



**CITY OF CAMDEN**



# **2024 CAPER**

**CONSOLIDATED ANNUAL PERFORMANCE  
AND EVALUATION REPORT**

**MAYOR VICTOR CARSTARPHEN**

**DR. EDWARD WILLIAMS, DIRECTOR - DEPARTMENT OF PLANNING AND  
DEVELOPMENT**  
**SCOTT PARKER, DIRECTOR - DEPARTMENT OF FINANCE**

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

#### **Summary of Accomplishments**

As we conclude the fourth year of our Consolidated Plan, we proudly highlight our achievements across HUD entitlement programs—CDBG, HOME, ESG, and HOPWA—focused on key priorities: combating homelessness, expanding affordable housing, fostering economic development, enhancing infrastructure, and supporting first-time homebuyers, property improvement, youth, and seniors.

#### **Homelessness & Affordable Housing**

Over the past four years, the ESG Program struggled to meet spending deadlines due to targeting issues and staff turnover. A plan is in place with new assignments, partnerships, and weekly training to strengthen capacity. HOPWA continued to provide vouchers despite client challenges. HOME TBRA and CDBG Utility Programs expanded aid to those above ESG income limits, while federal and local funds supported rent and utility needs during COVID-19.

#### **Economic Development**

In the final year of the 2020–2024 Plan, CDBG funds improved fire resources and renovated firehouses. Recovery funds expanded youth services, upgraded centers, and launched a façade program. ARP's Clean Neighborhood Program created 50+ jobs, and Urban Enterprise Zone resources boosted business growth through tax incentives and loans.

#### **Housing Counseling & Property Improvement**

Added staff strengthened first-time homebuyer outreach, offering down-payment aid and navigation. After ARP funds ended, the City sustained its Property Improvement Program, helping residents replace roofs and water heaters; the program is now being relaunched to preserve safe housing.

#### **Youth & Senior Services**

Park renovations and youth employment enriched programs for young people and seniors. Senior Services promoted wellness, while Youth Services offered education and recreation.

### Future Directions & Compliance

As we close this five-year period, the City remains focused on COVID-19 recovery, grassroots partnerships, and meeting HUD requirements, reinforcing our commitment to residents' well-being and community progress.

### Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Clearance and Demolition (Code Enf. & Demo)	Non-Housing Community Development		Buildings Demolished	Buildings	0	0				
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	250	26	10.40%			
Homeless Prevention & Support Activities	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	70				
Homeless Prevention & Support Activities	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	500	13	2.60%	90	0	0.00%

Homeless Prevention & Support Activities	Homeless	ESG: \$	Jobs created/retained	Jobs	0	0				
Infrastructure Improvements	Non-Housing Community Development		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Lead Based Paint Abatement & Energy Efficiency	Non-Housing Community Development		Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Owner Occupied Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	10	2	20.00%			
Owner Occupied Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	40	35	87.50%	2	0	0.00%
Owner Occupied Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	20	0	0.00%	75	0	0.00%

Owner Occupied Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		20	0	0.00%
Permanent Supportive Housing Program	Affordable Housing Homeless	HOPWA: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Permanent Supportive Housing Program	Affordable Housing Homeless	HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0				
Permanent Supportive Housing Program	Affordable Housing Homeless	HOPWA: \$	Other	Other	1	0	0.00%			
Planning and Administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning and Administration	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$16753	Other	Other	1	1	100.00%	1	0	0.00%

Public Facility Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	18000	822855	4,571.42%	18000	217940	1,210.78%
Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5600	5170	92.32%	1379	121	8.77%
Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	0				
Rental Affordable Housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	50	0	0.00%			
Tenant Based Rental Assistance	Affordable Housing Homeless	CDBG: \$ / HOPWA: \$ / HOME: \$414295.56	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	90	154	171.11%	90	81	90.00%
Tenant Based Rental Assistance	Affordable Housing Homeless	CDBG: \$ / HOPWA: \$ / HOME: \$414295.56	Jobs created/retained	Jobs	0	0		0	0	

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**



**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City has effectively utilized Community Development Block Grant (CDBG) funds to tackle priority activities identified in our Consolidated Plan, focusing on affordable housing, homelessness prevention, public safety, and community development.

**Public Safety:**

CDBG funds supported the purchase of a new fire truck, the rehabilitation of three firehouses, and new protective gear for emergency responders, enhancing community safety.

**Community Development and Public Services:**

Funding facilitated the renovation of three community centers and two parks, boosting infrastructure and recreational opportunities. It also supported youth and senior activities and utility services for vulnerable populations. Collaborations with community service providers expanded programs to assist residents impacted by COVID-19.

**Affordable Housing and Homelessness Prevention:**

The City repaired homes for 50 clients using State and Local Fiscal Recovery funds, preserving homeownership. We revitalized our First-Time Homebuyer Program to better support potential homeowners seeking guidance.

**Health and COVID-19 Response:**

CDBG COVID funding was allocated to a Health Community Coordinator to address community health needs related to COVID-19, enhancing public health resilience.

**Economic Development:**

Urban Enterprise Zone funds improved infrastructure along business corridors, fostering economic growth and job creation.

In conclusion, the strategic use of CDBG funds and partnerships has led to significant progress in addressing priority activities, contributing to the long-term resilience of our community.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	3
Asian or Asian American	0
Black, African American, or African	65
Hispanic/Latina/e/o	19
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	0
Multiracial	4
Client doesn't know	0
Client prefers not to answer	1
Data not collected	0
<b>Total</b>	<b>92</b>

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

A detailed breakdown of the racial and ethnic status of families assisted is provided in the attached tables. The demographics of the families served by the City's programs reflect Camden's diverse population, which is predominantly composed of racial and ethnic minorities. According to the most recent American Community Survey (ACS) data, 42% of Camden's population identifies as Black or African American, 52.8% as Hispanic or Latino, 15.7% as White, and 1.8% as Asian.

As indicated in the PR23 for the CDBG program, a total of 19,039 individuals were assisted. Of those, 1,071 were White, 5,768 were Black or African American, 6,839 were Black/African American & White, and 299 identified as multi-racial. Additionally, 2,894 of the persons assisted identified as Hispanic.

For the HOME program, PR23 reports that six households were assisted, with the racial breakdown as follows: 3 White households, 2 Black/African American households, and 1 Hispanic (Multi-Racial) household.

These figures demonstrate the City's commitment to serving a diverse cross-section of its population and addressing the housing needs of all racial and ethnic groups within the community.



## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,477,953	
HOME	public - federal	821,439	
HOPWA	public - federal	1,380,389	
ESG	public - federal	220,633	

Table 3 - Resources Made Available

### Narrative

Grant resources for the four entitlement grants (CDBG, HOME, HOPWA, and ESG) as described in the City's FY2024 Action Plan, totaled \$4,900,413.56 for the fiscal year 2024 (July 1, 2024 thru June 30, 2025). The grant funds were used to address obstacles to meet underserved needs, foster decent housing, provide neighborhood clean-up services, upgrade public facilities, demolition, public housing improvements and resident initiatives, reduce the number of persons below the poverty line, develop institutional structures, and enhance coordination between the public and private housing and social service agencies.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Choice Program Neighborhood	30		
City-Wide	70		

Table 4 – Identify the geographic distribution and location of investments

### Narrative

A large majority of the city's federal funds (CDBG) were dispersed on a citywide basis with the exception of funds dedicated to assisting the Housing Authority with its PHA activities. It is important to note that neighborhoods that account for the geographic distribution of funds include, but not limited to Whitman Park, Fairview, Cramer Hill, Parkside, Dudley, and Marlton. The Centerville, the host of the CHOICE program continues a planned percentage of the CDBG allocation as part of the city's commitment to continue the development of housing units through Housing Authority development sites.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City has effectively leveraged federal resources to attract funding from private, state, and local sources, strengthening our ability to meet priorities in the Consolidated Plan. These funds supplemented CDBG allocations for housing repairs and homelessness prevention during COVID-19. They also supported youth recreation and educational programs. ARP resources for the Clean Neighborhood Program created over 50 jobs maintaining parks and business corridors. UEZ dollars, paired with federal grants, improved business-corridor infrastructure, encouraged private investment, and advanced commercial revitalization, generating jobs and economic growth. JAG resources supported community safety initiatives, including gang-abatement activities, fostering neighborhood stability. State grants funded water, sewer, and broadband upgrades, while Department of Transportation grants enhanced roadways and connectivity, promoting long-term development. Additional state and local grants improved parks, pools, and tree plantings, expanding access to quality public spaces and advancing environmental goals.

