

WE ARE NOW ON THE WEB!
VISIT US ON OUR NEW WEBSITE FOR IMPORTANT UPDATES, EVENTS, AND INFORMATION ON HOW YOU CAN HELP!

WWW.NEHEMIAHCDC.ORG



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The Nehemiah Project Community Development Corporation (NPCDC) is a certified 501(c)(3) non-profit organization located in the Gateway neighborhood of Camden, New Jersey. The explicit purpose of the NPCDC is to promote the holistic revitalization of the community surrounding the Kaighn Avenue Baptist Church

Congratulations to Our Future Leaders

2008 Nehemiah and Kaighn Avenue Community Graduates:

- Lonita Cogdell - Creative Arts
- Brian Coleman - Pennsauken VocationalTech
- Alvin L. Gatling - Cherokee High
- Takreeya Hawkins - Creative Arts High
- Jessica Samelle Steele Heard - Ewing High
- Gabriel (Jake) Hewitt - Timber Creek High
- Carlton Holmes - Sterling High
- Kyle Holmes - Camden Catholic High
- Leah Holmes - Sterling High
- Jasmine Jones - Woodrow Wilson High

- Isaiah Martin - Pennsauken High
 - Segun Bethea Awokoya - Howard Univ
 - Deacon Leon Bethea, Jr. - Philadelphia Biblical Univ.
 - Ashlee Van Brunt - Johnson and Wales
 - Ursula Van Brunt - Mercer Co. Comm. Coll
- CONGRATULATIONS!

"For I know the plans I have for you," declares the Lord, "plans to prosper you and not to harm you, plans to give you hope and a future."

Jeremiah 29:11

Design (from pg. 2)

daylighting; have appropriate ventilation and moisture control; and avoid the use of materials with high-VOC emissions.

- **Optimize Operational and Maintenance Practices** Incorporating operating and maintenance considerations into the design of a facility will greatly contribute to improved working environments, higher productivity, and reduced energy and resource costs. Designs are encouraged to specify materials and systems that simplify and reduce maintenance requirements; require less water, energy, and toxic chemicals and cleaners to maintain; and are cost-effective and reduce life-cycle costs.

(<http://www.wbdg.org/design/sustainable.php>) While every building design will not be able to meet all sustainability standards, there is a unique opportunity to include features that will benefit a facilities users, its surroundings, and are still cost effective. A green building also provides an incentive for businesses and could serve as a model in the region, specifically in Camden where state of the are buildings outside of the waterfront are almost non-existent. NPCDC will continue to examine sustainability options as the design process moves forward. Check our website for the most recent updates!

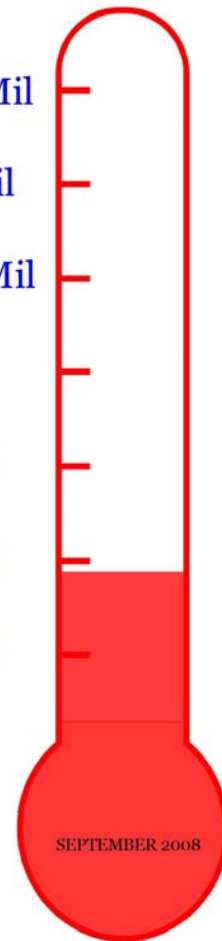
Faith - o - Meter 2 Million!

Know your goals!

Help us Rebuild the Kaighn Avenue Baptist Church Community



- 1.75 Mil
- 1.5 Mil
- 1.25 Mil
- 1 Mil
- 750K
- 500K
- 250K



Donations to:
Nehemiah Project CDC
www.nehemiahcdc.org

THE GATEWAY

SEPTEMBER 2008

VOLUME 1, ISSUE 3

Word from the Chairman, Nehemiah CDC



BRITT A. STARGHILL,
CHAIRMAN NPCDC

"We are not now that strength which in old days

Moved earth and heaven;
that which we are, we are;

One equal temper of heroic hearts,
Made weak by time and fate, but strong in will

To strive, to seek, to find,
and not to yield."

Alfred Lord Tennyson

Outsiders understand there is value within our communities, otherwise the snake-oil salesmen would not be there nor would gentrification occur. There are

Stewardship Campaign Galvanizes Kaighn Avenue

Kaighn Avenue Baptist Church Leadership took a leap of faith when they chose to engage Generis Consulting and Dr. Herman Norman to guide a Lifestyle Stewardship Campaign with the congregation this past February. However as the first fruit of this campaign has culminated it is apparent that the right path was chosen.

Although improved fundraising capability is a direct and positive result of the campaign, more importantly the campaign was able to galvanize the congregation and reaffirm faith through a series of lifestyle exercises.

