAGE TWIST (10%): Every one of these areas offers something unique that brings a smile. >

Baldwin's Run (Camden, New Jersey)

THE "BEFORE AND AFTER" IS ASTOUNDING. Everything changed—even the neighborhood's name. Formerly known as Westfield Acres, the gang-infested, physically deteriorating public housing project made daily life hell for its residents and spread blight to surrounding historic neighborhoods. Tacking city and state funding onto a \$35 million federal HOPE VI grant, the Housing Authority of the City of Camden (HACC) demolished Westfield Acres and, with the help of private developer Pennrose Properties and a nonprofit organization called St. Joseph's Carpenter Society, redeveloped the land into a mixed-income community of rental units and attractive owner-occupied homes. Today, the peaceful, thriving neighborhood is called Baldwin's Run.

"My parents wouldn't allow me to sit outside on the steps," remembers Nia Timmons, who was lucky enough to be transferred to another development. Today, she's back and raising two children in Baldwin's Run. "It's a pleasure to sit outside now. Everyone comes together as a community." >

LIFE JUST RIGHT

cottageliving[®]

JULY/AUGUST 2008

HOME SWEET HOME!

NEIGHBORHOODS WITH SOUL

our annual
list of great
places to live

OPEN THIS
PAGE FOR
MORE >



comfort

relaxing rooms,
inspiring retreats

simplicity

cool soups +
hot dogs

style

our top picks
for outdoor living

Only 10 in the Nation were selected!

GRANTS

HUD ANNOUNCES NSPII GRANT AWARD

HUD Secretary, Shaun Donovan, unveiled the list of successful applicants for the second round of Neighborhood Stabilization Program (NSPII) funding. HUD announced that \$2 billion in funding would be awarded to 56 grantees. The funding was provided through the American Recovery and Reinvestment Act of 2009. Housing Authority of the City of Camden received \$14,140,923.

Since HUD began distributing monies from the American Recovery and Reinvestment Act of 2009, the HACC has received \$30.3 million. This money was received during 2009 and 2010.

The original NSPII application submitted July 15, 2009 was for Morgan Village, Waterfront South, and Liberty Parks for \$27,500 to allow for targeted demolition and development of homeownership and rental housing. Hundreds of blighted or abandoned homes in Camden are expected to be torn down in the next three years with the help of more than \$26 million in federal grant money received by Camden City. For the Housing Authority, the three neighborhoods that will be addressed are Morgan Village, Liberty Park, and Waterfront South. A Phone Press Conference was held at Mayor Dana Redd's office on January 15, 2010 with U.S. Senator Menendez and U.S. Congressman Robert Andrews. At which time, Mayor Redd went over some of the logistics of the grant and what was to be expected in the upcoming weeks.

HUD sponsored a NSPII Grantees Kick-Off Conference on January 29 in Washington, D.C., on how to implement and manage NSPII funds.

HACC/RESIDENT INIATIVES 2010 GRANTS

The Resident Services Department has been in existence at HACC providing services to the residents of the Housing Authority for over 40 years. In April of 1998, the name was changed to the Resident Initiatives Department. This name change was created to take the agency to new and more Resident friendly services. It allowed the staff to provide the much needed social services to the residents of HACC, as well, permitted the staff to also assist them in an array of new programs and initiatives to help the residents maintain and improve the quality of life for their families.

The Resident Initiatives Department began educational programs for GED, ESL, and ABS programs at the Success Learning Center. These programs located at The Chelton Terrace Community Center, 721 Chelton Ave., Camden, continue to service the Camden Community today. Over the past 13 years, this department has applied for grants to provide such opportunities as YouthBuild Programs that help at-risk young adults receive training in construction, while obtaining the academics to receive their high school diploma. The Elderly Grant provides recreational, health and wellness programs for the Senior and Disabled Residents of HACC. Family Grants allowed for family counseling and supportive services for all HACC Residents. The Youth Program for after-school and summer are also maintained by the Family Grant. The pride and joy of all the grant programs has been the Homeownership Program. This program allowed over 250 HACC Residents of Public Housing and Section 8 to have the opportunity to have credit counseling, budgeting, home purchasing, and mortgage, and foreclosure prevention classes, as well as home repair classes.

By the end of this grant in September 2010, 35 HACC Residents had become homeowners.

GRANTS

For more than 20 years, HACC has engaged the youth with these programs to allow them the opportunity of growing and learning in a safe environment, through programs of caring and concerned adults. These programs keep kids safe, improve academic achievement and help relieve the stresses on today's working families. They can serve as important youth violence prevention and intervention strategies.

