

Camden Neighborhood Change Study

Interim Report



Center for Urban Research and Education (CURE)
Rutgers University, Camden, New Jersey
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Introduction

In collaboration with neighborhood-based organizations in Camden, a research team from the Center for Urban Research and Education (CURE) at Rutgers University in Camden has initiated a project to assess the social and economic impacts of changing real estate markets in Camden neighborhoods. The findings will be used to propose strategies for maximizing community benefits and reducing or eliminating community disadvantages associated with disinvestment and reinvestment in Camden's neighborhoods.

Background

During the decade that preceded the bursting of the "housing bubble" in 2008, property values rose steadily in neighborhood real estate markets in a number of older cities. In Philadelphia, neighborhoods bordering the central business district, the Temple University campus in North Philadelphia, and University City in West Philadelphia experienced high levels of housing rehabilitation and infill new construction, accompanied by substantial increases in sales prices and rent levels. The primary factors influencing these changes were the increasing attractiveness of Center City, growing enrollment at academic institutions, and health care professionals' desire for housing located in close proximity to hospitals.

In Philadelphia, as in other cities that have experience major neighborhood revitalization, concerns have been raised about displacement of existing low-income residents. Over recent decades, scholars have published studies based primarily on statistical analyses of housing surveys demonstrating that gentrifying neighborhoods reduce the mobility rates of disadvantaged renters (e.g. Freeman, 2006; Freeman & Braconi, 2004; Vigdor, 2002). That is, sometimes poor people are not displaced from their homes, but remain in gentrifying neighborhoods, reaping the benefits of improvements in neighborhood conditions due to gentrification. On the other hand, displacement has and does occur when neighborhoods are transformed from working-class to middle- to upper-class through upscale real estate and other attractive investments (e.g. Newman & Wyly, 2005). Both sides have been argued extensively, and the contentiousness surrounding gentrification and displacement remains. As such, we hope that our study contributes a tool for studying neighborhood change over time and its effects on gentrification and displacement, thus helping to bridge an empirical gap in the literature.

Substantial public investment undertaken during the first decade of the twenty-first century has stimulated improvements in real estate markets within and adjacent to

Camden's central business district. Homeowner housing has been produced and sold at market rates in the Cooper Grant and Cooper Plaza neighborhoods. The Victor, a 341-unit apartment building adjacent to the waterfront, was completed in 2002 and maintains a high occupancy of market-rate tenants. At the same time, other Camden neighborhoods have continued to experience disinvestment, with housing vacancy and the deterioration of occupied housing unchanged or worsening.

We anticipate that three neighborhoods in the City of Camden will experience improvements over the next few years as a result of significant resource allocations. Current residents in these changing neighborhoods may either benefit from neighborhood change or experience displacement.

Goals

This project will produce the following outcomes:

- Document changes in neighborhood real estate markets, by conducting annual property inventories accompanied by an analysis of significant trends;
- Disseminate inventory data, including photographic images of individual properties, mapped data, and trend analyses in a readily accessible online format;
- Identify outcomes associated with housing, education, and employment associated with members of selected households that moved into subsidized and market-rate housing in these neighborhoods;
- Produce an annually updated report proposing public, institutional, and/or private investment strategies for promoting housing affordability, preventing displacement, and advancing human capital development in order to produce positive economic and social outcomes benefitting all residents of these neighborhoods.

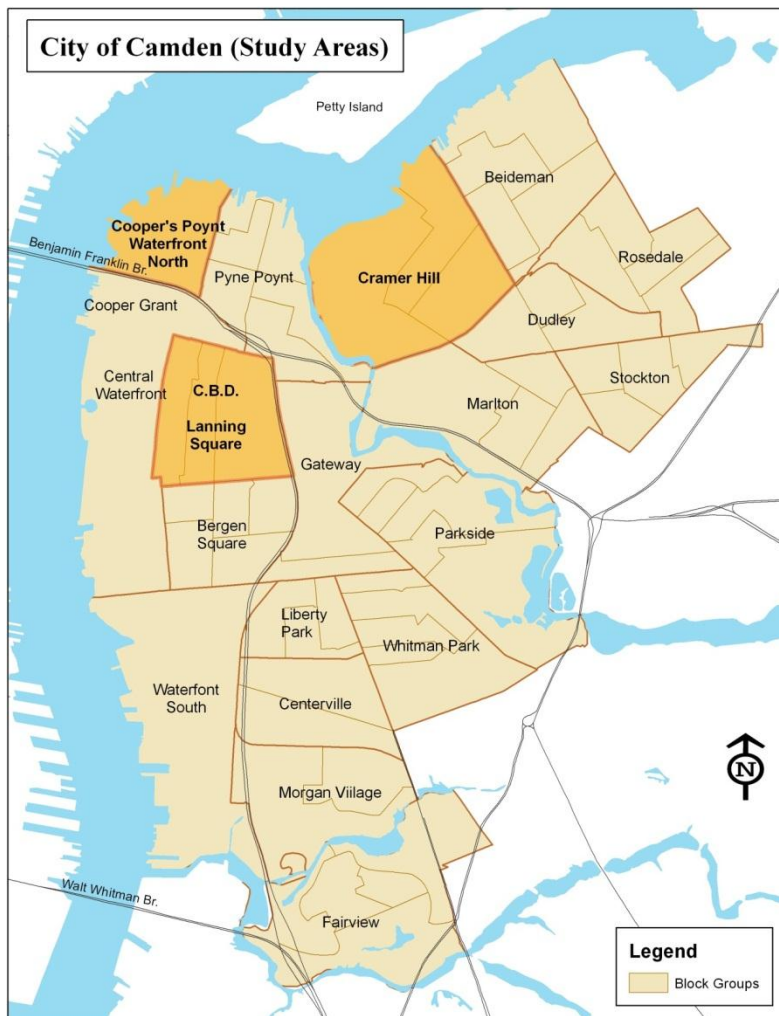
This report shall be published by the center both in a printed format as well as online (posted on the project website as a downloadable PDF file). The printed report will be distributed to our community partners, NGOs, city government, and others who have interest.

Anticipated Impacts

The activities proposed are anticipated to have the following impacts:

- Reduce the threat of displacement through use of trend data (by local community organizations and residents) to provide early warning about increasing absentee-investor purchases, increasing rent levels, and a declining supply of rental-assisted housing units.
- Improve the strategic use of public-sector, institutional, and charitable resources, guided by better information about the impact of neighborhood change on a block level in areas at the “tipping point.”
- Achieve better integration and coordination of affordable housing and human capital-building initiatives, based on a more complete assessment of combined housing/human service interventions.

