

HOUSING AUTHORITY OF THE CITY OF CAMDEN

ANNUAL REPORT

2017 • 2018 • 2019

Celebrating an 80th Year Milestone



Serving The City of Camden Since 1938

79 80 81 YEARS

LEADERSHIP

HOUSING AUTHORITY OF THE CITY OF CAMDEN

EXECUTIVE STAFF

Victor D. Figueroa

Executive Director

Kathryn Blackshear

Deputy Executive Director

Sadyhe Bradley

General Counsel

Reba V. Hicks

Executive Assistant to the
Executive Director

Naya Soto

Executive Secretary

DEPARTMENT DIRECTORS

Housing Choice Voucher

Tracie Willis (2017-2018)
Melody Johnson-Williams (2019)

Modernization

Charles Valentine

Finance

Daniel Aronson (2017-2018)
Willie Pass (2019)

Resident Initiatives

Edith Pagan

Security and Risk Management

Gary Evangelista

YouthBuild

David Goodman

Asset Management

Malcom Isler (2017-2019)
Wanda Riley (2019)

Human Resources

Alicia Williams (2017)
John Kostyal (2018-2019)

Purchasing Specialist

Jasmine Kee

Boiler Operations

Louis Howell

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ADVOCATING FOR PUBLIC HOUSING

MESSAGE FROM THE CHAIRWOMAN

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



DEBORAH PERSON-POLK
2017-2019

and Development. In her capacity as Supervisor, she played an integral role in securing crucial federal and state grant funding for the Camden City School District.

Ms. Polk has served the residents of the City of Camden as an elected City Council Member-at-Large from 2010-2013 and now serves on the Housing Authority of the City of Camden Board of Commissioners since 2005. She is the Chairwoman of the Board.

I commend the HACC Executive Staff for their leadership and commitment to the residents of the HACC. I would also like to thank the HACC staff, residents, partners, and stakeholders for their continued support of our agency.

HACC BOARD OF COMMISSIONERS



Patricia Cunningham

COMMISSIONER

VICE-CHAIRPERSON (2017-2019)



Delores Showell

COMMISSIONER

(2017)



Maria Correa

COMMISSIONER

(2017-2018)



Deborah Keys-Frazier

COMMISSIONER

(2017-2019)



Nohemi Soria

COMMISSIONER

(2017-2019)



Alan Miller

COMMISSIONER

(2017-2019)



Luis Quiñones

COMMISSIONER

(2018-2019)



Cameron Hudson

COMMISSIONER

(2019)



GREETINGS FROM THE EXECUTIVE DIRECTOR

Dear Friends, Colleagues, and Stakeholders:

This combined 2017, 2018 and 2019 Annual Reports incorporate impactful years at the Housing Authority of the City of Camden (HACC), inclusive of the highlight of celebrating our 80th year anniversary in 2018. I am truly proud and honored to serve as the Executive Director during this significant milestone.

Due to the 2020 COVID-19 pandemic, we express our apologies in the delay of this report being released.

We are therefore, “Expressing Our Gratitude in Public Service” to our residents, partners, colleagues, and stakeholders for all past relationships that have attributed towards our successes in submitting a RAD portfolio application and in the construction, redevelopment and new housing opportunities for the Branch Village Centerville Community, strengthening our Assisted Living Program, and the revision of our the HACC Emblem. The revised emblem along with our revised mission and vision statements reveal our commitment and dedication to continued growth and leadership to the HACC and Camden Community.

I would like to extend special thanks to the HACC Board of Commissioners, with Deborah Person-Polk serving as the Chairwoman, for their continued guidance and support to the HACC.

Many thanks to the honorable Mayors Dana L. Redd and Francisco “Frank” Moran, City of Camden, for their tremendous support and concern shown to the HACC and residents.

Much thanks and appreciation are also extended to the HACC staff for their commitment and insights given towards the HACC, in reaching its yearly goals and for their hard work and dedication to our residents, we cannot do this job without them. Thanks again.

Most importantly to our residents that we serve, for their continued partnership as we endeavor to continue to improve and expand our services that we provide to them.

Truly Yours,

**Victor D. Figueroa, PHM/SHM/NJ CALA
Executive Director**

OUR MISSION STATEMENT

“To expand community growth by offering quality housing choices and proven empowerment programs.”

OUR VISION

“We aspire to be a nationally recognized leader and provider of real estate development, management and socio-economic services that transforms communities by generating changes in individuals and families, which will allow them to reach their full potential and inspire them to have hope for a better tomorrow.”

2017

EDITH PAGAN, DIRECTOR

RESIDENT INITIATIVES

For Resident Initiatives, 2017 was the start of new beginnings. Edith Pagan a former employee of the HACC had been re-hired in November 2016 and serves as the Director of the Resident Initiatives Department. January 2017 made a total of 2 months since her return, and the Department kicked off with two HUD Awards: Choice Neighborhood Implementation (CNI) grant for Branch Village in the amount of \$13.5 million and the Resident Opportunity Supportive Services (ROSS) grant in the amount of \$475,150. Both programs provided residents with supportive services that focused on four-core areas: Education, Employment & Training, Health and Wellness, and Financial Literacy.

The CNI grant allowed the Resident Initiatives Department to oversee the People Component of the program. We hired the Case Management Team and worked along with the Asset Management Department and the Section 8 Department to provide mobility counseling to 198 families. The relocation process went smoothly and was 95% complete by end of 2017.

