



AGENDA

CITY OF CAMDEN

CITY COUNCIL SPECIAL MEETING

April 18th, 2024 – 5:00 p.m.

*Honorable Angel Fuentes, Council President
Honorable Sheila Davis, Vice-President
Honorable Chris Collins
Honorable Nohemi Soria-Perez
Honorable Jannette Ramos
Honorable Falio Leyba-Martinez
Honorable Arthur Barclay*

Honorable Victor Carstarphen, Mayor

*Daniel S. Blackburn, City Attorney
Howard McCoach, Counsel to Council*

Luis Pastoriza, Municipal Clerk



CITY COUNCIL AGENDA

SPECIAL MEETING

APRIL 18TH, 2024 – 5:00 P.M.
CITY COUNCIL CHAMBER

CALL TO ORDER

FLAG SALUTE

ROLL CALL

STATEMENT OF COMPLIANCE

NOTICE OF MEETING

PUBLIC COMMENT

***Public comment for resolutions and/or any other concerns
(Limited to 3 continuous minutes)**

RESOLUTIONS

Office of City Council

1. RESOLUTION RECOGNIZING AND DESIGNATING APRIL, 2024 AS "FINANCIAL LITERACY MONTH" IN THE CITY OF CAMDEN
2. RESOLUTION RECOGNIZING AND COMMENDING THE SAMAKI DHARARAM BUDDHIST TEMPLE & KHMER KAMPUCHEA KROM ASSOCIATION OF NEW JERSEY, AS THEY NOW CELEBRATE THE CAMBODIAN NEW YEAR – THE YEAR OF THE DRAGON
3. RESOLUTION RECOGNIZING AND DESIGNATING THE WEEK OF APRIL 21ST THROUGH APRIL 27TH, 2024 AS INFERTILITY AWARENESS WEEK IN THE CITY OF CAMDEN

Planning & Development

4. RESOLUTION OF NEED ENDORSING SUPPORT FOR THE NORTHGATE APARTMENTS II (HIGH-RISE)
5. RESOLUTION OF NEED ENDORSING SUPPORT FOR THE NORTHGATE APARTMENTS II (LOW-RISE)
6. RESOLUTION AUTHORIZING A TAX ABATEMENT FOR NORTHGATE APARTMENTS II (HIGH-RISE) UNDER N.J.S.A. 55:14K-1 ET SEQ.
7. RESOLUTION AUTHORIZING A TAX ABATEMENT FOR NORTHGATE APARTMENTS II (LOW-RISE) UNDER N.J.S.A. 55:14K-1 ET SEQ.
8. A RESOLUTION DIRECTING THE CITY PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN AREAS AND PROPERTIES IDENTIFIED HEREIN ARE AREAS IN NEED OF REDEVELOPMENT OR REHABILITATION

ADJOURNMENT

Please note summary of Public Decorum rules below.

Rule XVII: Decorum

Any person who shall disturb the peace of the Council, make impertinent or slanderous remarks or conduct himself in a boisterous manner while addressing the Council shall be forthwith barred by the presiding officer from further audience before the Council, except that if the speaker shall submit to proper order under these rules, permission for him to continue may be granted by a majority vote of the Council.

City Council meetings shall be conducted in a courteous manner. Citizens and Council members will be allowed to state their positions in an atmosphere free of slander, threats of violence or the use of Council as a forum for politics. Sufficient warnings may be given by the Chair at any time during the remarks and, in the event that any individual shall violate the rules of decorum heretofore set forth, the Chairperson may then cut off comment or debate. At the discretion of the Chairperson, light signals may be used to display the commencement of the time for speaking and a warning light may be flashed to show that the appropriate time has passed. A red light will signal that there is no longer time.

LEYBA-MARTINEZ
4/18/2024

**RESOLUTION RECOGNIZING AND DESIGNATING APRIL 2024
AS "FINANCIAL LITERACY MONTH" IN THE CITY OF CAMDEN**

WHEREAS, this City Council of the City of Camden seeks to recognize the month of April 2024 as "Financial Literacy Month" in the City of Camden; and

WHEREAS, Financial literacy plays an integral role in the development of young people, including in assisting them in having the skills needed to make important financial decisions that will ultimately affect their goals throughout their lives; and

WHEREAS, Financial literacy instruction, including those pertaining to the creation of savings plans, budgeting, managing debt and obligations and planning for their future, offers valuable insight and can help individuals develop efficient household budgets and formulate strategic investment decisions for themselves and their families; and

WHEREAS, Financial literacy ultimately leads to lower default rates for borrowers, higher participation and contribution rates for retirement plans, improved spending and saving habits and higher net worth; and

WHEREAS, Financial literacy instruction allows young people to focus on significant and necessary skills including financial problem solving and critical financial thinking thereby allowing them to experience and become proficient in these financial skills which will play a principal and extremely powerful role throughout their lives; and

WHEREAS, the City Council of the City of Camden recognizes the significance that financial literacy often plays in determining the fiscal success of an individual and which offers valuable insight to young people as they make important decisions concerning decisions related to their life goals; and

WHEREAS, Financial Literacy Month originated with the National Endowment for Financial Education (NEFE) which then passed the administration of the program over to the Jump\$tart Coalition, which along with its partner organizations, educates and prepares young people for long-term financial success; and

WHEREAS, Jump\$tart has been promoting April as Financial Literacy for Youth Month; and

WHEREAS, in March of 2004, the United States Senate passed Resolution No. 316 officially designating April as National Financial Literacy Month and this designation was designed to raise awareness of the importance of financial education in the United States and the serious consequences that may be associated with a lack of understanding about personal finances; and

WHEREAS, National Literacy Month is recognized each April in the United States in an effort to highlight the importance of financial literacy and teach citizens how to establish and maintain responsible financial practices; and

WHEREAS, the New Jersey Legislature, by joint resolution, AJR No. 61, has designated April as "Financial Literacy Month" to improve the financial success of all individuals in New Jersey; and

WHEREAS, many of the nation's financial institutions, non-profit financial educational organizations, and higher education institutions, support the month of April each year as "Financial Literacy Month" by holding promotional events and developing educational materials that center around effectively handling money and managing debt; and

WHEREAS, the City Council of the City of Camden now seeks to designate the month of April 2024 as "Financial Literacy Month; now therefore

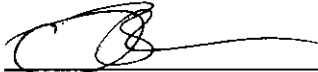
BE IT RESOLVED, by the City Council of the City of Camden that, for all the reasons set forth above, it hereby recognizes and designates the month of April 2024 as "Financial Literacy Month" in the City of Camden in order to improve the citizenry's understanding of critical financial issues such as credit management, savings, debt management and home ownership and to significantly increase an individual's likelihood of financial success.

BE IT FURTHER RESOLVED, that, by this resolution, the City Council of the City of Camden calls upon all citizens of the City of Camden, all higher education institutions, non-profit institutions, community organizations, faith groups, medical facilities, elected officials, businesses and other interested parties to recognize and observe the month of April 2024 as "Financial Literacy Month", with appropriate activities and programs to support financial literacy thereby strengthening the place where we live and work – the City of Camden.

BE IT FURTHER RESOLVED that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this resolution. All notices of veto shall be filed in the office of the Municipal Clerk.

Date: April 18, 2024

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk

R-2

FALIO LEYBA-MARTINEZ
4/18/2024

**RESOLUTION RECOGNIZING AND COMMENDING THE SAMAKI DHARARAM
BUDDHIST TEMPLE & KHMER KAMPUCHEA KROM ASSOCIATION OF
NEW JERSEY, AS THEY NOW CELEBRATE THE CAMBODIAN NEW YEAR –
THE YEAR OF THE DRAGON**

**WHEREAS, THE SAMAKI DHARARAM BUDDHIST TEMPLE & KHMER
KAMPUCHEA KROM ASSOCIATION OF NEW JERSEY** is located at 3405 Federal
Street, in the City of Camden; and

WHEREAS, THE SAMAKI DHARARAM BUDDHIST TEMPLE was founded in
1999 and is celebrating twenty-five (25) years within the City of Camden; and

**WHEREAS, THE SAMAKI DHARARAM BUDDHIST TEMPLE & KHMER
KAMPUCHEA KROM ASSOCIATION OF NEW JERSEY** promotes Buddhist teachings
and Khmer traditions and is open to people of all faiths and backgrounds; and

**WHEREAS, THE SAMAKI DHARARAM BUDDHIST TEMPLE & KHMER
KAMPUCHEA KROM ASSOCIATION OF NEW JERSEY** began in the early 1980's and
arose from a small group of Khmer from individuals who had immigrated to the City of
Camden where they came together, defined their identity, and formed the Khmer
Kampuchea Krom Association of New Jersey; and

WHEREAS, twenty-five years ago, the word "Khmer Krom" or "Khmer Kampuchea
Krom" did not even exist in dictionaries or books and this group of individuals shared a
special connection based on their common experiences, language, and culture and had
the goal of making "Khmer Krom" known to the world; and

WHEREAS, this group of individuals formed an unofficial association to help new
refugees in South Jersey and, after a lengthy process of historical research and countless
debates, **THE KHMER KAMPUCHEA KROM ASSOCIATION OF NEW JERSEY** was
officially launched in 1987; and

WHEREAS, over the years, **THE SAMAKI DHARARAM BUDDHIST TEMPLE &
KHMER KAMPUCHEA KROM ASSOCIATION OF NEW JERSEY** has been instrumental
in providing community services and spiritual assistance to numerous residents of the
City of Camden; and

WHEREAS, the City of Camden, its Officials and Residents owe **THE SAMAKI
DHARARAM BUDDHIST TEMPLE & KHMER KAMPUCHEA KROM ASSOCIATION
OF NEW JERSEY,** a great debt of gratitude for their generous and selfless service to the
City of Camden and its residents; and


WHEREAS, in April, 2024, **THE SAMAKI DHARARAM BUDDHIST TEMPLE &
KHMER KAMPUCHEA KROM ASSOCIATION OF NEW JERSEY** will be celebrating the
CAMBODIAN NEW YEAR – THE YEAR OF THE DRAGON, and the City of Camden, its
Officials and Residents, in light of this new year celebration, wish to honor and express
our profound appreciation to **THE SAMAKI DHARARAM BUDDHIST TEMPLE &
KHMER KAMPUCHEA KROM ASSOCIATION OF NEW JERSEY** for their community
service and spiritual assistance they have provided to the City of Camden, its Officials
and Residents; now therefore

BE IT RESOLVED, by the City Council of the City of Camden, that it hereby wishes
to express its sincere and deep appreciation to **THE SAMAKI DHARARAM BUDDHIST
TEMPLE & KHMER KAMPUCHEA KROM ASSOCIATION OF NEW JERSEY,** for the
many years of community service and spiritual assistance they have provided to the City
of Camden, its Officials and Residents and congratulate them and wish them well as the
celebrate the **CAMBODIAN NEW YEAR – THE YEAR OF THE DRAGON.**

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: April 18, 2024

The above has been reviewed and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk

R-3

FUENTES
4/18/2024

**RESOLUTION RECOGNIZING AND DESIGNATING THE WEEK OF APRIL
21ST THROUGH APRIL 27TH, 2024 AS INFERTILITY AWARENESS WEEK
IN THE CITY OF CAMDEN**

WHEREAS, "National Infertility Awareness Week" is always observed during the last full week of April which this year will take place during the week of April 21st through April 27th, 2024; and

WHEREAS, this City Council of the City of Camden seeks to recognize the week of April 21st through April 27th, 2024 as "INFERTILITY AWARENESS WEEK" in the City of Camden; and

WHEREAS, millions of individuals in the United States face barriers in starting or building a family; and

WHEREAS, infertility is a commonplace challenge that can affect anyone regardless of race, religion, sexuality or economic status; and

WHEREAS, National Infertility Awareness Week unites millions of people who are seeking to remove barriers which make it difficult to start or build a family; and

WHEREAS, National Infertility Awareness Week calls for the sharing of infertility or reproductive issues or concerns thereby raising awareness and calling for the needed support for those facing such infertility challenges; and

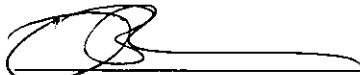
WHEREAS, the City Council of the City of Camden now seeks to designate the week of April 21st through April 27th as "INFERTILITY AWARENESS WEEK"; now therefore

BE IT RESOLVED, by the City Council of the City of Camden that, for all the reasons set forth above, it hereby recognizes and designates the week of April 21st through April 27th, 2024 as "INFERTILITY AWARENESS WEEK" in the City of Camden.

BE IT FURTHER RESOLVED that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this resolution. All notices of veto shall be filed in the office of the Municipal Clerk.

Date: April 18, 2024

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk

DB:dh
04-18-24

RESOLUTION OF NEED ENDORSING SUPPORT FOR THE NORTHGATE APARTMENTS II (HIGH-RISE)

WHEREAS, Fair Share Housing Development, Inc., a New Jersey non-profit corporation (hereinafter referred to as the "Sponsor") or its assignee will acquire and rehabilitate the high-rise building containing 308 units of the housing project commonly known as part of Northgate Apartments II (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter referred to as the "HMFA Requirements") within the municipality of the City of Camden (hereinafter referred to as the "Municipality") on a site described as Block 795, Lot 4 as shown on the Official Assessment Map of the City of Camden, Camden County and commonly known as 500 N. 7th Street, Camden, New Jersey 08102; and

WHEREAS, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA Requirements, the governing body of the Municipality hereby determines that there is a need for this housing project in the Municipality; and now therefore


BE IT RESOLVED by the Council of the City of Camden (the "Council") that:

1. The Council finds and determines that the 308 unit Project proposed by Sponsor will meet or meets an existing housing need; and
2. The Council does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the Agency to process the Sponsor's application for Agency funding to finance the Project.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: April 18, 2024

The above has been reviewed and approved as to form.



 DANIEL S. BLACKBURN
 City Attorney

 ANGEL FUENTES
 President, City Council

ATTEST: _____
 LUIS PASTORIZA
 Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: APRIL 18, 2023

TO: City Council
FROM: Dr. Edward C. Williams – Director

TITLE OF ORDINANCE/RESOLUTION: Resolution of Need Endorsing Support for the Northgate Apartments II (HIGH-RISE)

| | | | | |
|--------------------------|---------------------|-----------------------------------|--------------|--------------------------|
| Point of Contact: | Dr. Edward Williams | Planning & Development | x7323 | edwillia@ci.camden.nj.us |
| | Name | Department-Division-Bureau | Phone | Email |

ENDORSEMENTS

| | Recommend Approval (Y/N) | Signature | Date | Comments |
|---|--------------------------|-----------|------|----------|
| Responsible Department Director | Y | | | |
| Supporting Department Director (if necessary) | N | | | |
| Director of Grants Management | N | | | |
| Qualified Purchasing Agent | N | | | |
| Director of Finance | Y | | | |

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Additional supporting documents: Submitted Budget, Audit, and Annual Report

“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.

Received by:
City Attorney

Signature

Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Resolution of Need Endorsing Support for the Northgate Apartments II (HIGH-RISE)

FACTS/BACKGROUND:

- Fair Share Housing Development, Inc., a New Jersey non-profit corporation or its assignee will acquire and rehabilitate the high-rise building containing 308 units of the housing project commonly known as part of Northgate Apartments II, 500 N. 7th Street, Camden, New Jersey 08102.
- The Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency
- See Northgate II Resolution Authorizing a Tax Abatement for Northgate Apartments II (High Rise) for simplify details.

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:

IMPACT STATEMENT:

- The site is in dire need of rehabilitation.

SUBJECT MATTER EXPERTS/ADVOCATES:

- Daniel S. Blackburn, City Attorney
- Dr. Edward C. Williams, Director

COORDINATION:

- N/A

Prepared by: Dionne Hicks-Giles

856-757-7175/ dihicks@ci.camden.nj.us

Name

Phone/Email



April 1, 2024

The Honorable Victor Carstarphen
Mayor, City of Camden
City Hall, 4th Floor
P.O. Box 95120
Camden, NJ 08101-5120

Dear Mayor Carstarphen:

Fair Share Housing Development, Inc., (the “Applicant”) a nonprofit corporation, Sponsor and sole and controlling shareholder of Northgate II, Inc., sole General Partner of Fair Share Northgate II Associates, L.P. does hereby make application for approval of Tax Exempt Status and Agreement for Payment In Lieu of Taxes (PILOT) for the Northgate II project, as described below, under the provisions of the New Jersey Housing and Mortgage Finance Agency Law (N.J.S.A. 55:14K-1 et. seq.).

Applicant is seeking Camden City Council approval of two separate Resolutions determining tax exempt status and Agreements for Payments in Lieu of Taxes (PILOT), for the existing Northgate II development: One Resolution and PILOT for the existing Northgate II High-Rise, a 23 story High-Rise building with 308 units), located at 500 North Seventh Street, bounded by North 7th Street, North 8th Street, Elm Street and the Southernly line of Pearl Street now vacated, Block 795, Lot 4 (2.52 Acres). The second Resolution and PILOT for the existing Northgate II Low-Rise, 14 apartment building with 94 units, with address at 500 North 7th Street, bounded by North 5th Street, North 7th Street, Elm Street and Pearl Street, Block 794, Lot 4 and Block 791, Lot 1 (6.66 acres). The two separate Resolutions and PILOT Agreements are necessary because the existing Northgate II Project will be subdivided into a Low-Rise and a High-Rise project and each will require these two municipal approvals to obtain funding to rehabilitation both projects.

History of Northgate II (1967 – 2024)

Construction of the Northgate II project commenced in June 1978 and was completed and occupied by April 1980. The original nonprofit Sponsor of the project was Carpenters Development Northgate, Inc. On December 21, 1979 Carpenters Development Northgate, Inc., with the approval of NJHMFA, conveyed title to the Northgate II project to Northgate II Associates, a limited partnership and retained operational control as the General Partner. The construction of Northgate II (High-Rise – 23 stories with 308 units and Low-Rise – 14 two-story apartment buildings – 94 units) were developed as one project with NJHMFA construction and permanent financing supported by HUD with a 40 year (April, 1980 – April, 2020) Section 8 Housing Assistance Payments (HAP Contract).