Study Area



We selected three neighborhoods in the City of Camden: Cramer Hill, Cooper Lanning, and North Camden's Waterfront, all of which have received or are about to receive significant resource allocations. We piloted phase 1 of our study (the real estate and neighborhood asset data collection) in a select area within the Cramer Hill neighborhood [appendix 2] and will subsequently expand phase 1 into the entire Cramer Hill neighborhood as well as the Cooper Lanning and North Waterfront neighborhoods.

Cramer Hill neighborhood– sample study area

We selected several blocks within the Cramer Hill neighborhood, located in the northeast of Camden, to begin phase 1 of our study described in further detail in this interim report. Our decision to start with this neighborhood was based on several factors. First, out of the three target areas about to experience major resource allocations, Cramer Hill is the first site where a resource allocation is visible. It is the site of a 120,000-square foot KROC community center that is situated on a 24 acre parcel slotted to open in 2014 and where construction has begun.¹ As such, we believe that it is the first area with the potential of neighborhood change such as gentrification and/or displacement. Second, the real estate characteristics and neighborhood layout were conducive to testing our data collection methods, notably the housing survey instrument and the digital photography associated with the existing real estate and neighborhood characteristics;. Cramer Hill has a variety of real estate ranging from “suburban-style”, single family, detached homes of varying sizes, attached row homes that typify much of Camden’s overall real estate, empty lots, adapted lots, boarded-up units, churches, commercial properties, and so on. Indeed, we amended our survey instrument several times to encompass possible variation and reflect objectively the nature of the real estate and neighborhood characteristics in the selected study area. Third, Cramer Hill has a very engaged and active CDC and residential population, and we were easily able to harness our existing relationship with the CDC director to support our research. We met and discussed our goals, the target blocks, and logistics relating to our data collection. Thus, neighborhood constituents were aware of our study, and we feel that we sought “buy-in” from the community.

Cooper Lanning neighborhood

The Cooper Lanning neighborhood is located in the central business district of Camden City and in addition to residential real estate, contains the main commercial corridor (Broad Street), as well as major community assets such as Cooper University Hospital and the recently constructed Rowan University Medical School that is welcoming their inaugural class in autumn of 2013. We selected this neighborhood because it also received a major resource allocation via the Center for Family Services (CFS), an organization that provides a variety of services to vulnerable families in this underserved community – notably a \$500,000 federal *Promise Neighborhood* grant to design a plan duplicating the Harlem Children’s

¹ For more information on The Ray and Joan Kroc Corps Community Center, please visit: http://www.use.salvationarmy.org/use/www_use_camdenkroc.nsf

Zone.² This is a major resource that will produce a neighborhood plan and subsequent implementation grant, and so we anticipate that this neighborhood will change over the next several years. In fact, with respect to real estate, new construction (market rate housing) has already been completed in this neighborhood. We plan to conduct primary and secondary data collection in this area, and have established a collaborative relationship with CFS and the Metis group – a research firm based in NYC, as well as a research team at Rutgers in Camden to collaborate on the data collection.

North Camden Waterfront

We selected the North Camden Waterfront neighborhood, a large vacant area across from Center City Philadelphia, because it is a prime real estate location and is up for bid for development after having received a \$750,000 planning grant for an engineering company survey and final infrastructure design by the New Jersey state Economic Development Authority.³ While there are currently no definitive plans for this neighborhood, some of our community contacts have noted that this area will likely be developed under a mixed land-use plan with new residential and commercial units and be transformed into a vibrant community for people to live, dine, and shop. Naturally, we are interested to document the development in this location over time with a particular interest in the provision of a range of housing opportunities (low- to moderate rental units, town houses for sale, and so on), the demographic make-up of the population moving in, and its effect on the fringe areas (“spill-over”).

Methodology

We collected primary data for the sample study area in Cramer Hill to test the feasibility of our methodology. The next step is to collect and analyze primary and secondary data for all 3 study areas to produce

a) a baseline report,

² For additional information on the CFS Promise Neighborhood grant, please visit:
<http://www2.ed.gov/programs/promiseneighborhoods/2012/app-center.pdf>
http://articles.philly.com/2012-12-27/news/36009127_1_federal-grant-kipp-cooper-norcross-academy-cooper-plaza

³ For more information on the North Camden Waterfront development, please visit:
<http://www.courierpostonline.com/article/20130603/NEWS01/306030023/New-life-site-former-prison-Camden>

- b) subsequent annual reports,
- c) a longitudinal data set that will be updated annually,
- d) an interactive map.

Primary data encompasses neighborhood surveys on housing, street, and infrastructure conditions [appendix 3,4,5], digital photographs [appendix 6], and in-depth interviews with a sample of residents. The interactive map is an effective way of displaying our data (harnessing the technological developments in GEO tagging, Google Maps APIs, Fusion tables, and GIS applications) and a tool that is easily accessible for anyone interested in this study.

The CURE project team has established collaborative working relationships with neighborhood-based, non-governmental, public, private, and public/private organizations that are associated with Camden City, including CamConnect, the Cooper Foundation, Cramer Hill CDC, the Center for Family Services, Coopers Ferry Partnership, Save Our Waterfront, the Reinvestment Fund, and Metis Associates. We will collect primary and secondary data in collaboration with these organizations.

This report shows the findings of our initial primary data collection in a sample study area in the Cramer Hill neighborhood. We surveyed this area to test our methodology, specifically the survey instrument, digital photography, interactive map, and other logistics of our data collection approach, e.g. time frame to collect data, as well as the “feel” of the neighborhood (is it “safe”? how do residents react? Will our research team be approached?).

Data

Primary data

1. Surveys

We developed a survey instrument [appendix 3] to record housing characteristics and details such as the nature of the dwelling (e.g. row house, single occupancy), as well as the physical conditions (e.g. broken windows, fire damage, good condition). For the sample study area in Cramer Hill, we recorded descriptive data for the streetscape and produced an asset map [appendix 5] showing the location and condition of commercial and other non-residential housing. We also completed a survey of housing and infrastructure conditions to test our survey instruments. Because it was quite time-consuming and cumbersome to collect these data, we reached out

to CamConnect to facilitate a more efficient data survey system. To that end, CamConnect (an independent, non-profit, non-partisan, data intermediary and data warehouse and member-supported organization in Camden) will assist us in programming hand-held *I-Pod touch* devices we will use to complete the survey data collection for all 3 study areas. The survey information is linked to the interactive map.