Through partnership with the Camden Redevelopment Agency, Federal Brownfield grants prepared vacant or underused sites for development, positioning land for housing and economic use. City-owned parcels were used for parks and community centers, maximizing public benefit and aligning with federal program objectives. By strategically blending federal, state, local, and private funds, Camden has advanced housing, infrastructure, public safety, recreation, and redevelopment initiatives, ensuring a sustainable response to community needs.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

#### HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition							
Parcels Acquired		0		0			
Businesses Displaced		0		0			
Nonprofit Organizations Displaced		0		0			
Households Temporarily Relocated, not Displaced		0		0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic	
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic		
Number	0	0	0	0	0	0	
Cost	0	0	0	0	0	0	

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	23	0
Number of Non-Homeless households to be provided affordable housing units	35	5
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>58</b>	<b>5</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	40	7
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>40</b>	<b>7</b>

**Table 12 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

A review of the PR 23 reports reveals that, for non-homeless households, we were able to provide assistance to five households, which falls short of our annual goal of 35. Unfortunately, no housing units were provided to special needs or homeless households during this reporting period, resulting in us not meeting our overall housing goals.

During this period, six units received assistance through the HOME Tenant-Based Rental Assistance (TBRA) program. However, there were no acquisitions of existing units or production of new units

reported. It is important to acknowledge that the efforts of non-profit community development organizations have continued to lag behind expectations, largely due to the ongoing economic downturn and the challenges posed by national and global supply chain disruptions. Additionally, staffing delays and the need for staff to be thoroughly trained in understanding and applying HUD regulations further impacted our ability to meet housing targets.

Despite these setbacks, there has been notable progress in the construction sector following approvals by the city's development review boards. This progress is expected to materialize in the early summer of 2025, with construction activities set to begin, signaling an improvement in our capacity to meet future housing goals.

### **Discuss how these outcomes will impact future annual action plans.**

The outcomes from this reporting period will significantly inform and shape our future Annual Action Plans. Recognizing the shortfalls in meeting our housing assistance goals, particularly for non-homeless and special needs households, we are taking proactive measures to address these gaps and ensure more robust outcomes in the coming years.

#### **Coordinator for HOME TBRA Program:**

One of our immediate priorities is to streamline and enhance the administration of our HOME Tenant-Based Rental Assistance (TBRA) program. To this end, we are developing a solicitation to hire a specialized sub-contractor who will serve as the Coordinator for the HOME TBRA program. This Coordinator will focus on managing the program more efficiently, ensuring that staffing levels are adequate and that staff members are properly trained to meet regulatory requirements. We anticipate that this change will lead to a more effective deployment of resources, allowing us to serve a higher number of clients and meet our established goals.

#### **Anticipation of Housing Development:**

The delays in housing development, particularly those experienced by our Community Housing Development Organization (CHDO), have been a setback. However, with the approvals now secured from the city's development review boards, we anticipate significant progress in housing development in the near future. These projects, once underway, will contribute to meeting our housing goals and will be reflected in the upcoming Annual Action Plans. We are optimistic that these developments will positively impact our ability to provide much-needed affordable housing units to our community.

#### **Ramping Up the First-Time Homebuyer Program:**

Additionally, we are planning to ramp up our First-Time Homebuyer Program in 2025. The previous decline in program participation, due to alternative funding sources that did not require counseling services, highlighted the need for renewed efforts in this area. Moving forward, we will intensify our outreach and support mechanisms to attract and assist more first-time homebuyers, ensuring they

receive the necessary guidance and resources to achieve homeownership. This revitalized focus will be a key component of our future plans, aiming to increase homeownership rates and contribute to community stability.

#### **Conclusion:**

These strategic adjustments, including the hiring of a dedicated Coordinator for the HOME TBRA program, the anticipated housing developments, and the revitalization of our First-Time Homebuyer Program, will be central to our future Annual Action Plans. By addressing the challenges identified in the current period and capitalizing on new opportunities, we are committed to improving our outcomes and better serving our community in the years ahead.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	814	1
Low-income	1,698	2
Moderate-income	1,625	2
<b>Total</b>	<b>4,137</b>	<b>5</b>

**Table 13 – Number of Households Served**

#### **Narrative Information**

The PR 23 report indicates that a total of 4,137 individuals (non-housing) were served during the reporting period, with income data categorized by family size. Of these, approximately 814 individuals fell into the extremely low-income category, 1,698 into the low-income category, and 1,625 into the moderate-income category.

During the program year, expenditures were allocated as follows: \$22,563.66 for Tenant-Based Rental Assistance (TBRA) and \$17,270.00 for First-Time Homebuyer activities, resulting in a total expenditure of \$39,833.66 for FY 2024. Additionally, HOME funds were utilized to serve a total of 5 individuals.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City continues to use the annual Point in Time (PIT) count to reach out to homeless persons and assess their individual needs. The PIT, conducted on January 23, 2024, is a comprehensive survey used to count the number of homeless persons living in Camden on the streets or areas not meant for human habitation in shelters, safe havens, transitional housing. In addition to collecting demographic data, the survey includes questions related to the needs of those being surveyed, including questions on topics such as housing, job training/placement, medical/dental services, Social Security Disability Insurance, Food Stamps, medical health services, education, clothing, transportation, TANF, legal assistance, Veteran's benefits, childcare, substance abuse services, and HIV/AIDS assistance. The information collected was analyzed and compiled into a report in order to provide a thorough assessment of the needs of the local homeless population. According to the PIT, a **total of 743 persons** were determined to be experiencing homelessness in the County of Camden. Of this amount, approximately, **a total of 129 persons were identified as chronically homeless**, and **147 were unsheltered** on the night of the count. Of this amount, approximately **485 persons** were from the City of Camden. Approximately **124 persons** were "unsheltered" and **361 persons were "sheltered."** An important subset of the total homeless population includes **129 persons as "chronically homeless."**

The 2024 goal was to assist 90 very low- and low-income persons and or families via Homelessness supportive activities, and 90 very low-, low- and moderate-income persons and families in non-housing/community development activities.

The Homeless Network Planning Committee (HNPC) is Camden County's Comprehensive Emergency Assistance System (CEAS) Committee, and is a coalition of over 45 housing providers, advocates, and consumers that develops and implements a comprehensive plan providing for a continuum of services to decrease homelessness and maximize self-sufficiency for the City and Camden County Continuum of Care.

The HNPC is part of the regional Southern NJ Continuum of Care (SNJCoC) which includes Camden, Cape May, Cumberland and Gloucester Counties. The SNJCoC does regional planning and applies as a continuum to the US Department of Housing and Urban Development (HUD) for funding under the HUD NOFA process.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

The high incidence of domestic violence in Camden is addressed by the special taskforce of County Police and prosecutors. The City has only one shelter in the City exclusively for domestic violence victims, but residents have access to the existing transitional housing shelters in the City and the County that also provide temporary housing and services for victims of domestic violence. The presence of domestic violence agencies on HNPC's PASH committee ensure the inclusion of domestic violence issues on an as needed basis.

Ending Have Beginnings, A Ten-Year Plan to End Homelessness in Camden City/Camden County is the working document that guides the Continuum of Care efforts to address and resolve the issues of homelessness, particularly chronic homelessness. Within this plan, the highest importance includes the identification of suitable housing sites for the homeless throughout Camden County, obtaining additional funding for permanent housing/supportive services and improving the service delivery system. Subsequent annual plan updates will contain updates to this plan.

