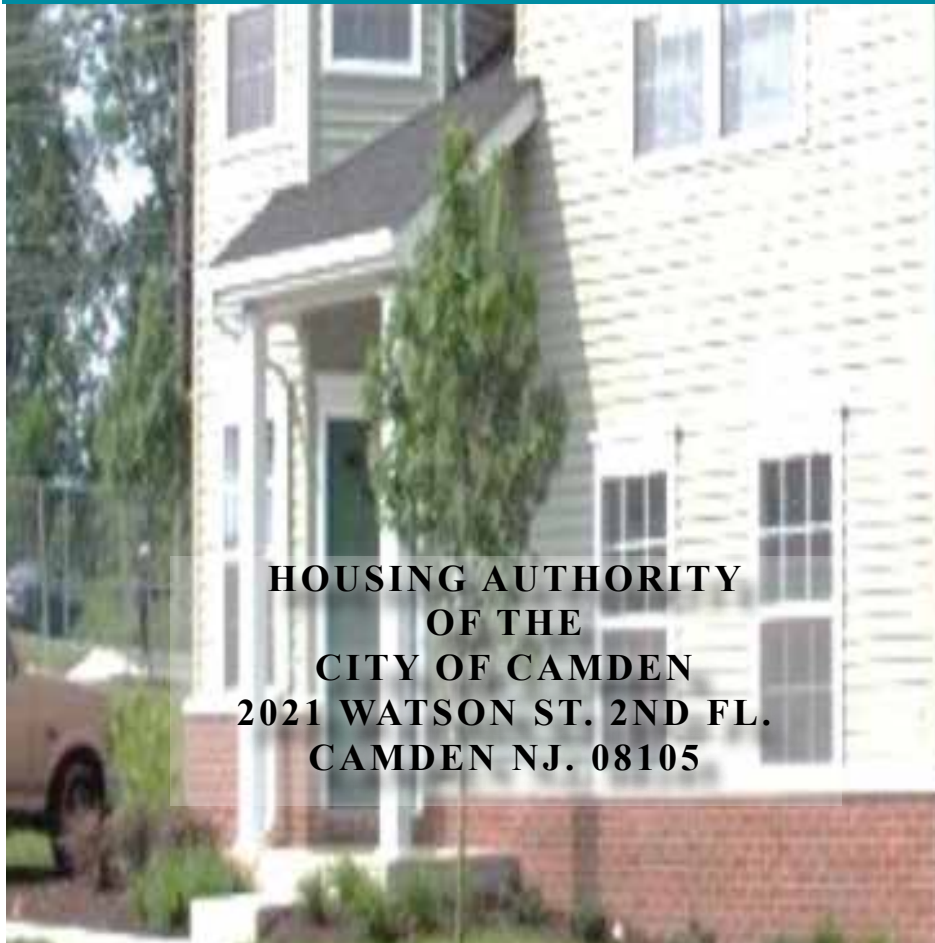




REFLECTING ON THE PAST...MOVING
FORWARD TOWARDS A BRIGHTER
FUTURE



**HOUSING AUTHORITY
OF THE
CITY OF CAMDEN
2021 WATSON ST. 2ND FL.
CAMDEN NJ. 08105**

**Victor Figueroa, Executive Director
Kathryn Blackshear, Deputy Director**

2016 ANNUAL REPORT

**Visit www.camdenhousing.org
MAIN NUMBER 856.968.2700**

WELCOME

MOTIVATED & DEDICATED VICTOR FIGUEROA

Mr. Victor D. Figueroa, though born in Philadelphia was reared in the City of Camden with his parents Victor M. and Elizabeth Figueroa for most of his early life, along with his brother, Josue Figueroa. Currently living in the South Jersey area, Victor and his wife, Ghislaine, have been married for 24 years. They are the proud parents of four delightful Children - three daughters, Alina Danielle, Alexandria Marie, and Anna Elizabeth and a son, Lucas Daniel Figueroa. Victor has strong Christian beliefs and principles which drive him to care and provide for his family while serving his community and others

Mr. Figueroa is bilingual and a multi-cultural individual with a background that spans various fields. In 1981, Mr. Figueroa graduated from Faith Christian High School in Collingswood, NJ, He then went on to complete a two year certification training in Electronics Technology from Lincoln Technical Institute . Thereafter, Victor worked for five years at Bell & Howell, Inc. an automated mail handling equipment and service company. During this time he sought ways to better serve others.

