

Grantee: Camden Redevelopment Agency

Grant: B-09-CN-NJ-0008

January 1, 2014 thru March 31, 2014 Performance Report



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	\$0.00	\$13,265,489.87
Total Obligated	\$150,000.00	\$12,414,887.00
Total Funds Drawdown	\$118,196.54	\$12,095,180.05
Program Funds Drawdown	\$0.00	\$11,462,441.68
Program Income Drawdown	\$118,196.54	\$632,738.37
Program Income Received	\$419,727.24	\$1,224,620.07
Total Funds Expended	\$0.00	\$12,164,010.00
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	\$76,665.87
Limit on Admin/Planning	\$1,789,033.05	\$1,173,460.94
Limit on State Admin	\$0.00	\$1,173,460.94

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:

Section 3 Compliance - The NSP 2 program continues to support the creation of quality housing and provide employment. The NSP 2 projects are employing local residents in capacities such as plumbing, masonry, carpentry, and basic laborers. A local Section 3 qualified business is acting as the General Contractor on two of the NSP 2 housing projects and is local sourcing many of their materials.

Housing Counseling-HC113-SJCS & NHS - SJCS & NHS continue to work with clients that have signed purchase agreements for NSP2 homes. SJCS provides homeowner education, individual counseling and helps qualify them for down payment assistance. NHS has continued its counseling activities with several of the Tres Esquinas Project's prospective homebuyers/clients for well over 2 years to ensure these NSP2 qualified clients to qualify for the program.

Reporting Requirements - Reporting requirements for the period were met by NSP2 consortium/partners
Submitted: 1st Quarter 2014

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
A100, Administration	\$0.00	\$1,192,689.00	\$1,172,312.11
D100, Demolition	\$0.00	\$314,711.04	\$314,711.04
FM100, Financial Mechanisms	\$0.00	\$290,000.00	\$230,025.00
HC100, Housing Counseling	\$0.00	\$81,208.01	\$76,665.87
LB100, Land Banking	\$0.00	\$1,695,446.26	\$1,523,325.37
NSP2 Program Income Waiver, NSP2 Program Income Waiver	\$0.00	\$0.00	\$0.00
Reh100, Purchase & rehab residential properties that have	\$0.00	\$8,840,832.69	\$8,145,402.29



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:

()

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

Jan 1 thru Mar 31, 2014

N/A

To Date

\$1,343,039.13

Total Budget

\$0.00

\$1,343,039.13

Total Obligated

\$0.00

\$1,192,689.00

Total Funds Drawdown

\$0.00

\$1,173,460.94

Program Funds Drawdown

\$0.00

\$1,172,312.11

Program Income Drawdown

\$0.00

\$1,148.83

Program Income Received

\$39,827.94

\$120,317.22

Total Funds Expended

\$0.00

\$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: FM100 / Financial Mechanisms

Grantee Activity Number: FM101

Activity Title: Closing Cost Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

FM100

Projected Start Date:

02/12/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financial Mechanisms

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

The Reinvestment Fund

Overall

Total Projected Budget from All Sources

Total Budget

Jan 1 thru Mar 31, 2014

N/A

\$0.00

To Date

\$425,025.00

\$425,025.00



Total Obligated	\$0.00	\$290,000.00
Total Funds Drawdown	\$35,000.00	\$275,025.00
Program Funds Drawdown	\$0.00	\$230,025.00
Program Income Drawdown	\$35,000.00	\$45,000.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$195,000.00
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

Activity Status:

Under Way

Project Number:

HC100

Project Title:

Housing Counseling

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

Direct (Person)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

St. Josephs Carpenters Society

Overall

	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$80,765.87
Total Budget	\$0.00	\$80,765.87
Total Obligated	\$0.00	\$81,208.01
Total Funds Drawdown	\$0.00	\$76,665.87
Program Funds Drawdown	\$0.00	\$76,665.87
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$76,208.01
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

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: 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 ()

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	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$760,574.51
Total Budget	\$0.00	\$760,574.51
Total Obligated	\$0.00	\$760,574.51
Total Funds Drawdown	\$0.00	\$760,574.51
Program Funds Drawdown	\$0.00	\$760,194.78
Program Income Drawdown	\$0.00	\$379.73
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$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

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:	LB106
Activity Title:	Cooper/Lanning Greening (Disposition) CSSD Continu

Activity Category:

Land Banking - Disposition (NSP Only)