## **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The Community Planning and Advocacy Council, through its Homeless Network Committee works with numerous social service organizations to coordinate Homeless Policy and Services for the region, including but not limited to the Housing Authority (Foster Care Transition Program via Section 8 Vouchers), State of New Jersey (Department of Children and Families Adolescent HUB), Cathedral Soup Kitchen (Homeless Information Forum), Center for Family Services (Youth Homeless Assistance Prevention Program), County of Camden (Department of Community Development Homeless Resource HUB Semi Annual Meeting are held through Camden County to provide information and referral services for homeless individuals and families), Delaware Valley Veterans Consortium Veterans Resource HUB) and Volunteers of America to develop and implement services to assist extremely low income individuals, who without these services, will likely to become homeless. Foster Care NJ, as part of a statewide discharge policy works with youth who are gaining out of the foster care system to identify available housing. The NJ Department of Corrections, the Division of Developmental Disabilities work with City and County agencies to prevent discharges without identifying available housing. In addition, the Department of Planning and Development and the Department of Finance, Bureau of Grants Management are in informal discussions with potential health care organizations to develop programs to provide health related and housing referral services to extremely low individuals who are very likely to becoming homeless, and who are underrepresented due to sexual orientation.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Creating an independent living standard for a homeless individual is all part of the efforts and programs in place in the city and the County. The institutions and structure to properly address this issue are in place. Camden City is a community that is well supported by the non-profit and faith-based community. Thus, homeless planning and services for the homeless population are a priority for many social agencies as well as the various institutional communities established to address homeless needs and services.

It is the goal of the City to use its ESG grant to fund Relocation and Stabilization Services to provide homeless persons living on the streets, or in an emergency shelter with case management, security and utility deposits, and to provide homeless persons living on the streets, or in an emergency shelter with rental assistance. Stabilization services provide individuals and families at risk of becoming homeless, in a place not meant for human habitation, or in an emergency shelter with case management, security and utility deposits. The city also utilizes the ESG Grant for Homeless Prevention Services where we provide extremely low-income individuals and families at risk of becoming homeless with rental assistance, security and utility deposits. However, the ESG program continues to experience difficulties in expending said funds. The City Administration will examine this program to determine the appropriate next steps.

In the interim, the Department of Finance and Department of Planning and Development is currently in the planning stages of issuing an RFP to retain the services of a social service firm to expend prior year Emergency Shelter Grant Funds (ESG) funds. It is our expectation that a full-service social service firm; with a successful track record in managing and expending Federal funds, will be successful in addressing various stages within the Continuum of Care portal.

There are affirmative steps to develop and issue an RFP to retain the services of a major health provider to develop programs using CDBG COVID funds to arrest disconnects between vulnerable populations at risk of becoming homeless, including, but not limited to LGBTQ, Youth (aged out of foster care system), and Victim of Domestic Violence.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The HACC and the City continue to prioritize its annual Entitlement Grants (CDBG and HOME) in 2024 to subsidize the housing proposals identified in the CHOICE Implementation Plan. Projects targeted in the implementation application will include an owner-occupied rehabilitation component and the new construction/gut rehab and sale of single-family homes. Any subsequent awards will underwrite the neighborhood and housing proposals represented in the plan, will be given priority and support by the City over the five-year term of the Implementation Grant.

CHOICE Neighborhoods remains an important project to the city in the 2020-2024 Consolidated Plan and 2024 Annual Action Plan. The plan served as the basis for a \$30 million Choice Implementation Grant application that was funded at \$13.2 million. The City and HACC decided to focus its efforts to revitalize the Branch Village. The award allowed the city to build; 147-units townhouses; 50-unit low-rise family building, and a 58-unit low-rise building, which were all, connected to the city-street grid with small parks. The project would replace existing units with 255 mixed-income rental units and produced 10 single-family homes for sale.

In 2019, the Housing Authority of the City of Camden (HACC) and the City applied for a \$35 million Choice Grant for the redevelopment of Ablett Village in the Cramer Hill section of the City. The application was unsuccessful, but the HACC reapplied for the next HUD funding round opportunity in 2020. That application proposes to reduce the density of that complex by adding mix-income units. There will be both on-site and off-site units in the Cramer Hill neighborhood: 306 replacements units; 177-unit onsite townhouses and 10 single-family homes for sale offsite and 112 affordable non-replacement units and 7 market rate units for a total of 425 units for the entire project. Up to 25 single family homes will be rehabilitated or newly constructed for sale-property offsite.

The Housing Authority in partnership with the City, The Michaels Organization and the CRA received \$35 Million Choice Neighborhood Implementation Grant from HUD in 2021 to focus their efforts in transforming the Ablett Village housing development site for low to moderate income residents and families. The City approved applications for PILOT — "Payment in lieu of Taxes" agreement in order to maximize its community contribution agreement for the Cramer Hill community for each phase.

As part of the Choice Neighborhood Initiative — Implementation Grant was awarded to Branch and Ablett Village and the City will seek to prioritize a set aside from its annual Entitlement Grants (CDBG) to subsidize the neighborhood proposals identified in the Choice Implementation Plans. Projects targeted in the implementation application included park renovations, street, and lighting improvements. The neighborhood and housing proposals represented in the Plans were given priority and support by the City over the 5-year term of the Implementation Grant. Efforts continue regarding the proposed

rehabilitation of Elijah Park within the Centerville neighborhood using \$400,000.00 of CDBG funds. The environmental work is nearing completion. Construction is planned the Spring of 2024. Other Michael's developments include Ablett Village Phase 1. This 75 townhouse development is complete. Located on 3 sites throughout the Cramer Hill neighborhoods. This community is fully occupied. This development represent a \$27 million dollar investment.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

The City is committed to empowering public housing residents by supporting the Housing Authority of the City of Camden (HACC) in promoting resident involvement in management and facilitating their transition to homeownership. Some of their comprehensive approach includes taking key actions during the 2024 program year:

- 1. Outreach and Education Initiatives:** They have implemented targeted outreach and educational programs to inform public housing residents about opportunities for involvement and homeownership. This includes hosting workshops and distributing informational materials that outline the benefits and processes associated with the Housing Choice Voucher Homeownership Program and other related initiatives.
- 2. Resident Involvement in Management:** To foster greater resident participation in the management of their communities, they have established resident councils and advisory boards. These platforms provide residents with a meaningful role in decision-making and ensure their feedback is integrated into the management of public housing.
- 3. Support Services for Homeownership:** They offer a range of support services designed to assist residents in preparing for homeownership. These services include financial literacy classes, homebuyer counseling, and guidance on navigating the application process for both the Local Initiative Program (LIPH) Homeownership and Section 8 Homeownership Programs.
- 4. Collaborations and Partnerships:** The HACC and City collaborate with local non-profits, community organizations, and other stakeholders to enhance the effectiveness of our homeownership and management programs. These partnerships help provide additional resources and support to residents seeking to become more involved and achieve homeownership.

By continuing to implement and expand these strategies, the City aims to assist the HACC in increasing resident engagement in management and support their journey toward homeownership, ultimately contributing to their overall stability and success.

### **Actions taken to provide assistance to troubled PHAs**

Although the Housing Authority of the City of Camden (HACC) has been designated as a troubled Public Housing Authority (PHA), significant efforts are underway to address this status and transition to a standard status. The City is committed to providing comprehensive support to HACC to facilitate this transition.

**1. Establishment of a Dedicated Oversight Committee:** Recognizing the need for targeted assistance, the Departments of Planning and Development and Finance have initiated a series of informal meetings to review the information pertinent to the Consolidated Annual Performance and Evaluation Report (CAPER). These discussions have highlighted specific areas where additional support is required. In response, both departments are in the process of establishing a dedicated committee. This committee will convene on a quarterly basis, or more frequently if necessary, to evaluate the nature and extent of technical assistance needed by HACC officials. The goal is to ensure that HACC receives tailored and effective support to address the challenges contributing to its troubled status.

