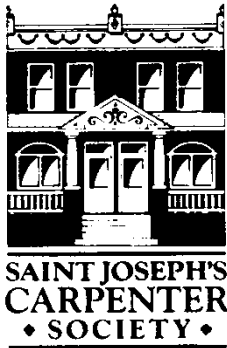


# Saint Joseph's Carpenter Society

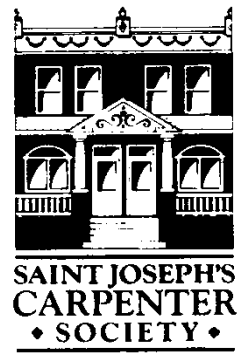


*Rebuilding our  
neighborhood...  
home by home,  
family by family*









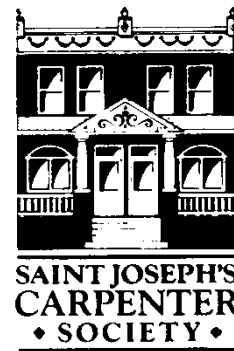
## **Housing Rehabilitation and New Construction**

**Created over 950 units of housing  
( $\frac{2}{3}$  homeownership,  $\frac{1}{3}$  rental)**

**Decrease vacancy rate**

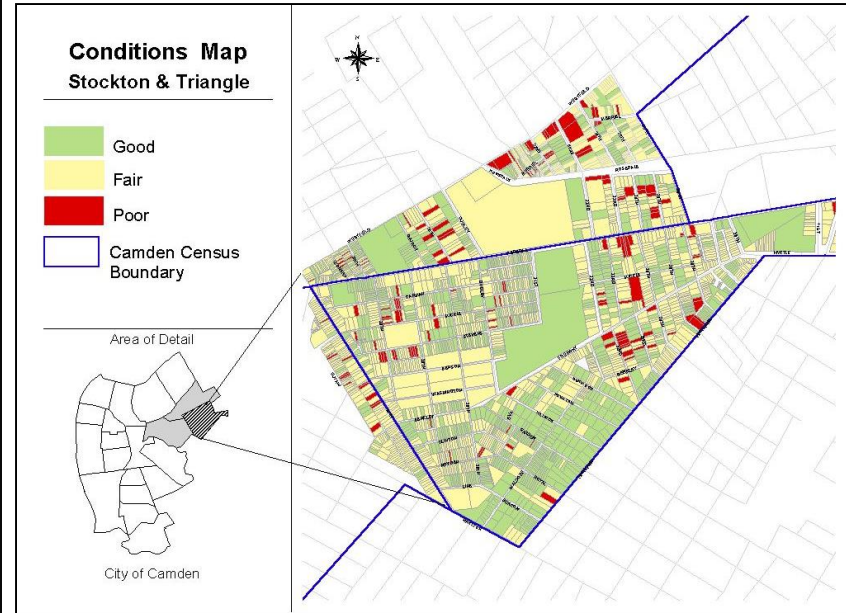
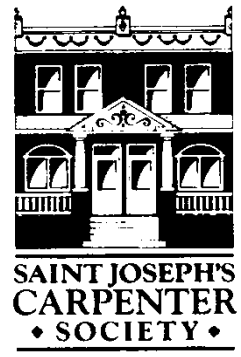
**Increase homeownership rate**





## Education

**Campbell's Soup Homeowner  
Academy  
Home Maintenance Class  
Workshops**

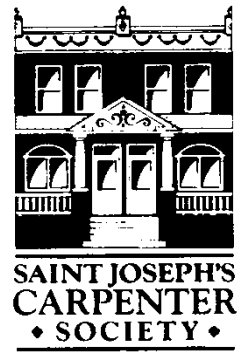


# Community Organizing

- Good Neighbors
- Community Surveys & Targeting
- Community Interaction
- Neighborhood Planning

# Redevelopment Strategy

1. Clearly define the target area.
2. Map the conditions of the targeted area. Carefully identify all area strengths and weaknesses.
3. Create a redevelopment plan that begins in the areas of greatest strength and works toward the areas of greatest weakness.
4. Only use scattered site rehabilitation as a precise investment tool to redevelop areas that can be stabilized.
5. Utilize investment to gradually move real estate values over a period of time.
6. Regularly update and compare maps tracking neighborhood change.



