



2021 ANNUAL REPORT



What's Inside

Message from Our Leadership.....	1
Our Mission.....	2
Our Work.....	3
Our Impact.....	8
Financials.....	9
Looking Ahead.....	10
How You Can Help.....	11



Message from our Leadership

2021 was another busy year for SJCS with continued efforts focused on helping our community stabilize and recover from difficulties faced during the pandemic. Amidst so many challenges that we have faced these past two years, it is inspiring to see people coming together in support of our mission to create a safe, affordable, vibrant, and diverse community.

We are proud to partner with you to continue to meet our mission each year, there is certainly a lot more to do! Affordable housing opportunities are becoming scarcer throughout Camden, prices are rising, and people are facing many additional challenges. There has never been a more important time for us to collectively overcome these challenges. Empowering lives and cultivating communities while also fostering the sense of pride and security that comes from having a home of your own is what drives us to continue our efforts here at SJCS.

We are grateful for what we have accomplished and look forward to our future. On behalf of SJCS, we encourage you to continue to learn more about the wide range of work we do and how you can help by visiting our website or Facebook page. Thank you.

Pilar Hogan Closkey, PE, PP, AICP
Executive Director

Felicia Rinier
Chairperson, Board of Trustees



WE'RE ON A MISSION

Saint Joseph's Carpenter Society strives to improve the quality of life of the people of the City of Camden and its surrounding communities by promoting affordable housing and neighborhood development. Through our initiatives, we encourage people to take charge of their lives and become active community members.

To that end, Saint Joseph's Carpenter Society is regionally recognized as a leader in Camden's revitalization. Our efforts, both in housing and economic development, have resulted in increased property values within a stable, mixed-income neighborhood. Strategic partnerships have helped us expand educational and employment opportunities, grow Camden's housing market, improve public safety, strengthen commercial activity and raise the aesthetic appeal of the neighborhood.





Happy Retirement Jim!

After 28 years with SJCS we celebrated the retirement of Jim Roche. Jim has been with SJCS since 1994 and served the community as a teacher, mentor, and friend.

Thank you, Jim!

Education & Counseling

27

Classes were held

262

Students were educated

83%

Participated in one-on-one counseling

459

Individuals were offered assistance throughout the year



OUR WORK



Neighborhood Development

2021 was a challenging year for Camden, but also full of good news. 4 homes were sold, and an additional 24 were under construction in 2021.

New neighborhood plans were completed for both the East Camden and Cramer Hill neighborhoods and approved by the City of Camden. Over 1400 residents lent their voices to a 10-year vision for vibrant and sustainable neighborhoods.

SJCS was able to complete 64 home repairs for existing homeowners, ensuring that their homes are safer. Our home repairs include assistance with aging in place, lead remediation and health and safety improvements.

OUR WORK



Rental Management & Social Services

SJCS owns and manages 87 rental units within East Camden and provides social services to our tenants. We worked with over 100 Camden tenants some of whom were SJCS tenants interested in applying for state, county, and local rental assistance programs.

In 2021 SJCS raised and distributed \$85,000 in rental assistance from private partners. One-on-one counseling and education sessions were required to access our funding to promote longer-term rental stability. 53 renters were given financial assistance in 2021.



Community Building & Engagement



In 2021 the Community Building and Engagement team focused on improving the public realm and assisted residents with the skills necessary to make positive neighborhood change. SJCS, along with the My East Camden Collaborative, provided quality youth development, workforce development, programming at the parks, and immigrant services. The team made it a goal to increase their visibility in the community through various events. Key highlights included the creation of two resident-led community advisory groups, two East Camden murals commissioned from two professional artists, a successful block improvement program, lead outreach events, and the development of a curriculum for Building Leaders, Building Communities.



SJCS Better Blocks

Small grants were awarded to resident proposals for block improvements or programs. Three projects were completed in 2021: a community garden, a lot improvement project, and a block clean-up.

"Shout out to St. Joseph's Carpenter Society for providing the grant funding and assistance with this project. My mission was simple... to be a part of the solution... to take ownership... to make my block a cleaner, safer space for my neighbors and students attending Davis Family School. It's been a long battle but thanks to the support of my village... Mission Accomplished!!!"