Providing safe-haven environments at the (6) conventional family developments – Ablett Village, Branch Village, Chelton Terrace, McGuire Gardens, Baldwin's Run, and Roosevelt Manor. Supportive services that will link the youth living in public housing to in-house academic and recreational services, five days per week, through the HACC community centers. Our aim is to promote academics, recreational and cultural programs. We have social activities and events to promote a progressive path towards a better future for ourselves, families, and community.

FAMILY GRANT YOUTH MENTORING PROGRAM

The program's objective is to serve and support families and targeted youth that are at highest risk of institutionalization to work with their most vulnerable young people and families.

Our mission is to engage human service systems so that they rely less on institutional care and to invest more in supporting families and neighborhoods. We currently work with youth associated with various agencies such as, juvenile justice, behavioral health, and disability and education systems to develop and offer community-based alternatives for the highest risk children, young people, young adults and families. We seek to capitalize on the strength and resources of families and communities, including identifying and engaging the informal natural helpers that are found in every community to support the highest risk youth and families.

We have developed some unique service delivery principles that are the hallmark of our programs.

These principles include:

(1) individualized planning process tailored to the needs and strengths of each family; 2) developing respectful partnerships with parents and caretakers; 3) a family focus and strength based approach to problem-solving; 4) recruitment of staff from the neighborhoods where the young people and families live; 5) organizing community members into teams to support families; 6) providing opportunities for young people and their families to give-back to family team members and the community so that youth are not viewed as "needy" clients but are considered resources and contributors; and 7) an optimistic, never-give-up approach.

FAMILY GRANT AFTERSCHOOL AND SUMMER YOUTH PROGRAMS

After-school hours and the summer months are critical times for youth. That time can represent either an opportunity to learn and grow through quality after-school programs or a time of risk to youth's health and safety. The after-school hours are the peak time for juvenile crime and risky behaviors such as alcohol and drug use.

HOPE VI: 2010 HOPE VI UPDATE

In 2010, the HACC Roosevelt Manor (RM) HOPE VI Community Supportive Services Program continued to serve, the new and former Roosevelt Manor families. The Endowments (Roosevelt Manor and Westfield Acres) provide referral-based services in the following areas: Education, Childcare and Job Development. With the Roosevelt Manor Endowment HACC has established an Early Head Start Program which is located at the newly developed Roosevelt Manor Community Center. The HACC completed the 2010 NOFA HOPE VI Application for Branch Village; announcements for Award Winners were made May 2011. HACC was not one of the 2010 recipients' of the HOPE VI Grant this year.

2010 Grants in service are:

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

ROSS HOMEOWNERSHIP GRANT

The ROSS Homeownership Program was funded by a grant awarded to the Resident Initiatives Department of the Housing Authority of the City of Camden in 2005 from the United States Department of Housing and Urban Development. The program has graduated 250 HACC residents from both Public Housing and Section 8 rental assistance programs. We also have the honor of having a total of 35 ROSS Homeownership graduates that have already finalized the purchasing of their homes.

ROSS Homeownership graduates have received mortgages to purchase homes within all neighborhoods of Camden City, Deptford, Pennsauken and Winslow Townships. Graduates have purchased 12 of the 22 homes built at the Roosevelt Manor HOPE VI site in the Centerville section of the city. Of these graduates, most are eligible for Section 8 Vouchers to assist with their mortgages for the next 15 to 30 years.

Several of the purchases are being made by residents of HACC who have never lived anywhere else but within the confines of public housing. These residents have expressed various details of their lives and dreams of owning their own homes. Sixteen of the homeowners have purchased new homes for their families in the new homes that were built at the Roosevelt Manor HOPE VI site.

YOUTHBUILD

This construction trades training program was developed by HUD to assist at-risk youth with obtaining a skilled profession, while at the same time they receive extensive academic support, in an untraditional educational environment. This program has become one of the most popular programs in Camden. For the past 8 years, we at HACC have been able to serve as a non-traditional educational refuge for youth seeking assistance. We currently have a waiting-list of applicants that continues to grow and grow. To become a member of the program, a team of interviewers meet to pre-screen potential participants to validate their interest. Once an applicant has been approved, he or she is enrolled and begin a rigorous academic, computer, and construction training program. A number of court committed youth enrolled to extend their court-imposed curfews and to begin leading a self-sufficient life.