2. Digital photographs

We took digital photographs of the sample study area and labeled them by block and lot [appendix 6]. Digital photographs are an effective vehicle to visually show change over time. The photographs are linked to the interactive map.

3. Interviews

In a subsequent phase of this research, on a series of selected blocks, we will conduct interviews with members of households who have moved into subsidized and market-rate housing or who received substantial assistance through publicly-funded human capital development programs. Through these interviews, we will gain information and insights about the effects of social and economic changes on these blocks and on how these changes affected residents' economic status and quality of life. A team of trained qualitative social science researchers from Rutgers will perform annual interviews with a random sample of residents on the selected blocks to know how the changes in the neighborhood affect the residents. Questions we seek to answer include: How have the neighborhood changes affected their quality of life? Have residents been forced out by gentrification? If so, where did they move? How have they been affected by the gentrification? If they left voluntarily, what factors have they considered in making that decision? We will design the semi-structured interview guide in consultation with the neighborhoods groups, Rutgers University researchers who have conducted interviews with Camden residents, and Metis Associates who are collecting interview data through the Cooper Lanning Promise planning grant.

Secondary data

1. Public records

In a subsequent phase of this research, we will collect real estate data available through state and city records offices and document property-specific government and institutional actions that have affected the neighborhood real estate market to date. We will search real estate records

and communicate with real estate professionals to identify property-specific private market actions (e.g., housing rehabilitation/upgrading, new infill construction, changes in sales prices and rent levels) that have affected the neighborhood real estate market in recent years.

2. Census data

In addition, we will gather census information on the study area about the population (gender, ethnicity, SES, income, etc.).

3. Data on study area collected by others

Furthermore, we will gather existing data on the study area (housing, neighborhood, population) compiled by community partners, NGOs, state and local government organizations.

Analysis

For this report, we provide descriptive statistics of our sample study area in Cramer Hill, sample digital photographs, a neighborhood asset survey, and an interactive map. In a subsequent phase of this project, we will analyze census and real estate market data for all three study areas and the city as a whole, and together with our primary data, triangulate all data and create

- an online property inventory, including address-specific data and images;
- an electronic inventory of vacant buildings and lots in each of the three neighborhood target areas, to be updated annually as a way of measuring neighborhood change on a property-specific basis (newly vacant properties, if any, will be added to the inventory each year);
- a neighborhood asset map and report on the status, condition, and functionality of neighborhood retail, service, and institutional assets;
- a first annual report, including target area profiles, trend analysis, and description of possible policy implications associated with project findings;
- subsequent annual reports, as well as annual updates to the data set and interactive map.

Results/Discussion

We tested the feasibility of our methodology in the sample study area in the Cramer Hill neighborhood and believe that the survey instrument and digital photographs capture the current status of real estate and general neighborhood attributes and conditions sufficiently. As such, we produced a cross-sectional, descriptive indicator for this particular section of a neighborhood in Camden that is anticipated to change over the next several years due to a sizeable resource, the Kroc

Community Center. Our data tell us that the property type in proximity to the Kroc Center is overwhelmingly residential (66%) and in decent, well-maintained condition in terms of clear address signs (81%), structural soundness (100%), low abandonment (<4%), no visible fire or window damage, few boarded-up windows (<6%), almost no graffiti (<5%), and very little litter overall (<8%). In addition, most buildings are occupied (87%), and the neighborhood encompasses a whole host of neighborhood assets such as churches, retail, service industry. By all accounts, one can describe this area as a stable, working- or lower middle-class neighborhood.