The ROSS grant allowed the HACC to hire a Supportive Services Team to work with the seniors of Ablett Village (50), Westfield Towers (25) and Mickle Towers (25). A total of 100 residents were enrolled in the program. Individual program assessments were completed to identify the needs of each. According to the needs, supportive services and workshops were provided; especially in the areas of health & wellness, which was the most need presented among the seniors. The data was entered into the newly acquired HUD tracking tool that is to be used on an annual basis.

YouthBuild 2016 Grant served up to 60 at-risk youth from the City of Camden. The program provided youth an alternative education; in which they could work towards their GED and receive Construction Training. Youth were exposed to not only Education and Training, but also to Life Skills training, Community Service, Introduction to Radio and Video Productions and trips to Historical Museums. On June 20, 2017, we held our graduation at the Odessa Polk Community Center in the Centerville section of Camden.



Throughout the year, on-going programs continued to operate and serve the Public Housing Communities, as well as the surrounding areas: the HACC After School and Summer Program, Juvenile Justice Commission, Juvenile Re-entry Program, Family Self-Sufficiency/Homeownership Program, Connect-Homes Program and the Adult Basic Skills Program.

“Doing Whatever it Takes for the Residents”

RESIDENT INITIATIVES

2018

In 2018, Resident Initiatives continued to provide supportive services to the Public Housing family and senior communities, through the various HUD and/or Department of Labor Programs. In efforts to improve our delivery of information, the Resident Initiatives Department created a Facebook page named, “Camden Residents Hub,” to connect and inform residents of our communities and Section 8, about Resident Initiatives’ activities as well as Service Partner activities. Via Facebook, we connect with other organizations to promote and notify residents of services.



The HACC moved forward and applied for the HUD Jobs Plus Initiative Program. The purpose of the Jobs Plus Initiative Program is to develop locally based, job-driven approaches to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement technology skills, and financial literacy for residents of public housing. The place-based Jobs Plus Initiative Program addresses poverty among public housing residents by incentivizing and enabling employment through income disregards for working families, and a set of services designed to support work, including employer linkages, job placement and counseling, educational

advancement, and financial counseling. HUD granted the HACC a \$1.7 million Jobs Plus Award on September 4, 2018, for Ablett Village.



The Branch Village Choice Neighborhood Implementation (CNI) program successfully relocated 100% of the Branch Village residents. All were given the option of either moving to another PHA site, to the new “Branch Village” low-rise building or to take a Section 8 voucher. All were also given the “Right-To-Return” HUD mandated option. During the relocation period, residents will and continue to receive Case Management and Supportive Services, through our Choice People Partners for a period of five years or completion of the CNI program.

In 2018 the HACC, also received the HUD Choice Planning Grant Award. The award of the \$350,000 Choice Neighborhoods and Planning Grant enabled the Housing Authority of the City of Camden, Cramer Hill community, and their partners to create a Comprehensive Transformation Plan. The Resident Initiatives Department was identified as the lead of the “People” component of the project, which included the Supportive Services of the Choice Neighborhood Implementation Program.

2018 finished on a high note with Resident Initiatives holding two (2) back-to-back presentations held on December 6-7, 2018, and December 10-11, 2018, for the Choice Neighborhood Planning site visit, for Washington D.C. HUD grantees. Both events were a success, thanks to all the City of Camden Officials, Partner Organizations and the HACC Staff. Both the Choice Neighborhood and Planning, and Jobs Plus HUD Staff, expressed they were very pleased with the two-day site visits.

2019

RESIDENT INITIATIVES



HUD Choice Planning Site Visit with (from left to right) Pamela Lawrence, Luci Blackburn, Claudia Bitran, Chuck Valentine and Victor Figueroa, December 2018.

2019 kicked off rapidly, putting together the Jobs Plus Plan, receiving approval and then hiring the Team for the newly awarded Jobs Plus Program, prior to the HUD Jobs Plus Conference in Phoenix, Arizona. The new Jobs Plus Team attended the four-day conference and received a wealth of knowledge from year 1-4 grantees. Each group in attendance shared their best practices and their challenges. Staff had the opportunity to connect with other Jobs Plus Teams from different parts of the country.

The Branch Choice Neighborhood Implementation (CNI) Program continued to move full force; re-occupancy to the newly developed site began. Beautiful homes were built, and residents were pleased to come back. The CNI People Team worked with the Relocation Team and provided the former residents a tour of the Branches' Townhomes, built by our CNI Housing Partner-Michaels Developers. The residents were pleased to see the new spacious homes, along with all the amenities.

Choice Neighborhood and Planning Activities continued throughout the year for the Ablett Village Community. Resident, partner meetings and workshops were held, to get community and partner feedback in efforts to develop a comprehensive People Supportive Service Plan to submit to HUD. This will be a 2-year project scheduled to be completed prior to the next Choice Neighborhood Implementation Application.

Other Resident Initiatives activities that took place during the year were: Liberty Park Outreach, ABS Recruitment, Camden District Alternative School Partnership, Cancer Awareness, TD Bank Financial Literacy Workshop, Rutgers Nutrition Classes, Rutgers-Nursing Wellness Program at Ablett and Branch Villages, Virtua Pediatric Mobile Services, CCC College Fair, Job Fairs, Youth Summer Program, Back-to-School Event, Thanksgiving Turkey Giveaways, Jingle Mingle, and Holiday - Toys for Tots.



