

## I B. ASSESSMENT OF FIVE YEAR GOALS AND OBJECTIVES NARRATIVE

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### FY 2005 – FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR RENTAL HOUSING

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#### Consolidated Plan Objectives are:

- 1. Affordable Rental Housing Objective 1. Provide continued tenant based rental subsidies to currently qualified and contracted Section 8 Housing Assistance Program households and expand the number of available certificates and vouchers.** New Jersey Department of Community Affairs and the Camden City Housing Authority continue to be the sources of Section 8 rental subsidies for extremely low, very low and low-income city residents. The vision of better integration of public housing into the surrounding neighborhood continues as several HUD HOPE VI projects are in progress. The projects consist of a mix of affordable rental and homeowner units, new construction and rehabilitation. Also, HUD HOPWA funds are also source of Section 8 subsidized rental housing for low income persons with HIV/AIDS.
- 2. Affordable Rental Housing Objective 2. Provide realistic opportunity for development of affordable rental housing through the construction of new and/or converted housing units over the five year-C-Plan term.** The State's Low Income Housing Tax Credits (LIHTC) and the City's Payment In Lieu of Taxes (PILOT) programs are continuous incentives to affordable rental housing developers. 183-unit Liberty Park Town homes project was funded with a combination of Tax Credits, private and local HOME funds. In this CAPER period, the 51-unit Faison Mew Senior Housing development in Parkside is completed and occupied. The 40-unit Fairview Village project is fully funded and under construction by RPM Development Group. Michael's Development Co has begun construction on 78 affordable units in the Cramer Hill area. Also, during this CAPER period, Camden Redevelopment Agency is managing 4 additional affordable rental housing projects utilizing a combination of LIHTC, ERB, other State, federal and private funds. **(See Camden Redevelopment Agency CAPER Report inserted after page 2.)**

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### FY 2005 – FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR HOMEOWNERSHIP

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#### Consolidated Plan Objectives are:

- 1. Affordable Owner -Occupied Housing Objective 1. Assist homeowner-occupants**

**with the completion of emergency repairs.** The City Division of Housing Services continues to be the main agency operating programs that award grants/loans for under \$20,000. The City's emergency repair grant program has been the main source of assistance, for many years, to low income residents in dire need of repair of major systems

. (See **Division of Housing Services printout inserted after page 2.**)

**2. Affordable Owner-Occupied Housing Objective 2: Assist homeowner-occupants in financing home repair and improvement projects.** The City Division of Housing Services and the NJ Housing & Mortgage Finance Agency are the two main public agencies providing rehabilitation grants and low-interest loans to owner occupants. A new NJHMFA homeowner repair grant program is being made available to Camden homeowners at a total cost of \$7.1 million. Cooper's Ferry Development was selected as the first local non-profit to assist 50 of the anticipated 300 homeowners with the \$20,000 rehabilitation grant program.

(See **Division of Housing Services printout inserted after page 2**)

**3. Affordable Owner -Occupied Housing 3. Provide a realistic opportunity for development of a limited number of affordable owner-occupied housing units through zoning, development incentives and/or financial assistance supporting the construction and sale of affordable housing units.** Several non-profit housing developers are subsidized by New Jersey Economic Recovery Board (ERB) funds administered by the Camden Redevelopment Agency and by HOME and CDBG funds administered by the City Division of Housing Services. The new construction and rehabilitation projects use a combination of other State and private funds.

There are currently 15 affordable housing for sale projects completed or under way. (See **Camden Redevelopment Agency CAPER report and Division of Housing Services printout inserted after page 2.**)

**4. Affordable Owner -Occupied Housing 4. Provide low/moderate first time home buyers assistance through a First Time Homebuyer program using privately-funded principal mortgages & Federal Home Loan Bank Board and/or NJHMFA or secondary loan funds and City HOME program, counseling, and downpayment, financial assistance.** The City continues to reserve a portion of its HUD entitlement grant each year for this valuable program administered by the Division of Housing Services. St Joseph Carpenter Society and Neighborhood Housing Services of Camden as well as the Camden Housing Authority offer homebuyer counseling and education programs to prepare the clients for the responsibilities of homeownership utilizing other HUD funds and private funds.

(See **Division of Housing Services printout inserted after page 2**)

## **FY 2005 – FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR ELIMINATION OF SLUM AND BLIGHT**

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### **Consolidated Plan Objective is:**

**1. Elimination of Slum and Blight Objective 1. Provide an active and aggressive property management program to maintain the city's vacant and abandoned properties.** The City in partnership with the NJ HMFA and a local organization, Camden Churches Organized for the People (CCOP) continues to structure such a program. Demolition funding and administrative oversight are provided by NJHMFA with the CCOP acting as a watchdog to identify properties that pose a health and safety hazard. The City Bureau of City Properties expanded staff to accomplish a comprehensive data base on all city owned properties.

## **FY 2005 – FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR THE HOMELESS**

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### **Consolidated Plan Objectives are:**

- 1. Homelessness Objective 1. Provide outreach assessment services to homeless individuals and families:** Case management is an integral part of the programs of the Homeless service providers. To assure understanding of its importance, Homeless Network Planning Committee members continue to give case management and life skills training a High priority rank in the Gaps Analysis. The annual Gaps Analysis, completed by Homeless Service providers, guides funding requests. In addition the HUD-mandated national one-day count of the Homeless on January 27, 2005 was attempts to not only obtain an unduplicated count but also to assess the housing and services needs of the Homeless. As in previous surveys of the Homeless, substance abuse and mental illness are issues for the population (28%). HNPC continues to address these case management issues by special ad hoc committees. The Ten Year Plan to End Chronic Homelessness contains recommended action steps and resources to improve the blight of the homeless and at risk for homelessness. Planning for the first annual summit of October 5, 2006 began after the final working plan draft of May 10, 2006.
- 2. Homeless Objective 2. Develop and/or maintain emergency shelters for homeless individuals and families.** Respond PATH operates the City's Code Blue Shelter as well as two other shelters. Volunteers of America Anna Sample House is the emergency shelter for women and families. Also the City opens its community center in Fairview to shelter the overflow during the winter months. The County Board of Social Services also provides emergency housing placement at several motels in the County.
- 3. Homeless Objective 3. Develop and/or maintain transitional housing for formerly homeless individuals and families.** The city constantly re-evaluates requests for the facilities to assure that there is a proper balance of transitional housing facilities throughout the county and the region. The Priority on the federal,

state and local level is ending chronic homelessness in ten years. The City is working with the Homeless Network Planning Committee to develop a realistic plan to end chronic homelessness in 10 years. A final working draft of this plan will be the central discussion at our first annual summit to end homelessness in October 2006. The Transitional shelters in the city have improved and increased their case management services. Better coordination of the services continues to be one of the strategies emphasized. The City also prefers projects and programs that promote and accomplish independence for the Homeless. The City policy continues to support existing facilities and new facilities with a strong supportive services component that can realistically accomplish stability and independence for the homeless clients served.

- 4. Homeless Objective 4. Develop permanent supportive housing and permanent housing for formerly homeless individuals and families.** Permanent affordable housing is one of the six main categories in our Ten Year Plan. Action steps and resources will be furthered discussed by a group of stakeholders at our first annual summit to end homelessness in October 2006.

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**FY 2005 –FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR YOUTH CENTER.**

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**Consolidated Plan Objective is:**

- 1. Community Development Objective 1. Support the development and operation of youth centers, child care centers, and health facilities.** There are two super youth centers earmarked for the city. One is currently under construction in the Rosedale/Dudley neighborhood. The other is planned for the Cramer Hill neighborhood. Financing is substantially completed, short by \$3million of the projected \$30million needed for construction .