YOUTHBUILD

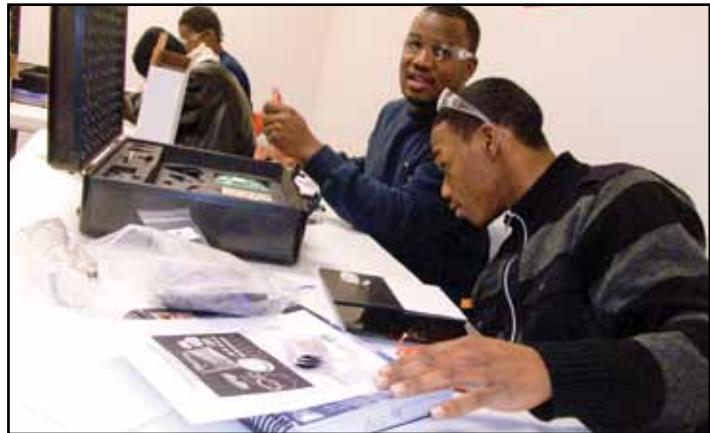
HACC enrolled 33 participants into the Department of Labor YouthBuild grant and 100% met its first-year enrollment goal. There was a continued emphasis on youth leadership and our youth council implemented many positive initiatives on behalf of the student body. They consistently engendered positive school spirit and acted as a liaison between faculty and the student body.

The youth leadership spearheaded several projects including: participation in the Special Olympics, Saturday morning street clean-ups, internships in the mayor's office and delivering Thanksgiving baskets to the elderly in the community. Many youth were able to receive their GED's and over 50% received industry certificates.

In addition to our DOL grant, we received two additional streams of funding; Office of Attorney General-Expansion Pilot program and Juvenile Justice Commission, Department of Education funding. The 2010-2011 school year was the first opportunity HACC YouthBuild had to fully operate as a high school by being a sub-grantee of the Juvenile Justice Commission.

As of October 25, 2010, all OAG Expansion students began attending the C-Tech program housed at the Goodwill training facilities in Stratford NJ. C-Tech was the cable and fiber optic installation training program that offered the students an opportunity to receive industry recognized certificates, which will help to make the students more employable. Along with this training, the students received introductory construction classes.

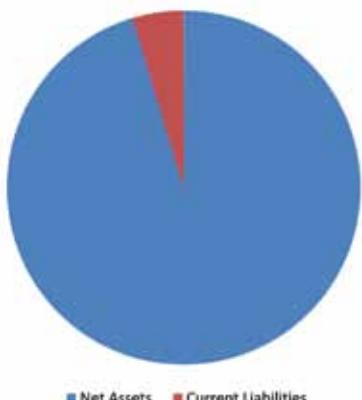
On December 21, 2010, C-Tech President William Brady visited the Goodwill site and met with the Expansion students and was impressed with their effort and dedication to complete the course. He spoke with them about his background and shared with them the opportunities available in the fiber optic and cable installation field.



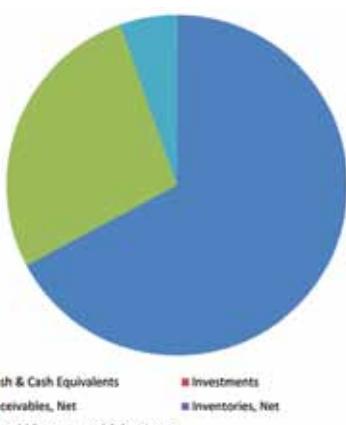
Housing Authority of the City of Camden

Financial Statement (per Audit Report) At December 31, 2010

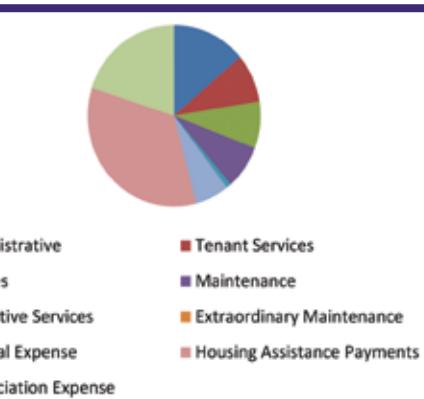
Financial Statements



Total Assets



Expenses



<u>ASSETS</u>		
Cash & Cash Equivalents	\$	3,304,572
Receivables, Net	\$	1,346,014
Inventories, Net	\$	-
Prepaid Expenses and Other Assets	\$	267,493
TOTAL CURRENT ASSETS	\$	4,918,079

