

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 10-13-21B

Resolution Title:

Resolution Authorizing an Amendment to Resolution 11-18-20B that Designated Urban Development Partners L.L.C. as the Redeveloper of Block 185, Lots 2, 3, 7, 8, 9, 11, 12, 14 -30 of the City of Camden Tax Map to Amend the Number of Units for the Project

Project Summary:

- The CRA owns the vacant structures and lots identified as Block 185, Lots 2, 3, 7, 8, 9, 11, 12, 14 30 on the City of Camden Tax Map and located within the Lanning Square Redevelopment area (the “Project Site”).
- The CRA pursuant to Resolution 11-18-20B designated Urban Development Partners, L.L.C. as Redeveloper of the Project Site to construct a 64-unit market/rate mixed-income rental housing development and provide a set aside of up to 16 units that will be affordable to households earning between 60% and 30% of the area’s median income.
- In order for the Redeveloper to proceed with its proposed rental housing development adjustments in the project plan are necessary due to dramatic cost increases in demolition and new construction and related costs, which have been attributed to the Pandemic. The Redeveloper is requesting a change in the project plan to increase the number of units to 82-units and 16-units will remain the set aside for affordable households earning between 60% and 30% of the area’s median income.

Purposes of Resolution:

Amend the proposed project plan to amend the number of units

Award Process:

N/A

Cost Not to Exceed:

N/A

Total Project Cost:

TBD

10-13-21B

Resolution Authorizing an Amendment to Resolution 11-18-20B that Designated Urban Development Partners L.L.C. as the Redeveloper of Block 185, Lots 2, 3, 7, 8, 9, 11, 12, 14 -30 of the City of Camden Tax Map to Amend the Number of Units for the Project

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

WHEREAS, CRA is authorized by the Lanning Square Redevelopment Plan to designate and enter into agreements with redevelopers to undertake redevelopment projects in furtherance of the Plan; and

WHEREAS, CRA is the owner of Property designated as Block 185, Lots 2, 3, 7, 8, 9, 11, 12, 14 - 30 of the Tax Map of the City of Camden and more fully described on Exhibit A (the "Project Site"); and

WHEREAS, CRA pursuant to Resolution 11-18-20B designated Urban Development Partners, L.L.C. as Redeveloper of the Project Site to construct a proposed 64-unit market/rate mixed-income rental housing development and to provide a set aside of up to 35 units that would be affordable to households earning between 60% and 30% of the area's median income; and

WHEREAS, in order for the Redeveloper to proceed with its proposed rental housing development, changes in the project plan are necessary due to dramatic increases in demolition and new construction costs, the Redeveloper proposes to increase the number of units from 64-units to 82-units; and

WHEREAS, CRA deems the proposed residential use of the Property Site and changes in the project plan to be appropriate and consistent with the Plan and in the best interests of the CRA and the City in order to facilitate the proposed redevelopment of the Property.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Resolution 11-18-20B is hereby amended to change the proposed project plan to increase the number of units from 64-units to 82-units and provide at least 16 units as affordable in the project; 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.

10-13-21B (cont.)

ON MOTION OF: **Gilbert Harden, Sr.**


SECONDED BY: **Maria Sharma**

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

Ian K. Leonard

Ian K. Leonard
Vice 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

**Exhibit A
PROPERTY LIST**

Block	Lot	Location	Owner
185	2	418 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY
185	3	420 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY
185	4	422 WASHINGTON ST	PRIVATE OWNERSHIP
185	5	424 WASHINGTON ST	PRIVATE OWNERSHIP
185	6	426 WASHINGTON ST	PRIVATE OWNERSHIP
185	7	428 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY
185	8	430 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY
185	9	432 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY
185	10	433 WEST ST	PRIVATE OWNERSHIP
185	11	435 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	12	437 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	13	439 WEST ST	PRIVATE OWNERSHP
185	14	441 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	15	443 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	16	445 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	17	447 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	18	449 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	19	451 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	20	453 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	21	455 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	22	427 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY
185	23	425 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY
185	24	423 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY
185	25	421 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY
185	26	419 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY
185	27	417 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY
185	28	415 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY
185	29	413 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY
185	30	REAR 439 WEST ST	CAMDEN REDEVELOPMENT AGENCY