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**FY 2005- FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR CHILD CARE CENTERS**

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**Consolidated Plan Objective is:**

- 1. Community Development Objective 1. Support the development and operation of youth centers, child care centers, and health facilities.** There are over 49 childcare centers in the city. Many of the parents are eligible for Welfare assistance or are charged on a sliding scale according to income. Because the city is an Abbott district, free day care service is available to three and four year olds at twenty -three centers. A new 16,000 square feet facility , the largest day care in the city is 90% complete.

**FY 2005 – FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR HEALTH FACILITY**

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**Consolidated Plan Objective is:**

- 1. Community Development Objective 1. Support the development and operation of youth centers, child care centers, and health facilities.** State ERB funding in conjunction with County Improvement Authority bonds is financing a \$23 million expansion effort of one of our major hospitals in the city.
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**FY 2005 - FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR FLOOD DRAIN IMPROVEMENT**

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**Consolidated Plan Objective is:**

- 1. Complete and maintain flood drain, water, street, and sewer improvements.** The City Division of Capital Improvements was created to address this major need.
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**FY 2005 – FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR STREET IMPROVEMENT**

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**Consolidated Plan Objective is:**

- 1. Complete and maintain flood drain, water, street, and sewer improvements.** Major residential streets are improved mainly with State and federal funds by the City Division of Capital Improvements. Milling and resurfacing of 9 major residential streets were completed.. Signal upgrades at 15 intersections and flashing beacon school signs at 6 schools were also completed. Street improvements are targeted in neighborhood opportunity areas, whenever possible, for maximum development impact.
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**FY 2005 – FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR WATER IMPROVEMENT**

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**Consolidated Plan Objective is:**

- 1. Complete and maintain flood drain, water, street, and sewer improvements.** The Division of Capital Improvements was created to address this need.

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**FY 2005 – FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR SEWER IMPROVEMENT**

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**Consolidated Plan Objective is:**

**1. Complete and maintain flood drain, water, street, and sewer improvements.** Sewer improvement dollars and activities are targeted in all planned redevelopment areas by the Camden Redevelopment Agency and the Department of Development and Planning. This need is under the direct oversight of the Division of Capital Improvements.

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**FY 2005 – FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR HANDICAPPED SERVICES**

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**Consolidated Plan Objective is:**

**1. Deliver handicapped services, youth services, substance abuse services, employment training, crime awareness, and health services.** Handicap accessibility is a priority of all federally funded projects, Homeless providers, public housing, and our local government.

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**FY 2005 – FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR YOUTH SERVICES**

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**Consolidated Plan Objective is:**

**1. Deliver handicapped service, youth services, substance abuse services, employment training, crime awareness, and health services.** The City has a large youth population. There are at least 24 non-profit organizations in the city offering recreation and educational programs for our youths. Annually Campbell Soup Foundation provides \$350,000 to these agencies for summer youth programs. The City has a Division of Youth Services to service the at-risk youth population referred by DFYS in addition to the year-round youth activities of the City Department of Health and Human Services. Lourdes Hospital, Rutgers University, Camden Housing Authority, and several non-profit agencies continue to offer or to expand educational, cultural, and mentoring programs to city youths utilizing private foundation grants.

The Camden School Board continues the planning and designing of the Five-Year School Facilities and Construction Plan to upgrade the city schools through new construction and renovations. A timetable for the \$400 million construction effort involving 26 schools was completed. The first 8 schools were projected for completion in 2007. State budget and administrative concerns continue to cast a doubt on the actual number of schools in the city that will be constructed or renovated.

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**FY 2005- FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR  
SUBSTANCE ABUSE SERVICES**

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**Consolidated Plan Objective is:**

- 1. Deliver handicapped services, youth services, substance abuse services, employment training, crime awareness, and health services.** Camden Zoning Board approved a hardship and use variance for the first in-patient drug treatment center in the city.
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**FY 2005 – FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR  
EMPLOYMENT TRAINING**

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**Consolidated Plan Objective is:**

- 1. Deliver handicapped services, youth services, substance abuse services, employment training, crime awareness, and health services:** In addition to the Genesis School of Business, Latin American Economic Development Association (LAEDA), and Camden Empowerment Zone, several new agencies continue to offer employment training to the residents. Cooper and Lourdes hospitals received a State Labor grant to train residents for higher paying technician jobs. Camden City Division of Planning developed the program and the process for training residents in assessment and remediation of brown fields under a federal grant. Intake applications were available in August 2004 and the first class graduated in the summer of 2005. Camden Housing Authority administers several training programs for the public housing residents through the HUD HOPE VI construction projects, HUD CIAP program, and HUD Youthbuild project. Also, Bright Star Housing and Community Development, Woodland Community Development, Camden Culinary Arts, Genesis, and American Community Partnership are five relatively small non-profit agencies that provide job and life skill training to our young working age population. Camden County OEO and Community Gateway implemented employment training programs during this CAPER period. Respond, Inc. is planning an employment training facility.  
For the Homeless population, a consortium of service providers created a Job Network for available employment opportunities for “job-ready” clients.

City Council amended the Code by adding that the one-half of one percent of construction contracts over \$2.5 million set aside for training of minorities and women shall be disbursed only to qualified job training programs approved by the State. The ordinance was passed in June 2004.

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**FY 2005 – FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR CRIME AWARENESS**

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**Consolidated Plan Objective is:**

**1. Deliver handicapped services, youth services, substance abuse services, employment training, crime awareness, and health services.** Operation Sunburst, Weed and Seed program, and community policing continue in the city. Neighborhood revitalization activities underway in two of the State-designated target areas, Parkside and Fairview, contain public safety elements of street lighting and demolition. State funds are committed to the demolition of unsafe and crime-attraction structures. A Public Safety Ad Hoc Committee will continue to implement their thirteen recommendations. City Council moved quickly to adopt a residency restriction ordinance for sex offenders due to the high concentration of Tier II and III offenders in the city. A new civilian director of the police department has been hired.

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**FY 2005 – FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR HEALTH SERVICES**

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**Consolidated Plan Objective is:**

**1. Deliver handicapped services, youth services, substance abuse services, employment training, crime awareness, and health services.** Two major hospitals in the city continue to plan for expansion. Physical and mental health services for the poor and the homeless continue to be an active concern of non-profit service providers

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**FY 2005 –FY 2009 CONSOLIDATED PLAN HIGH PRIORITY RANK FOR ECONOMIC DEVELOPMENT**

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**Consolidated Plan Objective is**

**1. Rehabilitate commercial and industrial facilities and infrastructure, and complete other improvements to commercial and industrial properties.** Economic development

in the city is a local as well as a State priority. Added to the huge influx of State, Federal and private dollars was the creation of a 15-member Economic Recovery Board, \$175 million in economic recovery aid from the State, and a State-appointed Chief Operating Officer to ensure the implementation of the Municipal Rehabilitation and Recovery Act and the internal re-organization of city departments .The recommendations for internal reorganization of city departments were completed in 2004. That proposal has not been officially approved by the State. Camden Redevelopment Agency continues to leverage private investment dollars, other state dollars, and federal dollars for economic development projects and businesses. .

Cooperative Business Assistance Corp. (CBAC) continues to aid in the growth of small businesses, job creation, and leveraging of private investment.

Several large infrastructure redevelopment projects are underway in the construction phase or in the financial packaging phase. Yorkship Square/Fairview Main Street, Broadway Main Street, and Cramer Hill Commercial Core Streetscape and Façade Enhancement. Four major access roads to our developing waterfront completed and infrastructure improvements are underway in the Gateway and SJPC areas with State discretionary fund and ERB funds. . Cooper Ferry Development continues in conjunction with Greater Camden Business Partnership and the Camden Redevelopment Agency to develop the Downtown Beautification project. Acquisition and relocation of the Terraces continue in preparation for commercial/ industrial development.

Camden Urban Enterprise Zone has targeted 9 neighborhood commercial corridors for UEZ funding.

There are now twelve entities involved in job training in the city and three agencies providing training for small businesses.