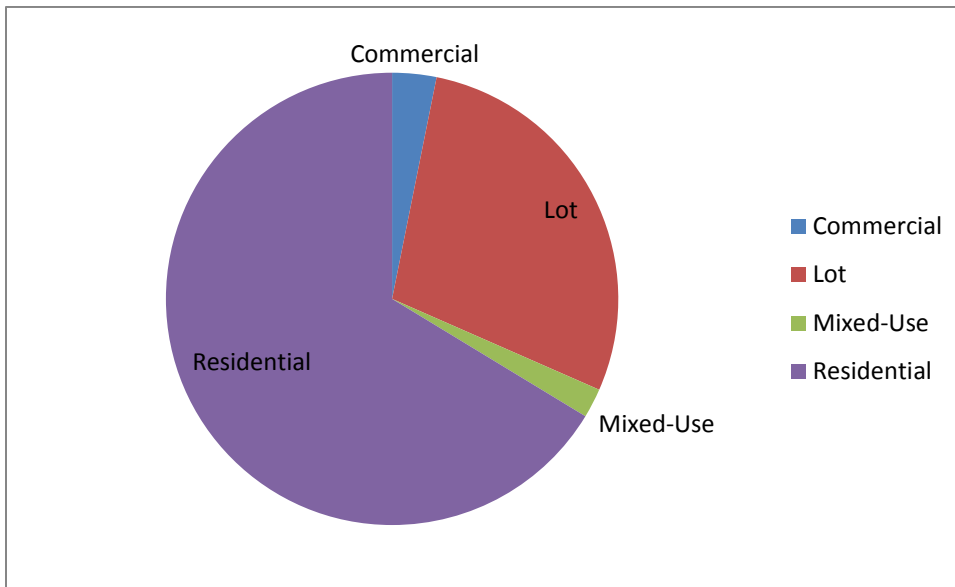


Figure 1 - Dwelling/Property Type

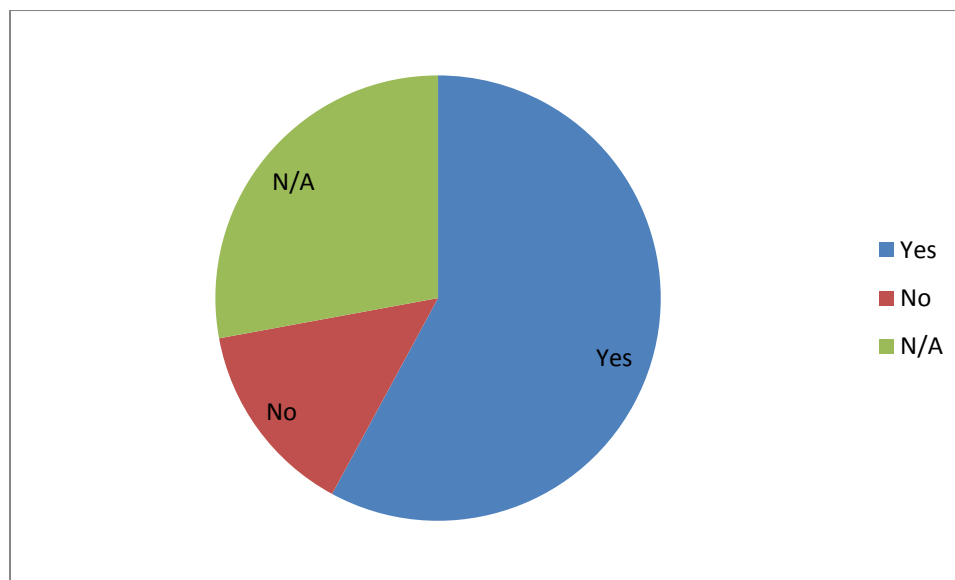


Figure 2 - Clear Address

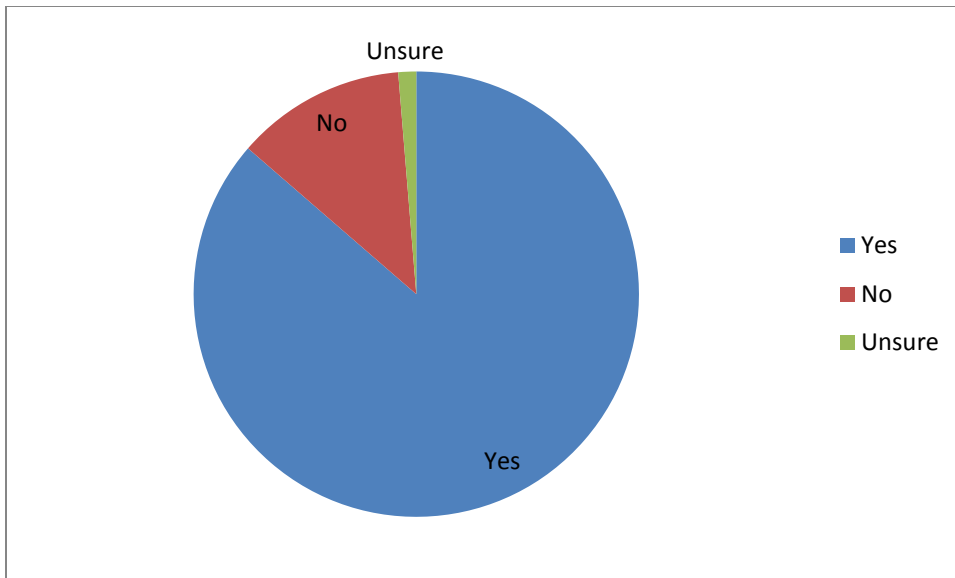


Figure 3 - Occupied

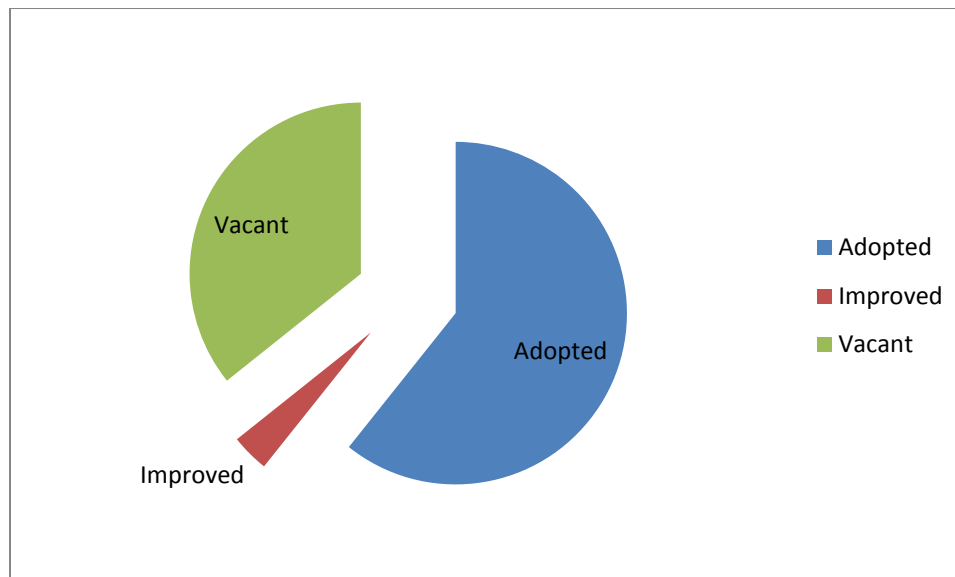


Figure 4 - Lot Description

Building Attached

Yes (to one other): 12%
 Yes (part of a row): 49%
 No: 39%

Structure

100% of surveyed residential structures are in stable condition.

Status

Less than 5% of surveyed residential structures are abandoned.

Visible Fire Damage

Only 1 of the 126 surveyed residential structures has visible fire damage.

Visible Window Damage

Less than 3% of surveyed residential structures have visible window damage.

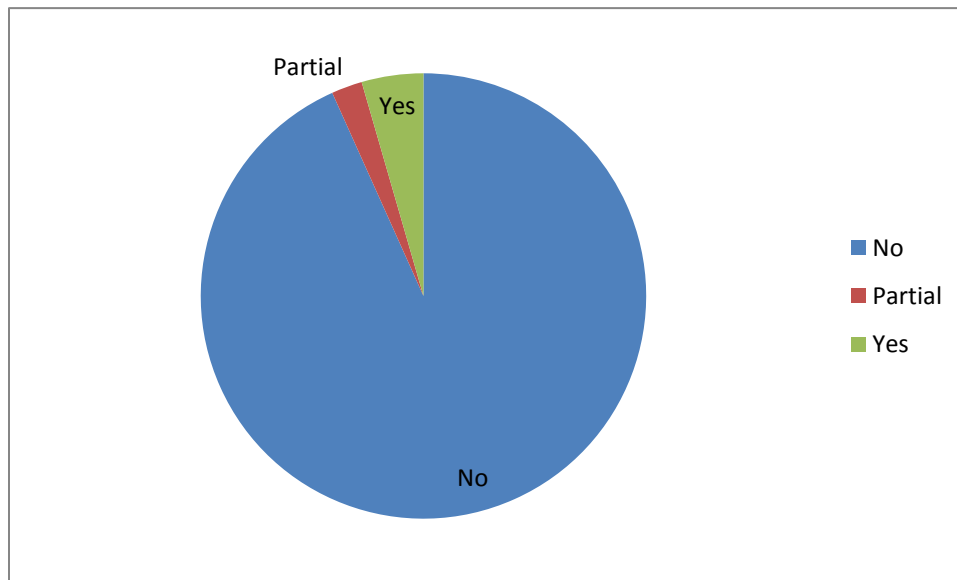


Figure 5 - Boarded Windows

Graffiti

Only 3 of the 126 surveyed residential structures have graffiti.

