

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Housing-Companion Resolution**

**Resolution No.: 06-08-161**

**Resolution Title:**

Resolution Authorizing a Memorandum of Understanding with the City of Camden, the Housing Authority of the City of Camden, Coopers Ferry Partnership, and Center for Family Services, Inc. for the Choice Neighborhoods Implementation Grant Program

**Project Summary:**

- The City of Camden and the Housing Authority of the City of Camden (“HACC”) will re-apply on June 28, 2016 to the U.S. Department of Housing and Urban Development (“HUD”) for the Choice Neighborhoods Initiatives Implementation Grant Program (the “CNI Grant Program”) for up to 30 million dollars in grant funds. Even though, the City and HACC and its partners submitted a highly competitive application in 2015, the application was not funded.
- The CNI Grant Program application is **focused on three Core Area Components: Housing, People, and Neighborhoods**. The Mt. Ephraim South Transformation Plan (the “Transformation Plan”), is the guiding document for directing those placed based initiatives and development that will transform this area.
- The Transformation Plan area is approximately ½ mile extending from I-676 to the west and Haddon Avenue to the east, with northern boundaries of Sheridan Street to the east of Mt. Ephraim Avenue and Jackson Street to the west of Mt. Ephraim, and the southern boundaries of Ferry Avenue to the east of Mt. Ephraim and Bulson Street to the west of Mt. Ephraim Avenue. This area includes all of Centerville and a portion of the Whitman Park neighborhood.
- Each Core Area Principal Team Member is required to certify that it commits to the specific duties and responsibilities that correspond to the Housing, People and Neighborhood components of the Transformation Plan.
- The City of Camden and Coopers Ferry Partnership comprise the Neighborhood Implementation Entity, which will effectuate the coordination, oversight, and implementation of the neighborhood improvements, programs, and activities. In order to maximize points and make the application more competitive, the collective experience and capacity of each of the identified partners will be leveraged in the application.
- CRA role will be to assist in the assembly of sites for among other uses, residential and/or commercial development, side yards, parking, open space, and apply and administer environmental assessment and clean up funds for certain project areas.
- HUD’s Notice of Funding Availability (“NOFA”) requires that the City, HACC, CRA, Coopers Ferry Partnership, and the Center for Family Services enter into a Memorandum of Understanding to demonstrate the partners’ commitment to work together to implement the grant, if awarded, for a least the duration of the term grant.
- See Exhibit A CRA owned Property in the Whitman Park neighborhood for potential uses.

**Purpose of Resolution:**

To enter into a Memorandum of Understanding with the City of Camden, HACC, Coopers Ferry Partnership, and Center for Family Services, Inc.

**Award Process:** N/A

**Cost Not To Exceed:** N/A

**Total Project Cost:** Up to \$30 Million

**Source of Funds:**

06-08-16I

**Resolution Authorizing a Memorandum of Understanding with the City of Camden, the Housing Authority of the City of Camden, Coopers Ferry Partnership, and Center for Family Services, Inc. for the Choice Neighborhoods Implementation Grant Program**

**WHEREAS**, the City of Camden Redevelopment Agency (“CRA”) is charged with the duty of redevelopment throughout the City of Camden; and

**WHEREAS**, the Council of the City of Camden (the “City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. (“LRHL”), an ordinance approving the Centerville Redevelopment Plan and will consider an ordinance approving a Whitman Park Redevelopment Plan as to certain land in the Centerville and Whitman Park Neighborhoods of the City of Camden and more particularly described therein (collectively, the “Redevelopment Areas”); and

**WHEREAS**, the City Council designated the CRA as the redevelopment entity pursuant to the LRHL to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Areas; and

**WHEREAS**, the City of Camden and the Housing Authority of Camden (“HACC”) will re-apply to the U.S. Department of Housing and Urban Development (“HUD”) in June 2016 under its Choice Neighborhoods Implementation Grant Program (the “CNI Grant Program”) for a grant of up to 30 million dollars; and

