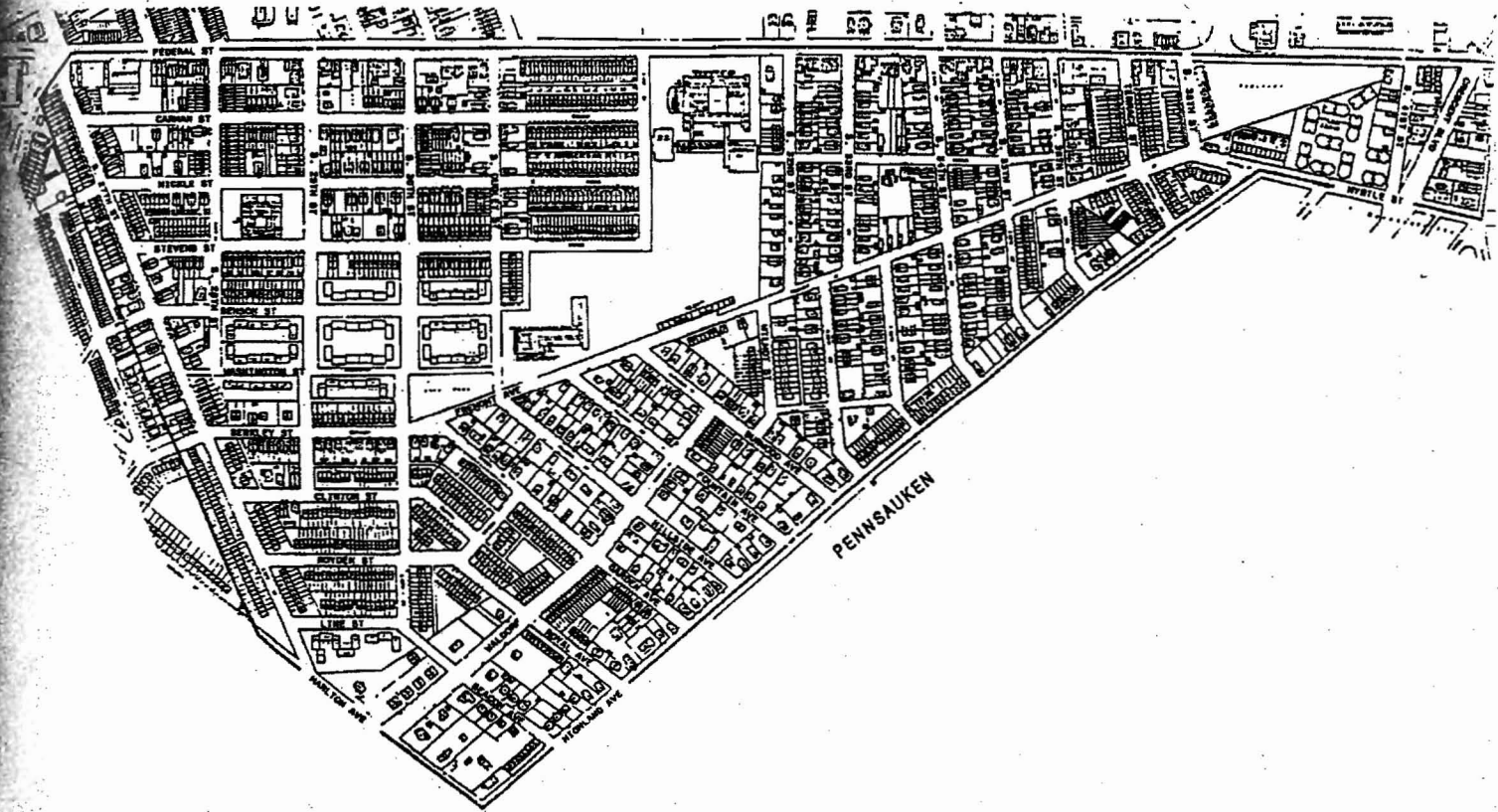




STOCKTON NEIGHBORHOOD



CITY OF
CAMDEN
REDEVELOPMENT
AGENCY

**TOWARDS A STRATEGY FOR
NEIGHBORHOOD DEVELOPMENT**

I: BACKGROUND STUDY

Honorable AARON A. THOMPSON
MAYOR, CITY OF CAMDEN, NEW JERSEY

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SEPTEMBER, 1993

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I. NEIGHBORHOOD PLANNING: PROCESS AND PRODUCT

A. THE NEED FOR NEIGHBORHOOD PLANNING

Camden's struggle to overcome abandonment, physical blight and economic hard times underscores the need for revitalization of its neighborhoods. Vacant and deteriorated buildings, littered lots, and damaged sidewalks join the lack of services, recreation and facilities to illustrate the results of flight by homeowners and businesses. Blight and abandonment are signs of **disinvestment**, which deprives communities of resources they need. It has stripped the city of its social, economic and physical vitality, produced a negative image of Camden among residents and people outside of the city, and has a chilling effect on appraisals of its future. Reinvestment is the only strategy to combat these problems.

Critically now, a coordinated approach to neighborhood development is required. The Camden Redevelopment Agency's contribution is to formulate policies, plans and projects to restore and enhance housing, commerce, services and open space development. Knowing revitalization is key to improving Camden's quality of life, City government will help neighborhoods, each with its own character and needs, become vibrant with renewed properties and civic pride. Success will remedy a range of problems and stabilize the area, while remaining sensitive to the community's aspirations. Central to this strategy is a working partnership among residents, the private sector and City agencies. Improved housing, businesses, recreational opportunities and other development successes will be possible through planning and partnerships. In the Stockton neighborhood, planning attempts to respond to residents' desires while it analyzes development needs and implements improvements with resources that have dwindled over the past decade. Successfully closing the gap between needs and resources requires an emphasis on self-help, joint ventures, and neighborhoods planning. Much can be accomplished with local government, residents and neighborhood groups, area businesses and private agencies, as Camden goes forward into a new era of prosperity and productivity.

B. PLANNING'S FUNCTIONS

Planning reorganizes our thoughts about a situation, to achieve better outcomes. It is people making decisions for themselves or others. A plan documents the research and ideas which produce a strategy for development. Desire for planning stems from realizing that superficial, haphazard and conflicting efforts often fail to improve neighborhoods' social and physical conditions. It specifies the challenges to confront, remedies to try, resources to use and responsibilities to share. It also nurtures the confidence that residents need to be effective in neighborhood revitalization. Planning improves skills for problem analysis, goal development, resource identification and communication among residents; in short, it enhances community-based decision making. Change often begins with creation of a plan, as it fosters aspirations, opportunities, communication and relationships --making an environment for development initiatives possible.

C. STOCKTON PLANNING TASK FORCE

For neighborhood planning to work, it must be fully participatory involving residents in the investigation of facts, issues, options, and the shaping of decisions. Using various techniques, neighborhood planning is not a skill possessed only by professionals. Many groups have shown the capacity to plan. In doing so, residents are often presented with unfamiliar and complex tasks. The role of planning professionals, then, is to assist residents with realistic guidance. This interaction generally produces a rapport between the community and City, building upon mutual respect and providing the basis for future cooperation.

At the invitation of the Redevelopment Agency, residents of Stockton formed a group of nine area residents to examine neighborhood improvement needs and generate mid-range (5 years) solutions. Task Force members included:

Mr. Zawdie Obatala Abdul-Malik
Mr. Richard Brew
Ms. Bonnie Hazzard
Ms. Carol W. Jones
Rev John E. Randall
Mr. Gary Robinson
Ms. Debra Ross
Mr. Dwaine J. Williams
Mr. August Lewis Wilson
Mr. Charles Lyons, CRA planner for East Camden

Planning was intended to increase the community's ability for problem solving. Creating the Stockton Planning Task Force gave the City's neighborhood revitalization initiatives a needed interaction with area residents. Thus the Redevelopment Agency guided Task Force members through four stages of the planning process:

- * clarify the Task Force's role in the community: define the group as neighborhood planners, not a civic association with political constituents and agenda)
- * describe neighborhood development problems: list complaints, through community meetings; categorize problems by type (eg. housing, commercial, social); prioritize their importance to residents; and explore why they are problems (who was harmed) versus equally legitimate wishes for a better future
- * identify planning issues: form goals and objectives which address neighborhood problems; harness them into a policy framework for development
- * design effective solutions: detail remedies for problems, including short-term tactics and overall strategy for implementation

Each stage of this process builds upon each other, producing two documents with findings and conclusions. First is a Background Study, describing Stockton's blight and potentials. Following this study is a Strategic Plan, which will outline the approach and projects for executing neighborhood improvements within 5 years. The strategy will reflect community concerns and City abilities. When completed, this process will make the community stronger, by involving residents in the planning and implementation of area development.

D. PURPOSE AND DESIGN OF THIS REPORT

The Background Study is intended to foster dialogue between the community and City, by establishing a common recognition of development needs for Stockton. This study culminates a cooperative process of examining blight, and is a preliminary step in helping the Task Force create a plan to redevelop Stockton. Derived from field surveys and research of City records, the study describes physical (Land Use, Zoning, Property Conditions) and socioeconomic (U.S. Census) characteristics. The Background Study was produced in five steps:

1. Collect Data
 - a. assign responsibilities based on availability and ability
 - b. conduct necessary field and written research
2. Review and Update Data
 - a. identify gaps in information
 - b. make necessary corrections
3. Discuss Adequacy and Significance of Data
 - a. question the usefulness of collected information
 - b. highlight data addressing community concerns
4. Formulate Conclusions
 - a. identify confirmations and contradictions of common beliefs regarding the strengths and weaknesses of the neighborhoods
5. Produce Study Report
 - a. draft report
 - b. review and comment on draft report
 - c. make necessary corrections and improvements
 - d. present study and its findings to the community

An unique opportunity arose to collect field data with Rutgers University, Camden Campus' Urban Planning Studio. Six undergraduate students spent three weeks recording observations of property types, conditions, vacancy, street conditions and tree locations. This information, research of property ownership and mapped analyses, were made available to the Task Force for confirmation or correction. This effort not only produced background data for use by the community; it also offered a valuable experience for Camden's future planners. Participating students included:

Kathleen Braxton
Ann Marie Gonnella
Dean Lang
Steve McNelis
Robert Rosenheim
Matt Suchodolski

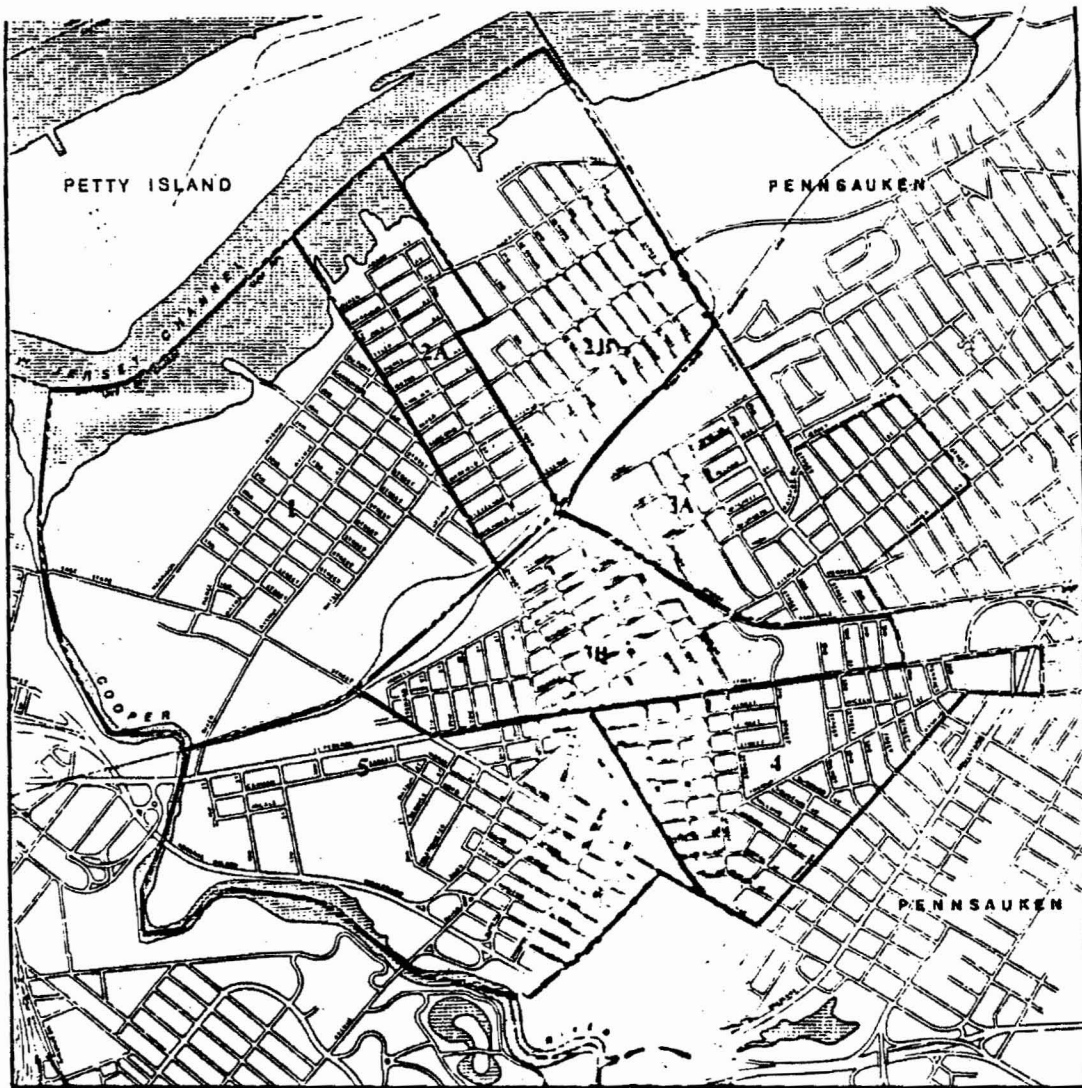
As its first assignment, Task Force members reviewed the collected survey data:

- Zoning
- Land Use
- Vacant Property
- Building Conditions
- Street/Sidewalk Conditions

Members were given lists and maps, and verified the accuracy of information through spot checks of property use and condition. Members also gathered new data:

- U.S. Census Data
- Community Resources
- Neighborhood Histories

Discussions with residents and Task Force meetings identified neighborhood (mostly physical) problems. This report presents accumulated information on area characteristics and needs, as well as their significance to the community.



