



New Jersey Community
Development Corporation (NJCDC)

2018-2019 Annual Report

OUR 25th YEAR

These past two years—2018 and 2019—were especially remarkable for New Jersey Community Development Corporation (NJCDC), as we celebrated a renewed sense of energy in our home city of Paterson, as well as our milestone 25th Anniversary.

2018 saw the opening of our Great Falls Youth Center, which serves hundreds of teens daily and provides a welcoming space for Paterson high school students during out-of-school hours, including the summer and days when schools are closed. We also celebrated the 10th Anniversary of the Community Charter School of Paterson (CCSP), which we founded in 2008. Since then, CCSP has grown into an established charter school that now serves 900 students in grades K-8 and is a full-service community school—offering before-school, after-school, weekend and summer programming.

2019 marked our 25th Anniversary of creating opportunities to transform lives, and we celebrated throughout the year with a series of special events and activities (see more on

pages 6-7). In addition, we announced a new partnership—with St. Joseph's Health and New Jersey Community Capital—to build 56 units of “healthy home” housing for Paterson residents; we started planning the transformation of the historic First Presbyterian Church on Main Street into a new youth performing arts center; and we partnered with the local school district to open Paterson's First Full Service Community School at a high school—at the John F. Kennedy Educational Complex. Our organization also grew to serve more than 4,000 children and families each day.

While we have accomplished a great deal, there is much more yet to be done. Our charge is clear—to keep working as hard as we can to make as much change as we can. That was my goal in 1994, and it remains my goal today. Thank you, as always, for your confidence and for your support.

NJCDC Founder & CEO



Steven Spielberg, you're always welcome in Paterson!

Mayor Andre Sayegh

August 27, 2019

OUR MISSION

To provide opportunities to transform lives in Paterson's Great Falls Promise Neighborhood through education, youth development, affordable housing, and community building

Our Vision

All 8,000 children living or going to school in the Great Falls Promise Neighborhood will graduate from high school—ready for college and a career

Our History

Founded in 1994 by Bob Guarasci and one other employee, NJCDC has grown from a small nonprofit with a staff of two into a \$12 million organization employing 150 individuals who serve 4,000 children, teens, and families daily



WHAT.A.YEAR!

Our 25th Anniversary and More

2019 marked our 25th anniversary of creating opportunities to transform lives! We celebrated this milestone throughout the year with events including our June Reception, community-wide concert, community service day, Golf Outing, Block Party, and Gala.

Photos on Opposite Page:

Top: Our Anniversary Concert brought the community together for live music and dancing against the majestic backdrop of the Great Falls

Middle Left: All smiles at our September service project

Lower Left: NJCDC CEO Bob Guarasci and Mayor Andre Sayegh attend our June Reception at our Rogers Meeting Center