Litter on Lot

Yes: 8%

Little/None: 92%

We used these indicators along with the digital photographs [appendix 6] to produce a “sample” interactive map <http://cure-cnccs.camden.rutgers.edu/> of which a snapshot is attached [appendix 7].

Next steps following the data collection in all 3 study areas

1. Present initial findings at a community briefing session in each neighborhood and solicit community views on strategies to increase benefits and reduce disadvantages associated with changing real estate markets.
2. Conduct an information exchange session in each neighborhood in order to engage more community members in the project and learn from their experiences and perspectives.
3. Review initial findings with city and county planning and development agencies and solicit agency representative views on current and proposed public-sector strategies to increase benefits and reduce disadvantages associated with changing real estate markets.
4. Using the Lanning-Cooper Lanning Human Capital Plan as a point of reference, communicate with institutions and service organizations, including those with both a neighborhood-based and citywide orientation, in order to obtain information and insights about human capital-building activities that have proven most effective in each community where a neighborhood target area is located and to gain an understanding of the housing preservation, development, and/or service activities that have complemented human capital-building activities in recent years.
5. Review community change strategies in other cities that have produced positive outcomes, in terms of an appropriate blend of housing and human capital supports, in urban neighborhoods with characteristics similar to those included in this project, in order to assess possible replication opportunities that appear to be most appropriate. This review will be completed based on the assumption that public resources that may have supported successful initiatives in past years may not be available—or available at the same level—to support replications of these initiatives in the present day.
6. With building industry and real estate professionals, including nonprofit and for-profit developers active in the city and region, discuss mixed-housing strategies and their potential applicability to the neighborhoods in which this project is being conducted.
7. Based on the overall project goals described above and on what has been learned through the completion of the five above tasks, draft a summary of proposed housing/human capital development strategies for each

- neighborhood target area. Review and obtain comments from community members, institution/service organization representatives, and public-sector representatives who had been consulted in connection with the first three tasks above, and revise the draft based on responses received.
8. Again using the Lanning-Cooper Lanning Human Capital Plan complete a final draft of proposed housing/human capital development strategies for each neighborhood target area, including a scope, budget with funding sources and uses, and implementation timetable for each strategy.
 9. Prepare a presentation of community change strategies, to be delivered at a community meeting in each neighborhood and followed by a discussion of the relative merits of the strategies presented.
 10. Publish a final report containing documentation of Phase Two activities, along with a final version of recommended community change strategies for each of the three neighborhoods target areas.

Summary

This interim report provides an overview of the Camden Neighborhood Change Study (CNCS) and the results of the associated pilot study we completed in Spring of 2013. To summarize, the central goal of the CNCS is to monitor 3 neighborhoods in Camden that are likely to change over the next several years due to a significant influx of resources. The first phase of this project is to establish a comprehensive baseline of current real estate and infrastructure characteristics in these neighborhoods and to produce an interactive, online map. In a subsequent phase we will include additional neighborhood-level data such as education and crime statistics, as well as qualitative data on residents in these transitioning neighborhoods. We will present all data collected in an online, interactive map which we will update annually to monitor change over time.

This interim report delineates the pilot study we conducted in one of the target neighborhoods to test our methodology, particularly developing a housing survey instrument, collecting digital photographic data, and constructing the interactive map. The pilot study also provided us an opportunity to get a feel for the community, as well as involve and harness the support of community constituents. The data we collected and analyzed indicates that the pilot area is a relatively stable, working-class neighborhood with well-maintained housing and infrastructure.

We look forward to the next phase of our project, which is to collect data for the entire neighborhood, as well as the other 2 target neighborhoods we anticipate to change over the next several years. We have established good contacts with community members and stakeholders in the target areas and city-wide, and anticipate beginning data collection once funding has been secured. For an anticipated project timeline, please see appendix 8.

Appendix 1

Project Team

Host institution: The Center for Urban Research and Education (CURE). Please visit our website at: <http://cure.camden.rutgers.edu> for additional information.

Principle Investigator: Paul Jargowsky

Paul Jargowsky is the Director of CURE. He has a Ph.D. in Public Policy from Harvard University. His research on the concentration of poverty in U.S. cities is widely cited. His principal research interests are segregation by race and class, the spatial dimensions of poverty, and neighborhood effects on social and economic outcomes. He was previously the Director of the Texas Schools Project at the University of Texas at Dallas. He has been the Principal Investigator or Co-Principal Investigator on grants from the Brookings Institution, the Institute for Research on Poverty at the University of Wisconsin, the Andrew Mellon Foundation, the O'Donnell Foundation, the David Packard Humanities Institute, the Russell Sage Foundation, the State of Texas Higher Education Coordinating Board, the Twentieth Century Fund, the U.S. Department of Education, and the United Way of Metropolitan Dallas.

Project director: Natasha Tursi

Natasha Tursi is the Associate Director of CURE. She holds a Ph.D. in Planning and Public Policy from the Bloustein School of Planning and Public Policy at Rutgers University. Her dissertation research focused on the process of policy development at the Federal Department of Housing and Urban Development (HUD), particularly the shift from place-based to people-based assistance programs and the engendering of the federal Moving to Opportunity (MTO) demonstration program. She has had extensive methodological training in quantitative and qualitative data analysis. Her research interests are poverty, poverty concentration, housing, community development and public policy analysis. Dr. Tursi has taught a variety of courses in the Urban Studies undergraduate program at Rutgers University, including the History of Ghettos and American Slums, Urban Issues, and Approaches to Urban Studies. She currently teaches a graduate seminar on Housing Policy for the Graduate Department of Public Policy and Administration at Rutgers University in Camden.

Project assistant: Dennis Williams Jr.