Project Number:

LB100

Projected Start Date:

10/07/2013

Benefit Type:

Area ()

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

10/07/2014

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$147,475.68
Total Budget	\$0.00	\$147,475.68
Total Obligated	\$150,000.00	\$150,000.00
Total Funds Drawdown	\$29,893.73	\$29,893.73
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$29,893.73	\$29,893.73
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:

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

Location Description:

Activity to be undertaken in Census Tract 6104 (form 6003) Cooper Plaza/Lanning Square

Activity Progress Narrative:

Project Name/Title: LB106 CSSD Continued Land Bank Maintenance - Contract administration of NSP2 Vacant Lot Stabilization Program. There are 235+/- vacant parcels that will be maintained by the Greater Camden Partnerships' Special Services District. CRA awarded the contract in accordance with a Request for Proposal process. CSSD was the successful responsive bidder. CRA entered into a contract effective 10/4/2013 in the amount of \$146,826.45 for a term of one year. The scope of services involve the removal of debris, mowing, preservation of existing signage, fencing, trees, shrubs, and rose bushes previously installed. The CSSD team and CRA conduct biweekly inspections and requisitions are to include before and after inspection photos.

Section 3 Compliance – New Jobs: a CSSD employee who had been laid off was rehired for the NSP2 program. All other CSSD employees working on the NSP2 properties are classified as Section 3.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/204

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
NSP-2	\$150,000.00
Total Other Funding Sources	\$0.00

Project # / Title: NSP2 Program Income Waiver / NSP2 Program Income Waiver

Grantee Activity Number:	NSP2 PI Waiver
Activity Title:	NSP2 Program Income Waiver

Activity Category:

Administration

Project Number:

NSP2 Program Income Waiver

Projected Start Date:

02/01/2015

Benefit Type:

()

National Objective:

N/A

Program Income Account:

NSP2 PI Waiver Account

Activity Status:

Cancelled

Project Title:

NSP2 Program Income Waiver

Projected End Date:

09/30/2015

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2014

N/A

To Date

\$0.00



Total Budget	\$0.00	\$0.00
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	\$15,871.12	\$15,871.12
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Temporary project/activity to comply with program income waiver for NSP2 grantees, dated January 28, 2015

Location Description:

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: 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 (HouseHold)

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	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$182,499.99
Total Budget	\$0.00	\$182,499.99
Total Obligated	\$0.00	\$182,499.99
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	\$0.00	\$182,499.99
Camden Lutheran Housing Corporation	\$0.00	\$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 - In this period, Arline Construction Services, Inc. continued to work on 200, 202 State Street and 807, 809 No. 2nd Street. Site improvements will be installed when weather permits. Interior work performed includes some interior finishes such as final painting, carpeting, cleaning, water meter hookups, bathroom accessories and kitchen appliances. Exterior work includes gas main installations by PSEG, completion of partially installed underground water and sewer line attachments, vinyl porch ceilings, gutters and downspouts, entry doors re-painting, curbs, sidewalks, patios, egress steps, grading, driveways, fencing, topsoil and landscaping. Also, final inspections for Energy Star Program were conducted by the ESP consultant/contractor. There were no new hires during the period.

Sales and Marketing - this activity is continuing; 3 of 4 units are under Contracts for Sale and the prospective Buyers continue to be counselled on maintaining their income, debt and credit to meet Lender guidelines.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		0		2/5
#Energy Star Replacement		0		0/40
#Additional Attic/Roof Insulation		0		2/0
#High efficiency heating plants		0		0/0
#Efficient AC added/replaced		0		0/5
#Replaced thermostats		0		2/5
#Replaced hot water heaters		0		0/5
#Light Fixtures (indoors) replaced		0		2/50
#Light fixtures (outdoors)		0		0/10
#Refrigerators replaced		0		0/5
#Clothes washers replaced		0		0/0
#Dishwashers replaced		0		2/5
#Units with solar panels		0		0/0
#Low flow toilets		0		4/10
#Low flow showerheads		0		2/5
#Units with bus/rail access		0		2/5
#Units exceeding Energy Star		0		0/5
#Sites re-used		0		2/5
#Units deconstructed		0		0/0
#Units & other green		0		0/5

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		0		2/5
# of Singlefamily Units		0		2/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/5	0/0	2/5	100.00
# Owner Households	0	0	0	2/5	0/0	2/5	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: Reh102
Activity Title: 3 Corners