In December, 2004, the Northgate II Development was purchased by a new limited partnership with FSHD's Sponsorship: Fair Share Northgate II Associates, L.P. The new entity received financing in the amount of \$16,401,621 from the New Jersey Housing & Mortgage Finance Agency (NJHMFA), 4% Tax Credits (\$1,397,913 annually for 10 years) and capital contributions from the project's tax credit investor/limited partner, Boston Financial. In 2005-2006, FSHD implemented a \$12 million renovation plan at Northgate II high-rise which included the upgrading of all 308 units (at an expenditure of approximately \$25,974 per unit plus \$4 million for the common space amenities) which included the new construction of 1,700-square-foot social service offices, and a 5,000-square-foot community center. During 2006-2007, FSHD renovated the 94 low-rise units at an additional cost of \$2.2 million (\$23,404 rehab cost per unit).

On April 12, 2017, Fair Share Northgate II Associates, L.P. and the City of Camden, pursuant to the NJHMFA Statute (N.J.S.A. 55:14K-1 et seq.), entered into a new PILOT Agreement which was approved by the Camden City Council by Resolution on February 14, 2017. The PILOT required payments to the City of Camden at the NJHMFA standard 6.28 percent of project revenues.

In September, 2017, Northgate II refinanced with a 15-year permanent mortgage in the amount of \$17,200,000 with Greystone Servicing Corporation. With a 30-year amortization period, the loan was at 4.28% interest with monthly principal and interest installments of \$84,916.02 maturing October 1, 2032. With the refinancing, Northgate II paid off the NJHMFA first mortgage (\$5,187,825), the NJHMFA-administered Home Express second mortgage (\$3,641,477) with the exception of \$100,000 which was extended for 30 years with an annual payment of principal and interest of \$3,874.81 in order to preserve the PILOT Agreement, the FSHD developer fee (\$1,452,995) and the payment of \$650,000 to Boston Financial.

The Northgate II project is 44 years old (April 1980 – April 2024). The limited rehabilitation work and capital improvements described above (about \$25K per unit) were completed between 2005 and 2007 (17 years ago). The Northgate II Low-Rise (14 Garden Apartments) project is in need of substantial rehabilitation: façade deterioration and roof replacement, energy efficient windows, kitchen and bathroom replacement, energy efficient appliances, floor replacements, interior and exterior door replacements, ceiling damage from plumbing issues, and site (concrete) repairs as well as security upgrades. In addition, the goal is to upgrade energy sustainability and efficiency by repairing leaking pipes, correct decaying and inefficient insulation, replace exterior facades with Hardie Plank, and install new heating and air conditioning systems. Substantial on-site analysis of the conditions at the Low-Rise project have been undertaken by Kramer + Marks, our Architects and their structural, mechanical, and electrical engineers. EAM Associates, Energy Efficiency experts, have assessed the Low-Rise project and recommended energy improvements to satisfy NJHMFA Tax Credit, UPP and HUD financing. Our goal is to maximize financing on a per unit basis to completely reconstruct all elements of the Low-Rise project to provide high-quality affordable housing and allow the property to once again have a positive impact on the immediate neighborhood.



Comparable site analysis/studies of the conditions at the High-Rise building are underway with a similar goal of maximizing financing for per unit and common space upgrades to meet NJHMFA, Tax Credit and Aspire requirements.

1. CAMDEN CITY COUNCIL ACTIONS REQUESTED, SIZE OF SITES, ADDRESSES AND BLOCKS AND LOTS:

Applicant is seeking Camden City Council approval of two separate Resolutions determining tax exempt status and Agreements for Payments in Lieu of Taxes (PILOT), for the existing Northgate II development: One Resolution and PILOT for the existing Northgate II High-Rise, a 23 story High-Rise building with 308 units), located at 500 North Seventh Street, bounded by North 7th Street, North 8th Street, Elm Street and the Southernly line of Pearl Street now vacated, Block 795, Lot 4 (2.52 Acres). The second Resolution and PILOT for the existing Northgate II Low-Rise, 14 apartment building with 94 units, with address at 500 North 7th Street, bounded by North 5th Street, North 7th Street, Elm Street and Pearl Street, Block 794, Lot 4 and Block 791, Lot 1 (6.66 acres).

2. CONFORMANCE WITH ALL APPLICABLE MUNICIPAL ORDINANCES:

The rehabilitation of the Northgate High-Rise and Low-Rise will be implemented in conformance with all applicable municipal ordinances.

3. PROJECT IN ACCORD WITH DEVELOPMENT PLAN AND MASTER PLAN OF THE CITY OF CAMDEN:

The rehabilitation of the Northgate II High-Rise and Low-Rise will be in accord with the Redevelopment Plan and Master Plan of the City of Camden.

4. NECESSARY PREDEVELOPMENT ACTIONS: Fair Share Housing Development, has entered into a Joint Venture with MDG Design and Construction, to assess and rehabilitate Northgate II. MDG is a New York Developer with 35 years of Development experience, has completed over 900 buildings, more than 23,300 units and over \$3 billion dollars of development and construction. The Walters Group will provide financial consulting support.

The Development Plan is as follows: To maximize funding opportunities, Northgate II must be divided into two (2) separate projects: (A) Northgate II Low-Rise and (B) Northgate II High-Rise. Each project will be sold to separate limited partnerships and seek separate financing. FSHD will:

1. Apply to the Camden City Planning Board for Minor Subdivision Approval to divide the Northgate II project into two sections: High-Rise and Low-Rise.



2. Apply to HUD to bifurcate the Section 8 HAP contract with approximately 25% of Section 8 payments applied to the Low-Rise project and 75% of the Section 8 payments applied to the High-Rise project.
3. Complete preliminary architectural and energy efficiency plans for the Low-Rise project and apply to NJHMFA for Construction and Permanent Financing, 4% Tax Credits and for Urban Preservation Program Funding. Construction cost will be developed upon the completion of the architectural and energy efficiency plans for the Low-Rise project.
4. On April 30, 2024, the Low-Rise project, subject to adequate point scoring, will apply to HUD for funding under the Green and Resilient Retrofit Program (GRRP).
5. Apply to Greystone Servicing Corporation, the current First Mortgage Lender, to enable approximately 25% of the current mortgage to be paid off at the start of rehab construction of the Low-Rise project and to satisfy the approximately 75% of the High-Rise balance of the current mortgage with Bridge Financing from Greystone to be paid upon the start of Rehab construction of the High-Rise project.
6. The High-Rise project, after the architectural and energy-related assessments are completed and plans developed, will apply to NJHMFA for Construction and Permanent Financing, 4% Tax Credits and to NJEDA for Aspire funding. Construction cost will be developed upon the completion of the architectural and energy efficiency plans for the High-Rise project.
7. Projected construction schedule: the Low-Rise project will commence construction on April 1, 2025 through September 30, 2026 (18 months). The High-Rise project will commence construction on July 1, 2025 through December 31, 2026 (18 months). The start of construction is contingent upon successful financing applications.

5. SURVEY AND LEGAL DESCRIPTION:

Attached is a survey completed by Consulting Engineer Services on September 6, 2017, which provides a description of both the Northgate High-Rise and Low-Rise sites, location of all residential structures, parking and also contains a Legal Description.



6. FSHD RESOLUTION AUTHORIZING APPLICATION TO THE CITY OF CAMDEN FOR TAX EXEMPTION AND PILOT AGREEMENTS FOR THE NORTHGATE II DEVELOPMENT. Copy attached.

I, Peter J. O'Connor, President of Fair Share Housing Development, Inc., do hereby certify that the facts and data contained herein and submitted herewith are true and accurate.

Peter J. O'Connor, President
Fair Share Housing Development, Inc.

**RESOLUTION BY FAIR SHARE HOUSING DEVELOPMENT, INC. AUTHORIZING
APPLICATION TO THE CITY OF CAMDEN WITH REGARD TO THE NORTHGATE II
DEVELOPMENT FOR TAX EXEMPTION AND PAYMENTS IN LIEU OF TAXES (PILOT) FOR
THE NORTHGATE II LOW-RISE PROJECT AND NORTHGATE II HIGH-RISE PROJECT**

WHEREAS, Fair Share Housing Development, Inc. ("FSHD") is the nonprofit Sponsor of the Northgate II development., located at 500 North 7th Street, Camden, New Jersey, and is the sole shareholder of Northgate II, Inc., the General Partner of Fair Share Northgate II Associates, L.P., owner of Northgate II development.

WHEREAS, the Northgate II Development, which consists of the Northgate II High-Rise, 23 stories with 308 units, and the Northgate II Low-Rise consisting of 14 apartment buildings with 94 units, is in need of rehabilitation.

WHEREAS, FSHD desires to develop plans to rehabilitate both the Northgate II High-Rise and Low-Rise buildings and has entered a Joint Venture with MDG Design and Construction Company, a major New York Developer with more than 35 years of development experience.

WHEREAS, the initial assessment of the overall Northgate II Development has determined that to maximize financing sources for the rehabilitation work that the project needs to be divided into a Low-Rise project and a High-Rise project, each with separate ownership and separate financing;

WHEREAS, as part of the financing with the New Jersey Housing and Mortgage Finance Agency, there is a need for a City Council determination of tax exempt status and authorization to enter into two separate determinations of tax exemption and PILOT Agreements pursuant to the NJHMFA statute, ONE FOR THE Northgate II Low-Rise and one for the Northgate II High-Rise.

WHEREAS, FSHD needs to apply to the Camden City Council for the above tax exemptions and PILOTs.

AND NOW THEREFORE BE IT RESOLVED, by the FSHD Board of Trustees, that the Corporation is hereby authorized to apply to the City of Camden for tax exemption and PILOT Agreements for both the Northgate II Low-Rise project and Northgate II High-Rise project.

CERTIFICATION

I, Deborah Del Grande, the Secretary of Fair Share Housing Development, hereby certifies that at a duly noticed meeting of Fair Share Housing Development, Inc., with a quorum present, held on March 28, 2024, the above Resolution was duly adopted.


By: Deborah Del Grande
Secretary

Schedule Rent Housing

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0012
(exp. 11/30/2020)

page 3 for Instructions, Public Burden Statement and Privacy Act requirements.

| | | |
|---|---|--|
| Project Name Fair Share Northgate II Associates, L.P. | FHA Project Number NJ 16H085008 | Date Rents Will Be Effective (mm/dd/yyyy) 5/1/2024 |
|---|---|--|

Part A - Apartment Rents

Show the actual rents you intend to charge, even if the total of these rents is less than the Maximum Allowable Monthly Rent Potential.

| Col. 1 Unit Type (Include Non-revenue Producing Units) | Col. 2 Number of Units | Contract Rents | | Col. 5 Utility Allowances (Effective Date (mm/dd/yyyy) <i>5/01/2024</i>) | Col. 6 Gross Rent (Col. 3 + Col. 5) | Market Rents (Sec. 236 Projects Only) | |
|---|------------------------------|---|--|--|---|--|--|
| | | Col. 3 Rent Per Unit | Col. 4 Monthly Contract Rent Potential (Col. 2 x Col. 3) | | | Col. 7 Rent Per Unit | Col. 8 Monthly Market Rent Potential (Col. 2 x Col. 7) |
| 0 BR | 41 | 1,428 | 58,548 | 53 | 1,481 | | 0 |
| 0 BR | 3 | 1,457 | 4,341 | 53 | 1,510 | | 0 |
| 1 BR | 10 | 1,544 | 15,440 | 70 | 1,614 | | 0 |
| 1 BR | 122 | 1,515 | 184,830 | 70 | 1,585 | | 0 |
| 1 BR | 88 | 1,727 | 151,976 | 70 | 1,797 | | 0 |
| 2 BR | 44 | 1,842 | 81,048 | 94 | 1,936 | | 0 |
| 2 BR | 36 | 1,434 | 51,824 | 119 | 1,553 | | 0 |
| 3 BR | 29 | 1,831 | 53,099 | 185 | 2,016 | | 0 |
| 4 BR | 29 | 2,182 | 63,278 | 249 | 2,431 | | 0 |
| | | | | | 0 | | 0 |
| | | | | | 0 | | 0 |
| Total Units 402 | | Monthly Contract Rent Potential (Add Col. 4)* \$ 664,484.00 | | | | Monthly Market Rent Potential (Add Col. 8)* | |
| | | Yearly Contract Rent Potential (Col. 4 Sum x 12)* \$ 7,973,808.00 | | | | Yearly Market Rent Potential (Col. 8 Sum x 12)* | |

* These amounts may not exceed the Maximum Allowable Monthly Rent Potential approved on the last Rent Computation Worksheet or requested on the Worksheet you are now submitting. Market Rent Potential applies only to Section 236 Projects.

Part B - Items Included in Rent

Equipment/Furnishings in Unit (Check those included in rent.)

| | | |
|--|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> Range | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Carpet | <input type="checkbox"/> |
| <input type="checkbox"/> Air Conditioner | <input type="checkbox"/> Drapes | <input type="checkbox"/> |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> | <input type="checkbox"/> |

Utilities (Check those included in rent. For each item, (even those not included in rent), enter E, F, or G on line beside that item)
E=electric; G=gas; F=fuel oil or coal.

| | | |
|---|---|---------------------------------------|
| <input checked="" type="checkbox"/> Heating | <input checked="" type="checkbox"/> Hot Water | <input type="checkbox"/> Lights, etc. |
| <input type="checkbox"/> Cooling | <input type="checkbox"/> Cooking | <input type="checkbox"/> |

Services/Facilities (check those included in rent)

| | | |
|---|--------------------------|---|
| <input checked="" type="checkbox"/> Parking | <input type="checkbox"/> | <input type="checkbox"/> Nursing Care |
| <input type="checkbox"/> Laundry | <input type="checkbox"/> | <input type="checkbox"/> Linen/Maid Service |
| <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Tennis Courts | <input type="checkbox"/> | <input type="checkbox"/> |

Part C - Charges in Addition to Rent (e.g., parking, cable TV, meals)

| Purpose | Monthly Charge |
|---------|----------------|
| N/A | \$ N/A |
| | \$ |
| | \$ |
| | \$ |
| | \$ |
| | \$ 0 |

Part D - Non-Revenue Producing Space

| Col. 1 Use | Col. 2 Unit Type | Col. 3 Contract Rent |
|--|---------------------|-------------------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| Total Rent Loss Due to Non-Revenue Units | | \$ 0 |

Part E - Commercial Space (retail, offices, garages, etc.)

| Col. 1 Use | Col. 2 Monthly Rent Potential | Col. 3 Square Footage | Col. 4 Rental Rate Per Sq. Ft. (Col. 2 divided by Col. 3) |
|---------------------------------|-------------------------------------|-----------------------------|---|
| | | | |
| | | | |
| | | | |
| | | | |
| Total Commercial Rent Potential | | \$ 0 | |

Part F - Maximum Allowable Rent Potential

| | |
|---|------------------|
| Enter Maximum Allowable Monthly Rent Potential from Rent Computation Worksheet (to be completed by HUD or lender) | \$ 664,484.00 RD |
|---|------------------|

| INCOME | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|----------------------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 20% | 18,500 | 17,860 | 28,100 | 22,320 | 29,120 | 25,380 | 27,980 | 29,780 |
| 30% | 28,460 | 26,700 | 39,590 | 32,110 | 38,310 | 34,560 | 37,160 | 44,370 |
| 40% | 31,280 | 33,720 | 40,800 | 44,640 | 48,270 | 50,800 | 52,360 | 58,860 |
| 50% | 39,160 | 40,860 | 56,290 | 55,800 | 60,500 | 60,780 | 63,260 | 72,700 |
| 60% | 44,900 | 52,380 | 60,300 | 62,900 | 72,360 | 67,040 | 68,040 | 88,440 |
| 70% | 51,740 | 58,900 | 70,340 | 70,130 | 84,130 | 77,850 | 83,040 | 103,380 |
| 80% | 62,560 | 71,400 | 80,400 | 83,260 | 99,680 | 90,850 | 100,720 | 132,520 |
| RENT BY BEDROOM SIZE | | | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | 5 Bedroom | 6 Bedroom |
| 20% | | | 381 | 462 | 549 | 644 | 734 | 828 |
| 30% | | | 596 | 732 | 870 | 1,011 | 1,154 | 1,300 |
| 40% | | | 782 | 958 | 1,146 | 1,335 | 1,526 | 1,718 |
| 50% | | | 977 | 1,204 | 1,452 | 1,701 | 1,952 | 2,203 |
| 60% | | | 1,173 | 1,458 | 1,761 | 2,066 | 2,371 | 2,676 |
| 70% | | | 1,368 | 1,658 | 2,019 | 2,324 | 2,629 | 2,934 |
| 80% | | | 1,564 | 1,858 | 2,230 | 2,535 | 2,840 | 3,145 |

| INCOME | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|----------------------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 20% | 18,880 | 19,380 | 30,000 | 22,800 | 29,120 | 25,380 | 27,980 | 30,220 |
| 30% | 24,030 | 25,480 | 30,000 | 34,320 | 38,310 | 34,560 | 42,570 | 48,930 |
| 40% | 32,040 | 32,620 | 41,200 | 48,760 | 49,440 | 39,120 | 36,760 | 60,440 |
| 50% | 40,050 | 40,860 | 50,300 | 57,200 | 61,500 | 50,400 | 70,450 | 75,550 |
| 60% | 48,060 | 54,960 | 61,300 | 68,640 | 74,160 | 78,680 | 88,480 | 90,880 |
| 70% | 56,070 | 63,120 | 72,300 | 80,080 | 85,520 | 85,200 | 98,480 | 105,770 |
| 80% | 64,080 | 73,280 | 82,400 | 91,520 | 96,960 | 105,240 | 113,520 | 120,880 |
| RENT BY BEDROOM SIZE | | | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | 5 Bedroom | 6 Bedroom |
| 20% | | | 400 | 515 | 595 | 674 | 752 | 828 |
| 30% | | | 600 | 772 | 894 | 1,020 | 1,145 | 1,268 |
| 40% | | | 801 | 1,030 | 1,190 | 1,370 | 1,545 | 1,720 |
| 50% | | | 1,002 | 1,287 | 1,481 | 1,680 | 1,881 | 2,081 |
| 60% | | | 1,203 | 1,548 | 1,789 | 2,032 | 2,277 | 2,521 |
| 70% | | | 1,404 | 1,809 | 2,082 | 2,324 | 2,569 | 2,813 |
| 80% | | | 1,605 | 2,010 | 2,309 | 2,551 | 2,796 | 3,040 |