MODERNIZATION

RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM:

The HACC applied for a multi-phase Rental Assistance Demonstration (RAD) conversion for the entire Branch Village site and received HUD's approval in March 2015. We received the RAD Conversion Commitment (RCC) letter on November 4, 2015, from HUD to close on the first 50-unit low-rise building.

HUD Choice Implementation Grant - Mt. Ephraim Neighborhood (Former Branch Public Housing Site)

We received the Choice Neighborhoods Implementation Grant for Branch Village in December 2016 in the amount of \$13,245,927.

The original \$30 million grant application consisted of developing a comprehensive neighborhood Transformation Plan for Branch Village, J. Allen Nimmo Court, and the Mt. Ephraim South corridor neighborhoods, which are Centerville, and Whitman Park, was not awarded. However, HACC received a \$13.2 million Choice Grant from HUD, requiring \$13 million of this grant focus only on the Branch Village development.

Phase 1 “The Branches at Centerville”: Onsite 50-unit low-rise building

- The construction of the first on-site, four (4) phases started December 2016, consisting of a mid-rise building (with 50 rental units) was completed in November 2017 and completely leased-up in December 2017; total cost amounted to \$16.6 million. The HACC made available operating subsidies from the project-based Section 8 Voucher Program, and transfer of 12 on-site RAD subsidy units. Also, for this phase, we made available, for construction, Replacement Housing Factor (RHF), and Capital Funds.
- All site residents were relocated.

The HACC's Watson Street Management and Development Cooperation will serve as co-developer for all 4 phases of redevelopment at Branch Village. Watson Street's newly formed LLC's will be part owner of each phase.



Phase 1, The Branches at Centerville

Branch Village

The second phase of demolition for the remaining 210 units at the Branch Village site was completed in December 2018. We disposed of the land, as necessary, to the development entity, per phase, through long-term ground lease in order to secure tax credits.

Phase 2: Onsite 72 Family Townhomes

- Construction underway with estimated completion by December 2019.
- Total cost at \$21M.
- Received a \$1,080,000 Affordable Housing Program grant from the Federal Home Loan Bank (FHLB) of New York to be provided by M&T Bank, a member bank.
- Ongoing monthly calls with HUD Washington, HUD Newark and Choice Team (City, HACC and Partners).



Ablett Village

HUD Choice Planning Grant

The HACC was awarded the Choice Planning Grant of \$350,000 on September 15, 2018. This grant will provide the necessary funding for the 2-year planning process required by HUD for Ablett Village and the surrounding Cramer Hill neighborhood.

NSP2 HUD Grant

The Heart of Camden, one of the HACC's Consortium member for the NSP2 grant has completed a full rehab of twenty-eight (28) homeownership units.

MODERNIZATION

2019

Branch Village

- We received the two (2) 9% tax credit awards for Branch Village Phase 3 (72 units) and Phase 4 (58 Units) and went to closing in 2019.

Phase 2: Onsite 72 Family Townhomes

- Construction completed for total cost of \$21M.
- Ongoing monthly calls with HUD Washington, HUD Newark and Choice Team (City, HACC and Partners).

Phase 3: Onsite 75 Family Townhomes

- Closed in August 2019.
- Construction started in August 2019 and will be completed in October 2020.

Phase 4: Onsite 58 Units Low Rise Building

- Closed in November 2019.
- Construction started in November 2019 and will be completed in the first quarter of 2021.

McGuire Garden Renovation through RAD

- We closed on the tax-exempted bond, 4% tax credit and RAD on November 29, 2019. The \$14 million project will rehabilitate 253 McGuire Gardens units.

Choice Planning Grant

- Ongoing planning work with all three Leads – Housing, People and Neighborhood to complete required HUD report deadlines.
- Ongoing monthly calls with HUD Washington, and Choice Team (City, HACC and Partners).

Staffing

The Modernization Department was able to bring on board a Rutgers University doctoral candidate intern, to assist part-time, with all our community development, planning and activities.



HOUSING CHOICE VOUCHER/ SECTION 8 PROGRAMS

FAMILY SELF-SUFFICIENCY PROGRAM

The Family Self-Sufficiency (FSS) Program is a voluntary program designed to promote and support families to be independent of welfare and/or government assistance. Incentives for participating in the FSS program included an establishment of an escrow account that is setup when the family signs up for the program. This escrow is based on their earned income and monthly rent and is given to the families when their goals were successfully completed. Public Housing residents and HCV participants are eligible to enroll in the FSS program.

The FSS Program strives to help our participants develop useful and meaningful goals that are realistic, measurable, and relevant to the pursuit of self-sufficiency and to help them overcome their barriers including those that are part of their life circumstances and the inner barriers, that hinder their prospects for success.

FAMILY SELF-SUFFICIENCY (FSS) SUCCESS STORIES

Jeanette Bunch

Jeanette's goal was to attend Camden County College's Early Childhood Education Program to get her Associates Degree. Jeanette also wanted to keep striving to reach her goals as she took a Homebuyer's Education Course at Neighborhood Housing Services of Camden, INC. She also completed the Campbell Soup Homeowner Academy Basics of Financial Management under Saint Joseph's Carpenter Society. Jeanette completed her goals and was able to purchase a home through the Section 8 Homeownership Program in June 2019.