This led him to the difficult decision of leaving his full time position at Bell & Howell Inc. in order to further his education full time at Temple University. While in school Victor increased his involvement in the community by working with his church as a youth counselor and other church affiliated and community development organizations in the Delaware valley. Mr. Figueroa earned his Bachelor's Degree in Business Administration from Temple University in 1992. With experiences ranging from social work, counseling, mechanics, electronics, finance, administration, and management, Victor has been able to serve the Housing Authority of the City of Camden (HACC) in many ways. He has held various positions at HACC, which have assisted him in becoming knowledgeable in various aspects of the Authority's mission to assist and serve the residents of Camden. Those positions include Family Service Worker, Acting HOPE VI Program Administrator, Training Officer, Drug Elimination Program Coordinator, Acting Director of Resident Initiatives, Executive Assistant, Director of Community and Support Services and Deputy Executive Director, all in his first 10 years at HACC. For the last 10 years Victor has served in an Executive lead

role as Deputy Executive Director/ Asset Manager. Currently Mr. Figueroa is the Executive Director, a position he was appointed by the HACC Board of Commissioners and has held since August 17, 2016. In this position, Mr. Figueroa has consistently sought and continues in seeking to serve others while upholding HACC's mission "to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination"



Victor D. Figueroa
Executive Director

Victor also worked as a part-time District Leader or Primerica Financial Services (PFS) holding various certifications including NJ insurance Producer, NJ registered Mortgage Solicitor, and Registered Securities Representative (series 6 & 63) as well as Pre-paid Legal Solicitor. With PFS, Mr. Figueroa was able to help families plan for the future by assisting them to formulate a clear strategy for retirement, debt elimination and educational savings while he made a difference for families by educating them on how money works. Unfortunately, due to other commitments, though still associated, he is no longer working for PFS.

Victor continues to strive for improvement in all areas of his life where he can grow and better serve those who come across his path. Recently Victor along with Deputy Director Kathryn Blackshear commenced Hands United for Camden, a 501(c)3, to further help those in need and continue in his efforts in making a difference for families by educating them about how they can receive further assistance in various areas of their lives. He desires and strives to do his best in offering his serves to experiences in his daily activities. Through his love, spirituality, and dedication, Victor has been successful in doing so for his family, friends, the City of Camden, and beyond and he prays to be able to continue to do so in the future.

TABLE OF CONTENTS



P 3	Welcome Victor Figueroa
P 4	Commissioners
P 5	Executive Director's Message
P 6	Chairwoman's Message
P 7	Resident Initiatives
	A. Connect Homes
	B. Liberty Park Initiative
	C. Family Self-Sufficiency
P 9	Section 8/Modernization
P 10	YouthBuild
P 11	Adult Learning
P 12	Asset Management
P 13	General Counsel
P 14	Finance
P 15	Finance

HACC 2016 ANNUAL REPORT

BOARD OF COMMISSIONERS

DEBORAH
PERSON-POLK
*CHAIRPERSON

PATRICIA GIBSON
*VICE CHAIRPERSON

NOHEMÍ SORIA

MARÍA COREA

DEBORAH KEY-FRAZIER

DELORES SHOWELL

EXECUTIVE STAFF

Executive Director
Victor D. Figueroa

Deputy Executive Director
Kathryn Blackshear

General Counsel
Kenneth Mann



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Section 8

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Finance

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Security and Risk Management

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YouthBuild

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Assets Manager

Malcolm Isler
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HR Specialist

Alicia Williams
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GREETINGS FROM THE EXECUTIVE DIRECTOR

Dear Friends, Colleagues, and Stakeholders:

The 2016 HACC Annual Report marks the beginning of my leadership as the Executive Director of the Housing Authority of the City of Camden (HACC or Authority). Having been employed with the HACC for 20 years, the majority of which I served as the Deputy Executive Director, I have been involved in the many changes throughout the Authority, witnessing tremendous growth within the site developments and resident programs. I have come to know both HACC employees and residents as “family” throughout the years, having formed many valuable relationships. Therefore, it is both a privilege and an honor to lead the HACC in its mission---“to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.”

