

# PBCIP NEWS

A Publication of Parkside Business & Community In Partnership, Inc.

Serving Parkside Since 1992

February 2011

## Rescheduled: Who Is PBCIP & Where Does the Money Go?

*Update on What's New In Parkside February 8*

At the beginning of each new year, PBCIP traditionally presents an update on Parkside projects. Rescheduled due to January's snow, join us February 8 to learn about all sorts of improvements ranging from new home construction, new stores

on Haddon Avenue, and a new playground and improvements to Farnham Park. Some are continuing projects that carry on improvements PBCIP has already made in Parkside, and some will take shape in 2011 after many years of planning.

**PBCIP Annual  
Parkside Update  
7:30 p.m., Tuesday  
February 8  
at Haddon Renaissance  
Adult Day Center  
1470 Haddon Avenue**



*Nearly 100 people every year improve their credit, open a savings account, or sign a mortgage once they graduate from PBCIP's Hope Institute homebuyer education class*



*Some 50 families are now homeowners in Parkside with the help of PBCIP, living in new, modern homes completely renovated by PBCIP.*



*PBCIP will break ground this year for a three-story building on Haddon Avenue with new stores and restaurants, community meeting space, educational programs and office space for local businesses.*

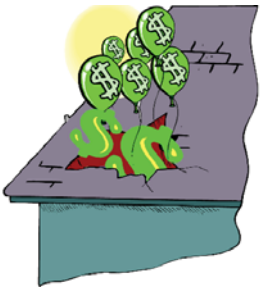


*Upgrades have begun on the first three Haddon Avenue businesses to get a facelift with the help of a PBCIP program.*



*More than 500 people each year enjoy PBCIP's Fun Day in Farnham Park.*

**It's a New Day in Parkside...Make a New Commitment.**



## Rent Through the Roof? Buying is Often Cheaper

It's hard to believe, but newly renovated PBCIP homes can often be purchased with a monthly mortgage payment lower than what you're now paying in rent. And our homes are much cheaper than what you would pay for a similar house sold directly by a Realtor or developer.

PBCIP can offer fully renovated homes at a fraction of what a private, for-profit

developer might charge for the same product because unlike a traditional developer seeking the highest possible profit, PBCIP (through government and private funding) also calculates what is known as "social profit." Simply put, everyone profits when a well-prepared homeowner invests in Parkside – increasing housing values, attracting businesses and improving the neighborhood.



## Your Guide to Buying a Home

PBCIP's Hope Institute homebuyer education session has begun, but it's not too late to join. If you need to improve your credit, budget your money so you can save for a downpayment and learn how to compare mortgage offers, the Hope Institute is for you.

For an information packet, e-mail [efinn@pbcip.org](mailto:efinn@pbcip.org) or call (856) 964-0440. And plan to come to the next Hope Institute class at 6 p.m., Wednesday, February 9, at Our Lady of Lourdes Medical Center. (Stop at the front desk in the hospital lobby to be directed to the meeting room.)



### Calendar of Parkside Events: What's Happening In February & March

Tuesday, Feb. 8, 7:30 p.m. -- **PBCIP Community Meeting** "Parkside Update" (rescheduled from January) at Haddon Renaissance Adult Day Center, 1470 Haddon Ave. Block Captains meet at 6:30 p.m.

Wednesday, Feb. 9, 6 p.m. -- **Hope Institute** at Our Lady of Lourdes Hospital. Topic: Are You Ready to Buy?

Wednesday, Feb. 23, 6 p.m. -- **Hope Institute** at Our Lady of Lourdes Hospital. Topic: Budgeting.

Tuesday, March 8, 7:30 p.m. -- **PBCIP Community Meeting** at Haddon Renaissance Adult Day Center, 1470 Haddon Ave. Block Captains meet at 6:30 p.m.

Wednesday, March 9, 6 p.m. -- **Hope Institute** at Our Lady of

Lourdes Hospital. Topic: Credit Restoration.

