



Redevelopment

Camden Facts

CAMConnect: Linking Communities with Information is a partnership committed to sharing and using information that will lead to informed decisions and better policy making to improve the quality of life of all Camden citizens. The mission of CAMConnect is to expand and democratize access to information for residents and organizations that live and work in the City of Camden. Our partnership includes community and neighborhood groups, government, community-based organizations, hospitals, educational institutions, businesses, and other organizations that use and collect information.

CAMConnect intends to be a nonpartisan source of data and information about Camden. The creation of this redevelopment briefing document should not be construed as an endorsement of any position — pro or con — on Camden's redevelopment efforts.

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INTRODUCTION



This redevelopment fact booklet is a one-stop resource for CAMConnect members and others interested in the redevelopment planning process and relocation efforts currently underway in the City of Camden.

Camden is experiencing an unprecedented degree of redevelopment interest. After years of decline and disinvestment, the City is undertaking the preparation and implementation of redevelopment plans in nearly all of its neighborhoods. This effort is spurred in part by the State's 2002 Municipal Rehabilitation and Economic Recovery Act under which a State appointed Chief Operating Officer, working with municipal officials, is overseeing the investment of \$175 million in State funds in Camden. Regional market forces and interest by private developers are also playing a part.

Currently plans have been prepared or are being prepared for at least 13 neighborhoods including, Bergen Square, Centerville, Central Waterfront, Cooper Plaza, Cramer Hill, Downtown, Dudley, Gateway, Lanning Square, Marlton, Parkside, Rosedale, and Waterfront South.

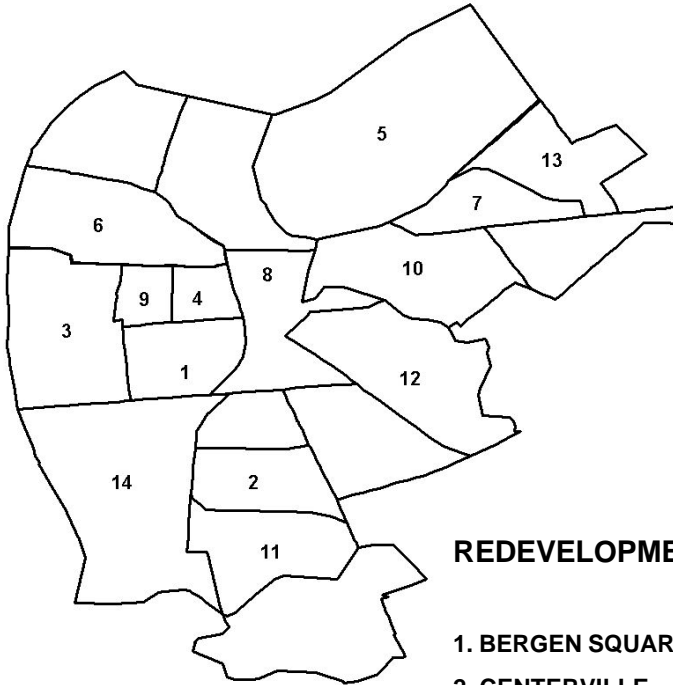
In addition, Camden public schools are being overhauled under the State's 2000 Educational Facilities Construction and Financing Act, which authorized the investment of \$8.6 billion in public school construction throughout the State over a decade. Camden, as one of 31 special needs school districts (Abbott school districts) in the State, is receiving full funding for facilities construction and improvements. The New Jersey School Construction Corporation (SCC), the public agency responsible for the implementation of the school construction program, is undertaking improvements to or the relocation of 39 schools in the Camden School District. Progress has temporarily halted, however, following the recent State Inspector General's investigation of SCC's costs and practices. More information on SCC projects will be provided in future editions of this summary fact booklet.

