Cramer Hill Community-Wide Brownfields Assessment Project 2022
NARRATIVE INFORMATION SHEET

1. Applicant Identification: Saint Joseph’s Carpenter Society
   20 Church Street
   Camden, New Jersey 08105

2. Funding Requested:
   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested:
      i. $447,912 Requested
      ii. N/A

3. Location:
   a. Camden City
      (specifically, the Cramer Hill neighborhood, census tracts 6009 and 6010)
   b. Camden County
   c. New Jersey

4. Target Area and Priority Site/ Property Information
   - Target area (provided in narrative): The Cramer Hill neighborhood
   - Census tract numbers of target areas: The entirety of the Cramer Hill neighborhood lays within census tracts 6009 and 6010
   - Addresses of priority sites discussed in the narrative (subject to change)
     - ActionPak, Inc., 1600 River Ave, Camden, NJ 08105
     - Magnetic Metals: 1900 Hayes Ave., Camden, NJ 08105
     - Underwater Techtonics: 2735 Buren Ave, Camden, NJ 08105
     - Farragut Marina: 1417 N 25th St., Camden, NJ 08105
     - Wayne Ave. between State St. and N. 16th St.

5. Contacts:
   a. Project Director: Enrique Rivera, Director of Neighborhood Development,
      856.966.8117, erivera@sjccamden.org, 20 Church Street,
      Camden, NJ 08105
   b. Chief Executive: Pilar Hogan Closkey, Executive Director, 856.966.8117,
      phogan@sjccamden.org, 20 Church Street, Camden, NJ 08105

   Cramer Hill (census tracts 6009 and 6010)- 9,424 2020: DEC Redistricting Data
   (PL 94-171)

7. Other Factors Checklist:

<table>
<thead>
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<th>OTHER FACTORS</th>
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<tr>
<td>Community population is 10,000 or less.</td>
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<tr>
<td>Applicant is, or will assist, a federally recognized Indian tribe or US territory.</td>
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<td>Priority brownfield site is impacted by mine-scarred land</td>
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Priority is adjacent to body of water  Page 1
Priority site(s) is in a federally designated flood plain  Page 1
Reuse of priority site(s) will facilitate renewable energy  N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.  N/A
30%+ of project budget spent on eligible reuse planning activities for priority sites within target area  Page 3
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.  N/A

8. Letter from State Environmental Authority: Please see attached letter from NJDEP

9. Releasing Copies of Applications: N/A
The Honorable Michael S. Regan, Administrator  
US Environmental Protection Agency  
401 M Street SW  
Washington, DC 20460  

RE: USEPA Community-Wide Brownfields Assessment Grant Application  
St. Joseph’s Carpenter Society (SJCS)- Cramer Hill Neighborhood  
Camden, New Jersey  

Dear Administrator Regan:  

On behalf of the New Jersey Department of Environmental Protection, it is my pleasure to endorse the application by St. Joseph’s Carpenter Society (SJCS), in conjunction with, Camden Community Partnership (CCP), to the United States Environmental Protection Agency (USEPA) for a Community-Wide Brownfield Assessment Grant to assess environmental impacts associated with discharges of hazardous substances at sites in the Cramer Hill neighborhood in the City of Camden, NJ.

SJCS and CCP would like to develop an aggressive redevelopment strategy to identify, assess and reuse brownfield sites. They are currently working to balance residential development with commercial, industrial, and open space uses and have begun to address this objective through individual site plans and informal redevelopment zone designations for underutilized and vacant properties. However, because of prior industrial and commercial use, several of these properties are considered brownfields. To facilitate redevelopment, it is necessary for the SJCS to first develop a comprehensive inventory of these potential brownfield properties and to assess their environmental conditions. This will provide critical information on what, if any, environmental contamination exists that may hinder future redevelopment. These sites can then be prioritized for redevelopment.

Please accept this letter of support for the SJCS Community-Wide Brownfield Assessment Grant application.
Should you have any questions/concerns I may be reached at (609) 633-1223, or at William.Lindner@dep.nj.gov.