**2. Ongoing Technical Assistance:** The City remains actively involved in providing technical assistance to HACC, particularly in areas critical to the advancement of their housing development projects. This includes support related to land development and review processes, as well as assistance with Section 106 and Environmental Reviews. By expediting these aspects of project development, the City aims to remove barriers and facilitate the successful implementation of HACC's housing initiatives.

**3. Enhanced Collaboration and Resource Allocation:** The City is committed to enhancing collaboration with HACC to ensure that all necessary resources and expertise are available to address identified challenges. This includes not only direct technical support but also leveraging partnerships with other agencies and stakeholders to provide a holistic approach to problem-solving.

**4. Monitoring and Evaluation:** To ensure that the assistance provided is effective and responsive to HACC's needs, the City will implement a monitoring and evaluation framework. This framework will track progress, identify areas of improvement, and adjust strategies as needed to achieve the desired outcomes.

Through these robust measures, the City aims to support HACC in overcoming its troubled status and achieving improved operational and programmatic performance. Our commitment to providing targeted assistance and facilitating effective solutions reflects our dedication to enhancing housing opportunities and management within the community.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City remains steadfast in its commitment to overcoming barriers to affordable housing and has undertaken a series of strategic actions aimed at ameliorating the negative effects of public policies and regulations that hinder affordable housing development. These actions are focused on addressing various challenges, including land use controls, tax policies, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting residential investment returns.

**1. Redevelopment Plans and Initiatives:** Affordable housing production and preservation are central to the City's redevelopment strategies. Notably, the CHOICE application for the Whitman Park neighborhood exemplifies our commitment. In 2023, the City advanced redevelopment studies and initiatives, with ongoing efforts to evaluate and potentially extend the expiration of existing redevelopment plans. These plans are designed to address barriers by incorporating strategies to enhance affordable housing opportunities within the community.

**2. Annual Request for Proposals (RFP):** The Bureau of Grants Management (BGM), in collaboration with the Department of Planning and Development, issues an annual RFP to allocate HUD funding. This funding supports nonprofit organizations involved in affordable housing production and housing services. By providing financial resources through this mechanism, the City helps to mitigate barriers related to funding and incentivizes the development of affordable housing.

**3. Camden Redevelopment Agency's Efforts:** The Camden Redevelopment Agency plays a crucial role in mobilizing resources for affordable housing. In program year 2023 and 2024, the Agency focused on land assembly, financing for affordable housing development, relocation services, and replacement housing activities. These efforts are aimed at overcoming barriers related to land acquisition and project financing, thereby facilitating the development of affordable housing.

**4. Streamlined Processes for Real Estate Transactions:** To address inefficiencies and barriers related to real estate transactions, the City has developed a policy to streamline the acquisition and disposition of real estate. This policy also expedites the processing of funding applications, thereby reducing administrative delays and improving the efficiency of affordable housing projects.

**5. Revised Housing Transformation Plan:** The Camden Housing Authority revised its transformation plan to concentrate efforts on the Branch Village Housing Development in the Centerville neighborhood.

This development includes 245 family units across 20 two-story buildings, along with the demolition of 34 outdated units and the construction of a new community center. The ongoing construction efforts, supported by the City, aim to provide quality affordable housing and address existing barriers to housing availability.

Through these comprehensive actions, the City is actively working to remove or mitigate the impact of policies and regulations that serve as barriers to affordable housing. Our multifaceted approach reflects a commitment to creating an environment conducive to the development and preservation of affordable housing for our community.

#### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City of Camden faces significant challenges in meeting the needs of its underserved populations, primarily due to insufficient State and Federal funding and the gradual recovery of economic conditions. Despite the substantial funding that the City receives, the scale of need remains vast, and each year the City strives to sustain and, where possible, enhance services and housing opportunities for all residents.

Under the leadership of the Mayor's office, City staff continuously review policies and refine program delivery to ensure that resources are used as effectively as possible to benefit low-income populations. This ongoing effort is aimed at maximizing the impact of community development funding.

A key initiative in addressing these obstacles is the City's application for the CHOICE program, specifically designed to target underserved needs in a large neighborhood. This program focuses on comprehensive solutions, including economic development, energy-efficient and cost-effective housing, transportation, employment, education, and promoting healthy living conditions. Through these efforts, the City is committed to overcoming barriers and improving the quality of life for its most vulnerable residents.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City's Department of Code Enforcement (DCF) is actively engaged in reducing lead-based paint hazards through a collaborative partnership with the Southern Regional Childhood Lead Poisoning Prevention (SRCLPP) Coalition. This coalition, coordinated by the Southern New Jersey Perinatal Cooperative and funded by the NJ Department of Community Affairs and the NJ Department of Health and Senior Services, brings together a diverse membership, including health institutions, human service providers, churches, affordable housing developers, and community action groups. Together, they strengthen the City's response and prevention efforts against lead poisoning.

The Coalition's Action Plan primarily focuses on expanding the number of participating agencies and supporting members in conducting lead poisoning prevention activities within their communities. Throughout the year, the Coalition organizes events to disseminate public education materials about the dangers of lead poisoning, offer lead testing services, and educate the community and landlords on lead-safe building maintenance practices. These efforts also highlight available state funding for lead removal.

Within the City, the Housing Bureau conducts property maintenance inspections, while the Building Bureau is responsible for inspections related to uniform construction and fire code compliance in existing structures and various development projects. When lead-based paint hazards are identified in multi-family dwellings, all residents are promptly notified. The Department has enhanced its oversight of final clearance inspections and takes corrective action, including the suspension or revocation of licenses, against negligent abaters and clearance inspectors.

In alignment with the State mandate to reduce lead-based paint hazards, the City is committed to ensuring that all rental dwellings undergo initial inspections by the July 1, 2024 deadline. The Department of Planning and Development will continue to collaborate closely with the DCF to meet this compliance goal. Additionally, this partnership aims to develop strategies to target owner-occupied dwellings within key redevelopment areas, ensuring code compliance and exploring opportunities to provide property improvement funds.

Looking ahead, the Department of Code Enforcement intends to apply for additional funds in the upcoming year to further address lead-based paint hazards in the City's housing units. To meet the NJ statutory deadline, the Department is also in the process of seeking a consultant firm to conduct inspections of all rental properties.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City of Camden's anti-poverty strategy is centered on providing comprehensive case management, access to affordable and quality housing, and employment training and opportunities tailored to support our most vulnerable populations. The Homeless Network Planning Committee (HNPC) and the Camden County Partnership for the Homeless (CPAC) are two primary networks that work in tandem with the County Continuum of Care (CoC) to address the multifaceted needs of poverty-level families within Camden City.

Key workforce development agencies, including the Camden Community Partnership and the "One Stop" Career Center, play a crucial role in assisting our extremely low-income residents. Operated through the Camden County Workforce Board, the "One Stop" Career Center offers a range of

employment training and job placement services specifically for Camden County residents, helping them secure meaningful employment and achieve economic stability.

The City of Camden undertakes various initiatives funded by CDBG, HOME, ESG, and HOPWA to combat poverty and enhance the quality of life for its residents. Programs that have a direct impact on reducing poverty include job enrichment and placement services, housing repair assistance, and the creation of affordable housing opportunities. These efforts are integral to the City's broader strategy to uplift families out of poverty and provide them with the resources and opportunities needed for long-term success.

Specific anti-poverty projects receiving financial support during the 2024 program year include:

- HS Tenant Based Rental Assistance (HOME)
- DHS First Time Homebuyer Grants (HOME)
- HS Senior Health Workshop (CDBG)
- HS Senior Camden Wellness Program (CDBG)
- HS Intake/Referral Services (ESG)
- Tenant Based Rental Assistance for HIV/AIDS afflicted (HOPWA)

In addition to the programs supported through the City's entitlement funds, the Homeless Network Planning Committee (HNPC) and the Community Planning and Advocacy Council (CPAC) serve as the primary networks addressing the needs of homeless and vulnerable populations in Camden City and Camden County under the Continuum of Care (CoC). These networks play a critical role in coordinating services that span housing, human services, and employment.