A-5

DB:dh
04-18-24

RESOLUTION OF NEED ENDORSING SUPPORT FOR THE NORTHGATE APARTMENTS II (LOW-RISE)

WHEREAS, Fair Share Housing Development, Inc., a New Jersey non-profit corporation (hereinafter referred to as the "Sponsor") or its assignee will acquire and rehabilitate the low-rise building containing 94 units of the housing project commonly known as part of Northgate Apartments II (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter referred to as the "HMFA Requirements") within the municipality of the City of Camden (hereinafter referred to as the "Municipality") on a site described as Block 791, Lot 1 and Block 794, Lot 1 as shown on the Official Assessment Map of the City of Camden, Camden County and commonly known as 500 N. 7th Street, Camden, New Jersey 08102; and

WHEREAS, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA Requirements, the governing body of the Municipality hereby determines that there is a need for this housing project in the Municipality; and now therefore

BE IT RESOLVED by the Council of the City of Camden (the "Council") that:

1. The Council finds and determines that the 94 unit Project proposed by Sponsor will meet or meets an existing housing need; and
2. The Council does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the Agency to process the Sponsor's application for Agency funding to finance the Project.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: April 18, 2024

The above has been reviewed and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: APRIL 18, 2023

TO: City Council
FROM: Dr. Edward C. Williams – Director

TITLE OF ORDINANCE/RESOLUTION: Resolution of Need Endorsing Support for the Northgate Apartments II (LOW-RISE)

| | | | | |
|--------------------------|---------------------|-----------------------------------|--------------|--------------------------|
| Point of Contact: | Dr. Edward Williams | Planning & Development | x7323 | edwillia@ci.camden.nj.us |
| | Name | Department-Division-Bureau | Phone | Email |

ENDORSEMENTS

| | Recommend Approval (Y/N) | Signature | Date | Comments |
|---|--------------------------|-----------|------|----------|
| Responsible Department Director | Y | | | |
| Supporting Department Director (if necessary) | N | | | |
| Director of Grants Management | N | | | |
| Qualified Purchasing Agent | N | | | |
| Director of Finance | Y | | | |

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Additional supporting documents: Submitted Budget, Audit, and Annual Report

“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.

Received by:
City Attorney

Signature

Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Resolution of Need Endorsing Support for the Northgate Apartments II (LOW-RISE)

FACTS/BACKGROUND:

- Fair Share Housing Development, Inc., a New Jersey non-profit corporation or its assignee will acquire and rehabilitate the low-rise building containing 94 units of the housing project commonly known as part of Northgate Apartments II, 500 N. 7th Street, Camden, New Jersey 08102.
- The Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency.
- See Northgate II Resolution Authorizing a Tax Abatement for Northgate Apartments II (Low Rise) for simplify details.

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:

IMPACT STATEMENT:

- The site is in dire need of rehabilitation.

SUBJECT MATTER EXPERTS/ADVOCATES:

- Daniel S. Blackburn, City Attorney
- Dr. Edward C. Williams, Director

COORDINATION:

- N/A

Prepared by: Dionne Hicks-Giles

856-757-7175/ dihicks@ci.camden.nj.us

Name

Phone/Email



April 1, 2024

The Honorable Victor Carstarphen
Mayor, City of Camden
City Hall, 4th Floor
P.O. Box 95120
Camden, NJ 08101-5120

Dear Mayor Carstarphen:

Fair Share Housing Development, Inc., (the "Applicant") a nonprofit corporation, Sponsor and sole and controlling shareholder of Northgate II, Inc., sole General Partner of Fair Share Northgate II Associates, L.P. does hereby make application for approval of Tax Exempt Status and Agreement for Payment In Lieu of Taxes (PILOT) for the Northgate II project, as described below, under the provisions of the New Jersey Housing and Mortgage Finance Agency Law (N.J.S.A. 55:14K-1 et. seq.).

Applicant is seeking Camden City Council approval of two separate Resolutions determining tax exempt status and Agreements for Payments in Lieu of Taxes (PILOT), for the existing Northgate II development: One Resolution and PILOT for the existing Northgate II High-Rise, a 23 story High-Rise building with 308 units), located at 500 North Seventh Street, bounded by North 7th Street, North 8th Street, Elm Street and the Southernly line of Pearl Street now vacated, Block 795, Lot 4 (2.52 Acres). The second Resolution and PILOT for the existing Northgate II Low-Rise, 14 apartment building with 94 units, with address at 500 North 7th Street, bounded by North 5th Street, North 7th Street, Elm Street and Pearl Street, Block 794, Lot 4 and Block 791, Lot 1 (6.66 acres). The two separate Resolutions and PILOT Agreements are necessary because the existing Northgate II Project will be subdivided into a Low-Rise and a High-Rise project and each will require these two municipal approvals to obtain funding to rehabilitation both projects.

History of Northgate II (1967 – 2024)

Construction of the Northgate II project commenced in June 1978 and was completed and occupied by April 1980. The original nonprofit Sponsor of the project was Carpenters Development Northgate, Inc. On December 21, 1979 Carpenters Development Northgate, Inc., with the approval of NJHMFA, conveyed title to the Northgate II project to Northgate II Associates, a limited partnership and retained operational control as the General Partner. The construction of Northgate II (High-Rise – 23 stories with 308 units and Low-Rise – 14 two-story apartment buildings – 94 units) were developed as one project with NJHMFA construction and permanent financing supported by HUD with a 40 year (April, 1980 – April, 2020) Section 8 Housing Assistance Payments (HAP Contract).



In December, 2004, the Northgate II Development was purchased by a new limited partnership with FSHD's Sponsorship: Fair Share Northgate II Associates, L.P. The new entity received financing in the amount of \$16,401,621 from the New Jersey Housing & Mortgage Finance Agency (NJHMFA), 4% Tax Credits (\$1,397,913 annually for 10 years) and capital contributions from the project's tax credit investor/limited partner, Boston Financial. In 2005-2006, FSHD implemented a \$12 million renovation plan at Northgate II high-rise which included the upgrading of all 308 units (at an expenditure of approximately \$25,974 per unit plus \$4 million for the common space amenities) which included the new construction of 1,700-square-foot social service offices, and a 5,000-square-foot community center. During 2006-2007, FSHD renovated the 94 low-rise units at an additional cost of \$2.2 million (\$23,404 rehab cost per unit).

On April 12, 2017, Fair Share Northgate II Associates, L.P. and the City of Camden, pursuant to the NJHMFA Statute (N.J.S.A. 55:14K-1 et seq.), entered into a new PILOT Agreement which was approved by the Camden City Council by Resolution on February 14, 2017. The PILOT required payments to the City of Camden at the NJHMFA standard 6.28 percent of project revenues.

In September, 2017, Northgate II refinanced with a 15-year permanent mortgage in the amount of \$17,200,000 with Greystone Servicing Corporation. With a 30-year amortization period, the loan was at 4.28% interest with monthly principal and interest installments of \$84,916.02 maturing October 1, 2032. With the refinancing, Northgate II paid off the NJHMFA first mortgage (\$5,187,825), the NJHMFA-administered Home Express second mortgage (\$3,641,477) with the exception of \$100,000 which was extended for 30 years with an annual payment of principal and interest of \$3,874.81 in order to preserve the PILOT Agreement, the FSHD developer fee (\$1,452,995) and the payment of \$650,000 to Boston Financial.

The Northgate II project is 44 years old (April 1980 – April 2024). The limited rehabilitation work and capital improvements described above (about \$25K per unit) were completed between 2005 and 2007 (17 years ago). The Northgate II Low-Rise (14 Garden Apartments) project is in need of substantial rehabilitation: façade deterioration and roof replacement, energy efficient windows, kitchen and bathroom replacement, energy efficient appliances, floor replacements, interior and exterior door replacements, ceiling damage from plumbing issues, and site (concrete) repairs as well as security upgrades. In addition, the goal is to upgrade energy sustainability and efficiency by repairing leaking pipes, correct decaying and inefficient insulation, replace exterior facades with Hardie Plank, and install new heating and air conditioning systems. Substantial on-site analysis of the conditions at the Low-Rise project have been undertaken by Kramer + Marks, our Architects and their structural, mechanical, and electrical engineers. EAM Associates, Energy Efficiency experts, have assessed the Low-Rise project and recommended energy improvements to satisfy NJHMFA Tax Credit, UPP and HUD financing. Our goal is to maximize financing on a per unit basis to completely reconstruct all elements of the Low-Rise project to provide high-quality affordable housing and allow the property to once again have a positive impact on the immediate neighborhood.



Comparable site analysis/studies of the conditions at the High-Rise building are underway with a similar goal of maximizing financing for per unit and common space upgrades to meet NJHMFA, Tax Credit and Aspire requirements.

1. CAMDEN CITY COUNCIL ACTIONS REQUESTED, SIZE OF SITES, ADDRESSES AND BLOCKS AND LOTS:

Applicant is seeking Camden City Council approval of two separate Resolutions determining tax exempt status and Agreements for Payments in Lieu of Taxes (PILOT), for the existing Northgate II development: One Resolution and PILOT for the existing Northgate II High-Rise, a 23 story High-Rise building with 308 units), located at 500 North Seventh Street, bounded by North 7th Street, North 8th Street, Elm Street and the Southernly line of Pearl Street now vacated, Block 795, Lot 4 (2.52 Acres). The second Resolution and PILOT for the existing Northgate II Low-Rise, 14 apartment building with 94 units, with address at 500 North 7th Street, bounded by North 5th Street, North 7th Street, Elm Street and Pearl Street, Block 794, Lot 4 and Block 791, Lot 1 (6.66 acres).

2. CONFORMANCE WITH ALL APPLICABLE MUNICIPAL ORDINANCES:

The rehabilitation of the Northgate High-Rise and Low-Rise will be implemented in conformance with all applicable municipal ordinances.

3. PROJECT IN ACCORD WITH DEVELOPMENT PLAN AND MASTER PLAN OF THE CITY OF CAMDEN:

The rehabilitation of the Northgate II High-Rise and Low-Rise will be in accord with the Redevelopment Plan and Master Plan of the City of Camden.

4. NECESSARY PREDEVELOPMENT ACTIONS: Fair Share Housing Development, has entered into a Joint Venture with MDG Design and Construction, to assess and rehabilitate Northgate II. MDG is a New York Developer with 35 years of Development experience, has completed over 900 buildings, more than 23,300 units and over \$3 billion dollars of development and construction. The Walters Group will provide financial consulting support.

The Development Plan is as follows: To maximize funding opportunities, Northgate II must be divided into two (2) separate projects: (A) Northgate II Low-Rise and (B) Northgate II High-Rise. Each project will be sold to separate limited partnerships and seek separate financing. FSHD will:

1. Apply to the Camden City Planning Board for Minor Subdivision Approval to divide the Northgate II project into two sections: High-Rise and Low-Rise.



2. Apply to HUD to bifurcate the Section 8 HAP contract with approximately 25% of Section 8 payments applied to the Low-Rise project and 75% of the Section 8 payments applied to the High-Rise project.
3. Complete preliminary architectural and energy efficiency plans for the Low-Rise project and apply to NJHMFA for Construction and Permanent Financing, 4% Tax Credits and for Urban Preservation Program Funding. Construction cost will be developed upon the completion of the architectural and energy efficiency plans for the Low-Rise project.
4. On April 30, 2024, the Low-Rise project, subject to adequate point scoring, will apply to HUD for funding under the Green and Resilient Retrofit Program (GRRP).
5. Apply to Greystone Servicing Corporation, the current First Mortgage Lender, to enable approximately 25% of the current mortgage to be paid off at the start of rehab construction of the Low-Rise project and to satisfy the approximately 75% of the High-Rise balance of the current mortgage with Bridge Financing from Greystone to be paid upon the start of Rehab construction of the High-Rise project.
6. The High-Rise project, after the architectural and energy-related assessments are completed and plans developed, will apply to NJHMFA for Construction and Permanent Financing, 4% Tax Credits and to NJEDA for Aspire funding. Construction cost will be developed upon the completion of the architectural and energy efficiency plans for the High-Rise project.
7. Projected construction schedule: the Low-Rise project will commence construction on April 1, 2025 through September 30, 2026 (18 months). The High-Rise project will commence construction on July 1, 2025 through December 31, 2026 (18 months). The start of construction is contingent upon successful financing applications.

5. SURVEY AND LEGAL DESCRIPTION:

Attached is a survey completed by Consulting Engineer Services on September 6, 2017, which provides a description of both the Northgate High-Rise and Low-Rise sites, location of all residential structures, parking and also contains a Legal Description.



6. FSHD RESOLUTION AUTHORIZING APPLICATION TO THE CITY OF CAMDEN FOR TAX EXEMPTION AND PILOT AGREEMENTS FOR THE NORTHGATE II DEVELOPMENT. Copy attached.

I, Peter J. O'Connor, President of Fair Share Housing Development, Inc., do hereby certify that the facts and data contained herein and submitted herewith are true and accurate.

Peter J. O'Connor, President
Fair Share Housing Development, Inc.

**RESOLUTION BY FAIR SHARE HOUSING DEVELOPMENT, INC. AUTHORIZING
APPLICATION TO THE CITY OF CAMDEN WITH REGARD TO THE NORTHGATE II
DEVELOPMENT FOR TAX EXEMPTION AND PAYMENTS IN LIEU OF TAXES (PILOT) FOR
THE NORTHGATE II LOW-RISE PROJECT AND NORTHGATE II HIGH-RISE PROJECT**

WHEREAS, Fair Share Housing Development, Inc. ("FSHD") is the nonprofit Sponsor of the Northgate II development., located at 500 North 7th Street, Camden, New Jersey, and is the sole shareholder of Northgate II, Inc., the General Partner of Fair Share Northgate II Associates, L.P., owner of Northgate II development.

WHEREAS, the Northgate II Development, which consists of the Northgate II High-Rise, 23 stories with 308 units, and the Northgate II Low-Rise consisting of 14 apartment buildings with 94 units, is in need of rehabilitation.

WHEREAS, FSHD desires to develop plans to rehabilitate both the Northgate II High-Rise and Low-Rise buildings and has entered a Joint Venture with MDG Design and Construction Company, a major New York Developer with more than 35 years of development experience.

WHEREAS, the initial assessment of the overall Northgate II Development has determined that to maximize financing sources for the rehabilitation work that the project needs to be divided into a Low-Rise project and a High-Rise project, each with separate ownership and separate financing;

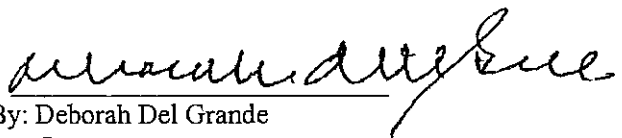
WHEREAS, as part of the financing with the New Jersey Housing and Mortgage Finance Agency, there is a need for a City Council determination of tax exempt status and authorization to enter into two separate determinations of tax exemption and PILOT Agreements pursuant to the NJHMFA statute, ONE FOR THE Northgate II Low-Rise and one for the Northgate II High-Rise.

WHEREAS, FSHD needs to apply to the Camden City Council for the above tax exemptions and PILOTS.

AND NOW THEREFORE BE IT RESOLVED, by the FSHD Board of Trustees, that the Corporation is hereby authorized to apply to the City of Camden for tax exemption and PILOT Agreements for both the Northgate II Low-Rise project and Northgate II High-Rise project.

CERTIFICATION

I, Deborah Del Grande, the Secretary of Fair Share Housing Development. hereby certifies that at a duly noticed meeting of Fair Share Housing Development, Inc., with a quorum present, held on March 28, 2024, the above Resolution was duly adopted.