Sincerely,

William J. Lindner, Manager
Office of Brownfield Reuse and Community Revitalization

Cc: Meishka Mitchell, Camden Community Partnership
   Frank McLaughlin, NJDEP
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields
   i. Background and Description of Target Area
   Once a thriving industrial center - home to the RCA Victor Talking Machine Company, Campbell Soup, and the New York Shipbuilding Company - Camden, NJ has suffered from decades of population decline and industry loss. Since the 1930s, Camden’s population has steadily declined and in 2010 approximately 77,344 people resided in Camden. Today, the 71,791 Camden residents are predominantly young, poor and minority population. In this aging urban center, over ninety (90%) percent of the population is identified as African-American, Hispanic or another ethnic heritage. Over thirty-five (35%) percent of Camden residents live below the poverty line, far exceeding the statewide level of 8.7%. Moreover, vulnerable populations, including youth (under 25), comprise nearly half (47%) of the city’s population.

The flight of commercial activity from this former industrial center has left the city with large amounts of vacant and contaminated land. This ten square-mile city contains two federal Superfund sites and 114 known contaminated sites, as well as a disproportionate amount of polluting industrial facilities. Camden also serves as a regional center for waste disposal and “recycling” facilities, such as the regional incinerator, the county sewage treatment plant, and at least 30 other businesses which recycle scrap metal, hazardous waste barrels, construction debris and other contaminated waste.

Cramer Hill is a proud and close-knit neighborhood of 9,424 residents with well-defined boundaries. Spreading over 1.3 square miles, this community lies north of the City’s downtown core and is bounded by the Delaware River to the north, a regional Conrail facility to the south (Pavonia Yard), the Cooper River to the west, and Pennsauken Township to the east. Cramer Hill features a solid residential core of mostly single-family homes, organized around a commercial corridor (River Road) and surrounded by a ring of legacy industrial uses bordering the rail yard and the riverfront.

Almost the entirety of both waterfroints is within the 100-year floodplain as designated by the Federal Emergency Management Agency (FEMA). The notable only exception is within the Harrison Avenue landfill (now a park) at its highest point. The 100-year floodplain also covers the entirety of Von Neida Park, the neighborhood’s central park. This is due to the park’s low-lying elevation relative to the surrounding community which gently slopes down to the park. This extensive floodplain has caused significant issues in the community with regard to flooding.

Like the City of Camden, the decline of industrial activities in the 1960s led to significant changes in the fabric of the Cramer Hill neighborhood, leaving behind brownfields and vacant homes while also stripping the local community from its economic vitality. It was not until the early 2000s that a reversal to that trend of decline would occur. Fueled by a series of public and private investments targeting infrastructure and the redevelopment of underutilized industrial properties, Cramer Hill re-emerged as a neighborhood of opportunity. The New Jersey Department of Environmental Protection’s (NJDEP) Office of Natural Resource Restoration
(ONRR) have just completed of the transformation of 62 acres of the former Harrison Avenue Landfill into the future Cramer Hill Waterfront Park (opened November 2021). The park, a collaborative effort from state and local government and local nonprofit organizations, now includes shoreline protection, landfill closure, natural resource restoration, and park construction. While this site of environmental contamination represents a large portion of total area of contaminated sites in Cramer Hill, the City of Camden has reported that there are about 30 brownfield sites in Cramer Hill, constituting 123 acres of land, so there is still plenty of work to be done.

ii. Description of the Priority Brownfield Site(s)
The Cramer Hill Community-Wide Brownfields Assessment Project will target sites located in the Cramer Hill neighborhood of the City of Camden, NJ. There are 30 sites constituting 123 acres of land in Cramer Hill that are recognized as identified or suspected brownfields by the City of Camden. The NJDEP identifies 11 sites of known contaminates in the neighborhood. For the most part, these locations are concentrated along the Delaware River waterfront and along areas adjacent to the rail line in the southwestern parts of the neighborhood, both historic locations for industrial activity, some of which still remain active today.

Cramer Hill is a designated area by the NJDEP site remediation program called the Brownfield Development Area (BDA) initiative, which partners with communities to create and implement plans for the remediation and reuse of contaminated properties. The Cramer Hill Brownfield Development Area includes the following contaminated properties: Harrison Avenue Landfill, Farragut Marina, Riverfront Recycling, 27th and DuPont Property, Neef Machine, Underwater Technics, Express Marine/Tucker Towing. The Cramer Hill Community-Wide Brownfields Assessment Project will include sites prioritized by the Cramer Hill BDA, as well as other sites designated for the development in consultation with our community partners and stakeholders.