# East Camden Neighborhood - Property Survey

## Quality Rating

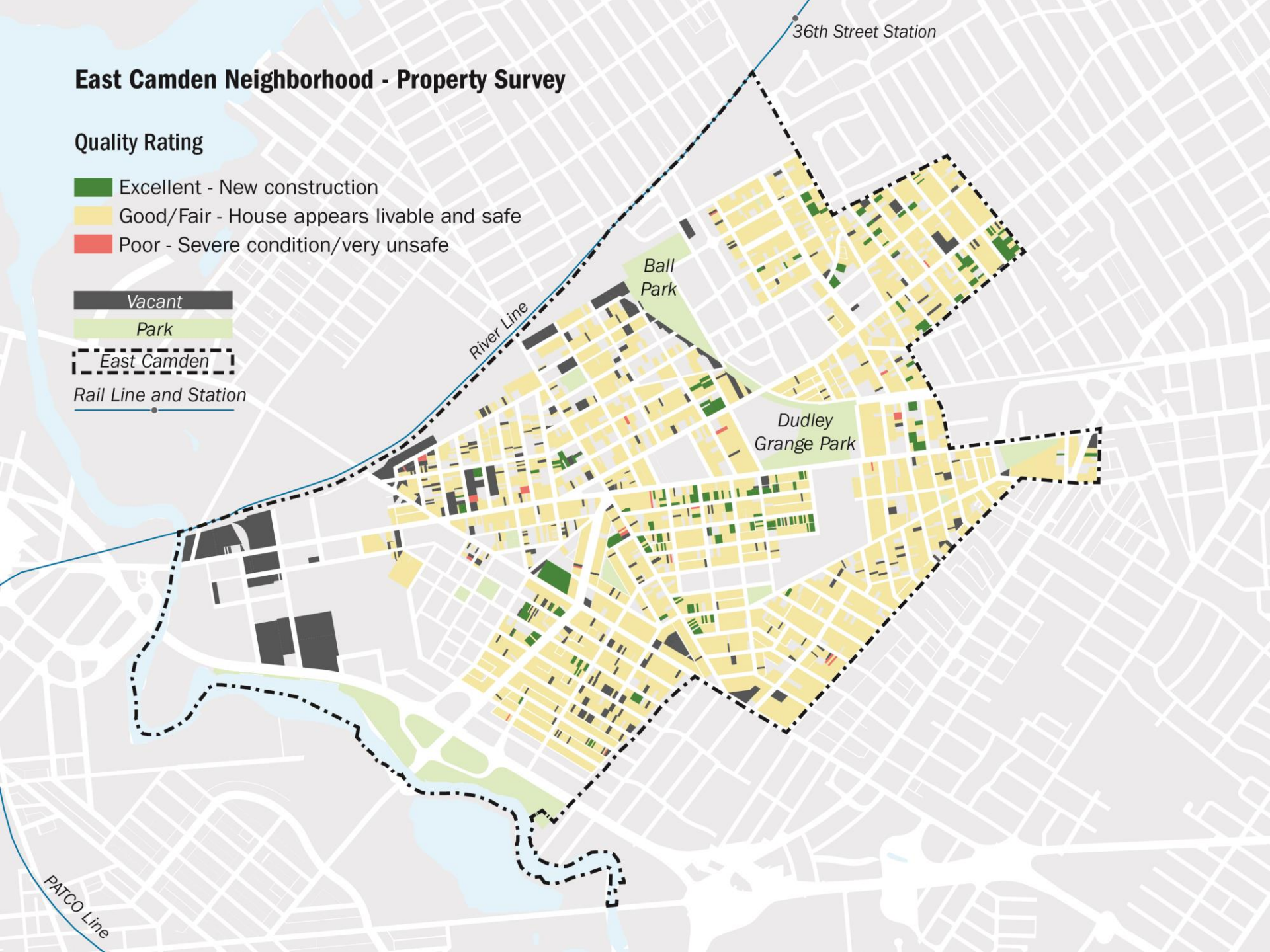
- Excellent - New construction
- Good/Fair - House appears livable and safe
- Poor - Severe condition/very unsafe