By: Deborah Del Grande
Secretary

| PERSON | APPROXIMATE VALUE | APPROXIMATE VALUE | APPROXIMATE VALUE | APPROXIMATE VALUE | APPROXIMATE VALUE | APPROXIMATE VALUE |
|----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| INCOME | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person |
| 20% | 17,860 | 17,860 | 28,104 | 22,320 | 24,120 | 29,380 |
| 30% | 23,480 | 23,480 | 37,472 | 33,104 | 32,160 | 38,960 |
| 40% | 31,280 | 31,280 | 50,800 | 44,800 | 43,520 | 52,480 |
| 50% | 39,160 | 39,160 | 66,720 | 59,200 | 57,360 | 69,960 |
| 60% | 47,040 | 47,040 | 86,240 | 78,400 | 75,840 | 92,640 |
| 70% | 54,920 | 54,920 | 109,360 | 101,200 | 97,800 | 119,360 |
| 80% | 62,800 | 62,800 | 136,080 | 130,400 | 126,960 | 156,720 |
| RENT BY BEDROOM SIZE | 0 Bedroom | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | 5 Bedroom |
| 20% | 391 | 468 | 552 | 640 | 744 | 856 |
| 30% | 586 | 702 | 832 | 960 | 1,104 | 1,264 |
| 40% | 782 | 936 | 1,104 | 1,264 | 1,440 | 1,632 |
| 50% | 977 | 1,173 | 1,392 | 1,552 | 1,728 | 1,912 |
| 60% | 1,173 | 1,413 | 1,632 | 1,792 | 2,016 | 2,208 |
| 70% | 1,368 | 1,653 | 1,872 | 2,032 | 2,288 | 2,496 |
| 80% | 1,564 | 1,894 | 2,112 | 2,272 | 2,528 | 2,736 |

| PERSON | APPROXIMATE VALUE | APPROXIMATE VALUE | APPROXIMATE VALUE | APPROXIMATE VALUE | APPROXIMATE VALUE | APPROXIMATE VALUE |
|----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| INCOME | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person |
| 20% | 16,820 | 16,820 | 26,660 | 22,880 | 24,720 | 29,980 |
| 30% | 22,440 | 22,440 | 35,520 | 30,560 | 32,320 | 39,560 |
| 40% | 28,060 | 28,060 | 46,360 | 39,360 | 41,040 | 50,080 |
| 50% | 33,680 | 33,680 | 59,160 | 49,760 | 51,360 | 62,480 |
| 60% | 39,300 | 39,300 | 75,800 | 63,200 | 64,640 | 78,560 |
| 70% | 44,920 | 44,920 | 95,320 | 78,160 | 79,440 | 96,880 |
| 80% | 50,540 | 50,540 | 118,840 | 95,360 | 96,560 | 119,360 |
| RENT BY BEDROOM SIZE | 0 Bedroom | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | 5 Bedroom |
| 20% | 404 | 429 | 515 | 595 | 694 | 802 |
| 30% | 600 | 643 | 772 | 895 | 1,036 | 1,184 |
| 40% | 801 | 868 | 1,036 | 1,197 | 1,352 | 1,512 |
| 50% | 1,002 | 1,079 | 1,328 | 1,487 | 1,648 | 1,816 |
| 60% | 1,201 | 1,288 | 1,632 | 1,789 | 1,952 | 2,112 |
| 70% | 1,401 | 1,497 | 1,936 | 2,089 | 2,256 | 2,416 |
| 80% | 1,602 | 1,707 | 2,240 | 2,392 | 2,560 | 2,712 |

R-6

DB:dh
04-18-24

RESOLUTION AUTHORIZING A TAX ABATEMENT FOR NORTHGATE APARTMENTS II (HIGH-RISE) UNDER N.J.S.A. 55:14K-1 ET SEQ.

WHEREAS, Fair Share Housing Development, Inc., a New Jersey non-profit corporation, (hereinafter referred to as the "Sponsor") proposes to rehabilitate the high-rise building containing 308 units of the housing project commonly known as part of Northgate Apartments II (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter referred to as the "HMFA Requirements") within the municipality of (hereinafter referred to as the "Municipality") on a site described as Block 795, Lot 4 as shown on the Official Assessment Map of the City of Camden and commonly known as 500 N. 7th Street, Camden, NJ 08102; and

WHEREAS, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA Requirements, the City Council of the City of Camden hereby determines that there is a need for this housing project in the City of Camden; and

WHEREAS, the Sponsor has presented to the City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency, a copy of which is attached hereto and made a part hereof as Exhibit A; now, therefore

BE IT RESOLVED by the City Council of the City of Camden (the "Council") that:

1. The Council finds and determines that the proposed Project will meet or meets an existing housing need; and
2. The Council does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in the conformity with the provisions of the HMFA Requirements with the intent and purpose that the Agency shall rely thereon in making a mortgage loan to the Sponsor, which shall construct, own and operate the Project; and
3. The Council does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Requirements, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the municipality in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes attached hereto as Exhibit "B"; and
4. The Council hereby authorizes and directs the Mayor of the City of Camden to execute, on behalf of the municipality, the Agreement for Payments in Lieu of Taxes in substantially the form annexed hereto as Exhibit "B"; and
5. The Council understands and agrees that the revenue projections set forth in Exhibit "A" are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the municipality shall be determined pursuant to the Agreement for Payments in Lieu of Taxes executed between the Sponsor and municipality.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true

copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: April 18, 2024

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk

EXHIBIT A

Fair Share Northgate II – HI-Rise
308 Affordable Units

Calculation of Annual Service Charge

| | | |
|-----------------------|----|------------------|
| Gross Rents* | \$ | 6,487,512 |
| Less Vacancy** | | (194,625) |
| Less Utilities | | (420,000) |
| Commercial Rent | | 6,000 |
| Other Income | | 37,500 |
| Project Revenues | \$ | <u>5,910,387</u> |
| X PILOT Rate | | x 6.28% |
| Annual Service Charge | \$ | <u>371,172</u> |

**Based on March 2024 Rents*

***Based on assumed 3% vacancy rate*

EXHIBIT B

AGREEMENT FOR PAYMENT IN LIEU OF TAXES

THIS AGREEMENT made this ____ day of _____, 2024, between Fair Share Housing Development, Inc., a New Jersey non-profit corporation, having its principal office at 1 Ethel Lawrence Boulevard, Mount Laurel, New Jersey 08054 (hereinafter the "Sponsor") and the City of Camden, a municipal corporation in the County of Camden and State of New Jersey (hereinafter the "Municipality").

WITNESSETH

In consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

1. This Agreement is made pursuant to the authority contained in Section 37 of the New Jersey Housing and Mortgage Finance Agency Law of 1983 (N.J.S.A. 55:14K-1 *et seq.*) (hereinafter "HMFA Law") and a Resolution of the Council of the Municipality dated April 23, 2024, (the "Resolution") and with the approval of the New Jersey Housing and Mortgage Finance Agency (hereinafter the "Agency"), as required by N.J.S.A. 55:14K-37.

2. The Project is situated on that parcel of land designated as Block 795, Lot 4 as shown on the Official Assessment Map of the City of Camden, New Jersey.

3. As of the date the Sponsor executes a mortgage upon the Project in favor of the Agency (hereinafter referred to as the "Agency Mortgage"), the land and improvements comprising the Project shall be exempt from real property taxes, provided that the Sponsor shall make payments in lieu of taxes to the Municipality as provided hereinafter. The exemption of the Project from real property taxation and the sponsor's obligation to make payments in lieu of taxes shall not extend beyond the date on which the Agency Mortgage is paid in full, which, according to the HMFA Law, may not exceed fifty (50) years.

4. (a) For projects receiving construction and permanent financing from the Agency, the Sponsor shall make payment to the Municipality of an annual service charge in lieu of taxes in such amount as follows:

- (1) From the date of the execution of the Agency Mortgage until the date of Substantial Completion of the Project, the Sponsor shall make payment to the Municipality in an amount equal to the amount currently payable on an annual basis (pursuant to the HMFA Law, the annual amount may not exceed the amount of taxes due on the property for the year preceding the recording of the Agency Mortgage). As used herein, "Substantial Completion" means the date upon which the Municipality issues the Certificate of Occupancy for all units in the Project.

(2) From the date of Substantial Completion of the Project and for the remaining term of the NJHMFA Mortgage, the Sponsor shall make payment to the Municipality in an amount equal to 6.28% of Project Revenues.

(b) For Projects receiving permanent financing only from the Agency, the Sponsor shall make payment to the Municipality in an amount equal to 6.28% of Project Revenues from the date of the Agency Mortgage and for the remaining term of the Agency Mortgage.

(c) As used herein, "Project Revenues" means the total annual gross rental or carrying charge and other income of the Sponsor from the Project less the costs of utilities furnished by the Project, which shall include the costs of gas, electricity, heating fuel, water supplied, and sewage charges, and less vacancies, if any.

(d) The amount of payment in lieu of taxes to be paid pursuant to paragraphs (a) or (b) and (c) above is calculated in Exhibit "A" attached hereto. It is expressly understood and agreed that the revenue projections provided to the Municipality as set forth in Exhibit "A" and as part of the Sponsor's application for an agreement for payments in lieu of taxes are estimates only. The actual payments in lieu of taxes to be paid by the Sponsor shall be determined pursuant to Section 5 below.

5. (a) Payments by the Sponsor shall be made on a quarterly basis in accordance with bills issued by the Tax Collector of the Municipality in the same manner and on the same dates as real estate taxes are paid to the Municipality and shall be based upon Project Revenues of the previous quarter. No later than three (3) months following the end of the first fiscal year of operation after (i) the date of Substantial Completion (for projects receiving construction and permanent financing) or (ii) the date of the Agency Mortgage (for projects receiving permanent financing only) and each year thereafter that this Agreement remains in effect, the Sponsor shall submit to the Municipality a certified, audited financial statement of the operation of the Project (the "Audit"), setting forth the Project Revenues and the total payments in lieu of taxes due to the Municipality calculated at 6.28% of Project Revenues as set forth in the Audit (the "Audit Amount"). The Sponsor simultaneously shall pay the difference, if any, between (i) the Audit Amount and (ii) payments made by the Sponsor to the Municipality for the preceding fiscal year. The Municipality may accept any such payment without prejudice to its right to challenge the amount due. In the event that the payments made by the Sponsor for any fiscal year shall exceed the Audit Amount for such fiscal year, the Municipality shall credit the amount of such excess to the account of the Sponsor.

(b) All payments pursuant to this Agreement shall be in lieu of taxes and the Municipality shall have all the rights and remedies of tax enforcement granted to Municipalities by law just as if said payments constituted regular tax obligations on real property within the Municipality. If, however, the Municipality disputes the total amount of the annual payment in lieu of taxes due it, based upon the Audit, it may apply to the Superior Court, Chancery Division for an accounting of the service charge due the Municipality, in accordance with this Agreement and

HMFA Law. Any such action must be commenced within one year of the receipt of the Audit by the Municipality.

(c) In the event of any delinquency in the aforesaid payments, the Municipality shall give notice to the Sponsor and NJHMFA in the manner set forth in 9(a) below, prior to any legal action being taken.

6. The tax exemption provided herein shall apply only so long as the Sponsor or its successors and assigns and the Project remain subject to the provisions of the HMFA Law and Regulations made thereunder and the supervision of the Agency, but in no event longer than the term of the Agency Mortgage. In the event of (a) a sale, transfer or conveyance of the Project by the Sponsor or (b) a change in the organizational structure of the Sponsor, this Agreement shall be assigned to the Sponsor's successor and shall continue in full force and effect so long as the successor entity qualifies under the HMFA Law or any other state law applicable at the time of the assignment of this Agreement and is obligated under the Agency Mortgage. The parties acknowledge that Sponsor will be forming an affiliate New Jersey limited liability company or limited partnership to be the owner of the Project (the "Owner") in connection with the Agency financing and Sponsor shall assign this Agreement to the Owner at or before the closing of the Agency Mortgage. The Municipality consents to such assignment of this Agreement to Owner.

7. Upon any termination of such tax exemption, whether by affirmative action of the Sponsor, its successors and assigns, or by virtue of the provisions of the HMFA Law, or any other applicable state law, the Project shall be taxed as omitted property in accordance with the law.

8. The Sponsor, its successors and assigns shall, upon request, permit inspection of property, equipment, buildings and other facilities of the Project and also documents and papers by representatives duly authorized by the Municipality. Any such inspection, examination or audit shall be made during reasonable hours of the business day, in the presence of an officer or agent of the Sponsor or its successors and assigns.

9. Any notice or communication sent by either party to the other hereunder shall be sent by certified mail, return receipt requested, addressed as follows:

(a) When sent by the Municipality to the Sponsor, it shall be addressed to Sponsor, 1 Ethel Lawrence Boulevard, Mount Laurel, New Jersey 08054 or to such other address as the Sponsor may hereafter designate in writing and a copy of said notice or communication by the Municipality to the Sponsor shall be sent by the Municipality to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

(b) When sent by the Sponsor to the Municipality, it shall be addressed to Mayor's Office, c/o Municipal Clerk, Camden City Hall, 520 Market Street, 1st Floor Rm 105, Camden, NJ 08101, or to such other address as the Municipality may designate in writing, with copies sent to City Attorney, City Hall, Suite 419, 520 Market Street, Camden, NJ 08101-5120 unless prior to the

giving of notice the Borough shall have notified the Entity otherwise. A copy of said notice or communication by the Sponsor to the Municipality shall also be sent by the Sponsor to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

10. In the event of a breach of this Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court, Chancery Division, to settle and resolve said dispute in such fashion as will tend to accomplish the purposes of the HMFA Law.

11. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. It shall not be necessary in making proof of this Agreement to produce or account for more than a sufficient number of counterparts to evidence the execution of this Agreement by each party hereto.

[remainder of page intentionally left blank]

ATTEST/WITNESS:

SPONSOR:

FAIR SHARE HOUSING DEVELOPMENT, INC.,
a New Jersey non-profit corporation

Name:

By: _____

Name: Peter O'Connor

Title: President

ATTEST/WITNESS:

MUNICIPALITY:

CITY OF CAMDEN

Name:

By: _____

Name: Victor G. Carstarphen

Title: Mayor, City of Camden

#405308v1



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: APRIL 18, 2023

TO: City Council
FROM: Dr. Edward C. Williams – Director

TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing a Tax Abatement for Northgate Apartments II (High-Rise) Under N.J.S.A. 55:14K-1 ET SEQ.

| | | | | |
|-------------------|---------------------|----------------------------|-------|--------------------------|
| Point of Contact: | Dr. Edward Williams | Planning & Development | x7323 | edwillia@ci.camden.nj.us |
| | Name | Department-Division-Bureau | Phone | Email |

ENDORSEMENTS

| | Recommend Approval (Y/N) | Signature | Date | Comments |
|---|--------------------------|-----------|------|----------|
| Responsible Department Director | Y | | | |
| Supporting Department Director (if necessary) | N | | | |
| Director of Grants Management | N | | | |
| Qualified Purchasing Agent | N | | | |
| Director of Finance | Y | | | |

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Additional supporting documents: Submitted Budget, Audit, and Annual Report

“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.

Received by:
City Attorney

Signature

Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing a Tax Abatement for Northgate Apartments II (High-Rise) Under N.J.S.A. 55:14K-1 ET SEQ.

FACTS/BACKGROUND:

- Fair Share Housing Development, Inc., a New Jersey non-profit corporation or its assignee will acquire and rehabilitate the high-rise building containing 308 units of the housing project commonly known as part of Northgate Apartments II, 500 N. 7th Street, Camden, New Jersey 08102.
- The Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency
- Fair Share Housing Development, Inc., seeks the approval of a Tax Exemption Agreement and a Resolution of Need for the rehabilitation of the Northgate II (high rise)

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:

IMPACT STATEMENT:

- The site is in dire need of rehabilitation.

SUBJECT MATTER EXPERTS/ADVOCATES:

- Daniel S. Blackburn, City Attorney
- Dr. Edward C. Williams, Director

COORDINATION:

- N/A

Prepared by: Dionne Hicks-Giles

856-757-7175/ dihicks@ci.camden.nj.us

Name

Phone/Email

FAIR SHARE HOUSING DEVELOPMENT REQUEST FOR TAX EXEMPTION AND RESOLUTION OF NEED

Background:

Fair Share Housing Development, Inc., a nonprofit corporation is the Sponsor and sole and controlling shareholder of Northgate II, Inc., the sole General Partner of Fair Share Northgate II Associates, L.P. Fair Share Northgate II Associates, L.P. ("FSNA") is the owner of the existing Northgate II High Rise located at 500 N. 7th St, (B. 795, L. 4) (the "High Rise"). The High Rise is a 28-story building with 308 units. The High Rise houses seniors and those with disabilities. FSNA is also the owner of Northgate II low rise apartments located at 500 N. 7th St, being B. 791, L. 1 (6.66 acres). The Low Rise has 84 units.

Northgate II was completed in April 1980. The High Rise underwent a \$25,974 per unit renovation between 2005 and 2006. The Low Rise underwent a \$23,404 rehabilitation during 2006-2007. The project is now 44 years old and is need of major rehabilitation work and capital improvements.

What does Fair Share want to accomplish?

Sponsor has entered into a joint venture agreement with, MDG Design and Construction who has 35 years of development experience to assess and rehabilitate Northgate II. To maximize the dollars available for rehabilitation Sponsor will be applying to subdivide the High Rise and the Low Rise into 2 separate properties with 2 separate owners. Sponsor is applying for funding from NJHMFA, 4% Tax Credits and ASPIRE funding from NJEDA.

What is Fair Share asking from City Council?

Fair Share is asking City Council to do two things:

1. Approve a Tax Exemption Agreement; and
2. Approve Resolution of Need.

NJHMFA will not provide funding unless the municipality enters into a Tax Exemption Agreement and approves a Resolution of Need. Terms of the agreement are as follows:

1. Length of the Agreement: 30yrs
2. Among of the Annual Service Charge: 6.28% of project revenues. The City will receive the Annual Service Charge in lieu of taxes.
3. Other terms: Utilities and Vacancy are subtracted from project revenues.

Projected Service Charge Calculation:

Northgate II Highrise:

Gross Rents: \$6,487,512

Less Vacancy: (\$194,625)

Less Utilities: (\$420,000)

Commercial Rent: \$6000

Other Income: \$37,500

Total Project Revenues: \$5,910,387

Pilot Rate = 6.28%

Annual Service Charge = \$371,172

Northgate II Lowrise:
Gross rents: \$1,914,24
Less Vacancy: (\$57,430)
Less Utilities: (\$247,774)
Other Income: \$7,500
Total Project Revenues: \$1,616,620
Pilot Rate = 6.28%:
Annual Service Charge: \$101,524
Total Annual Service Charge for both: \$472,969

Northgate II currently pays an Annual Service equal to 6.28% of Project Revenue. The scheduled PILOT payment for 2024 under the current agreement is \$352,281.33. The projected PILOT cannot be determined at this stage of the project, however it is anticipated that it will be higher than the current PILOT.

Based on the projected annual service charge, the city will see an increase of \$120,414 in Annual Service Charge Payments.

What happens if City Council approves this legislation?

Currently HUD Section 8 supports both the High Rise and the Low Rise units so that rent for each tenant does not exceed 30% of tenant income. After the rehabilitation, the project will remain affordable for the current tenants who receive Section 8 subsidies.