EAST CAMDEN

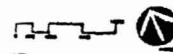


CAMDEN DIVISION OF PLANNING

1 PAVONA
2A CRAMER HILL
2B BENDEN

3A ROSEDALE
3B DUDLEY
4 STOCKTON

5 MARLTON



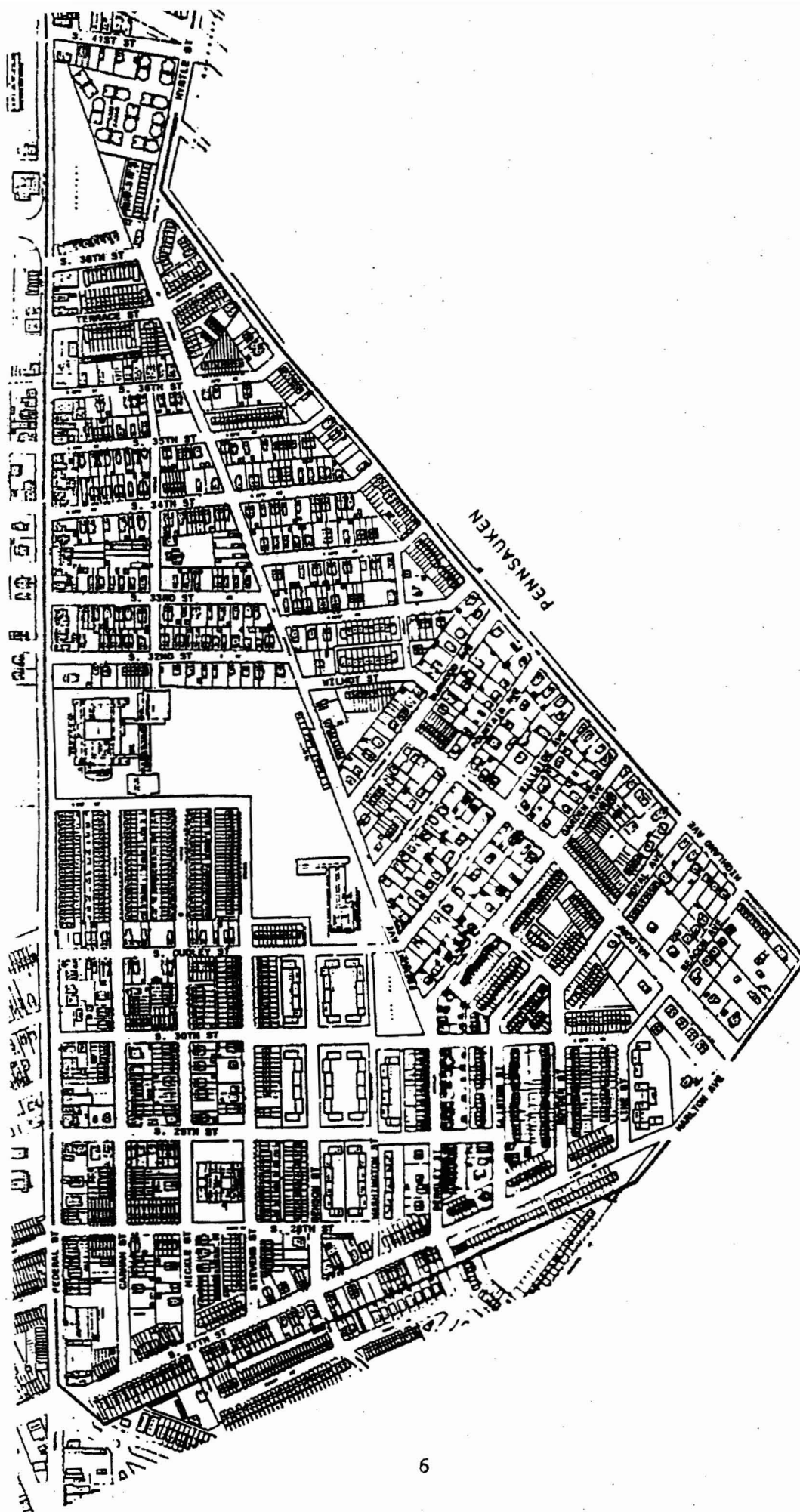
II. STOCKTON AREA FEATURES

A. NEIGHBORHOOD LOCATION AND DESCRIPTION

Bounded by Cooper River (west), Delaware River (north) and Pennsauken Township (east and south), East Camden grew independently of Camden City and was incorporated as Stockton Township in 1859. As reported in the 1982 Camden Historic Survey produced by the City's Bureau of Planning, this area was formerly in Delaware Township and grew into large farms until the 1880's from land owned by families who's names are remembered: Emmor French (French's Tract), Thomas Dudley (Dudley Grange, and Dudley Village) and Joseph Beideman. Stockton remained independent until 1899 when Pennsauken divided it and the remainder was annexed to Camden. Most of the area was developed when improved transportation, such as the Camden Transfer Line which made horse coach runs from the Market Street Ferry to 24th & Federal Streets (Wrightsville), provided easier access to Camden. Alfred Cramer transformed the area from a sleepy agricultural community to a bustling city and in 1874 made a Black settlement known as East Camden or South Cramer Hill. In 1888 he transferred farms purchased from the Beideman family into North Cramer Hill. Dudley Village, southeast of Cramer Hill, was developed in the 1880's around property of Thomas Dudley, a Civil War political figure. His estate, the Grange, was a Victorian house which later served as a public library until destroyed by fire in 1980.

East Camden today has 7 neighborhoods: Pavonia, Cramer Hill, Beideman, Dudley, Rosedale, Marlton and **Stockton**. Not only separated from the rest of the city, by the Cooper River, the area is also known for its less dense housing stock. As reported in the 1988 East Camden - An Overview, produced by the Division of Planning, East Camden has a variety of dwelling types including single-family houses built in the 19th century, 20th century row homes and apartments built after 1960. Of these neighborhoods, Dudley, Rosedale, and **Stockton** were chosen by the Camden Redevelopment Agency for overall development plans.

Bounded by Federal Street, 42nd Street, Myrtle Avenue, Highland Avenue, 27th Street and Marlton Avenue, **Stockton** has 127 street blocks, 55 north-south and 72 east-west, with large concentrations of residential properties. According to the September 1990 and January 1991 editions of the Camden Preservation Trust Newsletter, Stockton is an excellent example of 20th century housing development, with rowhouses in the northern part of the neighborhood and detached housing in the southern part. Low building density, large front lawns and architectural diversity contribute to the area's picturesque quality. Detached Tudor style houses along Waldorf Avenue occupy garden settings, There are houses with gabled entryways and rusticated stone trim, along with Bungalows, Builder Style homesteads, International Style garden apartments, brick tract houses with picture windows, and even an Art Deco style house on Waldorf Avenue near Marlton Pike. Scenic amenities are called to mind by street names such as Hillside, Garden and Fountain Avenues. Area service facilities include a health clinic, fire station and post office, as well as three elementary schools, a middle and high school. Outdoor recreation consists of a poorly kept Alberta Woods Park, a better equipped and maintained Dudley Grange (County) Park --the largest in East Camden-- and Johnson Park, formerly the largest of three African American burial grounds in Camden. Most of the people buried here were Black Civil War veterans, as was Camden's first Black police officer and Camden County's first Black Freeholder. This cemetery was acquired by the City in 1953, and maintained by veterans groups until the late 1970s when it was rehabilitated and redesignated as a park by the City. Three commercial corridors serve the area. Federal Street extends 16 blocks with two small concentrations of two-story shops (27th - 30th and 33rd - 38th). 27th Street - Marlton Avenue extends six blocks with a total of nine stores. A few shops, including a paint store,



STOCKTON NEIGHBORHOOD DEVELOPMENT PLAN

STOCKTON

liquor store and supermarket, just inside of Pennsauken, are found on Crescent Boulevard, known as Route 130. A residential neighborhood, Stockton's housing ranges from detached and twins to row houses and apartment complexes. 3% of its buildings are vacant; most (44) of these are residential. Building and street conditions are mostly good, especially on East-West streets; the poor conditions present public hazards.

Stockton is home to mostly Black and Hispanic middle income families, with a high percent-age of children. The neighborhood has not been devastated by property abandonment, arson or dilapidated and substandard occupied housing, as adjacent areas. Signs of maintenance and improvements abound. Public investments, such as street lighting and cleaning, police patrols, road repair and recreation facilities have not kept pace with private efforts.

B. SUMMARY OF NEIGHBORHOOD STRENGTHS AND WEAKNESSES

Stockton's strength is found in the stable nature and preserved condition of its homes and having been in the Neighborhood Preservation Program. Concerned Residents of East Camden and active schools give neighbors a basis for participation in planning. Area land uses and physical conditions offer many development opportunities and strong investment potential:

1. **Locational Advantage:** proximity to arterial roads and highways provides easy access to jobs, services and shopping opportunities in downtown Camden, Pennsauken and surrounding communities.
2. **Vacant Land:** several parcels can be used for housing, commercial, recreation or service facility construction.
3. **Housing Stock:** in good condition, with few vacants and single family in use, area housing can enhance the effectiveness of rehabilitation efforts
4. **Commercial Activity:** Federal Street and Marlton Avenue corridors provide anchors for further development.

Despite these assets, infrastructure and economic decline make a case for revitalization now. Several factors prevent this area from being more successful:

1. **Housing Disinvestment:** growing numbers of houses are deteriorated, showing lack of maintenance and improvements. Combined with area vacants, this undermines residential stability and discourages investment.
2. **Collapsing Infrastructure:** neglected streets, deferred maintenance of sidewalks and sewers, inadequate street lighting and parking, and lack of tree pruning or removal, are examples of public disinvestment which threatens the functioning and appearance of this residential community.
3. **Business Under-development:** shopping opportunities are less than consumer diversity and purchasing power suggest they could be. There are few area stores. Streets and sidewalks along business corridors suffer from age and lack of improvement.
4. **Social Destabilization:** ignored by public safety and other services, residents often fend for themselves as with drug dealing, unruly children, late night noise, litter, etc.

5. Lack of Recreation Facilities: local recreation needs are unmet, due to an absence of facilities. Area parks are inadequate in design, and in disrepair.

Like most of Camden, Stockton is victimized in many forms: real estate brokers who solicit quick and cheap sales by residents; absentee landlords who keep properties vacant, in the hope of profitable sale to rehabilitation agencies; low income residents who can't or don't maintain their homes; insurance companies which deny coverage or raise rates in anticipation of blight, vandalism or fires; banks which refuse loans solely on perceptions of neighborhood decline; merchants who leave for more prosperous locations; and public agencies which reduce their services. Despite evidence of rehabilitation, no programs have been recently used to improve Stockton's properties. Planning for this neighborhood attempts to reverse decline, stimulate reinvestment and build upon existing strengths. Effective redevelopment is possible through a concerted strategy for revitalization.



Alberta Woods Park - An oasis of open recreation in the heart of the community. Sadly, it is dilapidated, with missing or broken play equipment and benches.

III. SOCIOECONOMIC PROFILE

A. STOCKTON'S DEMOGRAPHICS: A SUMMARY

The purpose of this profile is to put a human face on the features and problems of Stockton. Despite an emphasis on physical attributes, the targets of this planning project are evaluation of the needs and opportunities for community development, and enhancement of the quality of life. It is thus important to recognize social and economic characteristics of the study area. Stockton is U.S. Census Tract #6012. In the tables which follow, data compares the relative standing of #6012 with the rest of East Camden, as well as E.C. to the rest of the City. While the tables report on 1970 - 1990 census years, this summary focuses on 1990 as the most recent picture of Stockton and the larger communities of East Camden and Camden City.

Stockton achieved a modest gain in population during the past 20 years, despite losses for the City and E.C., and kept to approximately 20% of East Camden's population, joining a rebound of 1980-90 for all three units. 6012, E.C. and Camden lost 3/4 of their White residents by 1990. E.C. and 6012 gained significantly in African-Americans. There was an explosive growth in Other (minority), especially for 6012. By 1990 East Camden's Hispanic population more than doubled to 51% of the City's, while 6012 fell to 15% of E.C. There are more women than men in 6012, E.C. and Camden. Stockton has generally a young population, with 40% age 18 or less. While the City lost youths, East Camden and Stockton gained children, with nearly twice the number of age 18 and younger previously reported for 6012. Conversely, while the City gained elderly, the other two areas lost significantly. 6012's elderly remain 17% of E.C., indicating a stable but decreasing older population than elsewhere in East Camden. In all, nearly half the community is either too young or too old to work, and requires much in the way of social services, education, health and recreation.

By 1990 40% of Camden's families lived in E.C.; 19% of these lived in Stockton. Female Householders have greatly grown in number since 1970 and outnumber their male counterparts. They rival (or in the case of the City, nearly double) the number of Married Couple Families, which suffered a sharp decline. There were great gains in school enrollment 1970-90. Large increases are at both ends of the education spectrum: nursery school and college. Most students are in elementary and high schools. Students completing elementary school, however, declined; the largest loss was in 6012 (-66.5%). College attendance and graduation grew significantly for all three census areas studied.