Nicole Bullock

Nicole Bullock started the FSS Program receiving welfare and Medicaid assistance. Her goal was to become independent and remain independent from welfare and Medicaid assistance, which she did after her first year in the program. Nicole also went above and beyond to set more goals for herself to accomplish. She wanted to complete Homeownership Counseling, Money Management Classes, reinstate her driver's license, and purchase a vehicle. Nicole graduated from Parkside Business & Community In Partnership, INC Homeownership Program. She also went on to have her driver's license reinstated and she purchased a Buick Lacrosse CXL. Nicole completed and accomplished all of her goals and graduated from the FSS Program and received her escrow of more than \$34,000.

Concerlay Johnson

When Concerlay started the FSS Program she was working part-time making \$11.00 an hour while receiving cash assistance and food stamps. Concerlay set goals for herself to become free from federal and state cash assistance, she wanted to find full-time employment, complete Money Management & Credit Counseling Classes, and purchase a vehicle. Concerlay became free from cash assistance and food stamps, she found a full-time job at Jefferson Health System, and she purchased a vehicle. Concerlay had completed 3 of her goals but still needed more time to complete her last goal so she was given a two-year extension to complete Money Management & Credit Counseling Classes. Concerlay completed all of her goals and graduated from the FSS Program receiving more than \$10,000 in escrow.

HOUSING CHOICE VOUCHER/ SECTION 8 HIGHLIGHTS

- Received a score of 93% High Performer designation for 2017 SEMAP score.
- Two (2) participants met their goals for self-sufficiency, based on their individual needs and supportive services and graduated from the FSS program.
- The end of December we utilized 88% of our available vouchers and 1178 vouchers were leased at the end of 2017.
- We had 8 voucher holders port in from other housing agencies.
- Implemented the Landlord Portal and direct deposit as a method of payment for Housing Assistance Payments (HAP).

2017

Tracie Willis, Director

- Received a score of 93% High Performer designation for 2018 SEMAP score.
- Two participants met their goals for self-sufficiency based on their individual needs and supportive services. Both participants graduated from the FSS and HCV program and purchased a home.
- We were awarded 5 Veterans Administration Special Housing Vouchers (VASH).
- The end of December we utilized 89% of our available vouchers and 1213 vouchers were leased at the end of 2018.
- We had 1 voucher holder port in from another housing agency.

2018

Tracie Willis, Director

- Received a score of 90% High Performer designation for 2019 SEMAP score.
- Three (3) participants met their goals for self-sufficiency based on their individual needs and supportive services and graduated from the FSS program. One participant purchased a home.
- The end of December we utilized 84% of our available vouchers and 1506 vouchers were leased at the end of 2019.
- We had 4 voucher holders port in from other housing agencies.

2019

Melody Johnson-Williams, Director

ASSET MANAGEMENT

The Asset Management Department, considered to be the heart of the Housing Authority of the City of Camden (HACC), continues 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 HACC to manage our responsibilities. Staffed with qualified personnel, Asset Management emphasizes the charge to be good shepherds to our residents. There are presently, sixteen (16) asset management properties, with an approximate resident population of 2,600 and a total of 1300 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, it also manages the private management entity, New Hope Property Management, LLC, which owns and leases homes currently in the Liberty Park neighborhoods of Camden City.

For resident's enjoyment, each property has a community center which operates an after school program and annual summer program. The 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. In 2018 the HACC was awarded a Jobs Plus Grant for the Ablett Village Development which helps the residents with job search, training and other social service needs. Ablett Village was also awarded the Choice Planning Grant in September of 2018.



Going into FY2020, Asset Management will continue to push to become a High Performer.

In 2018 the HACC was awarded a Jobs Plus Grant for the Ablett Village Development which helps the residents with job search, training and other social service needs.

SECTION 3

The Housing and Urban Development Act of 1968 (Section 3) ensures HUD-funded job training, and contracts are provided to local low-income residents, particularly those who 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.

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.

ASSET MANAGEMENT

The Branches at Centerville

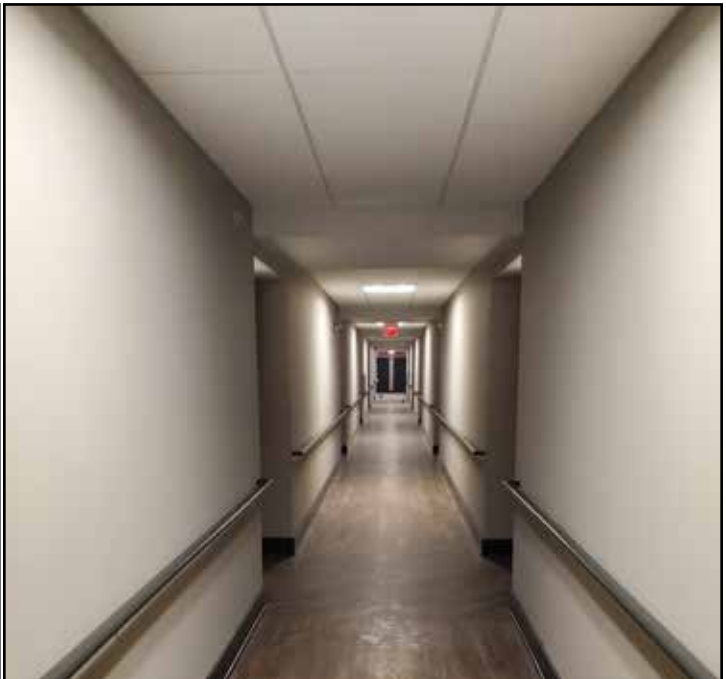
Residents are excited about the rebuilding of the Branch Village Housing Development. Branch Village was one of the first public housing sites located in Camden City's Centerville section.

