

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

**Housing Development**

**Resolution No.: 07-10-19C**

**Resolution Title:**

**Resolution Designating Saint Joseph's Carpenter Society, Inc., a Non Profit, as Redeveloper of 722 Washington and 724 Washington Street (Block 1434, Lots 55 and 56) of the City of Camden Tax Map) Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper**

**Project Summary:**

1. The CRA owns those properties known as 722 Washington and 724 Washington Street (Block 1434, Lots 55 and 56 of the City of Camden Tax Map) (the "Project Site").
2. This Resolution seeks to designate Saint Joseph's Carpenter Society, Inc. ("SJCS"), or its permitted assignee, as redeveloper of the Project Site and to convey the Property Site to SJCS via a redevelopment agreement for the fair market value of the property as established by a qualified appraiser, plus reasonable costs and expenses and a redevelopment fee.
3. Steven W. Bartelt, MAI, in a report dated June 24, 2019 determined the fair market value to be \$17,000.00.
4. 724 Washington Street is improved with a vacant, dilapidated structure and will require substantial rehabilitation; and 722 Washington Street, immediately adjacent, is a vacant lot.
5. SJCS proposes to substantially rehabilitate the existing structure, and build a residential structure consistent with and suitable for the Cooper Plaza Historic District, and thereafter sell each property to a qualified first-time homebuyer.

**Purpose of Resolution:**

To designate a redeveloper and authorize a redevelopment agreement

**Award Process:**

N/A

**Cost Not to Exceed:**

N/A

**Total Project Cost:**

FMV, plus reasonable costs and expenses and redevelopment fee

**Resolution Designating Saint Joseph's Carpenter Society, Inc., a Non Profit, as Redeveloper of 722 Washington and 724 Washington Street (Block 1434, Lots 55 and 56) of the City of Camden Tax Map) Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper**

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

**WHEREAS**, the City Council of the City of Camden ("City Council") adopted, in accordance with the Local Redevelopment and Housing Law, the Cooper Plaza Redevelopment Plan (the "Plan") as to certain land within the City more particularly described therein (the "Redevelopment Area"); and

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

**WHEREAS**, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake a redevelopment project forming a part of or in furtherance of the Plan; and

**WHEREAS**, CRA owns properties known as 722 Washington and 724 Washington Street and designated as Block 1434, Lots 55 and 56 of the City of Camden Tax Map (the "Project Site"); and

**WHEREAS**, Saint Joseph's Carpenter Society, Inc. (the "Redeveloper") proposes to substantially rehabilitate the existing vacant structure and build a new residential structure on the Project Site, and thereafter, sell each completed structure to a qualified first-time homebuyer; and

**WHEREAS**, a project summary is attached as Exhibit A and the applicable tax map is attached as Exhibit B.

**WHEREAS**, an appraisal of the Project Site was completed by Steven W. Bartelt, MAI, on June 24, 2019 which determined the fair market value of the Project Site to be \$17,000.00; and

**07-10-19C (cont'd)**

**WHEREAS**, single family residential uses are permitted uses under the Cooper Plaza Redevelopment Plan; and

**WHEREAS**, CRA deems the proposed use of the Project Site to be an appropriate use of the property that is consistent with the Plan and to further the interests of the CRA and the City to facilitate the proposed redevelopment of the Project Site.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that Saint Joseph's Carpenter Society, Inc., a non-profit entity is hereby designated as the redeveloper of the Project Site for purposes of entering into an acceptable redevelopment agreement, which designation shall include the right to purchase the Project Site from the CRA for fair market value and which designation shall expire October 31, 2019 if an acceptable redevelopment agreement is not executed or if the designation is not extended in writing by CRA prior to such deadline ; and

**BE IT FURTHER RESOLVED** that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized to enter into and perform the obligations under a redevelopment agreement with the Redeveloper that provides for the sale of the Project Site to the Redeveloper for at least the fair market value of \$17,000.00 as established by a qualified appraiser plus reasonable costs and expenses incurred by the CRA and a redevelopment fee to be redeveloped for single family residence use; and