As we are “Reflecting on the Past, while moving forward towards a brighter future,” housing authorities across the country are facing severe budgetary cuts and uncertainty in the delivery of services to residents. Change is inevitable when looking to improve. The HACC must change with the times for the better in order to assure its survival. This does not mean despair as we continue to strategize, consult, adapt and implement practices that will sustain the HACC. Partnering with federal, state, and local organizations coupled with a capable and efficient staff, The HACC will continue to assist its residents to achieve educational, technological and social goals directed towards self-sufficiency and homeownership opportunities.

As HACC celebrates 78 years of providing safe, decent, sanitary and affordable housing and services to the City of Camden, as mandated by federal regulations, we look to a brighter future by expanding services to include socio-economic services to be provided to residents in a humane, just and legal manner. By so doing, HACC will improve the quality of the lives of our residents.

Because we care...we also conducted Resident & Employee Satisfaction Surveys in an effort to improve the overall services. Based on the survey results, the HACC is committed and looks to improve the services currently provided and expand in other areas...to be continued in 2017.

Many thanks to the Mayor and the HACC Board of Commissioners for their vote of confidence entrusted in my leadership abilities. I look forward to strengthening relationships as we work towards a brighter future for the HACC. A special thanks to the HACC residents, staff and stakeholders for their continued hard work, support and dedication towards reaching our goals.

With sincere thanks and appreciation,

Víctor D. Figueroa
PHM/SHM/NJCALA
Executive Director



MESSAGE FROM THE CHAIRWOMAN



DEBORAH PERSON-POLK

A product of the Camden City Public School System, Ms. Polk is a graduate of Camden High School and Rutgers University, with a Bachelor of Arts degree in Business Administration and Accounting. She furthered her educational background in Government Finance, by attending Rutgers University.

Ms. Polk began her professional career in 1984 working for the City of Camden. She served as a Commissioner of Development & Redevelopment; Executive Director of the Empowerment Zone; Assistant Business Administrator and as Coordinator of Federal and State Funding.

In 1997, Ms. Polk was employed by Camden City Board of Education where she was Supervisor of Grants Management and Development. In her capacity as Supervisor, she played an integral role in securing crucial federal and state grant funding for Camden City School District.

Ms. Polk has served the residents of the City of Camden as an elected City Council Member-at-Large in 2010 and has now served on the Camden Housing Authority's Board of Commissioners since 2005. She is the Chairwoman of the Board.

ADVOCATING FOR PUBLIC HOUSING

Patricia Gibson
COMMISSIONER
VICE-CHAIRPERSON



Deborah Keys-Frazier
COMMISSIONER



Maria Correa
COMMISSIONER



Delores Showell
COMMISSIONER



Bohemia Soria
COMMISSIONER

RESIDENT INITIATIVES



Edith Pagan
Director

“Doing Whatever it Takes for the Residents”

Resident Initiatives Department supports several very important programs that directly support the residents. Funding for the residence initiatives have been from HUD and for the past 15 years have evolved into creating successful programming for housing authority residents.



In 2016 the funding grants received from HUD Supports HACC programs that helps residents build towards Self-sufficiency:

- **Connect Homes**
- **Liberty Park Initiative**
- **Family Self –sufficiency**
- **Youth after-school**
- **Summer Program Initiatives**
- **YouthBuild**
- **Adult Basic Education**

HACC’S CONNECT HOMES PROGRAM

The Connect-Home program was established in partnership with the City of Camden, Comcast and HUD to bridge the digital divide in assisting our residents with affordable internet access. The targeted sites to begin the program were Branch Village, Ablett Village, McGuire Gardens, Baldwin’s Run and all of the Senior Towers. We offered sign up events in partnership with Comcast, we provide Digital Literacy classes, we provided residents with refurbished computers after they have completed the classes and we cross market the programs through other HACC programs. Some strategies to garner support for the program include The Workforce Investment Board (WIB), community business involvement and fundraising and donations. The residents have felt empowered, successful and connected to the “cyber” world!



HACC’S FAMILY SELF SUFFICIENCY PROGRAM

The Family Self Sufficiency Program (FSS) is a HUD program that matches low income families with existing community services to help residents become economically self-sufficient by obtaining living wage employment. The FSS Program is a five-year program that also offers related supportive services through community partners such as: educational, employment, homeownership, and household skills just to name a few. The FSS coordinator and participant determine goals, tasks and resource services needed by the family. Once the participant achieves all goals set forth, they have successfully completed the program. We are very proud of all of our participants.