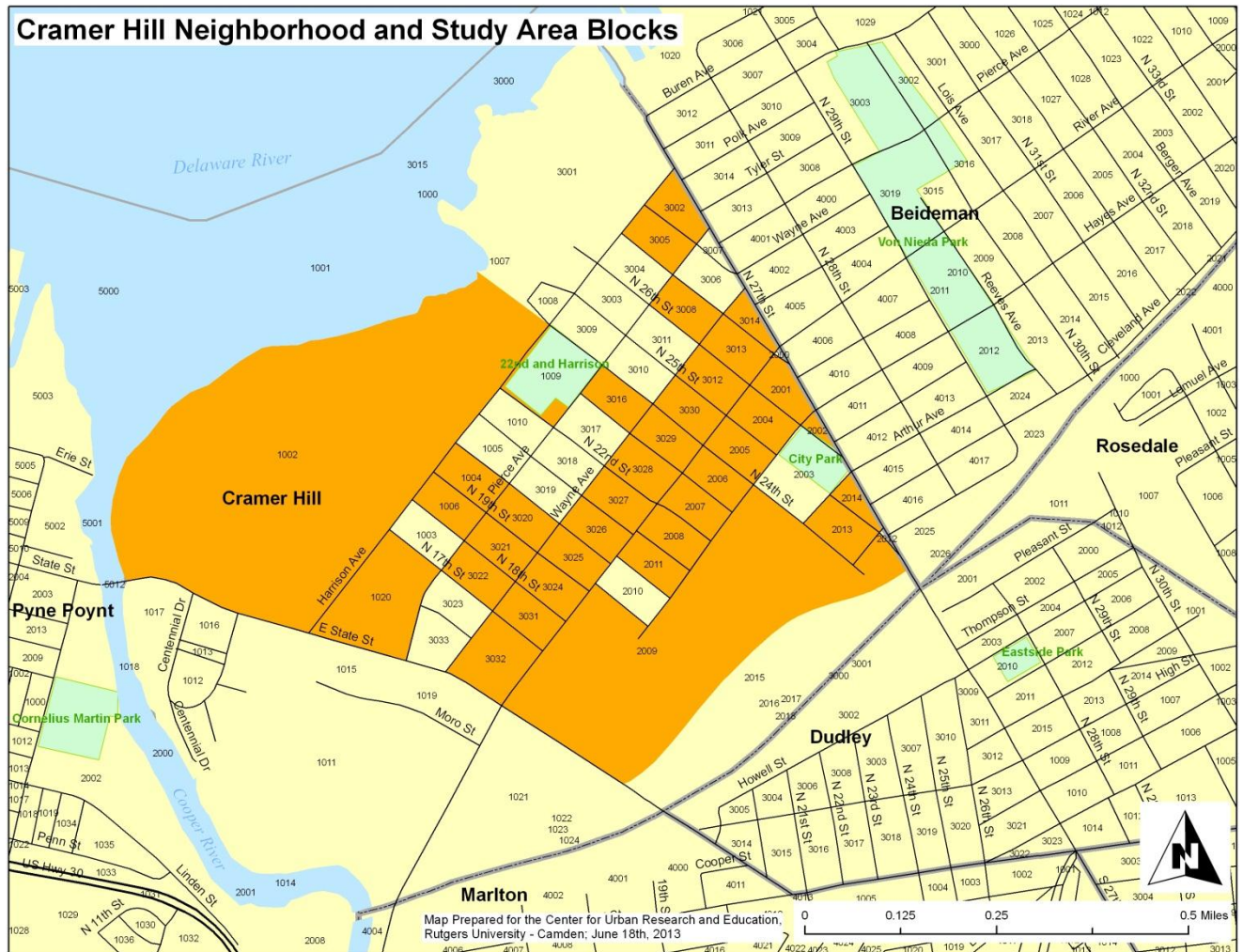
Dennis Williams is an MPA student on the Public Management track at Rutgers University-Camden, with interest in pursuing specialization in housing policy. Dennis was also an undergraduate student of Rutgers University-Camden earning his BA in Urban Studies. Dennis has gained valuable knowledge and experience in law and policy research, Mt. Laurel doctrine, land use practices, and public affairs as an intern for Fair Share Housing Center and Open Communities LLC. Dennis also brings 10 years of experience from the banking and finance industry with extensive knowledge in consumer finance, home equity lending, bank credit policy, and consumer lending laws. His experiences also include serving as Vice-Chairman of the Greater Prince William CDC, Director of Housing and Business Development with the Nehemiah Group, and Council Member for Gerson Lehrman Group.

Project consultant: John Kromer

John Kromer is a housing and development consultant who specializes in the design and implementation of reinvestment strategies for distressed metropolitan-area communities. Based on his experience in organizing similar projects in other cities, including Philadelphia, where he served as Director of Housing from 1992 to 2001, John will assist the project team with planning, organizational, implementation monitoring, and reporting tasks. John's experience in Camden includes the completion of several strategic planning projects, funded by the Annie E. Casey Foundation and Ford Foundation, conducted in coordination with the Camden Redevelopment Agency (CRA). He also served as interim Director of CRA in support of a leadership transition during 2007-08.

Appendix 2

Map of Cramer Hill pilot study blocks



Appendix 3

Housing Baseline Survey Instrument

BLOCK:					
LOT:					
Address:					
Dwelling / Property Type:	Residential	Mixed-Use	Commercial	Lot	
Clear Address #:	Yes	No			
Occupied:	Yes	No	Unsure		
Mixed-Use Occupancy:	Commercial	Residential	Neither		
Lot Description:	Improved	Adopted	Vacant	Parking	
Building Attached:	Yes (to one other)	Yes (part of a row)	No		
Structure:	Stable	Unstable	Condemned		
Status:	Sale	Rent	Abandoned	Under Rehab	
Visible Fire Damage:	Yes	No			
Visible Window Damage:	Yes	No			
Boarded Windows:	Yes	Partial	No		
Graffiti:	Yes	No			
Litter on Lot:	Yes	Little/None			
Comments:					

Appendix 4

Descriptive table of survey characteristics in Cramer Hill pilot study blocks (Census tract 6009, blocks 846, 825, 821, 849, 826, 822, 845)

Dwelling/Property type	n=	190
Commercial		6
Lot		55
Mixed-Use		4
Residential		125
Clear Address #		137
Yes		111
No		26
Occupied		154
Yes		134
No		20
Lot Description		55
Adopted		34
Improved		2
Vacant		19
Building Attached		150
Yes (part of row)		73
Yes (to one)		19
No		58
Structure		135
Stable		135
Unstable		
Condemned		
Status		135
Abandoned		5
Sale		
Rent		
Under Rehab		1
Visible Fire Damage		135
Yes		
No		135
Visible Window Damage		135
Yes		
No		135
Boarded Windows		135
Yes		4
Partial		3
No		128