Phase 1 of "The Branches at Centerville" started in December 2016 consisting of 50 units. The 3-story mid-rise building was completed in November 2017. All units were leased in December 2017 with Branch Village residents. Phase II (2) was completed in December 2018, and Phase III (3) will be completed in October 2020. Branch Village residents were very excited to return to their beautiful brand-new units. Phase IV (4), another 3-story building is currently being built on the Ferry Avenue side of the Development.

Once completed, prior senior residents will have the right to return. The beautiful new development brings hope and pride to the HACC and the Centerville community.



HUD Choice Implementation Grant - Mt. Ephraim Neighborhood (Former Branch Public Housing Site)



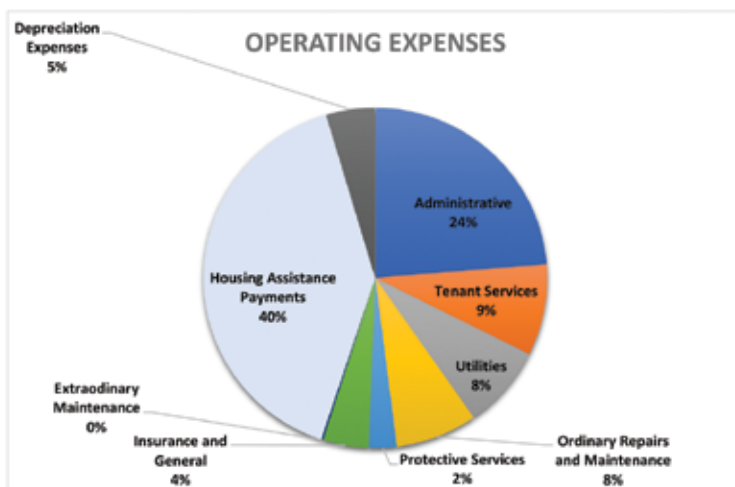
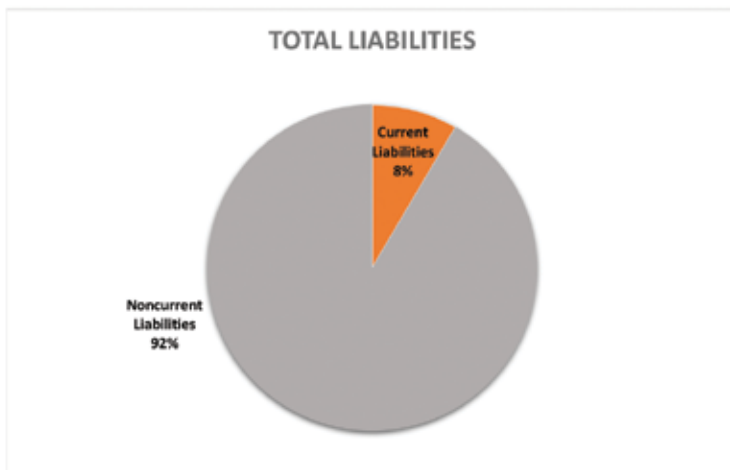
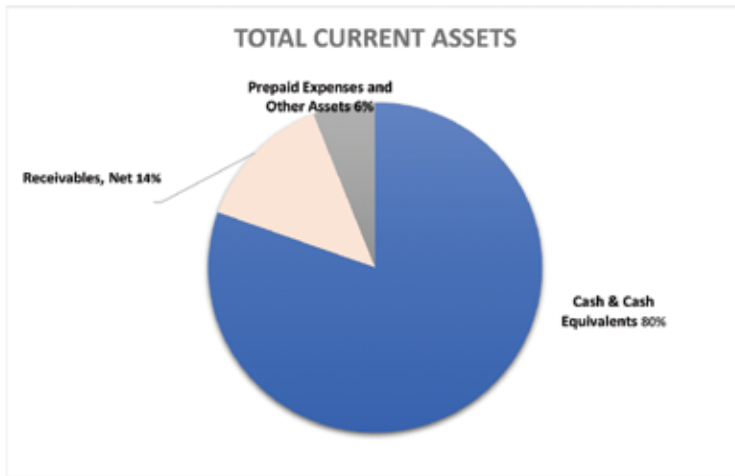
Residents of The Branches at Centerville enjoy brand new buildings complete with modern kitchens and living spaces. Common areas are well lit keeping safety a priority.

Housing Authority of the City of Camden

Financial Statement (per Audit Report) At December 31, 2017

Daniel Aronson, Finance Director

Financial Statements



ASSETS

CURRENT ASSETS

Cash & Cash Equivalents	\$6,363,271
Receivables, Net	\$1,072,575
Prepaid Expenses and Other Assets	\$477,004
TOTAL CURRENT ASSETS	\$7,912,850

NON-CURRENT ASSETS

Restricted Cash	\$1,064,999
Notes Receivable	\$37,048,309
Capital Assets, Net	\$15,440,779
TOTAL NON-CURRENT ASSETS	\$53,554,087

DEFERRED OUTFLOWS OF RESOURCES

State of New Jersey P.E.R.S	\$3,347,465
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TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

\$64,814,402

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Current Liabilities	\$1,485,113
Noncurrent Liabilities	\$16,117,553
TOTAL LIABILITIES	\$17,602,666