**WHEREAS**, it is necessary for the CNI Grant Program application for the City of Camden to enter into a Memorandum of Understanding with the Housing Authority of the City of Camden (the “HACC”), CRA, Coopers Ferry Partnership, and Center for Family Services, Inc. to set forth the rights and responsibilities that will govern each partner, if the CNI grant is awarded for at least the duration of the grant term; and

**WHEREAS**, the CRA desires to enter into a Memorandum of Understanding with the City, HACC, Coopers Ferry Partnership, and Center for Family Services, Inc. to implement the CNI Program Grant, and if the CNI grant is awarded, in order to facilitate future redevelopment and implementation of the Mt. Ephraim South Transformation Plan in South Camden; and

**WHEREAS**, CRA’s role in the project will be to assist in the assembly of sites for among other uses, residential and/or commercial development, side yards, parking, open space, and apply and administer environmental assessment and clean up funds for certain project areas; and

**WHEREAS**, CRA owned properties that are available for development in the Whitman Park Neighborhood are shown on Exhibit A attached to this resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, that the Executive Director of the Agency, a duly authorized representative of the Agency, is hereby authorized and directed to enter into a Memorandum of Understanding with the City of Camden, the Housing Authority of the City of Camden, Coopers Ferry Partnership, and Center for Family Services, Inc. which agreement shall include the terms set forth in this Resolution and such other terms and conditions that the Executive Director, in the exercise of her judgment, deems necessary and in the best interests of the CRA; and

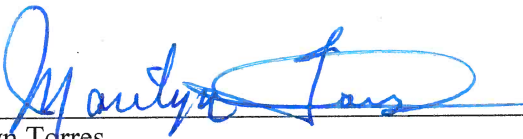
**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

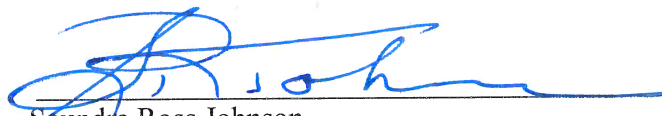
06-08-16I (cont'd)

ON MOTION OF: Maria Sharma

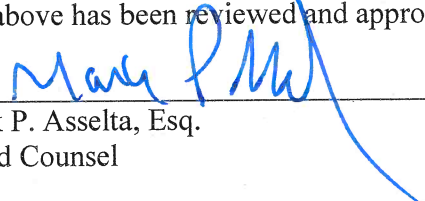
SECONDED BY: Jose Javier Ramos

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Sheila Davis	✓		
Kenwood Hagamin, Jr			
Vance Bowman			
Ian Leonard	✓		
Javier Ramos	✓		
Maria Sharma	✓		

  
\_\_\_\_\_  
Marilyn Torres  
Chairperson

ATTEST:   
\_\_\_\_\_  
Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
\_\_\_\_\_  
Mark P. Asselta, Esq.  
Board Counsel

06-08-16I (cont'd)