Priority sites fall into one or more of these categories: remnants of waterfront industry, past and ongoing industry adjacent to the railyard, and brownfields scattered throughout the neighborhood. Underwater Techtonics is a priority site as it is a known contaminated site, on the Cramer Hill BDA list, and is currently one of Camden’s most notorious illegal dumping locations. Illegal dumping costs the city $4 million annually; developing this vacant waterfront parcel will serve to reverse the mindset that Camden’s land is an illegal dumping ground. The Magnetic Metals site is another priority site that is a known contaminated site, just north of the railyard. This currently vacant and previously industrial property’s redevelopment would be essential to any potential green buffer separating the community from the rail and is also large enough to co-locate a new community asset. Wayne Ave. between State St. and N. 16th St. is another priority site for its proximity to Ablett Village, the development recently awarded a U.S. HUD Choice Neighborhoods Implementation Grant. More than 30% of the project budget will be spent on eligible reuse planning activities for priority sites within target area.

b. Revitalization of the Target Area
   i. Reuse Strategy and Alignment with Revitalization Plans
The Cramer Hill Community-Wide Brownfields Assessment Project will be guided by the Cramer Hill NOW! Neighborhood and Waterfront Park Plan which has been the governing revitalization plan for Cramer Hill since 2008. Developed in collaboration between the Cramer
Hill CDC and CCP, Cramer Hill NOW! acknowledges the significant impact of the neighborhood’s riverfront in future development. The Cramer Hill NOW! Plan proclaims that “Cramer Hill will be a neighborhood where decades-old land use is converted into new uses that serve today’s residents.” Additionally, the entire vision of the Cramer Hill Waterfront Park Plan centers around the reuse of Cramer Hill’s brownfields. For example, the planned “circuit trails” are planned to run through Cramer Hill. The circuit trails are a part of a larger plan to connect Camden and the wider region with walking and biking trail; the neighborhood plans envision this industrial land on the waterfront turning over to open space and trail right of way.

In September 2020, the Cramer Hill Choice Transformation Plan was completed. The Choice plan is centered around the redevelopment of Ablett Village, the last of the original family public housing sites in Camden, in the context of a broader neighborhood transformation. The plan focuses on three core goals: housing (revitalize Ablett Village), people (improve outcomes for individuals and families via education, employment, and health), and neighborhood (enhance quality of life through improved safety, retail, services, and community amenities). Assessment of brownfields in Cramer Hill are critical to any revitalization strategy. In June of 2021, the U.S. Housing and Urban Development Agency announced a $35 million Choice Neighborhoods Implementation Grant awarded to the Housing Authority of the City of Camden and the City of Camden Cramer Hill Neighborhood. This award will be used to realize the Cramer Hill Choice Transformation Plan, revitalizing the neighborhood. The Cramer Hill Community-Wide Brownfields Assessment Project will reimagine brownfield sites in the context of the new housing and infrastructure development towards the southwest corner of the neighborhood, the gateway to Cramer Hill.

ii. Outcomes and Benefits of Reuse Strategy
Cramer Hill has already seen great progress as the result of the Cramer Hill NOW! Neighborhood and Waterfront Park Plan; for example, stormwater management projects mitigate localized flooding, rehabilitated vacant properties provide new housing opportunities, existing homeownership is preserved via grants to repair grants to homeowners, and renovated parks and remediation have improved safety and created community gathering spaces, and roadway enhancements decrease dangerous truck traffic and improve pedestrian conditions. The assessment of the large brownfields ringing the neighborhood waterfront and dotting the neighborhood are integral to maintaining the momentum of redevelopment that is underway. The Cramer Hill Community-Wide Brownfields Assessment Project’s proposed revitalization plans will benefit disadvantaged communities in Cramer Hill by facilitating safer and easier non-motorized travel to and from work, home, school, and other essential trips with the development of trails, reducing the health impacts of contaminated and vacant space with cleanup plans, and mitigating the impacts of climate change such as flooding with proper GSI techniques.