NET POSITION

Invested in Capital Assets, net of related debt	\$11,980,779
Restricted Net Assets	\$37,814,773
Unrestricted (Deficit)	(\$5,566,691)
TOTAL NET POSITION	\$44,228,861

DEFERRED INFLOWS OF RESOURCES

Deferred Inflows of Resources	\$2,982,875
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TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES AND NET POSITION

\$64,814,402

Housing Authority of the City of Camden

Financial Statement (per Audit Report) At December 31, 2017

<u>OPERATING RESERVE</u>	
Tenant Revenue	\$ 2,969,249
HUD Operating Grants	\$ 26,935,282
Other Government Grants	\$ 1,034,150
Other Revenue	\$ 1,108,668
TOTAL OPERATING REVENUE	\$ 32,047,349
<u>OPERATING EXPENSES</u>	
Administrative	\$ 7,507,633
Tenant Services	\$ 2,746,556
Utilities	\$ 2,504,615
Ordinary Repairs and Maintenance	\$ 2,434,025
Protective Services	\$ 827,341
Insurance and General	\$ 1,362,737
Extraordinary Maintenance	\$ 58,892
Housing Assistance Payments	\$ 12,746,344
Depreciation Expenses	\$ 1,462,554
TOTAL OPERATING EXPENSES	\$ 31,650,697
OPERATING INCOME (LOSS)	\$ 396,652
<u>NON-OPERATING REVENUE (EXPENSES)</u>	
Investment Income	\$ 513,015
Interest Expense	\$ (175,909)
Loss on Sale of Capital Assets	\$ (8,609,440)
Bad Debt Expense - Mortgage Loans	\$ (5,657,226)
Casualty Losses	\$ (4,977)
TOTAL NET NON-OPERATING REVENUE (EXPENSES)	\$ (13,934,537)
(LOSS) BEFORE CAPITAL GRANTS & SPECIAL ITEMS	\$ (13,537,885)
<u>CAPITAL GRANTS</u>	
Capital Grants	\$ 1,191,225
Transfer of Grant Expenditures to Mixed Finance Properties	\$ -
CHANGE IN NET POSITION	\$ (12,346,660)
TOTAL NET POSITION, BEGINNING OF YEAR	\$ 56,575,521
TOTAL NET POSITION, END OF YEAR	\$ 44,228,861

Get the full AUDIT REPORT
of the Housing Authority of the City of Camden
at www.camdenhousing.org

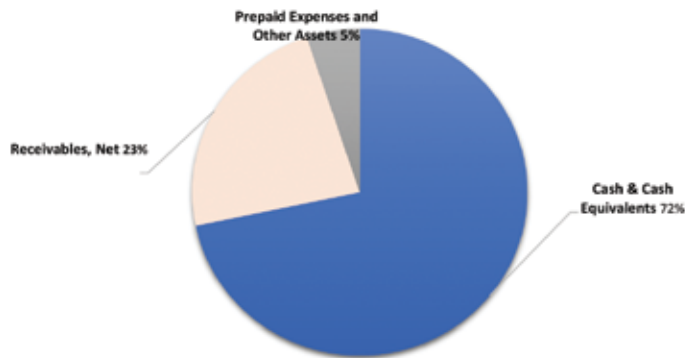
Housing Authority of the City of Camden

Financial Statement (per Audit Report) At December 31, 2018

Daniel Aronson, Finance Director

Financial Statements

TOTAL CURRENT ASSETS



ASSETS

CURRENT ASSET

Cash & Cash Equivalents	\$6,353,041
Receivables, Net	\$2,051,842
Prepaid Expenses and Other Assets	\$454,416
TOTAL CURRENT ASSETS	\$8,859,299

NON-CURRENT ASSETS

Restricted Cash	\$696,548
Notes Receivable	\$20,300,231
Capital Assets, Net	\$15,049,134
TOTAL NON-CURRENT ASSETS	\$36,045,913

DEFERRED OUTFLOWS OF RESOURCES

State of New Jersey P.E.R.S	\$2,151,988
State of New Jersey S.H.B.P	\$1,112,058
TOTAL DEFERRED OUTFLOWS OF RESOURCES	\$3,264,046

TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

\$48,169,258

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Current Liabilities	\$1,437,083
Noncurrent Liabilities	\$34,614,977
TOTAL LIABILITIES	\$36,052,060

NET POSITION

Invested in Capital Assets, net of related debt	\$11,949,134
Restricted Net Assets	\$20,839,472
Unrestricted (Deficit)	(\$38,280,048)
TOTAL NET POSITION	(\$5,491,442)

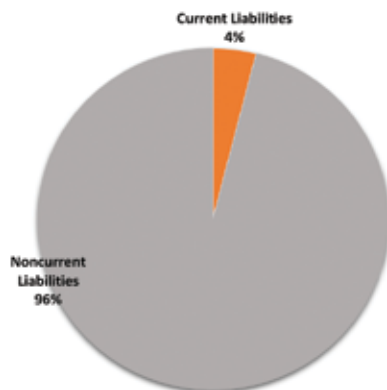
DEFERRED INFLOWS OF RESOURCES

State of New Jersey P.E.R.S	\$4,195,284
State of New Jersey S.H.B.P	\$13,413,356
TOTAL DEFERRED INFLOWS OF RESOURCES	\$17,608,640