## **SECTION 2. AFFIRMATIVELY FURTHERING FAIR HOUSING**

### **NARRATIVE**

**The following impediments to Fair Housing Choice were identified by the City of Camden:**

1. Below-market appraisals were a direct result of the use of appraisal firms not totally familiar with housing market conditions in the City. Because lenders provide mortgages based on the lesser of the sales price or the appraised value, this has traditionally resulted in higher, prohibitive downpayment requirements;
2. Insurance companies which are reluctant to provide homeowners with insurance policies in certain areas of the City, which prevents households, particularly low-income households, from buying homes in these areas;
3. Resistance on the part of various neighborhoods to locating transitional housing for the homeless individuals and families; and
4. Resistance on the part of the neighborhoods to locating housing for HIV/AIDS individuals and families.

#### **Actions To Be Taken To Address Impediments**

The City of Camden continues to utilize programs that have been developed on the local and state levels to assist the low-income purchaser with down payment and closing costs.

The City will work, through non-profit developers, to inform the public of their rights and the procedure for filing complaints. The Department of Banking and Insurance complaint form will be made available and the City will encourage all its housing subrecipients to make copies of the form available as well.

To address neighborhood resistance to City-approved housing for people with HIV/AIDS, the City will work with the various social service agencies and state agencies that provide such housing to educate the public about the occupants of these facilities and provide training programs to inform the neighbors of the screening processes and management controls utilized by these facilities.

## **SECTION 3. AFFORDABLE HOUSING**

### **NARRATIVE**

The New Jersey Department of Community Affairs and Camden Housing Authority provide Section 8 housing assistance to low- income renters. Decent and safe housing is made affordable by a State rental subsidy that assures the renters pay no more than 30% of their income to the landlord.

Affordable housing is a part of all completed neighborhood redevelopment plans in the city.

693 affordable rental and homeowner units were completed, are under construction , or financing completed by Camden Housing Authority, St. Joseph Carpenter Society, Ingerman Developers, RPM Developers, and Penrose, Michaels Development Co., Conifer Realty, and Cramer Hill CDC.

Low and moderate income homeowners were assisted by various programs administered by the City Division of Housing Services.

Camden Redevelopment Agency continues to transfer abandoned city-owned properties for affordable housing projects and redevelopment projects. The City owns over 3,000 vacant properties. City Council has approved transfer of properties to Camden Redevelopment for option agreements with Camden Lutheran Housing, St. Joseph Carpenter Society, Fairview Village LLC and Parkside Community and Business in Partnership.

The housing needs of the homeless and HIV/AIDS-infected are addressed by a Consortium of service providers and government agencies who continue to assess the challenges facing this special population, to coordinate the resources needed to improve their quality of life, and to assure equitable access to housing throughout the Region.

The first year HUD HOPWA grant of \$628,000 to Camden City provided 97 affordable and decent rentals to persons with HIV/AIDS and their families in the tri-county area. Program is still being developed.

Also, housing was provided to the Homeless and Special Needs population by the emergency and transitional shelters programs of Respond PATH, Volunteers of America, Camden County OEO, Center for

Family Services, Group Homes of Camden County, Catholic Charities, Dooley House, Interfaith Homeless Outreach Council (IHOC), and AIDS Coalition of Southern New Jersey. Permanent housing was provided by New Jersey Department of Community Affairs' Section 8 housing assistance, VOA, IHOC, and Dooley House. (See the chart in Section 4 of the Report for more details).

## SECTION 4. CONTINUUM OF CARE

### NARRATIVE

The Homeless Network Planning Committee (HNPC) is a subcommittee of the Camden County Human Service Advisory Council which is the local planning arm of the New Jersey Department of Human Services. HNPC members are active and concerned local homeless and human service providers working side by side with city officials, members of local government on all levels, and volunteers to identify and resolve the multiple issues of Homelessness.

The City, through the Department of Health and Human Services, Division of Planning and Zoning, and Bureau of Grants Management, actively participates in the monthly “meeting of the minds” as well as in the sub-planning committees formed to address immediate priority areas.

The Homeless Network Planning Committee coordinated the HUD-mandated one day count of the Homeless on January 27, 2005. Full participation of all service providers resulted in an accurate and unduplicated count of the Homeless in Camden County, New Jersey. The survey results are in this section of the CAPER.

HNPC ad hoc Committees during the 2005 CAPER period were: 1- Ten-Year Plan to End Chronic Homelessness. A final working draft was completed in May 2006 and will be the framework for our first annual summit to end homelessness scheduled for October 5, 2006. 2- Planning and development of the HUD-mandated HMIS (Homeless Management Information System). Once in full operation, it is anticipated that the system will replace the two-year Homeless survey. Several agencies have implemented the system. 3- Outreach to Chronically Homeless to improve case management services and to eliminate unfair fees to homeless seeking housing 4- Further development of Super NOFA Renewal Evaluation Committee (SARAE) to improve the evaluation standards for agencies seeking renewal funding .with priority emphasis on permanent housing and employment. 5- Selection of 3 Homeless or formerly homeless persons to participate in the Network planning actions. Accomplished. 6- Mental Health and Substance Abuse plan to comprehensively review available services and make recommendations for improvement. 7- Housing for youth and large families. 8- HUD 2005 Nationwide Survey. Completed and a 2006 survey, off-season, is being discussed.

#### **Actions to prevent homelessness:**

Homelessness prevention efforts should include identifying those persons

“at risk” for homelessness. Discussions continue on a local level on how to blend HUD’s definition of homeless and the “at-risk” group which includes prostitutes, recently released ex-offenders, aging-out youths and persons temporarily living with family and friends. The additional challenge is how to locate and to survey this population.

New Jersey Department of Community Affairs funds a Homeless Prevention program which pays back rent, security deposits, delinquent mortgage payments, and real estate taxes for households in imminent danger of homelessness and for the homeless.

Camden City Department of Health and Human Services took control of the federal Emergency Shelter Grant program. The program was previously contracted out. Under HHS, several Homeless prevention programs were implemented and managed in-house.

**Actions to address emergency and transitional shelter needs including street people:**

Emergency shelter housing continues to be provided to individuals and families referred by the County Board of Social Services. There is one Code Blue emergency shelter in the city operated by Respond PATH in North Camden. In addition, the City allowed a community center in South Camden to serve as a temporary Code Blue Shelter to accommodate the overflow from Respond PATH. VOA also operates an emergency shelter for women and families in Central Camden. Transitional housing is also provided to families, to single males, to males with chronic mental illness, and to chemically dependent females.

The AIDS Coalition of Southern Jersey, Dooley House, and Volunteers of America provide transitional and permanent housing for the HIV/AIDS-infected and mentally impaired population

Two agencies have expanded their services to the youth population in attempt to rescue the “aged-out” population coming from the Juvenile Justice System. They are Center for Family Services and Group Homes of Camden County.

HUD Super NOFA Continuum of Care funding is continually sought to maintain our existing facilities. The City’s policy continues to support projects and programs that will promote and accomplish independence for the Homeless. This local policy is in keeping with the National and State Priority to end chronic homelessness in ten years. At the HNPC One Day Retreat in June 2005, Homeless service providers were again asked to join the City in assuring that their clients are accepted throughout the Region.

Our Lady of Lourdes Project HOPE continues to operate a Mobile

outreach program to offer food, medical assistance, and housing referrals to the “street people.” Project HOPE clients will be receiving comprehensive eye services.

Establishment of a tracking system of our Homeless, sheltered and unsheltered, continues to be one of the main objectives of the HNPC in order to realistically reach the goals of mitigating and of eliminating homelessness. It is anticipated that the HMIS will provide the means of reaching that goal. (Refer to the chart inserted on the next page listing the projects awarded 2005 HUD Continuum of Care funding.)