Graffiti			135
	Yes		6
	No		129
Litter on Lot			190
	Little/None		174
	Yes		16

Appendix 5

Cramer Hill Census Tract 6009 Neighborhood Assets

NUMBER	STREET		BUSINESS NAME	BUSINESS TYPE
1799	River	Avenue	Larry's Professional Services Center	Auto repair
1825	River	Avenue	La Moda Jewelers	Jeweler
1901	River	Avenue	City Mini Market	Grocery
1905	River	Avenue	Edgar's Auto Body	Auto repair
2001	River	Avenue	Hill Side Barber Shop	Barber
2011	River	Avenue	Camden Shipping	Delivery services
2011	River	Avenue	New Look Beauty Salon	Hairdresser
2101	River	Avenue	Little Odyssey Pizza Grill	Restaurant/fast food
2203	River	Avenue	Joe's Upholstery	Upholstery
2213	River	Avenue	Dalal Insurance	Insurance agency
2215	River	Avenue	vacant storefront	
2301	River	Avenue	La Peña de Horeb	Church
2319	River	Avenue	Miguel Auto Repairs	Auto repair
2321	River	Avenue	vacant storefront	
2401	River	Avenue	El Borinqueño Restaurant	Restaurant/fast food
2405	River	Avenue	Crescent Beverages	Beverage distributor
2501	River	Avenue	La Familia Hair Studio	Hairdresser
2603	River	Avenue	vacant storefront	
2695	River	Avenue	5 Point Auto Repair	Auto repair
2699	River	Avenue	Carmen Sanchez, Professional Services	
940 N	25th	Street	Cramer Hill Pharmacy	Pharmacy
637 N	25th	Street	Vizcaya Liquors	Liquor store
733 N	25th	Street	Landy's Towing	Auto towing
859 N	27th	Street	Reyes Auto Repair	Auto repair
925 N	26th	Street	Eva's Beauty Salon	Hairdresser
909 N	26th	Street	Christus Lutheran Church	Church
800 N	26th	Street	Veterans Memorial Middle School	School/public
1892	River	Avenue	Cramer Hill CDC	Service organization/CDC
2000	River	Avenue	G & N Super Market	Grocery
2022	River	Avenue	Hing San Chinese Food	
2100	River	Avenue	Five Brothers Auto	Auto repair
2118	River	Avenue	vacant garage	
2198	River	Avenue	Areli's Restaurant	Restaurant/fast food
2220	River	Avenue	Areli's Super Market	Grocery
2318	River	Avenue	The Hot Spot	Restaurant/fast food
2400	River	Avenue	Metro PCS	Cell phone store

2508		River	Avenue	vacant storefront	
2510		River	Avenue	Riccardo's Pizza Restaurant	Restaurant/fast food
2512		River	Avenue	J & J Supermarket	Grocery
2616		River	Avenue	Luis Records	Record store
901	N	27th	Street	Fire Station	Fire station
711	N	27th	Street	Flowers by Mendez & Jackel	Florist
775	N	27th	Street	Iglesia Adventista del Séptimo Dia	Church
1035	N	27th	Street	Iglesia Evangelica Menonita	Church
1201	N	27th	Street	vacant? storefront	
1045		Cambridge	Avenue	vacant? Industrial	
1043		Cambridge	Avenue	vacant garage	
1001		Cambridge	Avenue	Washington School	School/public
1111		Cambridge	Avenue	Miranda Motorsports, Inc.	Auto/misc
1001	N	26th	Street	La Poblanita	Grocery
1000	N	26th	Street	Taqueria La Calpeña	Deli/prepared food
1003	N	26th	Street	Carrion Oil Fuel	Oil dealer
1004	N	26th	Street	Johnny's Speedy Repairs & Service	Auto repair
1001	N	25th	Street	Louis Schimpf Auto Repair	Auto repair
1008	N	25th	Street	Louis Schimpf Auto Repair	Auto repair
1012	N	25th	Street	Camden Print Works	Printer
		24th & Harrison		Playground	Playground/baseball & basketball
1047	N	23rd	Street	vacant storefront	
1146	N	23rd	Street	JEC Iron	Iron work
		Harrison	Avenue	Kroc Center	Service organization/community center
1103	N	20th	Street	R & A Auto Services	Auto repair
1049	N	19th	Street	Iglesia de Dios Pentecostal	
1590		Harrison	Avenue	garage	
1100	E	State	Street	Recorded Publication Laboratories	Business services/video/disc production
1100	N	18th	Street	Rossy's Unisex Beauty Salon	Hairdresser
1700		Pierce	Avenue	CCCOEO Headstart Center	Service organization/children

Appendix 6

Digital photographs of Cramer Hill pilot study area (sample)



Appendix 7

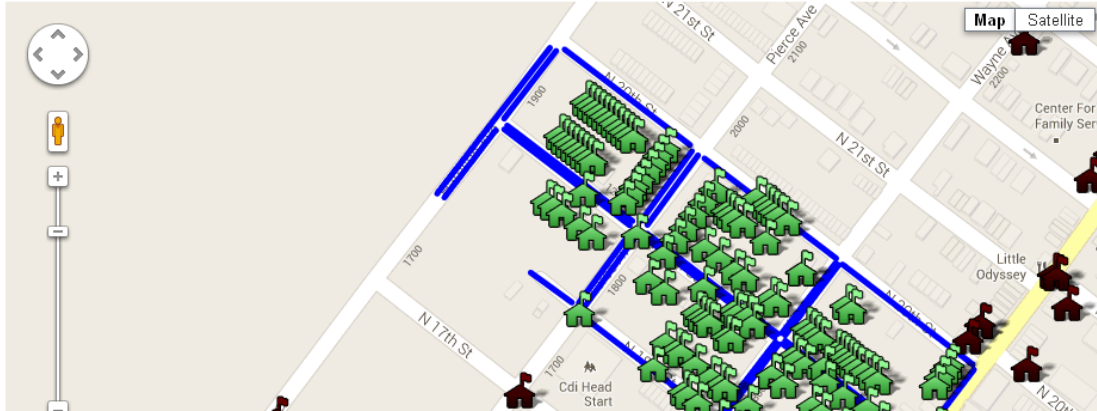
Interactive map of Cramer Hill sample study area at web address: <http://cure-cnccs.camden.rutgers.edu/>

Snapshots of interactive map:

Camden Neighborhood Change Study - Center for Urban Research and Education (CURE) at Rutgers Camden