If City Council approves the tax exemption Sponsor will be able to apply for funding. If this project is funded the Low-Rise will get a rehabilitated façade, new roof, energy efficient windows, kitchen and bathroom replacements, energy efficient appliances, floor replacements, interior and exterior door replacements, and more. The improvements to the High Rise will be determined once the analysis of the conditions is completed. Quality affordable housing will be preserved in the North Camden neighborhood.

What happens if City Council does not approve this legislation?

If City Council does not approve the tax exemption and resolution of need, the rehabilitation project will not be funded and the buildings and living conditions for the tenants will continue to deteriorate and ultimately become a blighting influence on the neighborhood.



April 1, 2024

The Honorable Victor Carstarphen
Mayor, City of Camden
City Hall, 4th Floor
P.O. Box 95120
Camden, NJ 08101-5120

Dear Mayor Carstarphen:

Fair Share Housing Development, Inc., (the "Applicant") a nonprofit corporation, Sponsor and sole and controlling shareholder of Northgate II, Inc., sole General Partner of Fair Share Northgate II Associates, L.P. does hereby make application for approval of Tax Exempt Status and Agreement for Payment In Lieu of Taxes (PILOT) for the Northgate II project, as described below, under the provisions of the New Jersey Housing and Mortgage Finance Agency Law (N.J.S.A. 55:14K-1 et. seq.).

Applicant is seeking Camden City Council approval of two separate Resolutions determining tax exempt status and Agreements for Payments in Lieu of Taxes (PILOT), for the existing Northgate II development: One Resolution and PILOT for the existing Northgate II High-Rise, a 23 story High-Rise building with 308 units), located at 500 North Seventh Street, bounded by North 7th Street, North 8th Street, Elm Street and the Southernly line of Pearl Street now vacated, Block 795, Lot 4 (2.52 Acres). The second Resolution and PILOT for the existing Northgate II Low-Rise, 14 apartment building with 94 units, with address at 500 North 7th Street, bounded by North 5th Street, North 7th Street, Elm Street and Pearl Street, Block 794, Lot 4 and Block 791, Lot 1 (6.66 acres). The two separate Resolutions and PILOT Agreements are necessary because the existing Northgate II Project will be subdivided into a Low-Rise and a High-Rise project and each will require these two municipal approvals to obtain funding to rehabilitation both projects.

History of Northgate II (1967 – 2024)

Construction of the Northgate II project commenced in June 1978 and was completed and occupied by April 1980. The original nonprofit Sponsor of the project was Carpenters Development Northgate, Inc. On December 21, 1979 Carpenters Development Northgate, Inc., with the approval of NJHMFA, conveyed title to the Northgate II project to Northgate II Associates, a limited partnership and retained operational control as the General Partner. The construction of Northgate II (High-Rise – 23 stories with 308 units and Low-Rise – 14 two-story apartment buildings – 94 units) were developed as one project with NJHMFA construction and permanent financing supported by HUD with a 40 year (April, 1980 – April, 2020) Section 8 Housing Assistance Payments (HAP Contract).



In December, 2004, the Northgate II Development was purchased by a new limited partnership with FSHD's Sponsorship: Fair Share Northgate II Associates, L.P. The new entity received financing in the amount of \$16,401,621 from the New Jersey Housing & Mortgage Finance Agency (NJHMFA), 4% Tax Credits (\$1,397,913 annually for 10 years) and capital contributions from the project's tax credit investor/limited partner, Boston Financial. In 2005-2006, FSHD implemented a \$12 million renovation plan at Northgate II high-rise which included the upgrading of all 308 units (at an expenditure of approximately \$25,974 per unit plus \$4 million for the common space amenities) which included the new construction of 1,700-square-foot social service offices, and a 5,000-square-foot community center. During 2006-2007, FSHD renovated the 94 low-rise units at an additional cost of \$2.2 million (\$23,404 rehab cost per unit).

On April 12, 2017, Fair Share Northgate II Associates, L.P. and the City of Camden, pursuant to the NJHMFA Statute (N.J.S.A. 55:14K-1 et seq.), entered into a new PILOT Agreement which was approved by the Camden City Council by Resolution on February 14, 2017. The PILOT required payments to the City of Camden at the NJHMFA standard 6.28 percent of project revenues.

In September, 2017, Northgate II refinanced with a 15-year permanent mortgage in the amount of \$17,200,000 with Greystone Servicing Corporation. With a 30-year amortization period, the loan was at 4.28% interest with monthly principal and interest installments of \$84,916.02 maturing October 1, 2032. With the refinancing, Northgate II paid off the NJHMFA first mortgage (\$5,187,825), the NJHMFA-administered Home Express second mortgage (\$3,641,477) with the exception of \$100,000 which was extended for 30 years with an annual payment of principal and interest of \$3,874.81 in order to preserve the PILOT Agreement, the FSHD developer fee (\$1,452,995) and the payment of \$650,000 to Boston Financial.

The Northgate II project is 44 years old (April 1980 – April 2024). The limited rehabilitation work and capital improvements described above (about \$25K per unit) were completed between 2005 and 2007 (17 years ago). The Northgate II Low-Rise (14 Garden Apartments) project is in need of substantial rehabilitation: façade deterioration and roof replacement, energy efficient windows, kitchen and bathroom replacement, energy efficient appliances, floor replacements, interior and exterior door replacements, ceiling damage from plumbing issues, and site (concrete) repairs as well as security upgrades. In addition, the goal is to upgrade energy sustainability and efficiency by repairing leaking pipes, correct decaying and inefficient insulation, replace exterior facades with Hardie Plank, and install new heating and air conditioning systems. Substantial on-site analysis of the conditions at the Low-Rise project have been undertaken by Kramer + Marks, our Architects and their structural, mechanical, and electrical engineers. EAM Associates, Energy Efficiency experts, have assessed the Low-Rise project and recommended energy improvements to satisfy NJHMFA Tax Credit, UPP and HUD financing. Our goal is to maximize financing on a per unit basis to completely reconstruct all elements of the Low-Rise project to provide high-quality affordable housing and allow the property to once again have a positive impact on the immediate neighborhood.



Comparable site analysis/studies of the conditions at the High-Rise building are underway with a similar goal of maximizing financing for per unit and common space upgrades to meet NJHMFA, Tax Credit and Aspire requirements.

1. CAMDEN CITY COUNCIL ACTIONS REQUESTED, SIZE OF SITES, ADDRESSES AND BLOCKS AND LOTS:

Applicant is seeking Camden City Council approval of two separate Resolutions determining tax exempt status and Agreements for Payments in Lieu of Taxes (PILOT), for the existing Northgate II development: One Resolution and PILOT for the existing Northgate II High-Rise, a 23 story High-Rise building with 308 units), located at 500 North Seventh Street, bounded by North 7th Street, North 8th Street, Elm Street and the Southernly line of Pearl Street now vacated, Block 795, Lot 4 (2.52 Acres). The second Resolution and PILOT for the existing Northgate II Low-Rise, 14 apartment building with 94 units, with address at 500 North 7th Street, bounded by North 5th Street, North 7th Street, Elm Street and Pearl Street, Block 794, Lot 4 and Block 791, Lot 1 (6.66 acres).

2. CONFORMANCE WITH ALL APPLICABLE MUNICIPAL ORDINANCES:

The rehabilitation of the Northgate High-Rise and Low-Rise will be implemented in conformance with all applicable municipal ordinances.

3. PROJECT IN ACCORD WITH DEVELOPMENT PLAN AND MASTER PLAN OF THE CITY OF CAMDEN:

The rehabilitation of the Northgate II High-Rise and Low-Rise will be in accord with the Redevelopment Plan and Master Plan of the City of Camden.

4. NECESSARY PREDEVELOPMENT ACTIONS: Fair Share Housing Development, has entered into a Joint Venture with MDG Design and Construction, to assess and rehabilitate Northgate II. MDG is a New York Developer with 35 years of Development experience, has completed over 900 buildings, more than 23,300 units and over \$3 billion dollars of development and construction. The Walters Group will provide financial consulting support.

The Development Plan is as follows: To maximize funding opportunities, Northgate II must be divided into two (2) separate projects: (A) Northgate II Low-Rise and (B) Northgate II High-Rise. Each project will be sold to separate limited partnerships and seek separate financing. FSHD will:

1. Apply to the Camden City Planning Board for Minor Subdivision Approval to divide the Northgate II project into two sections: High-Rise and Low-Rise.



2. Apply to HUD to bifurcate the Section 8 HAP contract with approximately 25% of Section 8 payments applied to the Low-Rise project and 75% of the Section 8 payments applied to the High-Rise project.
3. Complete preliminary architectural and energy efficiency plans for the Low-Rise project and apply to NJHMFA for Construction and Permanent Financing, 4% Tax Credits and for Urban Preservation Program Funding. Construction cost will be developed upon the completion of the architectural and energy efficiency plans for the Low-Rise project.
4. On April 30, 2024, the Low-Rise project, subject to adequate point scoring, will apply to HUD for funding under the Green and Resilient Retrofit Program (GRRP).
5. Apply to Greystone Servicing Corporation, the current First Mortgage Lender, to enable approximately 25% of the current mortgage to be paid off at the start of rehab construction of the Low-Rise project and to satisfy the approximately 75% of the High-Rise balance of the current mortgage with Bridge Financing from Greystone to be paid upon the start of Rehab construction of the High-Rise project.
6. The High-Rise project, after the architectural and energy-related assessments are completed and plans developed, will apply to NJHMFA for Construction and Permanent Financing, 4% Tax Credits and to NJEDA for Aspire funding. Construction cost will be developed upon the completion of the architectural and energy efficiency plans for the High-Rise project.
7. Projected construction schedule: the Low-Rise project will commence construction on April 1, 2025 through September 30, 2026 (18 months). The High-Rise project will commence construction on July 1, 2025 through December 31, 2026 (18 months). The start of construction is contingent upon successful financing applications.

5. SURVEY AND LEGAL DESCRIPTION:

Attached is a survey completed by Consulting Engineer Services on September 6, 2017, which provides a description of both the Northgate High-Rise and Low-Rise sites, location of all residential structures, parking and also contains a Legal Description.



6. FSHD RESOLUTION AUTHORIZING APPLICATION TO THE CITY OF CAMDEN FOR TAX EXEMPTION AND PILOT AGREEMENTS FOR THE NORTHGATE II DEVELOPMENT. Copy attached.

I, Peter J. O'Connor, President of Fair Share Housing Development, Inc., do hereby certify that the facts and data contained herein and submitted herewith are true and accurate.

Peter J. O'Connor, President
Fair Share Housing Development, Inc.

RESOLUTION BY FAIR SHARE HOUSING DEVELOPMENT, INC. AUTHORIZING APPLICATION TO THE CITY OF CAMDEN WITH REGARD TO THE NORTHGATE II DEVELOPMENT FOR TAX EXEMPTION AND PAYMENTS IN LIEU OF TAXES (PILOT) FOR THE NORTHGATE II LOW-RISE PROJECT AND NORTHGATE II HIGH-RISE PROJECT

WHEREAS, Fair Share Housing Development, Inc. ("FSHD") is the nonprofit Sponsor of the Northgate II development., located at 500 North 7th Street, Camden, New Jersey, and is the sole shareholder of Northgate II, Inc., the General Partner of Fair Share Northgate II Associates, L.P., owner of Northgate II development.

WHEREAS, the Northgate II Development, which consists of the Northgate II High-Rise, 23 stories with 308 units, and the Northgate II Low-Rise consisting of 14 apartment buildings with 94 units, is in need of rehabilitation.

WHEREAS, FSHD desires to develop plans to rehabilitate both the Northgate II High-Rise and Low-Rise buildings and has entered a Joint Venture with MDG Design and Construction Company, a major New York Developer with more than 35 years of development experience.

WHEREAS, the initial assessment of the overall Northgate II Development has determined that to maximize financing sources for the rehabilitation work that the project needs to be divided into a Low-Rise project and a High-Rise project, each with separate ownership and separate financing;

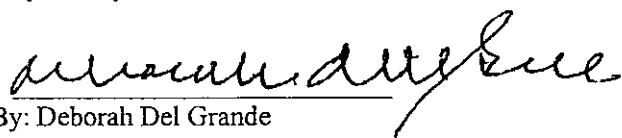
WHEREAS, as part of the financing with the New Jersey Housing and Mortgage Finance Agency, there is a need for a City Council determination of tax exempt status and authorization to enter into two separate determinations of tax exemption and PILOT Agreements pursuant to the NJHMFA statute, ONE FOR THE Northgate II Low-Rise and one for the Northgate II High-Rise.

WHEREAS, FSHD needs to apply to the Camden City Council for the above tax exemptions and PILOTS.

AND NOW THEREFORE BE IT RESOLVED, by the FSHD Board of Trustees, that the Corporation is hereby authorized to apply to the City of Camden for tax exemption and PILOT Agreements for both the Northgate II Low-Rise project and Northgate II High-Rise project.

CERTIFICATION

I, Deborah Del Grande, the Secretary of Fair Share Housing Development. hereby certifies that at a duly noticed meeting of Fair Share Housing Development, Inc., with a quorum present, held on March 28, 2024, the above Resolution was duly adopted.


By: Deborah Del Grande
Secretary

Schedule Rent Housing

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0012
(exp. 11/30/2020)

page 3 for Instructions, Public Burden Statement and Privacy Act requirements.

| | | |
|--|------------------------------------|---|
| Project Name Fair Share Northgate II Associates, L.P. | FHA Project Number NJ 16H085008 | Date Rents Will Be Effective (mm/dd/yyyy) 5/1/2024 |
|--|------------------------------------|---|

Part A - Apartment Rents

Show the actual rents you intend to charge, even if the total of these rents is less than the Maximum Allowable Monthly Rent Potential.

| Col. 1 Unit Type (Include Non-revenue Producing Units) | Col. 2 Number of Units | Contract Rents | | Col. 5 Utility Allowances (Effective Date (mm/dd/yyyy) 5/01/2024) | Col. 6 Gross Rent (Col. 3 + Col. 5) | Market Rents (Sec. 236 Projects Only) | |
|---|------------------------------|---|--|--|---|--|--|
| | | Col. 3 Rent Per Unit | Col. 4 Monthly Contract Rent Potential (Col. 2 x Col. 3) | | | Col. 7 Rent Per Unit | Col. 8 Monthly Market Rent Potential (Col. 2 x Col. 7) |
| 0 BR | 41 | 1,428 | 58,548 | 53 | 1,481 | | 0 |
| 0 BR | 3 | 1,457 | 4,641 | 53 | 1,510 | | 0 |
| 1 BR | 10 | 1,544 | 15,440 | 70 | 1,614 | | 0 |
| 1 BR | 122 | 1,515 | 184,830 | 70 | 1,585 | | 0 |
| 1 BR | 88 | 1,727 | 151,976 | 70 | 1,797 | | 0 |
| 2 BR | 44 | 1,842 | 81,048 | 94 | 1,936 | | 0 |
| 2 BR | 36 | 1,434 | 51,624 | 119 | 1,553 | | 0 |
| 3 BR | 29 | 1,831 | 53,099 | 185 | 2,016 | | 0 |
| 4 BR | 29 | 2,182 | 63,278 | 249 | 2,431 | | 0 |
| | | | | | 0 | | 0 |
| | | | | | 0 | | 0 |
| Total Units 402 | | Monthly Contract Rent Potential (Add Col. 4)* \$ 664,484.00 | | | | Monthly Market Rent Potential (Add Col. 8)* | |
| | | Yearly Contract Rent Potential (Col. 4 Sum x 12)* \$ 7,973,808.00 | | | | Yearly Market Rent Potential (Col. 8 Sum x 12)* | |

* These amounts may not exceed the Maximum Allowable Monthly Rent Potential approved on the last Rent Computation Worksheet or requested on the Worksheet you are now submitting. Market Rent Potential applies only to Section 236 Projects.

Part B - Items Included in Rent

Equipment/Furnishings in Unit (Check those included in rent.)

- | | | |
|--|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> Range | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Carpet | <input type="checkbox"/> |
| <input type="checkbox"/> Air Conditioner | <input type="checkbox"/> Drapes | <input type="checkbox"/> |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> | <input type="checkbox"/> |

Utilities (Check those included in rent. For each item, (even those not included in rent), enter E, F, or G on line beside that item)
E=electric; G=gas; F=fuel oil or coal.