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct (HouseHold)

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	Jan 1 thru Mar 31, 2014	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	\$0.00	\$217,500.00
Camden Lutheran Housing Corporation	\$0.00	\$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 - In this period, Arline Construction Services, Inc. continued to work on 200, 202 State Street and 807, 809 No. 2nd Street. Site improvements will be installed when weather permits. Interior work performed includes some interior finishes such as final painting, carpeting, cleaning, water meter hookups, bathroom accessories and kitchen appliances. Exterior work includes gas main installations by PSEG, completion of partially installed underground water and sewer line attachments, vinyl porch ceilings, gutters and downspouts, entry doors re-painting, curbs, sidewalks, patios, egress steps, grading, driveways, fencing, topsoil and landscaping. Also, final inspections for Energy Star Program were conducted by the ESP consultant/contractor. There were no new hires during the period.



Sales and Marketing - this activity is continuing; 3 of 4 units are under Contracts for Sale and the prospective Buyers continue to be counselled on maintaining their income, debt and credit to meet Lender guidelines.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/10
#Energy Star Replacement	0	0/40
#Additional Attic/Roof Insulation	0	1/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	1/5
#Replaced thermostats	0	1/5
#Replaced hot water heaters	0	1/5
#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	1/5
#Units with solar panels	0	0/0
#Low flow toilets	0	2/10
#Low flow showerheads	0	1/5
#Units with bus/rail access	0	1/5
#Units exceeding Energy Star	0	0/5
#Sites re-used	0	1/5
#Units deconstructed	0	0/0
#Units & other green	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/10
# of Singlefamily Units	0	1/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/10	0/0	1/10	100.00
# Owner Households	0	0	0	1/10	0/0	1/10	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: 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 (HouseHold)

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	Jan 1 thru Mar 31, 2014	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	\$193,063.61
Program Funds Drawdown	\$0.00	\$193,063.61
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$250,000.00
Camden Redevelopment Agency	\$0.00	\$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 Town Homes - By the end of the 4th quarter 2013, Cramer Hill CDC has substantially completed the construction of 4 3BR town homes with finished basements. Four separate tax lots were created and identified as 604, 606, 608 and 610 Berkley Street and designated on the Camden Tax Map as Block 1411, Lots 3, 4, 5 and 6 (f/k/a Lots 3, 4, 5, 6 and 7) in Census Tract 6003). NSP2 funds (\$10,000) were previously released to assist the non-profit in its sales/marketing activities (as per Consortium Agreement). CRA together with all NSP2 developers implementing a regional marketing campaign to brand "Live, Work, Play in Camden"; consisting of web ads, print ads, brochures, a series of open houses (staged with furniture), a series housing fairs held with participating anchor Eds/Meds institutions and City/County employees. Real estate



sales/resale activities for certain areas of the City have slowed. All expect real estate activity to improve in the coming quarter. Sales Activity: 610 Berkley (on 11/22/2013) and 604 Berkley (on 1/17/2014) were sold each for \$125,000. NSP 2 homebuyers were qualified at or less than 80% AMI. NSP2 settlement grant assistance of \$10,000 per homebuyer was provided (FM101). From the two closings, the developer has repaid \$238,597.52 of a \$600,000 construction loan advanced to the project. Program income received (\$114,607.40 and \$123,990.12).

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

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

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 (HouseHold)

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	Jan 1 thru Mar 31, 2014	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	\$0.00	\$817,016.61
Program Funds Drawdown	\$0.00	\$817,016.61
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$117,723.38	\$117,723.38
Total Funds Expended	\$0.00	\$850,000.00
Camden Redevelopment Agency	\$0.00	\$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 Town Homes - By the end of the 4th quarter 2013, Cramer Hill CDC has substantially completed the construction of 4 3BR town homes with finished basements. Four separate tax lots were created and identified as 604, 606, 608 and 610 Berkley Street and designated on the Camden Tax Map as Block 1411, Lots 3, 4, 5 and 6 (f/k/a Lots 3, 4, 5, 6 and 7) in Census Tract 6003). NSP2 funds (\$10,000) were previously released to assist the non-profit in its sales/marketing activities (as per Consortium Agreement). CRA together with all NSP2 developers implementing a regional marketing campaign to brand "Live, Work, Play in Camden"; consisting of web ads, print ads, brochures, a series of open houses (staged with furniture), a series housing fairs held with participating anchor Eds/Meds institutions and City/County employees. Real estate



sales/resale activities for certain areas of the City have slowed. All expect real estate activity to improve in the coming quarter. Sales Activity: 610 Berkley (on 11/22/2013) and 604 Berkley (on 1/17/2014) were sold each for \$125,000. NSP 2 homebuyers were qualified at or less than 80% AMI. NSP2 settlement grant assistance of \$10,000 per homebuyer was provided (FM101). From the two closings, the developer has repaid \$238,597.52 of a \$600,000 construction loan advanced to the project. Program income received (\$114,607.40 and \$123,990.12).

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

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

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 (HouseHold)

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	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$389,076.73
Total Budget	\$0.00	\$389,076.73
Total Obligated	\$0.00	\$389,076.73
Total Funds Drawdown	\$0.00	\$389,076.73
Program Funds Drawdown	\$0.00	\$350,871.42
Program Income Drawdown	\$0.00	\$38,205.31
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$389,076.73
Camden Redevelopment Agency	\$0.00	\$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 Lutheran Social Ministries. No updates from last reporting period. Two units of rental housing leased to income qualified renters. Project close out completed. Annual monitoring of rental units.

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

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

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 (HouseHold)

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	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$536,615.80
Total Budget	\$0.00	\$536,615.80
Total Obligated	\$0.00	\$536,615.80
Total Funds Drawdown	\$0.00	\$536,615.80
Program Funds Drawdown	\$0.00	\$536,615.80
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$493,176.60
Total Funds Expended	\$0.00	\$592,126.00
Camden Redevelopment Agency	\$0.00	\$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 & 107-M&M Development LLC-Coopers Hill Phase 1A - Reh 106 & 107 – M&M Development LLC- Coopers Hill Phase 1A – Status of Phase#1(10 units) and Phase #2 (14 units) and Phase #3 (6 units) and lead lenders release construction funds for each phase as certain milestones (associated with per unit sales activity) are met by the developer. During the 4th quarter 2013, Phase # 1 construction completed. As to Phase #2, 14 dwelling units are in various stages of completion. Sales and pre-sale milestones met by developer and lead lenders are advancing construction financing (NJHMFA and TRF). Phase #2 estimated construction completion 3rd quarter 2014. CRA together with all NSP2 developers are implementing a regional marketing campaign to brand “Live, Work, Play



in Camden”; consisting of web ads, print ads, brochures, a series of open houses (staged with furniture), a series housing fairs held with participating anchor Eds/Meds institutions and City/County employees. Real estate sales/resale activities for certain areas of the City have slowed. All expect real estate activity to improve in the coming quarter.
 Sales/Marketing activity: 736 and 744 New Street were sold (on 1/8 and 2/27/2014) during the period. Both units were priced at \$162,700 and sold to NSP2 qualified buyers (1 at or below 80% AMI and 1 above 80%, but below 120% AMI). M&M continues its marketing and pre-sale efforts.

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

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

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 (HouseHold)

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	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,610,189.00
Total Budget	\$0.00	\$1,610,189.00
Total Obligated	\$0.00	\$1,610,189.00
Total Funds Drawdown	\$0.00	\$1,610,189.00
Program Funds Drawdown	\$0.00	\$1,508,302.90
Program Income Drawdown	\$0.00	\$101,886.10
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,610,189.00
Camden Redevelopment Agency	\$0.00	\$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 & 107-M&M Development LLC-Coopers Hill Phase 1A - Reh 106 & 107 – M&M Development LLC- Coopers Hill Phase 1A – Status of Phase#1(10 units) and Phase #2 (14 units) and Phase #3 (6 units) and lead lenders release construction funds for each phase as certain milestones (associated with per unit sales activity) are met by the developer. During the 4th quarter 2013, Phase # 1 construction completed. As to Phase #2, 14 dwelling units are in various stages of completion. Sales and pre-sale milestones met by developer and lead lenders are advancing construction financing (NJHMFA and TRF). Phase #2 estimated construction completion 3rd quarter 2014. CRA together with all NSP2 developers are implementing a regional marketing campaign to brand “Live, Work, Play



in Camden”; consisting of web ads, print ads, brochures, a series of open houses (staged with furniture), a series housing fairs held with participating anchor Eds/Meds institutions and City/County employees. Real estate sales/resale activities for certain areas of the City have slowed. All expect real estate activity to improve in the coming quarter.
 Sales/Marketing activity: 736 and 744 New Street were sold (on 1/8 and 2/27/2014) during the period. Both units were priced at \$162,700 and sold to NSP2 qualified buyers (1 at or below 80% AMI and 1 above 80%, but below 120% AMI). M&M continues its marketing and pre-sale efforts.