Most, if not all, of the City's redevelopment plans and all but three of the school construction projects include the acquisition of properties and relocation of home and business owners and tenants. While relocation is a necessary by-product of physical redevelopment, it is often met with confusion and resistance by community members. The Camden Redevelopment Agency's *Citizen's Guide to Relocation*, available in both English and Spanish, defines terms relevant to the relocation process and provides answers to frequently asked questions.

CAMConnect's redevelopment briefing outlines the procedures for the preparation, adoption, and implementation of a redevelopment plan as well as opportunities for public input. The acquisition and relocation process and dislocation benefits are reviewed for City redevelopment projects. In its final form, this guide will include data and information regarding each redevelopment area plan and school construction project along with acquisition/relocation maps where available. Summary demographics for Cramer Hill and Bergen Square are included in this version.

Information presented in this report was gathered from personal interviews with City and SCC staff and consultants as well as *The Redevelopment Handbook: A Guide to Rebuilding New Jersey's Communities* (2003), available at www.njredevelopment.com. Camden redevelopment plans are available at www.camconnect.org/resources/redevelopment.html

REDEVELOPMENT AREAS & PLAN STATUS



REDEVELOPMENT AREA

- | | |
|------------------------------|--|
| 1. BERGEN SQUARE | Adopted February 2005 |
| 2. CENTERVILLE | Adopted 2003, Amendments added relative to HOPE VI development |
| 3. CENTRAL WATERFRONT | Plan pulled at second reading before Council. Waiting for completion of DRPA masterplan |
| 4. COOPER PLAZA | Approved by Planning Board March 2005. Property profiles being corrected. Expected before Council June 2005. |
| 5. CRAMER HILL | Court ruling giving Council 90 days from May 3, 2005 to readopt plan. Eminent domain proceedings barred, but voluntary sales to City may continue. |
| 6. DOWNTOWN | Adopted February 2005 |
| 7. DUDLEY | Consultant hired to prepare needs study and plan. Work has not begun. |
| 8. GATEWAY | Plan preparation by Planning Division in progress. Expected completion by end of June 2005. |
| 9. LANNING SQUARE | Plan completed May 6, expected before Planning Board late May, 2005. |
| 10. MARLTON | Plan preparation in progress. Expected before Planning Board in August 2005 |
| 11. MORGAN VILLAGE | |
| 12. PARKSIDE | Adopted 2003. In acquisition process. |
| 13. ROSEDALE | Plan preparation in progress. |
| 14. WATERFRONT SOUTH | Adopted. |

REDEVELOPMENT PLANNING PROCESS



Once the City chooses to redevelop an area, it must follow the statutorily defined process set forth by the State of New Jersey in the Local Redevelopment and Housing Law (LRHL), P.L. 1992, c.79 (N.J.S.A. 40A:12A-1 et seq.) The process includes seven steps:

1. **Needs Determination Report:** A preliminary investigation conducted by the Planning Board to determine whether or not an area is in need of redevelopment;
2. **Public hearing:** A public hearing held by the Planning Board on the proposed redevelopment area designation;
3. **Designation:** Based on the Planning Board's recommendation, City Council may designate all or a portion of the area as an area in need of redevelopment;
4. **Redevelopment Plan:** Planning Board is directed to prepare a redevelopment plan for the area;
5. **Adoption:** City Council adopts the redevelopment plan;
6. **Redevelopment Entity:** Camden Redevelopment Agency, the City's designated redevelopment entity, oversees the implementation of the redevelopment plan; and
7. **Redeveloper:** Camden Redevelopment Agency selects a redeveloper to undertake the redevelopment project or projects that implement the plan.

CAMDEN'S REDEVELOPMENT PLANNING PROCESS:

Council adopts a resolution requesting the Planning Board to prepare a study to determine if an area is in need of redevelopment.

Camden undertakes the preparation of the Needs Determination Study and Redevelopment Plan simultaneously. The Planning Board charges the City's Division of Planning to prepare the documents. The work is either completed in-house by the Chief of Planning or outsourced to a consultant.