The "Lifestyle Stewardship" approach does not focus on fundraising, rather lifestyle changes that challenge

many buildings around in the community on Kaighn Avenue, particularly the commercial establishments, that are in need of new facades and there is an abundance of human capital in this community to supply the labor. However, it appears that inertia has a powerful grip on our communities. To release the stranglehold, we need to do just what we are engaged in right now – organizing our assets – people, institutions, capital, and infrastructure – to generate growth and prosperity within our communities.

Next, we must come to grips with what is happening within our economy. Going forward, the economy will be enormously different than what is was last year or even today. In 10 short years, the economic pendulum swung from imaginative deals, such as getting a million dollars without any proof of income, to Fannie Mae and Freddie Mac

going in to conservatorship. Many of us have not and will not accept this reality. A sea of change has occurred and we continue writhing in the throes of consumerism. This economy is entering a new phase and our thinking is steeped in the old economy. Credit was the mother's milk of this economy but now it is evaporating across many sectors, leaving a trail of economic devastation.

Notwithstanding, the Nehemiah Community Development Corporation has dedicated itself to improving the lives of people in this community of Camden. Join us as we continue to develop a viable plan to reform this community economically and socially while restoring a quality of life.

In your service,

Britt A. Starghill

Individuals spiritually. Through this process members of the congregation reassess their material priorities, thus discovering how those resources can be redirected for a higher cause.

Dr. Norman engaged KABC in a detailed work program and tight deliverable schedule. Church leaders were assigned leadership responsibilities and then specific job responsibilities were assigned throughout the congregation for categories including:

- * Communications
- * Administrative
- * Spiritual Awareness
- * Events
- * Student/Children
- * Leadership Campaign
- * Congregation Response

This process enabled involvement and responsibility at many levels and provided for an organizational structure that can be utilized into the future. The intense four month campaign involved a media package, brochures/newsletters, home visits, and a 24 hour prayer vigil. The intense process brought the congregation closer even allowing for some members to reintroduce themselves while at the same time bringing focus upon the current goal of the development of the Community Resource Center across 9th street.

Now a reenergized Kaighn Avenue Baptist can utilize the experience and the structure that has been developed for years to come.

SPECIAL POINTS OF INTEREST:

- ◆ Stewardship Campaign a big success!
- ◆ TLFC/XSPAND Process helps NPCDC move their vision forward
- ◆ Local youth organization to improve website
- ◆ Special Design Feature: Sustainability?
- ◆ Thanks, Congratulations, and More!



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NPCDC Takes Advantage of TLFC/XSPAND Program

Property ownership is an essential element in the process of building community. Property ownership is essential in providing an element of financial stability specifically as viewed by lenders and developers. Most importantly it offers a level of control in the development process providing an avenue to redevelop an area in a manner that is best suited for the long term viability of the community. While at the same time preventing key development properties from falling into the hands of speculative investors whose interests may not be what is best for the community. Since its inception the NPCDC has strategically acquired properties that are adjacent to the its offices and serve as key parcels for its long term development plan. Understanding its role as a Community Development Corporation and not a property manager the NPCDC has taken a careful and calculated approach to property acquisition. The recent delinquent tax sale held by the City of Camden in Partnership with the XSPAND corporation provided a unique opportunity to take the next step in this process.

The collection of Camden's delinquent property taxes has been prioritized as a key element to its financial recovery. While the city has seen its tax base dwindle through the loss of industry and commerce, the

residential tax collection had fallen and the collection process is often cumbersome and expensive. In fact the city is owed over \$87 million just in taxes from properties that are seriously delinquent (source: xspand.com) In order to move the collection process forward the city set up the The Tax Lien Finance Corp. (TLFC) in partnership with the XSPAND Corporation. The TLFC would advise the sale of delinquent tax liens and XPSAND, a subsidiary of the Bear Stearns company, was to administer the sale for a fee. Recently the TLFC was able to come together and begin the tax lien process.

In May of 2008, the TLFC was able to move forward with the tax lien sale. A list of delinquent properties were made available by XPSAND and interested parties were given the opportunity to submit a blind bid at a percentage of the actual delinquent tax total. After a rigorous and expedited review process the NPCDC submitted bids on select properties. Strategic property selection was performed through an analysis of the location relative to immediate development needs and consistency with the future community plan. Recently the NPCDC learned that they were successful on each of the properties that were bid on.

While the acquisition of a tax lien through the TLFC/XSPAND bidding process is only the first step in the acquisition of the property

itself it is an important step in moving forward with rebuilding the Nehemiah Community.

While the TLFC/XSPAND process was able to generate some needed cash flow for the City of Camden only a fraction of liens were cleared and the tax lien process will likely be an ongoing one for the city.

We Need Your Help Too!

The Nehemiah Project CDC is a community initiative that will require a collaborative community effort. While the NPCDC and its board is working hard to champion change, it will take strong community leadership to become a viable and sustainable neighborhood. Please contact the NPCDC if you are interested in board membership or helping to build your community!

info@nehemiahcdc.org

Local Youth Organization to Administer NPCDC Website

The Nehemiah Project CDC has engaged Hopeworks N' Camden to make changes to its website. These days an organizations website is its front cover, its soundbox and its most effective marketing tool. It is the first place people go when inquiring about an organization and provides an outlet for a vast amounts of knowledge. While www.nehemiahcdc.org has been in operation for the past year there is constantly room for improvement.