SECTION 8



Tracie Herrick
Director

Housing Choice Voucher Program (HCV) voucher utilization was 96%. The HCV Program received a Section Eight Management Assessment Program (SEMAP) score of 95 for 2016 and was designated as a HUD High Performer.

SUPPORT FOR OUR VETERANS

HUD awarded HCV program an additional 24 VASH vouchers in 2016. Although we continue to face obstacles with leasing and retention of VASH vouchers, we continue to work closely with the VA staff such as hosting monthly meetings to exchange updates on current participants and status of referrals for possible participants. All walk in Veterans who inquire about housing is referred to the VA for eligibility for the program. In addition, we forward all applicants with a Veterans status from our waiting list to the VA for processing and possible eligibility.

There are currently ten active participants with mortgages in the HCV Homeownership Program. We continue to expand homeownership opportunities for families with vouchers. HCV had two participants that met their 5-year goals for self-sufficiency based on their individual needs and supportive services and graduated from the FSS program.

The HCV Program implemented the Landlord Portal and direct deposit as a method of payment for your Housing Assistance Payments (HAP). As we continue to create and improve our payment process, the use of direct deposit will result in a cost savings to the HCV program. It will also eliminate the risks of lost or stolen checks and facilitate timely HAP payments.

MODERNIZATION



Chuck Valentine
Director

Choice Grant @ Work

Thanks to the Choice Grant and a partnership with the City of Camden and private partners 2016 started in a big way as the grounds were cleared and building of the first of a 4-phase development at the Branch Village housing site in the Centerville community began. *The need for redevelopment in the neighborhood south area of the City* and the redevelopment plan of 2011 urged a planning grant that was received by the authority in 2014. The Camden Housing Authority filed an application and was awarded for the development of 255 new and mixed income rental housing units & 11 homeownership properties.

"I'm proud to announce today that we are awarding the City of Camden and the Housing Authority of the City of Camden with a \$13 million Choice Neighborhood Implementation Grant. Congratulations to you all," announced Dominique Blom, HUD Deputy Assistant, Secretary.

The Branches at Centerville 1700 So. 9th St., Camden, NJ 08104

Wynfield Anderson, Construction Manager

Scheduled to be occupied early 2018 with the demolition and construction of the 2nd Phase to begin simultaneously in the fall.

- 1 and 2 bedroom units 3 story low-rise
- laundry facilities located on 2nd and 3rd floors
- 24 hr. security surveillance
- a mailroom
- administration offices
- reception area
- card entry
- patio lounge community room
- rear and street parking
- brand new appliances



TRANSFORMING HACC

PENNROSE PROPERTIES ROOSEVELT MANOR

At Roosevelt Manor, you'll find a scenic Camden rental community where everything you want is brought together: a location in the neighborhood where you want to live, amenities designed to make your life more enjoyable, and features that are both modern and centered on comfort.

Whether you choose a one or two-bedroom apartment or a two, three or four-bedroom townhome, you'll find spacious floor plans with large windows, fully equipped kitchens and plenty of parking that make coming home special. Adding to these wonderful comforts, you'll also enjoy all of the extras at Roosevelt Manor such as a community garden, playgrounds, and a variety of resident services.

Located close to the Camden waterfront and Rutgers University-Camden, Roosevelt Manor puts you close to the places you want to be: shopping, dining and entertainment. This is the kind of home you've been looking for. At Roosevelt Manor, we bring it all together.

Apartment Features

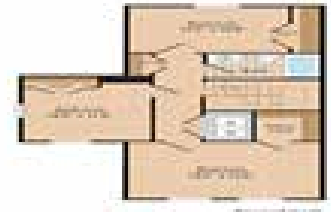
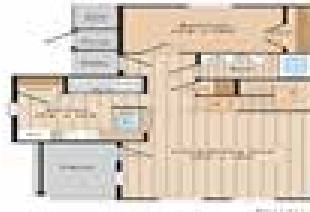
- Spacious floor plans
- Large windows which let in plenty of natural light
- Fully equipped, modern kitchen including dishwasher
- Laundry closet with washer and dryer hook-ups
- Walk-in closets
- Wall-to-wall carpeting
- Individually controlled heating and cooling
- Parking in either a parking lot or private driveway

Community Amenities

- Inviting community room
- Professionally landscaped grounds
- Community garden
- On-site management
- On-site maintenance with 24-hour emergency call service
- On-site medical facility
- Year round daycare services
- Community playgrounds