During the planning process the City holds at least four community meetings (see page 6.) These meetings are not required by the LRHL. The fourth, and final, community meeting is scheduled for one week prior to the special Planning Board public hearing of the study and plan.

LRHL requires public notice of the Planning Board hearing including notification letters with date, time and place mailed to all property owners in the study area no later than 10 days prior to the hearing. Additionally, notices must be given twice in the newspaper, one no later than 17 days prior to the hearing, and the second no later than 10 days prior.

Both the Needs Determination Study and Redevelopment Plan are presented to the Planning Board at the same hearing. First, the needs determination study is presented, followed by public comment. The Board votes on whether to recommend to Council the designation of the area in need of redevelopment. Second, the Redevelopment Plan is presented, followed by public

REDEVELOPMENT PLANNING PROCESS (CONTINUED)



comment. The Board adopts a resolution referring the Plan to Council for adoption by ordinance and confirming the plan is consistent with the City's master plan. The Planning Board recommendations are memorialized (written up and signed by Planning Board Chair) within a week.

The designation of an area in need of redevelopment must be adopted by Council by resolution. This can be done at one regularly scheduled Council meeting. The redevelopment plan must be adopted by Council by ordinance, requiring two Council hearings. Regular City Council meetings are held twice a month on Thursdays.

The reading of the Needs Determination Study and the first reading of the Plan typically occur at one Council meeting. Council approves the redevelopment area designation by resolution. At a second meeting, the plan is read again and public comment is heard prior to a vote. Public comment is limited to three minutes per speaker. If a particular designation or plan has attracted a lot of public interest, Council may schedule a special Council meeting. Notice in the Courier Post Newspaper must be posted 48 hours in advance of the meeting.

Council can adopt the plan as is, adopt portions of the plan, reject the plan, or adopt the plan with specified amendments. Amendments are approved by resolution in tandem with adoption of the ordinance approving the plan. Amendments must pass through the Planning Board public hearing process before coming back to Council.

The City's Chief Operating Officer has a 10-day veto period following adoption by Council.

A 20-day publication period follows adoption by Council. If no legal impediment is filed with the Municipal Clerk then the ordinance becomes law.

The Camden Redevelopment Agency is the designated redevelopment entity for all Camden's redevelopment plans.

For more information: *Camden City Redevelopment and Planning Hotline*
(856) 968-4742

COMMUNITY INPUT



The Local Redevelopment and Housing Law requires community input when the redevelopment area designation and plan come before the Planning Board and again when the documents come before Council at public hearings. No community input is legally required before then, during the preparation of the Needs Determination Study or the Redevelopment Plan.

In order to engender public support and address concern and confusion regarding the redevelopment planning process, Camden's Department of Development & Planning and the Camden Redevelopment Agency have developed a program of community meetings to provide information to the public relevant to the redevelopment planning process and findings. Four meetings are held while the Needs Determination Study and Plan are being prepared:

Meeting 1: Introduction to the redevelopment planning process/projects

- Identify Redevelopment Goals
- Solicitation of development proposals
- Presentation of map of existing neighborhood

Meeting 2: Developer solicitation

- Discussion of proposed projects
- Community feedback

Meeting 3: Presentation of completed study

- Power Point presentation of draft study and redevelopment plan
- Community feedback

Meeting 4: Informational meeting for the community about redevelopment plan.

Additional community meetings are held on a monthly basis in communities where the redevelopment plan has attracted a lot of public interest.

Community meetings are advertised using flyers delivered door-to-door, Channel 19, and the CRA's planning alert online listserv. The CRA plans to start filming Meeting 3 (presentation of Needs Study and Redevelopment Plan) for broadcasting on Channel 19.

Planning Board public hearing dates are published in the Courier Post Newspaper for two consecutive weeks, 17-days, and 10-days prior to the hearing. Notice of the date, time, and location of the hearing is mailed to every property within a redevelopment area.