**Actions to help the homeless transition to permanent housing and independent living:**

HNPC is working on the development of a database, for the confidential use of service providers only, which would allow tracking of the homeless client to eliminate duplication of valuable resources and to properly guide the client to a state of permanent stability.

Several efforts have evolved to address the vision of ending chronic homelessness in ten years. A State team of policy makers and professionals developed a preliminary action plan dated December 2003. A series of regional stakeholder sessions were held in 2004 to discuss the Plan and to set up an Implementation Task force. A local Catholic priest in Camden City invited those “with a heart and a mind” to join him in developing a workable system to help the homeless and the “at risk “. Father Mannion continues his monthly dinner meeting with the goal of hosting a Homeless Summit in 2005. The City Department of Health and Human Services, after review of existing efforts and coordinating a list of interested parties, will host the first official meeting of the minds in September 2005 to develop a plan to end chronic homelessness. The HNPC and the City completed a working draft of the ten year plan to end homelessness and are organizing an annual summit of stakeholders to discuss, revise, and commit to implementing the actions needed to resolve the plight of the homeless.

**Federal resources obtained during the year from the SuperNOFA:**

\$2,854,717 of 2005 HUD Continuum of Care SuperNOFA funds awarded to Camden County. Twelve of the sixteen programs/facilities are located within the city of Camden. **See Chart inserted on next page for more details.**

## **SECTION 5. OTHER ACTIONS:**

### **NARRATIVE**

#### **Actions to address obstacles to address under served needs:**

The Strategic Revitalization Plan and Capital Improvement & Infrastructure Master Plan developed by the economic development firm, hired by the State-appointed Chief Operating Officer (COO), draws from the city's updated master plan. Several task forces have been organized to address the concerns of the underserved. City Council passed an ordinance creating an eleven-member Cancer Commission as well as a Municipal Tenant Commission. The Concerned Black Clergy of Camden City joined the efforts to assure that employment training and job opportunities are made available to city residents. Father Mannion's Dinner Meetings, NJ Policy Team, Camden County Homeless Network Planning Committee, and the City, through a newly awarded HUD HOPWA grant for housing of persons with HIV/AIDS, joined the efforts to help the large Homeless, working poor and special needs population in the city. In May 2006, a final working draft of the Ten Year Plan to End Homelessness was completed by the City and County Homeless Network Planning Committee. Comments from other stakeholders at our first annual summit in October 2006 will be incorporated.

#### **Actions to foster and maintain affordable housing:**

- Affordable housing for city residents is fostered and maintained by the Camden Redevelopment Agency, City Division of Housing Services, Camden Housing Authority, New Jersey Department of Community Affairs' Section 8 Rental assistance, New Jersey Balanced Housing , New Jersey Housing & Mortgage Finance Agency, New Jersey Department of Human Services, and non-profit affordable housing developers.
- The City continues its efforts to develop and to implement a citywide homeowner academy to assist in teaching individuals how to maintain their homes; to develop and execute a zero tolerance code enforcement policy; and to maintain a targeted housing development program.
- Affordable housing projects and programs developed by non-profit and for-profit developers are under the planning and coordination of the Department of Development and Planning and the Economic Recovery Board. The administration of some non-profit affordable housing projects is under the City's Division of Housing Services.
- Neighborhood redevelopment projects with committed developer interest and private financing are located in the Cramer Hill and Lanning Square neighborhoods. Affordable housing for existing residents is a top priority in these efforts. Relocation remains a major concern of the residents. The plans continue to be challenged by the residents.

**Actions to eliminate barriers to affordable housing:**

Existing barriers to affordable housing are directed mainly to the mentally challenged, homeless, and HIV/AIDS-infected population. The city will continue to assist non-profit organizations with viable projects in obtaining zoning permits and planning board approvals. The Department of Development and Planning continues to assess the need to further streamline the building and zoning permit review process. This is an affordable housing strategy with action steps proposed in the Ten Year Plan to End Homelessness.

**Actions to overcome gaps in institutional structures and enhance coordination:**

The central review authority is the State appointed Chief Operating Officer (COO) Randy Primas.

The 15-team Economic Recovery Board is responsible for preparing and approving a prioritized list of redevelopment projects. By March 1 of each year, the ERB must submit a report to the State Legislature, which identifies the proposed projects to be financed, and an estimate of funds to be spent. By August 1 of each year, the ERB must submit a Financial Plan detailing how each proposed project will be financed.

A consultant team completed a comprehensive management study of city government operations and employees during the 2003 CAPER period. Recommended reorganization of departments and divisions, employees training, new policies and procedures are being reviewed. The Study has not been approved by City Council or the State.

**Actions to improve public housing and resident initiatives:**

The Camden Housing Authority continues to improve the public housing stock and to provide on-the-job training as well as vocational training, life skills training, and homebuyer training. The HUD's Comprehensive Improvement Assistance Program, ROSS program, HOPE VI projects, and Youth build project fund the efforts.

**Actions to evaluate/reduce lead-based paint hazards:**

The Division of Housing Services implemented a lead based paint abatement element in their existing housing programs. The program is again under review for improvement.

**Actions to ensure compliance with program and comprehensive planning requirements:**

The entire city operations, including the administration and management

of HUD entitlement fund, fall under the central authority of the State-appointed Chief Operating Officer.

However, the City Bureau of Grants Management manages and monitors the HUD entitlement funds allocated to the city. The City Department of Development and Planning develops the HUD-mandated planning and evaluation documents. Both departments work together and attend all appropriate HUD training. A local performance chart was developed by Development and Planning for a more reader-friendly monitoring chart. Bureau of Grants Management completed the accomplishments section of the Chart for this CAPER and continues to evaluate their monitoring system for improvements.

**Actions to reduce the number of persons living below the poverty level.**

-Working Together for Jobs, Camden, which is based on a national Welfare to Work initiative, continues to seek adequate funding and employment commitments to place at least 150 persons below the poverty level into meaningful careers within the next year. It was a two-year goal.

- Camden Housing Authority uses HUD CIAP and Youth Build funds to provide life skills training and on-the-job-training to their public housing residents. Also, residents are trained and hired for the HUD HOPE VI projects

-A New Jersey Department of Human Services grant that is administered by the New Jersey Department of Community Affairs provides rental assistance and transportation services to persons below the poverty level who are beginning unsubsidized employment.

- A stronger commitment continues on the local and federal level to give city residents hiring preference on all federally funded projects. On the local level, City Council passed a Living Wage Ordinance in December 2001 after two years of discussion and revisions. The Ordinance applies to all city employees as well as businesses that either have contracts with or receive subsidies from the city. The minimum wage is \$8 to \$9.50 depending on benefits.

-There are several “watch dog” efforts continued in the 2005 CAPER period. Concerned Black Clergy of Camden City’s public forums to assure residents receive job training and job opportunities resulting from the \$175 million State allocation to Camden. plans. The 27-member Alliance for the Revitalization of Camden City (ARCC) to assure the community is effectively connected to government plans and actions. One of the purposes of the Summit to end homelessness is to identify a larger number of committed stakeholders to help the homeless and at risk for homelessness.

## SECTION 6. LEVERAGING RESOURCES

### NARRATIVE

**The figures herein are the sum of dollars committed and reported in the Assessment of Five -Year Goals and Objectives Chart in Section 1.**

**Other public and private resources committed to improving the quality of life and addressing Priority Needs in the city of Camden.**

A total of **\$223,832,293** committed and reported during the 2005 CAPER period. The following are those resources and the Need category the funds addressed.

**Renter Needs: \$33,582,402**

**HIGH Rank**

- \$7,003,225 of state funds committed to Fairview Village, Phase 2 for 40 affordable rentals.
- \$16,023,177 of state funds (\$11,569,000 LIHTC, \$1,751,296 Balanced Housing, \$2,702,881 HMFA) for Chelton Terrace II.
- \$10,556,000 of state funds (\$6,700,000 LIHTC, \$3,500,000 Balanced Housing, & \$356,000 ERB) for Antioch Senior Manor.