**Exhibit A  
CRA Owned Property in Whitman Park**

#	Census Tract	Neighborhood	BLOCK	LOT	PROPERTY ADDRESS	STREET NAME	Lot or Structure
1	6015	Whitman Park	1328	42	1161	Whitman Avenue	Structure
2	6015	Whitman Park	1328	45	1155	Whitman Avenue	lot
3	6015	Whitman Park	1328	41	1165	Whitman Avenue	Structure
4	6015	Whitman Park	1333	78	1207	Whitman Avenue	Structure
5	6015	Whitman Park	1333	60	1245	Whitman Avenue	Structure
6	6015	Whitman Park	1333	79	1205	Whitman Avenue	Structure
7	6015	Whitman Park	1333	73	1217	Whitman Avenue	Structure
8	6015	Whitman Park	1333	52	1265	Whitman Avenue	lot
9	6015	Whitman Park	1333	64	1237	Whitman Avenue	Structure
10	6015	Whitman Park	1343	148	1478	Louis Street	Structure
11	6015	Whitman Park	1343	106	1222	Whitman Avenue	Structure
12	6015	Whitman Park	1343	147	1476	Louis Street	Structure
13	6015	Whitman Park	1343	149	1480	Louis Street	Structure
14	6015	Whitman Park	1343	150	1482	Louis Street	Structure
15	6015	Whitman Park	1343	102	1234	Whitman Avenue	Structure
16	6015	Whitman Park	1343	141	1225	Everett Street	Structure
17	6015	Whitman Park	1343	135	1239	Everett Street	Structure
18	6015	Whitman Park	1343	101	1236	Whitman Avenue	Structure
19	6015	Whitman Park	1344	40	1234	Everett Street	Structure
20	6015	Whitman Park	1344	44	1204	Everett Street	lot
21	6015	Whitman Park	1345	173	1529	Norris Street	Structure
22	6015	Whitman Park	1345	174	1531	Norris Street	Structure
23	6015	Whitman Park	1350	60	1328	Thurman Street	Structure
24	6015	Whitman Park	1350	63	1336	Thurman Street	Structure
25	6015	Whitman Park	1350	122	1548	Norris Street	Structure
26	6015	Whitman Park	1354	42	1243	Chase Street	Structure
27	6015	Whitman Park	1354	38	1251	Chase Street	Structure
28	6015	Whitman Park	1354	6	1561	Norris Street	lot
29	6015	Whitman Park	1354	4	1557	Norris Street	Structure
30	6015	Whitman Park	1354	3	1555	Norris Street	Structure

Error! Unknown document property name.

**Exhibit A**  
**CRA Owned Property in Whitman Park**

#	Census Tract	Neighborhood	BLOCK	LOT	PROPERTY ADDRESS	STREET NAME	Lot or Structure
31	6015	Whitman Park	1354	48	1227	Chase Street	Structure
32	6015	Whitman Park	1355	66	1244	Chase Street	Structure
33	6015	Whitman Park	1355	173	1281	Jackson Street	Structure
34	6015	Whitman Park	1355	118	1296	Chase Street	Structure
35	6015	Whitman Park	1355	68	1238	Chase Street	Structure
36	6015	Whitman Park	1356	3	1605	Norris Street	Structure
37	6015	Whitman Park	1356	4	1607	Norris Street	Structure
38	6015	Whitman Park	1356	5	1609	Norris Street	Structure
39	6015	Whitman Park	1357	28	1566	Norris Street	Structure
40	6015	Whitman Park	1361	48	1674	Mt. Ephraim Ave.	lot
41	6015	Whitman Park	1362	89	1255	Carl Miller Blvd.	Lot
42	6015	Whitman Park	1362	89	1255	Carl Miller Blvd.	lot
43	6015	Whitman Park	1363	55	1228	Carl Miller Blvd.	Structure
44	6015	Whitman Park	1363	83	1700	Mt. Ephraim Ave.	lot
45	6015	Whitman Park	1363	51	1238	Carl Miller Blvd.	lot
46	6015	Whitman Park	1364	185	1287	DeCatur Street	Structure
47	6015	Whitman Park	1364	187	1293	DeCatur Street	Structure
48	6015	Whitman Park	1364	182	1279	DeCatur Street	Structure
49	6015	Whitman Park	1367	69	1301	DeCatur Street	Structure
50	6018	Whitman Park	1367	69	1301	DeCatur Street	Structure
51	6015	Whitman Park	1369	40	1289	Dayton St	Structure
52	6015	Whitman Park	1369	50	1765	Norris Street	lot
53	6015	Whitman Park	1369	64	1773	Norris Street	Structure
54	6015	Whitman Park	1369	61	1767	Norris Street	lot
55	6015	Whitman Park	1369	62	1769	Norris Street	lot
56	6015	Whitman Park	1373	9	1770	Norris Street	Structure
57	6015	Whitman Park	1373	4	1764	Norris Street	Structure