The City's extremely low-income residents benefit from the support of key workforce development agencies, including the Housing Authority of the City of Camden, the Camden County Workforce Investment Board, and the Camden County One Stop Resource Center. These agencies are instrumental in providing employment training and opportunities that empower residents to achieve greater economic stability.

The City of Camden remains actively engaged with these networks by participating in regular meetings and task forces focused on homelessness and human services. This ongoing collaboration with community and county providers is essential for improving and aligning housing, social services, and employment resources to better serve our most vulnerable populations.

#### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

While the City has made progress in enhancing its institutional structure, there is an ongoing need to further strengthen and streamline our coordination efforts to create a more responsive and effective system. This will not only improve the organization and execution of City activities but also contribute to the development of a more comprehensive and inclusive Consolidated Annual Performance and Evaluation Report (CAPER).

The Camden Community Partnership, Camden Promise Zone, Camden Housing Authority, City Departments and other local organizations provide a strong foundation for these efforts. However, to build a more cohesive and integrated consortium, additional steps must be taken. This includes improving collaboration across agencies and establishing a robust information-sharing system that ensures all stakeholders are aligned in their efforts to meet the City's housing and community development goals.

Moving forward, our focus will be on enhancing these institutional structures to better support our strategic objectives and ensure that our programs are effectively addressing the needs of our community.

Camden Community Partnership is a private, non-profit corporation dedicated to creating and carrying out economic development projects within the City of Camden. CCP's mission is to coherently plan and implement high quality urban redevelopment projects in order to help replenish Camden's depleted tax base and to create a significant number of jobs for city residents. CCP also works with the City government and other institutional stakeholders to improve Camden's environment as a place in which to live, to work, to visit, and to reinvest. CCP primary area of development has been the Camden Waterfront area but has since partnered with City government to tackle parks planning, neighborhood planning, and infrastructure projects.

Camden Promise Zone – this designation, as part of the institutional structure, is helpful in streamlining and expediting key grant proposals promulgated by community development organizations in partnership with key government agencies.

Camden Housing Authority play a crucial in partnering with the City government, Cooper Ferry Partnership, key community development organizations and key stakeholders in building, redeveloping public housing across multiple PHA sites throughout the city. The City government is often a co-applicant in driving many of the CHA's major grant application submissions.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Recognizing the critical need for stronger coordination between public and private housing and social service agencies, the City has prioritized efforts to bridge this gap. To this end, the City will engage in a series of strategic meetings with the Camden Housing Authority, Camden County, and private

developers. These collaborative sessions are aimed at developing comprehensive strategies to enhance engagement and ensure that housing and social services are delivered more effectively and efficiently across our community.

By fostering closer partnerships and aligning the efforts of all stakeholders, the City seeks to create a more unified approach to addressing housing needs and delivering social services. This enhanced coordination will be vital in meeting the diverse needs of our residents and achieving our long-term community development goals.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City's analysis of impediments to fair housing choice has highlighted significant challenges related to the availability of safe, affordable, and accessible housing stock. In response, the City has undertaken several initiatives to address these barriers and promote fair housing opportunities for all residents.

One of the key actions has been the ramping up of our First-Time Homebuyer Program, which aims to increase access to homeownership for low- and moderate-income families. This program provides financial assistance and counseling services to help potential homeowners navigate the complexities of purchasing a home, thereby reducing barriers to homeownership.

In addition to the services currently provided, the City recognizes the need for broader strategies to further mitigate these impediments. Moving forward, we will explore opportunities to:

- Increase Affordable Housing Production: Partner with private developers and leverage state and federal resources to incentivize the construction of affordable housing units. This could include utilizing tax credits, offering land at reduced costs, or providing other financial incentives to developers who commit to building affordable housing.
- Enhance Housing Rehabilitation Programs: Expand efforts to rehabilitate existing housing stock, particularly in areas where housing conditions pose safety concerns. By improving the quality of older homes, we can increase the availability of safe and affordable housing options.
- Strengthen Housing Counseling and Education: Beyond first-time homebuyer programs, there is a need to enhance housing counseling services to include education on tenant rights, fair housing laws, and resources available for addressing housing discrimination. This will empower residents to make informed decisions and advocate for their housing rights.
- Expand Partnerships: Develop stronger collaborations with local financial institutions to create more flexible lending programs for low-income buyers and explore innovative financing solutions that can reduce upfront costs and ongoing expenses for homeowners.

By implementing these additional strategies, the City aims to more effectively overcome the identified impediments and ensure that all residents have access to safe, affordable, and fair housing options.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

### **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

In accordance with the City's Citizen Participation Plan (CPP) and HUD regulations, we ensured that residents were provided with reasonable notice and ample opportunity to review and comment on the Consolidated Annual Performance and Evaluation Report (CAPER). The public review and comment period lasted for 15 days, from September 4, 2025, to September 26, 2025.

To inform the community, a public notice was placed in the City's official newspaper, The Courier Post. In addition, copies of the CAPER were made available at public libraries and government offices, as outlined in the CPP. This ensured that the document was easily accessible to all citizens, facilitating transparency and participation.

A public notice announcing the availability of the draft CAPER and the scheduled public hearing was published in the local newspaper in accordance with the City's Citizen Participation Plan. The public hearing was held on September 4, 2025, from 5:00 p.m. to 6:00 p.m. at Malandra Hall Community Center to provide residents with an opportunity to review the report, ask questions, and offer comments. City staff and community representatives were in attendance, and the meeting served as a forum to share program accomplishments and increase awareness of how HUD funds are utilized. The sign-in sheet for this hearing is included in the Appendix.

During the full public comment period, no formal comments were received regarding the CAPER. However, productive conversations and networking occurred among attendees, who expressed interest in learning more about the programs and participating in future community discussions for the FY 2026 funding cycle.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City did not make any formal changes to its program objectives during the program year. However, several operational challenges influenced the timing and implementation of certain projects. Specifically, specialized equipment procurement, shifting project scopes, and unexpectedly high engineering and professional service costs created funding gaps and required adjustments to planned activities. In addition, the departure of several long-term employees resulted in a temporary loss of institutional knowledge, which affected project management capacity and timely project execution. These factors collectively impacted the City's ability to meet timeliness benchmarks despite continued efforts to advance projects and maintain compliance. In response to these experiences, the City has strengthened internal coordination through monthly project management meetings, enhanced documentation practices, and improved communication with departments and subrecipients. The City continues to refine its processes to navigate procurement challenges, budget fluctuations, and staffing transitions while ensuring that projects move forward and community needs remain at the forefront.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 24 CFR 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During this program year, the City conducted on-site inspections of all HOME-assisted rental housing units that were due for inspection under the required HUD schedule. A total of nine (9) HOME-assisted sites, representing 113 units, were subject to inspection.

The City's Licensing and Inspections Bureau performed the physical inspections, and the Bureau of Grants Management received and reviewed all inspection reports to verify compliance with HOME property standards and applicable local housing codes.

All inspected properties were found to be in compliance with applicable housing codes, property standards, and City licensing requirements. No health or safety deficiencies, habitability issues, or ongoing corrective actions were reported for any of the HOME-assisted units.

The City previously provided grace periods to agencies for scheduling inspections and submitting required documentation; all participating agencies successfully met these requirements during the program year.

## **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

During the reporting period, the City did not complete or place into service any HOME-assisted rental or homebuyer units that meet the threshold requiring affirmative marketing under 24 CFR 92.351(a) (projects containing five or more HOME-assisted units). As a result, no affirmative marketing actions were triggered for this program year.

The City continues to ensure that all developers and subrecipients are aware of HUD's affirmative marketing requirements and incorporates these requirements into written agreements for any project that meets the applicability threshold. When applicable, affirmative marketing plans must include outreach to populations least likely to apply, fair housing logo usage, nondiscriminatory advertising, and procedures for documenting marketing efforts.