Camden lost workers, and all three areas lost employed males, despite modest gains in total employment for E.C. and 6012. The Private Sector remains the primary employer; government is second. Camden and E.C. lost Unpaid Family, Federal and State Workers, while 6012 gained. The rate of unemployment grew especially for Stockton, where it multiplied more than five-fold. Unemployed males outnumber females. In 1989, 6012 had higher Average Family Income than East Camden and the City, ranging from \$2,562 to \$7,499 more. Economic disparity is apparent when comparing incomes between the races, especially for Hispanic families, which trail the other two ethnic groups. More than a third of City and East Camden residents are living below the poverty level; slightly more than a quarter in Stockton are poor. The amount of poor Whites are small, ranging from 8% for Stockton to 10% for Camden and 12% for E.C. Approximately half of the poor are Black, with Hispanics following closely with 38% for the City and 47% for East Camden. Almost half of Camden's poor Whites and Hispanics live in E.C.; close to a third of the City's poor Blacks are in East Camden. Nearly all those living below the poverty level receive public assistance: 93% city-wide, and 94% for E.C. and 6012.

For two decades, Stockton had more expensive housing than E.C. which has a greater Median Housing Value than the City. By 1990 housing values more than tripled for 6012 and E.C., and nearly quadrupled for Camden. Stockton's rents are also greater than East Camden's and city-wide. By 1990, rent increases were uniformly large; the City's quadrupled, while 6012 and E.C. grew to five times what they were 1970. Unlike E.C. and the City, Stockton has a majority of owner occupied housing versus rentals. In 20 years the amount of housing declined through demolitions. By 1990, vacancy nearly doubled for Camden and tripled for E.C. and 6012. 1990 vacants in East Camden rose to 35% of the City's total; only 13% of these are in Stockton.

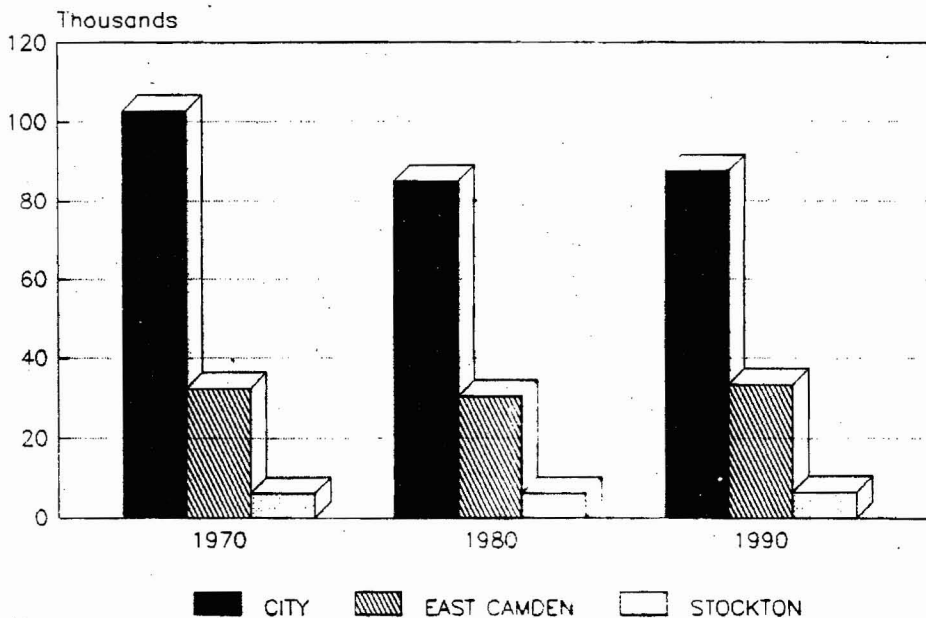
B. POPULATION AND RACE

Stockton had a modest gain in population during the past 20 years, and kept to approximately 20% of East Camden's population. Despite losses for the City and E.C. between 1970-80, 6012 steadily gained in population in each Census count, and joined the rebound of 1980-90 for all.

TABLE 1: POPULATION

	<u>1970</u>	<u>%</u>	<u>1980</u>	<u>%</u>	<u>1990</u>	<u>%</u>	<u>1970-90</u>
CITY	102,551	100.0	84,910	100.0	87,492	100.0	-14.7
E.C.	32,313	31.5	30,320	35.7	33,329	38.1	+03.1
6012	6,028	5.9	6,071	7.1	6,473	07.4	+07.4

**POPULATION
1970 - 1990**



Camden, E.C. and Stockton lost three-quarters of their White populations since 1970. By 1990, Whites in East Camden were 36.6% of the City's, down from 45%; while Whites in 6012 as part of E.C.'s, fell from 19.3% to 15.6%. E.C. and Stockton gained significant numbers of Blacks. In 1970, only 10% of Camden's Blacks lived in E.C., and 15% of these lived in 6012. By 1990, this tripled for East Camden and grew to 24% for 6012. The most explosive growth in Others was for 6012 (+6229%). Others (mostly Hispanic and Asian) in E.C. as a portion of the City's grew from to 55.4% in 1990; for Stockton, this group grew to 15% of East Camden.

TABLE 2: RACE

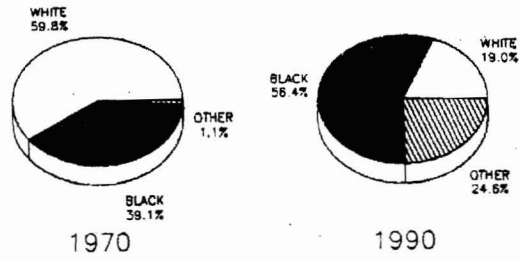
	<u>1970</u>	<u>%</u>	<u>1980</u>	<u>%</u>	<u>1990</u>	<u>%</u>	<u>1970-90</u>
<u>CITY</u>							
White	61,309	59.8	26,003	30.6	16,620	19.0	-72.9
Black	40,128	39.1	45,028	53.0	49,362	56.4	+23.0
Other	1,114	01.1	13,879	16.4	21,510	24.6	+1830.9
<u>E.C.</u>							
White	27,871	86.3	12,390	40.9	6,078	18.2	-78.2
Black	4,202	13.0	12,573	41.5	15,342	46.0	+265.1
Other	240	0.7	5,357	17.6	11,909	35.8	+4862.1
<u>6012</u>							
White	5,384	89.3	2,092	34.5	947	14.6	-82.4
Black	616	10.2	3,060	50.4	3,754	58.0	+509.4
Other	28	00.5	919	15.1	1,772	27.4	+6228.6

By 1990 the amount of East Camden's Hispanic population more than doubled to 51% of the City's, while 6012 fell to 15% of E.C. Although Puerto Ricans are a majority among Hispanics and continue to grow, there's been increases for Mexicans and Cubans in Camden and E.C.

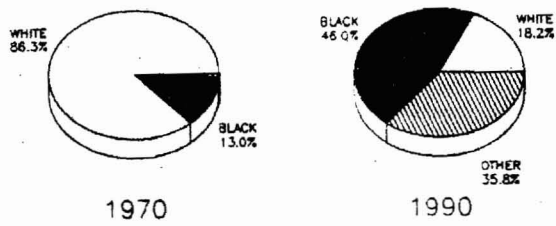
TABLE 3: HISPANICS

	<u>1970</u>	<u>%</u>	<u>1980</u>	<u>%</u>	<u>1990</u>	<u>%</u>	<u>1970-90</u>
CITY	6,777	6.6	6,308	19.2	27,273	31.2	+402.4%
E.C.	1,339	4.1	6,652	21.9	14,002	42.0	+1045.7%
6012	226	3.7	1,065	17.5	2,128	32.9	+841.6%

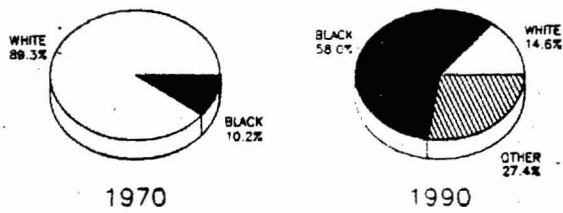
RACE: CITY



RACE: EAST CAMDEN

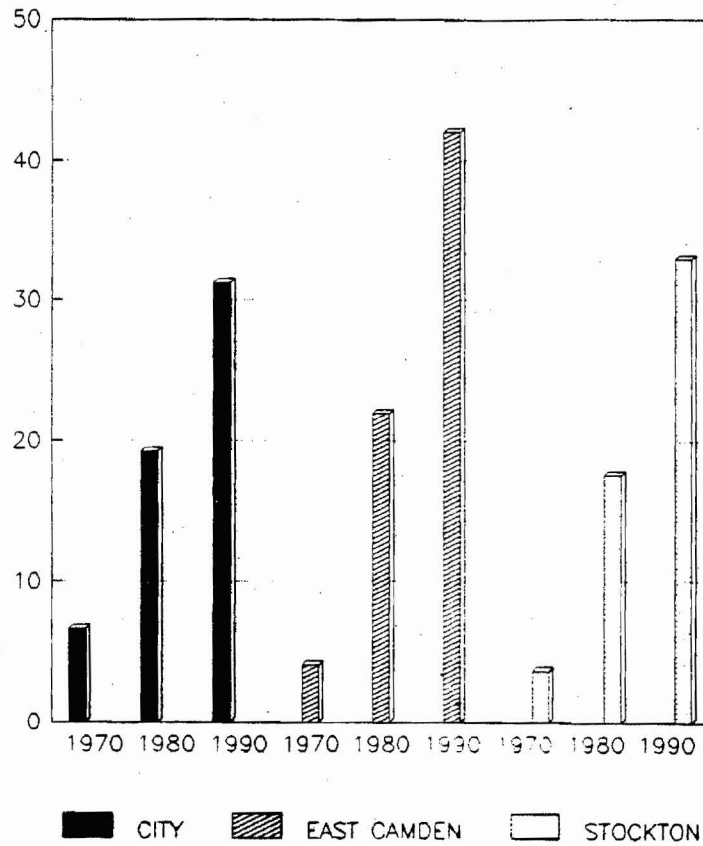


RACE: STOCKTON



HISPANICS

PERCENTAGES 1970 - 1990



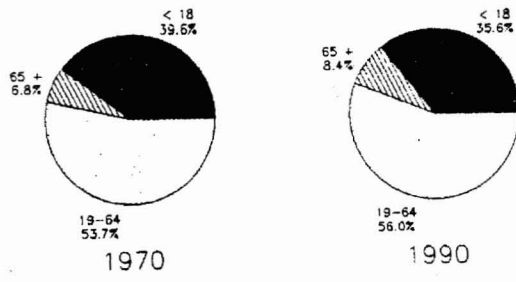
C. SEX AND AGE

There are more women than men in all three studied areas. In 1990, over a third of Camden's men (37.5%) and women (38.6%) lived in E.C.; 20% and 19% of these, respectively, are in 6012. While the City lost both in population decline, gains are shown for East Camden and Stockton. From 1970 to 1990, Camden lost some children (-14.7%); but E.C. and Stockton increased, with nearly twice those age 18 and under reported for 6012. Youths in E.C. as a part of the City's grew to 43%; 20% of them are in 6012. While Camden gained elderly (+17.5%), E.C. and 6012 lost many. E.C. residents 65 and older are 26% of the City's (down from 61% in 1970); while 6012 remained 17% of E.C., having a stable but decreasing older population than East Camden.

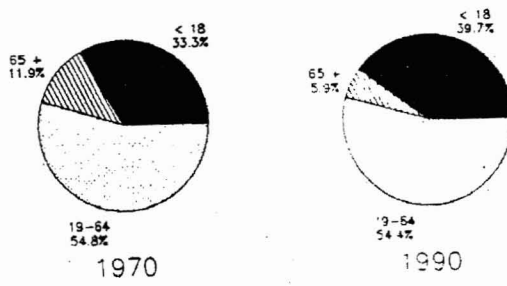
TABLE 4: SEX

		<u>1970</u>	<u>%</u>	<u>1980</u>	<u>%</u>	<u>1990</u>	<u>%</u>	<u>1970-90</u>
CITY	M	48,176	47.0	39,218	46.2	41,605	47.6	-13.6%
	F	54,375	53.0	45,692	53.8	45,887	52.4	-15.6
E.C.	M	15,044	46.6	14,151	46.7	15,619	46.9	+03.8%
	F	17,269	53.4	16,169	53.3	17,710	53.1	+02.5
6012	M	2,767	46.9	2,795	46.0	3,102	47.9	+12.1%
	F	3,261	54.1	3,276	54.0	3,371	52.1	+03.4

AGE: CITY



AGE: EAST CAMDEN



AGE: STOCKTON

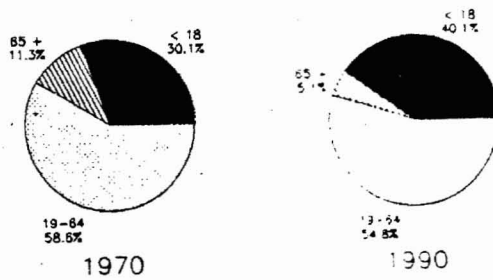


TABLE 5: AGE

		<u>1970</u>	<u>%</u>	<u>1980</u>	<u>%</u>	<u>1990</u>	<u>%</u>	<u>1970-90</u>
CITY	<18	36,526	35.6	31,315	36.9	31,154	35.6	-14.7%
	65+	6,255	6.1	8,478	10.0	7,352	8.4	+17.5
E.C.	<18	10,746	33.3	12,032	39.7	13,241	39.7	+23.2%
	65+	3,833	11.9	2,999	9.9	1,953	5.9	-49.0
6012	<18	1,814	30.1	2,947	33.7	2,589	40.1	+42.7%
	65+	683	11.3	1,250	14.3	331	5.1	-51.5

D. FAMILIES AND HOUSEHOLDS

By 1990, 40% of Camden's families lived in East Camden; 19% of these are in Stockton. While the loss among families is the same for the City and 6012 (18%), it is less for E.C. (10%).

