

Grantee: Camden Redevelopment Agency

Grant: B-09-CN-NJ-0008

July 1, 2014 thru September 30, 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	\$0.00	\$13,265,489.87
Total Funds Drawdown	\$0.00	\$12,319,964.79
Program Funds Drawdown	\$0.00	\$11,462,441.68
Program Income Drawdown	\$0.00	\$857,523.11
Program Income Received	\$0.00	\$1,399,048.31
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	\$1,325,536.31
Limit on State Admin	\$0.00	\$1,325,536.31

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:

3rd QTR 2014 DRGR-Report -

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. Certainly, these activities are winding down as development projects are completed. The land bank maintenance activity is ongoing and this activity does provide employment opportunities for Section 3 qualified workers.

Housing Counseling-HC113-SJCS & NHS - SJCS & NHS continue to work with clients that are pre-qualified by NSP2 developers and have signed purchase agreements for available NSP2 assisted homes. SJCS and NHS provide pre-purchase homeowner education, individual counseling, and qualifies households for NSP2 Settlement Grant and City of Camden First Time Homebuyers' programs. SJCS and CRA have had discussions and the recommendation is to suspend the NSP2 hotline for lack of activity.

Reporting Requirements:

Reporting requirements met by NSP2 Consortium/Partners
Submitted 3rd Qtr. 2014 DRGR Quarterly Report.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
A100, Administration	\$0.00	\$1,343,039.13	\$1,172,312.11
D100, Demolition	\$0.00	\$314,711.04	\$314,711.04
FM100, Financial Mechanisms	\$0.00	\$410,000.00	\$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	\$9,481,085.43	\$8,145,402.29



Activities

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	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$425,025.00
Total Budget	\$60,000.00	\$425,025.00
Total Obligated	\$60,000.00	\$410,000.00
Total Funds Drawdown	\$0.00	\$325,025.00
Program Funds Drawdown	\$0.00	\$230,025.00
Program Income Drawdown	\$0.00	\$95,000.00
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: LB100 / Land Banking

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	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$147,475.68
Total Budget	\$0.00	\$147,475.68
Total Obligated	\$0.00	\$150,000.00
Total Funds Drawdown	\$0.00	\$52,603.10
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$52,603.10
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: LB105 – Land Bank maintenance – contract administration. This activity continued during the quarter. There are 235+/- vacant parcels that will be maintained by the Greater Camden Partnerships' Special Services District ("CSSD"). 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. There are no remarkable updates to provide.

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: 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	Jul 1 thru Sep 30, 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 - The Tres Esquinas Project consists of 10 duplex units. Construction was completed in the previous quarter. There were no new Section 3 hires during the period. Marketing and Sales Activity:One home remains to be sold and is located at 809 No. 2ndStreet. The Unit is under contract. NHS, specifically, provides pre-purchase homeowner education and individual counseling, for prospective buyers of Tres Esquinas units. Purchasers are at or below 50% of AMI and all price points are set at \$60,000 per unit. Sources of homebuyer assistance/subsidy for these buyers may consist of NSP2 Settlement Grants, City of Camden First Time Homebuyers' grant, and FHLB grants.

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	Jul 1 thru Sep 30, 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 - The Tres Esquinas Project consists of 10 duplex units. Construction was completed in the previous quarter. There were no new Section 3 hires during the period. Marketing and Sales Activity:One home remains to be sold and is located at 809 No. 2ndStreet. The Unit is under contract. NHS, specifically, provides pre-purchase homeowner education and individual counseling, for prospective buyers of Tres Esquinas units. Purchasers are at or below 50% of AMI and all price points are set at \$60,000 per unit. Sources of homebuyer assistance/subsidy for these buyers may consist of NSP2 Settlement Grants, City of Camden First Time Homebuyers' grant, and FHLB grants.



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	Jul 1 thru Sep 30, 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 - The Berkley Street Town Homes Project consists of 4 newly constructed 3BR town homes in the Cooper Plaza neighborhood (Census Tract 6003). By the end of the 4th quarter 2013, Cramer Hill CDC had substantially completed the construction of 604, 606, 608 and 610 Berkley Street (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 (per the Consortium Agreement) to assist the non-profit in its sales/marketing activities.

The non-profit and CRA continue to implement a regional marketing campaign to brand "Live, Work, Play in Camden" is ongoing and consists of web and print ads, brochures, a series of open house (staged with furniture)



and 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.