Floor Plans

- 1 Bed: \$630
- 2 Bed: \$722
- 3 Bed: \$875
- 4 Bed: \$965
- Roosevelt Manor Two Bedroom Floor Plan
- Roosevelt Manor Four Bedroom Floor Plan



Roosevelt Manor
813 Ferry Ave., Camden, NJ 08104
Phone: 855.288.2716
TDD: 800.545.1833 x648
Roosevelt@pennrose.com
Office Hours:
Saturday/Sunday: closed
Monday: 8:30 AM - 5:00 PM
Wednesday: 8:30 AM - 5:00 PM
Thursday: 8:30 AM - 5:00 PM
Friday: 8:30 AM - 5:00 PM

YOUTHBUILD

2016 was an exciting year! It began with a great presentation by motivational speaker and entrepreneur Demetrius Walker. Mr. Walker has his own construction company and is founder of the non-profit organization, “How I made it over.” He shared with the students how his story was not much different from theirs, but through grit and determination, he was able to be successful. It was a powerful message that really resonated with everyone.

Students also participated in a six week leadership workshop with students from Rowan University who were part of an internship program with the Juvenile Justice Commission. The classes culminated in a seminar that was held at the Student Center at Rowan University. The leadership classes allowed our students to be exposed to college life amongst students like themselves. There is a significant impact when our students actually “see” young people that share similar circumstances, fighting their way through. Our hope is always that our students keep these images in mind as they navigate through their daily lives.

We also took significant steps towards securing a contract with the Camden City School District. They have inquired about our program as an additional resource for educating some of their students. We’ve had the opportunity to meet and give presentations on YouthBuild with district representatives, and now they



have visited our site. The visit went very well! Overall, they were impressed with our facilities and our culture. And while we were not able to launch a contract with them this year, based on what they’ve seen, the District is committed to begin working with us in 2017.

Some other activities students were involved in are, the Juvenile Re-Entry Assistance Program (JRAP), which helps eligible students with a criminal record possibly get it expunged. It also provides legal assistance in other areas, along with job readiness and other services to help young people move forward.

We took a trip to see the Philadelphia Soul Arena Football team play at the Wells Fargo Center in Philadelphia, PA.

Former NFL New Orleans Saints Wide Receiver Marques Colston, partnered with Teach Anti-Bullying and donated tickets for our youth to attend several football games. Mr. Colston also arranged for us to go “backstage” in the tunnels and cheer on the players as they exited onto the football field. We also began our AmeriCorps program, and have 30 students rehabbing low income housing units to earn hours towards getting an educational scholarship. Our AmeriCorps Portfolio manager Chris Abrezio-Lee visited us and was impressed with our program. He met with frontline staff, had lunch with students in the program, and was able to see the AmeriCorps members in action rehabbing units.

We learned this year that we received another round of funding to continue the YouthBuild program through 2019! Program Director David Goodman and Resident Initiatives Director Edith Pagan, attended a new grantee orientation in Washington DC to learn about the new guidelines under the Workforce Innovation Opportunity Act (WIOA). While most of the program remains the same, there are some nuances that will need to be addressed, and to bring everyone up to speed, we’ve held a Youth Build staff retreat.

Finally, there were many activities that take place throughout the year, but the one that hit home most was graduation. Like all the ceremonies in the past, this one equally brought many tears. Twenty-two students graduated the YouthBuild program; 16 with their GED and 6 with their high school diploma! One student, Tracey Burgos, has been in the program on several occasions, but due to challenging life circumstances, had not been able to finish. However, this time, she completely committed to getting her GED and was able to finish the program. Her story is incredible, which is why she was overwhelmingly nominated class valedictorian and she delivered a stirring speech at graduation!



SUCCESS LEARNING CENTER

ADULT EDUCATION

2016 was a unique year for the Camden Housing Authority's Success Learning Center (SLC) Adult Education Program. For the first time, one of our students, Mr. German Gonzalez, earned a major scholarship, the New Jersey Association for Lifelong Learning (NJALL) Annual Scholarship. Mr. Gonzalez was one of only two people selected for this award, in recognition of his outstanding commitment to adult education, for both himself and his fellow students. (After earning his diploma, Mr. Gonzalez stayed on for nearly a year at SLC as a volunteer tutor until he enrolled in college.) Beginning in Fall 2016, he has maintained an excellent GPA in Camden County College's GPA program. Mr. Gonzalez then informed a friend from another program of his success, where upon she joined SLC. Within a few months, she too earned her diploma, and successfully enrolled in college.