This interactive map serves as pilot for our study and is based on a survey of housing and neighborhood conditions in a target study area in the Cramer Hill neighborhood of Camden, NJ. When clicking on a house, another window opens up with detailed data on property and streetscape conditions, as well as a link to a current digital photograph. In the next phase of this study, we will collect similar data for the entire Cramer Hill neighborhood, as well as the Cooper Landing and North Camden Waterfront neighborhoods in Camden City, all of which have received or are about to receive a significant influx of resources. Accordingly, we will update the interactive map to include the expanded study areas and survey/photography data collected. This will complete the baseline housing/neighborhood condition survey for the target neighborhoods. We plan to collect new survey/photography data for the target areas annually to monitor neighborhood change over time. For more information on this study, please visit our website at <http://cure.camden.rutgers.edu/>

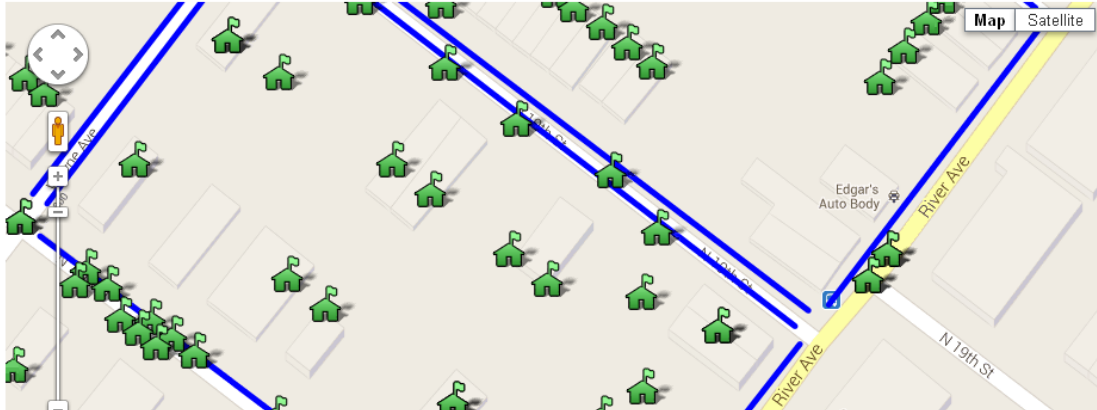
Red markers indicate neighborhood assets; Green markers - property survey findings; Blue line segments - Street survey results



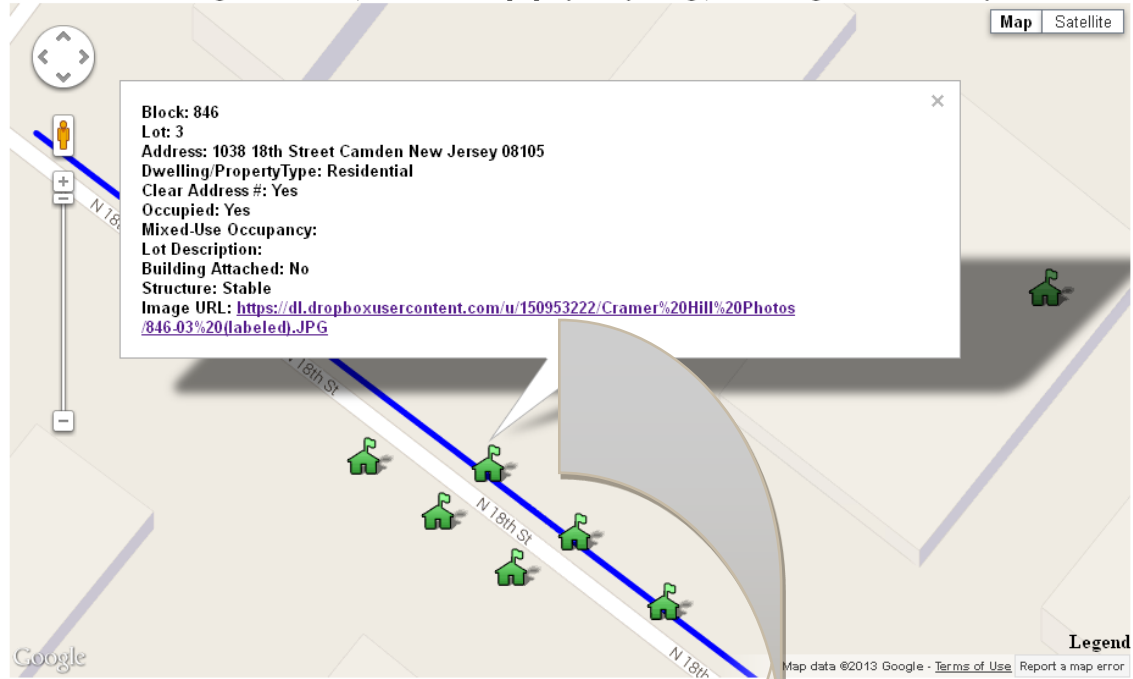
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Red markers indicate neighborhood assets; Green markers - property survey findings; Blue line segments - Street survey results



Red markers indicate neighborhood assets; Green markers - property survey findings; Blue line segments - Street survey results



Appendix 8

Project Timeline

January 2013 – May 2013

- Established contact/networked with community stakeholders, NGOs, local government officials, organizations involved in Camden neighborhood research, and others invested in the future of Camden to gain insights into proposed research and harness support;
- initial Fact-finding;
- field work to test housing/neighborhood survey instrument and digital photography logistics for Cramer Hill pilot study;
- review existing community research and data.

June 2013 – August 2013

- create interactive map for data collected in Cramer Hill pilot study

September 2013 – December 2013

- Analyze census and real estate market data for the three neighborhood target areas and the city as a whole.
- Document property-specific government and institutional actions that have affected the neighborhood real estate market to date.
- Through street surveys and digital photographing, create an electronic inventory of vacant buildings and lots in each of the three neighborhood target areas, to be updated annually as a way of measuring neighborhood change on a property-specific basis. Newly vacant properties, if any, will be added to the inventory each year.
- Through searches of real estate records and communication with real estate professionals, identify property-specific private market actions (e.g., housing rehabilitation/upgrading, new infill construction, changes in sales prices and rent

levels) that have affected the neighborhood real estate market in recent years.

- Publish documentation of the results of these activities, including, for each targeted area:
 - a. Online property inventory, including address-specific data and images;
 - b. Neighborhood asset map and report on the status, condition, and functionality of neighborhood retail, service, and institutional assets.
 - c. First annual report, including target area profiles, trend analysis, and description of possible policy implications associated with project findings.

January 2014 – December 2014

- Review and present findings to date with community constituents, NGOs, local government;
- Begin Human Capital research (semi-structured interviews with select sample of target neighborhood residents);
- Prepare final report;
- Prepare data set;
- Prepare interactive map.