

Grantee: Camden Redevelopment Agency

Grant: B-09-CN-NJ-0008

October 1, 2012 thru December 31, 2012 Performance



Grant Number:

B-09-CN-NJ-0008

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

Camden Redevelopment Agency

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$11,926,887.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$11,926,887.00

Estimated PI/RL Funds:

\$1,600,000.00

Total Budget:

\$13,526,887.00

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

The City of Camden Redevelopment Agency ("CRA") was awarded \$11.9MM in NSP 2 funds for the purchase and redevelopment of abandoned or foreclosed homes or residential properties, returning a minimum of 100 abandoned or foreclosed homes back to productive use. Activities carried out under the NSP2 Program, include land banking, demolition of blighted structures, providing grants/loans for housing redevelopment and closing costs for NSP 2 property purchasers, and housing counseling services within 7 targeted Census Tracts.

Areas of need and targeted geographies, include Census Tract 6002 Gateway, 6003 Cooper Plaza/Lanning Square, 6007 Coopers Poynt, 6008 Pyne Point, 6011.02 Rosedale, 6012 Stockton, and 6013 Marlton. The NSP 2 funds have been allocated to the following eligible categories; 10% of NSP2 grant or \$1,192,689 for administration, \$7,629,198 for purchase & rehabilitate residential properties that have been abandoned or foreclosed upon for sale or rent, \$75,000 for Housing Counseling, \$350,000 for Closing Cost Assistance, \$2,370,000 for Landbanking and property disposition, and \$310,000 for Demolition.

CRA published a notice in the Courier Post of its intent to apply for NSP 2 funds, which is a newspaper of general circulation. The Notice was posted on the City of Camden's website. No citizen comments were received.

CRA's NSP 2 application was supported by the City of Camden, State Department of Treasury, Housing and Mortgage Finance Agency, and Economic Development Authority; institutional anchors included Cooper Health Systems, Rutgers' and Rowan Universities, and the Campbell's Soup Company; and the Non-Profit housing development community.

Target Geography:

Targeted geographies, include Census Tract 6002 Gateway, 6003 Cooper Plaza/Lanning Square, 6007 Coopers Poynt, 6008 Pyne Point, 6011.02 Rosedale, 6012 Stockton, and 6013 Marlton.

Program Approach:

The City of Camden Redevelopment Agency ("CRA") along with its non-profit Consortium members and for profit development partners, will implement a Neighborhood Stabilization Plan to acquire and rehabilitate up to 55 units of currently vacant housing that will be sold for homeownership. Forty (40) new units of multifamily housing will be constructed in Census Tract 6008 Pyne Poynt, providing a set aside of 10 units for homeless veterans. In the 6011.02 Rosedale, 6012 Stockton, and 6013 Marlton or East Camden as it is known locally, these area markets have higher median housing prices and ownership relative to other areas of the City. These neighborhoods are threatened by foreclosures, and thus, acquiring vacant REO properties, rehabbing these properties, and returning them to the market for resale will have a stabilizing influence. Five REO properties will be acquired, rehabbed, and resold.

Public intervention strategies for vacant land stabilization are key, particularly, in Census Tracts 6003 Cooper Plaza/Lanning Square, 6007 Coopers Point and 6008 Pyne Point. CRA's NSP 2 Program includes the establishment of a land bank, wherein up to 100 properties will be acquired, and thus, future residential development supported, and the site assembly process streamlined. Many of these vacant, blighted properties will be acquired from a State entity that has completed the foreclosure process, and earmarked these properties for purchase by the CRA. As part of the land bank activity, vacant structures and lots will be maintained, and, interim land uses for open space and greening established. Maintenance and greening of publicly owned lots will be carried out in Census Tracts 6002, 6003, 6007, and 6008 as well as the demolition of at least 15 unsafe abandoned structures. Housing Counseling will be carried out under the NSP 2 program, and closing cost assistance provided for purchasers of NSP 2 properties. The Reinvestment Fund will document and assess the effectiveness and impact of NSP 2 Program for the duration of the grant, and benchmark the impact of NSP 2 funds within these 7 targeted areas.



Consortium Members:

Consortium Members under the Camden Redevelopment Agency NSP 2 Program include:

- 1. Camden Lutheran Housing Inc.
- 2. Cramer Hill Community Development Corporation
- 3. Greater Camden Partnership, Inc.
- 4. Lutheran Social Ministries, Inc.
- 5. Neighborhood Housing Services, Inc.
- 6. St. Josephs Carpenters Society, Inc.
- 7. The Reinvestment Fund
- 8. VOADV Property Inc.

How to Get Additional Information:

Additional information can be obtained by visiting the Camden Redevelopment Agency website at www.camdenredevelopment.com or by contacting Olivette Simpson, Director of Housing via email at olsimpso@ci.camden.nj.us or phone at (856) 757-7600.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$13,667,695.87
Total Budget	\$7,795,689.00	\$13,265,489.87
Total Obligated	\$275,000.00	\$11,826,887.00
Total Funds Drawdown	\$1,048,578.09	\$9,422,794.94
Program Funds Drawdown	\$1,048,578.09	\$9,165,876.11
Program Income Drawdown	\$0.00	\$256,918.83
Program Income Received	\$0.00	\$255,998.23
Total Funds Expended	\$5,615,208.13	\$11,926,887.00
Match Contributed	\$0.00	\$36,940,496.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$36,940,496.00
Limit on Public Services	\$0.00	\$43,442.95
Limit on Admin/Planning	\$1,789,033.05	\$1,049,606.12
Limit on State Admin	\$0.00	\$1,049,606.12

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$1,192,688.70	\$1,343,039.13



Progress Toward National Objective Targets

National Objective

NSP Only - LH - 25% Set-Aside

Target	Actual
\$2,981,721.75	\$5,472,277.91

Overall Progress Narrative:

CRA during the quarter ending 2012, continued to assess the NSP 2 program design, particularly in light of the NSP2 100% expenditure deadline requirement approaching in 2/2013. For example, in REH 112 direct loans and grant activity, CRA is preparing for two construction loan closings. From the construction loan activity, CRA will generate an estimated \$880,000 in program income, which will be used to support additional NSP 2 activities. Updates: Section 3 Activity - Construction Mentorship program provided employment opportunities for 9 graduates of the HACC Youthbuild program (which was AARA-funded) on NSP 2 projects for a five month internship period. Each redevelopment project site and greening sites participated in the program. The program was completed at the end of this quarter.

Section 3 Compliance - CRA continues to implement Section 3 Policy and procedures at its NSP 2 assisted redevelopment sites. A data base of local construction trade companies is continually updated and shared with NSP 2 developers as well as a database of local residents seeking employment.