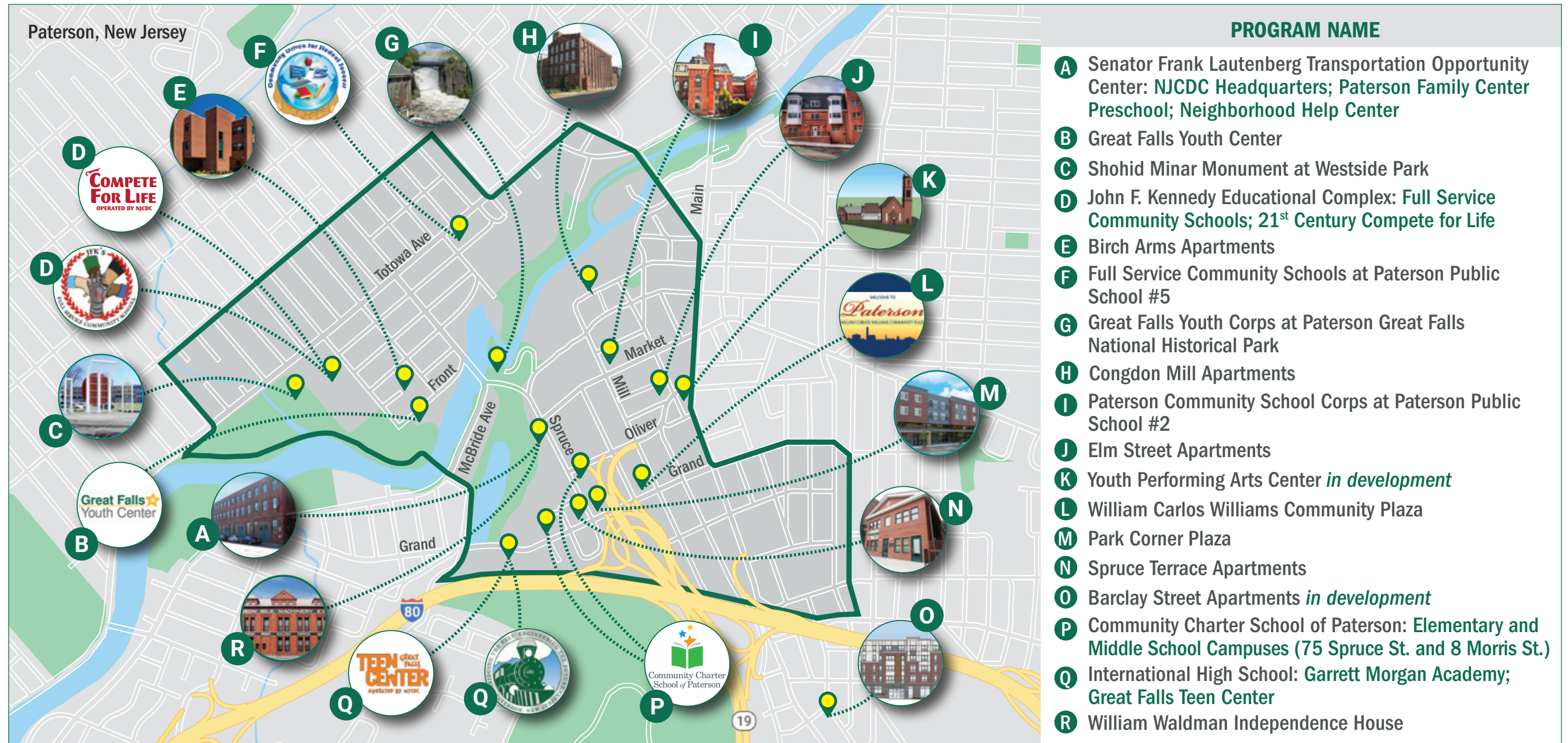
Middle Right: Governor Phil Murphy and Bob Guarasci (center) with board members (L-R) Don Buckley, Lori Grifa, Bob Daleo, and Tony Coscia at our 25th Anniversary Gala

Lower Right: More than 700 neighborhood residents attended our Block Party in October



A Place-Based Approach

We focus our work in Paterson's Great Falls Promise Neighborhood—95 square blocks, with the majestic Great Falls at its center.





OUR WORK

Creating Opportunities to Transform Lives

Since 1994, we've been revitalizing Paterson's Great Falls neighborhood through education, youth development, affordable and supportive housing, and community building initiatives. We serve 4,000 children, teens, and families daily through our cradle-to-college pipeline of programs and services, and work to forge innovative and creative solutions to physically revitalize our neighborhood and help low-income individuals and families lift themselves out of poverty.

Education



Youth Development



Our Four Core Areas



Community Building

Supportive/Affordable Housing

Education

At NJCDC, we believe education is another word for opportunity. We founded and support the operation of three schools, which educate 1,000+ Paterson students.



Pre-K (ages 3-4)

Each year, our Paterson Family Center pre-school educates 105 three- and four year-old children through a play- and evidence-based curriculum. PFC also offers support to the entire family through after-school programming that supports working parents, as well as family workers to connect families to needed resources.

Elementary & Middle School (ages 5-14)

Founded by NJCDC in 2008, the Community Charter School of Paterson (CCSP) now serves 900+ students in grades K-8. CCSP's mission is to inspire and empower its children, families, and staff with opportunities to positively shape and transform their lives by becoming successful, lifelong learners who possess critical thinking, academic, advocacy, and leadership skills required to open new doors in their lives and the lives of others.

High School (ages 14-18)

In 1999, NJCDC founded Garrett Morgan Academy in partnership with the Paterson school district. Named for the turn-of-the-century African-American inventor of the traffic light, Garrett Morgan Academy was one of the first STEM high schools in New Jersey and educates nearly 200 students yearly.



Youth Development

In helping to foster the next generation of engaged Patersonians, we reach beyond the classroom. We invest in the future leaders of our community during after-school hours in youth and teen centers, in engaging summer programs, and through unique leadership opportunities.