Endrix Afanafor

OUR IMPACT

We are committed to partnering with our Black, Hispanic, Latino, Asian, and other multi-cultural families to reduce the wealth disparity they experience in Camden City and its surrounding communities.

74

homes created or repaired
in 2021

262

people attending our
education classes and pre-
purchase counseling

1500+

people engaged in
community groups or civic
projects around the E.
Camden community

25+

partner organizations
within the City of Camden

84%

of people who have
purchased an SJCS home
since 1985 and still live in
the home or have passed it
on to family members

4%

Historical foreclosure rate
amongst SJCS homeowners

47%

Current homeownership
rate in East Camden

1022

Homes created in Camden
from 1985-2021

FY21 FINANCIALS

1.4 million

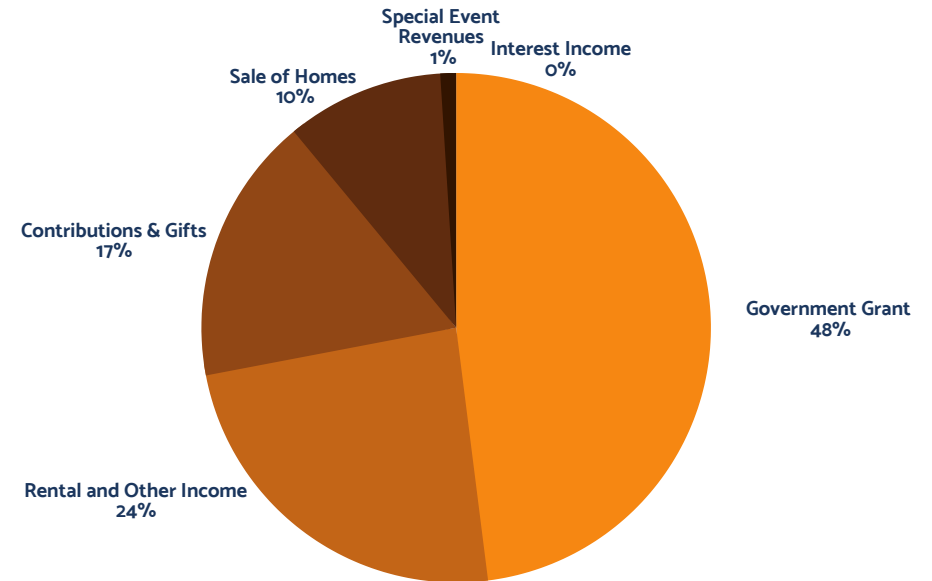
invested into the City
of Camden in 2021