c. Strategy for Leveraging Resources
i. Resources Needed for Site Reuse
SJCS utilizes its nonprofit status to obtain funding, but also works in close coordination with CCP, the City of Camden and Camden Redevelopment Agency as an alternative means to access funding. Just as the Cramer Hill Choice Transformation Plan paved the way for the Choice Neighborhood Implementation grant, the Cramer Hill Community-Wide Brownfields Assessment Project will pave the way for funding to carry out the assessment, remediation, and
redevelopment of the sites ultimately chosen for assessment. Potential sources of funding for assessment, remediation, and reuse activities include Hazardous Discharge Site Remediation Funds (via Camden Redevelopment Agency), EPA Brownfields Cleanup grants, Delaware Valley Regional Planning Commission Regional Trail funding, NRTC funding (via CCP), and the NJDEP Green Acres Program.

  ii. Use of Existing Infrastructure
Cramer Hill is a fully built urban environment with an existing road network and water/sewer infrastructure. The redevelopment of the target sites will utilize this existing infrastructure as much as possible. However, as outlined in the Cramer Hill NOW! Neighborhood and Waterfront Park Plan, future redevelopment will include extending the road network to the waterfront.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
a. Community Need
  i. The Community’s Need for Funding
Over the past 20 years, major investments have been made to improve Cramer Hill, but there is still much left to be done. Significant socio-economic challenges persist in the community with a high concentration of low-income families, low educational attainment and high unemployment. Limited access to healthy and affordable food impact health outcomes and lack of adequate housing options for families, seniors and residents with disabilities force these specific groups out of the neighborhood. Economic disparities are further reinforced by limited digital access and limited transportation options, preventing families and individuals from accessing the resources that can help them overcome barriers to opportunities. Investments taking place in the Cramer Hill neighborhood have been limited to grant funding. Municipal resources are extremely limited, as the City of Camden has a perpetual structural budget deficit. The EPA Brownfields Assessment Grant meets the needs of a population with little financial resources and capital to carryout environmental assessment but a great need to counter years of environmental injustices.

  ii. Threats to Sensitive Populations
(1) Health or Welfare of Sensitive Populations: The Cramer Hill community is majorly comprised of poor and minority residents, of which 33% are under the age of 18 and 9% are age 62 years or older. The neighborhood is predominantly Hispanic with the population reporting Hispanic ethnicity increasing from 65% to 75% since 2000 and some areas reporting up to 42% linguistically isolated. 43% to 78% of residents of Cramer Hill are considered low income according to the EJSCREEN tool; just the lower end of this range, 43%, is in the 83rd percentile when compared to the state of New Jersey (EPA’s EJSCREEN tool). Cramer Hill’s census tracts are estimated to have a fertility rate between 5 and 7%. Nearly 60% of babies born in census tracts 6009 and 6010 are born to mothers living below the poverty line. In just census tract 6009, more than 80% of babies are born to mothers living below the poverty line (2019: ACS 5-Year Estimates). The brownfields assessment project will facilitate improvement in the environmental conditions of land in the neighborhood that are a potential health hazard to the already overburdened neighborhood population. The project will also set the stage for reuse and redevelopment in the neighborhood that will provide new opportunities for personal, social, and economic advancement.
(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The Robert Wood Johnson Foundation (RWJF) County Health Rankings and Roadmaps reveal that, of a total of 21 NJ counties, Camden County ranks: 19th in quality of life; 18th in health behaviors; and 17th in physical environment, health outcomes and length of life. The presence of brownfields specifically has affected the Cramer Hill neighborhood. About 10% of adults in census tracts 6009 and 6010 over 18 years old have chronic asthma (500 Cities Project, CDC, 2017). Dust from industrial uses contributes to this relatively high rate. Similarly, lead from industry and exhaust (lead was officially banned in gasoline in 1996) found its way into Camden’s soils contributing to the 3% rate of children under 6 years old with elevated blood lead levels (Childhood Lead Exposure in New Jersey Annual Report, 2018). The brownfields assessment, remediation, and reuse will reduce the risk for increased cases of asthma and elevated blood lead levels in the Cramer Hill Neighborhood by reducing the levels of contaminated dust in the air.