Early Learning (pre-birth to 4)

Our work starts before children are even born! We offer parent education classes for parents of babies, toddlers, and preschoolers.

After-School, Weekend, And Summer Programs (ages 5-18)

- Paterson Community School Corps (an AmeriCorps program), whose members work in several Paterson schools to eliminate barriers to academic achievement
- Full Service Community Schools at School #5 and JFK Educational Complex
- Great Falls Youth Center, which provides a safe place for hundreds of neighborhood teens
- Comprehensive "Teen Centers" at four area high schools to promote healthy lifestyles, educational enrichment, and support services to increase academic performance
- An array of summer programs, including STEAM and youth arts

Youth Leadership Programs (ages 14-21)

- Paterson Youth Council, a year-long leadership development program
- Great Falls Youth Corps summer program, which allows local students to study the Park and its ecology, organize clean-ups

and beautification projects, and offer guided tours

- Through our Junior YouthBuild summer program, high school students build a better Paterson through neighborhood cleanups and revitalization projects, garden building, and community outreach





Community Building

Since 1994, we've taken a lead in rebuilding and strengthening our neighborhood through the empowerment of—and in partnership with—those who live and work here.



We engage local residents and business owners to care for and speak out on behalf of our shared neighborhood through a variety of initiatives, including an active Community Advisory Board. We also carry out neighborhood clean-ups, and have built 15 playgrounds and gardens throughout the City of Paterson.

Since 2014, our Neighborhood Help Center has served as a one-stop-shop for assistance on a broad range of topics that concern neighborhood residents, including housing, immigration, job readiness, educational opportunities, and financial literacy.

And in 2019, we hosted the First Annual Great Falls Neighborhood Summit, to give local residents an opportunity to engage directly with those responsible for neighborhood projects and to ask questions and engage in dialogue.

It's an exciting time to be in Paterson, and especially to live and/or work in the Great Falls Historic District and the surrounding neighborhood.



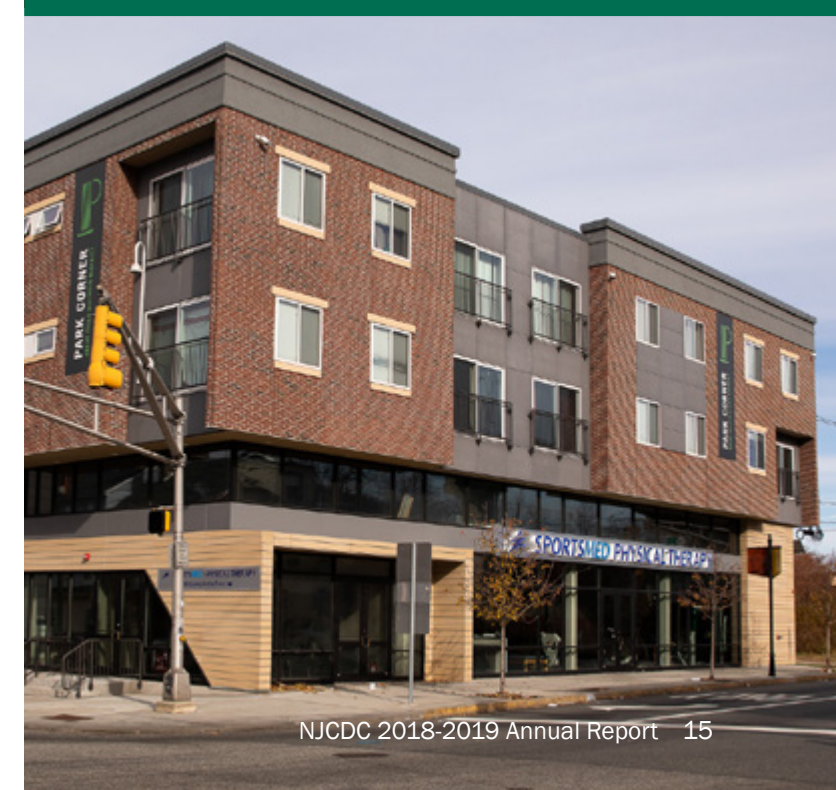
Supportive/Affordable Housing

We believe having a place to call home is one of the most fundamental human needs necessary for stability and personal growth.

To date, we have built 150 affordable/supportive homes in the City of Paterson and the surrounding area for those vulnerable individuals and families who need it most.