The Needs Determination Study and Plan are available for public review on the day of the first notice in the newspaper. The Executive Summary is available at no charge in both English and Spanish.

Following adoption by Council, the Camden Redevelopment Agency begins implementation. Issues and concerns can be addressed directly to the CRA staff, or if necessary, brought before the CRA board during the public comments period of a CRA meeting held on the first Wednesday of every month.

REDEVELOPMENT ACQUISITION PROCESS & RELOCATION BENEFITS



The LRHL requires that the redevelopment plan include (1) a current estimate of the number of households and businesses legitimately occupying buildings identified for acquisition and clearance; (2) the process by which the municipality will provide assistance to affected residents and business owners; and (3) the availability of comparable housing or business space in the general area.

A Workable Relocation Assistance Program (WRAP) is required if legally occupied properties are being acquired as part of a redevelopment plan. The WRAP is a detailed document that establishes procedures for providing financial compensation and assistance to displaced residents and businesses. The WRAP is not part of the redevelopment plan; it is a separate document. The WRAP must be approved by the DCA prior to acquisition of the property and relocation of residents or businesses.

The procedures for assisting residents and businesses with relocation are governed by the New Jersey Relocation Assistance Law, P.L. 1967, c.79 (N.J.S.A. 52:31B-1 et seq.), the Relocation Assistance Act, P.L. 1971, c.362 (N.J.S.A. 20:4-1 et seq.), and associated regulations adopted by the New Jersey Department of Community Affairs (N.J.A.C. 5:11-1 et seq.).

The City defers acquisition and relocation assistance to the Camden Redevelopment Agency (CRA). The CRA has an acquisition and relocation specialist and the City has a relocation officer whose role it is to supervise relocation assistance.

ACQUISITION PROCESS:

Every property that will be or may be acquired must be identified in the redevelopment plan.

The City conducts a title search for each property to determine ownership and any debt (liens) held against the property.

The owner is contacted by mail with a letter that states the CRA's interest in acquiring the property and the owners entitlement to relocation assistance, and inviting the owner to negotiate a sale based on an appraisal by an independent appraiser.

The appraiser examines the property and states the fair market value.

Approximately 4-6 weeks following the appraisal, the CRA sends another letter with an official offer to purchase the property based on the appraised fair market value. The owner is given two weeks to respond. The owner can agree to the terms of the offer, negotiate the price, or refuse the offer.

If the property owner agrees to sell the property, the price paid is for the determined fair market value less the amount of liens against the property.

If the owner refuses the offer, or if the owner is unable to be contacted, eminent domain and condemnation proceedings begin and the matter is referred to a court. If eminent domain is required, the judge will base a decision on (1) whether a fair offer was made in accordance with the law; (2) the acquisition if the property is necessary for the implementation of the plan; and (3) judge decides fair compensation given the fair market value. The value decided in court is never less than the FMV offered by the CRA; sometimes it is more.

REDEVELOPMENT ACQUISITION PROCESS & RELOCATION BENEFITS



RELOCATION ASSISTANCE:

A relocation assistance package is prepared for each property owner, residential tenant and business displaced by the implementation of the redevelopment plan.

In all instances the property owner receives the appraised fair market value of the property minus any liens (tax, sewer, water, etc.) held against the property.

Homeowners:

- Relocation counseling and financial assistance is provided to homeowners choosing to relocate within a 50-mile radius of the redevelopment area.
- At least two comparable homes identified within the City of Camden
- Dislocation benefit of up to \$15,000 above the appraised fair market value of the property
- Closing costs for the purchase of a new property
- Moving expenses: Owner may receive either \$500 up front, or up to \$2,000 reimbursement with receipts

Tenant:

- A payment to cover the tenant's actual moving costs, or a dislocation allowance of \$200 and a fixed moving payment of up to \$300 based on the number of rooms occupied.
- Up to \$4,000, payable over three years, to meet rental expenses, or up to \$4,000 to help with the required down payment expenses to purchase a house.
- Help to locate a new, affordable place to live for the tenant.
- Tenants need to show drivers license or County ID and proof of residence to receive benefits

Business:

- Business owner must find new location
- Dislocation benefit from \$2,500 to \$10,000—based on a percentage of profits from the previous 2-3 years
- Reimbursement for permits, retrofitting space, and moving expenses

The assistance benefits outlined here are the minimum required by law. In certain instances more is provided. For example, the WRAPs for Cramer Hill and Waterfront South budget up to \$20,000 per property.