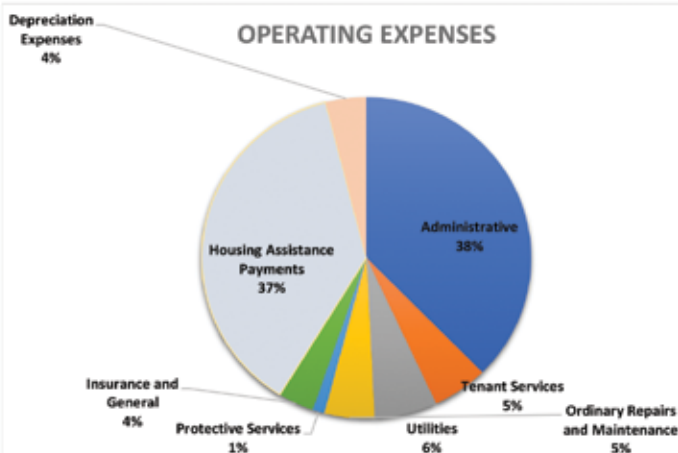
TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES AND NET POSITION

\$48,169,258

TOTAL LIABILITIES



OPERATING EXPENSES



Housing Authority of the City of Camden

Financial Statement (per Audit Report) At December 31, 2018

<u>OPERATING RESERVE</u>	
Tenant Revenue	\$ 2,721,350
HUD Operating Grants	\$ 26,613,779
Other Government Grants	\$ 778,898
Other Revenue	\$ 662,454
TOTAL OPERATING REVENUE	\$ 30,776,481
<u>OPERATING EXPENSES</u>	
Administrative	\$ 13,707,427
Tenant Services	\$ 1,987,293
Utilities	\$ 2,244,335
Ordinary Repairs and Maintenance	\$ 1,789,130
Protective Services	\$ 430,327
Insurance and General	\$ 1,277,990
Housing Assistance Payments	\$ 13,562,669
Depreciation Expenses	\$ 1,453,451
TOTAL OPERATING EXPENSES	\$ 36,452,622
OPERATING INCOME (LOSS)	\$ (5,676,141)
<u>NON-OPERATING REVENUE (EXPENSES)</u>	
Investment Income	\$ 812
Interest Expense	\$ (302,789)
Demolition Costs	\$ (2,257,643)
Casualty Losses	\$ (722)
TOTAL NET NON-OPERATING REVENUE (EXPENSES)	\$ (2,560,342)
(LOSS) BEFORE CAPITAL GRANTS & SPECIAL ITEMS	\$ (8,236,483)
<u>CAPITAL GRANTS</u>	
Capital Grants	\$ 3,674,461
Special items - write down of mortgage loans	\$ (16,748,078)
CHANGE IN NET POSITION	\$ (21,310,100)
TOTAL NET POSITION, BEGINNING OF YEAR	\$ 44,228,861
Change in Accounting Principle - Adopting og GASB 75	\$ (28,410,203)
TOTAL NET POSITION, BEGINNING OF YEAR (AS RESTATED)	\$ 15,818,658
TOTAL NET POSITION, END OF YEAR	\$ (5,491,442)

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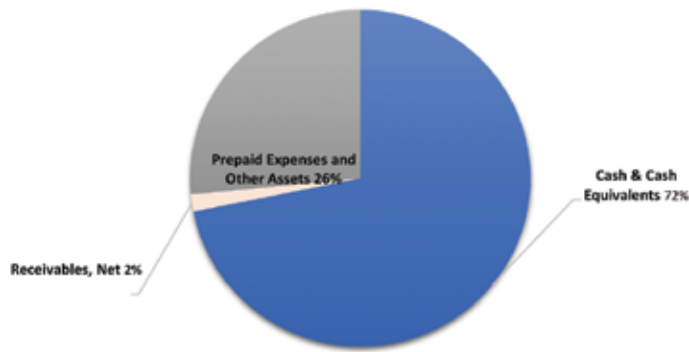
Housing Authority of the City of Camden

Financial Statement (per Audit Report) At December 31, 2019

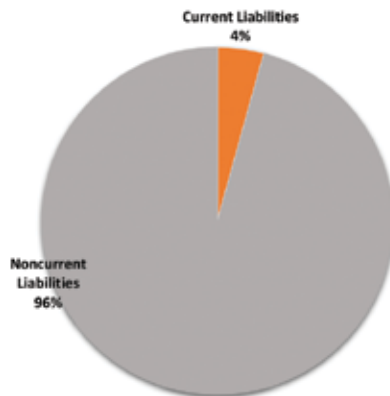
Willie Pass, Finance Director

Financial Statements

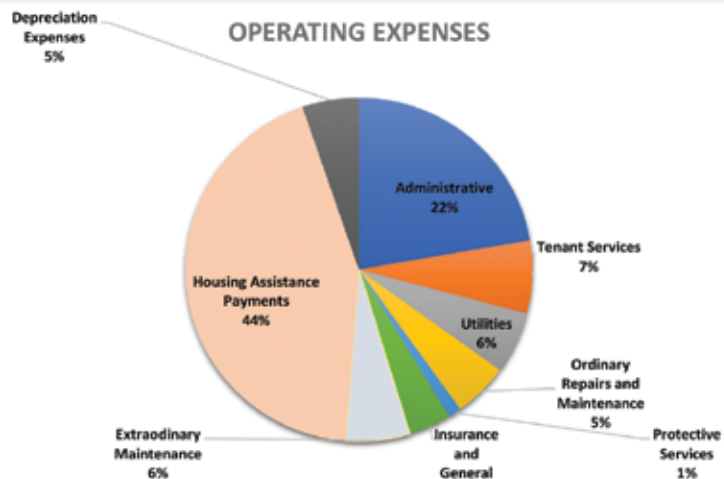
TOTAL CURRENT ASSETS



TOTAL LIABILITIES



OPERATING EXPENSES



ASSETS

CURRENT ASSET

Cash & Cash Equivalents	\$7,961,882
Receivables, Net	\$182,370
Prepaid Expenses and Other Assets	\$2,938,681
TOTAL CURRENT ASSETS	\$11,082,933