Our housing offers on-site social services for individuals with special needs, including those who are homeless, mentally ill, those with developmental disabilities, grandparents raising grandchildren with disabilities, and youth aging out of foster care. Such programs not only provide opportunities to transform individual lives, but serve as catalysts to help build social stability and safe neighborhoods.

In 2019, we began work on two new affordable housing projects: turning vacant properties into multi-family homes, and partnering with St. Joseph's Health and New Jersey Community Capital on a new 56-unit apartment building under the state's Healthy Housing initiative. The bottom floor of this "healthy housing" development will act as a wellness hub, with spaces for residents to receive social, health, and wellness services, including workshops and referrals to healthcare providers.





OUR IMPACT

Statistics for 2018 & 2019



4,000

CHILDREN, TEENS, AND FAMILIES SERVED DAILY

976

STUDENTS SERVED AT OUR GREAT FALLS YOUTH CENTER SINCE ITS OPENING IN 2018

1,200

PARENTS SERVED THROUGH OUR EARLY-LEARNING PROGRAMS

100%

OF OUR PRESCHOOL 4-YEAR-OLDS TESTED KINDERGARTEN-READY IN MATH

13,000

TOYS GIVEN TO PATERSON CHILDREN ON CHRISTMAS EVE IN 2018 AND 2019

56

UNITS OF HEALTHY HOME HOUSING BEING DEVELOPED

900

STUDENTS ATTENDING THE COMMUNITY CHARTER SCHOOL OF PATERSON



OUR STORIES

Our Impact in Action

At NJCDC, we are dedicated to creating opportunities to transform lives. Since 1994, we have seen firsthand how our work has made a difference in the lives of those we serve. The following stories highlight a few recent successes of our program participants, who inspire all around them and demonstrate the impact of the work we do in and around the City Of Paterson.



Kayden Byrd

Paterson Family Center Preschool '19

Altisha Byrd, Mother of Kayden: “My son Kayden had speech and behavioral needs, which PFC was very helpful in addressing. He was a shy child when he started PFC and he had anxiety about participating in school

performances—he would even cry. Now Kayden is in kindergarten and has no issues participating in performances and activities. Thanks to his preschool education at PFC, he is thriving!”



Daniel Cobar

Garrett Morgan Academy '08 and AmeriCorps '13

Daniel Cobar: “There is no doubt that I can attribute my time at Garrett Morgan Academy as pivotal to my life. With the drive instilled in me from Paterson, I not only graduated from Harvard Extension School with my Masters

in Liberal Arts in Management, but I graduated first in my class of 600. It has been an incredible experience to say the least, and I am grateful to NJCDC for illuminating my path.”



Cindy Munoz & Emily Cruz

Paterson Youth Council Members '20

Cindy Munoz (far right): “Visiting Harvard, Yale, and MIT, touring their campuses, and talking to actual students who go there made it more realistic and accessible to me—that I could be a student at an Ivy or other top school. It felt like it could be within my reach! The trip played a big role in me deciding to apply to UPenn, where I’ll start this Fall.”

Emily Cruz (second from left): “Without a doubt, going on NJCDC’s Ivy League tour inspired me and played a big role in me applying to Johns Hopkins, which I’ll be attending. It really made me feel like I could go to a top university. Before that, I didn’t think I stood a chance.”



Thomas Hagaman

YouthBuild '18 and Elm Street Apartments Resident

Thomas Hagaman (left): “I’m really grateful to NJCDC—Indy House (Independence House) and Elm Street saved

me from homelessness. And through Indy, Great Falls YouthBuild, and Elm Street, I’ve gained a new family.”



Kamille Tavarez Santos

Community Charter School of Paterson '20

Kamille Tavarez Santos (left): “Everyone at CCSP and NJCDC wants us to be successful so that we can take life on; so that when we make mistakes we don’t give up on ourselves; and so that we keep trying, no

matter what. That’s really what I love most about going to CCSP. And I’m so grateful to everyone who currently or previously worked at the school, and to Bob Guarasci and NJCDC for founding it.”