FIXED ASSETS

Land	\$	1,169,182
Building	\$	153,629,686
Furniture & Equipment	\$	1,077,655
Construction in Progress	\$	8,617,082
Less Accumulated Depreciation	\$	(129,351,675)
TOTAL NET FIXED ASSETS	\$	35,141,930

NON-CURRENT ASSETS

Restricted Cash	\$	4,231,202
Notes Receivable	\$	27,611,839
Other Assets Net	\$	2,076,291
TOTAL NON-CURRENT ASSETS	\$	33,919,332
TOTAL ASSETS	\$	63,583,171

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Current Liabilities	\$	3,127,443
Noncurrent Liabilities	\$	7,268,727

Invested in Capital Assets, net of related debt	\$	27,823,327
Unrestricted net assets	\$	32,166,855
Restricted net assets	\$	3,592,989

TOTAL NET ASSETS & LIABILITIES	\$	73,979,341
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Housing Authority of the City of Camden

Financial Statement (per Audit Report) At December 31, 2010

OPERATING REVENUE

Tenant Revenue	\$	3,107,759
HUD Operating Grants	\$	24,354,848
Other Government Grants	\$	1,041,001
Other Revenue	\$	733,223
TOTAL OPERATING REVENUE	\$	29,236,831

OPERATING EXPENSES

Administrative	\$	4,482,761
Tenant Services	\$	2,797,660
Utilities	\$	2,683,213
Maintenance	\$	2,542,195
Protective Services	\$	293,528
General Expense	\$	2,034,379
Extraordinary Maintenance	\$	6,649
Housing Assistance Payments	\$	11,051,680
Depreciation Expense	\$	6,470,442
TOTAL OPERATING EXPENSES	\$	32,362,507

OPERATING INCOME/(LOSS)	\$	(3,125,676)
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NON-OPERATING REVENUE (EXPENSES)

Investment Income	\$	494,220
Interest Expense	\$	(334,781)
Impairment Loss	\$	(24,356,155)
Casualty Loss	\$	(8,461)
TOTAL NET NON-OPERATING REVENUES (EXPENSES)	\$	(24,205,177)
INCOME/ (LOSS) BEFORE CAPITAL GRANTS	\$	(27,330,853)

CAPITAL GRANTS

CAPITAL GRANTS	\$	10,162,067
CHANGE IN NET ASSETS	\$	(17,168,786)
TOTAL NET ASSETS, BEGINNING OF THE YEAR	\$	80,751,957
TOTAL NET ASSETS, END OF YEAR	\$	63,583,171

GRANT FUNDING FISCAL YEAR 2010

Public Housing	\$	10,273,237
Capital Fund Program	\$	1,964,175
Housing Choice Vouchers	\$	11,668,776
HOPE VI	\$	362,255
Adult Basic Education Program	\$	87,301
Resident Opportunity & Self Sufficiency	\$	526,673
YouthBuild	\$	523,219
Other Federal Program	\$	953,700
American Recovery and Reinvestment Act (ARRA) Grant	\$	8,753,442
Veteran Affairs Supporting Housing Grant	\$	409,658
Neighborhood Stabilization Program (NSP2) Grant	\$	32,480
TOTAL GRANT FUNDING	\$	35,554,916

ANNUAL ZEAIDA HUTCHINSON MEMORIAL HOPE VI SCHOLARSHIP FUNDRAISER

The Housing Authority of the City of Camden hosted its Ninth Annual Zeaida Hutchinson Memorial HOPE VI Scholarship Fundraiser on Saturday, March 13 , 2010. This event was held at the Crowne Plaza on Route 70 East, Cherry Hill, New Jersey from 6 p.m. until 11p.m.

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

2010 HONOREES AND SCHOLARSHIP RECIPIENTS

JAIME STEWART

Presented with scholarship and on schedule
to graduate in the Spring of 2011



SADDYHÉ BRADLEY

Recognized upon graduating from Rutgers
University and acceptance into Drexel
University, Earl Mack School of Law

The Housing Authority of the City of Camden is proud to have the opportunity to support its honorees in their individual quests for the future and in providing higher educational 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 Initiatives</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/Acting Supervisor of Maintenance Repair</i>
Thomas Kwarthnik	<i>Human Resource Manager</i>
Vincent Muliro	<i>Director of Finance</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>

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

OUR VISION

Providing quality housing of choice through exceptional redevelopment plans and on-site management.

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