Vacant

Park

East Camden

Rail Line and Station



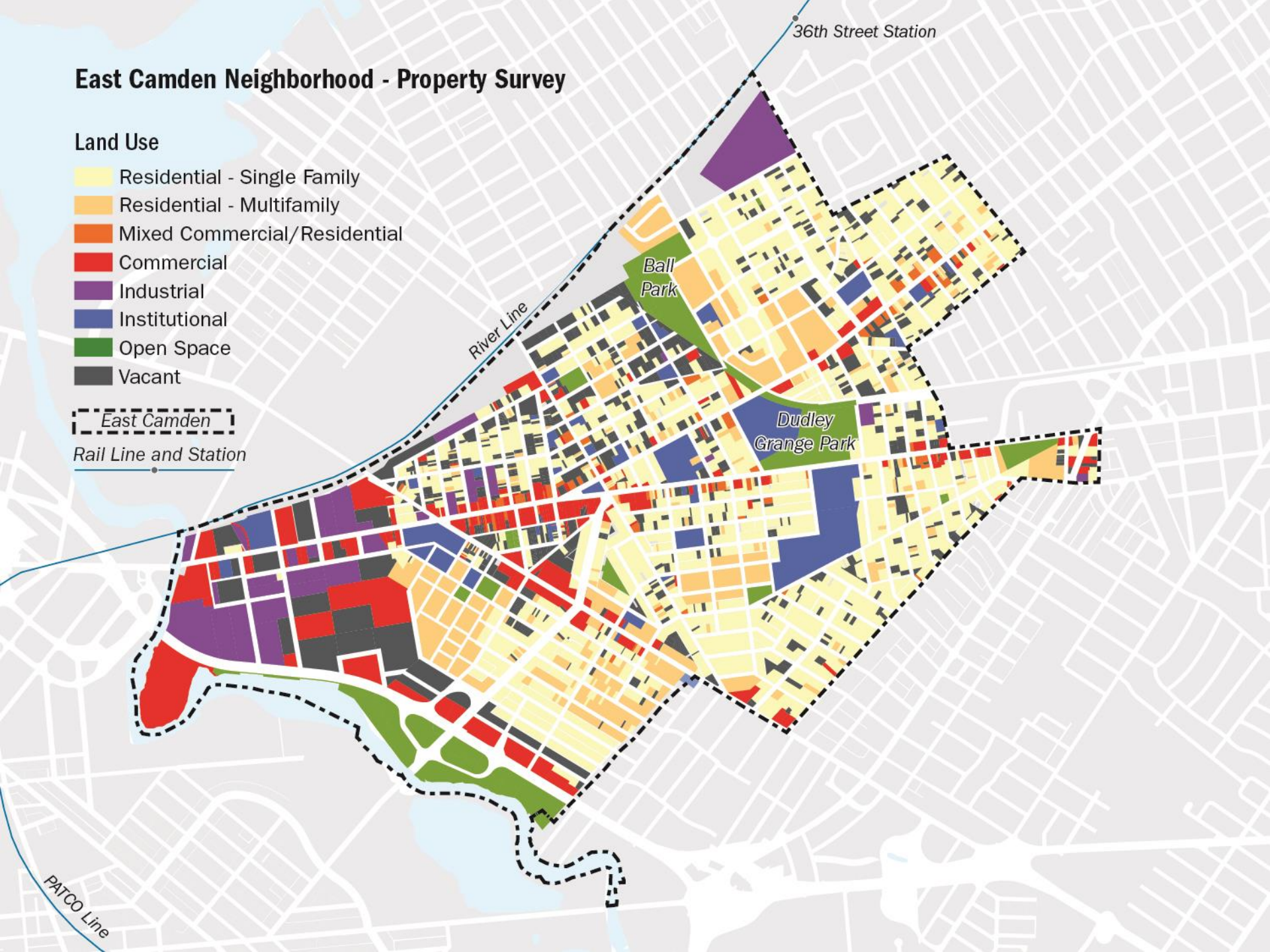


# East Camden Neighborhood - Property Survey

## Land Use

- Residential - Single Family
- Residential - Multifamily
- Mixed Commercial/Residential
- Commercial
- Industrial
- Institutional
- Open Space
- Vacant

