



MORGAN VILLAGE REDEVELOPMENT PLAN COMMUNITY MEETING

Hosted by the Morgan Village Circle Community Development Corporation

Creative Arts Morgan Village Academy

Tuesday, June 12, 2018

6:30 PM

FREQUENTLY ASKED QUESTIONS

1. What is the process that is taking place right now in our community?

The City recently declared a section of Morgan Village a redevelopment area and adopted a redevelopment plan. The Camden Redevelopment Agency (CRA) will oversee and manage the redevelopment. Holtec International has asked to be designated as the redeveloper.

2. What is the area covered by the Study?

The Study area runs on the north and south sides of a section of Morgan Street and extends over six blocks – 619, 621, 623, 625, 642, and 643. Not all lots in Blocks 619, 625, and 642 are included. Residential properties located in this area are on the 600, 700, and 800 numbered blocks of Tulip, the 2400 block of 7th Street, and the 700, 800, and 2500 blocks of Morgan Streets.

3. Why doesn't the redevelopment area include my property?

The focus of the Redevelopment Plan will be limited to rebuilding and improving the southwest gateway area immediately adjacent to the I-676 exit.

4. Will the plan be amended to include my property?

Amending a redevelopment plan is a lengthy process. The success of the implementation of this Redevelopment Plan will likely determine whether or not the Morgan Village Plan is expanded.

5. How will the value of my home be determined?

Ordinarily, the value of a house is based on an appraisal by an independent, licensed appraiser. However, during negotiations, the home-owner does not have to accept the redeveloper's appraisal.

6. Will the appraisal which determines property value be a Fair Market Value or replacement value appraisal?

If the redeveloper wants to purchase an owner-occupied house, they will have to negotiate the purchase price with the owner. It is likely that the initial offer will be based on Fair Market Value (FMV). The owner is not required to accept the FMV offer. In this regard, the owner should keep in mind their replacement cost requirements when negotiating with the purchaser.

7. How will the properties you acquire be maintained prior to demolition, post demolition, and before the start of construction?

The Redevelopment Agreement between the CRA and the redeveloper will require the redeveloper to maintain properties in accordance with the City of Camden Municipal Code.

8. What relocation benefits am I entitled to?

Since condemnation will not be used to acquire an owner-occupied house, the owners will not be entitled to relocation benefits. If tenant-occupied rental units are acquired by condemnation, the tenant will be entitled to relocation benefits. If the tenant-occupied rental unit is purchased through a negotiation, the tenant will not be entitled to relocation benefits, but the purchaser must honor the remaining term of the lease.

9. How will your project impact my property taxes?

If the redevelopment is successful, it is likely that property values in the area will rise over time. In such cases, increased property value could result in increased assessed value which would mean higher real estate taxes.

10. What new services will be put in place? e.g. Schools, hospitals, banks etc?

The Redevelopment Plan anticipates improved streetscape, lighting and infrastructure in addition to improved retail services.

11. How will the redeveloper assure that the area remains affordable for low-income residents after redevelopment?

The Redevelopment Agreement between the CRA and the redeveloper will require the project plan to set aside at least 20% of residential units as affordable housing.

12. What community consultation has been going on since the announcement?

The adoption of the Redevelopment Plan by the Planning Board and City Council required Public Hearings and certified mailings in the area immediately in and adjacent to the Redevelopment Area. The CRA and the redeveloper are committed to meeting with the community through the Morgan Village Circle Community Development Corporation.

13. How will the redevelopment process be independently monitored and evaluated to safeguard the well-being of those directly involved?

CRA will monitor the redevelopment and report regularly to the CRA Board of Commissioners, the Mayor, and City Council.

14. How long will the redevelopment take?

The redevelopment will take approximately 5 to 10 years.

15. How are the redevelopment plans tailored to the current demographic profile of residents in Morgan Village? In other words, for whom is this urban redevelopment designed?

The redevelopment will focus on the creation of new "Workforce" housing and neighborhood convenience retail and services designed to meet the needs of the community as informed by the Strategic Neighborhood Plan .

16. Should I be fearful of losing my home through condemnation?

If you live in a house that you own, you can not be forced to sell the house.

17. How does CRA guarantee local employment as part of the redevelopment process?

The City requires a Community Benefits Agreement for all major redevelopment projects, and the agreement for this project could include local employment goals.

18. Will Holtec have a Community Benefits Agreement? What will it provide?

Yes, there will be a Community Benefit Agreement and such agreements typically include support for local organizations, contributions to public and infrastructure improvements, and goals for employment.

19. What happens if Holtec chooses not to develop in this area?

The City and the CRA will solicit other redevelopers.

20. How soon will residents who choose to sell their properties be expected to relocate?

The relocation schedule will be part of the purchase negotiation. It will have to be reasonable for both the homeowner and the redeveloper.

21. What does it mean to declare a “redevelopment area” and adopt a “redevelopment plan?”

A state statute, the Local Redevelopment and Housing Law, gives a city the power to declare a neighborhood an “area in need of redevelopment” (what used to be called a “blighted” area) and adopt a “redevelopment plan” for redesigning and rebuilding that area. The basis for this law is that it is believed that some areas are so blighted or distressed that they are not likely to be revitalized unless the city develops a comprehensive strategy for large-scale development.

22. What is in a redevelopment plan?

A redevelopment plan is a plan for conducting commercial, industrial, residential, or mixed development in a neighborhood. Redevelopment plans usually describe how streets will be configured, how land parcels will be used, what kind of housing will be built, what kind of businesses will be retained or engaged, and what parks and open space will be preserved or created. The redevelopment plans supersede existing neighborhood plans, zoning ordinances, and the City’s Master Plan.

23. What is the next step?

*Review the materials provided at Community Meeting #1. Check the CRA website for answers to additional questions posed and for updates regarding the designation of a redeveloper. Familiarize yourself with the redevelopment plan, which can be found at **camdenredevelopment.org**. Stay connected with Morgan Village Circle Community Development Corporation.*

FOR ADDITIONAL INFORMATION CONTACT

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