(3) Promoting Environmental Justice: The residents of Camden live immersed in some of the Nation’s worst environmental conditions. Exposures arise on all fronts, with Camden scoring at or above the 90th percentile in all exposure pathways and scoring between the 95th and 99th percentiles for wastewater discharges, superfund sites, lead paint, traffic proximity, risk management plans, and multiple air contaminant categories (source: USEPA EJSCREEN report for EJ Indices). Two Superfund sites exist in the city and additional contaminated sites are under investigation. A large regional wastewater treatment plant discharges to the surrounding waterways including the Delaware River, Newton Creek, and Cooper River, and the antiquated underground infrastructure leads to combined sewer overflows during even moderate storms, resulting in untreated human waste permeating the surrounding waterways.

With over 35% of residents in the project area living in poverty, Camden will need significant outside investments to address the inequity of environmental pollution that affects residents who have few options to avoid these environmental risks. The brownfields site reuse strategies will promote environmental justice by rightfully serving the disadvantaged neighborhood of Cramer Hill, creating neighborhood assets out of nuisances.

b. Community Engagement
   i. & ii. Project Involvement & Project Roles

SJCS and CCP will work with Cramer Hill stakeholders and members of the CCI Open Space and Brownfields Working Group in making decisions on site selection, cleanup, and future redevelopment of the priority brownfields sites. Partners will be engaged and informed throughout the project via a Project Advisory Committee that will meet (virtually), as well as periodic email updates to government stakeholders.

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of Contact</th>
<th>Specific role in the project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Camden Community Partnership</td>
<td>Meishka L. Mitchell, Vice President, <a href="mailto:meishka@camdencpinc.com">meishka@camdencpinc.com</a>, 856.757.9154</td>
<td>Sub awardee; Community Outreach Lead, Camden Collaborative Initiative director</td>
</tr>
<tr>
<td>City of Camden</td>
<td>Dorri L. Brown, Chief Community Relation Specialist, <a href="mailto:dobrown@ci.camden.nj.us">dobrown@ci.camden.nj.us</a>, 856.757.7201</td>
<td>Liaison to Mayor and City departments</td>
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<td>Camden Redevelopment Agency</td>
<td>Olivette Simpson, Acting Executive Director, <a href="mailto:olsimpso@ci.camden.nj.us">olsimpso@ci.camden.nj.us</a>, 856.968.3540</td>
<td>Project Advisory Committee; Govt contact regarding city/CRA-owned properties; brownfield reuse consultation</td>
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<tr>
<td>NJ Dept. of Env Protection</td>
<td>Frank McLaughlin, Office of Brownfield Reuse, <a href="mailto:frank.mclaughlin@dep.state.nj.us">frank.mclaughlin@dep.state.nj.us</a>, 609.633.8227</td>
<td>Project Advisory Committee; Brownfield reuse consultation</td>
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<tr>
<td>Housing Authority of the City of Camden</td>
<td>Victor Figueroa, Executive Director, <a href="mailto:vfigueroa@camdenhousing.org">vfigueroa@camdenhousing.org</a>, 856.968.2788</td>
<td>Project Advisory; Provide input on redevelopment of sites; Public housing redevelopment</td>
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<tr>
<td>Camden Collaborative Initiative</td>
<td>Meishka L. Mitchell, Vice President, <a href="mailto:meishka@camdencpinc.com">meishka@camdencpinc.com</a>, 856.757.9154</td>
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<td>Discover the Delaware Coalition</td>
<td>Don Baugh, President &amp; Founder, Upstream Alliance,</td>
<td>Coordination with watershed/trail/waterfront initiatives</td>
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iii. Incorporating Community Input

SJCS and CCP together have a proven track record of success in bringing together government, nonprofits, neighborhood organizations, and institutions for effective change while keeping residents at the center of our collective efforts. The Cramer Hill Community-Wide Assessment Project will build upon our existing efforts in the Cramer Hill community and provide many opportunities for robust and genuine resident feedback. Resident input will be solicited on all aspects of the project, with specific consideration to site selection and redevelopment assessments. These opportunities include:

- Regular updates at Cramer Hill steering committee meetings, held virtually bi-monthly. Meetings are held during the day and attended by both organizational leaders and residents. Small group in-person meetings may be held based upon COVID-19 health requirements.
- CCI Open Space & Brownfields meetings, which are open public meetings and held monthly by Zoom videoconference.
- 3 community meetings to be held in the evening. Meetings may be held virtually, but neighborhood canvassing to get the word out about the meeting will ensure that all residents are aware.
- Project Advisory Committee will be established to provide input at key stages of the project.
3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

SJCS will utilize the EPA Brownfields Grant to implement a community-wide brownfields assessment program in the Cramer Hill neighborhood in Camden, NJ. Working in partnership with CCP, along with the City of Camden, Camden Redevelopment Agency, neighborhood partners, and residents, the following tasks and activities to be completed over 2.5 years:

- **Task 1 - Cooperative Agreement Oversight**
  
i. **Project Implementation:** SJCS staff (Executive Director, Director of Neighborhood Development, Director of Accounting & Administration) will lead cooperative agreement oversight to complete the Project. SJCS will oversee all project activities, complete all reporting requirements, maintain all project records, and manage all project budgeting, accounting, and contracting.
  
  ii. Anticipated Project Schedule: 10/1/2022 – 3/31/2025

- **Task 2 - Community Outreach and Education:**
  
i. **Project Implementation:** SJCS and CCP will ensure a robust community outreach and education effort. SJCS will organize the Project Advisory Committee, while CCP assists with planning and facilitating all meetings and coordination with professionals.
  
  ii. Anticipated Project Schedule: 1/1/2023 – 3/31/2025

- **Task 3 - Phase I and Phase II Site Assessment Activities:**
  
i. **Project Implementation:** SJCS staff will oversee the procurement of a Qualified Environmental Professional to complete Phase I and II site assessment activities for the selected sites. CCP will oversee the completion of the products of the QEP, ensuring review and input from the CCI Open Space & Brownfields working group, Project Advisory Committee, and community on key milestones. The NJ Department of Environmental Protection, who are also members of the CCI working groups, will provide environmental regulatory oversight and act as Brownfields advisors. Phase I and II environmental site assessments, site reuse and cleanup planning work, general program management, and reporting will be undertaken by the QEP.
  
  ii. Anticipated Project Schedule: 4/1/2023-9/30/2024

  iii. Task/Activity Lead: QEP
iv. Outputs: 10 completed Phase I environmental assessment reports, 5 completed Phase II environmental assessment reports

- **Task 4 - Site Reuse Assessment & Conceptual Planning:**
  i. Project Implementation: SJCS, CCP, and the QEP will conduct site reuse conceptual planning for redevelopment for sites that have identified contamination. This will include an evaluation of site reuse and remediation strategies that will culminate in a plan to turn the abandoned and environmentally degraded properties into community assets. CCP will oversee the development of all recommendations and review proposals for consistency with the neighborhood plan.
  ii. Anticipated Project Schedule: 4/1/2024 – 1/31/2025
  iii. Task/Activity Lead: SJCS/CCP
  iv. Outputs: 5 completed Site Reuse Plans

b. Cost Estimates

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<tr>
<th>Budget Categories</th>
<th>Task 1: Cooperative Agreement Oversight</th>
<th>Task 2: Community Outreach and Education</th>
<th>Task 3: Phase I and Phase II Site Assessment Activities</th>
<th>Task 4: Site Reuse Assessment &amp; Conceptual Planning</th>
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<td><strong>TOTAL BUDGET</strong></td>
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**Personnel:** SJCS Executive Director (165 hours @ $77/hour), Director of Accounting & Administration (60 hours @ $58/hour), Director of Neighborhood Development (220 hours @ $36/hour)

**Fringe:** Fringe rates for personnel listed above includes health ins., dental ins., Disability/life ins., workers comp ins., 401K match, payroll taxes, employer paid cell phone ($7/hour)

**Supplies:** Design/production of outreach materials; Postage; Photocopying community outreach materials; Newspaper advertisements for procurement of QEP; Social media marketing; 1 new laptop/ipad to facilitate community outreach; Virtual platform expenses for virtual meetings

