

CITY OF CAMDEN FAIR HOUSING ACTION PLAN¹

TIME FRAME	RECOMMENDATION	LEADERSHIP ROLE	ESTIMATE PROBABLE COST	POTENTIAL SOURCE OF FUNDS
07/04 – 07/06	-Implement strategic revitalization plan -Develop neighborhood plans and Redevelopment plans for the entire city	*Camden Redevelopment Agency *Department of Development and Planning	\$1,500,000-2,018,000	State ERB funds CDBG Private
04/02-ongoing	Design and utilize a tracking system to provide accurate, up-to-date information on the status of the city’s housing stock: numbers, types, size and locations of dwellings being built, rehabilitated or demolished.	* GIS * Building Bureau * City Properties * CamConnect * Code Enforcement	Not available	* Annual City Budget for Department of Dev & Planning, and Code Enforcement. * State * Private
04/03-ongoing	Replace “scattershot” demolition with a system of coordinated building, Rehab and demolition based on neighborhood-by-neighborhood planning.	* NJHMFA’s ABC * Camden Redevelopment Agency * City Dept. of Public Worksneighborhoods. *City Dept of Code Enforcement *City Dept of Dev & Planning	Not available. Redirection and emphasis on target	NJHMFA’s Demolition Loan State Economic Recovery Aid
04/03-ongoing	Strengthen neighborhood revitalization efforts by securing commitments from city administration to provide sufficient support services.	*Comprehensive Mgt. Study: * Camden Redev. Agency * City Public Works *City Code Enforcement	Extra staff \$’s. Redirection and emphasis on specific Public Works services being delivered to targeted neighborhoods	Annual city budget for Police, Public Works, Plng & Development (Zoning Officer, Building Inspection, Housing Inspection), Code Enforcement State Economic Recovery Aid
04/02-ongoing	Establish a non-profit home maintenance service which would help income-eligible elderly, handicapped and female-headed family homeowners to keep their homes in good repair.	* North Camden Land Trust * Heart of Camden * St. Joseph’s Carpenters Society * The Work Group * OEO	Start-up: \$64,000 On-going: \$27,000-53,000	Start-up: * NJ Dept. Community Affairs * Foundation Grants * Local contributions * CDBG * United Way of Camden County * Income from service subscribers

¹ Revised 08/05

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04/03-09/05	Continue to seek ways to address and adjust property tax inequities caused by over assessments and under assessments.	Reassessment Task Force: Public Officials, private citizens committed to correcting disproportionate tax inequities via affordable plan Underway	\$0	* Contributed Time
04/03-10/05	Hire a plumbing/electrical/building code expert from the outside of the city and county to review all building codes in effect and make recommendations for revisions that would permit taking advantage of modern, economical materials and techniques.	* Office of Mayor * City Council * Building Bureau * Housing Inspectors	\$20,000-30,000	* City of Camden Budget Allocation
*Negotiate with DCA to loan a Code Official to conduct an analysis of codes for revisions, this would be a savings to the City. Accomplished				
Accomplished	Create a position of Housing Director to provide expert advice and assistance to local groups/organizations/departments in developing workable affordable housing initiatives, locating funding, writing grant proposals.	* Camden Redevelopment Agency	\$90,000 per year	* State Economic Recovery Aid
04/03-on-going	Publicize, through a weekly column in the local newspapers, important, specific and timely information about affordable housing: availability of low-interest mortgage and Rehab loans, new "portability" of Sec. 8 certificates, meetings, workshops, seminars, etc.	* Courier Post with information submittals from: * Office of Mayor * Camden Housing Authority * Housing Services * Community Development * Camden County Bd. Of Realtors * Local banks handling low-interest mortgage and rehab loans * Housing Resource Specialist	One hour or less of staff time per week for preparation of information submittals 4-6 hours per week of newspaper columnist's time	Contribution of staff time by newspapers and participating organizations.

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Accomplished	Develop a program for personal counseling and training services to prepare individuals/couples for homeownership.	<ul style="list-style-type: none"> * Jaycee Housing Counseling * Camden Housing Partnership * St. Joseph's Carpenter Society * Lending Institutions * Neighborhood Housing Services *OEO 	\$7,500 per year for part time counselor salaries	<ul style="list-style-type: none"> * CDBG/HOME * CRA contributions from local Lenders * Grants from local corporations * State IDA program
04/03-on-going	Enlist the assistance of the Camden County Board of Realtors and the Apartment Credit Service to develop a high school course on personal financial management and housing	<ul style="list-style-type: none"> * Camden County Bd. Of Realtors * Apartment Credit Service * Camden Bd of Education 	\$0	Donated time of all participants
04/02-on-going	Encourage advocates/service providers seeking housing locations for special needs groups to seek out and work with administrative officials from county jurisdictions whose zoning ordinances offer an open door to group care facilities.	<ul style="list-style-type: none"> * Dept of Health & Human Services * Community Development * Local Colleges *County Homeless Network Planning Committee *N.J. Policy Academy Team 	\$0	<ul style="list-style-type: none"> * NJ Dept. of Education Discretionary Fund * Civic Clubs (Rotary, Lions, Elks) Scholarship * Local Foundation grant * Donated time *HMIS (Homeless Management Information System)
04/03-on-going	Work toward developing demonstration programs that would experiment with new approaches to resolving difficult situations related to housing.	<ul style="list-style-type: none"> New Approaches Task Force: * Dept of Health & Human Services * Camden Housing Authority * Tenants Associations * Non-profit Housing Providers * City Officials *NJ Policy Academy * County Homeless Network Planning Committee * Father Mannion Homeless Summit 	4-6 hours per month staff time for participating agencies	* Existing staff resources from participating agencies contributed

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04/02-on-going	A concerted and continuing effort on the part of the minority leadership in the city to unite, organize and advocate strongly for actions which would assure minority members fair treatment in hiring, housing, education, etc.	<ul style="list-style-type: none"> * O.E.O. * North Camden Land Trust * Hispanic Affairs * Lanning Square West * Other appropriate representatives * County Freeholders' Fair Housing Counseling Board 	<p>4-8 hours per month per participant</p> <p>Provision of meeting space</p>	<ul style="list-style-type: none"> * Existing staff resources from participating agencies * Contributed time from volunteer participants
04/02-on-going	Ensure coordination between transit planners and developers who construct housing or new employment facilities to guarantee that public transit is available or can be made available.	<ul style="list-style-type: none"> * Dept. Of Utilities * Division of Planning * NJ Transit * PATCO * DVRPC * State Smart growth planning 	\$0	<ul style="list-style-type: none"> * State Smart growth grants * DRPA
04/02-on-going	Use faculty and students from local colleges and universities as valuable resources to help carry out selected recommendations.	All "Responsible Entities"	<p>\$0</p> <p>Internships</p>	