Two of our other graduates continued tutoring for us well after earning their high school diploma with SLC. One of them left in January to attend Camden County College, where she is maintaining excellent grades and well on her way to becoming a registered nurse. The other, Mr. Lawrence Shaw, has devoted countless hours to SLC as a volunteer tutor, ever since his Spring 2015 graduation. Overall, the vast majority of our graduates have gone on to succeed in college, while the rest have done so in vocational training and/or employment.



NEED YOUR GED?
LOOKING FOR TRAINING?
IN CONSTRUCTION TRADES FOR AGES 16-24
Receive a stipend

CONTACT US
856.756.0241
VISIT US @ YOUTHBUILD
150 Boyd St.
Camden, N.J. 08105

Like us on Facebook at **Camden NJ YouthBuild**

Check us out on Instagram **youthbuildcamden**





Malcolm Isler
Housing Choice, Director

The Asset Management Department considered to be the heart of the authority continued the mission of providing quality housing and maintaining the upkeep of all asset management properties. The Asset Management Department relies on the support of just about every department within the authority to manage our responsibility. Staffed with qualified personnel, Asset Management emphasizes the charge to be good shepherds to our residents. There are presently, eighteen (18) asset management properties, with an approximate resident population of 3,000 and a total of 1,793 low-income housing units. On-site maintenance repairs and various capital projects are handled, along with continued occupancy functions. Additionally, the Asset Management Department manages all site-based waiting lists. Not to mention, manages the private management entity, New Hope Property Management, LLC; which owns and leases homes currently in the Liberty Park neighborhood of Camden City.

For residents enjoyment, each property has a community center which operates an afterschool program and annual summer program. HACC takes pride in our youth and works very hard to provide enrichment programs to help with their growth. As well, other programs are available to our residents, such as the Family Self-Sufficiency program.

Going into FY2017, Asset Management will continue to push to become a High Performer!

ASSET MANAGEMENT

SECTION 3

Section 3 of the Housing and Urban Development Act of 1968 (Section 3) ensures that HUD-funded job training, and contracts are provided to local low-income residents, particularly those that reside in public housing, and businesses that substantially employ them. Section 3 is important because it helps foster local economic development, neighborhood improvement, and individual self-sufficiency in communities where covered financial assistance is spent.

Since 1994, the Section 3 program has been governed by an interim regulation. For the first time in 20 years, HUD is proposing a new rule that would expand opportunities for public housing residents and low-income workers and increase contracting opportunities for local businesses.

The proposed rule clarifies definitions and provisions that are left to interpretation and eases barriers to reaching compliance for recipients of HUD funding. It ensures that Public Housing Authorities and other grantees are implementing consistent procedures for determining which residents and businesses should be counted towards Section 3 compliance. The proposed rule also addresses a number of concerns expressed by stakeholders to HUD and codifies “best practices” implemented by high-performing grantees.

The proposed rule is estimated to direct an additional 1,400 jobs to Section 3 residents, and an additional \$172+ million in HUD-funded contracts awarded to Section 3 businesses each year. Section 3 requirements apply to approximately 5,000 recipients of HUD funding (such as Public Housing Authorities, State and local government agencies, low-income housing providers, etc.) and their sub-recipients and contractors. Up to 40 percent of HUD’s annual budget is subject to Section 3 requirements.

DR. CLEMENT T. BRANCH

Residents are excited over the Rebuild of the Historical Branch Village Housing projects, Branch Village is one of the first public housing sites and located in Centerville, Camden City’s all black community. It’s finally getting a well-deserved facelift, the oldest of Camden Housing Authority sites Westfield Acres; now demolished, was the first 1938.

*Branch was established in 1941 when, due to an outcry for Camden’s poor and their need for safe and adequate housing forced a contract between the cities commissioners (city council) and the housing authority partner with the Federal Government to subsidize and acquire the land bounded by Van Hook and Ferry Ave and S. 9th and 10th Sts. and act on some very dilapidated shacks used for housing with bathroom facilities in the back yard.

Clement T. Branch a Black Physician and the first Negro to serve on the Camden Board of Education. He was appointed in January of 1920 by the Mayor; half the board members resigned at the appointment; Dr. Branch was a fighter for civil rights and the advancement of colored people.