- | | | |
|---|---|---------------------------------------|
| <input checked="" type="checkbox"/> Heating | <input checked="" type="checkbox"/> Hot Water | <input type="checkbox"/> Lights, etc. |
| <input type="checkbox"/> Cooling | <input type="checkbox"/> Cooking | <input type="checkbox"/> |

Services/Facilities (check those included in rent)

- | | | |
|---|--------------------------|---|
| <input checked="" type="checkbox"/> Parking | <input type="checkbox"/> | <input type="checkbox"/> Nursing Care |
| <input type="checkbox"/> Laundry | <input type="checkbox"/> | <input type="checkbox"/> Linen/Maid Service |
| <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Tennis Courts | <input type="checkbox"/> | <input type="checkbox"/> |

Part C - Charges in Addition to Rent (e.g., parking, cable TV, meals)

| Purpose | Monthly Charge |
|---------|----------------|
| N/A | \$ N/A |
| | \$ |
| | \$ |
| | \$ |
| | \$ |
| | \$ 0 |

Part D - Non-Revenue Producing Space

| Col. 1 Use | Col. 2 Unit Type | Col. 3 Contract Rent |
|---------------|---------------------|-------------------------|
| | | |
| | | |
| | | |
| | | |

Total Rent Loss Due to Non-Revenue Units \$ 0

Part E - Commercial Space (retail, offices, garages, etc.)

| Col. 1 Use | Col. 2 Monthly Rent Potential | Col. 3 Square Footage | Col. 4 Rental Rate Per Sq. Ft. (Col. 2 divided by Col. 3) |
|---------------|-------------------------------------|-----------------------------|---|
| | | | |
| | | | |
| | | | |
| | | | |

Total Commercial Rent Potential \$ 0

| | |
|---|------------------|
| Part F - Maximum Allowable Rent Potential | |
| Enter Maximum Allowable Monthly Rent Potential from Rent Computation Worksheet (to be completed by HUD or lender) | \$ 664,484.00 RD |

| Percent | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|---------|----------|----------|----------|----------|----------|----------|----------|----------|
| 20% | 17,860 | 17,860 | 26,100 | 22,320 | 24,120 | 25,980 | 27,880 | 29,880 |
| 30% | 20,460 | 20,460 | 30,780 | 26,340 | 28,140 | 29,980 | 31,880 | 33,880 |
| 40% | 23,100 | 23,100 | 35,460 | 30,960 | 32,760 | 34,580 | 36,480 | 38,480 |
| 50% | 25,740 | 25,740 | 40,140 | 35,580 | 37,380 | 39,180 | 41,080 | 43,080 |
| 60% | 28,380 | 28,380 | 44,820 | 40,200 | 42,000 | 43,780 | 45,680 | 47,680 |
| 70% | 31,020 | 31,020 | 49,500 | 44,820 | 46,620 | 48,380 | 50,280 | 52,280 |
| 80% | 33,660 | 33,660 | 54,180 | 49,440 | 51,240 | 52,980 | 54,880 | 56,880 |

| RENT BY BEDROOM SIZE | 0 Bedroom | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | 5 Bedroom | 6 Bedroom | 7 Bedroom | 8 Bedroom |
|----------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 20% | 591 | 454 | 492 | 540 | 580 | 620 | 660 | 700 | 740 |
| 30% | 628 | 481 | 519 | 567 | 605 | 643 | 681 | 719 | 757 |
| 40% | 782 | 635 | 673 | 721 | 759 | 797 | 835 | 873 | 911 |
| 50% | 977 | 830 | 868 | 916 | 954 | 992 | 1,030 | 1,068 | 1,106 |
| 60% | 1,173 | 1,026 | 1,064 | 1,102 | 1,140 | 1,178 | 1,216 | 1,254 | 1,292 |
| 70% | 1,368 | 1,221 | 1,259 | 1,297 | 1,335 | 1,373 | 1,411 | 1,449 | 1,487 |
| 80% | 1,564 | 1,417 | 1,455 | 1,493 | 1,531 | 1,569 | 1,607 | 1,645 | 1,683 |

| Percent | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|---------|----------|----------|----------|----------|----------|----------|----------|----------|
| 20% | 16,820 | 18,320 | 20,400 | 22,880 | 24,720 | 25,860 | 28,380 | 30,220 |
| 30% | 24,030 | 27,480 | 30,900 | 34,320 | 36,060 | 36,840 | 42,000 | 45,030 |
| 40% | 32,040 | 36,800 | 41,200 | 45,760 | 48,440 | 48,760 | 55,760 | 60,440 |
| 50% | 40,050 | 45,800 | 51,500 | 57,200 | 60,800 | 60,400 | 70,000 | 75,500 |
| 60% | 48,060 | 54,800 | 61,500 | 67,200 | 71,800 | 70,600 | 82,000 | 88,500 |
| 70% | 56,070 | 64,800 | 72,500 | 78,200 | 83,800 | 81,700 | 94,000 | 101,500 |
| 80% | 64,080 | 73,280 | 82,400 | 88,200 | 93,800 | 91,500 | 105,000 | 113,500 |

| RENT BY BEDROOM SIZE | 0 Bedroom | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | 5 Bedroom | 6 Bedroom | 7 Bedroom | 8 Bedroom |
|----------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 20% | 480 | 428 | 428 | 435 | 442 | 449 | 456 | 464 | 472 |
| 30% | 600 | 543 | 543 | 550 | 557 | 564 | 571 | 578 | 585 |
| 40% | 801 | 668 | 668 | 675 | 682 | 689 | 696 | 703 | 710 |
| 50% | 1,001 | 873 | 873 | 880 | 887 | 894 | 901 | 908 | 915 |
| 60% | 1,201 | 1,073 | 1,073 | 1,080 | 1,087 | 1,094 | 1,101 | 1,108 | 1,115 |
| 70% | 1,401 | 1,201 | 1,201 | 1,208 | 1,215 | 1,222 | 1,229 | 1,236 | 1,243 |
| 80% | 1,602 | 1,402 | 1,402 | 1,409 | 1,416 | 1,423 | 1,430 | 1,437 | 1,444 |

DB:dh
04-18-24

R-7

**RESOLUTION AUTHORIZING A TAX ABATEMENT FOR NORTHGATE
APARTMENTS II (LOW-RISE) UNDER N.J.S.A. 55:14K-1 ET SEQ.**

WHEREAS, Fair Share Housing Development, Inc., a New Jersey non-profit corporation, (hereinafter referred to as the "Sponsor") proposes to rehabilitate the low-rise building containing 94 units of the housing project commonly known as part of Northgate Apartments II (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter referred to as the "HMFA Requirements") within the municipality of (hereinafter referred to as the "Municipality") on a site described as Block 791, Lot 1 and Block 794, Lot 1 as shown on the Official Assessment Map of the City of Camden and commonly known as 500 N. 7th Street, Camden, NJ 08102; and

WHEREAS, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA Requirements, the City Council of the City of Camden hereby determines that there is a need for this housing project in the City of Camden; and

WHEREAS, the Sponsor has presented to the City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency, a copy of which is attached hereto and made a part hereof as Exhibit A; now, therefore

BE IT RESOLVED by the City Council of the City of Camden (the "Council") that:

1. The Council finds and determines that the proposed Project will meet or meets an existing housing need; and
2. The Council does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in the conformity with the provisions of the HMFA Requirements with the intent and purpose that the Agency shall rely thereon in making a mortgage loan to the Sponsor, which shall construct, own and operate the Project; and
3. The Council does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Requirements, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the municipality in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes attached hereto as Exhibit "B"; and
4. The Council hereby authorizes and directs the Mayor of the City of Camden to execute, on behalf of the municipality, the Agreement for Payments in Lieu of Taxes in substantially the form annexed hereto as Exhibit "B"; and
5. The Council understands and agrees that the revenue projections set forth in Exhibit "A" are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the municipality shall be determined pursuant to the Agreement for Payments in Lieu of Taxes executed between the Sponsor and municipality.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true

copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: April 18, 2024

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk

EXHIBIT A

Fair Share Northgate II – Low-Rise
94 Affordable Units

Calculation of Annual Service Charge

| | | |
|-----------------------|----|------------------|
| Gross Rents* | \$ | 1,914,324 |
| Less Vacancy** | | (57,430) |
| Less Utilities | | (247,774) |
| Other Income | | 7,500 |
| Project Revenues | \$ | <u>1,616,620</u> |
| X PILOT Rate | | x 6.28% |
| Annual Service Charge | \$ | <u>101,524</u> |

**Based on March 2024 Rents*

***Based on assumed 3% vacancy rate*

EXHIBIT B

AGREEMENT FOR PAYMENT IN LIEU OF TAXES

THIS AGREEMENT made this ____ day of _____, 2024, between Fair Share Housing Development, Inc., a New Jersey non-profit corporation, having its principal office at 1 Ethel Lawrence Boulevard, Mount Laurel, New Jersey 08054 (hereinafter the "Sponsor") and the City of Camden, a municipal corporation in the County of Camden and State of New Jersey (hereinafter the "Municipality").

WITNESSETH

In consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

1. This Agreement is made pursuant to the authority contained in Section 37 of the New Jersey Housing and Mortgage Finance Agency Law of 1983 (N.J.S.A. 55:14K-1 et seq.) (hereinafter "HMFA Law") and a Resolution of the Council of the Municipality dated April 23, 2024, (the "Resolution") and with the approval of the New Jersey Housing and Mortgage Finance Agency (hereinafter the "Agency"), as required by N.J.S.A. 55:14K-37.

2. The Project is situated on that parcel of land designated as Block 791, Lot 1 and Block 794, Lot 1 as shown on the Official Assessment Map of the City of Camden, New Jersey.

3. As of the date the Sponsor executes a mortgage upon the Project in favor of the Agency (hereinafter referred to as the "Agency Mortgage"), the land and improvements comprising the Project shall be exempt from real property taxes, provided that the Sponsor shall make payments in lieu of taxes to the Municipality as provided hereinafter. The exemption of the Project from real property taxation and the sponsor's obligation to make payments in lieu of taxes shall not extend beyond the date on which the Agency Mortgage is paid in full, which, according to the HMFA Law, may not exceed fifty (50) years.

4. (a) For projects receiving construction and permanent financing from the Agency, the Sponsor shall make payment to the Municipality of an annual service charge in lieu of taxes in such amount as follows:

- (1) From the date of the execution of the Agency Mortgage until the date of Substantial Completion of the Project, the Sponsor shall make payment to the Municipality in an amount equal to the amount currently payable on an annual basis (pursuant to the HMFA Law, the annual amount may not exceed the amount of taxes due on the property for the year preceding the recording of the Agency Mortgage). As used herein, "Substantial Completion" means the date upon which the Municipality issues the Certificate of Occupancy for all units in the Project.

(2) From the date of Substantial Completion of the Project and for the remaining term of the NJHMFA Mortgage, the Sponsor shall make payment to the Municipality in an amount equal to 6.28% of Project Revenues.

(b) For Projects receiving permanent financing only from the Agency, the Sponsor shall make payment to the Municipality in an amount equal to 6.28% of Project Revenues from the date of the Agency Mortgage and for the remaining term of the Agency Mortgage.

(c) As used herein, "Project Revenues" means the total annual gross rental or carrying charge and other income of the Sponsor from the Project less the costs of utilities furnished by the Project, which shall include the costs of gas, electricity, heating fuel, water supplied, and sewage charges, and less vacancies, if any.

(d) The amount of payment in lieu of taxes to be paid pursuant to paragraphs (a) or (b) and (c) above is calculated in Exhibit "A" attached hereto. It is expressly understood and agreed that the revenue projections provided to the Municipality as set forth in Exhibit "A" and as part of the Sponsor's application for an agreement for payments in lieu of taxes are estimates only. The actual payments in lieu of taxes to be paid by the Sponsor shall be determined pursuant to Section 5 below.

5. (a) Payments by the Sponsor shall be made on a quarterly basis in accordance with bills issued by the Tax Collector of the Municipality in the same manner and on the same dates as real estate taxes are paid to the Municipality and shall be based upon Project Revenues of the previous quarter. No later than three (3) months following the end of the first fiscal year of operation after (i) the date of Substantial Completion (for projects receiving construction and permanent financing) or (ii) the date of the Agency Mortgage (for projects receiving permanent financing only) and each year thereafter that this Agreement remains in effect, the Sponsor shall submit to the Municipality a certified, audited financial statement of the operation of the Project (the "Audit"), setting forth the Project Revenues and the total payments in lieu of taxes due to the Municipality calculated at 6.28% of Project Revenues as set forth in the Audit (the "Audit Amount"). The Sponsor simultaneously shall pay the difference, if any, between (i) the Audit Amount and (ii) payments made by the Sponsor to the Municipality for the preceding fiscal year. The Municipality may accept any such payment without prejudice to its right to challenge the amount due. In the event that the payments made by the Sponsor for any fiscal year shall exceed the Audit Amount for such fiscal year, the Municipality shall credit the amount of such excess to the account of the Sponsor.

(b) All payments pursuant to this Agreement shall be in lieu of taxes and the Municipality shall have all the rights and remedies of tax enforcement granted to Municipalities by law just as if said payments constituted regular tax obligations on real property within the Municipality. If, however, the Municipality disputes the total amount of the annual payment in lieu of taxes due it, based upon the Audit, it may apply to the Superior Court, Chancery Division for an accounting of the service charge due the Municipality, in accordance with this Agreement and

HMFA Law. Any such action must be commenced within one year of the receipt of the Audit by the Municipality.

(c) In the event of any delinquency in the aforesaid payments, the Municipality shall give notice to the Sponsor and NJHMFA in the manner set forth in 9(a) below, prior to any legal action being taken.

6. The tax exemption provided herein shall apply only so long as the Sponsor or its successors and assigns and the Project remain subject to the provisions of the HMFA Law and Regulations made thereunder and the supervision of the Agency, but in no event longer than the term of the Agency Mortgage. In the event of (a) a sale, transfer or conveyance of the Project by the Sponsor or (b) a change in the organizational structure of the Sponsor, this Agreement shall be assigned to the Sponsor's successor and shall continue in full force and effect so long as the successor entity qualifies under the HMFA Law or any other state law applicable at the time of the assignment of this Agreement and is obligated under the Agency Mortgage. The parties acknowledge that Sponsor will be forming an affiliate New Jersey limited liability company or limited partnership to be the owner of the Project (the "Owner") in connection with the Agency financing and Sponsor shall assign this Agreement to the Owner at or before the closing of the Agency Mortgage. The Municipality consents to such assignment of this Agreement to Owner.

7. Upon any termination of such tax exemption, whether by affirmative action of the Sponsor, its successors and assigns, or by virtue of the provisions of the HMFA Law, or any other applicable state law, the Project shall be taxed as omitted property in accordance with the law.

8. The Sponsor, its successors and assigns shall, upon request, permit inspection of property, equipment, buildings and other facilities of the Project and also documents and papers by representatives duly authorized by the Municipality. Any such inspection, examination or audit shall be made during reasonable hours of the business day, in the presence of an officer or agent of the Sponsor or its successors and assigns.

9. Any notice or communication sent by either party to the other hereunder shall be sent by certified mail, return receipt requested, addressed as follows:

(a) When sent by the Municipality to the Sponsor, it shall be addressed to Sponsor, 1 Ethel Lawrence Boulevard, Mount Laurel, New Jersey 08054 or to such other address as the Sponsor may hereafter designate in writing and a copy of said notice or communication by the Municipality to the Sponsor shall be sent by the Municipality to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

(b) When sent by the Sponsor to the Municipality, it shall be addressed to Mayor's Office, c/o Municipal Clerk, Camden City Hall, 520 Market Street, 1st Floor Rm 105, Camden, NJ 08101, or to such other address as the Municipality may designate in writing, with copies sent to City Attorney, City Hall, Suite 419, 520 Market Street, Camden, NJ 08101-5120 unless prior to the

giving of notice the Borough shall have notified the Entity otherwise. A copy of said notice or communication by the Sponsor to the Municipality shall also be sent by the Sponsor to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

10. In the event of a breach of this Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court, Chancery Division, to settle and resolve said dispute in such fashion as will tend to accomplish the purposes of the HMFA Law.

11. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. It shall not be necessary in making proof of this Agreement to produce or account for more than a sufficient number of counterparts to evidence the execution of this Agreement by each party hereto.

[remainder of page intentionally left blank]

ATTEST/WITNESS:

SPONSOR:

FAIR SHARE HOUSING DEVELOPMENT, INC.,
a New Jersey non-profit corporation

Name:

By: _____

Name: Peter O'Connor

Title: President

ATTEST/WITNESS:

MUNICIPALITY:

CITY OF CAMDEN

Name:

By: _____

Name: Victor G. Carstarphen

Title: Mayor, City of Camden



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: APRIL 18, 2023

TO: City Council
FROM: Dr. Edward C. Williams – Director

TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing a Tax Abatement for Northgate Apartments II (Low-Rise) Under N.J.S.A. 55:14K-1 ET SEQ.

| | | | | |
|-------------------|---------------------|----------------------------|-------|--------------------------|
| Point of Contact: | Dr. Edward Williams | Planning & Development | x7323 | edwillia@ci.camden.nj.us |
| | Name | Department-Division-Bureau | Phone | Email |

ENDORSEMENTS

| | Recommend Approval (Y/N) | Signature | Date | Comments |
|---|--------------------------|-----------|------|----------|
| Responsible Department Director | Y | | | |
| Supporting Department Director (if necessary) | N | | | |
| Director of Grants Management | N | | | |
| Qualified Purchasing Agent | N | | | |
| Director of Finance | Y | | | |

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Additional supporting documents: Submitted Budget, Audit, and Annual Report

“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.

Received by:
City Attorney

Signature

Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing a Tax Abatement for Northgate Apartments II (Low-Rise) Under N.J.S.A. 55:14K-1 ET SEQ.

FACTS/BACKGROUND:

- Fair Share Housing Development, Inc., a New Jersey non-profit corporation or its assignee will acquire and rehabilitate the low-rise building containing 94 units of the housing project commonly known as part of Northgate Apartments II, 500 N. 7th Street, Camden, New Jersey 08102.
- The Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency
- Fair Share Housing Development, Inc., seeks the approval of a Tax Exemption Agreement and a Resolution of Need for the rehabilitation of the Northgate II (low rise)

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:

IMPACT STATEMENT:

- The site is in dire need of rehabilitation.

SUBJECT MATTER EXPERTS/ADVOCATES:

- Daniel S. Blackburn, City Attorney
- Dr. Edward C. Williams, Director

COORDINATION:

- N/A

Prepared by: Dionne Hicks-Giles

856-757-7175/ dihicks@ci.camden.nj.us

Name

Phone/Email

FAIR SHARE HOUSING DEVELOPMENT REQUEST FOR TAX EXEMPTION AND RESOLUTION OF NEED

Background:

Fair Share Housing Development, Inc., a nonprofit corporation is the Sponsor and sole and controlling shareholder of Northgate II, Inc., the sole General Partner of Fair Share Northgate II Associates, L.P. Fair Share Northgate II Associates, L.P. ("FSNA") is the owner of the existing Northgate II High Rise located at 500 N. 7th St, (B. 795, L. 4) (the "High Rise"). The High Rise is a 28-story building with 308 units. The High Rise houses seniors and those with disabilities. FSNA is also the owner of Northgate II low rise apartments located at 500 N. 7th St, being B. 791, L. 1 (6.66 acres). The Low Rise has 84 units.