TABLE 6: FAMILIES

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1970-90</u>
CITY	24,675	20,074	19,096	-18.6%
E.C.	8,211	7,352	7,676	-10.5%
6012	1,620	1,534	1,487	-18.4%

In 1970, East Camden had 36% of the City's Married Couple Families, 26% of Female Householders, and 32% of Male Householders; by 1990, E.C. increased to 42% among M.C. Families, but dropped to 27% and 15% for the other two household types. Stockton in 1970 had 29.2% of E.C.'s M.C. Families, 32.4% Female Householders and 30.2% of Male Householders; by 1990 it declined to 21%, 18% and 19% respectively. Female Householders always outnumbered their male counterparts, and in 1990 closely rivaled (or in the case of Camden, nearly doubled) the number of Married Couple Families -- which suffered a sharp decline.

TABLE 7: 2 OR MORE PERSONS HOUSEHOLDS

		<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1970-90</u>
CITY	Married Couple Family	17,362	9,804	7,485	-43.5%
	Male - No Wife	1,194	1,323	5,245	+10.8
	Female - No Husband	6,115	8,694	13,896	+42.2
E.C.	Married Couple Family	6,261	3,920	3,143	-37.4%
	Male - No Wife	381	487	766	+27.8
	Female - No Husband	1,569	2,945	3,767	+87.7
6012	Married Couple Family	1,829	1,117	651	-38.9%
	Male - No Wife	115	139	143	+20.9
	Female - No Husband	508	745	693	+46.6

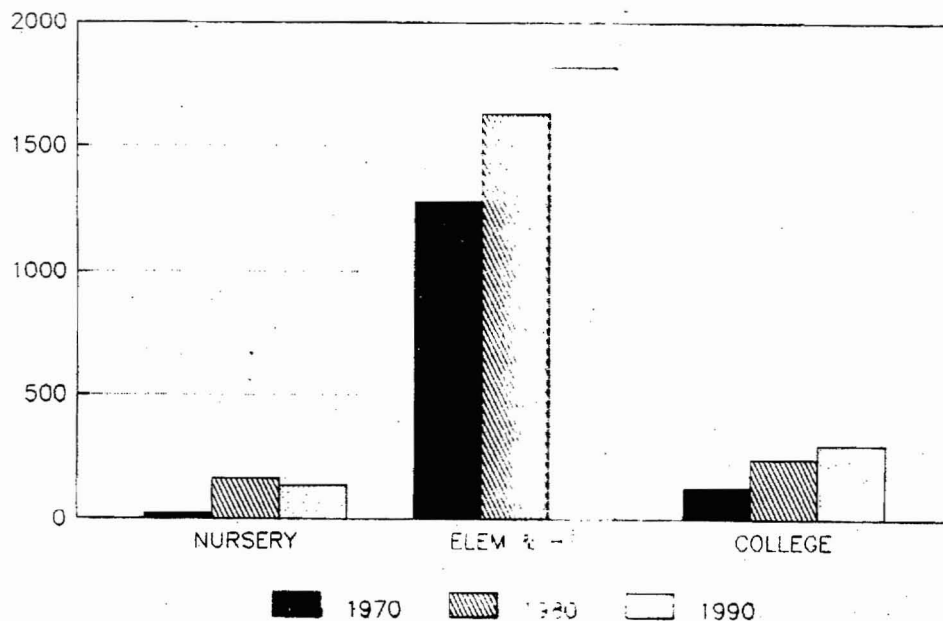
E. EDUCATION

Enrollment gained, with large increases in nursery school and college. Most students are in elementary and high schools. In 1990 they were 89% of Camden's total, and 81% of E.C. and Stockton. East Camden has 41% of all students, 37% in nursery school, 42% in elementary and high school and 39% in college. 6012 provided E.C. with 21% of all students, those in nursery school, and in elementary and high school, with 22% in college.

TABLE 8: SCHOOL ENROLLMENT

		<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1970-90</u>
CITY	Nursery School	406	1,451	1,706	+320.2%
	Elementary & High	19,100	16,410	20,896	9.4
	Public	15,788	14,461	18,617	17.9
	College	1,993	3,132	3,542	77.7
E.C.	Nursery School	143	520	637	+345.5%
	Elementary & High	5,491	6,030	8,745	59.3
	Public	4,434	5,258	7,791	75.7
	College	577	903	1,373	137.9
6012	Nursery School	21	162	133	+533.3%
	Elementary & High	1,278	1,628	1,814	41.9
	Public	870	1,363	1,684	93.6
	College	125	244	301	141.0

SCHOOL ENROLLMENT STOCKTON 1970 - 1990



Students completing elementary school declined 1970 to 1990, with the biggest loss in Stockton (-66.5%). However, college attendance and graduation increased for all three areas. Camden students in 1990 completing grades 1-8, high school and college were 37%, 36% and 34% in E.C. Stockton's share of East Camden students completing these grades were 11%, 22% and 27%.

TABLE 9: SCHOOL YEARS COMPLETED, AGES 25 YEARS+

		<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1970-90</u>
CITY	Grades 1-8	22,993	13,957	10,025	- 56.4%
	High School 1-3	14,388	10,943	18,036	+ 25.4
	Diploma	11,776	11,582	15,919	+ 35.2
	College 1-3	2,217	3,934	7,416	+234.5
	Assoc/Bach Degree	1,722	2,049	4,183	+142.9
	Grad/Prof Degree			818	
E.C.	Grades 1-8	7,449	4,590	3,677	- 50.6%
	High School 1-3	4,808	3,932	6,025	+ 25.3
	Diploma	4,362	4,297	5,757	+ 32.0
	College 1-3	740	1,395	2,654	+258.6
	Assoc/Bach Degree	484	700	1,430	+195.5
	Grad/Prof Degree			206	
6012	Grades 1-8	1,176	594	394	- 66.5%
	High School 1-3	956	1,792	1,157	+ 21.0
	Diploma	990	1,254	1,259	+ 27.1
	College 1-3	234	493	697	+197.9
	Assoc/Bach Degree	141	144	384	+172.3
	Grad/Prof Degree			52	

F. EMPLOYMENT

From 1970 to 1990, Camden lost workers despite modest gains for E.C. and 6012. Additional female employment has compensated for the general loss of male workers. There was a 92.7% increase in Federal and State government employment for Stockton residents. The Private Sector remains the primary employer, with 75%, 63% and 62% for the City, E.C. and 6012, down from 80%, 80% and 77% in 1970. Government is the secondary employer, with 22% for the City, and 16% for East Camden and Stockton. Surprisingly, Camden and E.C. lost Unpaid Family, Federal and State Workers 1970-90, while 6012 gained.

Unemployment from 1970 to 1990 grew dramatically for the City, East Camden and especially Stockton, where it multiplied more than five-fold. Unemployed males outnumber females. By 1990 E.C. supplied 41% of the City's total, 43% female and 40% male unemployed; 6012 was 28% of E.C.'s total, female and male jobless.

TABLE 10: EMPLOYMENT STATUS

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1970-90</u>
<u>CITY</u>				
Total Employed 16 yrs+	37,261	23,678	27,306	-26.7%
Total Males Employed	31,426	12,862	13,065	-58.4
Private Sector	29,625	17,340	20,606	-30.4
Federal & State	6,062	2,276	2,614	-56.9
Local Government	3,596	3,381	3,279	- 8.8
Self-Employed	1,500	573	759	-49.4
Unpaid Family Worker	74	39	48	-35.1
<u>E.C.</u>				
Total Employed 16 yrs+	11,958	8,611	12,499	+ 4.5%
Total Males Employed	10,137	4,762	6,357	-37.3
Private Sector	9,541	6,466	7,905	-17.1
Federal & State	1,853	709	1,001	-46.0
Local Government	1,226	1,184	1,104	- 9.9
Self-Employed	530	201	239	-54.9
Unpaid Family Worker	34	27	13	-61.8
<u>6012</u>				
Total Employed 16 yrs+	2,600	2,019	2,924	+12.5%
Total Males Employed	1,648	1,030	1,436	-12.9
Private Sector	2,014	1,470	1,802	-10.5
Federal & State	123	189	237	+92.7
Local Government	321	311	233	-27.4
Self-Employed	142	40	26	-81.7
Unpaid Family Worker	0	9	0	0

EMPLOYMENT STATUS 1990

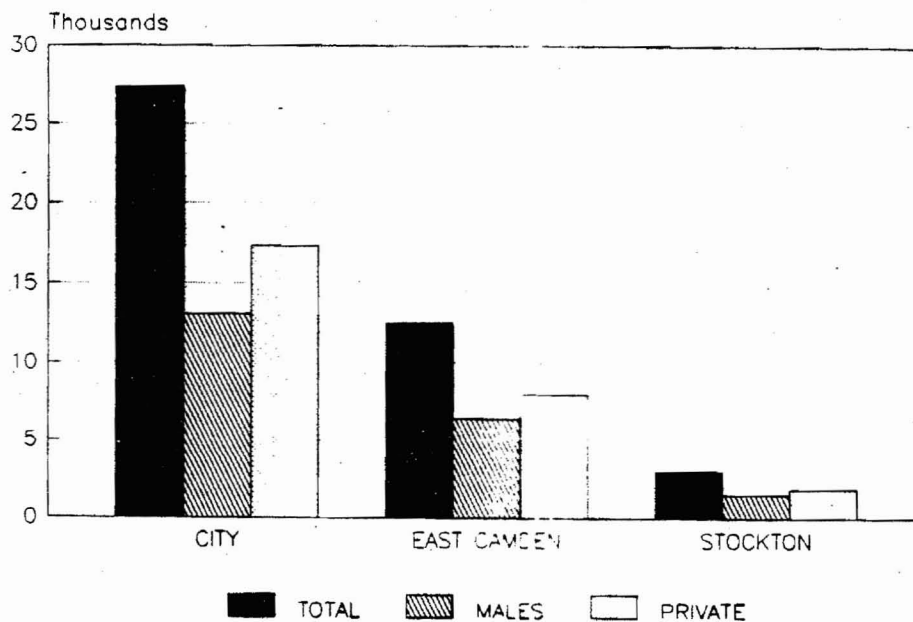


TABLE 11: UNEMPLOYED

		<u>1970</u>	<u>%</u>	<u>1980</u>	<u>%</u>	<u>1990</u>	<u>%</u>	<u>1970-90</u>
CITY	Male	1,213	49.3	2,710	52.6	3,198	59.9	+163.6%
	Female	1,248	50.7	2,444	47.4	2,138	40.1	+ 71.3
	Total	2,461	10.5	5,154	17.9	5,336	16.3	+116.8
E.C.	Male	403	53.9	1,019	51.8	1,274	57.9	+216.1%
	Female	345	46.1	950	48.2	925	42.1	+168.1
	Total	748	9.4	1,969	18.7	2,199	15.0	+194.0
6012	Male	17	58.4	165	50.0	356	57.4	+1994.1%
	Female	74	41.6	165	50.0	264	42.6	+ 256.8
	Total	91	3.4	330	14.0	620	17.5	+ 581.3

G. INCOME AND POVERTY

In 1989 Stockton had higher Average Family Income generally and for each of the three major ethnic groups, than East Camden and the City, ranging from \$2,562 to \$7,499 more. Camden's rate of income growth (179%) was higher than E.C. (172%) or 6012 (148%). Economic disparity is apparent when comparing incomes between the races, especially for Hispanic families, which trail behind the other two ethnic groups.

More than a third of City and East Camden residents live below the poverty level; more than a quarter living in Stockton are poor. Nearly 38% of Camden residents in poverty are in E.C.; 15% of these live in 6012. The percentages of poor Whites are small, ranging from 8% for 6012 to 10% for the City and 12% for E.C. Almost half of the poor are Black; much of the balance are Hispanics. About half of Camden's poor Whites and Hispanics live in E.C.; almost a third of the City's poor Blacks are in East Camden. Nearly all those living in poverty receive public assistance: 93% city-wide, and 94% for E.C. and 6012.