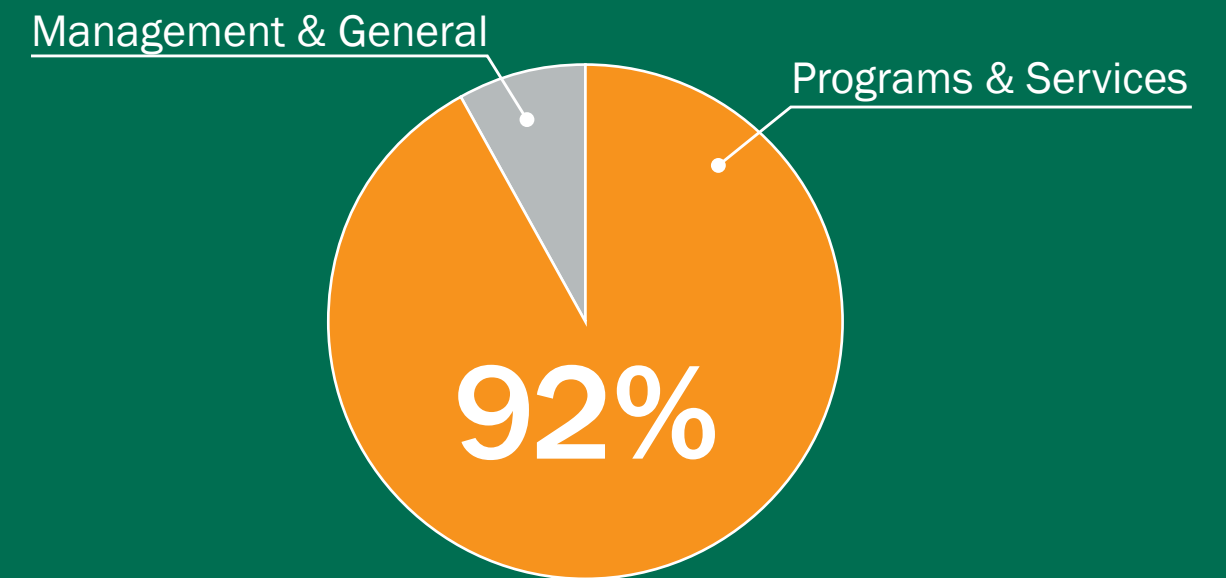
Mohammed Uddin

Paterson Family Center Preschool '07, CCSP '16,
and Paterson Youth Council President '20

Mohammed Uddin: “NJCDC’s programs have made me feel more prepared to apply to—and go to—college, and get to where I am today.”

Bob Guarasci: “Witnessing the growth of students like Mohammed, who have traveled through our cradle-to-college pipeline of programs, fills me and my colleagues with pride and joy.”

FOCUS ON PROGRAMS



Of Every Dollar Goes Directly To Our Programs

Partners & Supporters

Our success over the years would not be possible without the support of our many extraordinary community partners who share our philosophy of inspiring hope, empowering change, and transforming lives. It is because of these friends that our work continues, and we thank them.

WHAT'S AHEAD

Our Current and Future Projects

While we have accomplished a great deal these past 25 years, there is still much work to be done. We are optimistic about the future, especially our upcoming projects, which include creating a youth performing arts center, guiding the development of our charter school's new middle school, and building new units of affordable housing.

Images on Opposite Page:

Top: The Community Charter School of Paterson will have a new campus for its 400 middle school students

Middle Left: We're turning two vacant properties into multi-family homes to create more affordable housing for families

Middle Right: We're planning the transformation of the historic First Presbyterian Church into a new youth performing arts center

Bottom: We're partnering with St. Joseph's Health and New Jersey Community Capital to build 56 apartments just a few hundred feet from the hospital





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Deniz Akiska Vergara & Martin Vergara II
Amanda Voetsch
William Waldman
Karina & Henry Walentowicz
Cicely Warren
Amy Eisenstein & Alan Weinberg
WellCare Health Plans
Westmount Country Club
William Paterson University
Jane Williams-Warren
The Honorable Benjie E. Wimberly
Woodland Park Pediatrics
Jacqui & Boris Zaydel
George Zoffinger

NJCDC strives to include the most accurate information. If you recognize an omission or error, please contact us at development@njcdc.org.