Because no qualifying HOME-assisted units were completed or leased during the program year, there were no affirmative marketing outcomes or assessments required for inclusion in this CAPER.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

No program income was generated or used during the reporting period. As a result, there are no projects, expenditures, or beneficiary characteristics to report related to program income for this program year. The City continues to track and report program income in accordance with HUD requirements; however, no PI activity occurred that would require additional data or analysis for this CAPER.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

The City remains committed to fostering and maintaining affordable housing through strategic partnerships with key stakeholders such as the City of Camden Housing Authority, the Camden Redevelopment Agency, and local nonprofit organizations. These collaborations focus on providing programs that assist residents in achieving self-sufficiency while expanding affordable housing opportunities.

Additionally, the City actively pursues funding from various grant sources, including HUD's Lead Hazard Reduction Program and the Low-Income Housing Tax Credit (LIHTC) Program, to support housing rehabilitation and development efforts. The City also continues to explore opportunities for mixed-income developments that leverage private investment to increase affordable housing stock and Housing Authority resources. These combined efforts aim to address the critical need for safe and affordable housing while promoting long-term sustainability in the housing market.

## CR-55 - HOPWA 91.520(e)

### Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0	0
Tenant-based rental assistance	70	82
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

### Narrative

During the program year, the City continued its efforts to provide housing vouchers to all eligible clients. Our team made substantial progress in increasing the number of households assisted through the Camden HOPWA program. We successfully assisted 82 households, exceeding our projected goal of 70, and reduced our waitlist from 200 to 73. Additionally, we assisted 18 new and existing households with security deposits. Another key achievement was the creation of a specialized list of landlords willing to work with clients facing credit and background challenges. This targeted approach has greatly increased housing opportunities for individuals facing challenges related to their credit and criminal backgrounds, enhancing our ability to offer stable, supportive, and accessible housing solutions. These accomplishments reflect our strong commitment to addressing the housing needs of people living with HIV/AIDS and represent significant progress toward our strategic objectives outlined in the action plan. Moving forward, we aim to sustain this momentum and further expand the scope and quality of assistance provided. One major challenge we've faced with the HOPWA program is tenant compliance. Several tenants consistently refuse to adhere to the established rules and timelines, often contesting regulations with the support of an aggressive attorney. These tenants, with their legal counsel, are actively seeking to identify loopholes particularly around household composition and household income that could allow them to circumvent program regulations. This resistance has resulted in substantial delays in the recertification process, diverting valuable time and resources away from core program

activities. The ongoing legal disputes and challenges are not only delaying individual recertifications but are also placing considerable strain on our operational capacity, making it difficult to maintain smooth program delivery.

This situation underscores the urgent need for us to develop targeted strategies to enhance compliance, address disputes proactively, and streamline the recertification process. Moving forward, we will prioritize collaboration with legal and compliance teams to identify effective measures that mitigate these challenges and ensure the program operates efficiently and effectively.

## CR-58 – Section 3

**Identify the number of individuals assisted and the types of assistance provided**

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	1	0	0	0
Total Labor Hours		0			
Total Section 3 Worker Hours		0			
Total Targeted Section 3 Worker Hours		0			

**Table 15 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

**Table 16 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

## **Attachment**

### **Public Hearing**

Date: Thursday, 4th September 2025

CAPER Public Hearing			
Bureau of Grants Management			
Name	Email	Agency	
1. Tiake Wilson	TIAKEW@CANDERING.GOV	BGM	
2. Carlene Suneartha	Carlene.Suneartha@conisus.gov	BGM	
3. Angela Vaughan	Angela.Vaughn@grants.conisus.gov	CGI	
4. <del>Andy Willis</del>	<del>Andy.Williams@otherchildren.org</del>	<del>Catholic Kitchen</del>	
5. Kelly Lovley	Kelly.Lovley@CANDERING.GOV	Grants Management	
6. Michael Staggs	Michael.Staggs@conisus.gov	Grants Management	
7. <del>Debra Williams</del>	<del>Debra.Williams@CANDERING.GOV</del>		
8. Roseann Garner	ROSEANNE.GARNER@CANDERING.GOV	BGM	
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
23.			



C . A . P . E . R .

# Public Hearing

THURSDAY, SEPTEMBER 4TH ,2025

⌚ 5 p.m. - 6 p.m.

📍 Malandra Hall Community Center

1200 S. Merrimac Rd., Camden, NJ 08104

---

For more information please contact the Bureau of Grants  
Management at (856) 757-7689



C . A . P . E . R .

# Public Hearing

JUEVES 4 DE SEPTIEMBRE DE 2025

⌚ 5 p.m. - 6 p.m.

📍 **Malandra Hall Community Center**

1200 S. Merrimac Rd., Camden, NJ 08104

---

Para obtener más información, comuníquese con la Oficina de  
Gestión de Subvenciones al (856) 757-7889.



# Public Hearing Notice

THIS EVENT HAS PASSED.

## Details

### Public Hearing Notice

September 4

Date:  
September 4

Event Category:  
Finance

Website:  
<https://www.camdennj.gov/grants-management/>

The City of Camden invites residents to attend the upcoming **C.A.P.E.R. Public Hearing**.

Thursday, September 4, 2025  
5:00 PM – 6:00 PM

## Organizer

**Malandra Hall Community Center**  
1200 S. Merrimac Rd, Camden, NJ 08104

This hearing provides an opportunity for residents to learn more, share feedback, and engage with the City regarding community programs and funding.

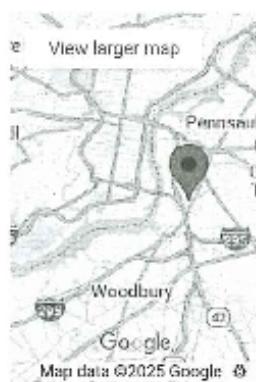
**For more information, please contact the [Bureau of Grants Management](#) at (856) 757-7689.**

#CamdenNJ #PublicHearing #CommunityEngagement  
#CAPER

Bureau of Grants Management

**Phone**  
8567577689

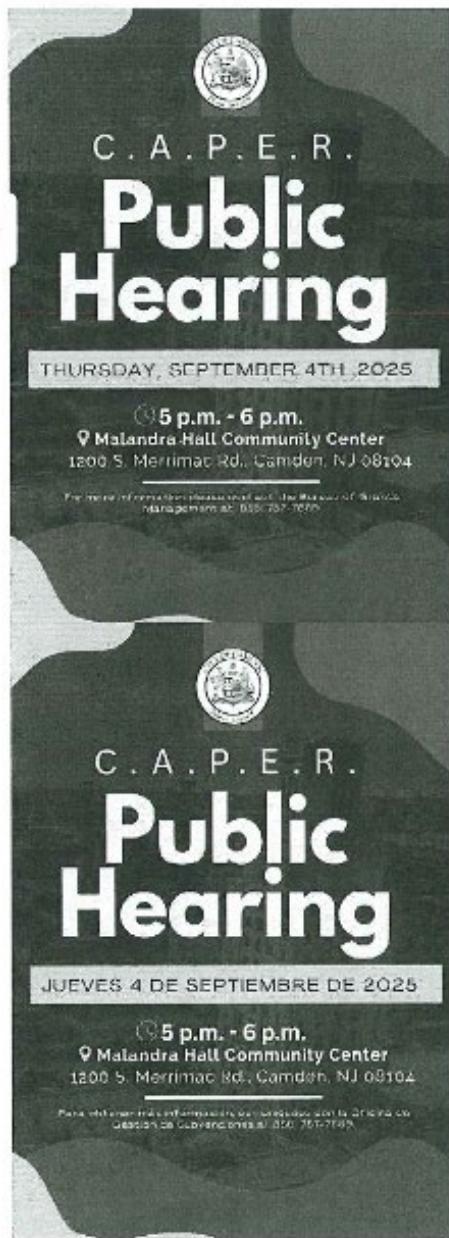
[View Organizer Website](#)