TABLE 12: AVERAGE FAMILY INCOME

		<u>1969</u>		<u>1979</u>	<u>1989</u>
CITY	All Families	\$8,627	General	\$12,871	\$24,070
			White	\$15,394	\$24,883
			Black	\$12,534	\$22,344
			Hispanic	\$ 8,850	\$21,160
E.C.	All Families	\$8,959	General	\$12,244	\$24,408
			White	\$13,536	\$24,153
			Black	\$12,138	\$22,650
			Hispanic	\$ 9,026	
6012	All Families	\$10,863	General	\$12,244	\$26,970
			White	\$13,617	\$31,652
			Black	\$11,793	\$28,520
			Hispanic	\$ 9,088	

AVERAGE FAMILY INCOME

1969 - 1989

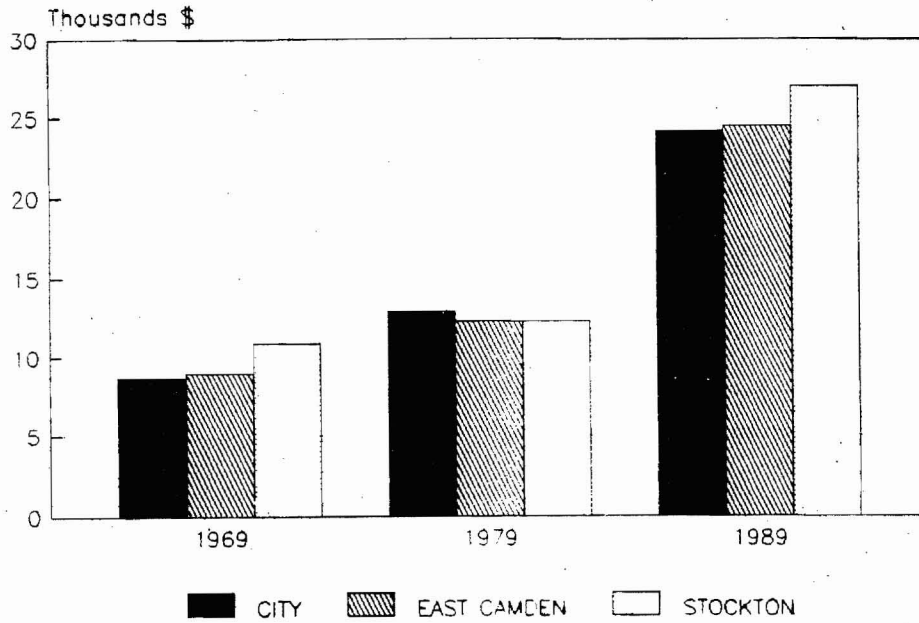


TABLE 13: BELOW POVERTY LEVEL: 1990

	<u>City</u>	<u>E.C.</u>	<u>6012</u>
General	30,588 36.6%	11,633 34.9%	1,744 27.2%
White	3,217 21.0	1,414 23.3	145 15.3
Black	17,101 36.1	5,330 34.7	943 25.5
Hispanic	11,630 47.1	5,472 39.1	744 36.1
Pub Asst	28,418 32.5	10,967 32.9	1,641 25.4

H. HOUSING VALUE AND RENT

Stockton's housing is slightly more expensive than E.C., which has a greater Median Housing Value than Camden. 6012's lead shrank from 30% more than the City in 1970, to 17% now; and from 14% over East Camden to 9% now. Housing values more than tripled for 6012 and E.C., and nearly quadrupled for the city as a whole. Similarly, Stockton's 1990 rents were 30% and 14% greater than East Camden and city-wide. Rent increases were uniformly large for all; City rents quadrupled, while 6012 and E.C. rents are five times what they were 20 years ago.

TABLE 14: MEDIAN HOUSING VALUE

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1970-90</u>
CITY	\$ 8,400	\$16,092	\$31,300	+372.6%
E.C.	\$ 9,580	\$16,966	\$33,700	+351.8%
6012	\$10,900	\$19,646	\$36,700	+336.7%

MEDIAN HOUSING VALUE

1970 - 1990

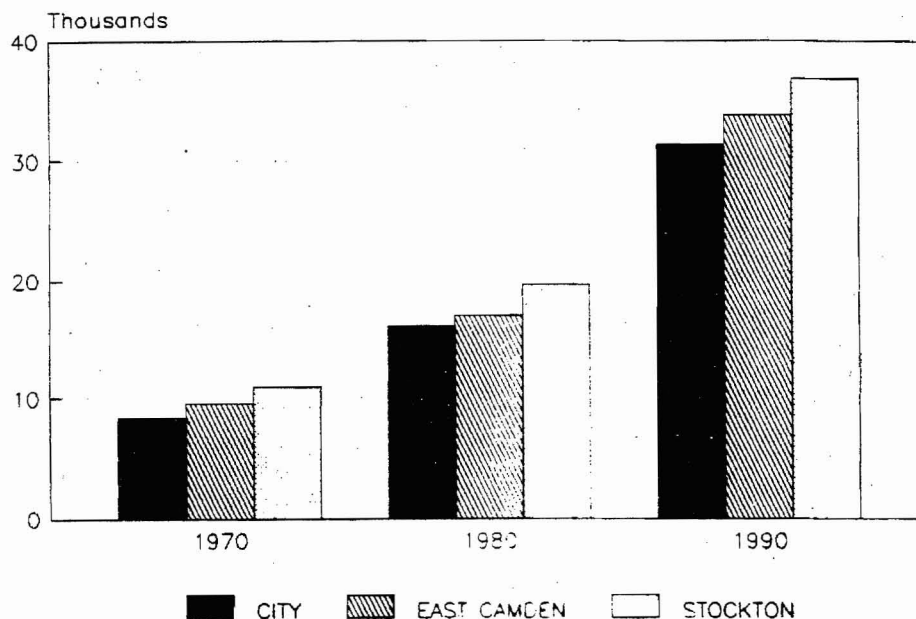


TABLE 15: MEDIAN CONTRACT RENT

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1970-90</u>
CITY	\$ 78	\$146	\$323	+414.1%
E.C.	\$ 82	\$153	\$416	+507.3%
6012	\$108	\$193	\$554	+513.0%

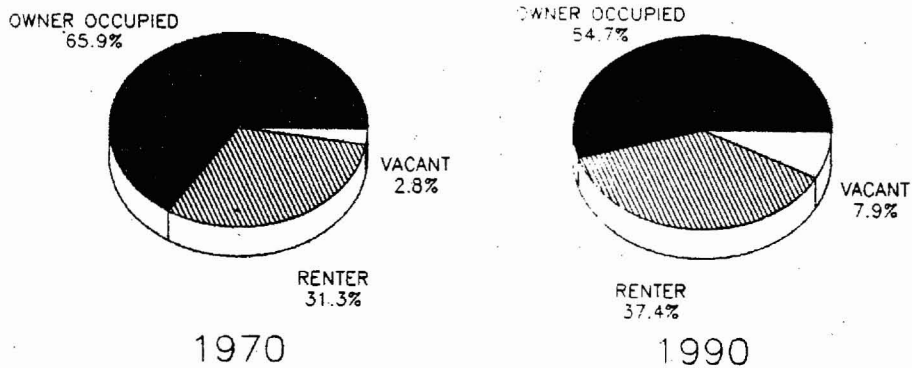
I. OCCUPANCY

Most 1970 housing units for Camden, E.C. and 6012 were owner occupied. By 1990, the amount of such occupancy dropped, with only Stockton keeping a majority of owner occupants. In East Camden and the City, rentals slightly led over owner occupied housing. In two decades the amount of housing stock has declined nearly 13% city-wide, 2% in E.C. and 7% in 6012. Housing vacancy in 1970 was less than 6% overall, 4% in E.C., and 3% in Stockton. By 1990 vacancy almost doubled for the City and nearly tripled for E.C. and 6012. Vacants in East Camden rose to 35% of the City's, while 13% of these were found in Stockton.

TABLE 16: HOUSING - OCCUPIED & VACANT

	<u>1970</u>	<u>%</u>	<u>1980</u>	<u>%</u>	<u>1990</u>	<u>%</u>	<u>1970-90</u>
<u>CITY</u>							
Housing Units	34,529	100.0	32,559	100.0	30,138	100.0	-12.7%
Owner Occupied	19,127	55.4	15,171	46.6	12,885	42.7	-32.6
Renter Occupied	13,438	38.9	13,033	40.0	13,741	45.6	+ 2.3
Vacant (6 mos +)	1,964	5.7	4,355	13.4	3,512	11.7	+78.8
<u>E.C.</u>							
Housing Units	11,308	100.0	11,508	100.0	11,034	100.0	- 2.4%
Owner Occupied	6,424	56.8	5,382	46.8	4,436	40.3	-30.9
Renter Occupied	4,465	39.5	4,910	42.7	5,368	48.6	+20.2
Vacant (6 mos. +)	419	3.7	1,216	10.5	1,228	11.1	+193.1
<u>6012</u>							
Housing Units	2,096	100.0	2,058	100.0	1,949	100.0	- 7.0%
Owner Occupied	1,381	65.9	1,199	58.2	1,067	54.7	-22.7
Renter Occupied	655	31.3	703	34.2	728	37.4	+11.1
Vacant (6 mos. +)	60	2.8	156	7.6	154	7.9	+156.7

OCCUPIED AND VACANT HOUSING STOCKTON



IV. PHYSICAL CHARACTERISTICS

Stockton neighborhood contains 127 street blocks, 71 East-West and 56 North-South. Following is a profile of those street blocks' physical character and conditions.

A. ZONING AND LAND USE

Zoning indicates the nature of permitted development on a street block basis; and regulates the location, size and use of buildings and open space. It shows an area's land use(s) "as it should be", and not necessarily as it is. Zoning hearings remain the primary if not sole means residents have for influencing their neighborhood's physical character. Stockton is residential in nature, with three zoning classes for property use:

R-1-A: requires single-family houses, detached, on 40-foot wide lots; municipal buildings or uses; parks, playgrounds and recreational facilities; churches and houses of worship; schools and other educational facilities; planned unit or residential developments; and home professional offices.

Prohibited are signs, billboards, lodging houses, boarding homes, rooming houses and apartments.

R-1: promotes single-family dwellings, usually twins, limited rows and garden apartments, on 20-foot wide lots. Permits all R-1-A uses.

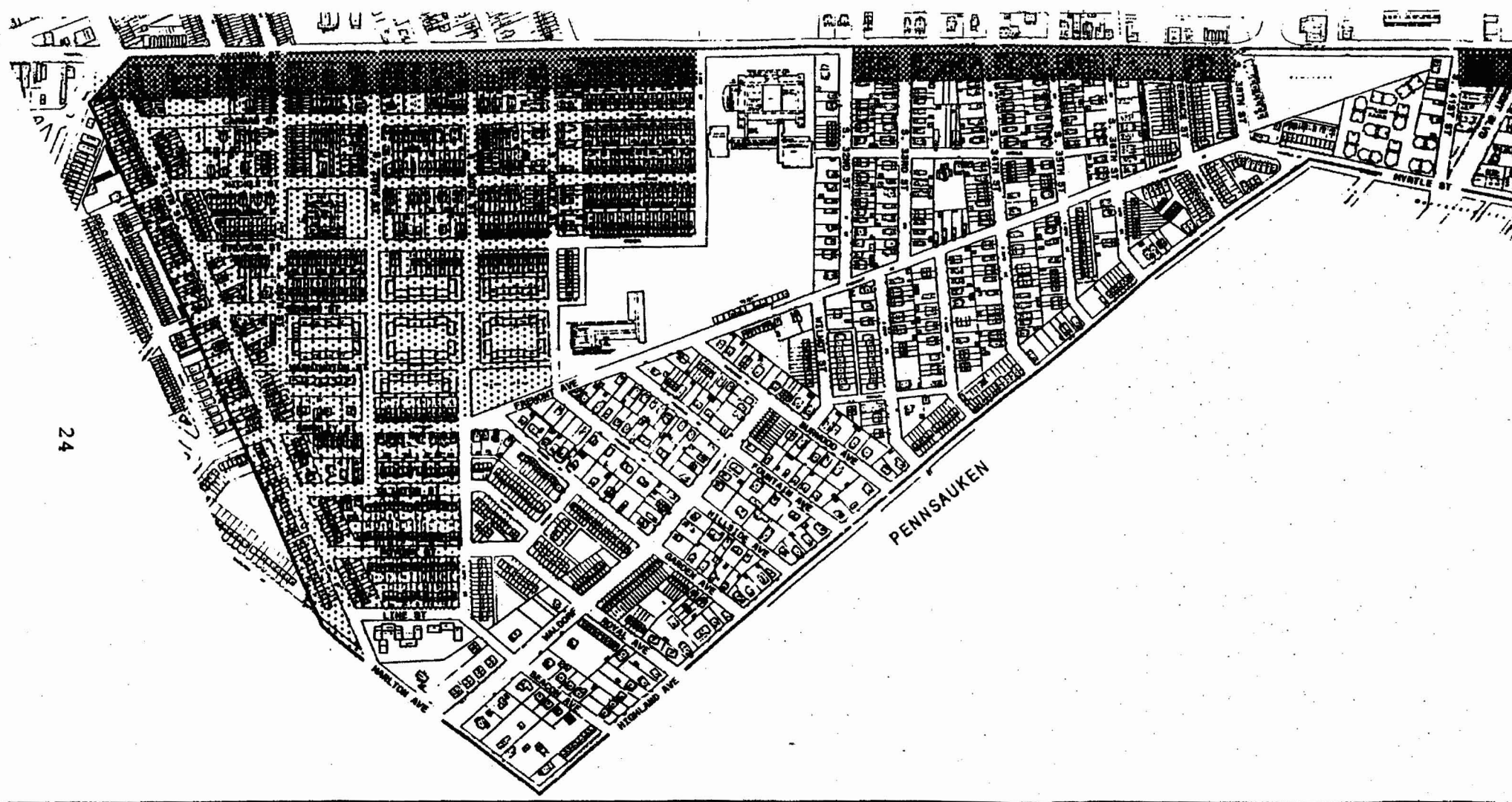
Carries same prohibitions as above.

C-R: permits a mix of commercial and residential properties; establishes general retail and service uses of all types; eg. restaurants, theaters, commercial parking lots, automobile service establishments; usually single-use shops and stores, but also includes storefronts with apartments above.

Prohibited are junkyards, wholesale and warehouse facilities, adult entertainment, and amusement centers.

A heavily residential neighborhood, about half the properties in Stockton are zoned R-1-A; closely matched by R-1. Among the many two-story and few three-story buildings, single-family homes predominate. Heavy concentrations of row houses can be found in the north and west sections of the neighborhood; twins are largely in the west; and single detached houses are for the most part in the south and east areas. This pattern generally follows area zoning. Multi-family housing is provided by Washington Square Apartments, a subsidized complex; there is no public housing. Commercial designations (C-R) are along Federal Street in three separate locations. Despite the presence of vacant properties, blocks of uninterrupted housing, several schools, parks and stores, show a physically coherent and cohesive neighborhood.