**Owner Needs: \$5,405,500**

**HIGH Rank**

- \$2,974,500 of State MONI and \$2,431,000 of private funds committed to Fairview, Phase 3.

**Elimination of Slum and Blight Need: \$73,200**

**HIGH Rank**

- \$36,600 of state ERB funds and \$36,600 of private funds for Neighborhood Beautification project in Parkside.

**Homeless Needs: \$455,800**

**HIGH Rank**

- \$455,800 of state funds (\$305,800 ERB & \$150,000 DOT) to Cathedral Kitchen for new feeding site.

**Youth Centers Need: \$57,000,000**

**HIGH Rank**

- \$57 million of private funds to Salvation Army for new super community center in Cramer Hill.

**Child- Care Centers Need: \$3,131,559**

**HIGH Rank**

- \$800,000 of state ERB funds and \$2,331,559 of private funds for El Centro Comunal Borincano Day Care, new 16,000sf facility.

**Health Facility Need: \$23,017,750**

**HIGH Rank**

- \$12,350,000 of State ERB and \$10,667,750 of CCIA funds for Cooper Health System expansion.

**Senior Centers Need: \$0**

**MEDIUM Rank**

**Neighborhood Facilities Need: \$15,000,000** **MEDIUM Rank**

- \$4 million of county funds for new 15,000 sf public library at 9<sup>th</sup> & Ferry.  
- \$11 million of State ERB funds for Rutgers Law School expansion.

**Parks and/or Recreation Facilities Need: \$1,591,468** **HIGH Rank**

- \$1,149,000 of private foundation grant to 3 programs over a three-year period. \$383,000 each year. Year 2 of grant.  
- \$250,000 of private foundation grant to Rutgers Center for the Arts program over a four-year period. \$62,500 each year. Year 2 of grant.  
- \$233,000 of State ERB and \$360,000 of private funds for Walt Whitman center at 2<sup>nd</sup> and York.  
- \$552,968 of state ERB funds for YMCA upgrades.

**Parking Facility Need: \$0** **MEDIUM Rank**

**Flood Drain Improvement Need: \$0** **HIGH Rank**

**Street Improvement Need: \$2,396,470** **HIGH Rank**

- \$659,145 of State ERB and \$422,600 of private funds for Cramer Hill Streetscape.  
- \$1,234,725 of state ERB funds for Heart of Camden 's Landscape Master Plan.

**Water Improvement Need: \$0** **HIGH Rank**

**Sewer Improvement Need: \$0** **HIGH Rank**

**Sidewalk Improvement Need: \$0** **MEDIUM Rank**

**Asbestos Removal: Need: \$0** **MEDIUM Rank**

**Solid Waste Disposal Need: \$0** **MEDIUM Rank**

**Handicapped Services Need: \$0** **HIGH Rank**

**Youth Service Need: \$375,000** **HIGH Rank.**

- \$375,000 of private foundation funds for 27 summer youth programs.

**Substance Abuse Services Need: \$0** **HIGH Rank**

**Employment Training Need: \$10,000** **HIGH Rank**

-\$10,000 of NJ UEZ funds to Camden County College for Community Gateway project.

**Crime Awareness Need: \$0** **HIGH Rank**

**Health Services Need: \$25,000** **HIGH Rank**  
-\$25,000 of private funds to Camden Eye Center for Project HOPE patients.

**Senior Services : \$0** **MEDIUM Rank**

**Transportation Services: \$0** **MEDIUM Rank**

**Fair Housing Counseling Need: \$0** **MEDIUM Rank**

**Tenant-Landlord Counseling Need: \$0** **MEDIUM Rank**

**Child Care Services :\$0** **MEDIUM Rank**

**Accessibility Need: \$0** **HIGH Rank**

**Residential Historic Preservation Need: \$0** **LOW Rank**

**Non- Residential Historic Preservation Need: \$2,704,000** **LOW Rank**  
-\$1 million of state ERB for Phase II, Carnegie Library.  
-\$1,250,000 of state ERB for Phase II, 301 Market Street.  
-\$454,000 of private funds raised to match state historic grant for St. Joseph church restoration.

**Economic Dev/Comm.-Ind. Rehab. Need: \$20,310,000** **HIGH Rank**  
-\$1million of state ERB and \$15,500,000 of state EDA for new Waterfront Technology Center of Camden.  
-\$120,000 of state ERB and \$240,000 of private funds for Jen-Cyn Enterprises upgrades.  
-\$900,000 of state ERB fir Camden Yards Steel expansion.

**Economic Dev/Other Comm. /Ind. Infra. Need: 12,520,729** **HIGH Rank**  
-\$1,200,000 of state ERB and \$3,200,000 of private funds for major roads and infrastructure improvements in the Waterfront area.  
-\$3,232,000 of state ERB funds for Interior Gateway, phase II.  
-\$1,288,729 of state ERB and \$600,000 DRPA funds to Cooper's Ferry for SJPC infrastructure improvements.  
-\$3,000,000 of state ERB funds reserved for the Terraces project.

**Economic Development/ Micro-Business: \$0** **HIGH Rank**

**Economic Development/ Other Business: \$** **NO Rank**  
-\$37,334 of additional state funds for Antrim Hardware brown field site.  
-\$546,297 of additional state funds for RCA Victor, Building 8 brown field site.  
-\$25,788 of additional state funds for Cramer Hill Relocation I brown field site.  
-\$1,934,017 of additional state funds for Harrison Avenue landfill brown field site.  
-\$25,632 of additional state funds for Kaighn Avenue Fire Station brown field site.

**Economic Development/ Technical Assistance: \$0** **MEDIUM Rank**

**Energy Efficiency Improvements: \$0** **MEDIUM Rank**

**Lead-Based Paint Hazards: \$0** **HIGH Rank**

**Code Enforcement: \$0** **HIGH Rank**

**Planning: \$44,257,347** **HIGH Rank**  
-\$10,596,572 of County funds and \$33,660,775 of State & federal funds used for the over-all needs of city residents. Both sums represent 63.5% of total allocation received by County Board of Social Services.

**How Federal resources made available from the U. S. Department of Housing and**

**Urban Development (HUD) leveraged "other" public and private resources.**

*A total of \$1,346,936.47 of CDBG and HOME funds leveraged \$13,777,984 of "other" public and private resources. \$4,114,000 of state HOME funds leveraged \$23,378,708 of "other" public and private resources. \$1,981,126.52 of CDBG and HOME funds are committed to our Consolidated Plan's Priority Needs. \$2,288,618 of other HUD resources leveraged \$3,812,001 of other public and private resources. \$26,993.50 of ESG funds leveraged \$401,554 of "other" public and private resources. Lastly, \$105,283.50 of ESG funds committed to our Consolidated Plan Priority Needs. (A total of \$55,867,292.99 is committed to our Consolidated Plan Priority Needs.)*

The following is a listing of those resources and the Need category addressed by the funds.

**Renter Needs: \$4,114,000 of other HUD resources leveraged \$23,378,708 of other public and private resources. \$4,634,088 of other HUD resources committed to this Priority Need. (A total of \$32,126,796 committed for Renter Needs)**

- \$4,634,088 of HUD funds to NJ Department of Community Affairs for Section 8 rental subsidies for extremely low, very low and low-income households in the city.

- \$1,975,000 of state HOME funds leveraged \$13,406,847 of LIHTC and \$616,529 private funds for River Road affordable rentals.

- \$2,139,000 of state HOME funds leveraged \$7,533,304 of state funds and \$1,822,028 of private for Ferry Manor Seniors project.