Marketing - NSP 2 Homeownership Units - In the prior quarter, CRA and its partners reported the launch of a multi-faceted campaign to attract potential homebuyers to Camden. Working with a Marketing Firm, the LiveCamden campaign produced brochures and posters, internet based advertising, signage for buses and bus shelters, bill boards, and news print ads. Homebuyer fairs with the City, area anchor employers are ongoing.

Housing Counseling - HC113 - SJCS & NHS - SJCS and NHS offer comprehensive counseling programs to assist families to overcome obstacles to homeownership. The program statistics include 8 -12 hours of classroom instruction (including financial literacy) and additional individual counseling sessions (designed to meet specific household needs). Currently, SJCS has 480 families in counseling. An additional, 28 families have completed the program and are ready to buy a home. NHS has 2 families ready to purchase.

Reporting Requirements: Submitted 3rd Qtr. 2012 Federal Reporting.gov Reports and submitted 3rd Qtr. 2012 DRGR Quarterly Reports

Finance: NSP 2 Funds - 78 draw downs totaling \$9,310,284.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
A100, Administration	\$151,701.44	\$1,192,689.00	\$1,048,457.29
D100, Demolition	\$0.00	\$335,100.00	\$314,711.04
FM100, Financial Mechanisms	\$30,000.00	\$350,000.00	\$60,000.00
HC100, Housing Counseling	\$43,442.95	\$75,000.00	\$43,442.95
LB100, Land Banking	\$244,681.31	\$1,944,900.00	\$898,945.61
NSP2 Program Income Waiver, NSP2 Program Income Waiver	\$0.00	\$0.00	\$0.00
Reh100, Purchase & rehab residential properties that have	\$578,752.39	\$8,229,198.00	\$6,800,319.22



Activities

Project # / Title: A100 / Administration

Grantee Activity Number: A101

Activity Title: CRA Administration

Activity Category:

Administration

Project Number:

A100

Projected Start Date:

02/12/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2012

N/A

To Date

\$1,343,039.13

Total Budget

\$1,092,689.00

\$1,343,039.13

Total Obligated

\$0.00

\$1,092,689.00

Total Funds Drawdown

\$151,701.44

\$1,049,606.12

Program Funds Drawdown

\$151,701.44

\$1,048,457.29

Program Income Drawdown

\$0.00

\$1,148.83

Program Income Received

\$0.00

\$24,771.28

Total Funds Expended

\$412,194.63

\$1,192,689.00

Camden Redevelopment Agency

\$412,194.63

\$1,192,689.00

Match Contributed

\$0.00

\$0.00

Activity Description:

General Administrative includes, but is not limited to general program oversight, developing forms, and procedures for carrying out the program, reporting, and monitoring. This also includes eligible general administrative costs for all Consortium Members under NSP 2 in accord with executed Consortium Agreements. Gather and analyze data to assess the impact of NSP investment activities in 7 targeted Census Tracts, building a systematic approach to collecting data and developing metrics to evaluate outcomes. This also involves monitoring and evaluating qualitative and quantitative market data for the overall program. Baseline assessment for overall NSP 2 program and delivery of (5) quarterly bi-annual assessments.

Location Description:

Seven census tracts; 6002, 6003, 6007, 6008, 6011.02, 6012, 6013

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: D100 / Demolition

Grantee Activity Number: D101

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

D100

Projected Start Date:

02/12/2010

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Camden

Overall

Total Projected Budget from All Sources

Total Budget

Oct 1 thru Dec 31, 2012

N/A

\$0.00

To Date

\$314,711.04

\$314,711.04



Total Obligated	\$0.00	\$335,100.00
Total Funds Drawdown	\$0.00	\$314,711.04
Program Funds Drawdown	\$0.00	\$314,711.04
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$314,100.00	\$314,711.04
Camden Redevelopment Agency	\$314,100.00	\$314,711.04
City of Camden	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition of blighted and unsafe CRA owned properties to be placed in the landbank.

Location Description:

Camden, NJ Census tracts 6003, 6007, 6008
 proposed beneficiaries source: Policymap Census and Nielsen data year 2000

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/16
# of Public Facilities	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/16
# of Singlefamily Units	0	0/16

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Survey Method			
	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0
# of Persons	1133	3399	4532	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: FM100 / Financial Mechanisms

Grantee Activity Number:	FM101
Activity Title:	Closing Cost Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

FM100

Project Title:

Financial Mechanisms

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

The Reinvestment Fund

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$425,025.00
Total Budget	\$350,000.00	\$425,025.00
Total Obligated	\$0.00	\$350,000.00
Total Funds Drawdown	\$30,000.00	\$60,000.00
Program Funds Drawdown	\$30,000.00	\$60,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$195,000.00	\$195,000.00
Camden Redevelopment Agency	\$195,000.00	\$195,000.00
The Reinvestment Fund	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP2 funds will be used for direct financial closing cost assistance to qualified purchasers of NSP2 properties developed under the CRA's NSP2 program.

Location Description:

This service will benefit persons seeking to purchase homes with NSP 2 funds in the following Census Tracts;

1. 6002



- 2. 6003
- 3. 6007
- 4. 6008
- 5. 6011.02
- 6. 6012
- 7. 6013

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/55

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/55	0/0	0/55	0
# Owner Households	0	0	0	0/55	0/0	0/55	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: HC100 / Housing Counseling

Grantee Activity Number:	HC101
Activity Title:	Public Service Housing Counseling

Activity Category:

Public services

Project Number:

HC100

Projected Start Date:

02/12/2010

Benefit Type:

Activity Status:

Under Way

Project Title:

Housing Counseling

Projected End Date:

02/12/2013

Completed Activity Actual End Date:



Direct Benefit (Persons)

National Objective:

NSP Only - LMMI

Responsible Organization:

St. Josephs Carpenters Society

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$80,765.87
Total Budget	\$75,000.00	\$80,765.87
Total Obligated	\$75,000.00	\$75,000.00
Total Funds Drawdown	\$43,442.95	\$43,442.95
Program Funds Drawdown	\$43,442.95	\$43,442.95
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$76,208.01	\$76,208.01
Camden Redevelopment Agency	\$76,208.01	\$76,208.01
St. Josephs Carpenters Society	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Provide comprehensive housing counseling services to families and individuals, who are ultimately unsuccessful in qualifying for the purchase of NSP 2 properties.

Location Description:

This activity will be performed for units located in Camden, NJ in seven census tracts, they are;

1. 6002
2. 6003
3. 6007
4. 6008
5. 6001.02
6. 6012
7. 6013

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Businesses	0	0/1



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Persons	0	0	0	0/0	0/75	0/75	0	

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: LB100 / Land Banking

Grantee Activity Number: LB101
Activity Title: Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

LB100

Projected Start Date:

02/12/2010

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$760,574.51
Total Budget	\$800,000.00	\$760,574.51
Total Obligated	\$0.00	\$800,000.00
Total Funds Drawdown	\$0.00	\$219,556.67
Program Funds Drawdown	\$0.00	\$219,176.94
Program Income Drawdown	\$0.00	\$379.73
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$547,242.53	\$766,419.47



Camden Redevelopment Agency	\$547,242.53	\$766,419.47
Match Contributed	\$0.00	\$0.00

Activity Description:

CRA staff will create and manage the landbank, resolving title issues, property asset management issues (maintenance, board-ups, stabilization), and site assembly issues for future residential development. Acquire vacant and/or foreclosed upon properties from a State entity, City, and private owners for deposit into the land bank.
 Note: Proposed Beneficiaries Source: Policymap Census and Nielsen data year 2000

Location Description:

This service will benefit persons seeking to purchase homes with NSP 2 funds in the following census tracts;

1. 6002
2. 6003
3. 6007
4. 6008
5. 6011.02
6. 6012
7. 6013

Note: Proposed Beneficiaries Source: Policymap Census and Nielsen data year 2000

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/103

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/103
# of Singlefamily Units	0	0/103

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Survey Method			
	Low	Mod	Total	Low/Mod
# of Persons	1133	3399	4532	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	LB102
Activity Title:	Cooper Plaza Greening

Activity Category:

Disposition

Project Number:

LB100

Projected Start Date:

02/12/2010

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Greater Camden Partnership

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total Budget	\$400,000.00	\$400,000.00
Total Obligated	\$0.00	\$400,000.00
Total Funds Drawdown	\$108,844.69	\$377,614.85
Program Funds Drawdown	\$108,844.69	\$377,614.85
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$199,478.39	\$400,000.00
Camden Redevelopment Agency	\$199,478.39	\$287,791.80
Greater Camden Partnership	\$0.00	\$112,208.20
Match Contributed	\$0.00	\$0.00

Activity Description:

Maintenance of landbank structures and lots, including greening, seeding, cleaning, securing of properties sited in Census Tract 6003.

Note: Source Data - Projected # of persons benefitting; Policymap and Census Data Year 2000.

Location Description:

Activity to be undertaken in Census Tract 6003 - Cooper Plaza/Lanning Square

Note: Source Data - Projected # of persons benefitting; Policymap and Census Data Year 2000.

Activity Progress Narrative:

Effective 11/1/2012, the Camden Special Service District engaged Block by Block, Inc., as contractor (a merger of the Sevice Group and Block by Block) to complete NSP2 vacant lot maintenance of the Clean & Green contract. Three applications for reimbursement were submitted between 10/01 and 12/31/2012, totaling \$82,465.74. The next application to be submitted before 1/11/2013. Elite Landscaping has completed work on lots from phase 1 and 2, including work such as clearance of the lots, over-seeding, planting of trees, removing leaves, installation of fencing, and plant relocation. Landscape construction will continue. Two employees are dedicated to NSP2 and continue to work to keep the lots clear of debris, graffiti removal, and addressing landscaping issues.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/124	

Beneficiaries Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected			Low/Mod%
	Low	Mod		Low	Mod	Total	
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/25	0.00

Beneficiaries - Area Benefit Survey Method

	Low	Mod	Total	Low/Mod
# of Persons	1133	3399	4532	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: LB103

Activity Title: North Camden Greening

Activity Category:

Disposition

Project Number:

LB100

Projected Start Date:

02/12/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$197,285.00
Total Budget	\$200,000.00	\$197,285.00
Total Obligated	\$0.00	\$200,000.00
Total Funds Drawdown	\$37,343.62	\$185,277.30
Program Funds Drawdown	\$37,343.62	\$164,036.14
Program Income Drawdown	\$0.00	\$21,241.16
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$98,462.64	\$197,285.00
Camden Redevelopment Agency	\$98,462.64	\$197,285.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Maintenance of landbank property; including vacant lot stabilization, lot greening, seeding, cleaning, and securing properties (board-ups) predominately in Census Tracts 6007 and 6008.

Location Description:

Activity will be carried out in Census Tracts 6007 and 6008.
of persons benefitting projection source: Policymap Census and Nielsen data year 2000

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/50



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/15	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: LB104

Activity Title: Land Bank Program Delivery Costs

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

LB100

Project Title:

Land Banking

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Camden Redevelopment Agency

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$90,016.75
Total Budget	\$0.00	\$90,016.75
Total Obligated	\$0.00	\$144,900.00
Total Funds Drawdown	\$923.00	\$40,547.68
Program Funds Drawdown	\$923.00	\$40,547.68
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$77,147.68	\$80,147.68
Camden Redevelopment Agency	\$77,147.68	\$80,147.68
Match Contributed	\$0.00	\$0.00

Activity Description:

CRA staff will create, oversee, and manage the landbank program, resolving title issues, property asset management (maintenance, board-ups, and stabilization), and site assembly issues for future residential development.

Location Description:

Activity will be carried out in Census Tracts 6003, 6007, and 6008.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/124



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	LB105
Activity Title:	Land Bank Disposition

Activity Category:

Land Banking - Disposition (NSP Only)

Project Number:

LB100

Projected Start Date:

02/12/2012

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$97,570.00
Total Budget	\$0.00	\$97,570.00
Total Obligated	\$200,000.00	\$200,000.00
Total Funds Drawdown	\$97,570.00	\$97,570.00
Program Funds Drawdown	\$97,570.00	\$97,570.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$23,098.50
Total Funds Expended	\$97,570.00	\$97,570.00
Camden Redevelopment Agency	\$97,570.00	\$97,570.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Disposition of properties in the landbank.

Location Description:

6104 (formerly census tract 6003)

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
Hours Maintaining Banked	0	0/1000

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	0/4
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/4

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: Reh100 / Purchase & rehab residential properties that have

Grantee Activity Number: Reh101
Activity Title: 3 Corners

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Lutheran Housing Corporation

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$182,499.99
Total Budget	\$0.00	\$182,499.99
Total Obligated	\$0.00	\$182,500.00
Total Funds Drawdown	\$0.00	\$182,499.99
Program Funds Drawdown	\$0.00	\$180,575.85



Program Income Drawdown	\$0.00	\$1,924.14
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$182,499.99	\$182,499.99
Camden Lutheran Housing Corporation	\$182,499.99	\$182,499.99
Camden Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$1,043,224.00

Activity Description:

Rehab/reconstruction of 5 units of for-sale housing. This activity, includes staffing and other direct costs, and homebuyer counseling. Also, report on project activity on a quarterly basis for NSP 2 grant. TRF will underwrite grants/loans to project. CRA will monitor and review project activities for NSP 2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate report within larger NSP 2 reporting requirements.

Location Description:

Located in the City of Camden, NJ Census tract 6007

Activity Progress Narrative:

Project Name/Title: Reh 101 & 102 Camden Lutheran Housing, Inc. - Tres Esquinas
 Status of Ph. 1 (6) Units - In the period between 9/1/2012 and 12/31/2012, Arline Construction Services, continued construction on Ph. # 1 (6 of 10) units. Site locations for 701, 703, 705, 709 North 2nd St. have reached 95% occupancy. During this quarter, all units were substantially completed; with the exception of carpeting, exterior columns and railings, final grading and landscaping, fencing, entry doors painting, sidewalks, curbs, and driveways. Energy Star certification testing on all (6) units were conducted, and all units passed. Interior punchlist work has begun. Exterior punchlist will be completed as exterior work progresses.
 2nd Phase Progress: Execution of a construction contract with Arline for Ph.#2 of 4 units is presently postponed. Constructoin of the remaining (4) units is expected to start in Spring, 2013.
 Marketing Units: Site signage, internet advertising, word-of-mouth and referrals from NHS (this housing counseling agency dedicated to this very low income community @ 60% AMI). Of 6 units, 4 are under Agreements of Sale, and 2 are ready to go to settlement when COs are issued for the units. Of note, CLH, Inc., CRA, and its homeownership development partners are actively working with Marketing firm in the Live Camden campaign to sell NSP 2 units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
#Energy Star Replacement	0	0/40
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/50
#Light fixtures (outdoors)	0	0/10
#Refrigerators replaced	0	0/5
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/5
#Units with solar panels	0	0/0



#Low flow toilets	0	0/10
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5
#Units exceeding Energy Star	0	0/5
#Sites re-used	0	0/5
#Units deconstructed	0	0/0
#Units \geq other green	0	0/5
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/5	0/0	0/5	0
# Owner Households	0	0	0	0/5	0/0	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: Reh102
Activity Title: 3 Corners

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Lutheran Housing Corporation

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$217,500.00
Total Budget	\$0.00	\$217,500.00
Total Obligated	\$0.00	\$217,500.00
Total Funds Drawdown	\$0.00	\$217,500.00
Program Funds Drawdown	\$0.00	\$217,500.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$807.69	\$217,500.00
Camden Lutheran Housing Corporation	\$807.69	\$807.69
Camden Redevelopment Agency	\$0.00	\$216,692.31
Match Contributed	\$0.00	\$1,043,224.00

Activity Description:

Rehab/reconstruction of 10 units of forsale housing. This activity, includes staffing and other direct costs, and homebuyer counseling. Also, report on project activity on a quarterly basis for NSP 2 grant. TRF will underwrite grants/loans to project. CRA will monitor and review project activities for NSP 2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate reports within larger NSP 2 reporting requirements.

Location Description:

This project is located in Camden, NJ in Census Tract 6007.

Activity Progress Narrative:

Project Name/Title: Reh 101 & 102 Camden Lutheran Housing, Inc. - Tres Esquinas
 Status of Ph. 1 (6) Units - In the period between 9/1/2012 and 12/31/2012, Arline Construction Services, continued construction on Ph. # 1 (6 of 10) units. Site locations for 701, 703, 705, 709 North 2nd St. have reached 95% occupancy. During this quarter, all units were substantially completed; with the exception of carpeting, exterior columns and railings, final grading and landscaping, fencing, entry doors painting, sidewalks, curbs, and driveways. Energy Star certification testing on all (6) units were conducted, and all units passed. Interior punchlist work has begun. Exterior punchlist will be completed as exterior work progresses.
 2nd Phase Progress: Execution of a construction contract with Arline for Ph.#2 of 4 units is presently postponed.



Constructoin of the remaining (4) units is expected to start in Spring, 2013.

Marketing Units: Site signage, internet advertising, word-of-mouth and referrals from NHS (this housing counseling agency dedicated to this very low income community @ 60% AMI). Of 6 units, 4 are under Agreements of Sale, and 2 are ready to go to settlement when COs are issued for the units. Of note, CLH, Inc., CRA, and its homeownership development partners are actively working with Marketing firm in the Live Camden campaign to sell NSP 2 units.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/10	
#Energy Star Replacement	0		0/40	
#Additional Attic/Roof Insulation	0		0/0	
#High efficiency heating plants	0		0/0	
#Efficient AC added/replaced	0		0/5	
#Replaced thermostats	0		0/5	
#Replaced hot water heaters	0		0/5	
#Light Fixtures (indoors) replaced	0		0/50	
#Light fixtures (outdoors)	0		0/10	
#Refrigerators replaced	0		0/5	
#Clothes washers replaced	0		0/0	
#Dishwashers replaced	0		0/5	
#Units with solar panels	0		0/0	
#Low flow toilets	0		0/10	
#Low flow showerheads	0		0/5	
#Units with bus/rail access	0		0/5	
#Units exceeding Energy Star	0		0/5	
#Sites re-used	0		0/5	
#Units deconstructed	0		0/0	
#Units & other green	0		0/5	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/10	
# of Singlefamily Units	0		0/10	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/10	0/0	0/10	0
# Owner Households	0	0	0	0/10	0/0	0/10	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh103

Activity Title: Berkley Street Town Homes @ Cooper Plaza

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Cramer Hill Community Hill Development Corp

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$193,063.61
Total Budget	\$0.00	\$193,063.61
Total Obligated	\$0.00	\$250,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$250,000.00	\$250,000.00
Camden Redevelopment Agency	\$250,000.00	\$250,000.00
Cramer Hill Community Hill Development Corp	\$0.00	\$0.00
Match Contributed	\$0.00	\$213,000.00

Activity Description:

Purchase and rehab/reconstruction of 1 housing unit for resale. This activity, includes staffing and other direct costs, and homebuyer counseling. Also, report on project activity on a quarterly basis for NSP 2 grant. TRF will underwrite grants/loans to project. CRA will monitor and review project activities for NSP 2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate report within larger NSP 2 reporting requirements,

Location Description:

Project located in Census Tract 6003.

Activity Progress Narrative:

Project Name/Title: Reh 103 & 104 - Cramer Hill CDC - Berkley Street Townhomes - 4 Units - CRA closed in 6/2012, releasing NSP2 funds in 8/2012 with the issuance of a Notice to Proceed. Units are located on Block 1411, Lots 3 thru 7. Total development costs \$1,420,000 for the project. CRA approved a \$1.1 MM NSP2 construction loan of which \$600,000 is to be repaid as each unit is sold to a qualified NSP 2 buyer. Construction completion and issuance of CO are targeted for the first quarter of 2013. Construction is moving forward, albeit somewhat slowly. Construction completion is currently at 60%, and substantial completion expected within the first quarter of 2013. Efforts to market units is part of the larger LiveCamden campaign. No contracts of sale as of date reported. Two units would be sold for less than 80% AMI, and 2 units from 80% AMI to 120% AMI.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement	0	0/10
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/10
#Light fixtures (outdoors)	0	0/2
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/1
#Units with solar panels	0	0/0
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1
#Sites re-used	0	0/1
#Units deconstructed	0	0/0
#Units & other green	0	0/1
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh104

Activity Title: Berkley Street Townhomes @ Cooper Plaza 120

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Cramer Hill Community Hill Development Corp

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$817,016.61
Total Budget	\$0.00	\$817,016.61
Total Obligated	\$0.00	\$850,000.00
Total Funds Drawdown	\$357,945.57	\$613,120.65
Program Funds Drawdown	\$357,945.57	\$613,120.65
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$850,000.00	\$850,000.00
Camden Redevelopment Agency	\$850,000.00	\$850,000.00
Cramer Hill Community Hill Development Corp	\$0.00	\$0.00
Match Contributed	\$0.00	\$637,500.00

Activity Description:

Rehab/reconstruction of 3 housing units. This activity, includes staffing and other direct costs, and homebuyer counseling. Also, reporting on project activity on a quarterly basis for NSP 2 grant. TRF will underwrite grants/loans to project. CRA will monitor and review project activities for NSP 2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate reports within larger NSP 2 reporting requirements.

Location Description:

This project is located in Camden, NJ in census tract 6003.

Activity Progress Narrative:

Project Name/Title: Reh 103 & 104 - Cramer Hill CDC - Berkley Street Townhomes - 4 Units - CRA closed in 6/2012, releasing NSP2 funds in 8/2012 with the issuance of a Notice to Proceed. Units are located on Block 1411, Lots 3 thru 7. Total development costs \$1,420,000 for the project. CRA approved a \$1.1 MM NSP2 construction loan of which \$600,000 is to be repaid as each unit is sold to a qualified NSP 2 buyer. Construction completion and issuance of CO are targeted for the first quarter of 2013. Construction is moving forward, albeit somewhat slowly. Construction completion is currently at 60%, and substantial completion expected within the first quarter of 2013. Efforts to market units is part of the larger LiveCamden campaign. No contracts of sale as of date reported. Two units would be sold for less than 80% AMI, and 2 units from 80% AMI to 120% AMI.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		0		0/3
#Energy Star Replacement		0		0/30
#Additional Attic/Roof Insulation		0		0/0
#High efficiency heating plants		0		0/0
#Efficient AC added/replaced		0		0/3
#Replaced thermostats		0		0/3
#Replaced hot water heaters		0		0/3
#Light Fixtures (indoors) replaced		0		0/30
#Light fixtures (outdoors)		0		0/6
#Refrigerators replaced		0		0/3
#Clothes washers replaced		0		0/0
#Dishwashers replaced		0		0/3
#Units with solar panels		0		0/0
#Low flow toilets		0		0/12
#Low flow showerheads		0		0/3
#Units with bus/rail access		0		0/3
#Units exceeding Energy Star		0		0/3
#Sites re-used		0		0/3
#Units deconstructed		0		0/0
#Units & other green		0		0/3

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		0		0/2
# of Singlefamily Units		0		0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/2	0/2	0
# Owner Households	0	0	0	0/0	0/2	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh105

Activity Title: LSM-North Camden

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

LUTHERAN SOCIAL MINISTRIES OF NEW JERSEY, INC

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$389,076.73
Total Budget	\$0.00	\$389,076.73
Total Obligated	\$0.00	\$391,283.00
Total Funds Drawdown	\$23,320.10	\$356,926.73
Program Funds Drawdown	\$23,320.10	\$318,721.42
Program Income Drawdown	\$0.00	\$38,205.31
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$82,783.41	\$389,076.73
Camden Redevelopment Agency	\$82,783.41	\$389,076.73
LUTHERAN SOCIAL MINISTRIES OF NEW JERSEY, INC	\$0.00	\$0.00
Match Contributed	\$0.00	\$256,445.00

Activity Description:

New construction of 2 units of single family rental housing. This activity, includes staffing and other direct costs, and homebuyer counseling. Also, reporting on project activity on a quarterly basis for NSP 2 grant. TRF will underwrite grants/loans to project. CRA will monitor and review project activities for NSP 2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate reports within larger NSP 2 reporting requirements.

Location Description:

This project is located in Camden, NJ in census tracts 6007 & 6008

Activity Progress Narrative:

Project Name/Title: REH 105 - LSMNJ - Project completed and CO received as of June, 2012. Both rental units are occupied, and project close-out completed.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Properties	0	0/4
#Energy Star Replacement	0	0/32
#Additional Attic/Roof Insulation	0	0/4
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/4
#Replaced thermostats	0	0/4
#Replaced hot water heaters	0	0/4
#Light Fixtures (indoors) replaced	0	0/40
#Light fixtures (outdoors)	0	0/8
#Refrigerators replaced	0	0/4
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	0/8
#Low flow showerheads	0	0/4
#Units with bus/rail access	0	0/4
#Units exceeding Energy Star	0	0/4
#Sites re-used	0	0/4
#Units deconstructed	0	0/0
#Units & other green	0	0/4
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/2	0/0	0/2	0
# Renter Households	0	0	0	0/2	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: Reh106

Activity Title: Coopers Hill Phase 1A

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

M & M Development LLC

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$536,615.80
Total Budget	\$270,000.00	\$536,615.80
Total Obligated	\$0.00	\$270,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$592,126.00	\$592,126.00
Camden Redevelopment Agency	\$592,126.00	\$592,126.00
M & M Development LLC	\$0.00	\$0.00
Match Contributed	\$0.00	\$1,795,301.00

Activity Description:

Rehab/reconstruction of 5 units of for-sale housing. This activity is undertaken by a CRA for-profit partner, and includes homebuyer counseling. Also, reporting on project activity on a quarterly basis for NSP 2 grant. TRF will underwrite grants/loans to project. CRA will monitor contracts and review project activities for NSP 2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate reports within larger NSP 2 reporting requirements.

Location Description:

This project will be located in Camden, NJ in census tract 6003

Activity Progress Narrative:

Project Name/Title: Reh 106 and 107 - Coopers Hill Town Homes - 6 Units of Rehab and 24 Units of new construction in Cooper Plaza CT 6003 (now CT 6014).
Project Phasing and Construction Progress: Construction phasing set by NJHMFA/TRF as lead lenders, incl. Ph.# 1 - (10) units, Ph.#2 - (14) units, and Ph.#3 (6) units. Ph.# 1 - Construction at 85%. Ph.#2 - Building permits issued by City. CRA, NJHMFA, and TRF agreed as to terms and conditions for CRA NSP 2 bridge loan (\$592,126) to advance construction on Ph.#2. Activities covered incl., installing foundations, footings, infrastructure, and below ground utilities. M&M expects this will save (6) months in construction time. CRA/M&M preparing for bridge loan closing.
Marketing/Sales Effort: Work continues with Marketing firm on LiveCamden campaign, and other efforts incl.,



website, housing fairs with Eds/Meds employees, brochures, ComCast internet ads, local news papers, bus, and web advertisement. Ph.# 1 - 7 Agreements of Sales executed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
#Energy Star Replacement	0	0/60
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/50
#Light fixtures (outdoors)	0	0/10
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/5
#Units with solar panels	0	0/0
#Low flow toilets	0	0/10
#Low flow showerheads	0	0/10
#Units with bus/rail access	0	0/5
#Units exceeding Energy Star	0	0/5
#Sites re-used	0	0/5
#Units deconstructed	0	0/0
#Units & other green	0	0/5
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/5	0/0	0/5	0
# Owner Households	0	0	0	0/5	0/0	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh107

Activity Title: Coopers Hill Phase 1A

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

M & M Development LLC

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,610,189.00
Total Budget	\$1,350,000.00	\$1,610,189.00
Total Obligated	\$0.00	\$1,350,000.00
Total Funds Drawdown	\$87,367.34	\$1,505,502.50
Program Funds Drawdown	\$87,367.34	\$1,403,616.40
Program Income Drawdown	\$0.00	\$101,886.10
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$766,188.04	\$1,610,189.00
Camden Redevelopment Agency	\$766,188.04	\$1,610,189.00
M & M Development LLC	\$0.00	\$0.00
Match Contributed	\$0.00	\$5,385,902.00

Activity Description:

Rehab/reconstruction of 25 units of forsale housing. This activity is undertaken by a CRA for-profit partner, and includes homebuyer counseling. Also, reporting on project activity on a quarterly basis for NSP 2 grant. TRF will underwrite grants/loans to project. CRA will monitor contracts and review project activities for NSP 2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate reports within larger NSP 2 reporting requirements.

Location Description:

This project will be located in Camden, NJ in census tract 6003.

Activity Progress Narrative:

Project Name/Title: Reh 106 and 107 - Coopers Hill Town Homes - 6 Units of Rehab and 24 Units of new construction in Cooper Plaza CT 6003 (now CT 6014).
Project Phasing and Construction Progress: Construction phasing set by NJHMFA/TRF as lead lenders, incl. Ph.# 1 - (10) units, Ph.#2 - (14) units, and Ph.#3 (6) units. Ph.# 1 - Construction at 85%. Ph.#2 - Building permits issued by City. CRA, NJHMFA, and TRF agreed as to terms and conditions for CRA NSP 2 bridge loan (\$592,126) to advance construction on Ph.#2. Activities covered incl., installing foundations, footings, infrastructure, and below ground utilities. M&M expects this will save (6) months in construction time. CRA/M&M preparing for bridge loan closing.
Marketing/Sales Effort: Work continues with Marketing Firm on LiveCamden campaign, and other efforts incl.,



website, housing fairs with Eds/Meds employees, brochures, ComCast internet ads, local news papers, bus, and web advertisement. Ph.# 1 - 7 Agreements of Sales executed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/25
#Energy Star Replacement	0	0/400
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/25
#Replaced thermostats	0	0/25
#Replaced hot water heaters	0	0/25
#Light Fixtures (indoors) replaced	0	0/250
#Light fixtures (outdoors)	0	0/50
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/25
#Units with solar panels	0	0/0
#Low flow toilets	0	0/50
#Low flow showerheads	0	0/50
#Units with bus/rail access	0	0/25
#Units exceeding Energy Star	0	0/25
#Sites re-used	0	0/25
#Units deconstructed	0	0/0
#Units & other green	0	0/25

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/25
# of Singlefamily Units	0	0/25

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/25	0/25	0
# Owner Households	0	0	0	0/0	0/25	0/25	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh108

Activity Title: Camden Rehab 2

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

St. Josephs Carpenters Society

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$84,052.78
Total Budget	\$0.00	\$84,052.78
Total Obligated	\$0.00	\$98,978.90
Total Funds Drawdown	\$4,364.63	\$62,229.63
Program Funds Drawdown	\$4,364.63	\$62,229.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$49,973.90	\$98,978.90
Camden Redevelopment Agency	\$49,973.90	\$98,978.90
St. Josephs Carpenters Society	\$0.00	\$0.00
Match Contributed	\$0.00	\$2,726,250.00

Activity Description:

Rehab of 8 units of forsale housing. This activity, includes staffing and other direct costs, and homebuyer counseling. Also, reporting on project activity on a quarterly basis for NSP 2 grant. TRF will underwrite grants/loans to project. CRA will monitor and review project activities for NSP 2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate reports within larger NSP 2 reporting requirements.

Location Description:

This project will be located in Camden NJ in census tract 6003

Activity Progress Narrative:

Project Name/Title: Reh 108 and 109 - Camden Rehab 2- SJCS is the NP developer of this project, which is located in Cooper Plaza (CT 6014, formerly 6003). The project consists of 11 Units of rehab, which will be sold to qualified NSP 2 homebuyers. 4 Units were completed in prior quarters and sold to qualified buyers (less than 80% AMI). 2 additional contracts for sale were signed.

Construction Progress: Seven units are in various stages of construction to completion. Two units were completed during this quarter; and 5 units are in construction. Four of the remaining 5 units have been pre-sold. 723 Berkley Street closed on 10/25/12 and 607 Berkley Street closed on 12/6/2012.

Marketing Effort: SJCS hired a marketing/outreach specialist, who held more than 10 presentations throughout the Camden County area. SJCS/CRA designed and distributed payroll inserts for City employees, reaching over 900



individuals. SJCS and other developer are partnering in the LiveCamden campaign - uniform brochures, flyers, posters - and various venues for ads; incl. sides of buses, bill boards, local newspapers, and websites.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	3/10
#Energy Star Replacement	0	0/100
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/10
#Replaced thermostats	2	3/10
#Replaced hot water heaters	2	3/10
#Light Fixtures (indoors) replaced	0	0/100
#Light fixtures (outdoors)	0	0/20
#Refrigerators replaced	0	0/10
#Clothes washers replaced	0	0/0
#Dishwashers replaced	2	2/10
#Units with solar panels	0	0/0
#Low flow toilets	4	6/20
#Low flow showerheads	2	3/20
#Units with bus/rail access	2	3/10
#Units exceeding Energy Star	0	0/10
#Sites re-used	2	3/10
#Units deconstructed	0	0/0
#Units & other green	0	0/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	3/8
# of Singlefamily Units	2	3/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	2	0	2	3/0	0/8	3/8	100.00
# Owner Households	2	0	2	3/0	0/8	3/8	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh109

Activity Title: Camden Rehab 2

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

St. Josephs Carpenters Society

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$381,021.10
Total Budget	\$0.00	\$381,021.10
Total Obligated	\$0.00	\$381,021.10
Total Funds Drawdown	\$0.00	\$381,021.10
Program Funds Drawdown	\$0.00	\$302,439.14
Program Income Drawdown	\$0.00	\$78,581.96
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$213,006.10	\$381,021.10
Camden Redevelopment Agency	\$213,006.10	\$381,021.10
St. Josephs Carpenters Society	\$0.00	\$0.00
Match Contributed	\$0.00	\$908,750.00

Activity Description:

Rehab of 3 units of for-sale housing. This activity, includes staffing and other direct costs, and homebuyer counseling. Also, reporting on project activity on a quarterly basis for NSP 2 grant. TRF will underwrite grants/loans to project. CRA will monitor and review project activities for NSP 2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate reports within larger NSP 2 reporting requirements.

Location Description:

This project will be located in Camden, NJ in census tract 6003.

Activity Progress Narrative:

Project Name/Title: Reh 108 and 109 - Camden Rehab 2- SJCS is the NP developer of this project, which is located in Cooper Plaza (CT 6014, formerly 6003). The project consists of 11 Units of rehab, which will be sold to qualified NSP 2 homebuyers. 4 Units were completed in prior quarters and sold to qualified buyers (less than 80% AMI). 2 additional contracts for sale were signed.

Construction Progress: Seven units are in various stages of construction to completion. Two units were completed during this quarter; and 5 units are in construction. Four of the remaining 5 units have been pre-sold. 723 Berkley Street closed on 10/25/12 and 607 Berkley Street closed on 12/6/2012.

Marketing Effort: SJCS hired a marketing/outreach specialist, who held more than 10 presentations throughout the Camden County area. SJCS/CRA designed and distributed payroll inserts for City employees, reaching over 900



individuals. SJCS and other developer are partnering in the LiveCamden campaign - uniform brochures, flyers, posters - and various venues for ads; incl. sides of buses, bill boards, local newspapers, and websites.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	4/9
#Energy Star Replacement	0	10/81
#Additional Attic/Roof Insulation	0	1/0
#High efficiency heating plants	0	1/9
#Efficient AC added/replaced	0	1/9
#Replaced thermostats	1	4/9
#Replaced hot water heaters	1	4/9
#Light Fixtures (indoors) replaced	0	11/90
#Light fixtures (outdoors)	0	2/18
#Refrigerators replaced	0	1/9
#Clothes washers replaced	0	0/0
#Dishwashers replaced	1	1/9
#Units with solar panels	0	0/0
#Low flow toilets	2	8/27
#Low flow showerheads	1	4/18
#Units with bus/rail access	1	4/9
#Units exceeding Energy Star	0	1/9
#Sites re-used	1	4/9
#Units deconstructed	0	0/0
#Units & other green	0	1/9
# ELI Households (0-30% AMI)	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	4/9
# of Singlefamily Units	1	4/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	1	0	1	3/9	1/0	4/9	100.00
# Owner Households	1	0	1	3/9	1/0	4/9	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh110

Activity Title: REO's

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$112,997.00
Total Budget	\$150,000.00	\$112,997.00
Total Obligated	\$0.00	\$150,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$115,988.00	\$115,988.00
Camden Redevelopment Agency	\$115,988.00	\$115,988.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehab of 5 units of for-sale housing. This activity, includes staffing and other direct costs, and homebuyer counseling. Also, reporting on project activity on a quarterly basis for NSP 2 grant. TRF will underwrite grants/loans to project. CRA will monitor and review project activities for NSP 2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate reports within larger NSP 2 reporting requirements.

Location Description:

This project will be located in Camden, NJ in census tracts 6011.02, 6012, 6013.

Activity Progress Narrative:

Construction and Subsidy Loan to SJCS for the REO East Camden Project - CRA in 3rd quarter 2012, approved a construction and subsidy loan (\$501,294) for redevelopment of 3 residential units in East Camden. TDC for NSP 2 East Camden REO project is \$651,294 or \$217,098 p/du. Properties are scattered site located within designated NPS2 target areas, and are improved with structures that are vacant, unoccupied, and blighting to the neighborhood. SJCS construction loan is structured in two parts, namely, the first part of the construction loan is \$213,294 for (1) year loaned at an interest rate of (0) percent. This portion of the loan will not be repaid, and is a development subsidy to the project. The 2nd part of the loan \$288,000 is for one year at an interest rate of (4)%, which is repayable from sales proceeds as units are sold. CRA and SJCS are working thru the loan closing process. City HOME funds in the amount of \$150,000 are also a source of funds for the project.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
#Energy Star Replacement	0	0/40
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/50
#Light fixtures (outdoors)	0	0/10
#Refrigerators replaced	0	0/5
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/5
#Units with solar panels	0	0/0
#Low flow toilets	0	0/10
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5
#Units exceeding Energy Star	0	0/5
#Sites re-used	0	0/5
#Units deconstructed	0	0/0
#Units & other green	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/5	0/5	0
# Owner Households	0	0	0	0/0	0/5	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: REH110(a)

Activity Title: East Camden Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/01/2013

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

12/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$276,663.00
Total Budget	\$0.00	\$276,663.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehab of 3 units of for sale housing. This activity includes, staffing and other direct costs, and homebuyer counseling. Also, reporting on project activity on a quarterly basis to the NSP2 grant. CRA will monitor and review project activities for NSP2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate reports within larger NSP2 reporting requirements.

Location Description:

This project is located in Camden, NJ in Census tracts 6011.02 and 6012.

Activity Progress Narrative:

Construction and Subsidy Loan to SJCS for the REO East Camden Project - CRA in 3rd quarter 2012, approved a construction and subsidy loan (\$501,294) for redevelopment of 3 residential units in East Camden. TDC for NSP 2 East Camden REO project is \$651,294 or \$217,098 p/du. Properties are scattered site located within designated NPS2 target areas, and are improved with structures that are vacant, unoccupied, and blighting to the neighborhood. SJCS construction loan is structured in two parts, namely, the first part of the construction loan is \$213,294 for (1) year loaned at an interest rate of (0) percent. This portion of the loan will not be repaid, and is a development subsidy to the project. The 2nd part of the loan \$288,000 is for one year at an interest rate of (4)%, which is repayable from sales proceeds as units are sold. CRA and SJCS are working thru the loan closing process. City HOME funds in the amount of \$150,000 are also a source of funds for the project.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3
#Energy Star Replacement	0	0/30
#High efficiency heating plants	0	0/3
#Efficient AC added/replaced	0	0/3
#Replaced thermostats	0	0/3
#Replaced hot water heaters	0	0/3
#Light Fixtures (indoors) replaced	0	0/36
#Light fixtures (outdoors)	0	0/9
#Refrigerators replaced	0	0/3
#Dishwashers replaced	0	0/3
#Low flow toilets	0	0/9
#Low flow showerheads	0	0/6
#Units with bus/rail access	0	0/3
#Units exceeding Energy Star	0	0/3
#Sites re-used	0	0/3
#Units deconstructed	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Singlefamily Units	0	0/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/2	0/1	0/3	0
# Owner Households	0	0	0	0/2	0/1	0/3	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