Our Budget for 2018

NJCDC & Affiliates Combined Statement of Activities—Ending June 30, 2018

New Jersey Community Development Corporation and Affiliates [a Non-Profit Organization]				
Combined Statement of Activities				
Year Ended June 30, 2018				
	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
PUBLIC SUPPORT, CONTRACTS, AND GRANTS				
Federal, state, and local awards and contracts	\$ 6,720,091	\$ -	\$ -	\$ 6,720,091
Private grants and contracts	1,839,030	460,911	-	2,299,941
Contributions	112,958	-	-	112,958
In-kind contributions	456,637	-	-	456,637
Special events	254,447	-	-	254,447
Less donor benefit received	(30,250)	-	-	(30,250)
Total public support, contracts, and grants	9,352,913	460,911	-	9,813,824
REVENUES				
Partnership fee income	105,000	-	-	105,000
Program fees	40,882	-	-	40,882
Rental income	1,918,231	-	-	1,918,231
Parking revenue	56,144	-	-	56,144
Other income	520,412	-	-	520,412
Investment income	163,657	-	-	163,657
Total revenues	2,804,326	-	-	2,804,326
Total public support, contracts, grants, and revenues	12,157,239	460,911	-	12,618,150
ASSETS RELEASED FROM RESTRICTION	1,078,366	(1,078,366)	-	-
FUNCTIONAL EXPENSES				
Program services expenses	11,664,098	-	-	11,664,098
Supporting service expenses				
Management and general	790,830	-	-	790,830
Fundraising	144,073	-	-	144,073
Total supporting service expenses	934,903	-	-	934,903
Total functional expenses	12,599,001	-	-	12,599,001
INCREASE (DECREASE) IN NET ASSETS	636,604	(617,455)	-	19,149
NET ASSETS, beginning of year	23,731,257	902,577	5,000	24,638,834
NET ASSETS, end of year	\$ 24,367,861	\$ 285,122	\$ 5,000	\$ 24,657,983

Our Budget for 2019

NJCDC & Affiliates Combined Statement of Activities—Ending June 30, 2019

New Jersey Community Development Corporation and Affiliates [a Non-Profit Organization]			
Combined Statement of Activities			
Year Ended June 30, 2019			
	Without Donor Restriction	With Donor Restriction	Total
PUBLIC SUPPORT, CONTRACTS, AND GRANTS			
Federal, state, and local awards and contracts	\$ 6,497,479	\$ -	\$ 6,497,479
Private grants and contracts	1,934,780	544,980	2,479,760
Contributions	126,809	-	126,809
In-kind contributions	413,723	-	413,723
Special events	301,630	-	301,630
Less donor benefit received	(46,545)	-	(46,545)
Total public support, contracts, and grants	9,227,876	544,980	9,772,856
REVENUES			
Partnership fee income	110,000	-	110,000
Program fees	42,809	-	42,809
Rental income	1,977,499	-	1,977,499
Parking revenue	48,960	-	48,960
Other income	592,454	-	592,454
Investment income	191,084	-	191,084
Total revenues	2,962,806	-	2,962,806
Total public support, contracts, grants, and revenues	12,190,682	544,980	12,735,662
ASSETS RELEASED FROM RESTRICTION	432,174	(432,174)	-
FUNCTIONAL EXPENSES			
Program services expenses	11,023,093	-	11,023,093
Supporting service expenses			
Management and general	761,504	-	761,504
Fundraising	101,453	-	101,453
Total supporting service expenses	862,957	-	862,957
Total functional expenses	11,886,050	-	11,886,050
INCREASE (DECREASE) IN NET ASSETS	736,806	112,806	849,612
NET ASSETS, beginning of year	24,367,861	290,122	24,657,983



A Thank You to Our Board

Throughout these past 25 years, members of our Board of Trustees have helped guide the organization in the key areas of strategic direction and governance. They've promoted our mission to create opportunities to transform lives. And the Board has been our strongest ad-

vocates and our greatest ambassadors, bringing in new friends and supporters far and wide and doing whatever they can to tell the NJCDC story. We are grateful for their service to both NJCDC and the Paterson community.

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Martin Vergara II
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GET INVOLVED

Make A Difference!

Together, we can do so much more. You too can empower our neighborhood residents to recognize their potential and realize their dreams.

VISIT US. Stop by our program spaces and classrooms and watch our youth in action

PARTNER with us. Join our team of corporate partners to make an impact through opportunities like sponsoring an event or presenting to our young people

SPONSOR a program or event

VOLUNTEER. We're always looking for inspiring people to work with

LIKE us on Facebook and follow us on Twitter and Instagram @njcdc to stay up to date with our latest news, photos, and videos

TO GET INVOLVED please contact NJCDC's development team at development@njcdc.org or 973-413-1608



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