**Contractual:** Fees to be paid to publicly procured Qualified Environmental Professional(s) to complete assessments; Assumes Phase I assessments for 10 sites at average of $10K and Phase II assessments for 5 sites at average of $20K; $5K allocated for consultant assistance with community outreach (meeting attendance and materials preparation); and $25K for site reuse planning for 5 sites at average of $6K
c. Measuring Environmental Results
The Cramer Hill Community-Wide Assessment Project will result in clear and tangible outputs for the Camden community that set the stage for transformative environmental results with the cleanup and redevelopment of the selected sites. SJCS staff will input site data into ACRES and track project outputs (as described in section 3) and overall project results via EPA quarterly progress reports also uploaded through ACRES. Additionally, SJCS will monitor progress to ensure adherence to project timeline and budget in order to provide early identification of any potential project issues for development of a corrective action plan.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
a. Programmatic Capability
i, ii, iii. Organizational Capacity, Organizational Structure, Description of Key Staff
SJCS, a chartered member of NeighborWorks America, is the largest community development corporation in Camden, with a presence in several neighborhoods including Cramer Hill. SJCS offers a variety of programs in support of neighborhood planning and community stabilization such as building new homes, conducting health and safety repairs in existing homes in the neighborhoods, and also housing counseling and education. SJCS has had a critical role in bringing the Cramer Hill community together over the past 3 years around the planning effort for the Choice Neighborhood Transformation Plan as the Neighborhood Task Force Lead. As a HUD counseling agency and housing developer, SJCS is also a development partner leading the planning and implementation of neighborhood housing initiatives.

SCJS will partner with CCP to carry out the Cramer Hill Community-Wide Brownfields Assessment Project, bringing together unparalleled experience and expertise. Founded in 1984, CCP is a nonprofit community and economic development organization that has been working in the Cramer Hill neighborhood since 2001 as development advisor, technical resource, and project manager. In 2007, CCP, in partnership with the Cramer Hill CDC, commenced a comprehensive resident-driven planning process that resulted in the Cramer Hill NOW! Neighborhood and Waterfront Park Plan. Since that time CCP has raised an additional $9 million in project and operating funds to support a wide range of activities in Cramer Hill including brownfield investigations, neighborhood planning, streetscape enhancements, infrastructure upgrades, traffic calming, traffic and circulation improvements, commercial and housing development, and community organizing. CCP also serves as the backbone organization for the Camden Collaborative Initiative (CCI), a solutions-oriented partnership between government, nonprofit, business, and residents to tackle Camden’s complex environmental challenges. Project partners collectively work together through the CCI’s Land and Brownfields working group to learn about and investigate their environment to make intelligent and informed decisions about the cleanup and redevelopment of the physical environment in Camden.

SJCS will provide complete oversight for the entirety of the grant, handling all administrative, reporting, and financial requirements. CCP will provide support on those efforts and spearhead
the community engagement piece of the project. Both SJCS and CCP are committed to engaging the community of the City of Camden. Utilizing strategic planning techniques through coordination with neighborhood groups and individuals, SJCS/CCP ensures that the Cramer Hill neighborhood voices their opinions, wants, and needs concerning projects. Citizens will be engaged in all project development processes throughout the 2.5-year span of the project.

The Cramer Hill Community-Wide Assessment will be led by Pilar Hogan Closkey, Executive Director, SJCS, who has over 22 years of experience in neighborhood development efforts in Camden, Enrique Rivera, Project Manager, SJCS, with 6 years of experience, and Meishka Mitchell, Vice President, CCP, who has over 15 years of experience, including the completion of park, stormwater management, remediation, and directing the Camden Collaborative Initiative.

iv. Acquiring Additional Resources: N/A

b. Past Performance and Accomplishments I
   i. Currently Has or Previously Received an EPA Brownfields Grant

   SJCS does not currently have, nor has ever received, an EPA Brownfields Grant.

   ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

   (1) Purpose and Accomplishments: While not a recipient of an EPA Brownfields Grant, SJCS has received federal assistance. As a chartered member of NeighborWorks America, SJCS receives NWA funds for housing development, neighborhood stabilization, and community outreach. SJCS has also received HUD Counseling Funds directly, as well as a subrecipient to the Housing and Community Development Network of New Jersey. Both of these awards are ongoing, and amounts vary annually. During FY 2021 SJCS received $25,363 for HUD Counseling and $366,500 from NeighborWorks America. In addition, SJCS has received federal funds for housing development. Currently, SJCS has two open HOME grants through the City of Camden for a total of $550,000 to complete 5 affordable homes as part of a 13-unit homeownership project. In 2012 SJCS was a subrecipient to the Camden Redevelopment Agency of $480,000 in NSP2 funds to complete the rehab and subsequent sale of 25 houses. In 2001, SJCS was a subrecipient of HUD HOPEVI funding through the Housing Authority of the City of Camden. The overall funding totaled to $35 million in HUD HOPEVI Funds. SJCS was the community partner for this project and developed 5 phases of homeownership within the larger 11 phase project to complete the construction of 215 houses.

   (2) Compliance with Grant Requirements: SJCS has been successful in managing these and several other federally funding projects, including meeting reporting requirements and all project outcomes, as well as state, county, and private foundation grants each year. SJCS is currently rated as an exemplary organization by NeighborWorks America.

   iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements: N/A
Cramer Hill Community-Wide Assessment Project
THRESHOLD CRITERIA RESPONSE
For Community-Wide Proposals

1. Applicant Eligibility
Saint Joseph’s Carpenter Society (SJCS) is a nonprofit organization with tax-exempt status under section 501(c)(3) of the Internal Revenue Code. See documentation attached (IRS Determination Letter from 1999).

2. Community Involvement
Saint Joseph’s Carpenter Society (SJCS) has a track record of success in multiple neighborhoods in Camden and has demonstrated its commitment to the environmental and economic revitalization of Camden for decades. As a non-profit CDC, HUD-certified counseling agency, and chartered member of NeighborWorks America, with over 35 years of experience in housing and community development in the City of Camden, SJCS has built over 1,000 homes, repaired over 500 homes, is well-respected regionally, and has key staff with various backgrounds. Most recently SJCS served as the Neighborhood Task Force Lead for the US Housing and Urban Development’s Choice Neighborhood planning process for the target neighborhood, Cramer Hill. As Neighborhood Lead, SJCS played a critical role in the bringing the Cramer Hill community together around the 2+ year Choice planning effort, that resulted in the Cramer Hill Choice Neighborhood Transformation Plan—Cramer Hill: Our Village, Our Neighborhood, Nuestra Comunidad, completed in September 2020 which led to a Choice Neighborhood Implementation grant.

For the Cramer Hill Community-wide Assessment Project, SJCS will work with Cramer Hill stakeholders and members of the Camden Collaborative Initiative (CCI) Open Space and Brownfields Working Group in making decisions on site selection, cleanup, and future redevelopment of the priority brownfields sites. In addition to the community partners listed below, SJCS will be working in partnership with the City of Camden, Camden Redevelopment Agency, and NJ Department of Environmental Protection.

The Cramer Hill Community-wide Assessment Project will build upon our existing efforts in the Cramer Hill community and provide many opportunities for robust and genuine resident feedback. Resident input will be solicited on all aspects of the project, with specific consideration to site selection and redevelopment assessments. These opportunities include:

- Regular updates to the Cramer Hill steering committee. Meetings are generally held bi-monthly. Meetings are held during the day and attended by both organizational leaders and residents. Meetings are held virtually, but we are exploring the possibility for small group in-person meetings.
- CCI Open Space & Brownfields meetings, held monthly virtually via Zoom, open public meetings.
• 3 community meetings to be held in the evening. Meetings will be held virtually, but neighborhood canvassing to get the word out about the meeting will ensure that all residents are aware.
• Project Advisory Committee will be established to provide input at key stages of the project.

3. Named Contractors and Subrecipients
Camden Community Partnership (CCP) is the named subrecipient. CCP is a nonprofit organization with tax-exempt status under section 501(c)(3) of the Internal Revenue Code. See documentation attached (IRS Determination Letter from 1989, name change document from 2012, and a second name change document from 2021).

4. Expenditure of Existing Grant Funds
SJCS does not have an active EPA Brownfields Assessment Grant.