CRAMER HILL

REDEVELOPMENT AGENCY: Camden Redevelopment Agency
DEVELOPER: Cherokee Camden



RELOCATION REQUIREMENTS:

To Be Acquired: 465 residential properties and 987 households

- 300 homeowners (33 of which have liens)
- 687 renters
- Approximately 20 are senior households

20 businesses and industries

May Be Acquired: 142 residential properties and up to approximately 200 households
 20 businesses and industries

REPLACEMENT HOUSING:

Site	Unit Tenure Potential	Replacement Units
Large Sites	rental	530
Medium Sites	rental/homeownership	68
Small Sites	homeownership/rental	90
Single Lots (Scattered)	homeownership/rental	250
TOTAL		938

DEMOGRAPHICS:

	Census Tract 6009	Census Tract 6010	City of Camden
Population	4,358	5,677	79,904
Area Median Income (Household)	\$21,119	\$28,750	\$23,421
Average Household Size	3.47	3.41	3.12
Households	1,256	1,657	24,177
Housing Units	1,383	1,837	29,769
Vacant	127 (9%)	180 (10%)	5,592 (19%)
Occupied	1,256	1,657	24,177
Own (% of Occupied)	412 (33%)	953 (58%)	11,141 (46%)
Rent (% of Occupied)	844 (67%)	704 (42%)	13,036 (54%)

Source: 2000 Census

REDEVELOPMENT TIMELINE:

Determination of Needs Study Completed	Spring 2004
Redevelopment Plan Completed	April 2004
Planning Board Approval of Redevelopment Plan	May 2004
City Council Approval of Redevelopment Plan	June 2004
Housing Production & Implementation Strategy	October 2004
Relocation Notices Mailed (Sites E & F)	April 2005
Court order for Council to reapprove within 90 days	May 2, 2005
Targeted Relocation Complete:	
Sites M, F	Fall 2005
Site C	Spring 2006
Sites L, E, B	Fall 2006
Site A	Spring 2007
Site G	Fall 2007
Sites H, D	Spring 2008
Site K	Fall 2008
Sites J, I	N/A

OPPORTUNITIES FOR CITIZEN INPUT:

Monthly community meetings in English and Spanish

BERGEN SQUARE



REDEVELOPMENT AGENCY: Camden Redevelopment Agency
DEVELOPER: Bergen Square LLC

RELOCATION REQUIREMENTS:

- To Be Acquired: 2193 parcels in total of which 663 are occupied
- 479 residential units
 - 82 commercial units
 - 4 commercial/residential units
 - 44 institutional units

REPLACEMENT HOUSING:

Up to 2,499 new or rehabilitated units in Bergen Square Redevelopment Area

DEMOGRAPHICS:

	<u>Census Tract 6004</u>	<u>City of Camden</u>
Population	3,880	79,904
Area Median Income (Household)	\$21,741	\$23,421
Average Household Size	3.17	3.12
Households	1,192	24,177
Housing Units	1,667	29,769
Vacant	475 (28%)	5,592 (19%)
Occupied	1,192	24,177
Own (% of Occupied)	488 (41%)	11,141 (46%)
Rent (% of Occupied)	704 (59%)	13,036 (54%)

Source: 2000 Census

REDEVELOPMENT TIMELINE:

Planning Board approved area designation & plan	December 2004
Plan approved by City Council	February 2005
Residents sue re eminent domain	March 2005