**Owner Needs: \$232,453.97 of HOME funds leveraged \$6,806,101 of other public and private resources. \$480,000 of other HUD resources leveraged \$8,990,000 of other public and private resources. \$197,633.52 of CDBG and \$515,093 of HOME funds committed. (A total of \$17,221,281.49 committed for Owner Needs.)**

- \$200,000 of 2005 HOME funds committed for St. Joseph Carpenter Society's 8-unit scattered site rehab project. Leveraging dollars not reported.

- \$142,453.97 of HOME funds leveraged \$3,631,946 in private mortgages for 54 residents under Division of Housing Services First Time Homebuyers program.

- \$197,633.52 of CDBG funds assisted 84 homeowners under the Division of Housing Services Emergency Repair program.

- \$29,063 of HOME funds assisted 3 homeowners under the Division of Housing Services Comprehensive Housing Assistance program.

- \$286,030 of HOME funds provided rehabilitation grants to 22 homeowners in Morgan Village through Division of Housing Services.

- \$480,000 of HUD funds leveraged \$3,970,000 State and \$5,020,000 private funds to complete financing for Cooper Grant Neighborhood homes, new construction of 28 market rate units for sale.

- \$117,664 of HUD funds (90,000 HOME and 27,664 Energy Star) leveraged \$1,494,501 state (ERB and MONI) and \$1,651,990 private funds for Nueva Vida Homes, new construction for sale.

**Elimination of Slum and Blight Need: \$0 committed to this Need.**

**Homeless Needs (Includes Special Needs): \$2,288,618 of HUD Super NOFA Continuum of Care funds leveraged \$3,812,001 of other public and private resources. \$900,000 of other HUD funds leveraged \$1,929,000. \$26,993.50 of Emergency Shelter Grant (ESG) funds leveraged \$401,544 of other public and private resources. \$105,283.50 of 2005 ESG funds committed to Priority Need. (Total of \$9,463,400 is committed for Homeless Needs.)**

- \$256,069 of 2005 HUD Super NOFA funds leveraged \$62,889 private and \$466,489 state HRSA grant for Lourdes' Project HOPE homeless outreach services.

- \$27,148 of 2005 HUD Super NOFA funds leveraged \$54,444 for Interfaith Homeless Outreach Council (IHOC).

- \$99,178 of 2005 HUD Super NOFA funds leveraged \$79,334 of private funds for CO Star Day Center for mentally-impaired.

- \$29,500 of 2005 HUD Super NOFA funds leveraged \$8,221 private funds for Cathedral Kitchen / Catholic Charities case management services.

- \$249,128 of 2005 HUD Super NOFA funds leveraged \$69,447 private and \$191,711 federal funds for OEO Imani House transitional facility.

- \$310,533 of 2005 HUD Super NOFA funds leveraged \$73,937 private, \$841,600 County and \$29,538 federal (county SSBG) funds for VOA Aletha Wright Transitional for Special Needs, 74-bed facility at 271 Atlantic Avenue.

- \$310,238 of 2005 HUD Super NOFA funds leveraged \$73,866 private and \$310,328 county funds for VOA Safe Haven at 271 Atlantic Avenue, 25-bed facility for special needs.

- \$195,538 of 2005 HUD Super NOFA funds leveraged \$48,774 of private funds for VOA Safe Haven shelter at 408 Line Street.

- \$97,800 of 2005 HUD Super NOFA funds for Center for Family Services' Home Based supported apartments for "aging-out" youths.

- \$64,459 of 2005 HUD Super NOFA funds leveraged \$18,004 of private funds for Respond Cross Roads House for males with substance abuse issues.

- \$191,711 of 2005 HUD Super NOFA funds leveraged \$61,936 private funds for CC OEO Project OMAR to assist at risk males.

- \$305,116 of 2005 HUD super NOFA funds leveraged \$83,137 private funds for CC OEO's 20-bed facility at 900 Broadway and 23-bed facility at 341 Kaighn for women and families.

- \$250,000 of 2005 HUD Super NOFA leveraged \$38,346 private and \$1,300,000 state funds for Dooley House scattered site permanent housing for HIV/AIDS.

- \$900,000 of HUD funds leveraged \$1,279,000 state, \$50,000 other federal, and \$600,000 private funds for Camden DREAMS, 15-unit rehabilitation of rental units for "aging out" youths.

- \$26,993.50 of ESG funds leveraged \$172,975 county and \$228,569 private for case management to the "at risks".

- \$43,842 of 2005 City ESG funds awarded to Respond Inc. for "Code Blue" Emergency Shelter.

- \$61,441.50

of 2005 City ESG funds awarded to City Health and Human Services Department to operate 4 Homeless prevention programs.

**Youth Centers Need: \$0 committed to this Need.**

**Child-Care Centers: \$0 committed to this Need.**

**Health Facility Need: \$0 committed to this Need.**

**Senior Centers Need: \$0 committed to this Need.**

**Neighborhood Facilities Need: \$0 committed to this Need.**

(-\$75,000 of 2004 CDBG funds leveraged \$360,000 of private and \$233,000 of State (ERB) funds towards Walt Whitman Arts Center Storefront project. Reported in last year's CAPER)

**Park and/or Recreation Facility Need: \$500,000 of CDBG funds committed to this Need. A total of \$500,000 is committed for Park and Recreation Need.).**

-\$500,000 of 2005 CDBG funds committed for new club house in Staley Park.

**Parking Facility Need: \$0 committed to this Need.**

**Flood Drain Improvement Need: \$0 committed to this Need.**

**Street Improvement Need: \$500,000 of CDBG funds committed. A total of \$500,000 is committed for Street Improvement Need.**

-\$500,000 of 2005 CDBG funds committed for Need.

**Water Improvement Need: \$0 committed to this Need.**

**Sewer Improvement Need: \$0 committed to this Need.**

**Sidewalk Improvement Need: See Street Improvement**

**Asbestos Removal Need: \$0 committed to this Need.**

**Solid Waste Disposal Improvement Need: \$0 committed to this Need.**

**Handicapped Services: \$0 committed to this Need.**

**Youth Services Need: \$75,000 of CDBG funds leveraged \$1,038,325 of other public and private resources. \$164,400 of CDBG funds committed. (A total of \$1,277,725 is committed to Need.)**

-\$40,000 of 2005 CDBG funds leveraged \$120,825 of State funds for Puerto Rican Unity for Progress (PRUP) after school program.

-\$50,000 of 2005 CDBG funds for Boys and Girls Club Project Learn.

-\$84,400 of 2005 CDBG funds committed for City Health and Human Services programs.

-\$35,000 of 2005 CDBG funds leveraged \$917,500 private funds for Rutgers – Camden Center for Children’s mentoring and teaching program.  
-\$30,000 of 2005 CDBG funds committed for Genesis Dedicated Dads program.  
\$75,000 of in-kind services.

**Substance Abuse Services Need: \$0 committed to this Need.**

**Employment Training Need: \$70,492.50 of CDBG funds leveraged \$736,358 of other public and private resources. \$50,000 of CDBG funds committed to this Need. A total of \$856,850.50 is committed to Need.)**

-20,000 of 2005 CDBG funds leveraged \$45,000 private funds for LAEDA entrepreneur training program.  
-\$20,000 of CDBG funds leveraged \$15,000 private funds for Woodland Community Development Corp. job readiness program.  
-\$30,492.50 of CDBG funds leveraged \$676,358 state funds for American Community Partnership job training program.  
-\$50,000 of CDBG funds committed for OEO’s HOPE program.

**Crime Awareness Need: \$0 committed to this Need.**

**Health Services Need: \$40,000 of CDBG funds leveraged \$126,015. Total of \$166,015 is committed to this Need.**

-\$40,000 of CDBG funds leveraged \$27,000 county and \$99,015 private funds for Camden Eye Center’s eye care services.

