

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Executive Office

Resolution No.: 09-09-20B

Resolution Title:

Resolution Designating the Housing Authority of the City of Camden as the Redeveloper of Certain Land in Block 831 For Construction of Low- Moderate Income Senior Housing in the Cramer Hill Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement for the Project

Project Summary:

1. CRA desires to facilitate the redevelopment of certain vacant and under-utilized city-owned property located in the Cramer Hill Redevelopment Area to provide senior and family housing as part of the Cramer Hill Transformation Plan proposal to be submitted to the US Department of Housing and Urban Development (HUD) by the HACC and City of Camden.
2. The City will transfer to CRA certain City-owned property identified located in Blocks 823, 856, 868, and 831. The CRA will then re-convey the Property to the HACC and/or its co-developer pursuant to a redevelopment agreement.
3. The HACC and its co-developer propose the new construction of a 55-unit multi-family senior rental development on Block 831, Lots 3, 4, 5, 7, 11, 12, 13, 21, 22, 23, 24, 25, 26, 53, and 54.
4. To finance the senior project, the HACC will be submitting an application for funding for a 2020 HUD Choice Neighborhood Implementation (CNI) Grant to the US Department of Housing and Urban Development and application for tax credits to the New Jersey Housing and Mortgage Finance Agency. HACC and/or its co-developer or assigns must also establish site control for these applications.
5. The HACC and its co-developer will be obligated to pay the legal, appraisal or other related costs incurred by CRA in connection with the proposed redevelopment agreement.

Purpose of Resolution:

- Designate Redeveloper
- Enter into Cost Agreement
- Redevelopment Agreement

Award Process:

N/A

Cost Not To Exceed:

TBD

Total Project Cost:

TDC: \$14.2 Million

Source of Funds:

Redeveloper Funds

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

WHEREAS, pursuant to the Local Redevelopment and Housing Law (“LRHL”), the CRA is designated as the Redevelopment Entity to implement the Cramer Hill Redevelopment Plan and is authorized to enter into agreements with redevelopers to undertake redevelopment projects forming a part of and in furtherance of the Redevelopment Plan; and

WHEREAS, CRA desires to facilitate the redevelopment of certain vacant and under-utilized City-owned property located in the Cramer Hill Redevelopment Area to provide senior and family housing as part of the Cramer Hill Transformation Plan proposal to be submitted to the US Department of Housing and Urban Development (HUD) by the HACC and City of Camden; and

WHEREAS, the City will transfer to CRA certain City-owned property identified as Block 823, Lots 1, 2, 3, 4, 21, 22, 23, 24, 81 and 82; 856, Lots 40, 40.01, 51, 54, 60, 60.01, 60.02, 60.03, 61 and 61.01; Block 868, Lot 14.01; and Block 831, Lots 3, 4, 5, 7, 11, 12, 13, 21, 22, 23, 24, 25, 26, 53, and 54 of the City Tax Maps (the “Property”); and

WHEREAS, the CRA will re-convey the Property to the HACC and/or its co-developer pursuant to a redevelopment agreement for the development of affordable senior and family housing on the property; and

WHEREAS, the HACC and its co-developer propose the new construction of a 55-unit multi-family senior rental development on Block 831, Lots 3, 4, 5, 7, 11, 12, 13, 21, 22, 23, 24, 25, 26, 53, and 54, of the official Tax Map of the City of Camden (“the Project Site”); and

WHEREAS, the HACC will be submitting an application for funding for a 2020 HUD Choice Neighborhood Implementation (CNI) Grant to the US Department of Housing and Urban Development and an application for tax credits to the New Jersey Housing and Mortgage Finance Agency and the execution of a redevelopment agreement with the CRA is necessary to establish site control as required for such applications; and

WHEREAS, the residential use proposed is a permitted use under the Redevelopment Plan.

09-09-20B (cont'd)

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Housing Authority of the City of Camden (HACC) be and is hereby designated as Redeveloper of Block 831, Lots 3, 4, 5, 7, 11, 12, 13, 21, 22, 23, 24, 25, 26, 53, and 54, of the official Tax Map of the City of Camden which designation shall include the right of the Redeveloper to obtain title to the Project Site and which designation and right is subject to the City's transfer of the Project Site to the CRA; and

BE IT FURTHER RESOLVED, that the Interim Executive Director, is hereby authorized and directed to negotiate and enter into a Cost Agreement and a Redevelopment Agreement with the Redeveloper that includes among other things, the terms set forth in this Resolution and the obligation of the Redeveloper to pay reasonable legal, appraisal and/or other related costs that the CRA incurs in connection with the proposed redevelopment agreement and which sets forth the terms and conditions for the conveyance of the Project Site to the Redeveloper; 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; and

BE IT FURTHER RESOLVED that all the actions set forth in this resolution shall be void if the City does not transfer the Property to the CRA as described above.

09-09-20B (cont'd)

ON MOTION OF: Gilbert Harden Sr.

SECONDED BY: Ian K. Leonard

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Derick Davis	X		
Gilbert Harden, Sr.	X		
Ian K. Leonard	X		
Jose Javier Ramos			
Maria Sharma	X		
Marilyn Torres	X		

Marilyn Torres

Marilyn Torres
Chairperson



ATTEST: _____

Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel