

Casino Reinvestment Development Authority



Annual Report 2008

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2008 represents another year of accomplishment for the Casino Reinvestment Development Authority. For over two decades, the CRDA has invested over \$1.8 billion in projects in Atlantic City, South Jersey and North Jersey.

While the national economic climate has brought considerable stress to our State, CRDA continues to reinvest casino obligations to promote economic development

and to create jobs.

It is vitally important to support the working men and women who have literally built Atlantic City. And it is important to support the people who work in the casinos and businesses, who deal the cards, wait on the tables, clean the rooms and all the necessary jobs that make Atlantic City a great place to visit and to work.

We support these workers by creating and maintaining jobs through our efforts at CRDA.

Thomas D. Carver, Esq., Executive Director



Each year presents its own challenges and opportunities. Our job is to take the long view.

Project successes are the result of a forward-thinking Board and dedicated staff in planning and implementing projects. In this Annual Report, we present a selection of projects that we regard as successes that were several years in the making. We also report on some new

projects and projects with significant milestones achieved.

Overall, CRDA invested over \$80 million in projects during 2008 – that is higher than the \$70.8 million annually invested on average since 2000.

2008 certainly presented challenges, but CRDA seized the opportunities to continue to reinvest in Atlantic City and across the State.

Successes

Atlantic City Express Service
(ACES)

Rutgers Food Innovation
Center

Boardwalk Facade

Main Street Atlantic City

Hotel Expansion

Carnegie Library Center

Updates

Corridor Parking Garage

Atlantic City International
Airport Improvements

Martin Luther King Blvd.
Widening

Mississippi Avenue Widening

Newark Urban Environmental
and Ecological Center

Lighthouse District Park

Venice Park Bulkhead

Successes

Rutgers Food Innovation Center

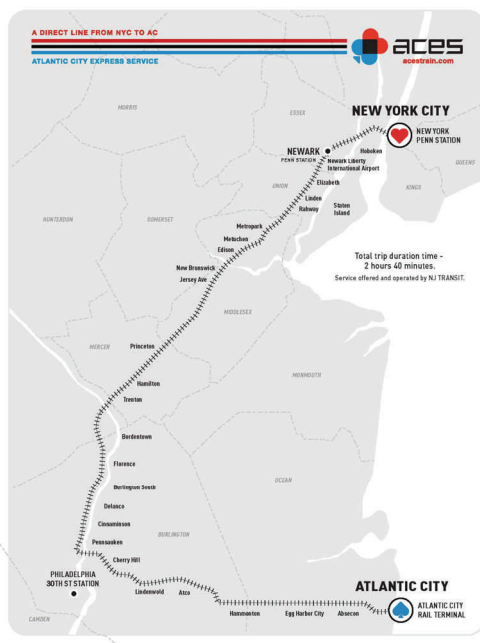
Atlantic City Express Service (ACES)

The Atlantic City Express Service, LLC (ACES) announced in December that weekend train service between New York's Penn Station and Atlantic City will officially launch on February 6, 2009.

The CRDA was instrumental in helping fund the ACES project by investing \$4.5 million over 3 years for the purchase of the locomotives. ACES is a joint venture between Caesars Atlantic City, Harrah's Resort Atlantic City, and Borgata Hotel Casino and Spa.



As a condition of CRDA funding, 25% of the tickets must be reserved for public access. ACES will provide weekend (Friday-Sunday) travel from New York City to Atlantic City and take about 2.5 hours. The train will depart from New York's Penn Station and make one stop in Newark, NJ, before continuing direct to Atlantic City.



The Rutgers Food Innovation Center, started in 2001, is a unique business incubation and economic development accelerator program, which provides business and technology expertise to small and mid-sized food companies in New Jersey, and utilizes its network capacity to reach food and agribusinesses throughout the nation. The Food Innovation Center is a partnership of Rutgers University, the City of Bridgeton, and the Cumberland Empowerment Zone.



The CRDA provided \$2 million of the approximately \$5.6 million needed for construction and equipment of the new state-of-the-art facility. It will enable the design, development, marketing, analysis, commercialization, and ongoing manufacture of products for sale to retail and foodservice markets. The 23,000 square foot permanent food business incubator facility in Bridgeton includes food processing and laboratory space, analytical laboratories and market research capabilities, a distance learning center linked to the seven southern New Jersey counties, and administrative space for its staff as well as its clients. The Food Innovation Center held ribbon-cutting ceremonies in October 2008.

The Rutgers Food Innovation Center has been internationally recognized by the following:

- "Incubator of the Year" by the National Business Incubation Association;
- USDA CSREES with its Partnership Award for "Innovative Program Models" in 2007, for "achievement as a model for community and economic development and jobs creation"; and,
- USDA Rural Development as an "Agricultural Innovation Center Demonstration Program," one of only ten such centers in the United States.

With the new building, the Food Innovation Center projects it will be able to increase the annual impact of its clients by 3-4 times, and as a result:

- The Center will assist an estimated 1,200 clients in total by the year 2012;
- Approximately 1,000 net new jobs will be created by the highest performing clients during this same period, and tens of thousands of employees will be impacted via its programs in quality assurance and new technology development and integration;
- Over \$200 million in cumulative new revenue will be created as a result of this same client activity during the next five years (at an annualized rate of about \$85 million during the year 2012, with significant escalation each year thereafter); and,
- The public expenditure in operating the business incubator facility is expected to return local tax revenue of over \$5 million annually by 2012, translating to over \$14 million in cumulative local tax revenue by the fifth full year of operation.

Boardwalk Facade Project – Phase Two

We are now in the second year of our Boardwalk Facade Revitalization Project which recaptures a sense of the Boardwalk during its widely acknowledged heyday of the first decades of the 20th century. The project is designed to reinvigorate the role of the Boardwalk as a tourist attraction in Atlantic City and also help boost economic development along the legendary span. Three boardwalk blocks were completed in 2008:

- 3000 Block - located between Chelsea and Morris Avenues. Building elements, such as lighting, create a holographic image, generating movement on the façade to promote nightly excitement. The materials chosen require little maintenance which insures the longevity of the design.
- 2600 Block - located between California and Texas Avenues. The design is intended to create a balance between fun and elegance and incorporates both a Sea Shore and Mediterranean theme. The block's center building is art deco in style. The building's lines are adorned in a variety of lighting, colors and patterns.
- 1400 Block - located at St. James Place and the Boardwalk. The design features cast gothic-style concrete walls and windows. Decorative up-lighting and colorful signage and awnings adorn the facade and is reminiscent of the two story gothic retail stores that once extended from the Dennis Hotel to the boardwalk, as late as the 1970's.

Main Street Atlantic City

In 2005, the CRDA authorized an \$110,000 grant to assist in funding a Downtown Revitalization Plan. The New Jersey Chapter of the American Planning Association gave the Outstanding Comprehensive Plan Award for the Main Street Atlantic City Downtown Revitalization Plan. Main Street Atlantic City and the Karabashian Eddington Planning Group shared the award.

The Plan follows the four point approach which serves as the basis for Main Street organizations nationally: economic restructuring, design, organization, and promotion. The Plan seeks to "reconnect" Atlantic City to Atlantic Avenue through a full range of projects which include but are not limited to street management initiatives (traffic, pedestrian, trash removal requirements), facade improvements, signage upgrades, crime prevention, higher education campus development, housing development, retail enhancement and office development.

To advance investment strategies for redevelopment, the CRDA designated the area from Michigan to Kentucky Avenue as a Neighborhood Strategy Area (NSA). CRDA will work with public and private stakeholders to further specific capital investments. Critical to the success of these investments will be commitments by the City of Atlantic City to upgrade

and manage code enforcement, crime prevention, street cleaning, street delivery and trash/recycling rules.

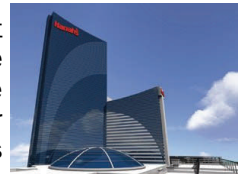
CRDA's initial focus will be in the NSA area as a transitional area between The Walk Outlets and the retail area at Renaissance Plaza. Capital investment goals in this area are additional public surface parking lots, renovation of existing structures for new housing opportunities, and the development of higher educational campus facilities in partnership with Atlantic Cape Community College and the Richard Stockton College.

The next investment strategy area will be from Kentucky to Pennsylvania Avenues and is expected to include housing opportunities, retail enhancements and office development. This area builds upon the government anchors of the County offices, the Atlantic City Public Library, City Hall and the Atlantic County Civil Court House.

Casino Hotel Expansion Projects

In 2005, CRDA approved three requests for funding for hotel expansion. Borgata, Trump Taj Mahal and Harrah's were completed and opened in 2008.

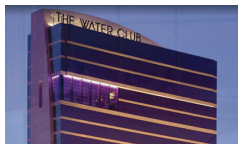
The Borgata Hotel Expansion Project consisted of two phases: Phase I, the North Expansion, with 91,800 square feet of amenities, which includes four restaurants, a food court, retail stores and night clubs; and Phase II: the Tower, which includes a 45 story tower with 600 new hotel rooms, 16,700 square feet of retail space and 1,400 new parking spaces. CRDA contributed over \$17 million to the project whose overall cost exceeded \$600 million and which produced over 1,000 construction jobs and over 1,700 permanent jobs. The Phase II Tower, known as The Water Club, opened in June 2008.



The Trump Taj Mahal Hotel Tower Project includes a 42-story hotel tower containing over 782 guest rooms, including 74 suites, on the existing site and connected by a pedestrian bridge to the Trump Taj Mahal Casino Resort. CRDA contributed over \$15.3 million to the \$255 million project which created 278 construction jobs and 162 permanent jobs. The Chairman's Tower opened in October 2008.



Under the Casino Reinvestment Development Urban Revitalization Act, the CRDA provides a rebate on certain luxury taxes and rebates of sales and use taxes on construction materials in building the Harrah's Water Tower Project that includes 800 new hotel rooms in a 37-story tower, consists of over 255,000 square feet of retail, dining and entertainment space and 900 new parking spaces. The approximately \$458 million project created about 765 construction jobs and 828 permanent jobs. The Water Tower opened in March 2008.



Carnegie Library Center & Civil Rights Garden

The CRDA authorized the conveyance of the Carnegie Library Center, located on Martin Luther King Boulevard, to the Richard Stockton College. The college has occupied the property under a lease agreement with CRDA since 2004. The building formerly served as Atlantic City's Free Public Library until 1985. Following a long period of vacancy and deterioration, CRDA gained title to the property in order to renovate the building and to dedicate its use as a center of higher education.

Carnegie serves as an educational and instructional facility, a meeting and conference center, and venue for community outreach. Since opening in May 2004, more than 3,130 students have enrolled in the 180 undergraduate and graduate courses offered. During this same period, Carnegie has hosted more than 450 workshops, seminars, receptions, and meetings. A majority of these events were sponsored by the College or other governmental units, community organizations, and businesses.

CRDA's transfer of the property requires Stockton to maintain the facility for educational purposes and to preserve and maintain the historic facade of the original portion of the building. Stockton has also agreed to work with Atlantic City to maintain, operate, secure and promote the adjoining Civil Rights Garden. Stockton's promotional efforts will include printed materials and information on their website.



Updates

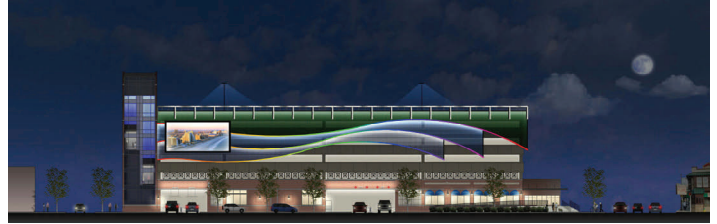
Atlantic City Parking Garage at "The Walk"

The Casino Reinvestment Development Authority took the next step in the design and construction process for a proposed Mixed Use Parking Garage in the Atlantic City Expressway Corridor, near the Atlantic City Outlets at "The Walk."

The Walk is a dynamic urban retail and entertainment project featuring nationally recognized factory outlet retailers, interactive entertainment and restaurants. "The Walk" creates a major retail entertainment district which strongly links Atlantic City's Convention Center and Transportation Center with the Boardwalk-casino-hotel district.

The garage will be located on the corner of Fairmount Avenue and Mississippi Avenue. CRDA will continue to prepare for the public bidding of the construction contract with the start of construction anticipated for later in 2009. Completion is expected by the end of 2010.

As part of a sustainable energy initiative, the CRDA approved the development of a request for proposal for a power purchase agreement and a solar array system for the roof of the parking garage. It is envisioned that the Authority will enter into a contract with a solar installation vendor as a turn-key project from design through installation to help reduce the operational costs of the garage.



Tim Haahs and Associates, CRDA's architect for the project, will facilitate the design coordination between the two projects. The CRDA approved the Haahs' design concept utilizing a combination of colored metal screening with an integrated lighting system to create an exciting visual display along the Fairmount Avenue facade of the garage to attract patrons entering the city. A new street has been proposed to access both the retail stores of Phase Three of the Walk and the new garage.

This parking structure is designed to be the first and last impression that visitors experience as they travel to and from Atlantic City through this corridor. The Authority has considered the individual and collective parking needs of the Corridor, the community and the various users to create a functional, aesthetically pleasing and safe parking experience for all.



Atlantic City International Airport Improvements

The CRDA approved a short term loan of \$5.2 million for an expansion of the airport apron – the paved area adjacent to the air side of the main terminal building – as necessary to alleviate the congestion around the existing terminal apron and improve overall operational efficiency. The first phases of the project will cost \$13.7 million to complete. The South Jersey Transportation Authority (SJTA) has identified \$8.5 million through a combination of funds. The CRDA funds will fill the existing gap and allow the project to be completed in the short term – consistent with calls to accelerate "shovel-ready" infrastructure improvements. CRDA will be repaid from Passenger Facility Charges (PFCs) collected by the SJTA.

Martin Luther King, Jr. Boulevard Widening

The CRDA approved over \$10 million for the final phase of the widening of Dr. Martin Luther King, Jr. Boulevard from Atlantic Avenue to Pacific Avenue. The Board has previously approved the funds for acquisition, site preparation, design and construction.

Mississippi Avenue Widening

The Project will widen Mississippi Avenue on the east side by thirteen feet between Atlantic and Arctic Avenues. CRDA will fund and undertake the acquisition of all required properties and the South Jersey Transportation Authority (SJTA) will fund and construct the road widening.

The CRDA approved a \$5.9 million fund reservation that will move forward with land acquisition for the project, which includes five privately owned parcels. CRDA will undertake all necessary relocation, demolition of structures and environmental work necessary to prepare the site as required for the road widening.

Completion of this widening project will provide two-way directional traffic on Mississippi Avenue from Atlantic Avenue to the Connector entrance, north of Fairmount Avenue. CRDA's transportation consultants are currently reviewing the benefits of widening the balance of Mississippi Avenue on its west side between Atlantic and Pacific Avenues. Should the analysis conclude that a further widening of the Pacific to Atlantic block is beneficial, the CRDA may be requested to consider additional funding for acquisition and construction.

Newark Urban Environmental & Ecological Center

The CRDA granted project approval, and a fund reservation of \$500,000, for the Newark Urban Environmental & Ecological Center Project.

The Greater Newark Conservancy (GNC), a non-profit organization operating for the past 15 years in Newark, New Jersey, will use the grant to complete the interior restoration of an historic synagogue as the third and final phase of their Urban Environmental & Ecological Center Project located within the Springfield Avenue Redevelopment Zone in Newark. Upon completion of Phase III, the building will provide classrooms, lecture hall, exhibit space and educational center for the surrounding community.

The mission of the GNC is to educate, train and support communities in creating environmentally safe neighborhoods.

The GNC's focus is on the following four programs:

1) Education: teaching Newark's children about their local and extended environment, and offering educators professional development teacher workshops; 2) Community Greening: uniting residents, businesses and the community to transform blighted blocks into well-cared for, environmen-

tally safe areas with open space; 3) Environmental Justice: building partnerships to promote urban environmental issues and striving to empower local residents to recognize their ability to improve their environment; and 4) Job Training: providing supervised training in landscaping and horticultural skills to increase earning potential. The GNC's Outdoor Learning Center hosts over 3000 urban school children each year offering math, science and environmental educational programs. Children are able to participate in interactive lessons with the Center's "living labs". Most of the GNC's programs serve low and moderate income residents of Newark.

Lighthouse District Park Project

CRDA approved the Lighthouse District Park Project and authorized the expenditure of \$181,000 for title, appraisal, environmental, engineering and legal fees for the Project.

The Project will create an open space green belt from the historic Absecon Lighthouse Park easterly to Altman Field Park, which fronts the Boardwalk at the Absecon Inlet waterway, and provides street enhancements for pedestrian and bicycle access on Rhode Island Avenue from the Absecon Lighthouse southerly to the Boardwalk at the ocean.

The Project will involve land acquisition of approximately twenty-five parcels, the relocation of the Jitney Headquarters and the development of the acquired land as open space. CRDA has held numerous discussions with the Jitney Association, which is amenable to moving to a new facility.

Venice Park Bulkhead

The Venice Park Bulkhead Project is part of an agreement coming out of the Brigantine Connector Project which links the Atlantic City Expressway with the Marina District. The project scope involves repairing, replacing, or constructing bulkhead improvements for approximately 107 properties located along the Penrose Canal, Venice Park Canal, and a portion of Beach Thorofare. This nearly \$12 million project is scheduled for completion in 2009.

Casino Reinvestment Development Authority
Investment Partners



CRDA 2008 Annual Report accomplishments toward the NJ Office of Economic Growth Strategy					
CRDA Project	Economic Growth Priority	OEG Proposed Action	CRDA Specific Steps or Action	Outcomes	
Atlantic City Express Train Service (ACES)	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3 Invest in the infrastructure needed for economic growth	Contribute \$4.5 million toward the purchases of trains for operation of the ACES service by NJ Transit	Direct link between Atlantic City and Penn Station, NYC enhances access, provides a high level of service and increases Atlantic City's competitive edge.	
Atlantic City International Airport	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3 Invest in the infrastructure needed for economic growth	CRDA \$5.2 million loan to SJTA for apron improvements which will upgrade airport functions and capacity	Greater ability to attract new airlines.	
Corridor Parking Garage	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3 Invest in the infrastructure needed for economic growth	CRDA bond funding of \$38 million for a 1200 space parking garage.	Support AC convention center, boardwalk hall, retail, restaurants and the community.	
Dr. Martin Luther King Boulevard Widening	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3 Invest in the infrastructure needed for economic growth	CRDA approved \$10 million for the final phase of the widening of Dr. Martin Luther King, Jr. Blvd.	Complete widening project of key corridor from Route 30 to Pacific Avenue and increase capacity for traffic moving in and out of Atlantic City.	
Mississippi Widening	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3 Invest in the infrastructure needed for economic growth	CRDA approved \$5.9 million fund reservation that will provide for the necessary land acquisition, relocation, demolition and environmental work.	Complete widening of the Atlantic City Expressway corridor and support access to surrounding development including the Convention Center, new CRDA garage and "The Walk" Outlet stores.	
Rutgers Food Innovation Research Center	Priority #2 Develop a World Class Workforce	2.3 Ensure that Education and Training Investments Meet the Workforce Needs of NJ Businesses and Non Profit Organizations	CRDA provided \$2 million of the \$5.6 million need for the construction of food business incubator facility.	Enables the design, development, marketing, analysis, commercialization, and ongoing manufacture of products for sale to retail and foodservice markets.	
Boardwalk Facades	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3 Invest in the infrastructure needed for economic growth	Completed Phase Two of the multiyear project, including three blocks on the Boardwalk.	Continues to improve the appearance and appeal of the Boardwalk for visitors, generating more revenue and economic activity.	
Hotel Expansions	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3 Invest in the infrastructure needed for economic growth	Three hotel expansion projects previously approved by CRDA were completed and opened in 2008.	Added hotel capacity and amenities that help Atlantic City become a destination resort.	
Main Street Atlantic City	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3 Invest in the infrastructure needed for economic growth	CRDA funded the Downtown Revitalization Plan.	Received an award from the American Planning Association and will be used to "reconnect" Atlantic City to Atlantic Avenue as a downtown.	