### Venue

Malandra Hall  
Community Center

1200 S. Merrimac Rd  
Camden, 08104 United States  
[+ Google Map](#)



[ADD TO CALENDAR](#)

## Related Events



**↗ Fuel the Future: Funding Seminar & Business Expo**



October 9

**Share This Event!**



← [City Council Caucus Meeting  
\(Pre-Meeting Conference\)](#)

[Rooming & Boarding House](#) →  
Site License Board

---

### The City of Camden

Melvin Primas City Hall

520 Market Street, Camden, NJ 08102

Phone: 856-757-7000

Contact Us  
Website User Accessibility Statement  
Designed & Hosted by GovDesigns

f X ⊞

+

Screen Options ▾

Media

Pages

Events

Events Manager

We made a few tweaks to the plugin. [Opt in to make "Flipbox - Awesome Flip Boxes Image Overlay" better!](#) [Dismiss](#)

Flipbox - Awesome Flip Boxes Image Overlay

Add New Event

Events

Add New Event

Event Categories

Series

Venues

Categories

Calendar Embeds

Re-Order

Help

Setup Guide

Categories

Releases

All (182) | Mine (15) | Published (165) | Drafts (14) | Trash (1)

Business Directory license key has expired

Review license keys

182 items    of 10

Search Events

Bulk actions

Ditty

Future

Advanced iFrame

UpdraftPlus

Collapse menu

<input type="checkbox"/>	Title	Author	Event Categories	Tags	Series	Start Date	End Date
<input type="checkbox"/>	City Council Regular Meeting	Patrice Bassett	City Clerk	—		December 9, 2025	December 9, 2025
<input type="checkbox"/>	Event Categories	Tags	Series	Start Date	End Date		

Title ▲	Author	Event Categories	Tags ▲	Series	Start Date ▲	End Date ▲
<input type="checkbox"/> City Council Caucus Meeting (Pre-Meeting Conference)	Patrice Bassett	City Clerk	—	December 2, 2025	December 2, 2025	
<input type="checkbox"/> City Council Regular Meeting	Patrice Bassett	City Clerk	—	November 13, 2025	November 13, 2025	
<input type="checkbox"/> City Council Regular Meeting	Patrice Bassett	City Clerk	—	November 13, 2025	November 13, 2025	
<input type="checkbox"/> City Council Regular Meeting	Patrice Bassett	City Clerk	—	November 13, 2025	November 13, 2025	

	Title	Author	Event Categories	Tags	Series	Start Date	End Date
 Media							
 Pages							
Events							
Events							
Add New Event							
Event Categories							
Series							
Venues							
 Categories							
Calendar Entries							
Re-Order							
Help							
Setup Guide							
 Categories							
Releases							
 Ditry							
QUICK EDIT							
 Future	Title						
 Advanced iFrame	Slug						
UpdraftPlus							
 Collapse menu							

Title ▲	Author	Event Categories	Tags ▲	Series	Start Date ▲	End Date ▲
Date	08-Aug 07	28 . 2025	at 14	<input type="checkbox"/> Division of Constituent Services		
Author	Raenna Sherrod (RaSherro@camden.nj.us)					
Password	<input type="text"/> —OR— <input type="checkbox"/> Private					
Venues	<input type="text"/> Separate tags with commas					
Categories	<input type="button" value="Update"/> <input type="button" value="Cancel"/>					
Calendar Embeds						
Re-Order						
Help						
Setup Guide						
Categories	<input type="checkbox"/> City Council <input type="checkbox"/> Caucus <input type="checkbox"/> Meeting (Pre-Meeting Conference)					
Releases						
Ditty						
Future						
Advanced iFrame						

	Title ▲	Author	Event Categories	Tags ▲	Series	Start Date ▲	End Date ▲
<input type="checkbox"/> City Council	Patrice Bassett	City Clerk	—	—	—	September 9, 2025	September 9, 2025

Events  
[Add New Event](#)

Event Categories  
[Series](#)  
[Venues](#)  
[Categories](#)  
[Calendar Embeds](#)

Re-Order  
[Help](#)

Setup Guide  
[Categories](#)  
[Releases](#)  
[Ditty](#)  
[Future](#)

UpdraftPlus  
[Advanced iFrame](#)

 UpdraftPlus  
[Collapse menu](#)

Title ▲	Author	Event Categories	Tags ▲	Series	Start Date ▲	End Date ▲
<input checked="" type="checkbox"/> <a href="#">Media</a>						
<input checked="" type="checkbox"/> <a href="#">Pages</a>						
<input checked="" type="checkbox"/> <a href="#">Events</a>						
<input checked="" type="checkbox"/> <a href="#">Food</a>	Dionne Hicks	Cty Clerk	—		August 12, 2025	August 21, 2025
<input checked="" type="checkbox"/> <a href="#">Security</a>						
<input checked="" type="checkbox"/> <a href="#">Advisory</a>						
<input checked="" type="checkbox"/> <a href="#">Add New Event</a>						
<input checked="" type="checkbox"/> <a href="#">Event Categories</a>						
<input checked="" type="checkbox"/> <a href="#">Series</a>						
<input checked="" type="checkbox"/> <a href="#">Venues</a>						
<input checked="" type="checkbox"/> <a href="#">Categories</a>						
<input checked="" type="checkbox"/> <a href="#">Calendar Embeds</a>						
<input checked="" type="checkbox"/> <a href="#">Re-Order</a>						
<input checked="" type="checkbox"/> <a href="#">Help</a>						
<input checked="" type="checkbox"/> <a href="#">Setup Guide</a>						
<input checked="" type="checkbox"/> <a href="#">Categories</a>						
<input checked="" type="checkbox"/> <a href="#">Releases</a>						
<input checked="" type="checkbox"/> <a href="#">Ditty</a>						
<input checked="" type="checkbox"/> <a href="#">City Council</a>						
<input checked="" type="checkbox"/> <a href="#">Caucus Mtg.</a>						
<input checked="" type="checkbox"/> <a href="#">(Pre-Meeting Conference)</a>						
<input checked="" type="checkbox"/> <a href="#">Advanced iFrame</a>						
<input checked="" type="checkbox"/> <a href="#">UpdraftPlus</a>						
<input checked="" type="checkbox"/> <a href="#">Collapse menu</a>						

9:56

5G 89%

## City of Camden Government

Posts About Photos Reels More



City of Camden Government

Aug 27 ·

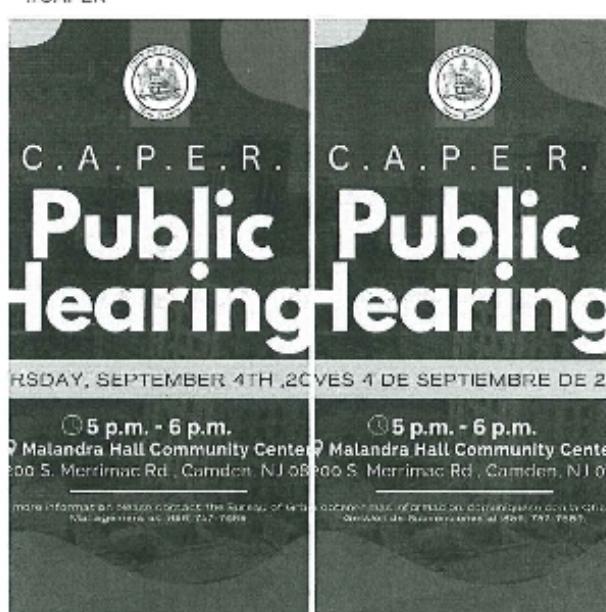


Join us for the C.A.P.E.R. Public Hearing to learn, share feedback, and have your voice heard.

Thursday, September 4, 2025 5:00 p.m. - 6:00 p.m. Malandra Hall Community Center 1200 S. Merrimac Rd., Camden, NJ 08104

This is your chance to be part of the conversation and help shape our community's future.