East Camden  
Rail Line and Station



# East Camden Neighborhood - Commercial Survey

## Business Type

- Retail
- Service
- Retail/Service
- Vacant

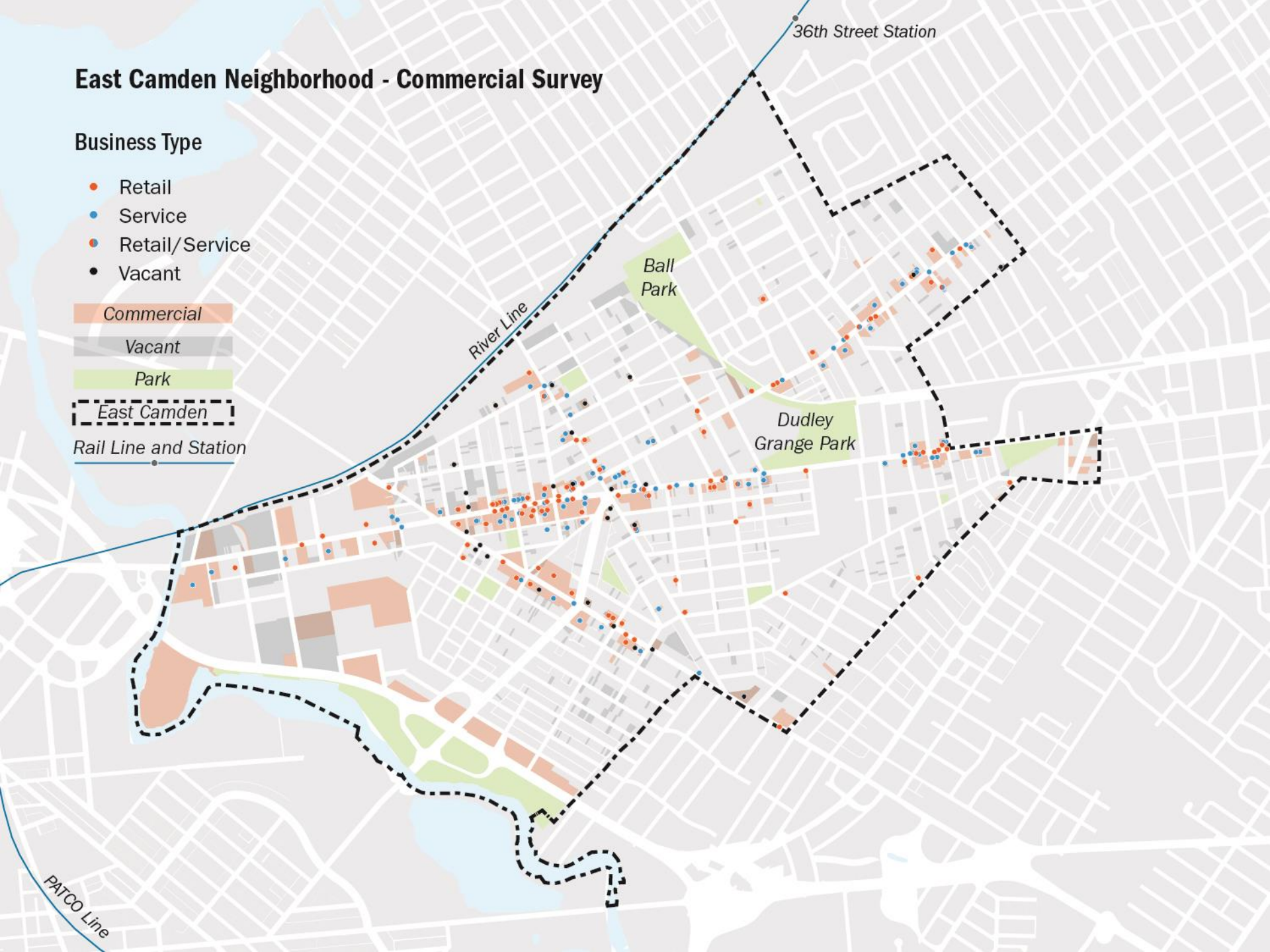
Commercial

Vacant

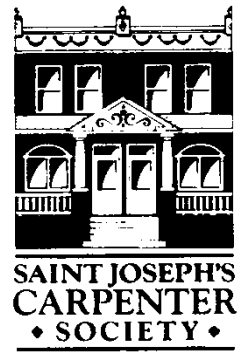
Park

East Camden

Rail Line and Station



# Start with Community Involvement and Information



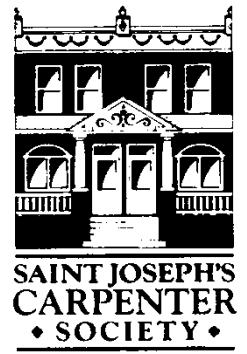
- Map Information
  - GIS database
  - Local knowledge
  - Citywide CamConnect database with CCDA
- Incorporate market factors
- Use all tools available