**Senior Services Need: \$35,000 of CDBG funds leveraged \$830,086 of other public and private resources. \$54,000 of CDBG funds committed. A total of \$919,086 is committed to Need.)**

-\$54,000 of 2005 CDBG committed to City Health and Human Services for senior programs.  
-\$20,000 of 2005 CDBG funds leveraged \$627,675 state funds and \$92,109 private for Puerto Rican Unity for Progress (PRUP) program.  
-\$15,000 of 2004 CDBG funds leveraged \$100,302 of County and \$10,000 of private funds for Respond, Inc. program.

**Transportation Services Need: \$0 committed to this Need.**

**Fair Housing Need: \$0 committed to this Need.**

**Tenant/Landlord Counseling Need: \$0 committed to this Need.**

**Child Care Services Need: \$0 committed to this Need.**

**Accessibility Need: \$0 committed to this Need.**

**Residential Historic Preservation Need: \$0 committed to this Need.**

**Non-Residential Historic Preservation Need: \$0 committed to this Need.**

**Economic Development: Commercial/Industrial Rehabilitation Need: \$0**

**Economic Development: Other Commercial/Industrial Infrastructure: \$250,000 of CDBG funds leveraged \$3,798,500 in other public and private resources. Total of \$4,048,500 committed to this Need.**

- \$250,000 of 2005 CDBG funds leveraged \$2,039,500 state ERB and \$1,759,000 private for Lester/Gordon Relocation Services.

**Economic Development: Micro-Business: \$0 committed to this Need.**

**Economic Development: Other Business: \$0 committed to this Need.**

**Economic Development: Technical Assistance: \$0 committed to this Need.**

**Energy Efficiency Improvement Need: \$ committed to this need.**

- \$27,664 of HUD Energy Star dollars are part of Nueva Vida Homes project budget in Owner Needs.

**Lead Based Paint/ Hazard Need: \$0 committed to this Need.**

**Code Enforcement: \$0 committed to this Need.**

**Planning and Administration: \$643,990 of CDBG funds leveraged \$442,599 of other public and private resources. Total of \$1,086,589 is committed to this Need.**

- \$643,990 of 2005 CDBG funds leveraged \$442,599 private funds for neighborhood planning and redevelopment studies and general administration.

## **SECTION 7. CITIZEN COMMENTS**

### **NARRATIVE**

Please refer to the comment form used to obtain community input for the CAPER

All comments received by the community during the 15-day citizen review period are included in this report.

## SECTION 8. SELF-EVALUATION

### NARRATIVE

**The overall goal of community planning and development programs** is to develop a viable community by providing decent housing and a suitable living environment and by expanding economic opportunities for low and moderate-income persons.

**The City of Camden continues to evaluate and re-structure the government operations** to improve coordination, use of resources, and delivery of services in order to reach the goal of developing a viable community. The State control and oversight of local government operations, authorized by the Municipal Recovery Act, continues to lead us in reaching the overall goal more efficiently and effectively.

**The 15-member Economic Recovery Board provides the central authority needed to accomplish a more coordinated and targeted approach to development.** An economic development consultant team prioritizes projects for the approval of the Economic Recovery Board. An annual financial plan will then be submitted to the Legislature detailing the financing plan for the approved projects. Neighborhood Opportunity Areas (NOAs) were designated to concentrate resources and remedial actions. The NOAs are Lanning Square, Beideman/Cramer Hill, Rosedale/Dudley, Stockton, Parkside, and Fairview census tracts.

Massive changes continue to be implemented under the leadership of Chief Operating Officer Melvin “Randy” Primas. The City Administrative Code was amended to restructure city departmental operations and to create new departments. A comprehensive management study, required under the Municipal Recovery Act, was completed in the 2003 CAPER period. The Study was presented in June 2004 to city department heads. It recommends training on all levels, policy changes, creation of new positions, and additional staffing to improve daily operations. The Mayor, City Council, Chief Operating Officer, and New Jersey Department of Community Affairs must approve the Plan. **Implementation of the plan began in the 2005 CAPER period.**

**Disbursement of HUD entitlement grant funds has improved.** The Bureau of Grants Management continues to improve the system of identifying and reprogramming “slow-moving” activities.

**The City’s first attempt to design and implement a Local Performance Measure, as per Notice CPD-03-09, in the CAPER needs some improvement.** We continue to be optimistic that all appropriate staff will adjust to the need to evaluate and to implement the monitoring system required to accurately complete the Performance Chart within the CAPER time frame. The challenge continues to resolve any differences between the numbers and dollars entered on the IDIS forms and the program monitors’ reports. Also, the monitoring schedule should be changed to conform to the CAPER timeframe.

**A central and rational development policy and plan should guide the funding award system.** It is still recommended that awarded HUD funds be based only on priority activities in designated development areas and mainly to agencies that are "ready" to implement the approved activities or whose projects have a substantial amount of other committed dollars. Funds requested by "good" proposals, in response to a solid Request for Proposal Package and Process, should be approved for the "full" amount, not in part. This recommendation was implemented in part by the large amount of funds reprogrammed to previously approved projects and programs in previous CAPER periods. If the City continues a city-wide emergency repair program, it should consider bringing those properties up to code in addition to addressing the emergency repair. The Department of Development and Planning was reorganized by the State appointed COO. The 15-team state Economic Recovery Board, composed of professionals, businesses, and the community, continue to have a significant say in what projects, including HUD entitlement funds, should be funded in the city of Camden.

**The priority for approval should be those activities that directly benefit city residents in** employment and quality of life. Increasing the living wages of the residents, improving the housing condition of the residents, demolishing unsafe and dilapidated buildings attached to occupied housing, and safe and clean neighborhood activities should continue to be viewed as important as overall neighborhood redevelopment

**A city policy on the Section 3 resident hiring preference should be developed** with the input and support of the federal agencies that award funds for the various activities in the city of Camden. The HOPE VI project administration continues to be a good model to follow.

**SECTION 9 ASSESSMENT OF THE USE OF CDBG ENTITLEMENT FUNDS**

**NARRATIVE**

**2005 CDBG funds of \$2,969,950 were distributed among the different categories of the Consolidated Plan in the following manner.**

**Rehabilitation Services** were awarded **\$247,967.50** or **8.35%** of CDBG funds

**New Construction** for sale/rent projects was awarded **\$0** or **0%** of CDBG funds.

**Existing Occupied Rehabilitation** programs were awarded **\$50,000** or **1.69%** of CDBG funds.

**Rehabilitation of Substandard Private/Public Vacant House** projects were awarded **\$0** or **0%** of CDBG funds.

**Neighborhood Facilities/Youth Center** was awarded **\$145,000** or **4.89%** of CDBG funds.

**Parks and Recreation** facilities/activities were awarded **\$500,000** or **16.84%** of CDBG funds.

**Homeless/Public Facilities project** was awarded **\$150,000** or **5.05%** of CDBG funds.

**Infrastructure Improvement/ street and sidewalk** projects were awarded **\$500,000** or **16.84%** of CDBG funds.

**Senior Services** activities were awarded **\$83,100** or **2.80%** of CDBG funds

**Youth Services** activities were awarded **\$239,400** or **8.06 %** of CDBG funds

**Employment training** activities were awarded **\$120,492.50** or **4.06%** of CDBG funds.

**Health Services** were awarded **\$40,000** or **1.35%** of CDBG funds.

**Economic Development** activities were awarded **\$250,000** or **8.42%** of CDBG funds.

**Administration and Planning** activities were awarded **\$643,990** or **21.69%** of CDBG funds.

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**Changes recommended in program objectives are as follows.**

**Adhere to the authority of the City Master Plan.** The need for a central authority and an official policy for all stages of development in the city are essential. The Request for Proposal packages inviting eligible applicants to apply for funding as well as the type of programs administered by City departments should also be under this authority. **This continues via the State appointment of a Chief Operating Officer, the Economic Recovery Board, and the comprehensive management plan.**

**Designation of target areas for all development activities.** All non-emergency housing rehabilitation funds should be targeted to occupied housing in areas where development activity has occurred and is near to implementation. **The groundwork for such action was accomplished by the Strategic Revitalization Plan and the designation of Neighborhood Opportunity Areas or NOAs. It has been implemented utilizing HOME funds.**