Northgate II was completed in April 1980. The High Rise underwent a \$25,974 per unit renovation between 2005 and 2006. The Low Rise underwent a \$23,404 rehabilitation during 2006-2007. The project is now 44 years old and is need of major rehabilitation work and capital improvements.

What does Fair Share want to accomplish?

Sponsor has entered into a joint venture agreement with, MDG Design and Construction who has 35 years of development experience to assess and rehabilitate Northgate II. To maximize the dollars available for rehabilitation Sponsor will be applying to subdivide the High Rise and the Low Rise into 2 separate properties with 2 separate owners. Sponsor is applying for funding from NJHMFA, 4% Tax Credits and ASPIRE funding from NJEDA.

What is Fair Share asking from City Council?

Fair Share is asking City Council to do two things:

1. Approve a Tax Exemption Agreement; and
2. Approve Resolution of Need.

NJHMFA will not provide funding unless the municipality enters into a Tax Exemption Agreement and approves a Resolution of Need. Terms of the agreement are as follows:

1. Length of the Agreement: 30yrs
2. Among of the Annual Service Charge: 6.28% of project revenues. The City will receive the Annual Service Charge in lieu of taxes.
3. Other terms: Utilities and Vacancy are subtracted from project revenues.

Projected Service Charge Calculation:

Northgate II Highrise:

Gross Rents: \$6,487,512

Less Vacancy: (\$194,625)

Less Utilities: (\$420,000)

Commercial Rent: \$6000

Other Income: \$37,500

Total Project Revenues: \$5,910,387

Pilot Rate = 6.28%

Annual Service Charge = \$371,172

Northgate II Lowrise:

Gross rents: \$1,914,24

Less Vacancy: (\$57,430)

Less Utilities: (\$247,774)

Other Income: \$7,500

Total Project Revenues: \$1,616,620

Pilot Rate = 6.28%:

Annual Service Charge: \$101,524

Total Annual Service Charge for both: \$472,969

Northgate II currently pays an Annual Service equal to 6.28% of Project Revenue. The scheduled PILOT payment for 2024 under the current agreement is \$352,281.33. The projected PILOT cannot be determined at this stage of the project, however it is anticipated that it will be higher than the current PILOT.

Based on the projected annual service charge, the city will see an increase of \$120,414 in Annual Service Charge Payments.

What happens if City Council approves this legislation?

Currently HUD Section 8 supports both the High Rise and the Low Rise units so that rent for each tenant does not exceed 30% of tenant income. After the rehabilitation, the project will remain affordable for the current tenants who receive Section 8 subsidies.

If City Council approves the tax exemption Sponsor will be able to apply for funding. If this project is funded the Low-Rise will get a rehabilitated façade, new roof, energy efficient windows, kitchen and bathroom replacements, energy efficient appliances, floor replacements, interior and exterior door replacements, and more. The improvements to the High Rise will be determined once the analysis of the conditions is completed. Quality affordable housing will be preserved in the North Camden neighborhood.

What happens if City Council does not approve this legislation?

If City Council does not approve the tax exemption and resolution of need, the rehabilitation project will not be funded and the buildings and living conditions for the tenants will continue to deteriorate and ultimately become a blighting influence on the neighborhood.



April 1, 2024

The Honorable Victor Carstarphen
Mayor, City of Camden
City Hall, 4th Floor
P.O. Box 95120
Camden, NJ 08101-5120

Dear Mayor Carstarphen:

Fair Share Housing Development, Inc., (the “Applicant”) a nonprofit corporation, Sponsor and sole and controlling shareholder of Northgate II, Inc., sole General Partner of Fair Share Northgate II Associates, L.P. does hereby make application for approval of Tax Exempt Status and Agreement for Payment In Lieu of Taxes (PILOT) for the Northgate II project, as described below, under the provisions of the New Jersey Housing and Mortgage Finance Agency Law (N.J.S.A. 55:14K-1 et. seq.).

Applicant is seeking Camden City Council approval of two separate Resolutions determining tax exempt status and Agreements for Payments in Lieu of Taxes (PILOT), for the existing Northgate II development: One Resolution and PILOT for the existing Northgate II High-Rise, a 23 story High-Rise building with 308 units), located at 500 North Seventh Street, bounded by North 7th Street, North 8th Street, Elm Street and the Southernly line of Pearl Street now vacated, Block 795, Lot 4 (2.52 Acres). The second Resolution and PILOT for the existing Northgate II Low-Rise, 14 apartment building with 94 units, with address at 500 North 7th Street, bounded by North 5th Street, North 7th Street, Elm Street and Pearl Street, Block 794, Lot 4 and Block 791, Lot 1 (6.66 acres). The two separate Resolutions and PILOT Agreements are necessary because the existing Northgate II Project will be subdivided into a Low-Rise and a High-Rise project and each will require these two municipal approvals to obtain funding to rehabilitation both projects.

History of Northgate II (1967 – 2024)

Construction of the Northgate II project commenced in June 1978 and was completed and occupied by April 1980. The original nonprofit Sponsor of the project was Carpenters Development Northgate, Inc. On December 21, 1979 Carpenters Development Northgate, Inc., with the approval of NJHMFPA, conveyed title to the Northgate II project to Northgate II Associates, a limited partnership and retained operational control as the General Partner. The construction of Northgate II (High-Rise – 23 stories with 308 units and Low-Rise – 14 two-story apartment buildings – 94 units) were developed as one project with NJHMFPA construction and permanent financing supported by HUD with a 40 year (April, 1980 – April, 2020) Section 8 Housing Assistance Payments (HAP Contract).



In December, 2004, the Northgate II Development was purchased by a new limited partnership with FSHD's Sponsorship: Fair Share Northgate II Associates, L.P. The new entity received financing in the amount of \$16,401,621 from the New Jersey Housing & Mortgage Finance Agency (NJHMFA), 4% Tax Credits (\$1,397,913 annually for 10 years) and capital contributions from the project's tax credit investor/limited partner, Boston Financial. In 2005-2006, FSHD implemented a \$12 million renovation plan at Northgate II high-rise which included the upgrading of all 308 units (at an expenditure of approximately \$25,974 per unit plus \$4 million for the common space amenities) which included the new construction of 1,700-square-foot social service offices, and a 5,000-square-foot community center. During 2006-2007, FSHD renovated the 94 low-rise units at an additional cost of \$2.2 million (\$23,404 rehab cost per unit).

On April 12, 2017, Fair Share Northgate II Associates, L.P. and the City of Camden, pursuant to the NJHMFA Statute (N.J.S.A. 55:14K-1 et seq.), entered into a new PILOT Agreement which was approved by the Camden City Council by Resolution on February 14, 2017. The PILOT required payments to the City of Camden at the NJHMFA standard 6.28 percent of project revenues.

In September, 2017, Northgate II refinanced with a 15-year permanent mortgage in the amount of \$17,200,000 with Greystone Servicing Corporation. With a 30-year amortization period, the loan was at 4.28% interest with monthly principal and interest installments of \$84,916.02 maturing October 1, 2032. With the refinancing, Northgate II paid off the NJHMFA first mortgage (\$5,187,825), the NJHMFA-administered Home Express second mortgage (\$3,641,477) with the exception of \$100,000 which was extended for 30 years with an annual payment of principal and interest of \$3,874.81 in order to preserve the PILOT Agreement, the FSHD developer fee (\$1,452,995) and the payment of \$650,000 to Boston Financial.

The Northgate II project is 44 years old (April 1980 – April 2024). The limited rehabilitation work and capital improvements described above (about \$25K per unit) were completed between 2005 and 2007 (17 years ago). The Northgate II Low-Rise (14 Garden Apartments) project is in need of substantial rehabilitation: façade deterioration and roof replacement, energy efficient windows, kitchen and bathroom replacement, energy efficient appliances, floor replacements, interior and exterior door replacements, ceiling damage from plumbing issues, and site (concrete) repairs as well as security upgrades. In addition, the goal is to upgrade energy sustainability and efficiency by repairing leaking pipes, correct decaying and inefficient insulation, replace exterior facades with Hardie Plank, and install new heating and air conditioning systems. Substantial on-site analysis of the conditions at the Low-Rise project have been undertaken by Kramer + Marks, our Architects and their structural, mechanical, and electrical engineers. EAM Associates, Energy Efficiency experts, have assessed the Low-Rise project and recommended energy improvements to satisfy NJHMFA Tax Credit, UPP and HUD financing. Our goal is to maximize financing on a per unit basis to completely reconstruct all elements of the Low-Rise project to provide high-quality affordable housing and allow the property to once again have a positive impact on the immediate neighborhood.



Comparable site analysis/studies of the conditions at the High-Rise building are underway with a similar goal of maximizing financing for per unit and common space upgrades to meet NJHMFA, Tax Credit and Aspire requirements.

1. CAMDEN CITY COUNCIL ACTIONS REQUESTED, SIZE OF SITES, ADDRESSES AND BLOCKS AND LOTS:

Applicant is seeking Camden City Council approval of two separate Resolutions determining tax exempt status and Agreements for Payments in Lieu of Taxes (PILOT), for the existing Northgate II development: One Resolution and PILOT for the existing Northgate II High-Rise, a 23 story High-Rise building with 308 units), located at 500 North Seventh Street, bounded by North 7th Street, North 8th Street, Elm Street and the Southernly line of Pearl Street now vacated, Block 795, Lot 4 (2.52 Acres). The second Resolution and PILOT for the existing Northgate II Low-Rise, 14 apartment building with 94 units, with address at 500 North 7th Street, bounded by North 5th Street, North 7th Street, Elm Street and Pearl Street, Block 794, Lot 4 and Block 791, Lot 1 (6.66 acres).

2. CONFORMANCE WITH ALL APPLICABLE MUNICIPAL ORDINANCES:

The rehabilitation of the Northgate High-Rise and Low-Rise will be implemented in conformance with all applicable municipal ordinances.

3. PROJECT IN ACCORD WITH DEVELOPMENT PLAN AND MASTER PLAN OF THE CITY OF CAMDEN:

The rehabilitation of the Northgate II High-Rise and Low-Rise will be in accord with the Redevelopment Plan and Master Plan of the City of Camden.

4. NECESSARY PREDEVELOPMENT ACTIONS: Fair Share Housing Development, has entered into a Joint Venture with MDG Design and Construction, to assess and rehabilitate Northgate II. MDG is a New York Developer with 35 years of Development experience, has completed over 900 buildings, more than 23,300 units and over \$3 billion dollars of development and construction. The Walters Group will provide financial consulting support.

The Development Plan is as follows: To maximize funding opportunities, Northgate II must be divided into two (2) separate projects: (A) Northgate II Low-Rise and (B) Northgate II High-Rise. Each project will be sold to separate limited partnerships and seek separate financing. FSHD will:

1. Apply to the Camden City Planning Board for Minor Subdivision Approval to divide the Northgate II project into two sections: High-Rise and Low-Rise.



2. Apply to HUD to bifurcate the Section 8 HAP contract with approximately 25% of Section 8 payments applied to the Low-Rise project and 75% of the Section 8 payments applied to the High-Rise project.
3. Complete preliminary architectural and energy efficiency plans for the Low-Rise project and apply to NJHMFA for Construction and Permanent Financing, 4% Tax Credits and for Urban Preservation Program Funding. Construction cost will be developed upon the completion of the architectural and energy efficiency plans for the Low-Rise project.
4. On April 30, 2024, the Low-Rise project, subject to adequate point scoring, will apply to HUD for funding under the Green and Resilient Retrofit Program (GRRP).
5. Apply to Greystone Servicing Corporation, the current First Mortgage Lender, to enable approximately 25% of the current mortgage to be paid off at the start of rehab construction of the Low-Rise project and to satisfy the approximately 75% of the High-Rise balance of the current mortgage with Bridge Financing from Greystone to be paid upon the start of Rehab construction of the High-Rise project.
6. The High-Rise project, after the architectural and energy-related assessments are completed and plans developed, will apply to NJHMFA for Construction and Permanent Financing, 4% Tax Credits and to NJEDA for Aspire funding. Construction cost will be developed upon the completion of the architectural and energy efficiency plans for the High-Rise project.
7. Projected construction schedule: the Low-Rise project will commence construction on April 1, 2025 through September 30, 2026 (18 months). The High-Rise project will commence construction on July 1, 2025 through December 31, 2026 (18 months). The start of construction is contingent upon successful financing applications.

5. SURVEY AND LEGAL DESCRIPTION:

Attached is a survey completed by Consulting Engineer Services on September 6, 2017, which provides a description of both the Northgate High-Rise and Low-Rise sites, location of all residential structures, parking and also contains a Legal Description.



6. FSHD RESOLUTION AUTHORIZING APPLICATION TO THE CITY OF CAMDEN FOR TAX EXEMPTION AND PILOT AGREEMENTS FOR THE NORTHGATE II DEVELOPMENT. Copy attached.

I, Peter J. O'Connor, President of Fair Share Housing Development, Inc., do hereby certify that the facts and data contained herein and submitted herewith are true and accurate.

A handwritten signature in black ink, appearing to read "Peter J. O'Connor", is written over a horizontal line.

Peter J. O'Connor, President
Fair Share Housing Development, Inc.

**RESOLUTION BY FAIR SHARE HOUSING DEVELOPMENT, INC. AUTHORIZING
APPLICATION TO THE CITY OF CAMDEN WITH REGARD TO THE NORTHGATE II
DEVELOPMENT FOR TAX EXEMPTION AND PAYMENTS IN LIEU OF TAXES (PILOT) FOR
THE NORTHGATE II LOW-RISE PROJECT AND NORTHGATE II HIGH-RISE PROJECT**

WHEREAS, Fair Share Housing Development, Inc. ("FSHD") is the nonprofit Sponsor of the Northgate II development., located at 500 North 7th Street, Camden, New Jersey, and is the sole shareholder of Northgate II, Inc., the General Partner of Fair Share Northgate II Associates, L.P., owner of Northgate II development.

WHEREAS, the Northgate II Development, which consists of the Northgate II High-Rise, 23 stories with 308 units, and the Northgate II Low-Rise consisting of 14 apartment buildings with 94 units, is in need of rehabilitation.

WHEREAS, FSHD desires to develop plans to rehabilitate both the Northgate II High-Rise and Low-Rise buildings and has entered a Joint Venture with MDG Design and Construction Company, a major New York Developer with more than 35 years of development experience.

WHEREAS, the initial assessment of the overall Northgate II Development has determined that to maximize financing sources for the rehabilitation work that the project needs to be divided into a Low-Rise project and a High-Rise project, each with separate ownership and separate financing;

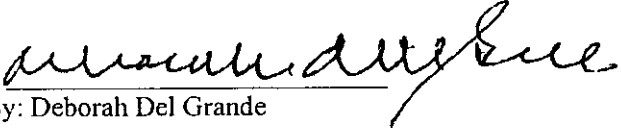
WHEREAS, as part of the financing with the New Jersey Housing and Mortgage Finance Agency, there is a need for a City Council determination of tax exempt status and authorization to enter into two separate determinations of tax exemption and PILOT Agreements pursuant to the NJHMFA statute, ONE FOR THE Northgate II Low-Rise and one for the Northgate II High-Rise.

WHEREAS, FSHD needs to apply to the Camden City Council for the above tax exemptions and PILOTS.

AND NOW THEREFORE BE IT RESOLVED, by the FSHD Board of Trustees, that the Corporation is hereby authorized to apply to the City of Camden for tax exemption and PILOT Agreements for both the Northgate II Low-Rise project and Northgate II High-Rise project.

CERTIFICATION

I, Deborah Del Grande, the Secretary of Fair Share Housing Development. hereby certifies that at a duly noticed meeting of Fair Share Housing Development, Inc., with a quorum present, held on March 28, 2024, the above Resolution was duly adopted.


By: Deborah Del Grande
Secretary

Schedule Rent Housing

U.S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0012
(exp. 11/30/2020)

See page 3 for Instructions, Public Burden Statement and Privacy Act requirements.

| | | |
|--|------------------------------------|---|
| Project Name Fair Share Northgate II Associates, L.P. | PHA Project Number NJ 16H085008 | Date Rents Will Be Effective (mm/dd/yyyy) 5/1/2024 |
|--|------------------------------------|---|

Part A - Apartment Rents

Show the actual rents you intend to charge, even if the total of these rents is less than the Maximum Allowable Monthly Rent Potential.

| Col. 1 Unit Type (Include Non-revenue Producing Units) | Col. 2 Number of Units | Contract Rents | | Col. 5 Utility Allowances (Effective Date (mm/dd/yyyy) 5/01/2024) | Col. 6 Gross Rent (Col. 3 + Col. 5) | Market Rents (Sec. 238 Projects Only) | |
|--|---------------------------|---|--|--|---|---|--|
| | | Col. 3 Rent Per Unit | Col. 4 Monthly Contract Rent Potential (Col. 2 x Col. 3) | | | Col. 7 Rent Per Unit | Col. 8 Monthly Market Rent Potential (Col. 2 x Col. 7) |
| 0 BR | 41 | 1,428 | 58,548 | 53 | 1,481 | | 0 |
| 0 BR | 3 | 1,457 | 4,641 | 53 | 1,510 | | 0 |
| 1 BR | 10 | 1,544 | 15,440 | 70 | 1,614 | | 0 |
| 1 BR | 122 | 1,515 | 184,830 | 70 | 1,585 | | 0 |
| 1 BR | 88 | 1,727 | 151,976 | 70 | 1,797 | | 0 |
| 2 BR | 44 | 1,842 | 81,048 | 94 | 1,936 | | 0 |
| 2 BR | 36 | 1,434 | 51,624 | 119 | 1,553 | | 0 |
| 3 BR | 29 | 1,831 | 53,099 | 185 | 2,016 | | 0 |
| 4 BR | 29 | 2,182 | 63,278 | 249 | 2,431 | | 0 |
| | | | | | 0 | | 0 |
| | | | | | 0 | | 0 |
| | | | | | | | |
| Total Units 402 | | Monthly Contract Rent Potential (Add Col. 4)* \$ 684,484.00 | | | | Monthly Market Rent Potential (Add Col. 8)* | |
| | | Yearly Contract Rent Potential (Col. 4 Sum x 12)* \$ 7,973,808.00 | | | | Yearly Market Rent Potential (Col. 8 Sum x 12)* | |

* These amounts may not exceed the Maximum Allowable Monthly Rent Potential approved on the last Rent Computation Worksheet or requested on the Worksheet you are now submitting. Market Rent Potential applies only to Section 238 Projects.