#CamdenNJ #CommunityEngagement #PublicHearing  
#CAPER



Home



Reels



Friends



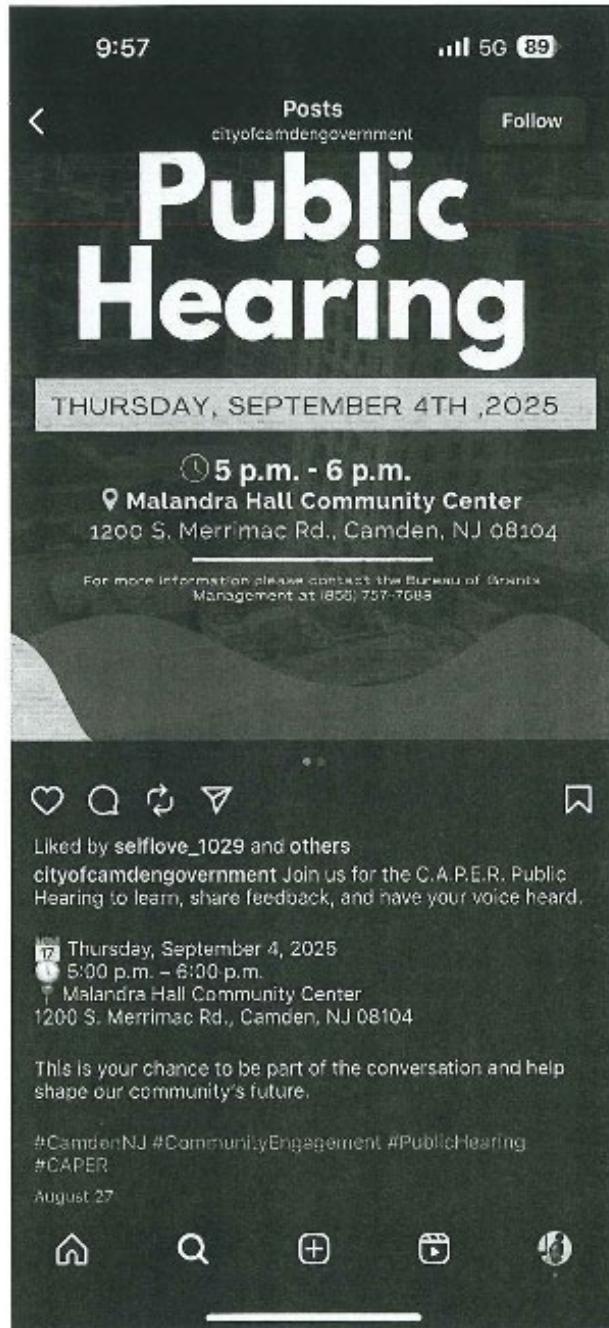
Marketplace

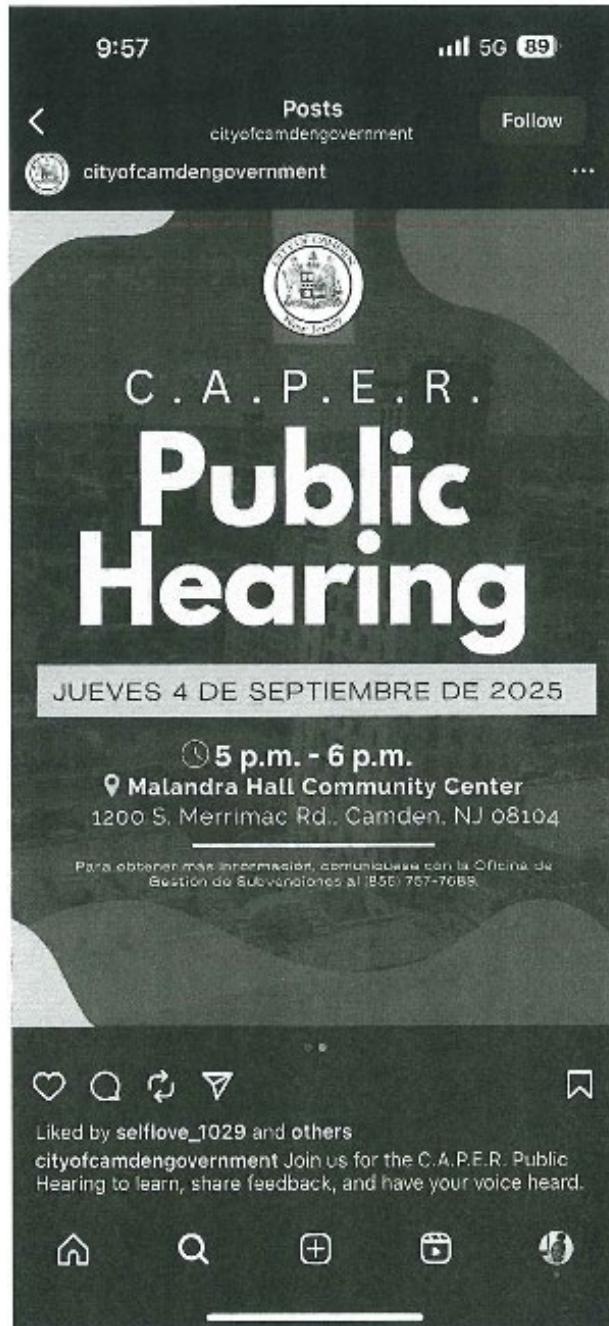


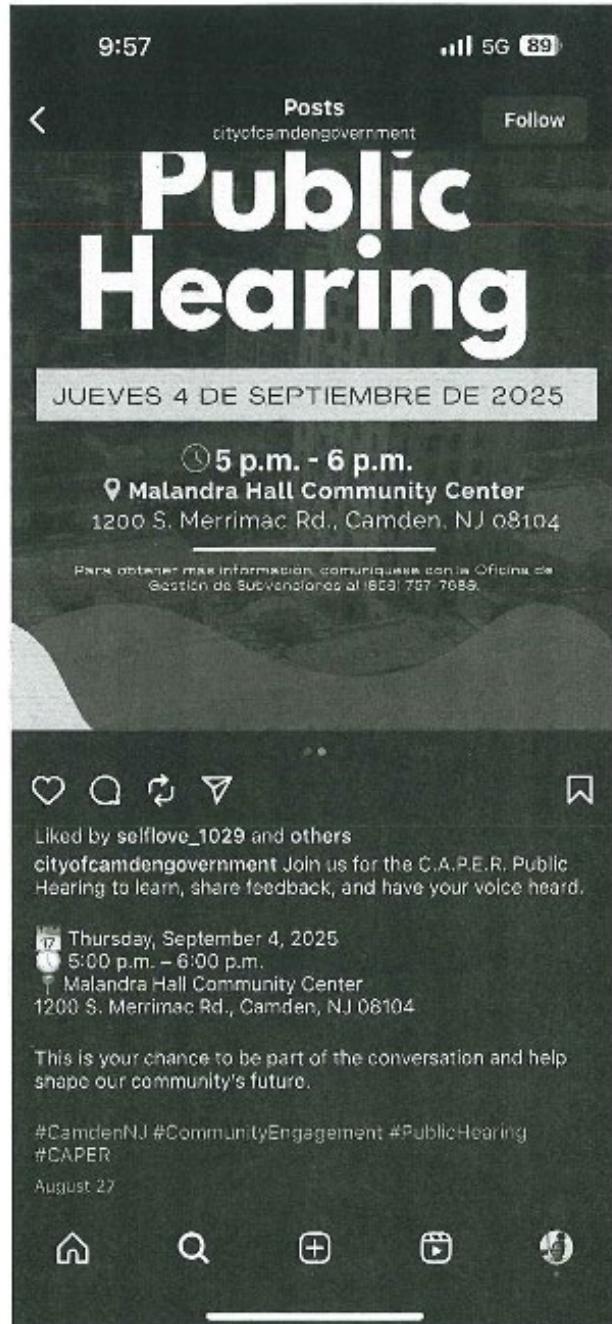
Notifications



Menu







## Amendments