Hopeworks N' Camden is a Camden based youth organization who according to its website (<http://hopeworks.org>) is: "to enhance the lives of inner-city

Camden youth by expanding the learning opportunities available to them, pointing the way to a future full of hope and working together to create that future." The heart of the program is technology training, which they provide in a safe, respectful, and celebratory atmosphere. They train their youth in state-of-the-art computer applications: website design, geographic information services (GIS), computer networking and repair, and video.

While on a tour of their State Street facility Rev. Starghill and Shawn Brede were extremely impressed by the effectiveness the Hopeworks' programs have on its youth. After a preview of their website design

capabilities utilizing, Hopeworks' combination of quality work and youth involvement was a no brainer.

NPCDC hopes to have the organization improve its website functionality and provide the ability to contribute on the site. Look for improvements to the website over the next couple of months and let us hope this partnership can grow!

...WE NEED THE PARTICIPATION OF ALL PEOPLE TO "REBUILD THE WALLS" OF THIS COMMUNITY...

Building Design: What makes a building sustainable?

In the previous issue of the Gateway, we discussed the beginning of the design process for the community resource building, and as stated this process will ultimately determine its aesthetic value, functionality, and adaptability over time. With the skyrocketing costs of fuel, the terms "sustainability" or "green building" has moved into the spotlight. However this term is nothing new and carries a wide range of applications.

The operation and construction of buildings have enormous direct and indirect impact on their surrounding environments. Buildings use energy and raw materials while generating waste, stormwater and emissions. The main objectives of sustainable design (According to the Whole Building Design Guide -<http://www.wbdg.org/design/sustainable.php>) are to avoid resource depletion of energy, water, and raw materials; prevent environmental degradation caused by facilities and infrastructure throughout their life cycle; and create built environments that are livable, comfortable, safe and productive. Incorporating sustainable design into a building not only reduces the impact on the environment, but increasingly cuts rising energy costs, provides opportunities for tax credits, and creates a more livable environment.

Thank You, Dr. Norman



DR. HERMAN NORMAN LED THE INITIAL PHASE OF A SUCCESSFUL LIFE-STYLE STEWARDSHIP

The Nehemiah Community Development Corporation would like to extend a warm thank you to Dr. Herman Norman from Generis Consulting. He utilized his own leadership and faith to help guide the Kaighn Avenue Baptist Church

through the beginnings of a successful stewardship campaign. NPCDC looks forward to its continued relationship with Dr. Norman

The principles of sustainable design can be described as:

- **Optimize Energy Use**
Dwindling supplies and rising costs of fossil fuel and the impact of greenhouse gases on world rising, it is essential to find ways to reduce load, increase efficiency, and utilize renewable energy resources in design.

- **Protect and Conserve Water**
A sustainable building should reduce, control, or treat site-runoff, use water efficiently, and reuse or recycle water for on-site use when feasible.

- **Use Environmentally Preferable Products**
A sustainable building should be constructed of materials that minimize life-cycle environmental impacts such as global warming, resource depletion, and human toxicity. These are products that contribute to improved worker safety and health, reduced liabilities, reduced disposal costs, and achievement of environmental goals.

- **Enhance Indoor Environmental Quality**
The indoor environmental quality (IEQ) of a building has a significant impact on occupant health, comfort, and productivity. Among other attributes, a sustainable building should maximize

(CONTINUED PG 4)



CONCEPTUAL IMAGE OF SUSTAINABLE BUILDING ACROSS FROM KAIGHN AVENUE BAPTIST CHURCH.

KNOW THE NEHEMIAH COMMUNITY : HOUSING

PERCENT OF 2006 LOANS CLASSIFIED SUBPRIME: **64%**

% WHO RENT: **49%**

% WHOSE RENT = MORE THAN 30% OF INCOME: **63%**

WE MUST IMPROVE !

PERCENT CHANGE IN MEDIAN SALE PRICE 2001 - 2006 : **+261%**

source: U.S. Bureau of the Census, Claritas, HMDA

Thank You and Congratulations, Rochelle Jackson

The Nehemiah Community Development Project would like to Congratulate and extend a warm thank you to Rochelle Jackson for her many years of dedication within the Kaighn Avenue Community.

Summer Programs Provide Options for Youth and Educate

Congratulations on the completion of another successful set of summer programs for our youth at Kaighn Avenue Baptist Church. We hope for the continued growth and success of these important programs. Thank you to everyone who makes them happen.

"...REBUILDING COMMUNITY IS A LONG AND ARDUOUS TASK THAT WILL REQUIRE THE FAITH AND HARD WORK OF ALL THOSE INVOLVED."

