

Addendum II

February 19, 2019

RE: REQUEST FOR EXPRESSIONS OF INTEREST (REOI) - COOPER-GRANT MARKET RATE/MIXED INCOME HOUSING PROJECT- ISSUED JANUARY 25, 2019

1. The following are the answers to questions that were submitted for the above referenced REOI:

QUESTION #1. Is this a rental or home ownership project?

ANSWER #1: This is not specified. The Area in Need of Redevelopment Plan and the Neighborhood Plan identify the need to support a strong residential community in Cooper-Grant with a diverse range of housing options, and the CRA is open to consideration of various types of residential projects.

QUESTION #2. Will the CRA maintain ownership of and bear the responsibility of maintaining the open space portion of the development?

ANSWER #2: No. The CRA does not intend to have long-term ownership of the open space portion of the project.

2. The following is further clarification and additional information for the above referenced REOI:

To further clarify, this current open solicitation is a Request for Expression of Interest for infill residential housing. This solicitation will be used to develop a short list of respondents. The short-listed respondents will be issued a Request for Proposal (RFP) document for the Cooper-Grant Market Rate/Mixed-Income Housing Project that will require the submission of more detailed design information.

The CRA strongly encourages respondents to consult the bulk restrictions contained within the Camden Downtown Redevelopment Plan for detailed information on the uses and density permitted on this site. Further, while the potential developer may propose a lot consolidation, NJ Department of Environmental Protection has restrictions on land use by current parcel boundaries, and all proposed end uses must fully comply with the boundaries of permitted land use as currently designated.

The Site is located within the boundaries of the Cooper Grant Historic District. The City of Camden requires that the Historic Review Committee (HRC), an advisory committee to the Camden City Planning Board, review development of land in historic districts.

The successful respondent will be required to contact HRC to determine whether a certificate of appropriateness or that a Section 106 review is necessary for property or parcel development. It is also strongly recommended that prospective respondents consult the *Historic Preservation* and *Design Review* sections of the Camden Downtown Redevelopment Plan for additional guidelines.

The CRA does not make a distinction between public use vs. community use regarding the open space portion of the site. This portion of the property is dedicated open space per the attached deed notice. (See Attachment #1)

All other terms and conditions of the solicitation remain as is.

Issued by:

Johanna S. Conyer

February 19, 2019