Part B - Items Included in Rent

Equipment/Furnishings in Unit (Check those included in rent.)

| | | |
|--|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> Range | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Carpet | <input type="checkbox"/> |
| <input type="checkbox"/> Air Conditioner | <input type="checkbox"/> Drapes | <input type="checkbox"/> |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> | <input type="checkbox"/> |

Utilities (Check those included in rent. For each item, (even those not included in rent), enter E, F, or G on line beside that item) E=electric; G=gas; F=fuel oil or coal.

| | | |
|---|---|---------------------------------------|
| <input checked="" type="checkbox"/> Heating | <input checked="" type="checkbox"/> Hot Water | <input type="checkbox"/> Lights, etc. |
| <input type="checkbox"/> Cooling | <input type="checkbox"/> Cooking | <input type="checkbox"/> |

Services/Facilities (check those included in rent)

| | | |
|---|--------------------------|---|
| <input checked="" type="checkbox"/> Parking | <input type="checkbox"/> | <input type="checkbox"/> Nursing Care |
| <input type="checkbox"/> Laundry | <input type="checkbox"/> | <input type="checkbox"/> Linen/Maid Service |
| <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Tennis Courts | <input type="checkbox"/> | <input type="checkbox"/> |

Part C - Charges in Addition to Rent (e.g., parking, cable TV, meals)

| Purpose | Monthly Charge |
|---------|----------------|
| N/A | \$ N/A |
| | \$ |
| | \$ |
| | \$ |
| | \$ |
| | \$ |

Part D - Non-Revenue Producing Space

| Col. 1 Use | Col. 2 Unit Type | Col. 3 Contract Rent |
|--|---------------------|-------------------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| Total Rent Loss Due to Non-Revenue Units | | \$ 0 |

Part E - Commercial Space (retail, offices, garages, etc.)

| Col. 1 Use | Col. 2 Monthly Rent Potential | Col. 3 Square Footage | Col. 4 Rental Rate Per Sq. Ft. (Col. 2 divided by Col. 3) |
|---------------------------------|----------------------------------|--------------------------|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Total Commercial Rent Potential | | | \$ 0 |

| | |
|---|------------------|
| Part F - Maximum Allowable Rent Potential | |
| Enter Maximum Allowable Monthly Rent Potential from Rent Computation Worksheet (to be completed by HUD or lender) | \$ 684,484.00 RD |

Effective date: 05/15/2023

RMS Area: 7-CAMDEN COUNTY

| INCOME | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|----------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 20% | 15,840 | 17,880 | 20,100 | 22,320 | 24,120 | 25,900 | 27,680 | 29,460 |
| 30% | 23,760 | 26,760 | 30,150 | 33,480 | 35,180 | 36,850 | 41,520 | 44,190 |
| 40% | 31,680 | 35,720 | 40,200 | 44,640 | 46,240 | 47,800 | 55,360 | 58,560 |
| 50% | 39,600 | 44,680 | 50,250 | 55,200 | 56,780 | 58,300 | 69,200 | 73,700 |
| 60% | 47,520 | 53,760 | 60,300 | 66,240 | 67,760 | 69,200 | 83,040 | 88,440 |
| 70% | 55,440 | 62,880 | 70,350 | 76,120 | 77,560 | 79,000 | 95,680 | 102,180 |
| 80% | 63,360 | 71,440 | 80,400 | 86,160 | 87,480 | 88,800 | 110,720 | 117,920 |
| RENT BY BEDROOM SIZE | 0 Bedroom | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | 5 Bedroom | 6 Bedroom | 7 Bedroom |
| 20% | 391 | 474 | 557 | 640 | 723 | 806 | 889 | 972 |
| 30% | 587 | 728 | 869 | 1,010 | 1,151 | 1,292 | 1,433 | 1,574 |
| 40% | 782 | 963 | 1,144 | 1,325 | 1,506 | 1,687 | 1,868 | 2,049 |
| 50% | 977 | 1,214 | 1,451 | 1,688 | 1,925 | 2,162 | 2,399 | 2,636 |
| 60% | 1,173 | 1,458 | 1,743 | 2,028 | 2,313 | 2,598 | 2,883 | 3,168 |
| 70% | 1,368 | 1,704 | 2,039 | 2,374 | 2,709 | 3,044 | 3,379 | 3,714 |
| 80% | 1,564 | 1,950 | 2,335 | 2,720 | 3,105 | 3,490 | 3,875 | 4,260 |

Effective date: 05/15/2023

RMS Area: 7-CAMDEN COUNTY

| INCOME | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|----------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 20% | 16,020 | 18,300 | 20,600 | 22,880 | 24,720 | 26,560 | 28,380 | 30,220 |
| 30% | 24,030 | 27,480 | 30,900 | 34,320 | 36,080 | 37,840 | 42,570 | 45,330 |
| 40% | 32,040 | 36,640 | 41,200 | 45,760 | 48,440 | 50,120 | 56,760 | 60,440 |
| 50% | 40,050 | 46,800 | 53,200 | 59,200 | 63,200 | 66,400 | 76,950 | 81,400 |
| 60% | 48,060 | 56,960 | 64,400 | 70,400 | 74,160 | 76,800 | 91,140 | 95,600 |
| 70% | 56,070 | 66,120 | 76,400 | 82,080 | 85,520 | 87,600 | 105,300 | 109,770 |
| 80% | 64,080 | 75,280 | 86,400 | 92,320 | 95,680 | 97,240 | 118,520 | 123,880 |
| RENT BY BEDROOM SIZE | 0 Bedroom | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | 5 Bedroom | 6 Bedroom | 7 Bedroom |
| 20% | 400 | 429 | 515 | 595 | 664 | 732 | 800 | 868 |
| 30% | 600 | 743 | 886 | 1,028 | 1,169 | 1,310 | 1,451 | 1,592 |
| 40% | 801 | 988 | 1,175 | 1,362 | 1,549 | 1,736 | 1,923 | 2,110 |
| 50% | 1,001 | 1,247 | 1,493 | 1,739 | 1,985 | 2,231 | 2,477 | 2,723 |
| 60% | 1,201 | 1,487 | 1,783 | 2,079 | 2,375 | 2,671 | 2,967 | 3,263 |
| 70% | 1,401 | 1,727 | 2,073 | 2,419 | 2,765 | 3,111 | 3,457 | 3,803 |
| 80% | 1,602 | 1,977 | 2,373 | 2,819 | 3,265 | 3,711 | 4,157 | 4,603 |

R-8

DB:dh
04-18-24

A RESOLUTION DIRECTING THE CITY PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN AREAS AND PROPERTIES IDENTIFIED HEREIN ARE AREAS IN NEED OF REDEVELOPMENT OR REHABILITATION

WHEREAS, the City Council of the City of Camden seeks to undertake a redevelopment effort within the City; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, the City Council of the City of Camden considers it to be in the best interest of the City to have the City's Planning Board conduct such an investigation; and

WHEREAS, the City Council of the City of Camden considers it to be in the best interest of the City of Camden undertake a preliminary investigation to determine whether the following areas and properties as described and delineated on the official Tax Map of the City of Camden are areas in need of redevelopment (with or without powers of condemnation) or an area in need of rehabilitation:

| Property Description | Designation |
|---|---|
| Block 1208, Lot 3; Block 1221, Lots 3, 12, 12 Qual. B01 (Billboard) & 17; Block 1238, Lots 3 & 14; Block 1239, Lot 17 Block 1240, Lot 1; Block 1241, Lot 15; Block 1250, Lots 7, 123, 124, 128 & 129; and Block 1251, Lot 11 | Non-Condensation Area in need of Redevelopment Area |
| Block 1197, Lot 2 and Block 1208, Lot 2 | Condensation Area in Need of Redevelopment |

and

WHEREAS, such preliminary investigation will be designed to evaluate such area to determine whether designation of these properties as an "area in need of redevelopment" is in conformance with statutory criteria and the City's efforts toward redevelopment, pursuant to the Master Plan; now, therefore

BE IT RESOLVED by the City Council of the City of Camden, County of Camden, that:

1. The Planning Board of the City of Camden is hereby directed to conduct a preliminary investigation to determine whether the aforementioned parcels are an area in need of redevelopment according to the criterion set forth in N.J.S.A. 40A:12A-5.
2. The Planning Board of the City of Camden is hereby directed to study the aforementioned parcels, to develop a map showing the boundaries of the proposed redevelopment area, to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6 and to draft a report/Resolution containing its findings.
3. Pursuant to N.J.S.A. 40A:12A-6 the redevelopment area shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area including the power of eminent domain ("Condensation Redevelopment Area") with respect to the following properties:

Block 1197, Lot 2 and Block 1208, Lot 2

4. Pursuant to N.J.S.A. 40A:12A-6 the redevelopment area shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain ("Non-Condernation Redevelopment Area") with respect to the following property:


Block 1208, Lot 3;
Block 1221, Lots 3, 12, 12 Qual. B01 (Billboard) & 17;
Block 1238, Lots 3 & 14; Block 1239, Lot 17;
Block 1240, Lot 1;
Block 1241, Lot 15;
Block 1250, Lots 7, 123, 124, 128 & 129; and
Block 1251, Lot 11.

5. The results of such preliminary investigation shall be submitted to the City Council for review and approval in accordance with the provisions of the New Jersey Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: April 18, 2024

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk



Special

CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: APRIL 9¹⁸, 2024

TO: City Council
FROM: Dr. Edward Williams, PP, AICP, CSI, AHP, CZO, CPZBS

TITLE OF ORDINANCE/RESOLUTION: Resolution directing the Planning Board to conduct a preliminary investigation to determine whether certain areas and properties identified herein are areas in need of redevelopment or rehabilitation as defined in NJSA 40A:12-5, with the power of eminent domain as to Block 1208, Lot 3; Block 1221, Lot 3, 12 12 (Billboard) & 17; Block 1238, Lot 3 & 14; Block 1239, Lot 17; Block 1240, Lot 1; Block 1241, Lot 15; Block 1250, Lot 7, 123, 124, 128 & 129; and Block 1251, Lot 11; (Non-Condemnation Redevelopment Area) and with the power of eminent domain as to Block 1197, Lot 2 and Block 1208, Lot 2 (Condemnation Redevelopment Area)

| | | | | |
|-------------------|-----------------|----------------------------|-------|--------------------------|
| Point of Contact: | Dr. Ed Williams | DPD- P& Z | 7135 | edwillia@ci.camden.nj.us |
| | Name | Department-Division-Bureau | Phone | Email |

ENDORSEMENTS

| | Recommend Approval (Y/N) | Signature | Date | Comments |
|---|--------------------------|-----------|--------|----------|
| Responsible Department Director | Y | | 4-5-24 | |
| Supporting Department Director (if necessary) | | | | |
| Director of Grants Management | | | | |
| Qualified Purchasing Agent | | | | |
| Director of Finance | | | | |

Approved by: _____
Business Administrator

Signature: _____ Date: _____

- Attachments (list and attach all available):
1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)¹
 2. Certification of Funds²
 3. Addition supporting documents.

¹ For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I" - "Best Price Insurance Contracting" Model Ordinance
² Mandatory for any financial commitment to the City or expenditure of City Funds.

“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.

Received by:
City Attorney

Signature

Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Resolution directing the Planning Board to conduct a preliminary investigation to determine whether certain areas and properties identified herein are areas in need of redevelopment or rehabilitation as defined in NJSA 40A:12-5, with the power of eminent domain as to Block 1208, Lot 3; Block 1221, Lot 3, 12 12 (Billboard) & 17; Block 1238, Lot 3 & 14; Block 1239, Lot 17; Block 1240, Lot 1; Block 1241, Lot 15; Block 1250, Lot 7, 123, 124, 128 & 129; and Block 1251, Lot 11; (Non-Condemnation Redevelopment Area) and with the power of eminent domain as to Block 1197, Lot 2 and Block 1208, Lot 2 (Condemnation Redevelopment Area)

FACTS/BACKGROUND: (Executive level details. Short concise bullets)

- Relevant facts/history. 5Ws. Include geography if applicable.
 - The City of Camden is working in concert with the Camden County Improvement Authority to develop a preliminary investigation report and a redevelopment plan or amendment if applicable for a number of key potential development parcels along the Admiral Wilson Boulevard corridor.
- Time constraints, if any. (Why does the Council need to act now?)
 - There is a need to move quickly due to the need to acquire obsolescent properties along the Admiral Wilson redevelopment area
- How was the value of the transaction obtained (if applicable?) Not applicable at this time.

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: Not applicable

IMPACT STATEMENT:

- What will happen if the City Council approves this legislation? or,
 - The preliminary investigation will move forward.
- What changes and by how much if the City Council approves this proposal?
 - No change
- Why Should the City Council approve this legislation?
 - The preliminary investigation is required by statute
- What will happen if the City Council does not approve this legislation?
 - The preliminary investigation will not move forward.

SUBJECT MATTER EXPERTS/ADVOCATES:

- Dr. Ed Williams - DPD

- Attendance: (Y/N/Tentative). Confirmed? **Will be in attendance**
- Name, Organization 2.
 - Attendance: (Y/N/Tentative). Confirmed?
- Additional as required...

COORDINATION:

- Who is impacted/has action if the legislation is passed? Key government officials – Code Enforcement, Planning and Development, City residents, Community Development, Economic Development, and Private developers.

Prepared by: 7135 Edwillia@ci.camden.nj.s

| Name | Phone/Email |
|------|-------------|
|------|-------------|

CITY OF CAMDEN

RESOLUTION DIRECTING THE CITY PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN AREAS AND PROPERTIES IDENTIFIED HEREIN ARE AREAS IN NEED OF REDEVELOPMENT OR REHABILITATION AS DEFINED IN N.J.S.A. 40A:12-5, WITHOUT THE POWER OF EMINENT DOMAIN AS TO BLOCK 1208, LOT 3; BLOCK 1221, LOT 3, 12, 12 (BILLBOARD) & 17; BLOCK 1238, LOT 3 & 14; BLOCK 1239, LOT 17; BLOCK 1240, LOT 1; BLOCK 1241, LOT 15; BLOCK 1250, LOT 7, 123, 124, 128 & 129; AND BLOCK 1251, LOT 11; (NON-CONDEMNATION REDEVELOPMENT AREA); AND WITH THE POWER OF EMINENT DOMAIN AS TO BLOCK 1197, LOT 2 AND BLOCK 1208, LOT 2 (CONDEMNATION REDEVELOPMENT AREA)

WHEREAS, the City Council of the City of Camden seeks to undertake a redevelopment effort within the City; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, the City Council of the City of Camden considers it to be in the best interest of the City to have the City Planning Board conduct such an investigation; and

WHEREAS, the City Council of the City of Camden hereby authorizes the Planning Board of the City of Camden to undertake a preliminary investigation to determine whether the following areas and properties as described and delineated on the official Tax Map of the City of Camden are an area in need of redevelopment or an area in need of rehabilitation:

Condemnation Area in Need

- Block 1197, Lot 2
- Block 1208, Lot 2

Non-Condemnation Area in Need

- Block 1208, Lot 3

- Q B01
- Block 1221, Lots 3, 12, 12 (billboard) & 17
 - Block 1238, Lots 3 & 14
 - Block 1239, Lot 17
 - Block 1240, Lot 1
 - Block 1241, Lot 15
 - Block 1250, Lots 7, 123, 124, 128 & 129
 - Block 1251, Lot 11

WHEREAS, such preliminary investigation will be designed to evaluate such areas to determine whether the designation of these areas and properties as an “area in need of redevelopment” or an area in need of rehabilitation is in conformance with statutory criteria and the City efforts toward redevelopment, pursuant to the Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Camden, County of Camden, that:

1. The Planning Board of the City of Camden is hereby directed to conduct a preliminary investigation to determine whether the aforementioned areas and properties are areas in need of redevelopment or an area in need of rehabilitation according to the criterion set forth in N.J.S.A. 40A:12A-5 and/or N.J.S.A. 40A:12A-14.

2. The Planning Board of the City of Camden is hereby directed to study the aforementioned parcels, to develop a map showing the boundaries of the proposed redevelopment areas, to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6, and to draft a Report/Resolution containing its findings.

3. Pursuant to N.J.S.A. 40A:12A-6 the redevelopment area determinations shall authorize the municipality to use all those powers provided by the Legislature for use in a

redevelopment area **other** than the use of eminent domain ("**Non-Condernation Redevelopment Area**") as to the following properties: Block 1208, Lot 3; Block 1221, Lots 3, 12, 12 (billboard) & 17; Block 1238, Lots 3 & 14; Block 1239, Lot 17; Block 1240, Lot 1; Block 1241, Lot 15; Block 1250, Lots 7, 123, 124, 128 & 129; and Block 1251, Lot 11.

4. Pursuant to N.J.S.A. 40A:12A-6 the redevelopment area determinations shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area **including** the use of eminent domain ("**Condernation Redevelopment Area**") as to the following properties: Block 1197, Lot 2; and Block 1208, Lot 2

5. The results of such preliminary investigation shall be submitted to the City Council for review and approval in accordance with the provisions of the New Jersey Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

ADOPTED at a meeting of the City Council of the City of Camden, Camden County, on _____, 2024;