There are 1882 properties in Stockton; 1775 of these are structures. Exempting 55 residential garages, the remaining 1720 buildings include 1627 dwellings, 39 storefronts, 44 commercial properties, and 10 institutional uses: a County health clinic, City fire station (both at 26th and Federal Streets), Post Office (2800 block of Federal), St. Joseph, Alfred Cramer and Francis McGraw elementary Schools, East Camden Middle and Woodrow Wilson High School, as well as two churches. Federal's five blocks of storefronts are interspersed among concentrations



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STOCKTON

NEIGHBORHOOD DEVELOPMENT PLAN



ZONING

- R1A Residential
- R-1 Residential
- C-R Commercial-Residential



of houses, apartments, schools and three parks. There are 107 open spaces, with 64 (60%) of these as sideyards, 26 (24%) lots, 3 parks, 2 tennis courts and used car lots, parking lots and a billboard lot. Besides Dudley Grange Park, and Angel Perez community center in it, there is Johnson Park and Alberta Woods Park adjacent to McGraw School. There are no industrial properties in Stockton.

B. VACANT PROPERTY

There are 80 vacant properties (4.3% of all properties) in Stockton: 44 houses, 2 storefronts, 2 commercial, 4 garages, 2 sideyards and 26 lots. The 52 vacant buildings represent 3% of all structures. Abandoned buildings are largely found in the northern half of the neighborhood; vacant land is mostly located in the south. Arson has been a problem here as elsewhere in East Camden and the City. It happens after vacants have been stripped of valuable elements such as copper tubing, electric and plumbing fixtures, windows, doors, railings and banisters. Lots often collect tires, refuse, abandoned cars and construction material. Conversely, some lots are taken over by adjacent property owners and used for side yards and parking. Most (94%) vacant buildings are dwellings, as most buildings (95%) are residential. Concentrations of vacants per block distinguish those with low or no vacancy from those with moderate to high amounts, and identify possible targets for property rehabilitation. Most (94) blocks have no vacant buildings on them. Of the remaining 33, all but one have minor abandonment (1 to 3 vacants per block): 3000 Mickle Street (4 vacants); each of 21 have one abandoned building. There's no pattern to vacancy concentrations in Stockton, except that 14 of 24 vacant lots are on East-West streets.

TABLE 17: VACANCY CONCENTRATIONS PER STREET BLOCK

# Vacants	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>Total</u>
# Blocks	94	21	9	2	1	127



Housing abandonment, vandalism and even arson are not strangers to Stockton. Fortunately, the incidence of property vacancy is the lowest in East Camden.

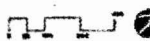


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STOCKTON NEIGHBORHOOD DEVELOPMENT PLAN

LAND USE

- | | | | | | |
|--|-------------|--|-----------------|--|-----------------|
| | Residential | | Institutional | | Park/Playground |
| | Resid-Comm | | Vacant Building | | Garden/Yard |
| | Commercial | | Parking | | Vacant Lot |



C. BUILDING CONDITIONS

Block assessments of building conditions are based upon property inspections (exterior only) made during the Summer of 1991. These evaluations covered vacant and occupied properties, and produce four categories of conditions:

1. Well Maintained: OCCUPIED - Good
Building is in good condition throughout; structure and weatherization elements (roof, windows, doors, etc.) are intact; all utilities work; interior finishes (walls, ceilings and floors, etc.) are in good condition, although they may need cosmetic work such as paint, and minor replacement of fixtures, moldings, etc.
2. Minor Deterioration: OCCUPIED - Fair; VACANT - Good
Building is structurally sound; the interior and utility systems are assumed to be usable and in fair condition; the exterior is intact, but needs more than cosmetic repairs (repainting, gutters, roofing, etc.) and less than total window and door replacement.
3. Major Deterioration: OCCUPIED - Poor; VACANT - Fair
Building is basically sound, but needs structural repairs; interior and utility systems are assumed to be non-functioning and must be replaced; exterior requires windows, doors, repainting and replacement of some trim and gutters.
4. Extreme Damage: VACANT - Poor
Building is structurally unsound; replacement or rebuilding of foundation, roof, floor joists or wall supports is required; interior finishes are missing, vandalized, fire or water damaged; utilities and exterior systems (windows, doors, etc.) need replacement.

Block-wide classifications of building conditions are based upon percentages of houses, stores, shops, churches, schools and other public facilities in good to poor condition. Classifications are as follows:

Good Block - At least 80% of the buildings are
-- Occupied: maintained
-- Vacant: minor deterioration

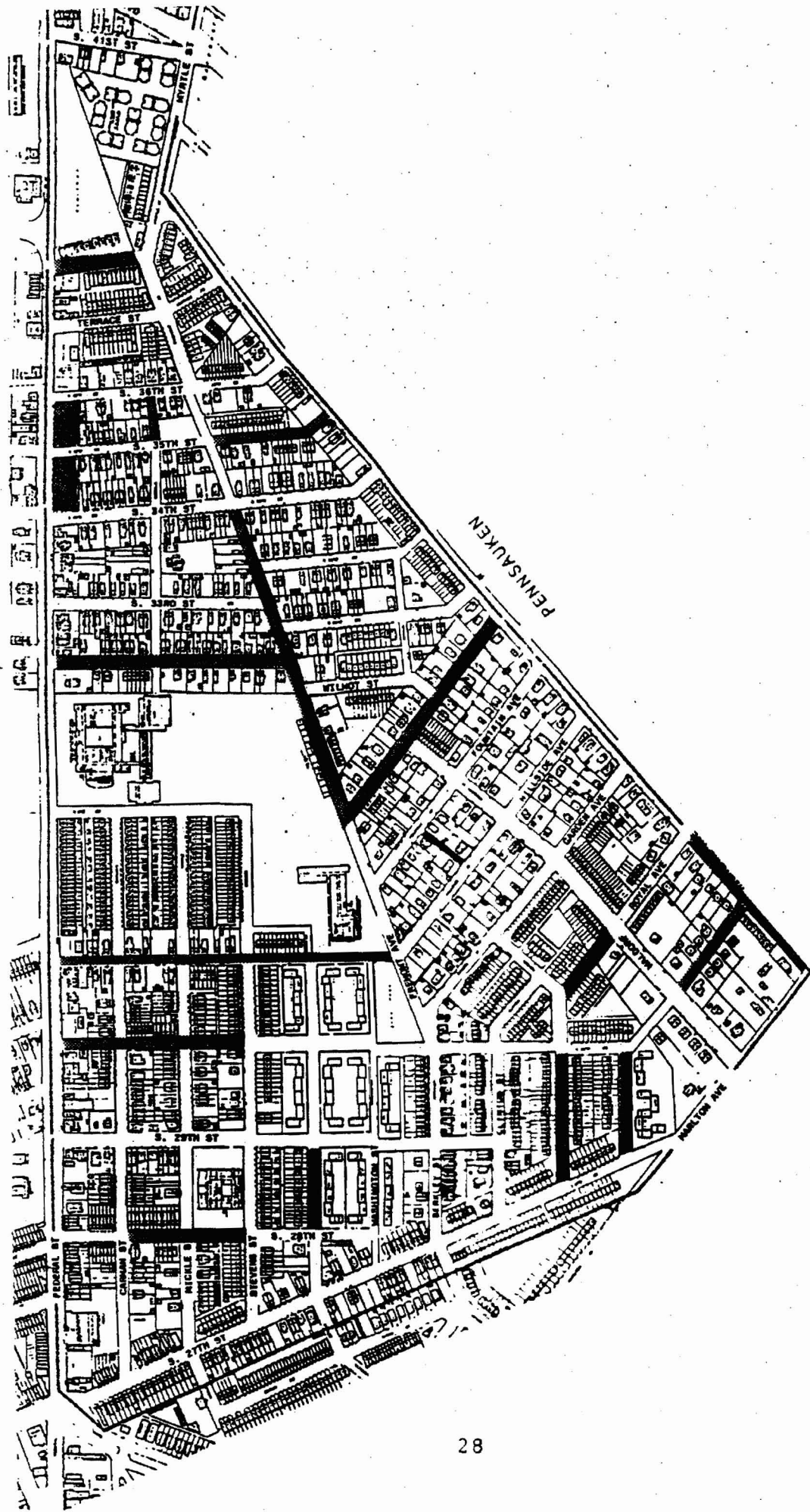
Fair Block - At least 50% of the buildings are
-- Occupied: minor deterioration
-- Vacant: minor or major deterioration

Poor Block - At least 50% of the buildings are
-- Occupied: major deterioration
-- Vacant: major deterioration/extreme damage

Additionally, there are blocks which are recorded as None due to the absence of buildings facing the street. Building conditions in Stockton are mostly good, with no concentrations of poor structures. Block-wide fair conditions were found on 3400 and 3500 Federal Street and 2700 Carman Street.

TABLE 18: BUILDING CONDITIONS

Condition	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>None</u>	<u>Total</u>
# Blocks	108	2	0	17	127



STOCKTON NEIGHBORHOOD DEVELOPMENT PLAN

BUILDING & STREET CONDITIONS

POOR

FAIR

GOOD

D. STREET CONDITIONS

Evaluations of street conditions were also based upon individual observations. Assessments of sidewalk, curb and roadway appearances were combined into a block-wide profile which de-emphasizes scattered conditions and targets full blocks for sidewalk and street repair or replacement. These appearances span three categories of condition:

Good Block: -- no apparent damage or deterioration

Fair Block: -- some repairs needed to correct holes, cracks and other wear or damage.

Poor Block: -- badly in need of repair, based on hazard from deterioration or damage.

As with the building survey, street conditions in Stockton are mostly good, with 25 blocks needing attention. The two worst streets are 3200 Fremont Avenue and 400 Royal Street.

TABLE 19: STREET CONDITIONS

Condition	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Total</u>
# Blocks	102	23	2	127

E. BLOCK SUMMARY

Various characteristics are summarized to assess each block's physical condition, as well as initially determine the needs and potentials for Stockton's revitalization.

TABLE 20: BLOCK SUMMARY - STOCKTON

Street	Block	<u>Vacant Property</u>				<u>Open Space</u>			<u>Conditions</u>	
		res	r-c	com	tot	yard	prk	lot	building	street
FEDERAL	2700	1	2	0	3	0	0	1	GOOD	GOOD
	2800	0	0	0	0	0	0	0	GOOD	GOOD
	2900	0	0	0	0	0	0	0	GOOD	GOOD
	3000	0	0	0	0	1	0	0	GOOD	GOOD
	3100	0	0	0	0	0	0	0	GOOD	GOOD
	3200	1	0	0	1	0	0	0	GOOD	GOOD
	3300	0	0	1	1	0	0	0	GOOD	GOOD
	3400	0	0	0	0	0	0	1	FAIR	GOOD
	3500	0	0	0	0	1	0	0	FAIR	GOOD
	3600	0	0	0	0	0	0	0	GOOD	GOOD
	3700	0	0	0	0	0	0	0	GOOD	GOOD
	3800	0	0	0	0	0	0	0	GOOD	GOOD
	3900	0	0	0	0	0	0	0	GOOD	GOOD
	4000	0	0	0	0	0	0	0	GOOD	GOOD
4100	0	0	0	0	0	0	0	GOOD	GOOD	
CARMAN	2700	0	0	0	0	0	0	0	GOOD	GOOD
	2800	1	0	0	1	0	0	0	GOOD	GOOD
	2900	0	0	0	0	0	0	0	GOOD	GOOD
	3000	0	0	0	0	0	0	0	GOOD	GOOD

Street	Block	Vacant Property				Open Space			Conditions	
		res	r-c	com	tot	yrd	prk	lot	building	street
MICKLE	2700	2	0	0	2	0	0	0	GOOD	GOOD
	2800	0	0	0	0	0	0	2	GOOD	GOOD
	2900	2	0	0	2	0	0	3	GOOD	GOOD
	3000	4	0	0	4	0	0	0	GOOD	GOOD
	3200	0	0	0	0	0	0	0	NONE	GOOD
	3300	0	0	0	0	0	0	0	GOOD	GOOD
	3400	0	0	0	0	0	0	0	NONE	GOOD
	3500	0	0	0	0	0	0	0	NONE	FAIR
STEVENS	2700	0	0	0	0	0	0	0	GOOD	GOOD
	2800	1	0	0	1	0	0	0	GOOD	GOOD
	2900	1	0	0	1	0	0	0	GOOD	GOOD
	3000	1	0	0	1	0	0	0		
BENSON	2700	0	0	0	0	0	0	0	GOOD	GOOD
	2800	0	0	0	0	0	0	0	GOOD	FAIR
	2900	0	0	0	0	0	0	0	GOOD	GOOD
	3000	0	0	0	0	0	0	0	GOOD	GOOD
WASHINGTON	2800	0	0	0	0	0	0	0	GOOD	GOOD
	2900	0	0	0	0	0	0	0	GOOD	GOOD
	3000	0	0	0	0	0	0	0	GOOD	GOOD
BERKLEY	2800	0	0	0	0	0	0	0	GOOD	GOOD
	2900	2	0	0	2	0	0	0	GOOD	GOOD
	3100	0	0	0	0	0	0	0	NONE	GOOD
	3200	2	0	0	2	0	0	0	NONE	FAIR
FREMONT	3000	0	0	0	0	0	0	0	NONE	GOOD
	3100	1	0	0	1	0	0	0	GOOD	FAIR
	3200	0	0	0	0	0	0	0	NONE	POOR
	3300	0	0	0	0	0	0	0	NONE	FAIR
	3400	0	0	0	0	0	0	0	NONE	GOOD
	3500	0	0	0	0	0	0	0	NONE	GOOD
	3600	0	0	0	0	0	0	0	GOOD	GOOD
	3700	0	0	0	0	0	0	0	GOOD	GOOD
CLINTON	2800	0	0	0	0	0	0	0	GOOD	GOOD
	2900	0	0	0	0	0	0	0	GOOD	GOOD
	3000	0	0	0	0	0	0	0	GOOD	GOOD
EVA	3000	0	0	0	0	0	0	0	NONE	FAIR
ROYDEN	2900	2	0	0	2	0	0	0	GOOD	FAIR
	3000	0	0	0	0	0	0	0	GOOD	GOOD
ELLA	3000	0	0	0	0	0	0	0	NONE	GOOD
LINE	2900	0	0	0	0	0	0	0	GOOD	FAIR