**BE IT FURTHER RESOLVED** that the Interim 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.

07-10-19C (cont'd)

ON MOTION OF: *Jose Javier Ramos*

SECONDED BY: *Sheila Davis*

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman	✓		
Sheila Davis	✓		
Ian K. Leonard			
Jose Javier Ramos	✓		
Maria Sharma			
Marilyn Torres	✓		

*Marilyn Torres*  
Marilyn Torres  
Chairperson

ATTEST:

*Olivette Simpson*  
Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

*Mark P. Asselta*  
Mark P. Asselta, Esq.  
Board Counsel

**EXHIBIT A  
PROJECT SUMMARY  
CITY OF CAMDEN REDEVELOPMENT AGENCY**

**SJCS Rehab, LLC, sole member - Saint Joseph's Carpenter Society  
722 and 724 Washington Street, Camden, NJ (Block 1434, Lots 55 and 56)  
June 26, 2019**

**Project Summary**

**Type:** (1) Rehab For- Sale Unit and 1 Vacant Lot for Redevelopment  
**Program** Fee Simple – Row house

**Project Site:** 1 House and 1 Lot located on Washington Street in Cooper Plaza

**Target Buyers:** For Sale to First-time Homebuyers  
No Income Restrictions

**Price Point:** \$170,000

**Development Budget**

**USES:**

Building & Property Acquisition	\$ 20,000
Construction	\$230,000
Contractor &OP and Fees	\$ 23,000
Professional Services	\$ 10,000
Carrying and Financing Costs	\$ 5,000
Soft Cost Contingency	\$ 2,000
Developer Fee	\$ 20,000
<b>Total Development Cost</b>	<b>\$310,000</b>

**SOURCES:**

Sales Proceeds	\$170,000
NRTC Funding	\$140,000
<b>Total</b>	<b>\$310,000</b>

**Project Timeline**

- Properties transferred to SJCS – September 30, 2019
- Permits – November 30, 2019
- Construction Complete – May 30, 2020
- Sale/Close Out – July 31, 2020

**Total time start to finish is projected to be 10 months. The construction must be completed before May 31, 2020 for compliance with the NRTC program.**

**Project Narrative**

Through its wholly owned subsidiary SJCS Rehab, LLC, Saint Joseph's Carpenter Society is requesting to purchase 722 and 724 Washington Street (Block 1434, Lots 55 and 56) for the purpose of rehabbing and selling the home to a qualified homebuyer as well as building a newly constructed home on the adjacent vacant lot. No income or resale restrictions or affordability controls apply.

**Project Pictures**

**724 Washington St.**



**722 Washington Street**



Saint Joseph's Carpenter Society ("SJCS") is one of the partners working with Cooper University Hospital to revitalize the Cooper Plaza neighborhood. SJCS has been focused on the residential rehab in the neighborhood. To date, SJCS has completed 54 rehabs within the immediate project area focused on the neighborhood surrounding Cooper Hospital. All of these homes have been sold to qualified families. SJCS is working with Cooper Hospital to rehab and sell an additional 4 properties in the next year.

**Neighborhood Description:** The properties are located in the block bounded by Trenton Avenue and South 7<sup>th</sup> Street. This structure has been vacant for many years and is currently vacant and boarded. The house will be **rehabbed and sold fee-simple without income restrictions for approximately \$170,000**. This sales price is dependent on the layout and size of the house. Full access to the house is not permissible in its current condition. Cooper Hospital has received State-Department of Community Affairs Neighborhood Revitalization Tax Credit ("NRTC") funding for the acquisition and rehab of homes in the neighborhood and is prepared to allocate funding directly to this house.

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Cooper Plaza, a designated redevelopment area, is immediately adjacent to the downtown. Broadway is the main commercial corridor that serves Cooper Plaza with discount stores, family restaurants, convenience stores and other specialized retail stores. Cooper Plaza residents have access to a number of small parks in the area. There is a childcare service provider and the Center for Family Services. The proximity to downtown offers access to the New Jersey Transit bus system, the Camden-Trenton Light Rail line, and PATCO.