Match Sources	Amount
NSP-2	\$252,206.00
Subtotal Match Sources	\$252,206.00
Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	\$252,206.00



Grantee Activity Number: Reh111

Activity Title: LIHTC

Activity Category:

Construction of new housing

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total Budget	\$3,000,000.00	\$3,000,000.00
Total Obligated	\$0.00	\$3,000,000.00
Total Funds Drawdown	\$0.00	\$3,000,000.00
Program Funds Drawdown	\$0.00	\$3,000,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$19,335.00	\$3,000,000.00
Camden Redevelopment Agency	\$19,335.00	\$3,000,000.00
Match Contributed	\$0.00	\$22,930,900.00

Activity Description:

New Construction of 40 units of multifamily rental housing, which w/be leveraged with proceeds from the sale of Low Income Housing Tax Credits. A 10 unit set aside will be made available to homeless veterans. Project site is the reuse of vacant, blighted City owned property. The developer entity is a partnership between Ingerman Affordable Housing (a for profit) and Respond, Inc., a local non-profit. CRA will monitor contracts, review development activity, and administer grant/loan to projects, ensure developer compliance with Section 3 and Davis Bacon, and NSP 2 reporting requirements.

Location Description:

This project will be located in Camden, NJ. Census Tract 6008 in the North Camden neighborhood.

Activity Progress Narrative:

Project Name/Title: Reh 111 - Tax Credit Project - Meadows at Pyne Poynt - During the 4th quarter 2012, the Meadows did not lease up any new units. Congressman Andrews visited the site on 10/23/2012, and was given a tour of the building. This project has been transformational for this neighborhood in North Camden. As a tax credit project, form #8609 certifying completion of the project was issued by the end of 2012. There is no additional development related activity. There is no permanent debt/mortgage as to the project. CRA also the cost certification from the developer. CRA will be issued each year the compliance and monitoring of occupancy documents provided to the NJHMFA.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	40/40
#Low flow showerheads	0	40/40
#Units with bus/rail access	0	40/40
#Units exceeding Energy Star	0	40/40
#Sites re-used	0	4/1
#Units \geq other green	0	40/40
# ELI Households (0-30% AMI)	0	10/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	40/40
# of Multifamily Units	0	40/40

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	28/40	4/0	32/40	100.00
# Renter Households	0	0	0	28/40	4/0	32/40	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	Reh112
Activity Title:	Direct Loan & Grant Program Delivery & other costs

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,204,818.68
Total Budget	\$0.00	\$1,204,818.68
Total Obligated	\$0.00	\$979,915.00
Total Funds Drawdown	\$83,366.59	\$625,519.43
Program Funds Drawdown	\$83,366.59	\$624,485.21
Program Income Drawdown	\$0.00	\$1,034.22
Program Income Received	\$0.00	\$208,128.45
Total Funds Expended	\$391,445.40	\$811,477.08
Camden Redevelopment Agency	\$391,445.40	\$811,477.08
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP 2 program for rehabilitation/reconstruction and new construction of 95 housing units. CRA along with its non-profit Consortium Members and two for profit partners will implement the development projects. CRA will manage, monitor, and review contracts for compliance with NSP 2 grant, implementation of the work, for Section 3 and Davis Bacon, review and approval of invoices for work completed. CRA will request, compile, and complete quarterly reports, and submit reports for the NSP 2 grant. CRA will work with TRF to establish underwriting guidelines for grants and loans to develop NSP2 properties. TRF will participate in lending as well. This collaboration adds value to CRA's capacity to underwrite grants and loans for housing projects and is strengthened by TRF's existing lending experience.

Location Description:

These program delivery costs will be generated by activities located in all seven census tracts: 6002, 6003, 6007, 6008, 6001.02, 6012, 6013

Activity Progress Narrative:

NSP 2 Construction Loans - As noted previously, in 2012, CRA approved (2) additional NSP2 construction loans. A \$592,126 bridge loan to M&M Development, LLC for 14 Units in the Cooper Hill Town Homes project, which is repayable by the developer when certain milestones required by the lead construction lenders (NJHMFA and TRF) are met. And, a \$501,294 construction and subsidy loan to SJCS for the REO East Camden project of which \$288,000 is repayable. In making these construction loans CRA will generate an estimated \$880,126 in additional



Program Income to carry out NSP 2 related activities.

Status: NSP2 Bridge Loan - CRA received the approval of the NJHMFA and Collaborative Lending (TRF) to proceed to closing on the bridge loan to M&M Development, LLC. Terms and conditions for the bridge loan include, that the NSP 2 bridge loan will be paid in full including interest (4 %) on the earlier of two events - the date that the developer receives its funding from NJHMFA and CLI for Phase 2 or the date that is one year from the effective date of the loan. The developer expects that the bridge loan will advance construction of the project by 6 months. REO East Camden Rehab - CRA and SJCS are working thru loan closing process, which should be completed in the first quarter 2013. SJCS construction loan is structured in two parts, namely, the first part of the construction loan is \$213,294 for (1) year loaned at an interest rate of (0) percent. This portion of the loan will not be repaid, and is a development subsidy to the project. The 2nd part of the loan \$288,000 is for one year at an interest rate of (4)%, which is repayable from sales proceeds as units are sold. City HOME funds in the amount of \$150,000 are also a source of funds for the project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow showerheads	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: Reh113

Activity Title: Housing Counseling-SJCS &NHS

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$100,832.59
Total Budget	\$108,000.00	\$100,832.59
Total Obligated	\$0.00	\$108,000.00
Total Funds Drawdown	\$22,388.16	\$90,148.30
Program Funds Drawdown	\$22,388.16	\$77,630.92
Program Income Drawdown	\$0.00	\$12,517.38
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$83,650.72	\$108,000.00
Camden Redevelopment Agency	\$83,650.72	\$108,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Includes but is not limited to oversight of counseling services, reporting, and monitoring

Location Description:

This activity will occur for each of the seven census tracts: 6002, 6003, 6007, 6008, 6011.02, 6012, 6013

Activity Progress Narrative:

Housing Counseling - HC113 - SJCS & NHS - SJCS and NHS offer comprehensive counseling programs to assist families to overcome obstacles to homeownership. The program statistics include 8 -12 hours of classroom instruction (including financial literacy) and additional individual counseling sessions (designed to meet specific household needs). Currently, SJCS has 480 families in counseling. An additional, 28 families have completed the program and are ready to buy a home. NHS has 2 families ready to purchase.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/75



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