# Code enforcement

Pressure on existing property owners and City

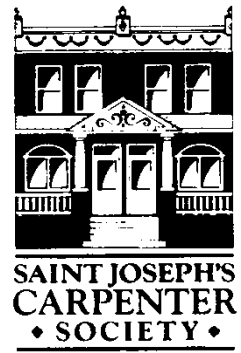
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# Rehabilitation vs. Demolition

Consider specific buildings, locations, market factors

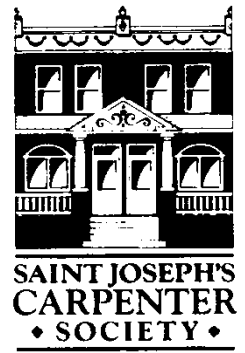
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# Rehabilitation vs. Demolition

Consider specific buildings, locations, market factors

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# Board-Ups

## Stabilization of Building and Neighborhood

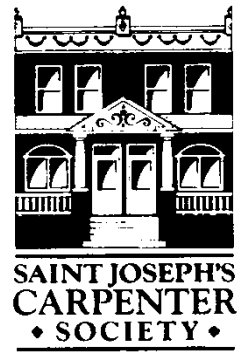
The Neighborhood Foundation, Chicago



# Partner with City and Developer to target buildings

Abandoned Properties Act  
Tax Foreclosure

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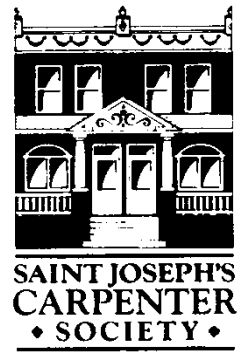




# Gloucester City

## Abandoned Properties Act Tax Foreclosure

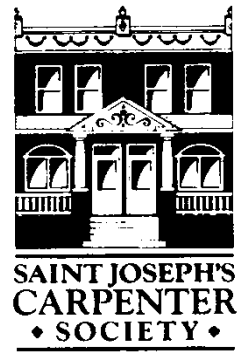
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# Merchantville

## Abandoned Properties Act

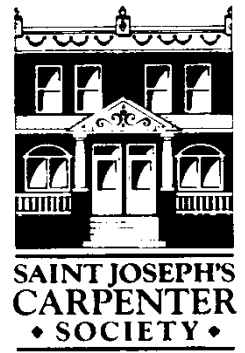
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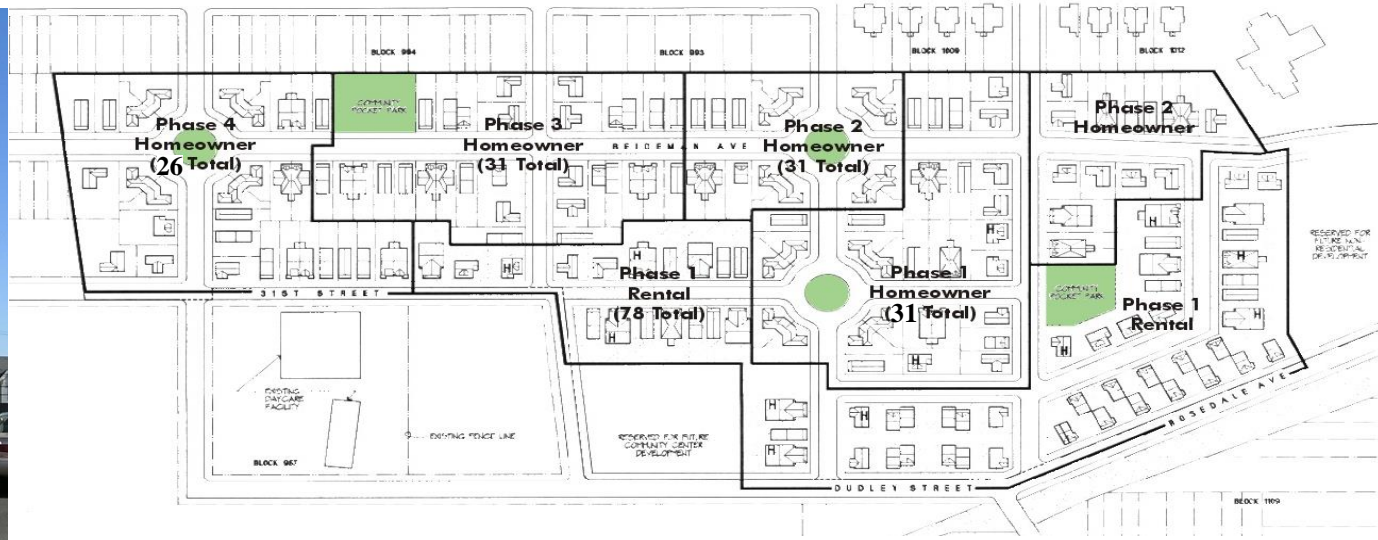