NON-CURRENT ASSETS

Restricted Cash	\$929,984
Notes Receivable	\$20,300,231
Capital Assets, Net	\$14,055,018
TOTAL NON-CURRENT ASSETS	\$35,285,233

DEFERRED OUTFLOWS OF RESOURCES

State of New Jersey P.E.R.S	\$1,204,052
State of New Jersey S.H.B.P	\$785,737
TOTAL DEFERRED OUTFLOWS OF RESOURCES	\$1,989,789

TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

\$48,357,955

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Current Liabilities	\$1,242,778
Noncurrent Liabilities	\$27,893,107
TOTAL LIABILITIES	\$29,135,885

NET POSITION

Invested in Capital Assets, net of related debt	\$11,305,018
Restricted Net Assets	\$21,174,549
Unrestricted (Deficit)	(\$34,297,134)
TOTAL NET POSITION	(\$1,817,567)

DEFERRED INFLOWS OF RESOURCES

State of New Jersey P.E.R.S	\$4,199,816
State of New Jersey S.H.B.P	\$16,839,821
TOTAL DEFERRED INFLOWS OF RESOURCES	\$21,039,637

TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES AND NET POSITION

\$48,357,955

Housing Authority of the City of Camden

Financial Statement (per Audit Report) At December 31, 2019

<u>OPERATING RESERVE</u>	
Tenant Revenue	\$ 2,359,077
HUD Operating Grants	\$ 26,971,504
Other Government Grants	\$ 703,525
Other Revenue	\$ 1,733,722
TOTAL OPERATING REVENUE	\$ 31,767,828
<u>OPERATING EXPENSES</u>	
Administrative	\$ 6,842,829
Tenant Services	\$ 2,107,053
Utilities	\$ 1,786,167
Ordinary Repairs and Maintenance	\$ 1,578,109
Protective Services	\$ 373,739
Insurance and General	\$ 1,213,811
Extraordinary Maintenance	\$ 1,835,026
Housing Assistance Payments	\$ 13,365,453
Depreciation Expenses	\$ 1,616,136
TOTAL OPERATING EXPENSES	\$ 30,718,323
OPERATING INCOME (LOSS)	\$ 1,049,505
<u>NON-OPERATING REVENUE (EXPENSES)</u>	
Investment Income	\$ 300
Interest Expense	\$ (141,404)
TOTAL NET NON-OPERATING REVENUE (EXPENSES)	\$ (141,104)
(LOSS) BEFORE CAPITAL GRANTS & SPECIAL ITEMS	\$ 908,401
<u>CAPITAL GRANTS</u>	
Capital Grants	\$ 2,765,474
CHANGE IN NET POSITION	\$ 3,673,875
TOTAL NET POSITION, BEGINNING OF YEAR	\$ (5,491,442)
TOTAL NET POSITION, END OF YEAR	\$ (1,817,567)

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Housing Authority of the City of Camden COMMUNITIES 2017 - 2018 - 2019

Ablett Village
307 Ablett Village
Camden, NJ 08105
Wanda Riley, Manager

Branch Village
1800 S. 9th Street
Camden, NJ 08104
Wanda Riley, Manager

Chelton Terrace I
721 Chelton Avenue
Camden, NJ 08104
Michelle Washington, Manager

Chelton Terrace II
699 Ferry Avenue
Camden, NJ 08104
Ingerman Management Company

McGuire Gardens
114 Boyd Street
Camden, NJ 08104
Geraldine Taylor, Manager

Roosevelt Manor V
677 Tilghman Avenue
Camden, NJ 08104
Interstate Realty Management Company

Roosevelt Manor IX & X
715 Chelton Avenue
Camden, NJ 08104
Interstate Realty Management Company

Branch Village/Roosevelt Manor 2
813 Ferry Avenue
Camden, NJ 08104
Pennrose Management Company

Roosevelt Manor VII
813 Ferry Avenue
Camden, NJ 08104
Pennrose Management Company

Roosevelt Manor XII
813 Ferry Avenue
Camden, NJ 08104
Pennrose Management Company

Baldwin's Run I
3195 Westfield Avenue
Camden, NJ 08105
Pennrose Management Company

Baldwin's Run II
3195 Westfield Avenue
Camden, NJ 08105
Pennrose Management Company

John F. Kennedy Tower
2021 Watson Street
Camden, NJ 08105
Marilu Mendez, Manager

Westfield Tower
3199 Westfield Avenue
Camden, NJ 08105
Marilu Mendez, Manager

Mickle Tower
200 Martin Luther King Blvd.
Camden, NJ 08102
Marilu Mendez, Manager

Baldwin's Run Senior
3195 Westfield Avenue
Camden, NJ 08105
Pennrose Management Company

Morgan Village
2241 Van Buren Street
Camden, NJ 08104
Interstate Realty Management Company