Construction Retainage: \$89,919.78 in construction retainage was released to the non-profit at the time of closing for 606 Berkley Street (closing date 8/26/2014). Developer submitted requested construction closing documents: AIA G707- Certificate of Substantial Completion dated 12/6/2013; Contractor and Sub-contractors' release of liens dated 6/9/2014; and Brennan Title lien run-down dated 7/14/2014 and 8/26/2016.

Marketing and Sales Activity: 608 Berkley Street, the last remaining Unit, was sold for \$175,000 on 8/26/2014. The homebuyer qualified above 80% of AMI, but less than 120%. A \$5,000 NSP2 settlement grant was also provided (FM101). With this closing, the non-profit developer has now repaid \$481,093.69 drawn down for construction purposes (of the available \$600,000 construction loan). Program income receipted for this transaction (\$74,067.93).

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	Jul 1 thru Sep 30, 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	\$0.00	\$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 - The Berkley Street Town Homes Project consists of 4 newly constructed 3BR town homes in the Cooper Plaza neighborhood (Census Tract 6003). By the end of the 4th quarter 2013, Cramer Hill CDC had substantially completed the construction of 604, 606, 608 and 610 Berkley Street (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 (per the Consortium Agreement) to assist the non-profit in its sales/marketing activities.

The non-profit and CRA continue to implement a regional marketing campaign to brand "Live, Work, Play in Camden" is ongoing and consists of web and print ads, brochures, a series of open house (staged with furniture)



and 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.

Construction Retainage: \$89,919.78 in construction retainage was released to the non-profit at the time of closing for 606 Berkley Street (closing date 8/26/2014). Developer submitted requested construction closing documents: AIA G707- Certificate of Substantial Completion dated 12/6/2013; Contractor and Sub-contractors' release of liens dated 6/9/2014; and Brennan Title lien run-down dated 7/14/2014 and 8/26/2016.

Marketing and Sales Activity: 608 Berkley Street, the last remaining Unit, was sold for \$175,000 on 8/26/2014. The homebuyer qualified above 80% of AMI, but less than 120%. A \$5,000 NSP2 settlement grant was also provided (FM101). With this closing, the non-profit developer has now repaid \$481,093.69 drawn down for construction purposes (of the available \$600,000 construction loan). Program income receipted for this transaction (\$74,067.93).

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: 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	Jul 1 thru Sep 30, 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 - Status Report of Phase#1(10 units) and Phase #2 (14 units) and Phase #3 (6 units) and lead lenders (NJHMFA/TRF) 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 lender advancing construction funds. Phase #2 estimated construction completion 3rd quarter 2014.

The developer is active in implementing along with NSP2 partners, a regional marketing campaign to brand "Live, Work, Play in Camden" is ongoing and consists of web and print ads, brochures, a series of open house (staged



with furniture) and 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. Marketing and Sales Activity: Five town homes were sold during the period. 416 Chambers, 423 So. 6th, 417 So. 6th, 586 Washington, and 419 So. 6th Street. Four closing were held in July 2016 and one closing was held in September 2016. Price points for sales ranged from \$162,700 to \$219,100. All units were sold to NSP2 qualified homebuyers below 120% of AMI. NSP2 settlement grants of \$5,000 per household, as an incentive to purchase, also were provided. NSP2 funds totaling \$25,000 were used to assist in the purchase of units.

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	Jul 1 thru Sep 30, 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 - Status Report of Phase#1(10 units) and Phase #2 (14 units) and Phase #3 (6 units) and lead lenders (NJHMFA/TRF) 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 lender advancing construction funds. Phase #2 estimated construction completion 3rd quarter 2014.

The developer is active in implementing along with NSP2 partners, a regional marketing campaign to brand "Live, Work, Play in Camden" is ongoing and consists of web and print ads, brochures, a series of open house (staged



with furniture) and 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. Marketing and Sales Activity: Five town homes were sold during the period. 416 Chambers, 423 So. 6th, 417 So. 6th, 586 Washington, and 419 So. 6th Street. Four closing were held in July 2016 and one closing was held in September 2016. Price points for sales ranged from \$162,700 to \$219,100. All units were sold to NSP2 qualified homebuyers below 120% of AMI. NSP2 settlement grants of \$5,000 per household, as an incentive to purchase, also were provided. NSP2 funds totaling \$25,000 were used to assist in the purchase of units.

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:	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	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,204,818.68
Total Budget	(\$60,000.00)	\$1,204,818.68
Total Obligated	(\$60,000.00)	\$1,394,041.51
Total Funds Drawdown	\$0.00	\$778,449.00
Program Funds Drawdown	\$0.00	\$759,634.97
Program Income Drawdown	\$0.00	\$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	