Street	Block	Vacant Property				Open Space			Conditions	
		res	r-c	com	tot	yard	prk	lot	building	street
WALDORF	2900	0	0	0	0	0	0	0	GOOD	GOOD
	3000	1	0	0	1	0	0	1	GOOD	GOOD
	3100	1	0	0	1	0	0	1	GOOD	GOOD
HIGHLAND	3000	0	0	0	0	0	0	0	GOOD	FAIR
	3100	0	0	0	0	0	0	0	GOOD	GOOD
	3200	0	0	0	0	0	0	0	GOOD	GOOD
	3300	1	0	0	1	0	0	0	GOOD	GOOD
	3400	0	0	0	0	0	0	2	GOOD	GOOD
	3500	0	0	0	0	0	0	2	GOOD	GOOD
	3600	0	0	0	0	0	0	1	GOOD	GOOD
	3700	0	0	0	0	0	0	0	GOOD	GOOD
MYRTLE	3800	1	0	0	1	0	0	0	GOOD	GOOD
	4000	0	0	0	0	0	0	0	GOOD	GOOD
	4100	0	0	0	0	0	0	0	NONE	GOOD
S. 27TH	Unit	1	0	0	1	0	0	0	GOOD	GOOD
	100	3	0	0	3	0	0	0	GOOD	GOOD
	200	1	0	0	1	0	0	0	GOOD	GOOD
	300	1	0	0	1	0	0	1	GOOD	GOOD
	400	0	0	0	0	0	0	0	GOOD	GOOD
MARLTON	500	0	0	0	0	0	0	0	GOOD	GOOD
	600	0	0	0	0	0	0	0	GOOD	GOOD
S. 28TH	Unit	1	0	0	1	0	0	0	GOOD	GOOD
	100	0	0	0	0	0	0	1	GOOD	FAIR
	200	0	0	0	0	0	0	0	NONE	GOOD
S. 29TH	Unit	0	0	0	0	0	0	0	GOOD	GOOD
	100	0	0	0	0	0	0	0	NONE	GOOD
	200	0	0	0	0	0	0	0	NONE	GOOD
	300	0	0	0	0	0	0	0	NONE	GOOD
S. 30TH	Unit	0	0	0	0	0	0	0	GOOD	FAIR
	100	0	0	0	0	0	0	0	GOOD	FAIR
	200	0	0	0	0	0	0	0	GOOD	GOOD
	300	0	0	0	0	0	0	0	GOOD	GOOD
	400	0	0	0	0	0	0	0	GOOD	GOOD
BEACON	400	0	0	0	0	0	0	0	GOOD	GOOD
	500	0	0	0	0	0	0	0	GOOD	FAIR
ROYAL	400	0	0	0	0	0	0	1	GOOD	POOR
	500	0	0	0	0	0	0	1	GOOD	GOOD
GARDEN	300	0	0	0	0	0	0	0	GOOD	GOOD
	400	0	0	0	0	0	0	0	GOOD	GOOD

<u>Street</u>	<u>Block</u>	<u>Vacant Property</u>				<u>Open Space</u>			<u>Conditions</u>	
		res	r-c	com	tot	yrd	prk	lot	building	street
S. DUDLEY	Unit	1	0	0	1	0	0	0	GOOD	FAIR
	100	0	0	0	0	0	0	0	GOOD	FAIR
	200	0	0	0	0	0	0	0	GOOD	FAIR
HILLSIDE	300	0	0	0	0	0	0	2	GOOD	GOOD
	400	0	0	0	0	0	0	0	GOOD	GOOD
FOUNTAIN	300	0	0	0	0	0	0	0	GOOD	GOOD
BURWOOD	200	0	0	0	0	0	0	0	GOOD	FAIR
	300	0	0	0	0	0	0	0	GOOD	FAIR
WILMOT	200	1	0	0	1	0	0	1	GOOD	GOOD
S. 32ND	Unit	0	0	0	0	0	0	0	GOOD	FAIR
	100	1	0	0	1	0	0	0	GOOD	FAIR
	200	1	0	0	1	0	0	0	GOOD	GOOD
S. 33RD	Unit	2	0	0	2	0	1	0	GOOD	GOOD
	100	1	0	0	1	0	0	0	GOOD	GOOD
	200	0	0	0	0	0	0	1	GOOD	GOOD
S. 34TH	Unit	2	0	0	2	0	0	0	GOOD	GOOD
	100	0	0	0	0	0	0	0	GOOD	GOOD
	200	0	0	0	0	0	0	0	GOOD	GOOD
S. 35TH	Unit	0	0	0	0	0	0	0	GOOD	GOOD
	100	0	0	0	0	0	0	0	GOOD	GOOD
	200	2	0	0	2	0	0	0	GOOD	FAIR
S. 36TH	Unit	0	0	0	0	0	0	0	GOOD	GOOD
	100	0	0	0	0	0	0	0	GOOD	GOOD
	200	2	0	0	2	0	0	0	GOOD	GOOD
TERRACE	Unit	0	0	0	0	0	3	2	GOOD	GOOD
	100	0	0	0	0	0	0	0	GOOD	GOOD
S. 38TH	Unit	0	0	0	0	0	0	0	GOOD	FAIR
S. 41ST	Unit	1	0	0	1	1	0	0	GOOD	GOOD
CRESCENT	4500	0	0	0	0	0	1	0	GOOD	GOOD
S. 42ND	Unit	0	0	0	0	0	0	0	GOOD	FAIR

V. REVITALIZATION TARGETS

A. COMMUNITY CONCERNS

In a grass-roots planning effort, it is important for residents to define the physical and social problems plaguing Stockton. The Planning Task Force identified neighborhood strengths and weaknesses. A list of features which residents want to keep or change, generated from these meetings, follows.

KEEP

Homeownership
Home Stability
Mixed Types of Housing
Well Kept Properties
Historic Properties
Business Districts
Parks
Playground
Tree Lined Streets
Large Segment of Middle Income Families
Higher Rate of Employment
Working Class Neighborhood
Neighborhood In Transition
Closeness Among Neighbors
Respect Between Neighbors
Family Oriented

CHANGE

Transient People
Destablizing Influence
Neglected Houses
Burnt Out Buildings
Many Vacant Houses
Need For Shopping Center
Broken Sidewalks, Streets Unswept
Trash in Back of Houses/in Streets
Trees Need to be Cut
Not Enough Parking
Exits to Other Townships (Flight)
Drugs
Irresponsible Residents
Lack of Respect For Others Property
Children Run Around
Parents Don't Care
Cars Driving Down Streets Too Fast
Neighbors Making Late Night Noise
Loud Music
Wild Cats and Dogs
Police Favor Particular Neighbors

Through discussions with Task Force members, it was possible to further define the nature, extent and effects of these problems.

B. HOUSING

Concerns about housing conditions range from dilapidated dwellings to vacants. Some residents have not been adequately encouraged or supported to maintain their homes. Blight, created through abandonment, vandalism and arson has not been deterred by government. These concerns are examined in some detail below.

1. Decline in Owner Occupancy: There's been a decrease in owner occupancy with an increase in rentals in Stockton, East Camden and city-wide. Without making owner occupancy a condition of sale, the City's auctions attract multiple property buyers, support absentee ownership and fail to stem speculation. Absentee landlords are often inconsistent with property maintenance and interest in community affairs. Declines in owner occupancy undermine equity values in the neighborhood as well as encour-ages abandonment and red-lining by banks.

2. Deteriorated Occupied Dwellings: While most homes are well maintained, some are run-down. Maintenance problems range from peeling and cracked paint to broken windows, roof leaks, inadequate utilities (water, drainage, heat, electric, etc.), damaged porches and missing gutters. Continued neglect easily overwhelms homeowners. The absence of public and private funding for property improvements continues the cycle of disinvestment and neighborhood decline. Houses in this condition are candidates for abandonment, especially if they are rental units.
3. Abandoned Houses: Although the amount of vacancy is small, most of these houses are in poor condition; some are structurally unstable. Abandonment undermines occupancy of a block, challenges reinvestment and provokes the "red-lining" exclusion from access to mortgage and home improvement loans by area banks. Long term vacants (more than a year) are a special blight through vandalism, arson and use for drug trafficking. Abandoned houses impose problems for adjacent occupied dwellings: heat loss through party walls; threat of fire; water damage; vermin from dumped trash; and increases in or denials of homeowner and fire insurance. Efforts have been made to limit the extent to which vacants become a public nuisance, prior to their reuse or demolition, by cleaning and sealing buildings. These efforts, however, have not achieved desired results. In some cases, the City has boarded the same properties two and three times, only to have them broken into again.
4. Demolitions: The expedient removal of houses in near collapse is often necessary due to vandalism and arson of vacants. Demolitions are, however, done after a long period of community complaints to City officials. Excessive demolitions often produce the continued appearance of blight, which encourages further property abandonment and abuse. Residents have been reluctant to request removals, realizing that demolition without a plan for reuse of the vacant lots, de-stabilizes the neighborhood.

C. COMMERCIAL

Commercial vitality is key to neighborhood development. There are concerns about the poor appearance and operation of businesses, and inadequate shopping amenities, on Federal Street.

1. Corridor Under-development: Federal Street suffers from incomplete or unharnessed business development. Shopping opportunities are few and unsupported by parking and related amenities. Few anchors, such as a supermarket or high volume businesses exist. Enhancement of stores through common design has not been tried. Technical and financial help to area businesses is needed. Merchants are not organized; absence of a business association delays the communication, cooperation and collaboration among merchants needed to implement business and property improvements.
2. Deteriorated Storefronts: Rundown and cluttered storefronts not only inhibit property investments by present and future store owners and lenders, but also present safety hazards through poor lighting at night, difficult store entry and exit, and fire risks associated with dilapidation. Lack of code enforcement before deterioration becomes advanced, and insufficient financial support for compliance or renovations after.
3. Abandoned Stores: Vacancy of even a few commercial properties shows the economic disinvestment of a neighborhood and further fragments the vigor and cohesiveness of business activity on a corridor. Similar to dwellings, vacant stores are vulnerable to vandalism, graffiti, arson and further decay which may require demolition.

4. **Poor Streetscapes:** Federal Street needs improvements to help shopping. Some blocks have potholes; cracked and flaking sidewalks; inadequate store or street lighting; few parking and loading areas; no trash receptacles, trees, bus shelters or benches. Traffic is sometimes blocked with double-parked trucks unloading. Added to deteriorated and abandoned stores, the result discourages shopping.

D. PUBLIC FACILITIES AND SERVICES

Public facilities is where where neighborhood (the physical settlement) and community (the social environment) meet. Number and range of such amenities address quality of life issues in Stockton. The adequacy of local places where residents' health, welfare, education, social and recreational needs are tended to, are as important to area residents as housing quality and the sufficiency of stores.

1. **Streets, Trees and Lights:** Area streets declined due to lack of public maintenance. Several, notably Federal and Fremont, have potholes and are unswept for long periods. Piles of trash in streets or in alleys behind houses could be eliminated with frequent and better clean ups. Numerous sidewalks and curbs are broken, cracking or flaking. While Stockton has ample trees, most are overgrown and some are diseased or damaged. Pruning and some removal are obvious needs. Complaints are rising among residents regarding street lighting, high speed car traffic, and increased drug dealing and crime.
2. **Illegal Trash Dumping:** Many lots collect household trash and discarded furniture as well as construction debris and abandoned cars. Some streets are also used for dumping and car abandonment. This not only discourages reinvestment, but also presents public hazards and sanitation problems. Lack of investigation and heavy penalty allows this practice to continue.
3. **Undeveloped Land:** Every demolished building adds to the area's inventory of vacant land. These lots in the short term are a nuisance; longer, they challenge development. Poor planning and unaggressive marketing delays reuse of these properties and their return to tax rolls. Along with vacant buildings, abandoned and unmaintained land inflates the picture of neighborhood decline and deflates area property values.
4. **Playground In Disrepair:** Besides school yards, Alberta Woods and Dudley Grange Parks are the only playgrounds in Stockton. The Grange is maintained by the County and in good condition. Alberta Woods, a City park, has broken, vandalized or missing play equipment; litter; unmaintained field; and poor lighting. It is not functional or attractive. Residents avoid use of or passing through area parks, because of public drinking and other nuisances. Through lack of care and control, use of this resource is dwindling. Outdoor recreation is an important element of any neighborhood; failure to improve and maintain these sites adds to the area's social decline and continued economic disinvestment.
5. **No Indoor Recreation:** There are no places in or near Stockton for indoor basketball, volleyball, swimming, gymnastics, roller/ice skating, social gatherings or receptions. Neither public nor private facilities exist for these purposes. With many youth and active adults, absence of indoor recreation short-changes the community and doesn't deter juvenile delinquency. Active elderly also have social and recreational (pottery classes, knitting, aerobics, etc.) needs which have been overlooked.

6. **Absent Facilities:** Camden consolidated its public library system into one downtown location; and similarly dismantled its precincts, centralizing police functions in one administrative building. The centers established by the City are places where one can get dog licenses, pay parking fines, register to vote, etc. They are not multi-purpose centers where residents have recreational activities and social programs, with day and night access. The County health clinic serves East Camden and is inadequate to meet the testing and treatment needs of Stockton residents. The lack of public facilities perpetuates the social under-development associated with area decline.

E. SOCIAL CONCERNS

With a sense of people bonded by mutual interests, Stockton's concerns regarding the nature of social conditions speak to the future of community development.