All of Camden City is recognized by the New Jersey Housing & Mortgage Finance Agency ("NJHMFA") as a UCC Neighborhood, a Federal/HMFA Target Area, and an Urban Center. The Cooper Plaza neighborhood is also designated in the Camden Empowerment Zone and Promise Zone and is in an Opportunity Zone.

**Existing Conditions** The housing stock in the project areas consists mainly of row houses. They are typically made of brick, some with stucco. These homes often have attractive amenities such as small yards and on-street parking. Most of the homes in the neighborhoods were built before 1950 and there is considerable architectural diversity, making these neighborhoods distinct and striking. Some of the homes, however, are severely dilapidated due to their age and owner abandonment. 722 Washington is a vacant lot next to 724 Washington Street. It is envisioned that this lot will be redeveloped with Cooper Hospital NRTC funding in a future phase. SJCS, Metro Camden Habitat for Humanity, and M&M Development have partnered in this neighborhood to redevelop many houses and the acquisition and redevelopment of 722 and 724 Washington Street will greatly impact this very visible corner.

**Rehab Standards and Counseling Requirement:** 724 Washington Street will be rehabbed to Energy Star standards. It will be built to building codes, inspected by City of Camden officials, and after completion issued a certificate of occupancy. The homebuyer will be required to participate in 8-hour pre-purchase homebuyer training through the SJCS Homeowner Academy.

### **Other Area Redevelopment Projects and/or Initiatives**

This project includes rehab work in the Cooper Plaza neighborhood. This project will complement other redevelopment work already completed in the immediate vicinity of Washington Street.

- Cooper Plaza has been designated as an NRTC neighborhood through the State Department of Community Affairs with Cooper Hospital as the lead and chair of a housing implementation group, of which SJCS is a member.
- SJCS has rehabbed 54 units in Cooper Plaza using funds from the State CHOICE/MONI and NRTC funds and Federal NSP2 and HOME funds.
- SJCS has completed 107 units of façade improvements on 8 blocks (700 block of New, 500, 600 and 700 blocks of Berkley, 400 block of Chambers, 400 and 500 blocks of South 6<sup>th</sup>, 600 block of Washington and a portion of the 400 block of

Trenton) and is designated to continue this project focusing on select blocks along Trenton Ave., Clinton St., Royden St., and South 7<sup>th</sup> Street.

- SJCS is currently implementing a homeowner occupied rehabilitation program in Cooper Plaza that offers up to \$5,000 in grants to assist homeowners with health and safety renovations to their homes, such as new heaters to keep warm, new roofs to replace ones that have been damaged, new windows to lower energy costs, and other renovations to keep residents safe in their homes. SJCS has completed 33 home repairs in the Cooper Plaza neighborhood and currently has funding for an additional 19 houses.
- M&M Development, Inc. completed a 24-unit condominium building and a 30-unit rehab/new construction ownership project that includes NSP2 assistance.
- Habitat for Humanity has completed many units in the area, including numerous new units of homeownership. SJCS is partnering with Habitat on units in Cooper Plaza.
- Cooper Hospital has undertaken the redesign and reconstruction of 3 parks in the area: Washington Commons Park, the 7<sup>th</sup> Street median park, and Triangle Park;
- Cooper Hospital, with Camden County, has implemented streetscaping projects which provided new sidewalks and lighting, with some streets being repaved.
- Cooper Hospital engages the Camden Special Services District to operate a program for vacant lot maintenance.
- Ten houses have been equipped with solar panels through a partnership with GRID Alternatives, PSEG Foundation, and NeighborWorks America.

All of this work has also been leveraged by the new Rowan University Medical School with their partnership with Cooper Hospital as well as the new KIPP Cooper Norcross School, both located just on the other side of Broadway.



EXHIBIT B

Tax Map of Block 1434