**Development of a program to assist renters to obtain affordable and standard housing.** The City should begin discussions with the State to raise the rehabilitation standards for landlords receiving State Section 8 rental subsidies in the city of Camden. **No change.**

**Demolition for crime reduction, expansion of economic opportunities, and neighborhood improvement.** The City Master Plan and a Housing Plan are the vehicles to identify where demolition activity would be most effective. The City administration should also consider the employment opportunities for residents upon approval of multi-million State demolition loan dollars. **The newly created Department of Code Enforcement is doing a comprehensive survey of all structures in the city. Demolition funding continues to come mainly from the State. Targeting of those dollars is recommended and monitored by a strong community organization, Camden Churches Organized for the People (CCOP).**

**Encourage mixed income residential development.** A city housing policy requiring that all affordable housing developments and programs be exclusively for existing residents in designated development areas would be a start in the right direction. **Camden Redevelopment Agency/ Department of Development and Planning lead mixed-income residential development. All planned redevelopment projects promote mixed-use residential development.**

**Increase the amount of the rehabilitation assistance offered to low income owner-occupants by the City Division of Housing Services.** The City Division of Housing Services should increase the rehabilitation assistance offered under the emergency repair program to enable the property to be brought up to code. Substantial rehabilitation grants should be targeted to existing homeowners in the Neighborhood Opportunity Areas (NOA).

**Assessment of City's Efforts in carrying out planned actions of the HUD-approved Consolidated Action Plan.**

**The City pursued all of the resources that were indicated in the 2005 Action Plan.**

**Affordable Housing:**

The following funding sources were identified to address the Affordable Housing goals of the 2005 Annual Plan: HUD HOPWA, Federal Section 8 Rental, HOME, CDBG, NJHMFA, Collaborative Loan Initiative, Economic Recovery Board, Camden Empowerment Zone, and private funds.

All of the listed resources were used in addition to HUD HOPE VI., HUD Supportive Housing, HUD Energy Star, Low Income Housing Tax Credits, NJ Balanced Housing, DYFS, MONI and Camden Housing Authority capital funds.

**Homelessness:**

The following funding sources were identified to address the Homeless goals of the 2005 Annual Plan: Emergency Shelter Grant (city and county), County SSH , and private funds.

All of the listed resources were used in addition to HUD Super NOFA Continuum of Care, HRSA, ERB, NJ DOT, other State , county, and other federal funds.

**Community Development:**

The following funding sources were identified to address the Community Development goals of the 2005 Annual Plan: CDBG, Camden Housing Authority, NJ ERB, NJ Dept of Labor, NJ DCA, DRPA, County, and private foundation funds.

All of the listed resources were used in addition to :CCIA, other county, DVRPC, NJ UEZ, NJ EDA, Camden Empowerment Zone Corp., and NJDEP program funds.

**Certifications of consistency for HUD programs**

The City has provided all the certifications of consistency for HUD programs for the 2005 CAPER period. The certifications signed by the Mayor can be found in the 2005 - 2009 Consolidated Plan.

**SECTION 10. ASSESSMENT OF THE USE OF HOME ENTITLEMENT FUNDS**

## NARRATIVE

**2005 committed HOME funds of \$1,203,829 were distributed in the following manner.**

**New Construction for Sale/Rent: \$100,000 or 8.3%** of the HOME funds.

**Existing Occupied Rehabilitation assistance: \$500,000 or 41.5%** of the HOME funds.

**Rehabilitation of Substandard Private/Public Vacant Housing: \$333,446.10 or 27.6%** of the HOME funds.

**First Time Homebuyer Grants: \$150,000 or 12.4%** of the HOME funds.

**CHDO funding: \$200,000 or 16.6%** of the HOME funds.

**Program administration and monitoring: \$120,382.90 or 10%** of the HOME funds.

**Match Requirement:** The City of Camden is not required to match HOME funds due to severe fiscal distress. A match is not leveraging. It is a local non-federal contribution to the HOME partnership.

**There are a total of 26 owner-occupied rehabilitation contracts awarded HOME funds for the 2005 CAPER period.** Sixteen (16) or 62% were awarded to minority contractors. The 26 contracts total \$315,093 of which \$210,706 or 67% are minority contract dollars.

**Arvon Painting & Contracting, Ocasio Contracting and Shared Value Home Improvements are the minority contractors.**

**See Division of Housing Services' Contracts Awarded Report inserted on next page**

**IDIS Form CO4PR27 is a 11-page report. It contains financial information of HOME grants, sub grants and sub funds including commitments, program**

**income, disbursements, project disbursements, administrative funds and Community Housing Development Organizations (CHDOs) funds.**

**Below are some Highlights.**

**Commitments – page 1 of the Form:** The City has met the HUD-required 24- month commitment of funds from the date the annual Funding Agreement is signed with HUD. All FY 1992 to FY 2005 HOME funds are fully or substantially committed.

**CHDO – page 1 of the Form:** The City has exceeded the required minimum of 15% of each year's allocation for CHDO activities and projects with the exception of the 1994 program year. The City reserved 17% of the 2005 HOME funds for CHDO activities as of July 1, 2006.

**Disbursements – page 3 of the Form:** HOME funds must be spent within five years of the written agreement with HUD for each program year. The City has disbursed 84.5% of HOME funds awarded by HUD between 1992 – 2005. Ninety-three percent of the 2004 award remains unspent but \$1,046,800.57 in funds have been committed to activities. FY 2001 has 13.3% of the funds unspent but 100% are committed to activities, and FY 2003 has disbursed 85.5% of the HOME funds with 100% committed to activities. For FY 2005, 18.4% of the funds have been committed to various activities.

**SECTION 11. ASSESSMENT OF THE USE OF ESG ENTITLEMENT FUNDS**

**NARRATIVE**

**2005 committed Emergency Shelter Grant (ESG) funds of \$125,264.50 were distributed in the following manner.**

**Essential Services:**

Catholic Charities Homeless Management	\$13,717.50	Beneficiaries 258
Camden Health and Human Services Intake	\$23,862	Beneficiaries 944
	<b>\$37,579.50</b>	<b>or 30% of ESG funds</b>

**Operations:**

Camden Health and Human Services Winter “code Blue” program	\$43,842.75	Beneficiaries 364
	<b>\$43,842.75</b>	<b>or 35% of ESG funds</b>

**Prevention:**

Camden Health and Human Services Heating Oil	\$5,579.50	Beneficiaries 29
Camden Health & Human Services Security Deposit 22	\$13,500	Beneficiaries
Camden Health & Human Services Utility	\$18,500	Beneficiaries 35
	<b>\$37,579.50</b>	<b>or 30% of ESG funds</b>

**ESG Administration: \$6,263.25 or 5% of ESG funds**

**The City policy on Homeless** activities emphasizes support for programs and services that end homelessness, prevent homelessness, and allow the homeless greater access to facilities throughout the Region.

**IDIS Form CO4PR19 is a thirty-one page report. It provides beneficiary statistics on residential and non-residential activities, direct benefit information, and the dollars committed to Emergency Shelter Grant projects.**

**2005 funded activities are listed on pages 1 to 7 of the Form. During the FY 2005 program period, 1,202 persons were assisted under the Essential Services category. Another 364 persons were assisted under the category of Operations, and 86 under the Prevention category. A total of 1,652 persons were assisted under the ESG program during FY 2005.**

**The various activities funded by 2004 program dollars assisted 267 persons.**

**The various activities funded by 2003 program dollars assisted 10,547 persons.**

**The various activities funded by 2002 program dollars assisted 709 persons.**

**The various activities funded by 2001 program dollars assisted 407 persons.**

**The various activities funded by 2000 program dollars assisted 695 persons.**