1. **Inadequate Crime Prevention:** Most area crime (drugs, assaults, burglaries) flourishes in an atmosphere of apathy and fear. Crime prevention is possible by focusing on such behavior and fostering social responsibility. Some goals include: enforcing curfews, fining parents of offenders; programs to steer youths from graffiti and vandalism; and more reporting of property destruction and violence. Townwatch and other programs are needed to signal new intolerance for victimization among neighbors.
2. **Poor Law Enforcement:** In addition to a low profile and poor response time, residents complain that most police enforcement attempts seem arbitrary or half-hearted. Many offenses such as underage and public drinking; noisy boom boxes, car radios and house parties; loitering; dumping of trash, tires or debris; and abandonment of vehicles (which remain untowed, despite being ticketed and stickered for such), are ignored, not investigated or not prosecuted. Residents are reluctant to report crimes, for fear of the retaliatory violence, which doesn't get adequately investigated or prosecuted.

Inattention to these and similar concerns makes most residents feel abandoned by government.

VI. CONCLUSION

Stockton is a stable, attractive and prosperous community. Its character and condition show the success of previous development, even with emerging disinvestment. All socioeconomic and physical data and recorded concerns show a neighborhood with strengths and potentials as well as particular needs. The area is economically healthy, despite rising unemployment and poverty. Housing values and homeownership are strong. Large numbers of youth, single parent families and elderly receive inadequate health care, recreation and social services. There is ample evidence of residents' efforts to maintain their neighborhood. Property improvements abound, staving off scattered signs of physical blight. Land uses are compatible in design, but poorly supported by an infrastructure of lights, sewers, roads, sidewalks, etc. that fails to meet demands placed upon it. Stockton's obvious need is for public reinvestment in its physical and social foundations.

Despite investments of the past 15 years, Stockton must now revitalize itself or be overtaken by decline. To surmount public policy failures, economic disinvestment, social disintegration and service abandonment, and reshape the area into a supportive community, a redirection of resources must occur. Recovery can be achieved through planned changes and effective partnerships among area residents, businesses, agencies and government, to co-determine and implement remedies. Planning can't solve all Stockton's problems; but without a vision of a productive future and a strategy to obtain it, no solutions are likely. Through this planning project, creation of a blueprint for progress is possible. By recognizing opportunities for change, we appreciate the need for planning as stated in the introduction. By accepting the task to Stockton, we commit ourselves to accomplish the purpose of planning. That purpose can be realized and its goals reached, by developing community as well as neighborhood revitalization strategies. The problems residents must confront are identified: housing decline, business under-development, insufficient recreation and public facilities, inadequate public safety, and deteriorating physical infrastructure. With this Background Study, the exploration of resources has begun; and through discussions with the Planning Task Force, opportunities and constraints for success have been previewed. In the next stages, Policy Paper and Strategic Plan, this examination and dialogue will produce a realistic direction for positive change and the means to achieve it.



House Proud - Most residences in Stockton show years of maintenance and improvement. This housing stock is among the best in Camden.



APPENDIX A - STOCKTON: VACANT PROPERTY OWNERSHIP

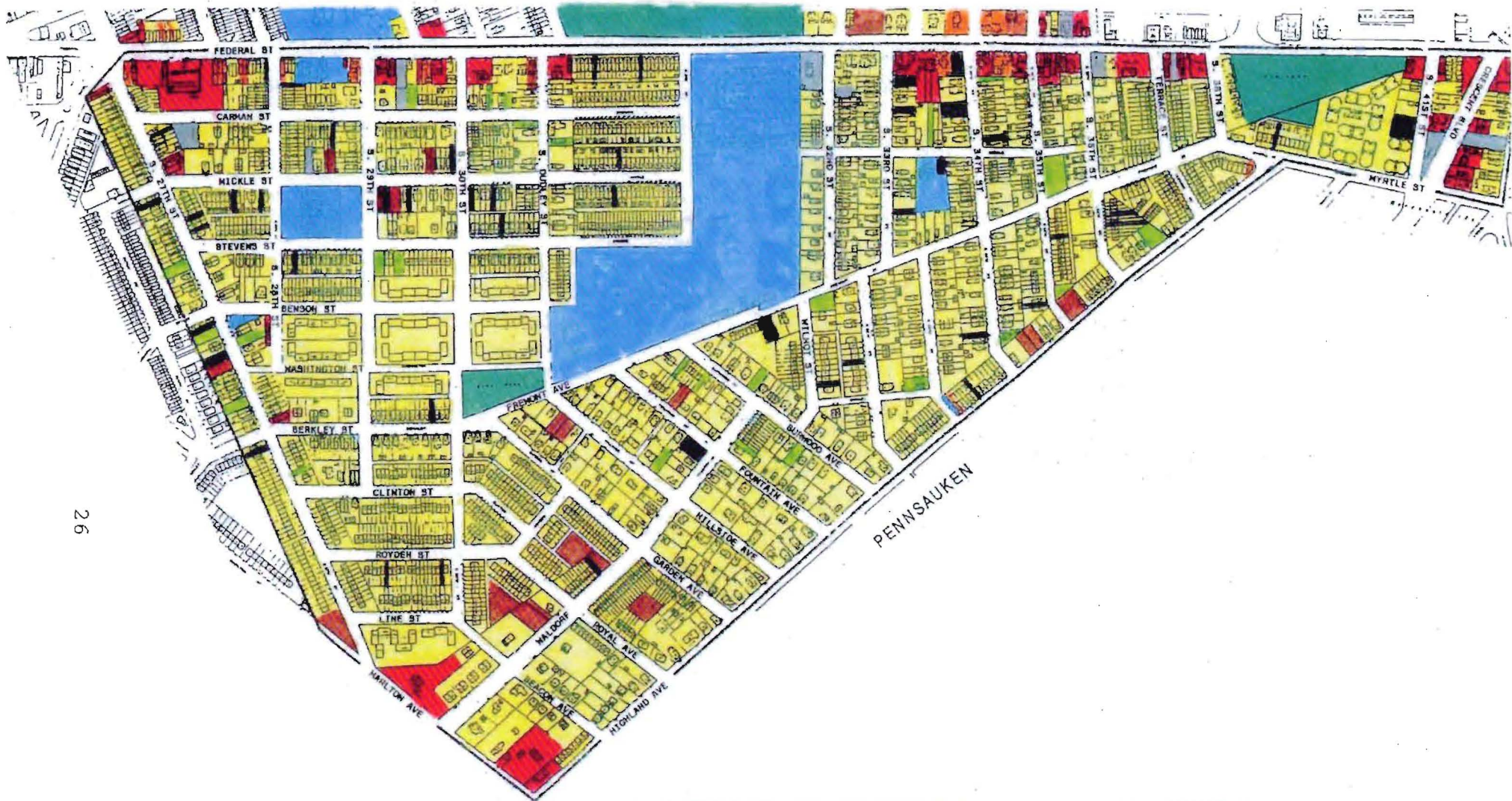
The following list of vacant property ownership was derived from field surveys and tax records research conducted in 1991. Some changes in status, as well as ownership, of vacant property may have occurred since then.

<u>Street</u>	<u>Address</u>	<u>Use</u>	<u>Stor</u>	<u>Owner</u>	<u>Mailing Address</u>	
FEDERAL	2722	Res	2	Yun, Don	Philadelphia, PA	
	2724-38	Lot	0	Yun, Don	Philadelphia, PA	
	2770	R-C	2	St. Joseph Carpenter Soc	2907 Federal St	
	2772	R-C	2	Huynh, Hgay & Cao, Van	Runnemede, NJ	
	3024	Yard	0	Torres, Stefanie Denise	3020 Federal St	
	3221	Res	3	Duffy, Rose Ann	3221 Federal St	
	3334-36	Com	2	City of Camden	City Hall	
	3400	Lot	0	Cohen, Samuel	3311 Federal St	
	3507	Yard	0	Mauricio, Robert Odino	223 N. 36th St	
	CARMAN	2826	Res	2	City of Camden	City Hall
		MICKLE	2758	Res	2	Harris, Ruby
	2772		Res	2	Melendez, Elva	2772 Mickle St
	NS 72'		Lot	0	Hucks, Clarence & Kyong	Browns Mill, NJ
	NS 98'		Lot	0	McVeigh, E.J.	Fenia, OH
NS 188'	Lot		0	Burnett, James	67 S. 29th St	
2921	Lot		0	Ramos, Paulino	2913 Mickle St	
2923	Lot		0	Santos, Antonio	2925 Mickle St	
2902	Res		2	Cordero, Maria	2902 Mickle St	
SS 52'	Lot		0	Khan, Mohamed; Edwards	Richmond Hill, NY	
2914	Res		2	Baez, Anibal & Sarixza	1346 Landsdown Ave	
3002	Res		2	Kellum, Trudy	3002 Mickle St	
3008	Res		2	Lopez, David	3008 Mickle St	
3061	Res		2	NJ Mortgage Fin. Agency	3061 Mickle St	
3060	Res		2	Rivers, J.	3060 Mickle St	
STEVENS	2806	Res	2	Clarke, Angelita	2806 Stevens St	
	2913	Res	1	Secy of HUD	519 Federal St	
	3019	Res	2	McNulty, J.P.M	Oaklyn, NJ	
BERKLEY	2937	Res	2	Secy of HUD	519 Federal St	
	2932	Res	2	Brown, E.M.	1277 Morton St	
FREMONT	3142	Res	2	Fletcher, Ronnie	3152 Fremont Ave	
ROYDEN	2910	Res	2	Clark, M.A.	2910 Royden St	
	2938	Res	2	Craigg, John	2938 Royden St	
BENSON	2798	Com	1	Lim, Kwang Bim	2798 Benson St	
WALDORF	NS 150'	Lot	0	City of Camden	City Hall	
	3063	Res	2	De Renzo, Robert G.	3063 Waldorf Ave	
	NS 150'	Lot	0	City of Camden	City Hall	
	3123	Res	2	Phelan, J.T.	3123 Waldorf Ave	

<u>Street</u>	<u>Address</u>	<u>Use</u>	<u>Stor</u>	<u>Owner</u>	<u>Mailing Address</u>
HIGHLAND	3313	Res	2	Secy of HUD	519 Federal St
	NS 30'	Lot	0	City of Camden	City Hall
	NS 70'	Lot	0	D.J. Housing Corp.	609 Berkley St
	NEC 35	Lot	0	Adair, F.	Pennsauken, NJ
	3507	Lot	0	City of Camden	City Hall
	NS 160'	Lot	0	Swope, J.E.	3633 Highland Ave
MYRTLE	3827	Res	2	Melecio, Felix & Maria	Brooklyn, NY
S. 27TH	60	Res	2	Mayer, Patricia & Podmore	Newark, NJ
	103	Res	2	Montague, Curtis & Estel	Mays Landing, NJ
	112	Res	2	Torres, Daniel & Patricia	112 S. 27th St
	118	Res	2	Secy of HUD	519 Federal St
	219	Res	2	Yisorel, Ozerrd	Lakewood, NJ
	307	Res	2	Roy, Mark & Scott, Robt	Oceanport, NJ
	Marlton	Lot	0	City of Camden	City Hall
S. 28TH	36	Res	2	Secy of HUD	519 Federal St
	WS102	Lot	0	City of Camden	City Hall
S. DUDLEY	67	Res	3	De Larosa, Jose & Merced	67 S. Dudley St
ROYAL	WS 111'	Lot	0	City of Camden	City Hall
	R518-26	Lot	0	City of Camden	City Hall
HILLSIDE	WS 76'	Lot	0	City of Camden	City Hall
	WS 116'	Lot	0	City of Camden	City Hall
WILMOT	R225-47	Lot	0	City of Camden	City Hall
	240	Res	2	Secy of HUD	519 Federal St
S. 32ND	107	Res	2	Raubertas, M.	107 S. 32nd St
	235	Res	2	Drach, L.	235 S. 32nd St
S. 33RD	10	Res	2	Green, Horace	10 S. 33rd St
	ES 100'	Gar'g	1	Green, Horace	10 S. 33rd St
	24	Res	2	McGroaty, John E.	24 S. 33rd St
	126	Res	2	Mazahreh, Basem & Hala	Pennsauken, NJ
	ES 320'	Lot	0	City of Camden	City Hall
S. 34TH	19	Res	2	Randolph, Arthus R.	436 Clinton St
	40	Res	2	Bryant, Elois	3635 Highland Ave
S. 35TH	237	Res	3	Scott, Robert W.	237 S. 35th St
	214	Res	2	Okoro, Sharon	214 S. 35th St
S. 36TH	214	Res	2	Eifertt, Eric C.	418 Lawrence St
	220	Res	2	Sickler, Russell & Marg	Charlotte, NC

<u>Street</u>	<u>Address</u>	<u>Use</u>	<u>Stor</u>	<u>Owner</u>	<u>Mailing Address</u>
TERRACE	R 21	Gar'g	1	City of Camden	City Hall
	R 27	Gar'g	1	City of Camden	City Hall
	R 31	Gar'g	1	City of Camden	City Hall
	RR 75'	Lot	0	Fuller, R.L.	3617 Fremont Ave
	RR 75'	Lot	0	Roman, Luz & Torres, Luz	859 N. 32nd St
S. 41ST	25	Res	3	Bleznak Associates	Pennsauken, NJ
	WS 279'	Yard	0	Bleznak Associates	Pennsauken, NJ

Gar'g - Garage
 NEC - Northeast Corner
 SEC - Southeast Corner
 NWC - Northwest Corner
 SWC - Southwest Corner
 ES - East Side
 NS - North Side
 SS - South Side
 WS - West Side
 R - Rear
 RR - Recessed Rear
 RES - Residential
 COM - Commercial
 R-C - Residential-Commercial
 Stor - Stories









26

STOCKTON NEIGHBORHOOD DEVELOPMENT PLAN



LAND USE

T AGENCY

- | | | | | | |
|---|-------------|---|-----------------|---|-----------------|
|  | Residential |  | Institutional |  | Park/Playground |
|  | Resid-Comm |  | Vacant Building |  | Garden/Yard |
|  | Commercial |  | Parking |  | Vacant Lot |