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

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

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

Activity Title: REO's

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct (HouseHold)

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	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$112,997.00
Total Budget	\$0.00	\$112,997.00
Total Obligated	\$0.00	\$115,988.00
Total Funds Drawdown	\$5,983.00	\$112,997.00
Program Funds Drawdown	\$0.00	\$107,014.00
Program Income Drawdown	\$5,983.00	\$5,983.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$115,988.00
Camden Redevelopment Agency	\$0.00	\$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:

Project Name/Title: Reh 110 -East Camden Rehab Project - Reh 110 – East Camden Rehab Project – SJCS completed construction and redevelopment of the 3 remaining NSP2 units in the 4th quarter 2013. All 3 units were sold during the quarter as well. NSP2 provided a construction loan to the East Camden Rehab project, in which \$115,988 is a developer subsidy portion and is forgivable, and \$288,000 is a repayable construction loan (construction loan was advanced from earned NSP2 program income). Program Income receipted 1/10/2014, \$273,123.

Sales Activity and Project Close Out: All 3 units were sold by the end of the 4thQTR 2013. Unit locations: 233 So. 33rd, 225 So. 33rd, and 12 So. 36thStreet. Price points were \$95,000 per unit. All homebuyers qualified at or less than 80% AMI. NSP2 settlement grants at \$10,000 per unit were provided to homebuyers at closing (FM101-



\$30,000). Project closed out.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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

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 (HouseHold)

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	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$276,663.00
Total Budget	\$0.00	\$276,663.00
Total Obligated	\$0.00	\$288,000.00
Total Funds Drawdown	\$39,540.00	\$276,663.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$39,540.00	\$276,663.00
Program Income Received	\$246,304.80	\$246,304.80
Total Funds Expended	\$0.00	\$237,123.00
Camden Redevelopment Agency	\$0.00	\$237,123.00
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:

Project Name/Title: Reh 110(a) -East Camden Rehab Project - Reh 110 (a) – East Camden Rehab Project – SJCS completed construction and redevelopment of the 3 remaining NSP2 units in the 4th quarter 2013. All 3 units were sold during the quarter as well. NSP2 provided a construction loan to the East Camden Rehab project, in which \$115,988 is a developer subsidy portion and is forgivable, and \$288,000 is a repayable construction loan (construction loan was advanced from earned NSP2 program income). Program Income received 1/10/2014, \$273,123.

Sales Activity and Project Close Out: All 3 units were sold by the end of the 4thQTR 2013. Unit locations: 233 So. 33rd, 225 So. 33rd, and 12 So. 36thStreet. Price points were \$95,000 per unit. All homebuyers qualified at or less



than 80% AMI. NSP2 settlement grants at \$10,000 per unit were provided to homebuyers at closing (FM101- \$30,000). Project closed out.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		3/3	
#Replaced thermostats	0		3/3	
#Replaced hot water heaters	0		3/3	
#Low flow toilets	0		6/9	
#Low flow showerheads	0		3/6	
#Units with bus/rail access	0		3/3	
#Sites re-used	0		3/3	
# ELI Households (0-30% AMI)	0		2/0	

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/2	1/1	3/3	100.00
# Owner Households	0	0	0	2/2	1/1	3/3	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

Match Sources	Amount
NSP-2	\$252,206.00
Subtotal Match Sources	

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



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 (HouseHold)

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	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total Budget	\$0.00	\$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	\$0.00	\$3,000,000.00
Camden Redevelopment Agency	\$0.00	\$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: Project completed. All units leased. Annual monitoring for property management and tax credit compliance.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
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 (HouseHold)

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	Jan 1 thru Mar 31, 2014	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	\$813,788.77
Total Funds Drawdown	\$7,779.81	\$778,449.00
Program Funds Drawdown	\$0.00	\$759,634.97
Program Income Drawdown	\$7,779.81	\$18,814.03
Program Income Received	\$0.00	\$208,128.45
Total Funds Expended	\$0.00	\$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:



Accomplishments Performance Measures

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

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	