# Small Scale vs. Large Scale Redevelopment

Consider specific buildings, locations, market factors

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# BALDWIN'S RUN

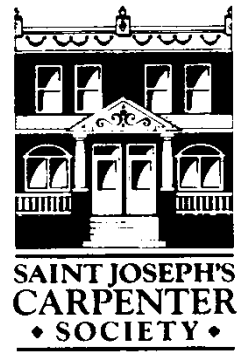
- 119 on-site homeownership
- 100 off-site homeownership
- 151 on-site rental
- 123 off-site rental



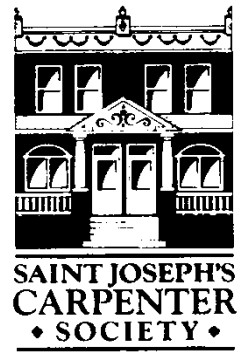
# Demolition and Green Strategies

Be creative and link to community

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# All must be done within overarching context of neighborhood stabilization and market conditions



CONCEPTUAL SITE IMPROVEMENTS PLAN - TIER 1 - 2  
 Catto Community School and Boys & Girls Club of Camden County Demonstration Project  
 CAMDEN, NEW JERSEY



Catto Elementary  
School and  
Boys & Girls Club  
  
and  
  
Dudley Elementary  
School





## Federal Street Commercial Corridor

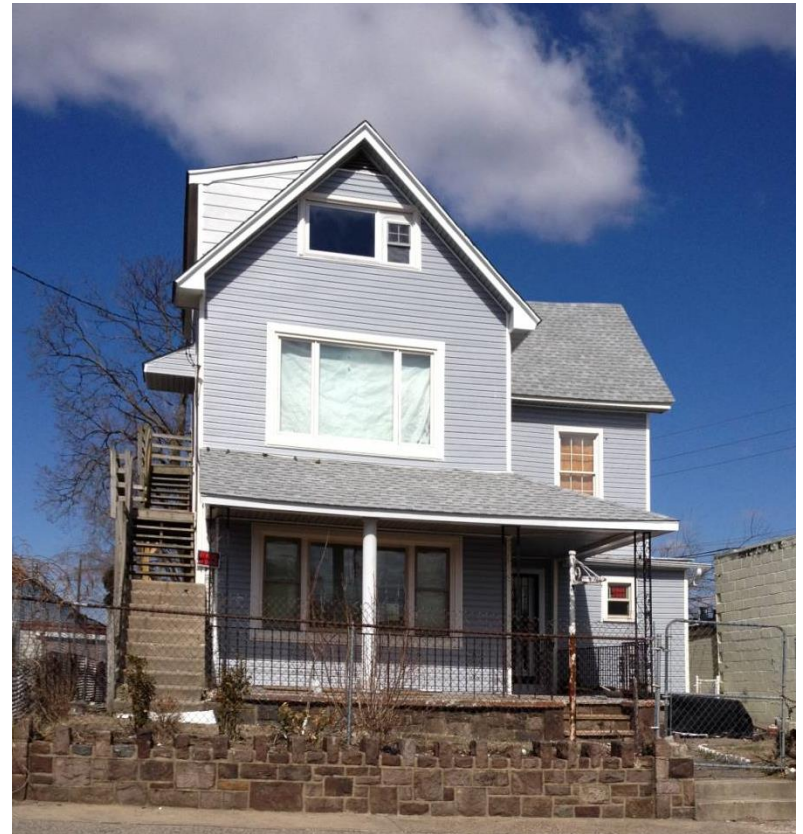
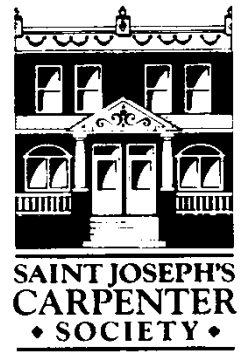




# Rehabilitation vs. Demolition

market factors and private investors

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# **Saint Joseph's Carpenter Society**



***Building Community since 1985***