Dr. Branch owned property at the proposed development area bearing his name that bought hope to a desperate housing situation in those days... today the legacy of Dr. Branch will continue on with a new footprint as Camden’s Housing Authority continues to assist Camden’s residents’ in need gain stability with safe and secure housing and assisting in empowering the their lives



2016 LEGAL HIGHLIGHTS

IT'S THE LAW

Kennth Mann
General Counsel



Public Housing in a Nutshell

Q. Why are most of the assets (properties, finance, land, and buildings) of a public housing (PHA) considered federal lands or property?

A. The assets of a PHA mentioned above are most often entrusted to the United States Department of Housing and Urban Development under a declaration of trust or declaration of restrictive covenant, whenever HUD provides the source of funding for the construction operation and administration of PHAs, not only in the state of New Jersey but throughout the United States.

Functions of the legal Department

The general counsel attorney's, paralegals and law firms working for the HACC have specialized skills and must have a thorough knowledge of federal state and local governmental processes, procedures and most importantly the HUD requirements. In a fast-paced, ever-changing environment PHA attorneys must be able to relate to all socio-economic classes, build and retain relationships in addition to their legal acumen.

The HACC legal department serves as principal advisors and "gate keeper to the Authority and the Board, interpreting advising and representing the Authority in the many areas related to housing, landlord-tenant matters, litigation, homeownership public finance, social services, grant writing and administration – attorneys and paralegals working for the Authority must be well-versed, sensitive to the needs of people and highly experienced in many areas of the law.

During the FY2016, the Legal Department was instrumental in the closing of major real estate development projects, thereby reducing the overall closing costs for the project by approximately \$100,000. The HACC continues to inform the in-house departments, Executive Office and Board members of HUD regulatory and statutory requirements. The funding of public housing across the nation is in crisis, as HUD has drastically reduced the amount of available operating and capital funds necessary to maintain developments up to code, due to a reduction in appropriations by Congress. The most recent initiative by HUD, the Rental Assistance Demonstration (RAD) program allows PHAs to transfer public housing developments to private ownership, thus reducing the number of units that will be funded by HUD in the future. PHAs may partner with private developers to own RAD properties themselves, in order to develop a financing strategy to provide safe, decent and affordable housing.

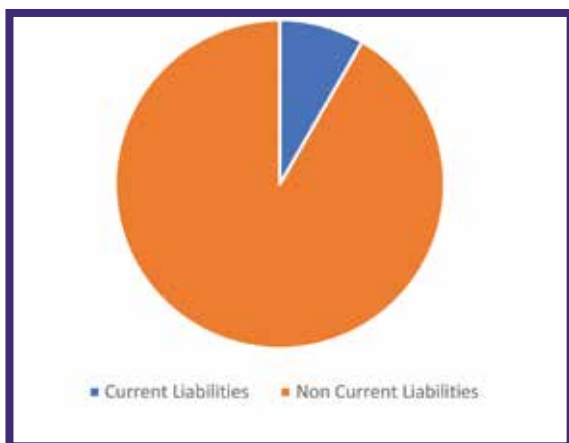
Find out more info about your rights access support and find out loads of information at HUD.GOV.
US Department of Housing & Urban Development, Secretary Ben Carson

Housing Authority of the City of Camden

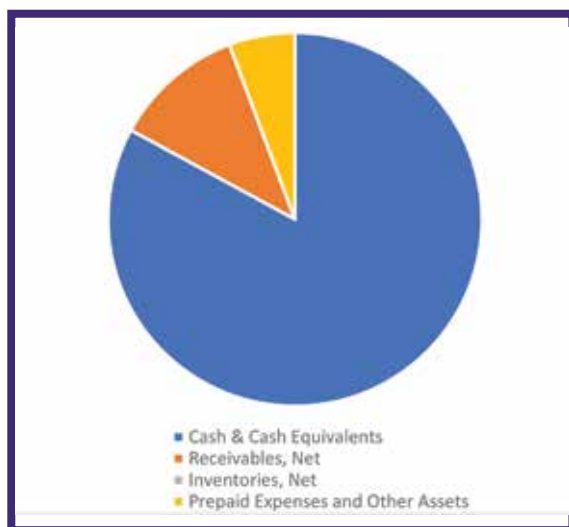
Financial Statement (per Audit Report) At December 31, 2016