96%

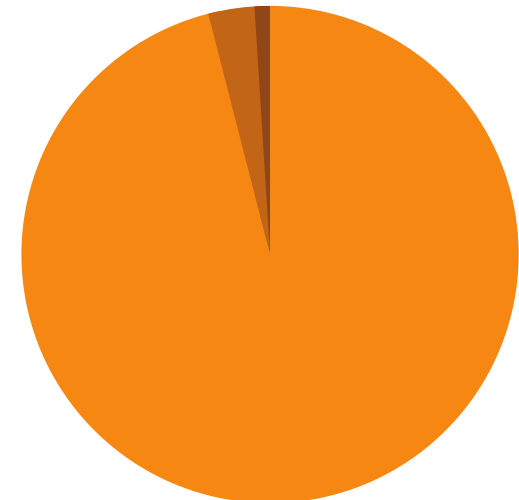
of expenses went to
Program Services



Revenue: \$ 4.33 million



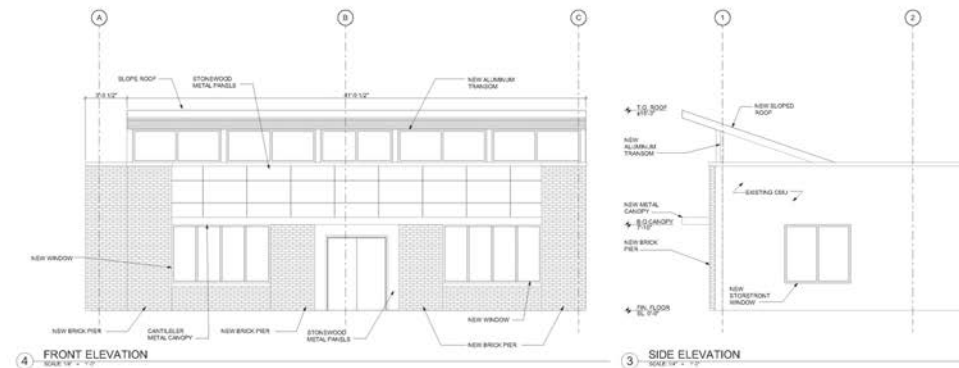
Expenses: \$3.99 million



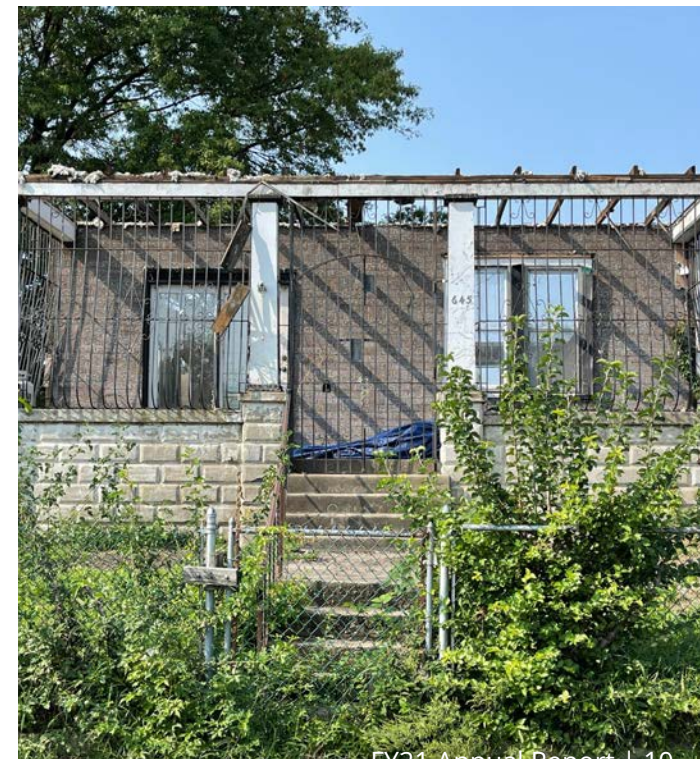
LOOKING AHEAD TO 2022

2022 is looking to be a year of growth for SJCS. We have many exciting projects in the works that will be transformational for SJCS and for the Camden Community

- SJCS has embarked on a capital campaign to renovate our warehouse at 2912 Federal Street. To date we have raised over \$700,000 in funds to make improvements to the property in order to accommodate a community center, our maintenance lab and workforce development programs.
- SJCS expanded our work to include 4 counties for our Lead Safe Program.
- SJCS has several new properties in development for 2022. Including this vacant lot and the home in East Camden.



2912 Renovation Plans





**Pictured: Erica Acevedo, First Lady of NJ Tammy Murphy,
and Iveliz Porrata**



HOW YOU CAN HELP

Help us turn our 2022 vision into reality.
Here are ways you can lend a hand:

Donate

Make a financial contribution either one-time or recurring at www.sjcscamden.org/donate

Join Us!

Join us for our annual golf outing held in May of each year. www.sjcscamden.org/golfouting

Sponsor

Sponsor a student for their financial education classes, just \$65.00 will cover the costs of instructional book and credit report fee required for our first time homebuyer program

Sign Up!

Sign up for our newsletter to receive more information on our organization and our upcoming events



THANK YOU!



SAINT JOSEPH'S
CARPENTER
SOCIETY ♦

www.sjcscamden.org

| 20 Church Street Camden, NJ 08105

NeighborWorks®
CHARTERED MEMBER