SMART Objectives	Activities	Specific Steps or Action	Outcomes		
Carnegie Library	Priority #2 Develop a World Class Workforce	2.3 Ensure that Education and Training Investments Meet the Workforce Needs of NJ Businesses and Non Profit Organizations	CRDA authorized the conveyance to Stockton College which has been operating the Carnegie Center for four years.	Increased educational use of the facility, including the adjoining Civil Rights Garden.	
Urban Environmental and Ecological Center	Priority #2 Develop a World Class Workforce	2.3 Ensure that Education and Training Investments Meet the Workforce Needs of NJ Businesses and Non Profit Organizations	Approved \$500,000 fund reservation for the renovation of the Greater Newark Conservancy.	Educate, train and support communities in creating environmentally safe neighborhoods.	
Lighthouse District Park	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3 Invest in the infrastructure needed for economic growth	Approved \$181,000 for environmental and engineering fees.	Create an open space greenway in key neighborhood.	
Venice Park Bulkhead	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3 Invest in the infrastructure needed for economic growth	\$12 million in bulkhead improvements in Venice Park neighborhood in Atlantic City.	Substantially completed community project related to the Brigantine Connector Project.	
Finance significant mixed-use development projects outside of Atlantic City, in cooperation with other agencies, local governments or private entities.	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.1A Align the capital investments with economic and environmental goals	1. Completion of Heldrich Plaza - New Brunswick: Project consists of fifteen story, 550,000 sq. ft. mixed use building, including 200 room hotel, conference center, market rate condominiums, retail and academic space and 300 space parking garage.	300 new jobs; smart growth mixed use project builds on other existing and proposed developments in New Brunswick.	
	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.2 Support the revitalization of New Jersey's cities	2. King Plaza - Perth Amboy: Project consists of 249 residential units, a 564 space parking garage and 66,000 square feet of commercial retail space.	_____ jobs; smart growth mixed use project builds on other existing and proposed development projects in Perth Amboy	
	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.2B Encourage Brownfields redevelopment	3. Pier Village - Long Branch: Mixed use project consists of entertainment, retail, apartments and public access to the waterfront.	447 new jobs; smart growth mixed use project has revitalized Long Branch.	
	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.1A Align the capital investments with economic and environmental goals	4. Coordinate with State and local agencies to identify new eligible projects in urban areas. \$20+ million in loan funds currently available in South Jersey, \$2.7 million in North Jersey. The goal is to concentrate investment - fewer projects with greater impacts.	Availability of CRDA financing will be used to gap finance projects that further the Economic Growth Strategy.	
Facilitate and partially finance transportation planning and implementation projects to accommodate \$10 billion anticipated casino capital investment in AC over the next 10 years	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3A Increase investments in mass transit and freight transportation, including connections to NYC and Philadelphia	1. Construct parking garage near the Walk/Convention Center with possible mixed-use components.	Once complete, garage will address acute parking shortage for the Walk and Convention Center, with the possibility of construction of office or other use in space above.	
	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3A Increase investments in mass transit and freight transportation, including connections to NYC and Philadelphia	2. Working with DOT and other State and local planning agencies and stakeholders, complete AC regional transportation strategy and implementation plan.	Plan, once complete, will identify steps necessary to increase development capacity of Atlantic City and Atlantic County, in order to allow continued increases in employment, other economic activity and the associated tax revenues.	

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	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3A Increase investments in mass transit and freight transportation, including connections to NYC and Philadelphia	3. During the planning process, identify transportation and land-use planning actions that can be implemented in the short term.	Tangible results in the short term, while longer term strategic planning occurs.	
	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3A Increase investments in mass transit and freight transportation, including connections to NYC and Philadelphia	4. Engage Rutgers Heldrich Center to study workforce needs/demographics of Atlantic City region in the next 5-10 years.	This effort will link transportation planning and housing planning (see below).	
	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3A Increase investments in mass transit and freight transportation, including connections to NYC and Philadelphia	5. Partially finance express rail service from NYC to AC.	Express rail will result in further market penetration of NYC market	
Finance construction of mixed-income housing units that utilize existing transportation and utility infrastructure, and are located in proximity to employment centers.	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3C Increase mixed income housing development in the state's urban centers	1. Complete Atlantic City Hope VI housing project.	Completion of the 528 mixed-income housing units in Atlantic City.	
	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3C Increase mixed income housing development in the state's urban centers	2. Conduct analysis of existing affordable workforce housing in Atlantic City with the aim of identifying need for CRDA housing investments.	In conjunction with transportation master plan for the region, identifying existing affordable workforce housing and need for additional units planning for workforce housing in the AC will allow development to continue without sacrificing environmental goals.	
	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3C Increase mixed income housing development in the state's urban centers	3. In cooperation with Main Street Atlantic City and using it's downtown master plan, undertake one or more Upstairs-Downtown demonstration projects.	Tangible results in the short term, while longer term strategic planning of next phase CRDA housing policy occurs.	
	Priority #3: Support Smart, Sustainable Growth and Infrastructure Investments	3.3C Increase mixed income housing development in the state's urban centers	4. Outside of Atlantic City, partner with State and local agencies to identify need for financial assistance to construct workforce housing and facilitate construction/rehabilitation/preservation of units.	Construction of affordable/workforce housing units in urban areas or as part of transit-oriented development.	