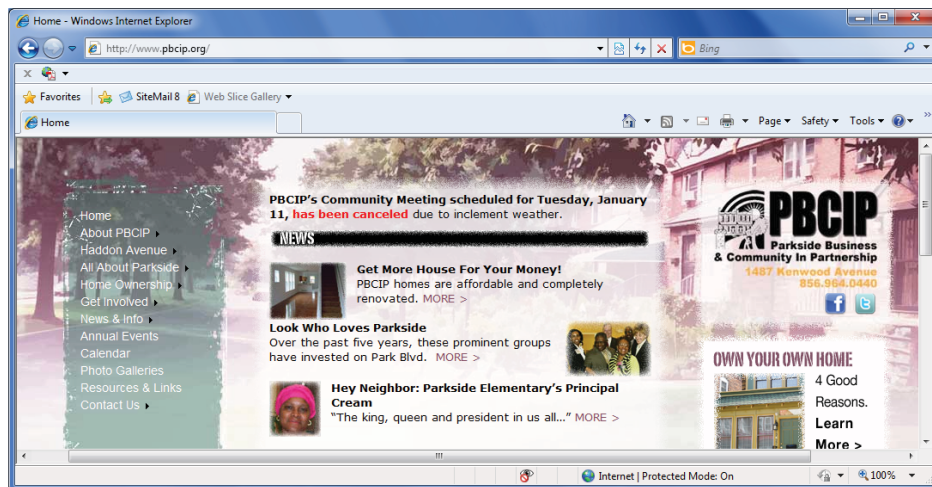
Wednesday, March 23, 6 p.m. -- **Hope Institute** at Our Lady of Lourdes Hospital. Topic: Applying for a Mortgage.

Wednesday, April 6, 6 p.m. -- **Hope Institute** at Our Lady of Lourdes Hospital. Topic: Managing Your Finances.

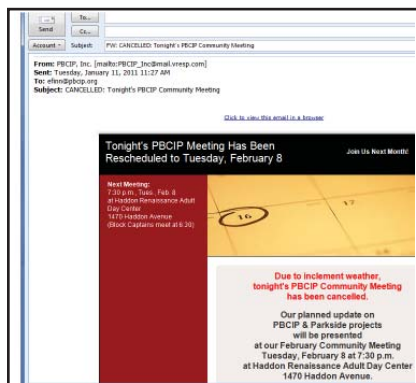
# www.PBCIP.org

Get updated information on Parkside and your community organization - PBCIP - at our redesigned website. Head to [www.pbcip.org](http://www.pbcip.org) for

- updated news
- online sign-up for PBCIP's Hope Institute homebuyer education classes
- online payment for PBCIP dues and donations
- links to government and service agencies, job and education opportunities



## Did You Get This E-mail?



When winter weather struck, PBCIP members got an e-mail that our January community meeting had to be cancelled. Get the latest news, meeting reminders (and cancellation notices when the weather's bad) when you sign up for PBCIP e-blasts. Send an e-mail to [efinn@pbcip.org](mailto:efinn@pbcip.org) with the subject line "Add to e-mail list" to get up-to-the-minute Parkside info.

## Construction Jobs Update



There are several development projects in the Parkside area that will be employing local contractors, subcontractors and laborers. Contact PBCIP for applications as well as information on required qualifications, certifications and insurance documents.

Projects include:

- PBCIP's ongoing housing rehab initiative, the Park Boulevard project, which includes gut rehab demolition and complete renovation of the interior of

homes along Park Boulevard and adjacent streets.

- The Ferry Avenue project being developed by Conifer LeChase and PBCIP.
- PBCIP's Parkside RENEW building, a mixed-use retail/office building on Haddon Avenue. Ground will be broken in late 2011 for this building, which will be built to LEED-certification standards.

For details, call PBCIP at (856) 964-0440.

## In Loving Memory, from Parkside



**Mrs. Cleo Winston, 1928-2011**

Mrs. Cleo Winston often started a conversation with “Why, don’t you know...” And there was so much she knew, and generously shared with anyone

who asked for her wisdom. Soft spoken, Mrs. Winston could also get excitable when the subject was one of her passions - improving her beloved Parkside neighborhood, teaching a child to read, or anything to do with the blues.

Of her many accomplishments, her impact could perhaps be summed up in a phrase that was usually the first way people described Mrs. Winston: “She would always sit and talk to me.” That was the secret to the success of

many projects Mrs. Winston was involved in as a teacher, founding member and, later, treasurer of PBCIP, her sorority Delta Sigma Theta, or her participation in Women 2001. She will be fondly remembered for her generous, thoughtful contributions to so many Camden organizations.

Born in Camden, she was married to Elmer Winston for more than 50 years before his passing in 2006. Mrs. Winston is survived by her daughter, Daille, an accomplished musician and teacher in the family tradition.

PBCIP News is an official publication of Parkside Business & Community In Partnership, Inc., a New Jersey non-profit corporation, 1487 Kenwood Ave., Camden, NJ 08103.964-0440. Bridget Phifer, Executive Director. © 2011, PBCIP, Inc.

# IT'S A NEW DAY IN PARKSIDE MAKE A NEW COMMITMENT!

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Parkside Business & Community In Partnership, Inc.  
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