Daniel Aronson, Director

Financial Statements



Total Assets



Expenses



<u>ASSETS</u>	
Cash & Cash Equivalents	\$ 6,326,888
Receivables, Net	\$ 866,184
Inventories, Net	\$ -
Prepaid Expenses and Other Assets	\$ 435,728
TOTAL CURRENT ASSETS	\$ 7,628,600

<u>FIXED ASSETS</u>	
Land	\$ 1,140,535
Building	\$ 156,174,221
Furniture & Equipment	\$ 1,149,054
Construction in Progress	\$ 2,938,225
Less Accumulated Depreciation	\$ (136,691,359)
TOTAL NET FIXED ASSETS	\$ 24,710,676

<u>NON-CURRENT ASSETS</u>	
Restricted Cash	\$ 1,892,804
Accrued Interest	\$ 4,903,794
Notes Receivable	\$ 36,066,640
Capital Assets	\$ 24,710,675

TOTAL NON-CURRENT ASSETS	\$ 67,573,914
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TOTAL ASSETS	\$ 75,202,714
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LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Current Liabilities	\$ 1,780,216
Noncurrent Liabilities	\$ 19,572,483

Invested in Capital Assets, net of related debt	\$ 20,632,305
Restricted Net Assets	\$ 41,411,412
Unrestricted Net Assets	\$ (5,468,196)

TOTAL NET ASSETS & LIABILITIES	\$ 56,575,521
-------------------------------------------	----------------------

Housing Authority of the City of Camden

Financial Statement (per Audit Report) At December 31, 2016

OPERATING REVENUE

Tenant Revenue	\$	2,938,144
HUD Operating Grants	\$	24,987,745
Other Government Grants	\$	1,055,867
Other Revenue	\$	783,887
TOTAL OPERATING REVENUE	\$	29,765,643

OPERATING EXPENSES

Administrative	\$	7,850,260
Tenant Services	\$	2,169,872
Utilities	\$	2,120,259
Ordinary Repairs and Maintenance	\$	2,751,542
Protective Services	\$	646,618
Insurance and General	\$	1,043,989
Extraordinary Maintenance	\$	-
Housing Assistance Payments	\$	12,214,883
Depreciation Expense	\$	2,362,847
TOTAL OPERATING EXPENSES	\$	31,159,555

OPERATING INCOME/(LOSS)	\$	(1,394,204)
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NON-OPERATING REVENUE (EXPENSES)

Investment Income	\$	512,377
Interest Expense	\$	(203,750)
Casualty losses	\$	(39,967)
TOTAL NET NON-OPERATING REVENUES (EXPENSES)	\$	268,660
INCOME/ (LOSS) BEFORE CAPITAL GRANT	\$	(1,125,544)

CAPITAL GRANTS

CAPITAL GRANTS	\$	1,303,657
CHANGE IN NET ASSETS	\$	(12,835,142)
TOTAL NET ASSETS, BEGINNING OF THE YEAR	\$	69,410,663
TOTAL NET ASSETS, END OF YEAR	\$	56,575,521

**Get the full AUDIT REPORT
of the Housing Authority
of the City of Camden @ Camdenhousing.org
Contact the
Finance Department
856.614.9541
daronson@camdenhousing.org**

HACC COMMUNITIES

Clement T. Branch Village
10th &* Ferry Ave.
Camden, N.J. 08103
856.968.6137
Katrina Weekly, Manager

William Stanley Ablett Village
River Road & State St.
Camden, N.J. 08105
856.968.6140
Wanda Riley, Manager

Peter J. McGuire Gardens
21 New South St.
Camden, N.J. 08105
856.968.6115

Chelton Terrace
2104 Masters St.
Camden, N.J. 08105
856.338.0020
Donna Ellis, Manager

Baldwin's Run
404 N. Dudley St.
Camden, N.J. 08105
856.342.7700

John F. Kennedy
2021 Watson St.
Camden, N.J. 08105
856.968.6130

Westfield Tower
3199 Westfield Ave.
Camden, N.J. 08105
856.968.6127
Marilu Mendez, Manager

Mickle Tower
200 Mickle Blvd.
Camden, N.J. 08105
856.968.6134

Baldwin's Run
3195 Westfield Ave.
Camden, N.J. 08105
856.342.6500

Roosevelt Manor
813 Ferry Ave.
Camden, N.J. 08104
856.963.3550
Annette Hilton-Davis

**REFLECTING ON....
THE PAST
MOVING
FORWARD
TOWARDS
A BRIGHTER
FUTURE**

